

ZONING CHANGE REVIEW SHEET

CASE: C814-2024-0001 (500 South Congress PUD) DISTRICT: 9

ADDRESS: 400, 500 and 510 South Congress Avenue, 407 ½ Haywood Avenue and 105 West Riverside Drive

ZONING FROM: CS-1-NP, CS-1-V-NP TO: PUD-NP

SITE AREA: 6.4856 acres

PROPERTY OWNER: 500 South Congress Owner LLC (Michael Iannacone, Executive Vice President), Riverside Partners SW, LLC (Scott W. Broaddus, Jr., President)

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle Jr.)

CASE MANAGER: Sherri Sirwaitis

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STAFF RECOMMENDATION:

The staff recommendation is to approve the 500 South Congress Planned Unit Development (PUD) subject to the following conditions:

- 1. The conditions of the PUD shall be established in the proposed Land Use Plan that includes a breakdown of the planning site area, exhibit of the surrounding tract uses and acreages, the Site Development Regulations, Permitted Uses, Conditional Uses and Prohibited Uses Tables, proposed maximum Land Use Summary Table and Land Use Notes.**
- 2. The PUD shall comply with the following Environmental staff recommendations:**
 - a) The 21% IC proposed in Open Space in the CWQZ should be added as a note to the PUD instead of a code modification.**
 - b) Comply with Notes listed on the Environmental Superiority Exhibit.**
- 3. The PUD shall comply with the following Housing Department staff conditions: Prior to issuance of a final certificate of occupancy for each building, the applicant will be required to pay \$9.00 per square foot of bonus area above the baseline FAR of 2:1. The City can use all or a portion of the fee in exchange for onsite affordable units at a rate of \$591.00 per square foot. Any such on-site affordable units will be required to be affordable at 60% MFI for a period of 40 years and in compliance with Chapter 4-18, Article 2, *Density Bonus and Incentive Program* requirements.**

The applicant will provide a \$1,500 per unit relocation fee for tenants located within the property at time of issuance of a demolition permit for the existing residential structure. The applicant will comply with separate requirements for tenant notification as required by the § 25-1-712 of the City's Land Development Code, *Tenant Notification Required*.

4. Austin Fire Department requests a dedicated space for a Public Safety Station within the 500 South Congress PUD and are requiring the following to be provided by the developer:

9,000 to 11,000 square feet unfinished space within the level of discharge ("ground floor") and floor above, with a private convenience stair, adequate space for 2-3 apparatus bays and appropriate apron for fire/EMS apparatus, and an entrance/egress on a major roadway. Final selection of the location must be approved by the Austin Fire Department, Austin-Travis County EMS, and the Developer, with a lease executed or the space conveyed prior to 55% of certificates of occupancy for the development having been issued.

5. The PUD shall comply with the Notes approved by the Parks and Recreation staff that are listed on the Conceptual Open Space Plan.

6. Austin Water proposes the following language to be included in the 500 South Congress PUD ordinance:

A. "Landowner shall construct at Landowner's expense a public reclaimed water system main starting at the midpoint between the northwest corner of the site and the intersection of West Riverside Drive and South Congress Avenue and continuing west along West Riverside Drive and connect it to the existing reclaimed water main at the intersection of Barton Springs Road and West Riverside Drive. The public reclaimed water system main shall be temporarily connected to a public potable water main and capped at the ends to be ready for future connection to the public reclaimed water system by others. Landowner reserves the right to participate in the Go Purple Incentives for Developments Connecting to Centralized Reclaimed System program or successor program of equal or greater benefit to the Landowner to allow for cost sharing with Austin Water."

B. The PUD shall be required to install reclaimed water services and meters and connect to and utilize reclaimed water systems (purple pipe) for all irrigation, cooling, and toilet/urinal flushing uses in the PUD.

7. The development of the PUD site will be subject to the TIA Memorandum from the Transportation and Public Works Department (TPW) - *Please see Exhibit V.*

1. The PUD will adhere to the back of curb streetscape improvements as illustrated by the street cross section exhibits. These include sidewalk, planting zones and protected bicycle facilities.

