

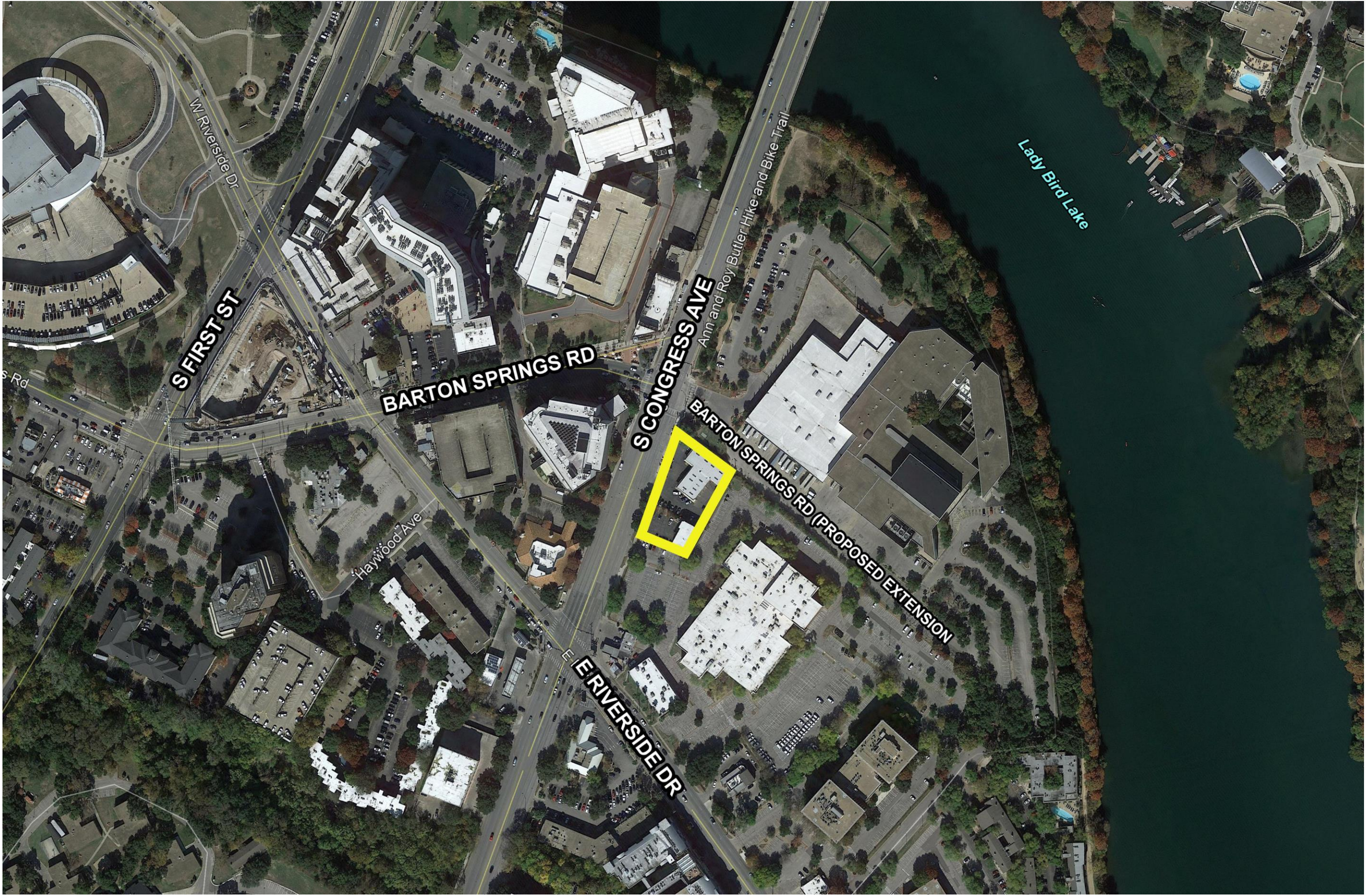
311-315 South Congress PUD Development Assessment

