

**PLANNING COMMISISON
SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2018-0253CX **PC DATE:** November 27, 2018

PROJECT NAME: Govalle Elementary School

ADDRESS: 7801 Guadalupe Street

APPLICANT: Austin Independent School District
1111 W. 6th Street
Austin, TX 78703

AGENT: PBK (Luis Salazar)
9442 N. Capital of Texas Hwy, Suite 680
Austin, TX 78659

CASE MANAGER: Nikki Hoelter (512) 974-2863
Nikki.hoelter@austintexas.gov

NEIGHBORHOOD PLAN: Govalle/Johnston Terrace Combined Neighborhood Area

CITY COUNCIL DISTRICT: Sabino Renteria - 3

AREA: 8.99 acres

EXISTING ZONING: P-NP, Public- neighborhood plan

PROPOSED DEVELOPMENT:

The applicant is proposing the phased construction of a two story, 80,000 square foot public primary educational facility (elementary school) building. The new improvements include parking, a 6 foot decomposed granite running track, outdoor play areas, sidewalk improvements, drives for parent and bus, drop off and pick up, detention and water quality pond, utilities and associated improvements.

Planning Commission approval is required because the site is zoned P, public and over one acre, LDC Section 25-2-625(D)(2), which states, "for a site of one acre or more, the site development regulations are established by the approval of a conditional use site plan."

SUMMARY STAFF RECOMMENDATION:

The Austin Independent School District and the City of Austin are entered in an interlocal agreement which was approved in 1994 by the City Council and AISD Board of Trustees. The interlocal agreement allows the school district to have certainty of development regulations over a long period of time and also benefit from agreed upon Land Development Code requirements, such as impervious cover limits, review times, fees, TIA's are waived, no requirements for platting land and posting of fiscal. The agreement also requires a dedicated review team for all of their projects, which increases consistency with staff and review. The agreement does not waive code requirements in regard to drainage and water quality, transportation, landscape, health and safety or utility requirements. Instead it facilitates the processing of a site plan to move through the development review process with little to no confusion or need for management to get involved in interpretation.

Staff recommends approval with conditions of the conditional use permit. The site is zoned P, public, which allows civic land uses, such as the school. The land use would not be changing; the existing elementary school will be demolished, and the new school building and improvements will replace the existing. The 2 phase demolition and construction will allow the existing school to remain in use and occupied while construction occurs. After the new building is constructed, the existing building will be demolished.

The conditions attached to the recommendation reflect the outstanding issues that will have to be resolved before the site plan can be released. The site plan would be released on a different day than the approval date. As of 11/19/18, several comments remain outstanding from environmental and transportation review, and from Austin Water Utility. The applicant is working with staff to address each comment. The school district is on a critical construction schedule, and any delay with commission or site plan approval could cause significant interruption in their schedule.

A public school is permitted in the majority of zoning districts, the approval is before the commission to obtain approval of the overall site and to establish the site development regulations.

Parking during demolition and construction is the main concern that was addressed. A temporary parking agreement was created by the district to provide the code required parking for the school. Eastside Memorial High School, located at 1012 Arthur Stiles Road, about a mile and a half away, will provide temporary off-site parking during construction. At the end of construction, the Govalle site will have the number of spaces required by the interlocal agreement. During construction, Govalle will only be able to accommodate 17 spaces, the remaining 52 spaces will be provided at East Side Memorial High School. A shuttle service will be provided to staff and faculty several times in the morning and afternoon to and from the Govalle and Eastside Memorial parking. Although the parking agreement is an unconventional approach from typical agreements, staff approved it with the City Council Resolution 20180510-049 in mind, which states;

“Work with AISD to provide temporary alternative methods of compliance in instances where phasing of reconstruction and demolition may create interim non-compliance with site development regulations and parking that will ultimately be resolved when the project is complete.”

Parking requirements are addressed in the interlocal agreement between the City of Austin and AISD; Elementary schools are required to provide 1.5 spaces for each faculty and staff member. The proposed school is required to provide 78 parking spaces, a total of 79 will be provided.

Per LDC 13-2-261, each public and private elementary or secondary school must provide off-street loading and unloading facilities for students to be located wholly on the premises. Per TCM 9.3.0.3, public right-of-way shall not be used for loading, maneuvering, and queuing. All loading, maneuvering, and queuing shall be contained and managed on-site as required by the Transportation Criteria Manual and Austin Transportation Department. Due to this requirement a queuing analysis and access management plan was provided to demonstrate that the site's access and queueing do not negatively affect the public right-of-way. The reconstructed Govalle Elementary school will provide queueing and storage for a minimum of 22 standard vehicles and 4 buses. During peak times for pick-up/drop off, the driveway on Govalle Avenue will be designated to be right-in/right-out only with temporary cones. Bus access will be from Gunter Street and standard vehicles will access the site from Gunter Street and Govalle Avenue.

The queuing analysis and access management plan for phase II construction is still under review. The queuing analysis and access management plan during phase I construction will be as the site currently functions. The school property is also adjacent to Springdale Road, but access will not be provided to this street.

The site does not have any critical environmental features, nor is it located in the 100 year floodplain. A detention and water quality pond along with 5 rain gardens will be constructed to address storm water run-off.

Landscaping requirements are very similar to current code requirement with the exception of compliance with the heritage tree ordinance. Although it's not required, the AISD arborist works closely with the City's arborist to maintain any protected and heritage trees.

The site plan will comply with all code requirements and interlocal agreement requirements prior to site plan release. The most current master report is attached with this packet that will show the outstanding issues and how the applicant plans to address each.

PROJECT INFORMATION

| | | |
|--------------------------------|--|------------------------|
| SITE AREA | 8.99 acres | |
| EXISTING ZONING | P-NP, Public | |
| WATERSHED | Boggy Creek (Urban) | |
| TRAFFIC IMPACT ANALYSIS | Not required per the Interlocal Agreement between the COA and AISD | |
| PROPOSED ACCESS | Springdale Road and Gunter Street | |
| | Allowed/Required | Proposed |
| Gross floor area | N/A | 80,800 sq. ft. |
| Building Coverage | N/A | 57586 sq. ft. 14.6% |
| Impervious Cover | 65% (per the ILA) | 46.9% |
| Parking | 78 | 79 |

*Parking is based on the interlocal agreement with AISD

EXISTING ZONING AND LAND USES

| | ZONING | LAND USES |
|--------------|---------------|-------------------------|
| <i>Site</i> | P-NP | Elementary School |
| <i>North</i> | SF-3-NP | Single family residence |
| <i>South</i> | CS-MU-CO-NP | Commercial building |
| <i>East</i> | SF-3-NP | Single family residence |
| <i>West</i> | SF-3-NP | Single family residence |

NEIGHBORHOOD ORGNIZATIONS

Austin Neighborhoods Council
 SEL Texas
 Austin Independent School District
 Home Builders Association of Greater Austin
 United East Austin Coalition
 El Concilio Mexican American Neighborhoods
 Homeless Neighborhood Association
 Black Improvement Association
 Neighbors United for Progress
 Sierra Club, Austin Regional Group
 Austin Inner City Alliance
 Govalle Neighborhood Association
 Guadalupe Neighborhood Development Foundation
 Bike Austin
 East Austin Conservancy
 Friends of Austin Neighborhoods
 Neighborhood Empowerment Foundation
 African American Cultural Heritage District Business Assoc.
 Claim Your Destiny Foundation
 Del Valle Community Coalition
 Preservation Austin
 Austin Neighborhoods Council

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

- A. The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Planning Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section. A conditional use site plan must:
- B.
1. **Comply with the requirements of this title;**
 Staff Response: This site plan complies with all regulations and requirements of the Land Development Code. The project is not requesting any variances.
 2. **Comply with the objectives and purposes of the zoning district;**
 Staff Response: The proposed construction of a school is compatible because a school was previously located on the same site. It was permitted prior, but remains a conditional use permit plan because the zoning is P, public, and over one acre in size. P zoning permits the public primary school.
 3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;**
 Staff Response: The project doesn't include any buildings which will require height limits. All parking and circulation will be on-site, based the agreed upon access management plan. There will be two access drives to the school. The site complies with all compatibility standard requirements. The project will comply with all requirements of the Land Development Code prior to release.

4. Provide adequate and convenient off-street parking and loading facilities; and

Staff Response: All parking and loading areas will be provided on site.

5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.

Staff Response: The site plan will comply with all requirements of the Land Development Code, and reasonably protects the health, safety, and welfare of persons and property.

6. For conditional use located within the neighborhood plan, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.

Staff response: The proposed project is located in the Govalle/Johnston Terrace Combined Neighborhood Plan.

C. In addition, a conditional use site plan may not:

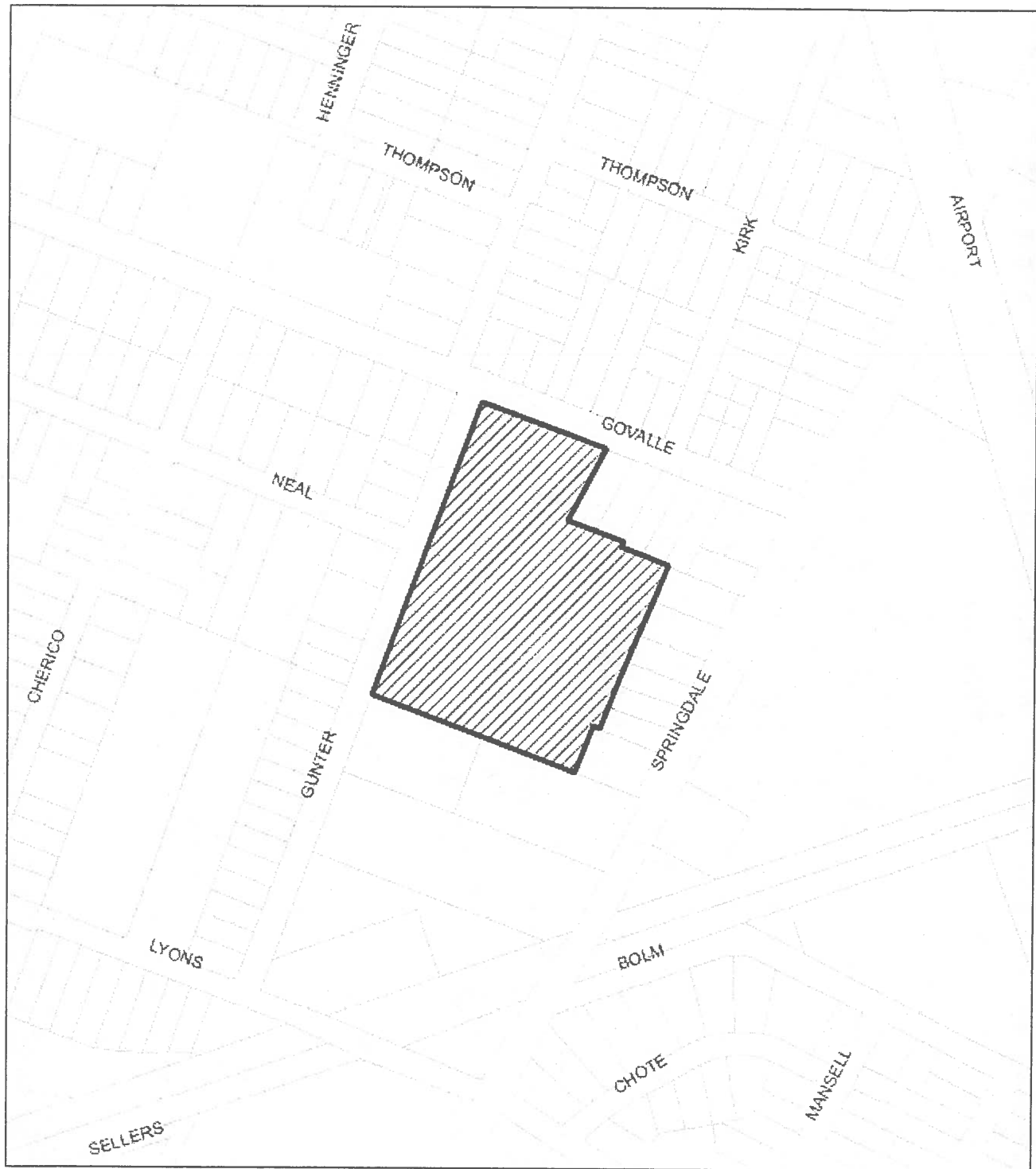
7. More adversely affect an adjoining site than would a permitted use;



The project will not adversely affect the surrounding area, since the land use was previously a school.

8. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation. Pedestrian and vehicular circulation will remain onsite.

9. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign. Staff Response: All signs are permitted separately and lighting will comply with the Land Development Code.



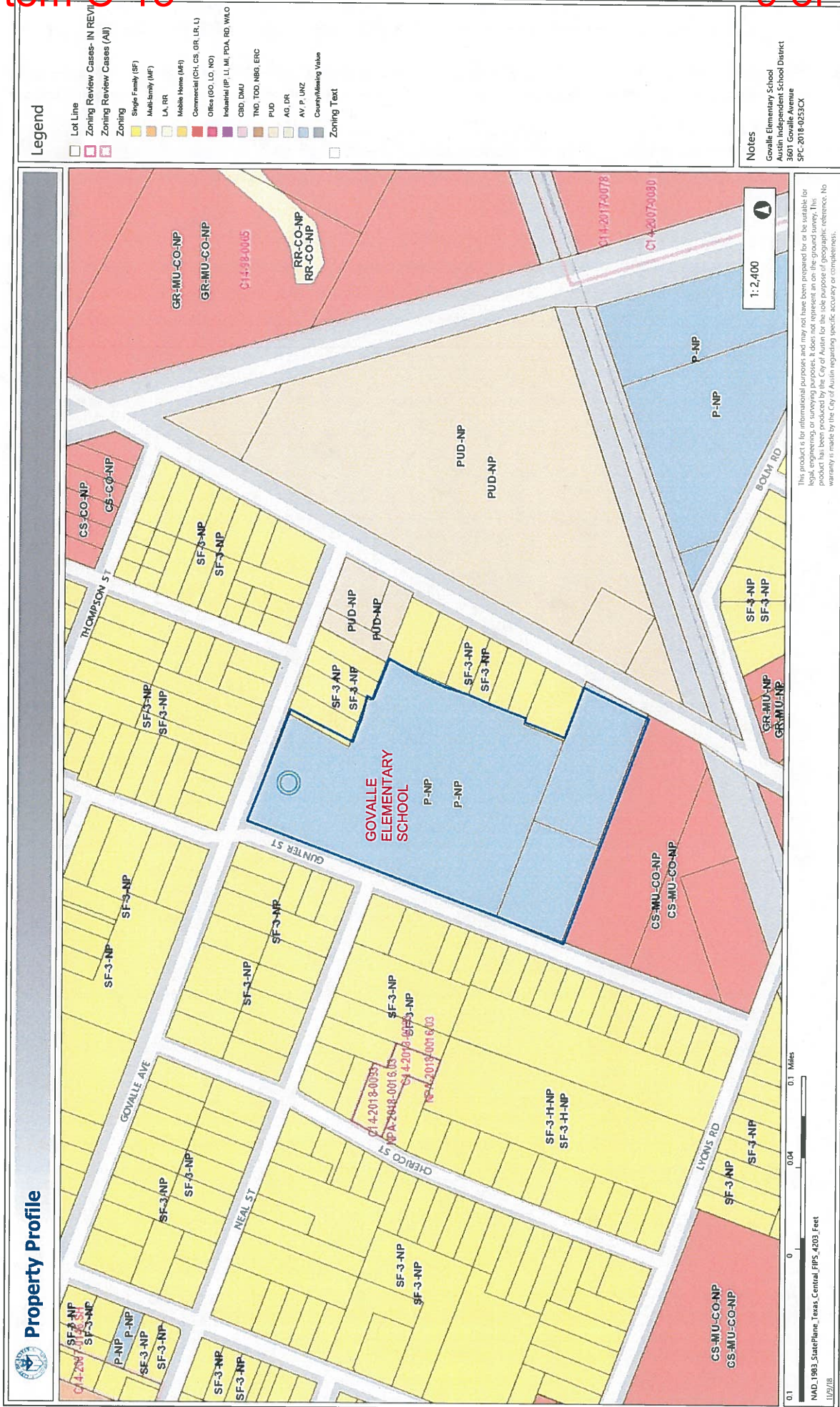
-  Subject Tract
 Base Map

CASE#: SPC-2018-0253CX
LOCATION: 3601 Govalle Ave.

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 Planning and Development Review Department for the sole purpose of geographic reference.





CITY OF AUSTIN – DEVELOPMENT SERVICES DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: SPC-2018-0253CX
 REVISION #: 00
 CASE MANAGER: Nikki Hoelter
 UPDATE: U3
 PHONE #: 512-974-2863

PROJECT NAME: AISD Govalle Elementary School -Design Build
 LOCATION: 3601 GOVALLE AVE

SUBMITTAL DATE: October 30, 2018
 REPORT DUE DATE: November 9, 2018
 FINAL REPORT DATE: November 6, 2018

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, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or their agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is June 24, 2019.** 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.

UPDATE SUBMITTALS:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake. A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake. Updates may be submitted between 8:30 am and 4:00 pm. No appointment is necessary. Updates are now required to be submitted within a specific time period or the project will be considered inactive.

Please submit 5 copies of the plans and 6.0 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services.

REVIEWERS:

Planner 1 : Cindy Edmond
 Environmental : Alex Butler
 R.O.W. : Reza Sedghy
 Transportation Planning : Natalia Rodriguez
 Site Plan : Nikki Hoelter
 AW Utility Development Services : Bradley Barron
 AW Pipeline Engineering : Daniel Lofton

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|--|
| Drainage Engineering Review - Michael Duval - 512-974-2349 |
|--|

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DC1. Cleared

| |
|---|
| Site Plan Review - Nikki Hoelter - 512-974-2863 |
|---|

SP 1. This site is zoned P (Public), and is greater than one acre in size; therefore, a Conditional Use Permit is required, which establishes the site development standards for the site, according to the [Section 25-2-625]. Please contact this reviewer to place this item on the agenda of the Planning Commission after all comments have been cleared.

Up#1 – The site plan will be scheduled as soon as all substantial comments have been cleared.

Up#2 – Comment pending.

Up#3 – Pending. Scheduled for the November 13th PC meeting.

RESPONSE_ Requesting November 27th PC Meeting.

COMPATIBILITY STANDARDS

SP 6. Provide documentation the phasing fee(s) for 1 phase has been paid, since the fee for the first phase is waived.

Up#1 – Comment will be cleared after the fee is paid.

Up#2 – Phasing fees are required, its part of an inspection fee; only site plan review fees are waived. [See section 2.2 of the ILA] Comment pending.

Up#3 – Pending payment of fee.

RESPONSE_ Fee has been paid. See attached receipt.

SP 13. Confirm that all existing and future dedicated easements, including joint access, drainage, conservation, utility, communications, etc. have been depicted on the plans. Indicate volume/page, document number, or dedication by plat.

Up#1 & 2- Comment pending dedication of sidewalk and utility easements.

Up#3 – Pending.

RESPONSE_ Sidewalk easement and Austin Water easements have been submitted for review. Requesting deferment on mete and bounds/recording.

OFF-SITE ACCESSORY PARKING COMMENTS

SP 16. Please show and provide the location of the temporary off site accessory parking.

Up#3 – On sheet 55, please identify Eastside Memorial High School on the location map.

RESPONSE_ School has been identified on the location map.

- SP 17. Specify the land use and the square footage of the existing use.
- SP 18. Show the legal description for this off-site parking site.
- SP 19. Identify the zoning district for the property.

SP16 – 19. Up#1– Please show all requested information on the coversheet to maintain transparency regarding the off-site accessory parking that will occur during construction.

Up #3 – Please provide requested information for SP 17-19.

RESPONSE_ Information has been noted on the Cover sheet and on AP01.

Site Plan Plumbing - Cory Harmon - 512-974-2882

Civil Engineer –

Revise the Utility Plan:

1. The private 8” wastewater piping does not meet the minimum drainage fixture unit loading. Revise the private wastewater sizing to be in accordance with Chapter 7 of the 2015 Uniform Plumbing Code. (second request)

RESPONSE_ Wastewater piping has been revised accordingly.

R.O.W. Review - Reza Sedghy - 512-974-7912

REJECTED 11-7-2018

ROW1 All utilities must be approved prior to ROW.

RESPONSE_ Contacting reviewer to discuss deferment.

ROW2 AULCC is pending (UCC-180913-15-01).

Pending comments: AWU, WPD, Street and Bridge.

RESPONSE_ Street and Bridge have been cleared.

AULCC resubmittal is required.

RESPONSE_ AULCC was resubmitted on 11/15/18

How to Apply - UTILITY COORDINATION CASE – RESUBMITTAL

☐ Visit abc.AustinTexas.gov to log into your Austin Build + Connect user account

Your ROWMAN website username and password should work for Austin Build + Connect.

- Select **MY PERMITS/CASES** from the menu on the left of the screen.
- Find the UC case you would like to resubmit for and click on the UC case number.
- Scroll to the bottom of the page and find the section named **ATTACHMENT UPLOAD**.

- ☐ Upload a single file plan set in .pdf format.

20MB max size. If larger than 20MB provide fileshare URL in Project Description field.

- ☐ Email the AULCC team letting us know you would like to resubmit – include the UC case #, project name, and any updated information related to the scope of the project.
- ☐ Provide one (1) paper copy of your plan set to scale in 11 inch by 17 inch or 12 inch by 18 inch format to Austin Water Utility.

Deliver to: *Austin Water Utility, Attention: Eric Sermenio – Infrastructure Management; 625 E 10th Street; Austin, Texas 78701*

- One (1) paper plan set (11"x17") or (12"x18") to scale
 - Include UC Case number or project ID number (2018-000000-000-00-UC)
- Deliver Wednesday ONLY and no more than 2 weeks in advance of AULCC meeting date.**

Make sure to bring a copy of your plan set to your scheduled AULCC meeting.

AULCC Contact Point

| | | |
|-----------------|--|--------------|
| Reza Sedghy | Reza.Sedghy@AustinTexas.gov | 512 974 7912 |
| Isaiah Lewallen | Isaiah.Lewallen@AustinTexas.gov | 512 974 1479 |
| Jaclyn Lozano | Jaclyn.Lozano@AustinTexas.gov | 512 974 2412 |

Approval for this Site Plan is related to the plans received in this update. All revisions required to satisfy any other reviewer's comments, must not affect construction in the ROW. If revisions to this plan require changes to any elements or proposed construction within the Right-of-Way, a formal review by ATD- ROW and ATD-Traffic Control will be required.

Please note:

1. Approval of Site Plan does **not** permit any work in the Right-of-Way to be conducted without approved permit:
 - a. Excavations for utilities require an Excavation Permit (EX)
 - b. Driveways and Concrete work require a Driveway/Sidewalk Permit (DS)
 - c. Traffic Control and Pedestrian protection require a Temporary Use of Right-of-Way Permit (TURP)
 - d. All other permits such as Building Permit (BP) must be approved before use of the ROW will be allowed
2. Approved set of plans must be submitted to ROW Management before Excavation permits will be approved. Please deliver to:

Isaiah Lewallen

Item C-15

15 of 44

3701 Lake Austin Blvd. Austin TX 78703
(Isaiah.Lewallen@austintexas.gov) 512-974-1479

3. Development Services inspection fees must be paid and recorded, and DSD inspector assigned to job **before excavation permit can be issued**. Contact Stephen.Castleberry@austintexas.gov
4. If License Agreements or Encroachment Agreements are required all agreements must be approved and recorded before ROW permits can be approved. This also includes:
 - a. All Plan Revisions/Corrections be submitted and approved
 - b. All updated engineering estimates for any plan revision/correction be submitted to Development Services
5. Coordinate with Austin Center for Events (Betty.Torres@austintexas.gov), Public Works Department, and any other projects identified as conflict at time of permitting
6. Most ROW permits can be applied for online at: <http://www.austintexas.gov/rowman>

AW Utility Development Services - Bradley Barron - 512-972-0078

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 Dan Lofton at 512-972-0234.

