



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	November 1, 2023
NAME & NUMBER OF PROJECT:	311-315 South Congress PUD; Case Number: C814-2023-0027
NAME OF APPLICANT OR ORGANIZATION:	Amanda Swor, Drenner Group
LOCATION:	311, 313, 315 South Congress Avenue, Austin, Texas, 78704
COUNCIL DISTRICT:	District 9
ENVIRONMENTAL REVIEW STAFF:	Leslie Lilly, Environmental Program Coordinator, Watershed Protection Department, Leslie.Lilly@austintexas.gov
WATERSHED:	Lady Bird Lake, Urban Watershed, Desired Development Zone
REQUEST:	For a Planned Unit Development (PUD)
STAFF RECOMMENDATION:	Staff recommended with conditions
STAFF CONDITIONS:	<ol style="list-style-type: none">1. The PUD will comply with the City of Austin's Green Building Program at a 3-star level.2. The project will be compliant 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.3. The project does not request any exceptions or modifications to environmental regulations and will develop under the current code as of the date of the approval of the PUD.4. 100% of water quality controls required for this site will be treated on-site as opposed to payment for the fee-in-lieu of on-site treatment.5. 1,000 cubic feet of water quality volume will be provided for an off-site area, including a portion of Congress Ave.6. The project will incorporate approximately 250 linear feet of off-site storm improvement in Congress Ave.

7. 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.
8. 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 a species that will thrive in the proposed rain gardens.
9. The PUD shall comply with the dark skies regulations in conformance with the Austin Energy Green Building Standards identified in ST7 “Light Pollution Reduction”.
10. All irrigation on site will be “off grid” of potential water utilizing either purple pipe, rainwater captured on site and/or the condensate capture.
11. Include several landscape solutions that meet the intent of the pending Functional Green requirements. This will be achieved with the installation of 50% or 455 square feet of raised terrace garden planters to be planted with xeriscape plantings with a focus on pollinator friendly species.
12. Utilize methods to support local Austin biodiversity through innovative native plant landscaping and/or rooftop installations.
13. Solar power generation will be incorporated into the building design and will include a minimum of 2,000 gross square feet of area dedicated to a roof-top mounted solar panel array.
14. The project will contribute to biodiversity through an urban beekeeping initiative.
15. Meet or exceed the landscape requirements in Subchapter E by providing a diverse mixture of landscaping and utilizing drought-resistant non-toxic plants.
16. 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.”
17. An integrated pest management plan will be provided.
18. As part of the PUD, the project will prohibit uses that may contribute to air or water quality pollutants.