2. TPW has agreed to waive ROW dedication requirement for ASMP Barton Springs Rd.- Congress Ave. Connector. The development will dedicate the internal driveway as a permanent (public) access easement, allowing for pedestrian, bicycle and vehicular traffic.

3. Gated roadways are prohibited.

Unaddressed PUD comments:

4. Outstanding: TPW requests that a note be added stating that if any surface level parking is provided, then ADA parking shall also be provided.

5. Outstanding: "Permanent Access Easement" designation must be added to street cross sections in lieu of "sidewalk easement."

6. Outstanding: Additional ROW and permanent access easements are required for S. Congress Avenue in accordance with the ASMP. 70' from existing centerline is required.

8. Austin Energy Facilities Review has requested that the civic use Major Utility Facilities be added as a permitted use on this property to allow for any future substations. AE Systems Planning is concerned about servicing future re-development in this area. So adding this use as a permitted use would be needed if they ever do require a substation.

PARKS AND RECREATION BOARD:

May 19, 2025: Approved staff's recommendation that the 500 S Congress PUD application is superior with respect to parkland dedication on Board Member Franklin's motion, Board Member Abou-Emara's second on a 9-0 vote. Board Members Orme and Talor absent. *Please see Exhibit X.*

SMALL AREA PLANNING JOINT COMMITTEE ACTION:

June 4, 2025: Meeting canceled due to lack of quorum.

SOUTHCENTRAL WATERFRONT ADVISORY BOARD ACTION:

May 19, 2025: Meeting canceled due to lack of quorum.

ENVIRONMENTAL COMMISSION RECOMMENDATION:

June 4, 2025: Approved staff's recommendation, with conditions (8-1, R. Brimer-No, M. Krueger and A. Ganguly-absent); H. Cofer-1st, D. Sullivan-2nd. *Please see Exhibit Y.*

PLANNING COMMISSION RECOMMENDATION:

April 22, 2025: Motion to approve staff's request for an indefinite postponement was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

June 24, 2025: Approved the applicant's postponement request to July 8, 2025 on the consent agenda on Commissioner Anderson's motion, Commissioner Maxwell's second, on a 9-0 vote. Commissioner Powell was off the dais. Chair Azhar and Commissioners Haney and Skidmore were absent.

July 8, 2025: Approved staff's recommendation for PUD zoning with the following conditions: 1) remove the Austin Fire Department's request for a dedicated space for a Public Safety Station, 2) Limit additional ROW and permanent access easements required for S. Congress Avenue to 60' from existing centerline, 3) make Major Utility Facility a conditional use on the property (9-1, P. Howard, N. Barrera-Ramirez and P. Breton-absent); G. Anderson-1st, C. Haney-2nd.

CITY COUNCIL ACTION:

September 11, 2025

ORDINANCE NUMBER:

ISSUES:

The applicant has requested that this case be scheduled for public hearings citing LDC Section 25-2-282(E) (*see Applicant's Letter Requesting Scheduling for Land Use Commission – Exhibit V*).

Per the Code:

- The PUD must be reviewed by the Environmental Commission. Subsections (I)(11) and (M) of code section 2-1-144 require PUDs to go to this commission before Planning Commission.
- The PUD must also go to the South Central Waterfront Advisory Board. This requirement is noted in Subsection (F) of 2-1-172.
- Because this PUD is located within the Waterfront Overlay (WO) combining district, we must also request a recommendation from the Small Area Planning Joint Committee of the Planning Commission. This requirement is noted in Sections 25-2-715 and 25-2-282.