RESPONSE_ Meeting scheduled with Dan Loftin on 11/19/18.

Water Quality Review - Michael Duval - 512-974-2349

WQ 1. Cleared

AW Pipeline Engineering - Daniel Lofton - (512) 972-0234

11/06/18 4th review

A COMPLETE ALL-INCLUSIVE LIST OF COMMENTS IS PROVIDED ON THE RED LINED PLANS. THE RED LINED PLANS ARE READY TO BE PICKED UP AT WALLER CREEK CENTER, 625 E. 10th STREET, SUITE #300, AUSTIN, TEXAS 78701, BETWEEN THE HOURS OF 8:00 AM-3:30 PM, MONDAY THROUGH FRIDAY.

RESPONSES TO ALL OF THE RED LINED COMMENTS / QUESTIONS MUST BE MADE IN A DIFFERENT COLOR ON THE PLAN SET WITH AN EXPLANATION OF HOW AW COMMENTS HAVE BEEN ADDRESSED.

PLEASE INDICATE IF THE PROJECT WILL BE SUBMITTED TO AULCC FOR REVIEW AND IF SO, INCLUDE ROW ID# and UCC PERMIT # ON THE UTILITY PLAN SHEET.

IN ADDITION, PLEASE INCLUDE A STATEMENT ON THE UTILITY PLAN SHEET THAT "ALL DRY AND WET UTILITIES HAVE BEEN SHOWN ON THE PLANS".

GENERAL NOTES:

- FOR A FORMAL REJECTION IN AMANDA, THE DESIGN ENGINEER IS RESPONSIBLE FOR SUBMITTING THE RED LINED COMMENTS ALONG WITH THE REVISED PLANS TO THE DEVELOPMENT SERVICES DEPARTMENT.
- FOR INFORMAL AND APPROVED REVIEWS IN AMANDA, THE DESIGN ENGINEER IS RESPONSIBLE FOR SUBMITTING THE REDLINED COMMENTS AND THE REVISED PLANS/MYLARS DIRECTLY TO AW PIPELINE ENGINEERING AT THE ADDRESS STATED ABOVE.
- THE SEALING ENGINEER IS RESPONSIBLE FOR ENSURING THAT ALL COMMENTS ARE ADDRESSED AND THAT THE DESIGN MEETS STATE AND CITY STANDARDS AND DESIGN CRITERIA, AS WELL AS ALL ISSUES WITH REGARDS TO HEALTH AND SAFETY.
- ADDITIONAL COMMENTS MAY BE GENERATED AS UPDATED INFORMATION IS RECEIVED. THE REVIEWER IS NOT REQUIRED TO CLEAR COMMENTS BASED ON PHONE CALLS, EMAILS OR MEETINGS BUT MUST RECEIVE FORMAL UPDATES TO CONFIRM THE PROJECT PLANS SATISFY FEDERAL, STATE AND CITY REQUIREMENTS.

PROJECTS REQUIRING AW RELATED EASEMENTS AND PUES MAY REMAIN REJECTED IN AMANDA UNTIL THE RELEVANT EASEMENT DOCUMENTS HAVE BEEN APPROVED BY AW AND RECORDED IN THE APPROPRIATE COUNTY

Highlights:

- Comments from pervious reviews not address, have requested a meeting with the engineer prior to the release of latest red line comments.
- ***RESPONSE_ Meeting scheduled with Dan Loftin on 11/19/18.***

Environmental Review - Alex Butler - 512-974-2067

Fees [LDC 25-1-82, 25-7-65, 25-8-234]

EV 21 Comment Cleared.

EV 22 Payment of the landscape inspection fee is required prior to permit/site plan approval. Please obtain the invoice at Intake on the fourth floor. For questions regarding landscape fee amount, please call 512-974-1770. Payment of the fee is made at the first floor Cashier's Window. Upon payment, please notify the environmental reviewer.

Update 1 Comment pending receipt of payment.

Update 2 Comment pending receipt of payment. Inspection fees are not waived with the interlocal, the fiscal and phasing fees are waived.

Update Comment pending receipt of payment.

***RESPONSE_ Inspection fee has been paid.
See attached receipt.***

Update 2 New Comments

EV 27 The 42" Pecan just north of Springdale Rd needs to be labeled and tag properly with the CRZ and ½ CRZ shown to scale.

Update 3 Remove silt fence form the CRZ and replace with mulch log.

***RESPONSE_ Drawing has been modified to
indicate a mulch log.***

EV 29 The proposed sediment basin and storm water detention pond by Springdale needs to be shown on the ESC Sheet and the landscape sheets. The tree protection fence needs to show how it will be installed with the basin and detention pond.

Update 3 Pond needs to be shown with a solid line to accurately show its confirmed location.

RESPONSE_ A solid line has been added to identify the border of the pond.

EV 30 The replacement inches planting schedule does not match what is shown. The overall landscape plan is only showing 77 of the 80 required/proposed mitigation trees.

Update 3 Comment pending, mitigation comments will resume once all the tree comments have been cleared.

RESPONSE_ L-1 sheet has been revised.

EV 31 Add an overall planting schedule showing the amount of each species

that is proposed to be planted.

Update 3 Comment pending, add the overall planting schedule to the overall landscape plan. Make sure to show all the proposed sizes of each species and the quantity of the species.

RESPONSE_ Planting schedule is provided on sheet L-5; will be moved to Sheet L-1 Overall Landscape Plan.

Update 3 New Comments

EV 32 Prior to any further formal submittals, a meeting is required to discuss outstanding comments. Contact this reviewer to arrange this meeting. In addition, ensure the owner/client is also present at this meeting.

RESPONSE_ A meeting has been scheduled with the reviewer for 11/20/2018 at 11:00 a.m.

EV 33 Multiple discrepancies are found between the utilities sheet, landscape plan, and the ESC sheet. Trees are left off of the utilities plan; the utilities are proposing work within the tree fenced area; the boundary lines of neighboring properties lines do not match up; trees proposed to be saved are shown as removed; and more.

RESPONSE_ Civil drawings have been coordinated and discrepancies removed.

EV 34 Verify all trees on and adjacent to the site have been surveyed and are included in:

- The tree survey
- The ESC sheet
- The landscape plan
- The utilities sheet

RESPONSE_ All trees scheduled to remain have been added to the sheets requested. Site design has taken into account adjacent trees within ten feet from construction activities.

EV 35 Tree 31529 is shown as preserved on the ESC sheet, but as removed on the landscape plan. Revise before next submittal.

RESPONSE_ ESC sheet has been revised to match landscape plan.

EV 36 Replace the tree survey on the landscape plan. Current tree survey is not legible.

RESPONSE_ Tree survey will be revised accordingly.

EV 37 Remove note on landscape plan stating "this tree is surveyed, estimates put it as a 42" pecan." The tree has been surveyed.

RESPONSE_ Note has been removed.

EV 38 Tree protection on tree 31458, 31446, and 31439 needs to accurately show where the tree protection will be located. No work or disturbance can happen within the tree protection.

RESPONSE_ Tree protection on trees 31458, 31446 and 31439 has been revised accordingly.

Transportation Planning - Natalia Rodriguez - 512-974-3099

RIGHT-OF-WAY

TR2. Each public and private elementary or secondary school must provide off-street loading and unloading facilities for students to be located wholly on the premises. LDC 13-2-261. Additionally, public right-of-way shall not be used for loading, maneuvering, and queuing. All loading, maneuvering, and queuing shall be contained and managed on-site as required by the TCM and Austin Transportation Department. TCM, 9.3.0.3. A queuing analysis and access management plan is required to ensure the site does not negatively affect the public right-of-way. Please contact Scott James (Scott.James@austintexas.gov) to discuss the requirements for the analysis and plan.

U3: Comment not cleared.

Revise the following:

- a. **Show the stripings, markings, signs, temporary restrictions during peak times (with callouts), sidewalks, and transportation routes (pedestrian, bicycle, bus, standard vehicles) on AP03. Ensure the pedestrian/bicycle routes include the routes from Springdale Road, Govalle Street, and Gunter Street. Sheet C-20 can be the detailed sheet which indicates the callouts for signs and other information.**

RESPONSE_ Sheet SP03 has been revised. Standard vehicle/bus/pedestrian and bicycle routes have been indicated.

- b. **Previous outstanding comment from ATD: The applicant should explore moving the site driveway on Govalle further away from Gunter St. There were concerns about impacting the trees. ATD has approved the driveway location.**
- c. **Based on the separated phasing sheets, ATD has requested the parent pick-up/drop-off during phase II construction (within the bus loop), to be relocated on the street. Parent pick-up/drop-off will move on-site when phase II has been completed. The separation is necessary to remove conflicts between the buses and parents and will allow more maneuverability for the buses to get in and out of the site.**

RESPONSE_ Comment reviewed with ATD during 11/15/2018 meeting. In lieu of revising the pickup/drop off location, the right turn radii at the cul-de-sac and north side of bus drive entry off of Gunter have been increased. The following note has been added: Interim Traffic Circulation Plan_Circulation plan may require revision per coordination with Austin Transportation division once implemented operational procedures are observed in the field."

- d. **Remove the "Traffic gate to remain open during drop-off and pickup times" during phase II construction. The gate needs to be open at all times to allow the ADA spaces to be accessible.**

RESPONSE_ Revised accordingly.

- e. **Revise the "Traffic gate to remain open during drop-off and pickup times" on the completed phase II – final sheet to indicate "Traffic gate to remain open only during drop-off and pickup times."**

RESPONSE_ Revised accordingly.

- f. **Show the pedestrian route from the 18 parking spaces for Phase II to the building entrance. It is unclear how individuals will access the building entrance due to the construction.**

RESPONSE_ Pedestrian route has been indicated.

- g. **On AP03, there are several circles with swirls shown between the queueing and building entrance (where the ADA route is located). Clarify what these are and remove them if they are not necessary. They appear to obstruct routes.**

RESPONSE_ Circles indicate bollards. ADA route has been revised. Details for the bollards have been included on the Civil Detail Sheets.

- h. **The phasing plans have been provided for Phase I, Phase II, and final build out.**

TR3. Public and private primary or secondary schools must be located on a street having a paved width of not less than 40 feet at all points until it connects to another street with a paving width of at least 40 feet. LDC 13-2-261(1). Govalle Avenue and Gunter Street do not have 40 feet in pavement width. The streets are required to be reconstructed, or a variance from Board of Adjustments is required. Contact staff to discuss.

U3: Comment not cleared. Chris Yanez, Program Manager III, has granted a waiver to the 40- foot pavement width requirement per LDC 13-2-261(1). Per the documentation dated 11/2/2018, "The waiver has been granted via the use of the 1994 LDC section 13-2-619 (Waiver for a Public School Facility), which allows the Director to waive or modify any requirement established by the LDC." A note has been shown on the cover sheet. **Pay the waiver fee with the 4th floor Intake staff.**

RESPONSE_ Waiver fee has been paid. See attached receipt.

DRIVEWAYS

TR6. Existing non-conforming driveways may be required to conform with City standards, including driveway closing and curb construction where appropriate. LDC 13-5-66 (B); TCM, 5.3.1.R. There appears to be an existing driveway on Springdale Road. Remove the existing driveway(s) on the demolition plan along Springdale Road, Gunter Street, and Govalle Avenue, and show the proposed curb and gutter with a callout on the site plan sheets.

U3: Comment not cleared. Provide the callout for the driveway removal on Springdale Road.