Environmental Commission Briefing

CD-2022-0002

October 19, 2022

Site Aerial



Site Aerial



Property Details

Address: 311, 313, and 315 South Congress Avenue

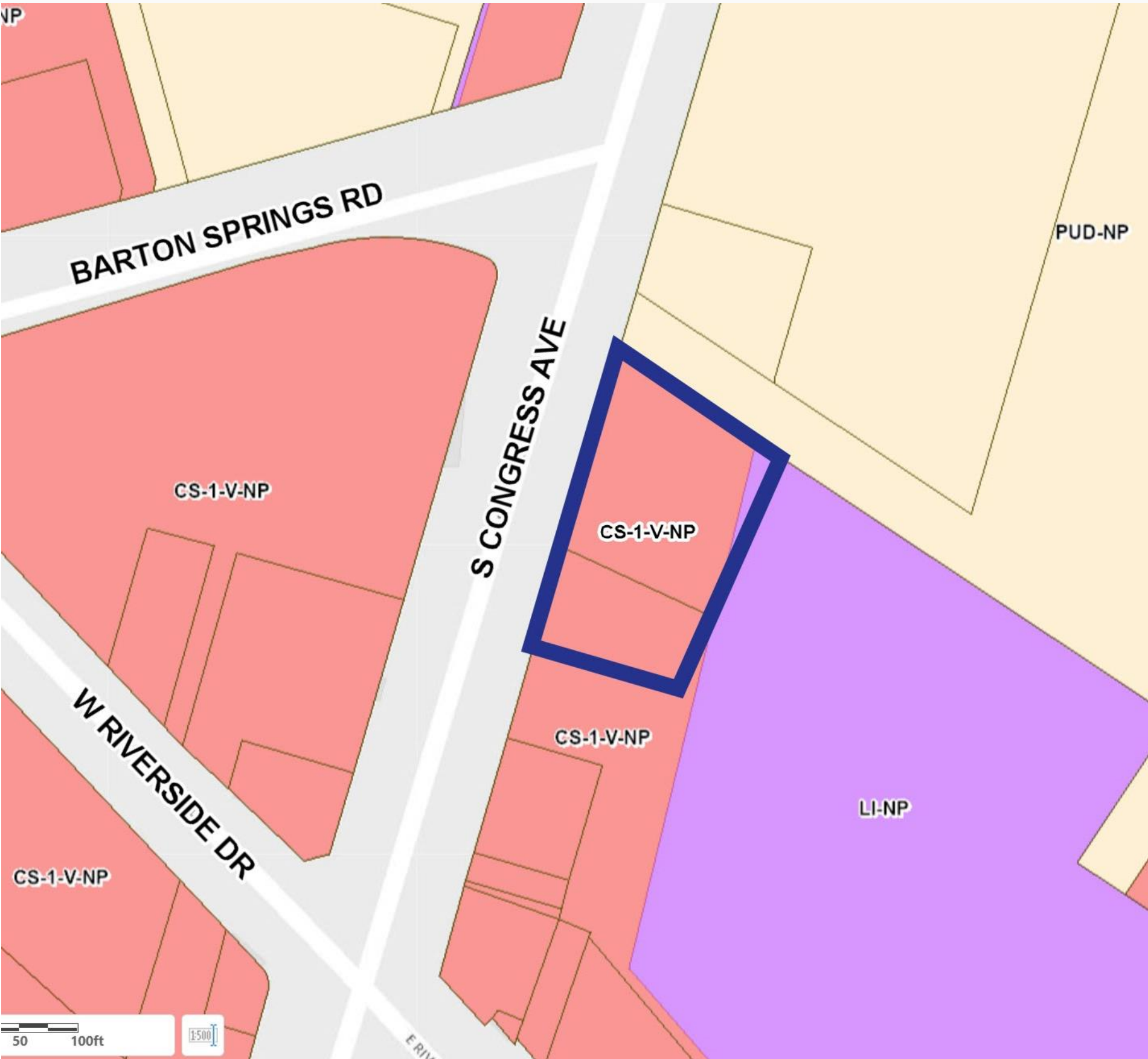
Size: 0.8143 Acres

Current Use: Auto repair/tire shop, Commercial retail/office strip

Current Zoning: CS-1-V-NP

Overlays: Waterfront Overlay – South Shore Central Subdistrict

Zoning and FLUM Map



Request

We are proposing a rezoning from CS-1-V-NP to PUD (Planned Unit Development), with a CS base district.

Project Details

Mixed use project, with a maximum height of 400 feet and a maximum FAR of 15:1

Unit Count:

- Approximately 450 units
- 10% of bonus area reserved as affordable at 60% MFI (or another acceptable form of affordability)

Commercial Space:

- 7,500 SF – Ground Floor Pedestrian Oriented Uses
- Up to 30,000 SF – Office Use

Parking:

- 35% reduction of minimum LDC requirements
- 230% above minimum LDC requirements for bicycle spaces

Community Amenities/Contributions

- Public art piece
- Wiring for EV charging for 50% of parking spaces with initial EV stations at 6% of vehicular parking spaces
- Parkland Dedication fee-in-lieu payment: \$1,710,688.50 (2023 fees for 450 units); commercial fees TBD
- Public water bottle filling station
- 2,500 SF of affordable commercial space (rental rate max. of 80% of market rate)

Conceptual Ground Floor Plan



South Central Waterfront Visioning Plan Compliance

- Connectivity and Circulation:
 - PUD will connect to Barton Springs Rd. extension
- Open space:
 - Northwest corner open space
- Sustainability
 - Rain gardens on S. Congress
 - Reclaimed water connections/extensions
 - Solar facilities incorporated
 - Electric vehicle charging
- Urban Design:
 - Widened and enhanced sidewalks on S. Congress Ave. and Barton Springs extension with 5.5-inch caliper shade trees
 - Mix of uses with ground floor commercial, residential and office on upper levels
 - Public art and public water bottle filling station proposed