CASE MANAGER COMMENTS:

The applicant has submitted a development assessment for a 6.48 acre mixed use project generally located southwest corner of West Riverside Drive and South Congress Avenue (*see Case Map – Exhibit A*). The proposed PUD consists of a mixed-use development of approximately 950 residential units, 225 key hotel, 600,000 square feet of office, 20,000 square feet of restaurant uses 90,000 square feet of retail uses and a 25,000 square foot grocery store/food sales use. The majority of the parking for the development will be achieved through a below grade parking structures (*see Application Summary Letter – Exhibit C*).

The property in question is currently developed with a two-story office structure (105 Riverside Drive), a multifamily use (South Congress Square Apartments), a restaurant (Ego's) and five story office building (510 South Congress Avenue) that are zoned CS-1-NP and CS-1-V-NP. It is designated as "Mixed Use" on the Future Land Use Map (FLUM) in the Bouldin Creek Neighborhood Plan that was adopted on May 23, 2002. This site is adjacent to an office use to the north (Austin Trust Company) and office and commercial uses to the east (Chevron Service Station/Woody's Food Mart, 515 S Congress: Wells Fargo Bank, Freebirds World Burrito, Bennu Coffee, Sweet Tooth Dental, IVitamin Hydration Therapy, Enlightened Baby, DCI Engineers) that are zoned CS-1-V-NP. There is a vacant restaurant use (former Threadgill's) and a thirteen-story office structure to the west (One Texas Center) that are zoned CS-1-V-NP and P-NP respectively. To the south, there is East Bouldin Creek and a civic use (Texas State School for the Deaf) that is unzoned (UNZ).

The property is located within the Lady Bird Lake and East Bouldin Creek Watersheds, which are classified as Urban Watersheds, and is part of the South Central Waterfront District. The proposed PUD is in an area that includes the 100-year floodplain and Critical Water Quality Zone (*see Existing Conditions-H and Land Use Plan – Exhibit I*). According to the Applicant's Submittal Letter, the proposed PUD will improve pedestrian connectivity

across and along the property by providing an elevated boardwalk and trails along East Bouldin Creek to create a connection between South First Avenue and South Congress Avenue as envisioned under the South Central Waterfront Vision Framework Plan (SCWFP). Therefore, the PUD proposes to remove existing impervious cover and improvements from the Critical Water Quality Zone and floodplain and incorporate several environmental /ecological enhancements throughout the property (*please see the Tier One and Tier Two Superiority Chart – Exhibit D and Code Comparison Chart - Exhibit F*).

In the South Central Waterfront Regulating Plan, the Figure 1: Regulating Plan Height Map calls for this property to have a maximum height of 200 feet. However, per City Council Resolution No. 20220915-090, the Long Range Planning division in the Planning Department has been directed to revise the South Central Waterfront Regulating Plan and the accompanying South Central Waterfront Vision Framework Plan ("Vision Plan"). According to the staff, the Regulating Plan will now be known as the South Central Waterfront Combining District and Density Bonus Program and has evolved significantly and is based on the Downtown Density Bonus Program. The proposed changes no longer include maximum building heights. Instead, there are recommendations concerning Floor-to-Area (FAR) limits. In the staff's recommendation for the proposed changes to the regulating plan and the accompanying South Central Waterfront Vision Framework Plan, this property is located within Subdistrict 4 and the staff's recommendation is for no maximum height limit and a maximum FAR of 24:1. Please note that these changes were postponed indefinitely by the City Council on September 12, 2024.

In the PUD Application Summary Letter (*Exhibit C*), the applicant states that they are seeking CS-1, Commercial-Liquor Sales District, as the baseline zoning district for the PUD. The applicant has listed the proposed site development standards and permitted, conditional and prohibited uses for the PUD on the Sheet 4, General Notes, of the Land Use Plan (*please see Land Use Plan - Exhibit I*). Of note, the applicant is requesting a maximum building height of 650 feet in Area 1 and the remainder of the site will be limited to a maximum height of 500 feet know as Area 2. The maximum floor-to-area (FAR) of 24:1 and the maximum impervious cover and building coverage is 90%. The PUD proposes 0-ft setbacks along all property lines. In addition, the PUD proposes to maintain an average 50-ft primary setback parallel to the centerline of East Bouldin Creek and to remove the secondary setback line.

