



ENVIRONMENTAL COMMISSION RECOMMENDATION 20240306-003

Date: March 6, 2024

Subject: 311-315 South Congress PUD (C814-2023-0027)

Motion by: Jennifer Bristol

Second by: Kevin Ramberg

WHEREAS, the Environmental Commission recognizes the applicant is to form a Planned Unit Development (PUD),

WHEREAS, the Environmental Commission recognizes the site is located in the Lady Bird Lake & East Bouldin Creek Watersheds,

WHEREAS, the Environmental Commission recognizes the staff recommends this PUD with conditions, having determined that the findings of fact have been met.

THEREFORE, the Environmental Commission recommends the PUD with the following conditions:

Staff Conditions:

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 of 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 of a species that will thrive in the

9. proposed rain gardens.
10. The PUD shall comply with the dark skies regulations in conformance with the Austin Energy Green buildings Standards identified in ST7 “Light Pollution Reduction”.
11. All irrigation on site will be “off grid” of potential water utilizing either purple pipe, rainwater captured on the site and/or condensate capture.
12. 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.
13. Utilize methods to support local Austin biodiversity through innovative native plant landscaping and/or rooftop installations.
14. 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.
15. The project will contribute to biodiversity through an urban beekeeping initiative.
16. Meet or exceed the landscape requirements in Subchapter E by providing a diverse mixture of landscaping and utilize drought-resistant non-toxic plants.
17. 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.”
18. An integrated pest-management plan will be provided.
19. As part of the PUD, the project will prohibit uses that may contribute to air or water quality pollutants.

Vote: 8-0

For: Perry Bedford, Richard Brimer, Jennifer Bristol, Mariana Krueger, Colin Nickells, Haris Qureshi, Kevin Ramberg, and David Sullivan

Against: None

Abstain: None

Absent: Hanna Cofer, Peter Einhorn, and Melinda Schiera

Attest:



Kevin Ramberg, Environmental Commission Chair