RESPONSE_ Call out have been provided.

TR7. 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. Show the location of opposing

driveways on Govalle Avenue and dimension the offsets, or indicate that there are none.

U3: Comment not cleared. The driveway waiver has been approved for the proposed off-set from the opposite residential driveways. **Pay the waiver fee with the 4th intake staff.**

RESPONSE_ Waiver fee has been paid. See attached receipt.

TR12. The curb return radii must be between 10 feet and 25 feet for all proposed driveways. TCM, Table 5-2. A waiver is required for the proposed 3-foot curb return radius for the one-way driveway. Revise the radius or request a waiver.

U3: Comment not cleared. The curb return radii has been revised to 5 feet. The waiver has been approved. **Please pay the waiver fee with the 4th Intake staff.**

RESPONSE_ Waiver fee has been paid. See attached receipt.

TR14. **U3: Comment cleared.** Multiple lots are not within the site, only one tract. Therefore, a joint use access easement is not required.

PARKING / LOADING / INTERNAL CIRCULATION

TR15. Revise the parking table showing the proposed land uses, the floor area in square feet for each land use, the number of students and staff at maximum occupancy, and the number of parking spaces proposed by type (bicycle, loading, etc.). LDC 13-5-96(a), 13-5-97(a), LDC 13-5-107. FYI

- See TR 16 for phasing parking table.

U3: Comment not cleared. Revise the following:

- a. **Indicate the required number of bicycle spaces on phase II (AP02) and final construction (AP03).**
- b. **Revise the loading dimensions in the table. 10'X30' loading spaces are required; however, 12'X45' is indicated.**

RESPONSE_ Number of bicycles have been included. Table has been revised to show 10'x30' loading spaces.

TR16. The site appears to be phased during construction and phase II will be occupied while phase I is under construction. All required parking facilities shall be located on the same site as the use for which such facilities are required, except as authorized pursuant to LDC 13-5-99. LDC 13-5-96(f). The required parking for phase II will need to be provided on-site or an off-site parking permit or shared parking permit is required. Provide phasing sheets showing the existing and proposed phases, and provide a phased parking table to determine if additional parking spaces are required during construction of phase I.

U3: Comment not cleared. Revise the following:

- a. **The 1:1 parking ratio for staff and students during construction (for phase I and phase II) shall be approved by management since the ratio does not comply with the ILA. Provide the revised off-site parking memo for review. Pending management approval of off-site parking memo. The "approved parking agreement" callouts within the table may need to be revised if the Memo is not approved.**

RESPONSE_ Memo was provided.

- b. **Indicate the proposed 4 ADA spaces with ramps and sidewalk construction on Phase I (AP01) and dimension the spaces.**

RESPONSE_ ADA spaces have been noted and dimensioned on AP01.

- c. *Indicate the removal of the 4 ADA spaces on Phase II (AP02) and dimension the 4 standard spaces.*

RESPONSE_ *Note added for removal of 4 ADA spaces; replacement standard spaces have been dimensioned on AP02.*

- d. *Show the pedestrian route in Phase II from the 18 spaces to the building entrance. It is unclear how pedestrians will get to the building from the parking through the construction*

RESPONSE_ *Pedestrian route has been indicated on sheet AP02.*

- e. *Add "(During Construction)" with the "Off-site parking" callout and heading on the cover sheet.*

RESPONSE_ *The note has been added on the Off-site Parking Information on the Cover Sheet and Sheet AP01.*

TR21. Each parking space must have adequate drives, aisles, and turning and maneuvering areas for access and usability. TCM, 9.2.0 #5. It is unclear how the circulation will function where the two-way driveway, one-way driveway entrance, and parking meet. Additionally, there appears to be a wall or double line along the bus drop off and service area and it is unclear how maneuvering will occur within the cul-de-sac. Please provide a circulation plan to review the internal circulation. Also, internal driveways or parking aisles should intersect at angles of between 80 and 100 degrees, with 90 degrees being preferred. TCM, 9.5.0. The end island design for the 90 degree parking may need to be revised as shown in Figure 9-5 once the circulation plan has been reviewed.

U3: Comment not cleared. *Per the comment response, the double line is a 15-foot tall screen wall for separation and sound control for the service yard. Please provide a callout on the site plan.*

RESPONSE_ *A call out for the screen wall has been added.*

SIDEWALKS

TR27. Show the location of the minimum 6-foot sidewalks according to City Standards along Springdale Road, and the minimum 4-foot sidewalks along Gunter Street and Govalle Avenue and dimension the sidewalks. LDC 13-5-92(a); TCM, 4.2.1. Provide an inset which shows the dimensioned sidewalk along Springdale Road on the Dimensional Control Plan sheet.

U3: Comment not cleared. Revise the following:

- a. *Provide the symbol for the concrete sidewalks proposed for construction on the site plan sheet.*

RESPONSE_ *Proposed sidewalks have been identified.*

- b. *Indicate which phase the sidewalks and curb ramps will be constructed in within the right-of-way on the site plan and pavement replacement plan. FYI – the sidewalks are allowed to be constructed in their associated phases.*

RESPONSE_ *Phases for sidewalks will be noted.*

- c. *Confirm the dimensions for the proposed sidewalks. A couple of dimensions do not match the width of the sidewalk shown on the plans (i.e. the width says 4 feet, but approx. 3.5-foot sidewalks are shown) and they do not match widths shown on the pavement replacement plan sheets.*

RESPONSE_ *Sidewalk dimensions have been confirmed.*

- d. Revise the sidewalk on the site plan sheet to match the pavement replacement plan for Gunter Street. Only place the reconstructed sidewalks back-of-curb along Gunter Street if EV Review does not approve the sidewalks 2-feet from the property line. Also, show the sidewalks on the landscape sheet for EV review.**

RESPONSE_ Sidewalk will be coordinated with EV reviewer (Meeting Scheduled for 11/20/2018. Sidewalks will be shown on the landscape sheet.

TR28. The standard location for a sidewalk is between the curb line and property line, 2 feet off the property line. Show this dimension on the site plan. Meandering sidewalks are encouraged in order to avoid trees or other natural features. Sidewalks adjacent to the curb are not allowed unless approved by the transportation reviewer. TCM, 4.2.1, 4.2.2. A sidewalk waiver is required for the existing sidewalks to remain back-of-curb along Gunter Street and Govalle Avenue. FYI – all remaining existing sidewalks shall be ADA compliant. Sidewalk reconstruction may be required for existing sidewalks after further review.

U3: Comment not cleared. A RAZ report has been provided for the existing sidewalks along Govalle and Gunter. All sidewalks that are not complying with ADA are proposed for reconstruction. The revised note shown on the site plan sheet regarding this information is acceptable. Please pay the waiver fee. Staff will look for the signature on the final mylars.

RESPONSE_ Waiver fee has been paid. See attached receipt.

TR30. A sidewalk easement is required if the public sidewalk enters onto private property (sidewalk along Govalle Avenue). Provide an additional two feet within the easement for maintenance purposes. TCM, 4.2.1, 4.2.2. Provide the sidewalk easement for review with maintenance.

U3: Comment not cleared. A sidewalk easement is required for along Govalle Avenue. Please submit the easement for review. Staff is coordinating with management to determine if the sidewalks can be recorded after the approval and release of the site development permit and before TCOs and COs are issued on the site.

RESPONSE_ Easement previously provided. Natalia to provide note for cover sheet.

ACCESSIBILITY

TR34. When more than one building or facility is located on a site, at least one accessible route of travel must be provided between accessible elements, facilities, and buildings. Show the accessible route on the site plan. [IBC1104.2)]

U3: Comment not cleared. Please provide the following ADA specifications on C-26A for the iron grate:

- Joints between pavers ½" maximum**
 - Vertical differences between pavers ¼" maximum**
 - Running slope (in the direction of travel) 1:20 (5%) maximum**
 - Cross slope (perpendicular to the direction of travel) ¼" per foot (2%) maximum**
- RESPONSE_ ADA compliance information has been provided on the grate detail.**

TR35. Accessible routes within the boundary of the site must be provided from public transportation stops, accessible parking and passenger loading zones, and

public streets or sidewalks to the accessible building entrance they serve. [IBC1104.1]. Provide accessible routes in accordance with TAS standards. Include the accessible route along the sidewalk within the right-of-way.

U3: Comment not cleared. Show the accessible route within the sidewalk along Gunter Street (adjacent to the trees).

RESPONSE_ Accessible routes have been indicated.

MISCELLANEOUS

TR46. U3: Comment cleared. It appears all physical obstructions are shown.

Additional comments may be provided as a result of information or design changes provided in your update.



Jose I. Guerra, Inc.
Consulting Engineers
Civil • Structural • Mechanical • Electrical

Engineering Excellence Since 1973

Engineer's Summary Letter

June 11, 2018

Proposed Project: Govalle Elementary School
Engineer: Jose I. Guerra, Inc. Job No. 18009
Application: Consolidated Site Plan

Dear COA Staff,

The Govalle Elementary School project is a proposed Austin Independent School District (AISD) facility to be located on an 8.997-Acre tract at 3601 Govalle Ave., Austin, TX, 78702. The legal description for the 8.997-Acre property is provided on the cover sheet of the site construction plans. The subject property is located west of the intersection of Govalle Ave & Springdale Road in Austin, Texas. The current zoning of the property is P -NP and no changes to the zoning or land use are proposed. The project proposes to demolish an existing single story elementary school and remove existing parking areas. The project proposes to construct a new two-story Elementary School, stormwater treatment facilities, concrete sidewalks, and on-site water & wastewater utility improvements. The property is in the Boggy Creek watershed and is classified as an urban watershed.

The existing conditions of the site consist of a single story elementary school building, several portable classrooms, and two on-site parking areas. The east section of the site is primarily grass fields, play areas, sidewalks, and play areas. The east section contains the school building, the portables and the existing parking areas. In general, storm water runoff from the site sheet flows to the east and southeast of the property. Existing on-site drainage piping is utilized for the draining of the courtyard and currently outfalls into the City system at an existing City inlet on the southside of Govalle Ave. Existing curb inlets are located on Govalle Ave., Gunter St., and Springdale Rd. The storm sewer systems convey the adjacent roadway storm water runoff and discharge to Boggy Creek.

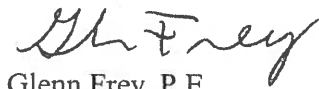
A portion of the storm water runoff from the proposed new school facility will be collected with drain inlets in the parking areas, drive aisles, and tree wells. The storm water will convey through 36" onsite private storm pipe to the storm water treatment facility. Areas that are not collected and piped to the storm water treatment will convey by sheet flow or piping to raingardens for water quality treatment. The rain garden outfall structures are proposed to be connected to the City storm system. The total site area is 8.997 acres and determined to have total proposed impervious cover of 4.223 acres which is 46.9% impervious cover. The construction of the proposed project will add 1.207 acres of impervious cover to the property. No portion of the 8.997-Acre property lies within the FEMA 100-Year floodplain as indicated on FEMA FIRM Panel #0465J, dated January 6, 2016. Measures will be taken to ensure protection of natural areas and trees, minimize stream bank erosion, and capture sediment during construction activities.

The project is proposing to construct five rain gardens, and a partial sedimentation & filtration basin for water quality requirements. The rain gardens and partial sedimentation & filtration basin have been designed to provide the required capture depth and water quality volume for all new and re-developed impervious cover. This project is not requesting to participate in the Regional Stormwater Management Program. The project proposes to provide a stormwater detention facility designed for peak attenuation from the existing condition to the proposed condition for the 2-year, 5-year, 10-year, 25-year, and 100-yr storm events.

Dam safety and landfill certification requirements are not applicable for this project.

We look forward to working with the City staff on this project.