The envisioned PUD proposal will seek twenty-nine modifications from the Land Development Code requirements (*see Proposed Code Modifications Table – Exhibit E*). The applicant has demonstrated in the submittal materials that the project will meet all of the applicable Tier One PUD development standards, Tier One Additional Requirements and offer elements of superiority in ten Tier 2 categories (*Open Space/Parkland; Environmental/ Drainage; Great Streets; Community Amenities; Transportation; Building Design; Parking Structure Frontage; Development Bonus; Accessibility; Local Small Business*). Therefore, they have stated that the proposed PUD will result in a superior development to that which could be developed under conventional zoning standards (*please see the Tier One and Tier Two Superiority Chart – Exhibit D*). Examples of proposed superiority include providing for

open space that is 10% above the minimum requirements that will result in a minimum of 100 linear feet of trail along East Bouldin Creek, a trail entrance to the development off of South Congress Avenue to bring users into the development through the open space and along the restored creek, a minimum of 5,000 sq. ft. of landscaping at ground level, a minimum of 1,000 linear feet of internal sidewalks, a minimum of 300 linear feet of bike paths and a minimum of 2,000 sq. ft. of recreational courts and play spaces. In addition, the PUD will provide 100% of the required water quality volume onsite with at least 50% of water quality volume to be treated using green water quality controls among those described in the ECM, a reduction in maximum permitted impervious cover by 5%, rainwater harvesting, stormwater runoff from impervious surfaces that will be directed to landscaped areas equal to or greater than the required landscape area (min 20% site area), use of Integrated Pest Management (IPM) controls, incorporation public art, 5,000 square feet of commercial space to be provided for local businesses or non-profits for lease at an affordable rate for a period of 25 years, incorporation of electric charging stations within the parking garage for use by tenants and visitors of the development, participation in the Carbon Impact Statement pilot project, comply with the most current AEGB Light Pollution Reduction criteria available, creation of a habitat for local bees and other pollinators by using native plants in the development, a 500 square foot vertical green wall to reduce the urban heat island effect, improvements through riparian restoration to both the north and south sides of the creek and the utilization of environmental signage and wayfinding. The PUD is also contemplating a 0.54 score using the Draft COA Functional Green Scoring System and the PUD will achieve a minimum of LEED Silver rating for residential buildings and LEED Gold for commercial office buildings. The applicant has stated that the PUD will attempt to be the first project in the United States to pursue a “Sustainable Sites (SITES) Pre-Certification”, targeting a minimum Silver rating.

BASIS OF RECOMMENDATION

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The Planned Unit Development (PUD) zoning district is intended for large or complex developments under unified control, planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provides greater design flexibility for development proposed within the PUD. Use of the PUD district should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the development enhances preservation of the natural environment; encourages high quality development and innovative design and ensures adequate public facilities and services for development within the PUD.

2. *Zoning changes should result in a balance of land uses, provide an orderly and compatible relationship among land uses and incorporate environmental protection measures.*

The proposed PUD zoning will permit a high-quality mixed-use development with residential, hotel, office, restaurant/retail uses and a grocery store/food sales use that will provide for housing, services and employment opportunities in an area that has been identified as a designated Regional Center (South Central Waterfront) by the Growth Concept Map in the Imagine Austin Comprehensive Plan.

The staff recommends PUD zoning based on the following factors: additional accessibility features, superior building design options, provision for community amenities including public recreation zones, urban spaces and a rejuvenated trail/boardwalk along East Bouldin Creek, participation in the Development Bonus for affordability, environmental/water quality superiority, compliance with Great Street regulations, support of local small business by providing a commercial space for lease, exceeding open space requirements, improving connectivity through significant improvements for pedestrian and bicycle activity, developing a parking structure designed for pedestrian oriented uses and numerous other superiority elements specific to this project as listed in the text of this report below.