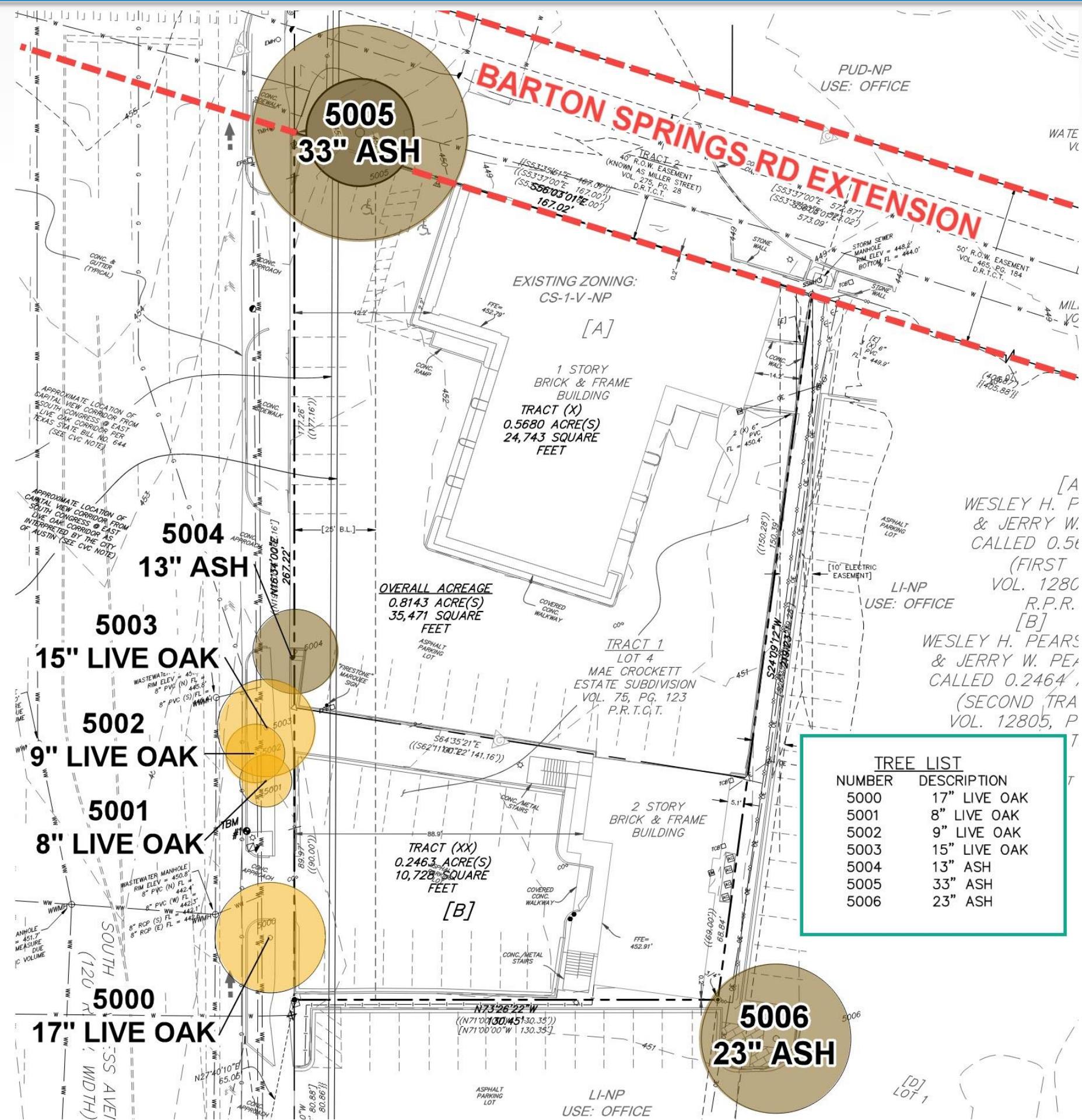
South Central Waterfront Visioning Plan Compliance

SCW Staff (Greg Dutton) Comments:

“Ground floor pedestrian uses and the elimination of certain CS uses in the proposed PUD, particularly auto-oriented uses, support the overall goals of the SCW Vision Framework Plan to **create a vibrant, mixed-use environment that is more pedestrian-friendly**. In addition, the project proposals to have no surface parking (structured only), streetscape improvements, and green building standards comply with the spirit of the SCW Vision Framework Plan. Although the additional entitlement request for height exceeds the scenario height imagined in the SCW Vision Framework Plan, the project is in conceptual alignment with the plan...”

“Based on the information above, staff believes that the proposed zoning change request is supported by the SCW Vision Framework Plan.”

Trees



Note: Arizona Ash trees are not Heritage trees as they are not listed in Appendix F.

The City of Austin is in the process of eliminating mitigation requirements for Arizona Ash trees.

Environmental Superiority - Highlights

- AEGB 3-star rating
- 100% on-site water quality treatment
- 1,000 cubic feet off-site area water quality treatment
- 250 linear feet off-site storm improvements
- Purple pipes extension/connections
- LEED pilot Bird Deterrence compliance
- Street trees: minimum 5.5 caliper inches and 14 feet in height
- Functional Green landscape solutions
- Native plant landscaping/rooftop installations
- Solar power where feasible
- Integrated Pest Management
- Dark Skies compliance
- Urban beekeeping initiative
- Project will aim to be an efficient, operationally net zero carbon building