Sincerely,



Glenn Frey, P.E.
Civil Project Engineer



6-11-18

TX FIRM F-3



DRENNER GROUP

November 9, 2018

Mr. Rodney Gonzalez
Development Services Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Electronic Delivery

RE: Govalle Elementary School Offsite Parking Agreement, REVISED

Dear Mr. Gonzales:

As you know, in 2017 the voters within the jurisdiction of the Austin Independent School District (AISD) passed a bond authorizing the modernization of numerous school facilities throughout the District. At a value of \$1.05 billion, the role of this bond in ensuring that AISD students have learning environments that facilitate their success cannot be understated.

Govalle Elementary School is one of the schools slated for reconstruction and, as a result of this reconstruction, we are requesting special accommodation for parking during the reconstruction period. The reconstruction will happen in two phases: phase 1 consists of construction of the new school and phase 2 consists of demolition of the existing school building. At the time that the project is complete, Govalle Elementary School will be parked in accordance with the City of Austin's Interlocal Agreement with AISD. During the time that Govalle Elementary School is under construction, we are requesting that an intra-AISD agreement, outlined below, serve as the off-site parking agreement.

Govalle Elementary school's capacity will be reduced during the reconstruction period and the school will therefore have reduced parking needs during that time. It is expected that 52 staff members will be driving to, and parking for, Govalle Elementary during the period of reconstruction. Eastside Memorial Early College High School & International High School has more than the 52 needed spaces that are not currently in use and the administration has approved their use by Govalle Elementary staff during the Govalle Elementary School reconstruction period. Eastside Memorial Early College High School & International High School has 225 total parking spaces. 116 are set aside for total staff and there are 57 spaces for students who drive. The principals of the schools have confirmed that very few students drive and there will be no problem accommodating the Govalle Elementary staff during this construction period, particularly because Govalle Elementary is in their vertical group.

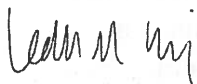
Additionally, during phase 1 of the Govalle Elementary reconstruction, 17 spaces on the Govalle Elementary School site will be available to staff. Those spaces will be demolished and replaced as part of phase 2.

An exhibit showing the exact location of the parking spaces is attached to this letter. Throughout both phases of the reconstruction period, the parking located at Eastside Memorial Early College High School & International High School and designated for Govalle Elementary School will be marked with signs and a bus pickup will be scheduled to shuttle staff between Eastside Memorial Early College High School & International High School and Govalle Elementary. The shuttle will run from Eastside Memorial Early College High School & International High School's back parking area to Govalle Elementary School. One vehicle will make two shuttle runs in the morning, at 7:00am and 7:15am. The Govalle Elementary School bus carrying students is due to arrive at 7:10 AM. In the afternoon, the vehicle will make 3 shuttle runs, at 3:35pm, 4:05pm and 4:35pm from Govalle Elementary School to Eastside Memorial Early College High School & International High School. Attached is a copy of the bus route sheet with times and a shuttle route map.

Therefore, on behalf of the Austin Independent School District, I am writing to request the parking ratios for the principal site and off-site parking site to be 1 space per faculty and staff and 1 space per high school student driver during construction, as well as, allow this intra-AISD parking agreement between Eastside Memorial Early College High School & International High School and Govalle Elementary School to serve as the off-site parking agreement required by 1994 Austin City Code Section § 13-5-99 - Off-Site Parking so that Govalle Elementary School may continue to operate during the time that they are under construction. This approval would be in compliance with the direction in Council Resolution 20180510-049 to "work with AISD to provide temporary alternative methods of compliance in instances where phasing of reconstruction and demolition may create interim non-compliance with site development regulations and parking that will ultimately be resolved when the project is complete."

Thank you for your prompt attention to this matter. If you have questions or would like to discuss further, please contact me at (512) 807-2918 or lbojo@drennergrouppc.com.


Sincerely,

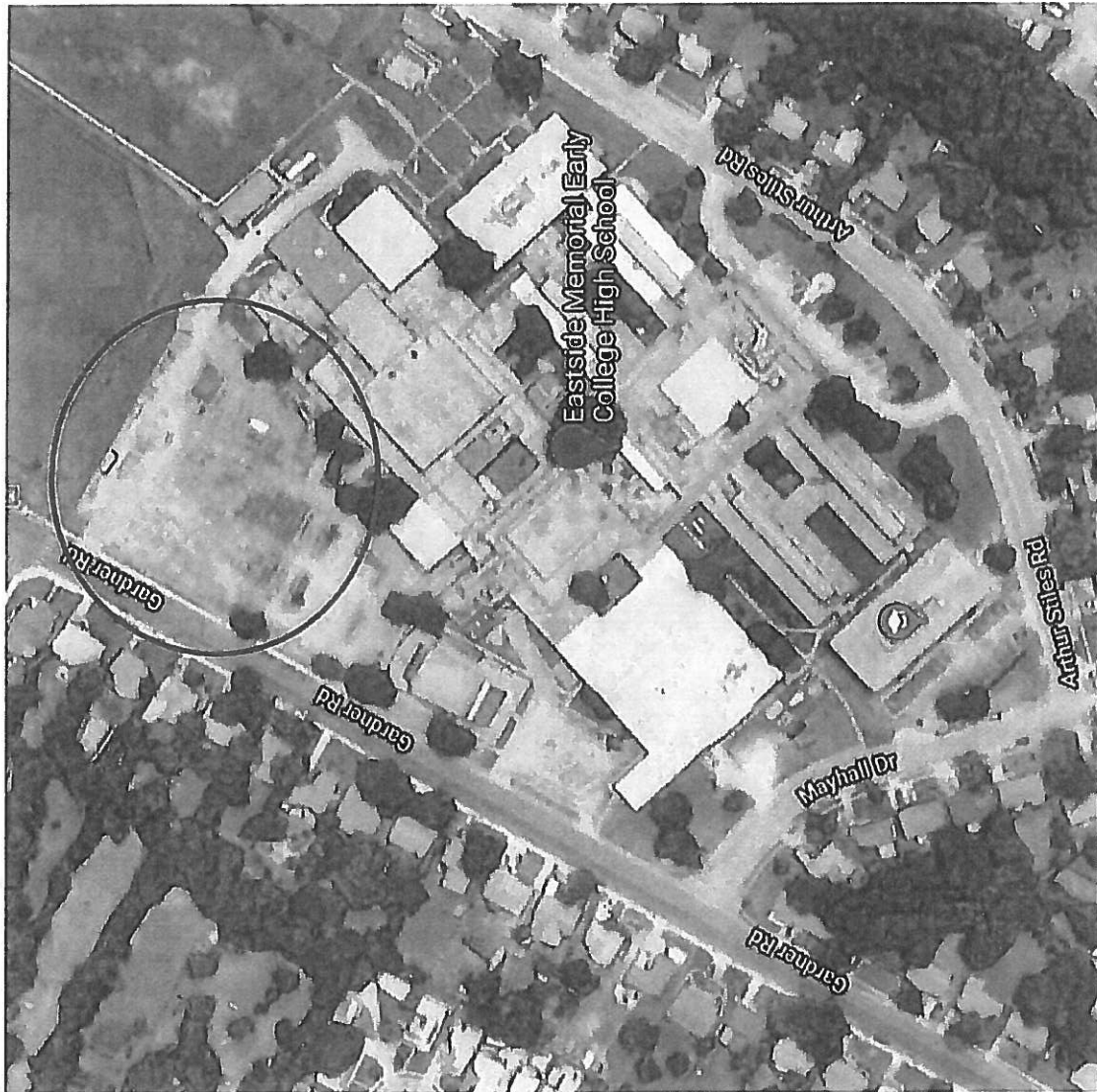


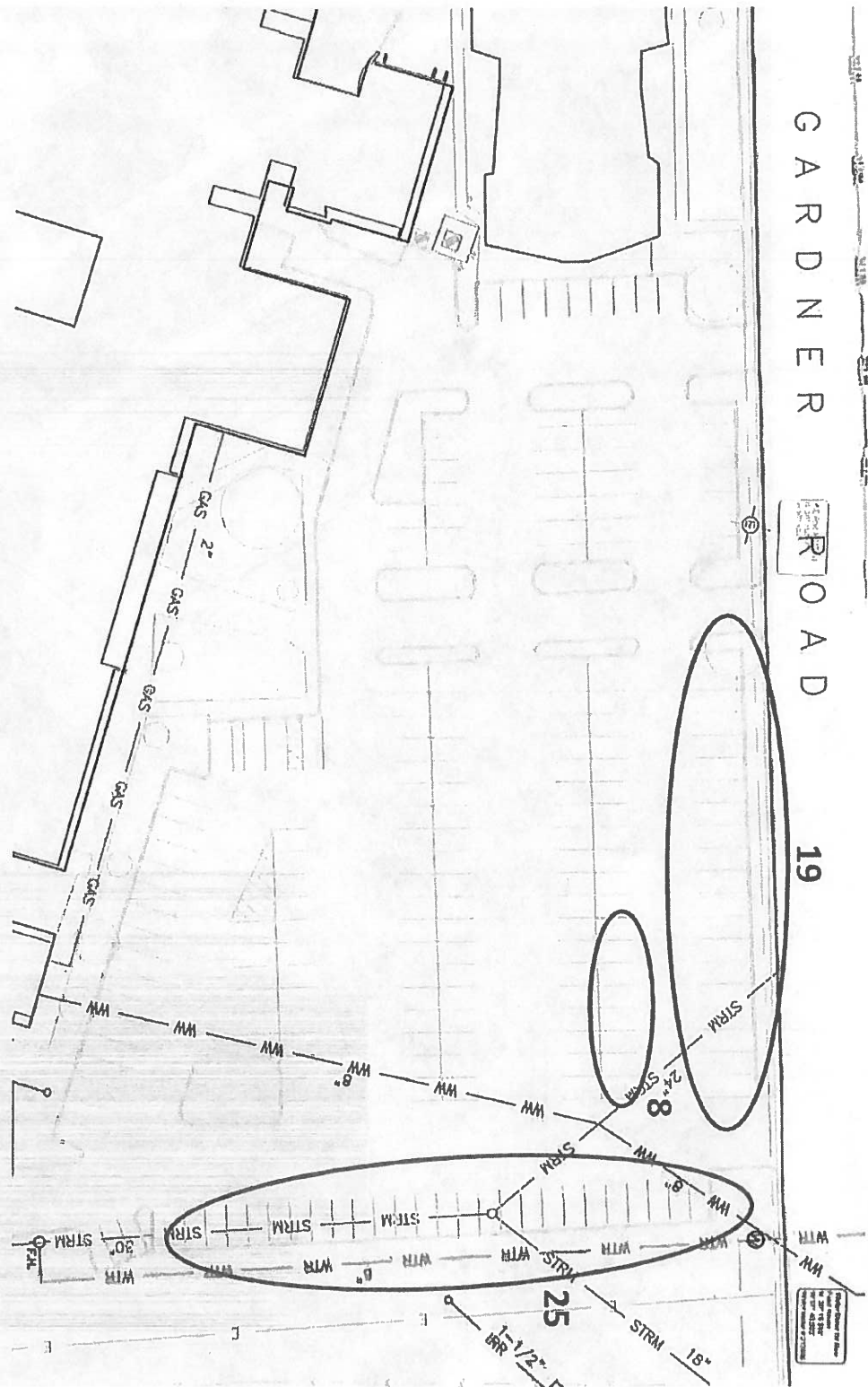
Leah M. Bojo
Senior Land Use & Policy Manager
Drenner Group, PC