3. *Zoning should allow for reasonable use of the property.*

The proposed PUD zoning will enable the applicant utilize this property to construct a higher density mixed use development on a property with access to two designated Core Transit Corridors, Congress Avenue and East Riverside Drive. The proposed PUD will provide a development that is superior and will enhance upon the guiding principles outlined in the current South Central Waterfront Vision Framework Plan ("Vision Plan"). The planned unit development will improve pedestrian and bicycle connectivity between South First and South Congress by providing an elevated boardwalk and trails along East Bouldin Creek and a shared pathway from South Congress Avenue through the site to Haywood Avenue. The PUD will reduce existing impervious cover, make improvements to the Critical Water Quality Zone and floodplain areas and incorporate environmental/ecological enhancements throughout the property. The proposed PUD meets ten of the Tier 2 Requirements in the Code and provides eleven other superiority elements that the applicant is offering as specific to this PUD.

The PUD will encourage a pedestrian environment by expanding open space, trail access and connectivity in an area near the Project Connect Blue Line and within walking distance of a proposed future Capital Metro rail station on Riverside Drive. There are numerous transportation options in this area with Capital Metro bus routes (# 7, 20, 142, 483 and 935) along E. Riverside Drive and routes (# 1, 486 and along South Congress Avenue. There are multiple bus stops nearby including a Capital Metro Rapid Bus Stop with service provided along S. Congress Avenue and W Riverside Drive within 0.06 miles, a bus stop within 0.04 miles along S. Congress

Avenue and a bus stop within 0.13 miles along South 1st Street. In addition, there is a bike lane and sidewalk along S. Congress Avenue and existing sidewalks along W. Riverside Drive.

The proposed PUD is adjacent to South Congress Activity Corridor, the Riverside Drive Activity Corridor and is 0.11 miles from South First Activity Corridor as designated by the Imagine Austin Comprehensive Plan.

PURPOSE OF PLANNED UNIT DEVELOPMENTS

Per the Land Development Code, PUD district zoning was established to implement goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services. The City Council intends PUD district zoning to produce development that achieves these goals to a greater degree than and thus is superior to development which could occur under conventional zoning and other development-related regulations.

The City Council approved revisions to the PUD regulations that became effective June 29, 2008. To help evaluate the superiority of a proposed PUD, requirements are divided into two categories: Tier 1, which is requirements that all PUDs must meet, and Tier 2 which provides criteria in 13 topical areas in which a PUD may exceed Code requirements and therefore demonstrate superiority. A PUD need not address all criteria listed under Tier 2, and there is no minimum number of categories or individual items required.

PROPOSED CODE MODIFICATIONS

There are 29 modifications to Code and Criteria Manual requirements requested by the applicant (*please refer to Exhibit E – Proposed Code Modifications for details*). These proposed modifications are summarized below:

General Requirements and Procedures

- Section 25-1-21(105) (*Definitions, Site*) is modified to allow a site to cross a public street or right-of-way.
- Chapter 25-1, Article 14 (*Parkland Dedication*) is modified such that parkland dedication shall be satisfied in accordance with the standards outlined in the PUD.
- Section 9-2-21(A)(2) (*Permit for Concrete Installation During Non-Peak Hour Periods*) is modified to authorize the director to issue a Non-Peak Hour Permit to construct improvements on the Property.

Zoning

- Section 25-2-144(D) (*Planned Unit Development (PUD) District Designation*) is modified to allow the PUD to include less than 10 acres.
- Section 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1(L) (*Tier One Requirements*) is modified to allow the PUD to include less than 10 acres.
- Section 25-2-491(C) (*Permitted, Conditional and Prohibited Uses*) is modified to allow additional permitted and conditional uses on the Property.
- Section 25-2-691(C) (*Waterfront Overlay (WO) District Uses*) is modified to allow the