Environmental Superiority - Details

- 100% of required site water will be treated using on-site water quality methods as opposed to paying the fee-in-lieu of treatment
- Purple pipes to be extended to the site and the project will connect to the purple pipe system for commercial uses in the PUD if available. Otherwise, the extension shall be capped and plugged for future connection by others.
- The project will comply with the LEED pilot Bird Collision Deterrence credit in regard to the Bird Collision Threat Rating for reflective glass within the Façade Zone 1 area as defined by LEED. Façade Zone 1 shall not have greater than 15% reflective glass. LEED defines Façade Zone 1 as the first 36 feet above grade. However, with the design of the Podium, this project will be compliant with the Bird Collision Threat Rating all the way up to the top of the Podium.

Environmental Superiority - Details

- AEGB 3-star rating
- 1,000 cubic feet of water quality will be provided for an off-site area, including a portion of Congress Avenue.
- The project will incorporate approximately 250 linear feet of off-site storm improvements in Congress Avenue.
- All required tree plantings shall utilize native tree species selected from Appendix F of the Environmental Criteria Manual (Descriptive Categories of Tree Species) and utilize Central Texas native seed stock.
- All new street trees within the PUD will be a minimum of 5.5 caliper inches and a minimum of 14 feet in height and will contribute to the biodiversity of tree species of the site and this area of South Congress in addition to being of a species that will thrive in the proposed rain gardens.

Environmental Superiority - Details

- All irrigation on site will be “off grid” of potable water utilizing either purple pipe, rainwater captured on the site and/or condensate capture.
- This project will include several landscape solutions that meet the intent of the pending Functional Green requirements. This will be achieved with the installation of 10% or 780 square feet of raised terrace garden planters to be planted with xeriscape plantings with a focus on pollinator friendly species including:
 - Shrubs: Blue Mistflower, White Mistflower, Milkweed, Turkscap, Flame Acanthus, Crossvine, Coralbean, Red Yucca, Texas Lantana, Bee Balm, Misc. Sage Species, Texas Betony, Rock Penstemon
 - Trees: Desert Willow, Mountain Laurel, Orchid Tree, Redbud
- Project shall utilize methods to support local Austin biodiversity through innovative native plant landscaping and/or rooftop installations.

Environmental Superiority - Details

- Solar power generation will be incorporated into the building design.
- The PUD will meet or exceed the landscape requirements of Subchapter E by providing a diverse mixture of landscaping and utilizing drought-resistant and non-toxic plants.
- 100% of all non-turf plant materials shall be selected from the Environmental Criteria Manual Appendix N (City of Austin Preferred Plant List) of the “Grow Green Native and Adaptive Landscape Plants Guide.”
- An integrated pest-management plan will be provided.
- As part of the PUD, the project will prohibit uses that may contribute to air or water quality pollutants.

Environmental Superiority - Details

- Project will install a beehive on the roof and provide regular beekeeping maintenance and management. This sustainable program promotes the protection of both honeybees and wild bees. Educational classes for residents/customers will also likely be part of the program.
- Project will work towards delivering an efficient, operationally net zero carbon building through renewable electricity/renewable energy credits (RECs) purchases from local Texas-based sources.
- Maximize rooftop solar panels outside of building service areas.
- Building materials consist of low carbon concrete and will request environmental project declarations (EPDs) from suppliers.
- Dark Sky compliance: Use of full cut-off fixtures for all exterior lighting and will not up-light the façade. Additionally, the project will use 3000 Kelvin exterior lighting and automated lighting controls to turn off non-essential lights between the hours of 11:00 pm and 6:00 am.

Timeline

March 3, 2022	Submittal of PUD Development Assessment
July 28, 2022	Re-submittal of PUD Development Assessment
October 10, 2022	Staff comment report received for Dev Assessment
October 19, 2022	Environmental Commission Briefing
Oct/Nov 2022	City Council Work Session Briefing
Nov/Dec 2022	PUD application formal submittal