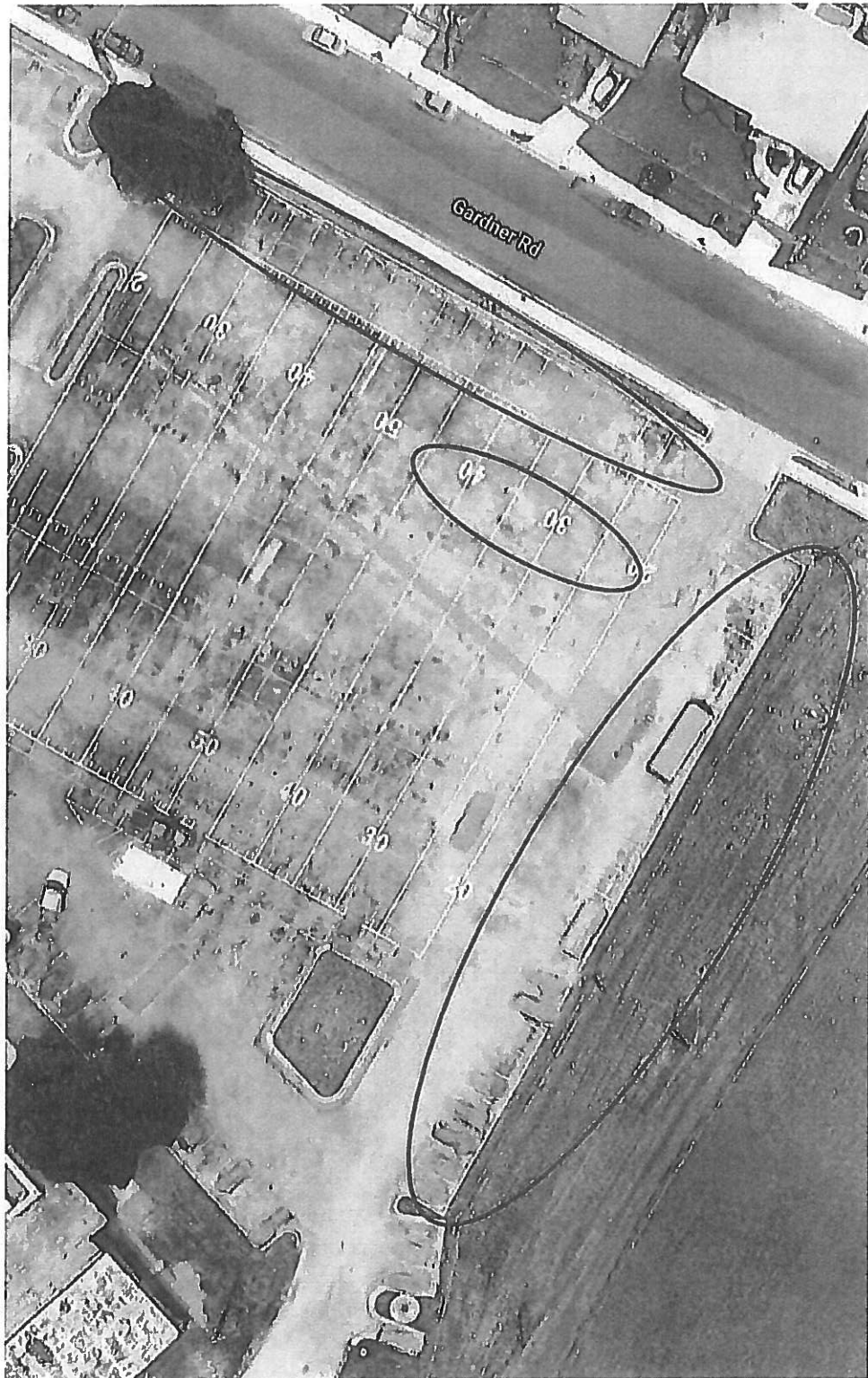
cc: Andrew Linseisen, City of Austin

Matias Segura, AISD
Beth Wilson, AISD
Marty Martinez, International High School
Leticia Vega, International High School
Drew Johnson, AECOM
Jerimi Henry, AECOM
Stephen Drenner, Drenner Group
Dave Anderson, Drenner Group









07/24/2018 06:32 AM
9810 AM

Austin ISD
Trip Summary Report

Page: 1

Trip: 9810 AM

Check In Time: 06:23 AM

Leave from Southeast @06:33 AM

Final bus not yet determined. Other bus trips will be attached.

Route: GOVALLE ELEM Teacher Shuttle 1AM -New

School(s) Serviced: Govalle Elem => No School 10/5, 1/3-4 & 2/15<=

| <u>Seq</u> | <u>Time</u> | <u>Stop Descripton</u> | <u>Load</u> | <u>Next</u> |
|------------------------------|-------------|---|---------------------|---------------------|
| 1 | 7:00 A.M. | EASTSIDE/Govalle Teacher/ Back Parking Lot @Bding | 0 | 1.55 |
| | 7:07 A.M. | Govalle Elem->Govalle ES Teacher Shuttle | | |
| <u>1 Stop(s) 7 Minute(s)</u> | | | <u>0 Student(s)</u> | <u>1.55 Mile(s)</u> |

Route: GOVALLE ELEM Teacher Shuttle 2AM -New

School(s) Serviced: Govalle Elem => No School 10/5, 1/3-4 & 2/15<=

| <u>Seq</u> | <u>Time</u> | <u>Stop Descripton</u> | <u>Load</u> | <u>Next</u> |
|------------------------------|-------------|---|---------------------|---------------------|
| 1 | 7:15 A.M. | EASTSIDE/Govalle Teacher/ Back Parking Lot @Bding | 0 | 1.55 |
| | 7:22 A.M. | Govalle Elem->Govalle ES Teacher Shuttle | | |
| <u>1 Stop(s) 7 Minute(s)</u> | | | <u>0 Student(s)</u> | <u>1.55 Mile(s)</u> |

Termination of Trip: 9810 AM

Check Out Time: 07:47 A.M.

07/24/2018 06:32 AM
9810 PM

Austin ISD
Trip Summary Report

Page: 1

Trip: 9810 PM

Check In Time: 02:56 PM

Leave from Southeast @03:06 PM

Final bus not yet determined. Other bus trips will be attached. Times listed are departure times for Govalle.

Route: GOVALLE ELEM Teacher Shuttle 1PM -New

School(s) Serviced: Govalle Elem => No School 10/5, 1/3-4 & 2/15<=

| <u>Seq</u> | <u>Time</u> | <u>Stop Descripton</u> | <u>Load</u> | <u>Next</u> |
|------------------------------|-------------|---|---------------------|---------------------|
| | 3:35 P.M. | Govalle Elem->Govalle ES Teacher Shuttle | | |
| 1 | 3:41 P.M. | EASTSIDE/Govalle Teacher/ Back Parking Lot @Bding | 0 | 0.00 |
| <u>1 Stop(s) 6 Minute(s)</u> | | | <u>0 Student(s)</u> | <u>1.81 Mile(s)</u> |

Route: GOVALLE ELEM Teacher Shuttle 2PM -New

School(s) Serviced: Govalle Elem => No School 10/5, 1/3-4 & 2/15<=

| <u>Seq</u> | <u>Time</u> | <u>Stop Descripton</u> | <u>Load</u> | <u>Next</u> |
|------------------------------|-------------|---|---------------------|---------------------|
| | 4:05 P.M. | Govalle Elem->Govalle ES Teacher Shuttle | | |
| 1 | 4:11 P.M. | EASTSIDE/Govalle Teacher/ Back Parking Lot @Bding | 0 | 0.00 |
| <u>1 Stop(s) 6 Minute(s)</u> | | | <u>0 Student(s)</u> | <u>1.81 Mile(s)</u> |

Route: GOVALLE ELEM Teacher Shuttle 3PM- New

School(s) Serviced: Govalle Elem => No School 10/5, 1/3-4 & 2/15<=

| <u>Seq</u> | <u>Time</u> | <u>Stop Descripton</u> | <u>Load</u> | <u>Next</u> |
|------------------------------|-------------|---|---------------------|---------------------|
| | 4:35 P.M. | Govalle Elem->Govalle ES Teacher Shuttle | | |
| 1 | 4:41 P.M. | EASTSIDE/Govalle Teacher/ Back Parking Lot @Bding | 0 | 0.00 |
| <u>1 Stop(s) 6 Minute(s)</u> | | | <u>0 Student(s)</u> | <u>1.81 Mile(s)</u> |

Termination of Trip: 9810 PM

Check Out Time: 05:08 P.M.

8/13/2018

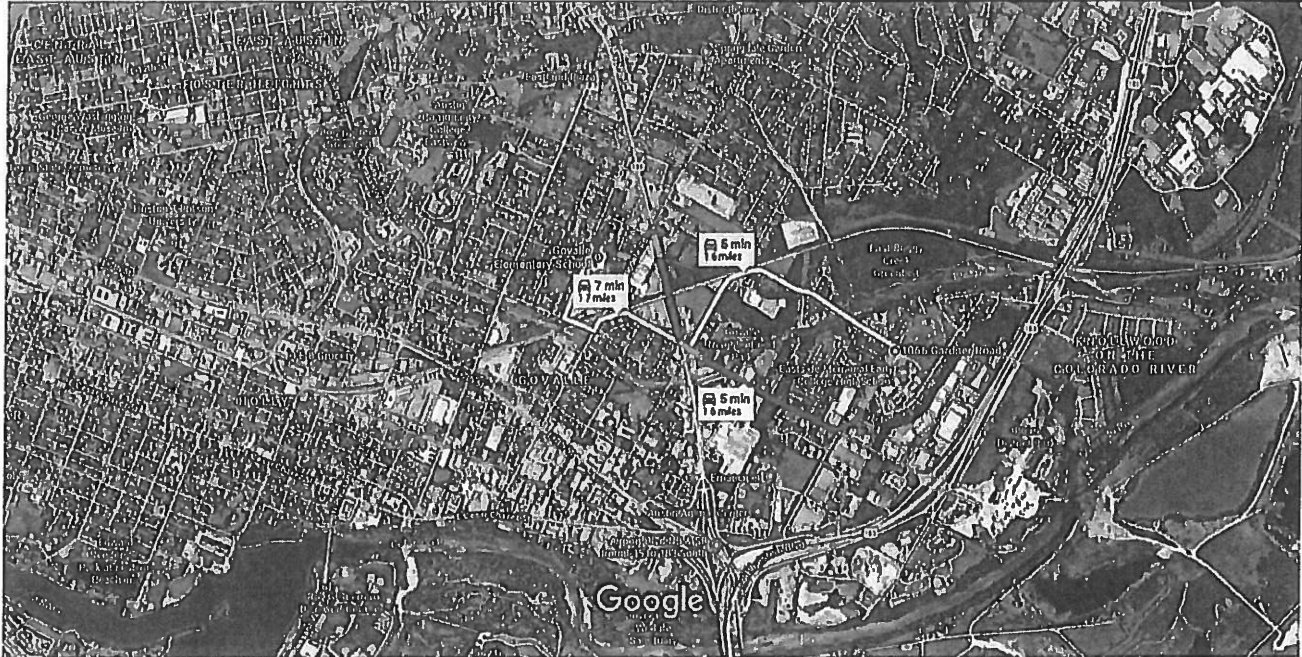
1066 Gardner Rd, Austin, TX 78721 to Govalle Elementary School - Google Maps

Google Maps

1066 Gardner Rd, Austin, TX 78721 to Govalle Elementary School

Drive 1.6 miles, 5 min

Shuttle route for Govalle Elementary School Staff (off-site parking to Govalle campus)