- additional pedestrian-oriented uses on the Property.
- Section 25-2-691(D) (*Waterfront Overlay (WO) District Uses*) is modified to allow pedestrian oriented uses above the ground floor of a structure.
 - Section 25-2-721(B) (*Waterfront Overlay (WO) Combining District Regulations*) is modified to allow the following improvements within the primary setback area: Buildings, Sidewalk, Handrails, Pavers, Outdoor Recreation, Boardwalks, Green Infrastructure, Benches, Shade Structures, Site Lighting, Landscaping improvements including - hard surface trails, bicycle trails, picnic facilities, playscapes and rain gardens - underground rain-water cisterns, stormwater outfall structures, concessions, bicycle rentals, sports equipment rentals, performance and special events facilities, boardwalks, sidewalks, pavilions, exercise equipment and courses.
 - Section 25-2-721(B) (*Waterfront Overlay (WO) Combining District Regulations*) is modified to allow a maximum of 40% percent impervious cover within the primary setback area.
 - Section 25-2-721(G) (*Waterfront Overlay (WO) Combining District Regulations*) is modified so that loading and unloading shall be allowed from any internal driveway and not required to be screened from public view. Loading and unloading locations on private internal driveways are subject to TCM spacing and dimensional requirements subject to TPW approval.
 - Sections 25-2-742(B)(2) (*South Shore Central Subdistrict Regulations*) is modified to reduce the primary setback line to 50 feet from the East Bouldin Creek centerline as shown on the Land Use Plan.
 - Development of the property is exempt from Section 25-2-742(C)(2) (*South Shore Central Subdistrict Regulations*).
 - Section 25-2-742(E)(2) (*South Shore Central Subdistrict Regulations*) is modified to allow a building base wall with a maximum height of 90 feet south of Riverside Drive.
 - Development of the property is exempt from Section 25-2-742(F) (*South Shore Central Subdistrict Regulations*).
 - Development of the Property is exempt from the maximum height limitations established in Sections 25-2-742(G)(3) and (G)(4) (*South Shore Central Subdistrict Regulations*).
 - Development of the Property is exempt from Chapter 25-2, Subchapter E (Design Standards and Mixed Use), Article 2.2 (*Relationship of Buildings and Streets and Walkways*), Article 2.3(*Connectivity Between Sites*), and Article 2.4 (*Building Entryways*).

Site Plan

- Section 25-5-81(B) (*Site Plan Expiration*) is modified such that a site plan expires eight (8) years after the date of its approval, unless Section 25-5-81 subsections (C), (D), or (E) are met.

Transportation

- Section 25-6-55 (*Dedication of Right-of-Way*) is modified to remove the requirement to extend the ASMP required Barton Springs Road – Congress Avenue Connector through the Property.
- Section 25-6-55 (*Dedication of Right-of-Way*) is modified to grant a waiver from the ASMP right-of-way requirements for South Congress Avenue and Riverside Drive.
- Section 25-6-381 (*Minimum Frontage for Access*) is modified to allow access to Congress Avenue and West Riverside Drive which are classified as a major roadway.

- Section 25-6-476 (Bicycle Parking for Mixed Use Developments), 25-6-477 (Bicycle Parking), 25-6- 532 (Off-Street Loading Standards), and Appendix A (Tables of Off-Street Loading Requirements and Former Off-Street Parking Requirements) are modified such that the minimum off-street parking, bicycle parking, and loading requirements shall be subject to the land uses and intensities of the site plan in accordance with the Land Development Code. Administrative waivers to these requirements may be granted subject to approval by the TPW Director, should they be requested at the time of site plan.
- Section 25-6-532 (Off-Street Loading Standards) is modified to allow shared loading and unloading spaces for the various uses within the PUD regardless of where the use or loading and unloading is located within the PUD.