Imagery ©2018 Google, Map data ©2018 Google 1000 ft

1066 Gardner Rd

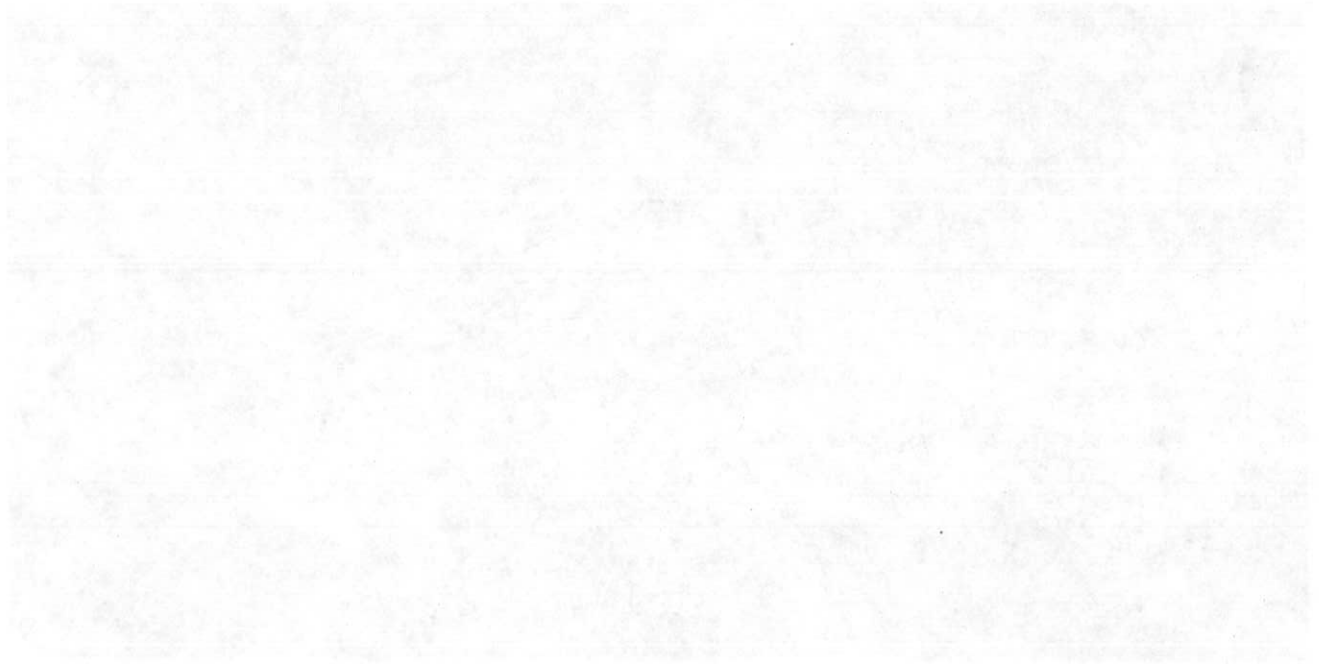
Austin, TX 78721

- ↑ 1. Head southwest on Gardner Rd toward Mayhall Dr 0.3 mi
 - 2. Turn right onto Bolm Rd 0.6 mi
 - 3. Turn right onto Airport Blvd 0.4 mi
 - ⤵ 4. Sharp left onto Springdale Rd 0.1 mi
 - 5. Turn right onto Govalle Ave 0.1 mi
- 📍 Destination will be on the left

Govalle Elementary School

3601 Govalle Ave, Austin, TX 78702

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



RESOLUTION NO. 20180510-049

WHEREAS, the voters of Austin encompassed by the Austin Independent School District (AISD) voted overwhelmingly in support of the almost \$1.1 billion bond to bring new and modernized schools to the students of AISD; and

WHEREAS, the list of projects included in the bond are informed by the Facility Master Plan, a high-level guideline for all district facilities for decades to come developed by the Facility and Bond Planning Advisory Committee, a group of residents appointed by the Board of Trustees to make recommendations on long-range facilities planning; and

WHEREAS, upon passage of the bond, AISD has quickly mobilized and is working to construct or rehabilitate these schools in an efficient and effective manner to assure the voters that the schools will be built and opened on time and on budget; and

WHEREAS, the City and AISD are parties to an interlocal agreement that dictates specific parameters regarding the development and permitting of AISD schools; and

WHEREAS, Resolution No. 20160623-082 addresses the processing of demolition applications for certain properties; and

WHEREAS, AISD is committed to working with the City in good faith to submit applications for development permits in manageable volumes and an agreed-upon schedule; and

WHEREAS, both AISD and the City share the goal of processing these applications efficiently; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to work in partnership with AISD to implement the 2017 Bond by doing the following:

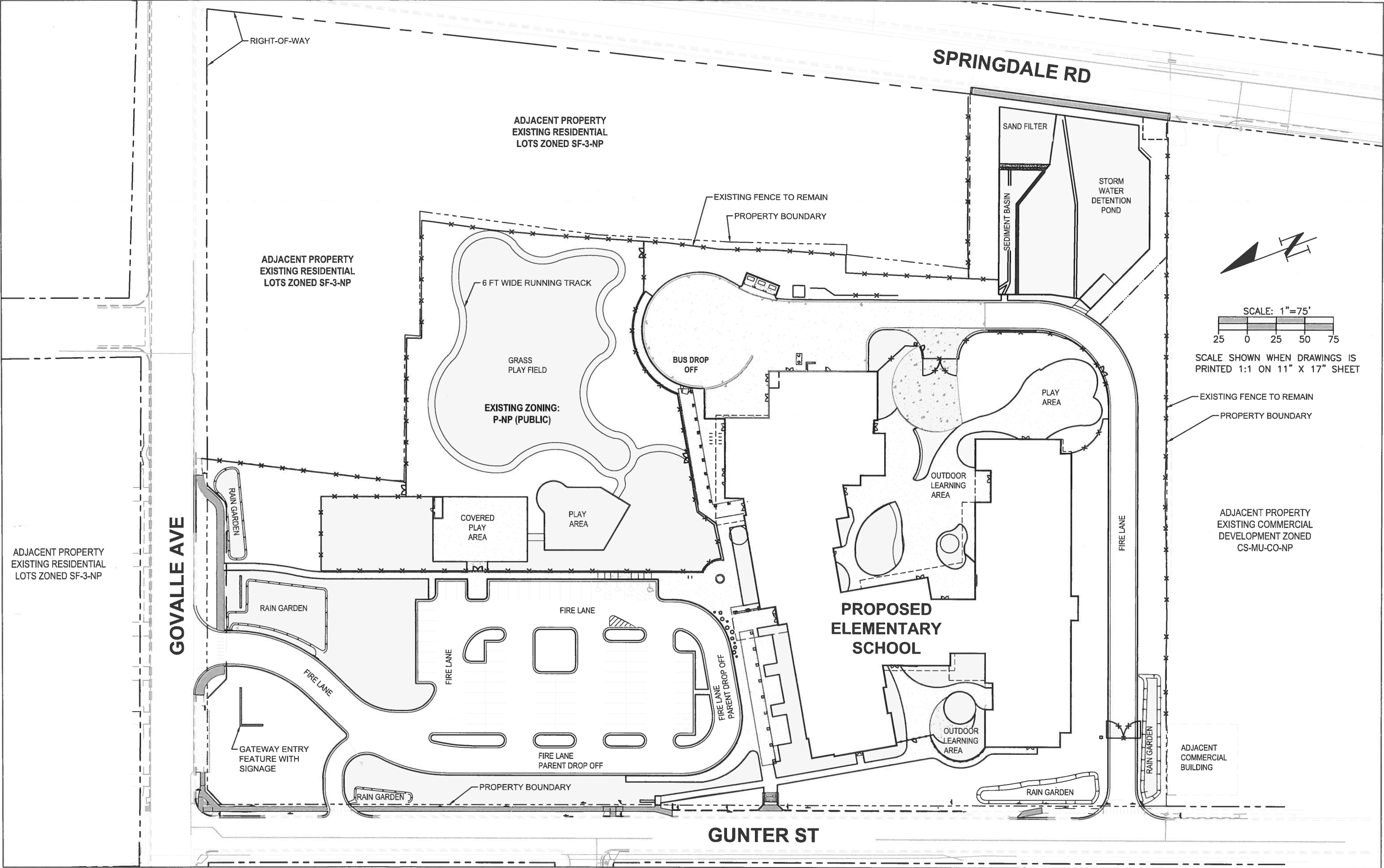
- As provided in the current agreements with AISD, provide dedicated review teams for all of the AISD school site development plans;
- Provide consistency in the review of all public school projects and shortened review times similar to the S.M.A.R.T. Housing program project review times as agreed to during the charter school regulations amendment process for AISD bond projects;
- Review the land development code to determine if site plans for AISD sites that have Public District (P) zoning may be approved administratively in accordance with existing processes established in the interlocal agreement;
- Make use of existing code compliant sidewalks on and adjacent to property being developed or redeveloped in conjunction with the 2017 Bond where possible and in compliance with ADA requirements and explore alternative funding sources where sidewalk improvements are needed in order to use the bond money most efficiently;
- Work with AISD to provide temporary alternative methods of compliance in instances where phasing of reconstruction and demolition may create interim non-compliance with site development regulations and parking that will ultimately be resolved when the project is complete; and

- Encourage a collaborative approach to review by City staff and the AISD project teams to provide informal full multi-disciplinary review of conceptual site plans by staff. This collaborative approach will provide critical feedback on ordinance compliance to reduce review issues and resolve conflicts in a timely manner between departments before formal application submittal.

BE IT FURTHER RESOLVED:

Resolution No. 20160623-082 is amended to provide that city staff shall work with Austin Independent School district (AISD) and historic preservation stakeholders, including Preservation Austin, to identify 2017 Bond projects that may require demolition permits, and to develop recommendations regarding which properties have historical significance and should be reviewed by the Historic Landmark Commission, and which properties shall be reviewed administratively per City Code Section 25-11-213(B)(7). Staff recommendations regarding these lists of properties shall be presented to the Historic Landmark Commission for their review and approval by May 31, 2018.

ADOPTED: May 10, 2018 ATTEST: Enlar Brady for
Jannette S. Goodall
City Clerk



Balfour Beatty | PBK



INTRA-AID PARKING AGREEMENT, (PER AUSTIN CITY CODE SECTION 25-6-501) AS SUBMITTED BY DRENNER GROUP, REVISED AND DATED NOVEMBER 5, 2018. SUBMITTED IN ACCORDANCE WITH CITY COUNCIL RESOLUTION 20180510-049-TEMPORARY ALTERNATIVE METHOD OF COMPLIANCE.

| ARCHITECT | | PSB Architects, Inc. | |
|--------------------------------------|------------------------------|----------------------|----------------------|
| | AUSTIN | PSB.com | |
| 9442 Capital of Texas Hwy, Suite 680 | | | |
| Austin, TX 78759 | | | |
| 512-343-0079 P | | | |
| 512-375-3467 F | | | |
| TX FIRM F-1608 | | | |
| ASSOCIATE ARCHITECTS | | | |
| BROWN & COMPANY ARCHITECTS | | | |
| 12000 South Loop West | | | |
| Houston, TX 77055 | | | |
| 713-265-8157 P | | | |
| CHIEF | | | |
| | 1001 South Loop E, Suite 110 | | JOSE L. GUERRA, INC. |
| | AUSTIN, TX | | |
| | 512-693-2901 P | | 512-692-2901 P |
| LANDSCAPE | | | |
| | 1001 South Loop E, Suite 110 | | BERNARD & ASSOC. |
| | AUSTIN, TX | | |
| | 512-693-2901 P | | 512-692-2901 P |
| STRUCTURAL | | | |
| | 1001 South Loop E, Suite 110 | | BERNARD & ASSOC. |
| | AUSTIN, TX | | |
| | 512-693-2901 P | | 512-692-2901 P |
| MEP | | | |
| | 1001 South Loop E, Suite 110 | | BERNARD & ASSOC. |
| | AUSTIN, TX | | |
| | 512-693-2901 P | | 512-692-2901 P |
| FIRM FINANCE | | | |
| 1001 E. Highway 101 | | | |
| San Antonio, TX 78203 | | | |
| 714.613.1001 P | | | |



AUSTIN
Independent School District

[illegible]

100% ISSUE FOR PROPOSAL

**EXISTING QUEUING
TO REMAIN
INTERIM PHASE I**

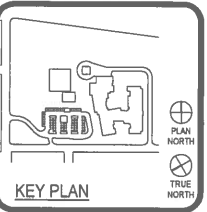
AP01

SHEET 55 OF 60



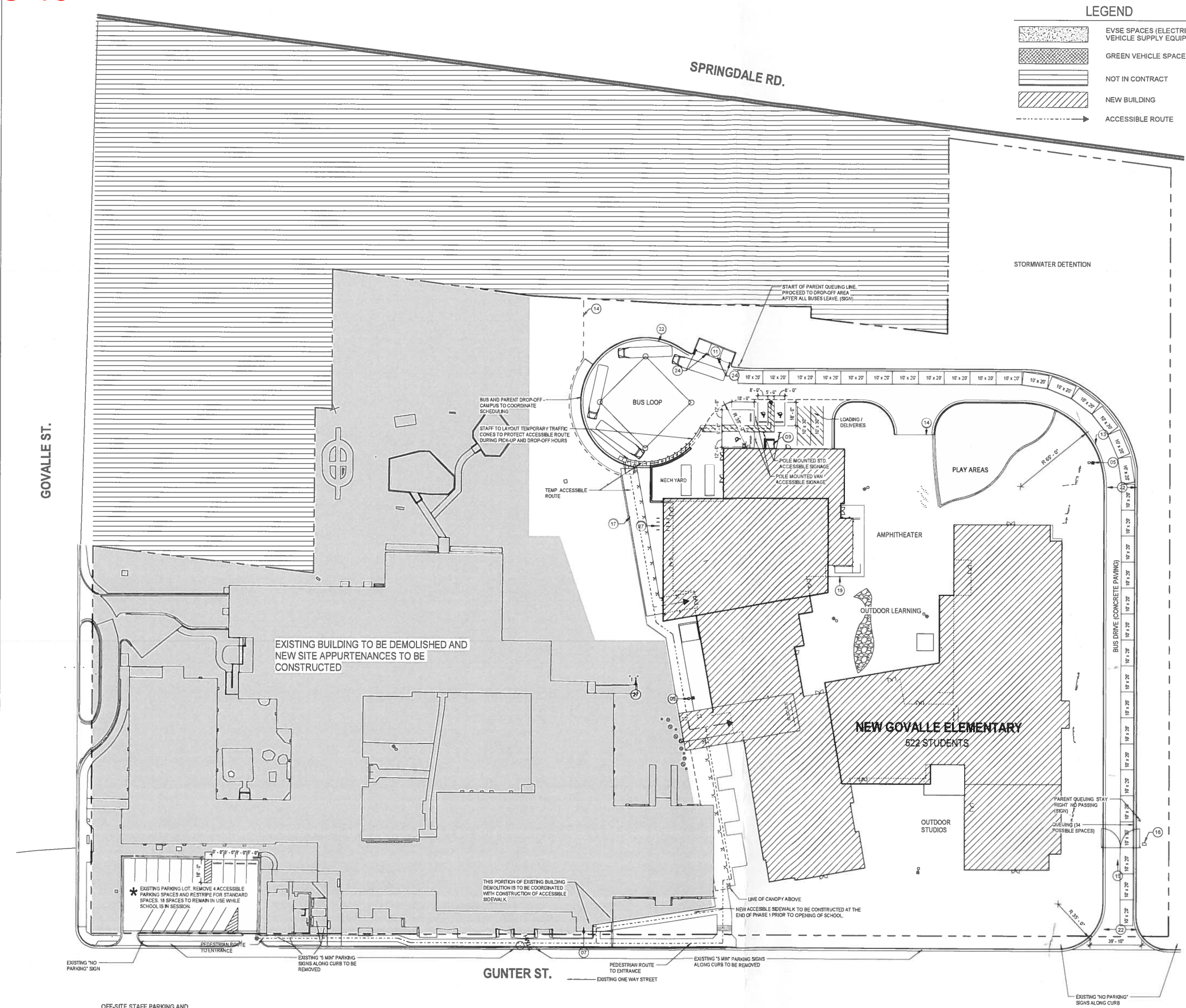
| | |
|---------------------|---|
| ARCHITECT | PBK Architects, Inc. |
| PROJECT | 9442 Capital of Texas Hwy, Suite 600 Austin, TX 78759 512-340-8678 P 512-372-2487 F TX Perm. P-1500 |
| ASSOCIATE ARCHITECT | Smith & Company Architects |
| DESIGNER | 7500 Capital of Texas Hwy, Suite 600 Austin, TX 78759 512-340-8678 P 512-372-2487 F |
| CIVIL | 3401 South 34th Street, Suite 200 Austin, TX 78705 512-442-2888 P, 512-442-2889 F |
| LANDSCAPE | 6004 Elmwood Drive Austin, TX 78757 512-442-2888 P, 512-442-2889 F |
| STRUCTURAL | 15000 Redburn Court, Suite 8-410 Austin, Texas 78759 512-225-1881 P |
| MEP | 15000 Redburn Court, Suite 8-410 Austin, Texas 78759 512-225-1881 P |
| FIND UPGRADE | 15000 Redburn Court, Suite 8-410 Austin, Texas 78759 512-225-1881 P |

GOVALLÉ ELEMENTARY SCHOOL
DESIGN - BUILD
3601 Govalle Ave, Austin, TX 78702
100% ISSUE FOR PROPOSAL
AUSD PROJECT No. 190004-GOVAL



| | | |
|------------------------------------|-------------|------|
| CLIENT | | |
| AUSTIN INDEPENDENT SCHOOL DISTRICT | | |
| PROJECT NUMBER | | |
| 1840 | | |
| DATE | | |
| 10/25/2018 | | |
| REVISIONS | | |
| No. | Description | Date |
| | | |
| | | |
| | | |

100% ISSUE FOR PROPOSAL
TEMPORARY QUEUING COMPLETED PHASE I
AP02



LEGEND

- EVSE SPACES (ELECTRICAL VEHICLE SUPPLY EQUIPMENT)
- GREEN VEHICLE SPACES
- NOT IN CONTRACT
- NEW BUILDING
- ACCESSIBLE ROUTE

- SITE PLAN - KEY NOTES**
- 01 FLAGPOLE, RE. 50A0.10
 - 02 SCULPTURE BASE, RE. STRUCTURAL
 - 03 EVSE SIGN, RE. 20A0.11 N.I.C.
 - 04 GREEN VEHICLE SIGN, RE. 20A0.11
 - 05 EXTERIOR LIGHTING, TYPICAL, RE. ELECTRICAL & 4A0.10
 - 06 GATEWAY ENTRY WITH SCHOOL SIGNAGE, RE. 6/SP.06
 - 07 EXISTING MOSAIC TO REMAIN
 - 08 ACCESSIBLE RAMP, RE. 15A0.10
 - 09 CAN WASH, RE. OF SHEETS
 - 10 TRANSFORMER, RE. MEP
 - 11 DUMPSTER CORRAL, RE. 7/SP.08
 - 12 FIRE LAKE PLAY AREA
 - 13 CHAIN LINK GATE, RE. 20A0.10
 - 14 CHAIN LINK GATE, RE. 22A0.10
 - 15 MANUAL VEHICULAR GATE, RE. 30A0.10
 - 16 KIOX BOX, COORDINATE LOCATION W/ FIRE MARSHAL
 - 17 CANOPY, RE. 3A0.11
 - 18 ENTRY CANOPY, RE. 6A0.11
 - 19 CANOPY AT AMPHITHEATER, RE. 12A0.11
 - 20 SWINGS, SWINGSET TYPE 1
 - 21 SIDEWALK, RE. LANDSCAPE AND CIVIL
 - 22 CURB, RE. CIVIL
 - 23 HARDSCAPE, RE. 24/SP.12
 - 24 BOLLARD, RE. 3A0.10
 - 25 ORNAMENTAL GATE, RE. 27A0.10
 - 26 BIKE LAKE
 - 27 BIKE RACK, RE. 6A0.10
 - 28 WATER TANK, RE. LANDSCAPE
 - 29 FOOT SCRAPER, RE. 6A0.10
 - 30 SERVICE YARD WALL, RE. 1A0.10
 - 31 REPAIR EXISTING FENCE WHERE NEEDED
 - 32 DECORATIVE BOLLARD
 - 33 PLAYSCAPE A
 - 34 PLAYSCAPE B
 - 35 AWNING A
 - 36 TRICYCLE PATH

TEMPORARY OFF-SITE PARKING DURING CONSTRUCTION

AGREEMENT SUBMITTED AND APPROVED FOR EASTSIDE MEMORIAL COLLEGE HIGH SCHOOL AND INTERNATIONAL HIGH SCHOOL, AISD, LOCATED AT 1012 ARTHUR STILES ROAD, AUSTIN, TX 78721 TO SERVE AS THE OFF-SITE PARKING REQUIRED BY AUSTIN CITY CODE SECTION 13-5-99

| | |
|--|-----|
| EXISTING PARKING SPACES OFF-SITE TOTAL | 225 |
| REQUIRED PARKING BY EASTSIDE MEMORIAL HS | 173 |
| REMAINING AVAILABLE PARKING OFF-SITE | 52 |
| GOVALLÉ ES OFF-SITE PARKING REQUIRED | 52 |

NOTE
SIGNAGE SHALL BE PROVIDED INDICATING OFF-SITE PARKING AS FOLLOWS
ONE SIGN SHALL BE PROVIDED AT THE OFF-SITE PARKING INDICATING THE PROPERTY OR USE WHICH IT SERVES.
ONE SIGN SHALL BE PROVIDED ON THE SITE OF THE USE SERVED INDICATING THE LOCATION OF THE OFF-SITE PARKING.
REQUIRED ACCESSIBLE PARKING WILL REMAIN AT GOVALLÉ ELEMENTARY SCHOOL.
RE COVER SHEET FOR OFF-SITE PARKING MAP

COMPLETED PHASE I - PARKING CALCULATIONS

VEHICLE PARKING REQUIRED
ELEMENTARY SCHOOL (52 STAFF MEMBERS)
REQUIRED PARKING = 12 PER APPROVED PARKING AGREEMENT
ACCESSIBLE PARKING (TOTAL # OF PARKING SPACES 76 TO 100) = 4 SPACES (1 VAN)

VEHICLE PARKING PROVIDED
ON-SITE VEHICLE PARKING = 18 SPACES
ON-SITE ACCESSIBLE STD. PARKING = 2 SPACES
ON-SITE ACCESSIBLE VAN PARKING = 2 SPACES
TOTAL ON-SITE ACCESSIBLE PARKING = 4 SPACES
(TEMPORARY LOCATION PENDING PHASE 2 CONSTRUCTION)

TOTAL ON-SITE PARKING = 22 SPACES
OFF-SITE VEHICLE PARKING = 52 SPACES
TOTAL PARKING PROVIDED = 74 SPACES

BIKE PARKING REQUIRED AS DETERMINED BY AISD PER I.A.
REQUIRED = 16
BIKE PARKING PROVIDED
8 BIKE RACKS = 16 BIKE SPACES
LOADING PARKING REQUIRED = 1
2 LOADING SPACES ARE PROVIDED
QUEUING
SPACES FOR 34 OFF-STREET PLUS 4 BUSES

* NOTE - EXISTING PARKING LOT TO REMAIN WHILE SCHOOL IS IN SESSION; PARKING LOT TO BE DEMOLISHED DURING PHASE II

SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET _____ OF _____
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY COMMISSION ON _____ UNDER SECTION 142 OF CHAPTER 252 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25% R.I.L.) _____ CASE MANAGER NIKKI HOELTER
PROJECT EXPIRATION DATE (CDD #970965-A) _____ DWFF _____ DATE _____

Director, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE
ZONING P-40P

Rev 1 _____ Correction 1 _____
Rev 2 _____ Correction 2 _____
Rev 3 _____ Correction 3 _____

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the project expiration date.

INTERIM TRAFFIC CIRCULATION PLAN
CIRCULATION PLAN MAY REQUIRE REVISION PER COORDINATION WITH AUSTIN TRANSPORTATION DIVISION ONCE IMPLEMENTED OPERATIONAL PROCEDURES ARE OBSERVED IN THE FIELD.

Site Plan Case No. SPC-2018-0253CTX

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11/19/2018 8:39:58 AM
CHECKED BY: Checker
DRAWN BY: Author