Environmental

- Section 25-8-63(C)(12) (*Impervious Cover Calculations*) is modified to exclude a parking structure from impervious cover calculations when the parking structure is constructed below the finished grade of the land, is covered by soil having a minimum depth of two feet with an average depth of not less than four feet, and Landowner shall at the time of site plan submit documentation to the City evidencing the discharge or impoundment of groundwater from the parking structure, if any, will be managed to avoid adverse effects on public health and safety, the environment, and adjacent property. A parking structure meeting the requirements of this section may exceed 15% of the site area.
- Section 25-8-213(C) (Water Quality Control Standards) is modified to require a minimum of 50% of the water quality volume required by code to be provided using green storm water infrastructure.
- Section 25-8-261 (*Critical Water Quality Zone Development*) and the ECM are modified to allow the following improvement(s) within the Critical Water Quality Zone: Buildings, Sidewalk, Driveways/Drop-Offs, Handrails, Pavers, Outdoor Recreation, Boardwalks, Green Infrastructure, Benches, Shade Structures, Site Lighting, Landscaping improvements including - hard surface trails, bicycle trails, picnic facilities, playscapes and rain gardens - underground rain-water cisterns, stormwater outfall structures, concessions, food and beverage vendors, bicycle rentals, sports equipment rentals, dining facilities, performance and special events facilities, boardwalks, sidewalks, pavilions, exercise equipment and courses.
- Section 25-8-281(C)(1) (*Critical Environmental Features*) is modified to reduce the critical environmental feature buffer zone from 150-ft to 50-ft.
- Section 25-8-261(Critical Water Quality Zone Development) is modified to increase the maximum impervious cover within the Critical Water Quality Zone from 5% of the total gross area of the Critical Water Quality Zone to a maximum of 21% of the total gross area within the Critical Water Quality Zone.

Signage

- All signage on the Property shall comply with the requirements of Section 25-10-129 (*Downtown Sign District Regulations*).

SUPERIORITY ELEMENTS

As more fully detailed in the Basis for Superiority - Tier 1 and Tier 2 Compliance Summary Table (*Exhibit D*) and on the proposed PUD Land Use Plan (*Exhibit I*), this proposed PUD meets the applicable Tier 1 items and offers elements of superiority in **ten** Tier 2 categories (*Open Space/Parkland; Environmental/ Drainage; Great Streets; Community Amenities; Transportation; Building Design; Parking Structure Frontage; Development Bonus; Accessibility; Local Small Business*).

The applicant is proposing the following benefits for the PUD:

Accessibility

- Create an equitable and inclusive site experience as possible and will provide accessibility for persons with disabilities at a degree that complies with the most stringent legal regulations – be they local, state or federal, both within each of the buildings as well as the overall site and landscape.

Building Design

- Exceed the minimum required points, achieving a minimum of 10 points.

Community Amenities

- Provide (i) a minimum of 2,000 sq. ft. of publicly accessible recreational zones, (ii) an urban grocery store of at least 10,000 sq. ft., (iii) at least 15,000 sq. ft. of publicly accessible, pedestrian-friendly urban space that may be dedicated as part of a public access easement, connecting the project internally and externally to the neighborhood and city, and (iv) a “Trail Entrance” to the development from Congress Avenue that brings site users into the development through the central plaza and approximately 300 linear feet of rejuvenated trail/boardwalk along East Bouldin Creek. In addition, they are currently investigating the possibility of providing a boardwalk that would connect the Texas School for the Deaf to this site.

New and expanded access to East Bouldin Creek by amenitizing the creek to provide natural public promenades and points of interest to observe nature and the local wildlife. Additionally, the proposed development will also punctuate this public space with passive and active recreational activities, public seating and adequate lighting for night time use whereby implementing the vision of the SCWFP.

Development Bonus

- Prior to issuance of a final certificate of occupancy for each building, the applicant will be required to pay \$9.00 per square foot of bonus area above the baseline FAR of 2:1. The City can use all or a portion of the fee in exchange for onsite affordable units at a rate of \$591.00 per square foot. Any such on-site affordable units will be required to be affordable at 60% MFI for a period of 40 years and in compliance with Chapter 4-18, Article 2, Density Bonus and Incentive Program requirements.

Environmental/Water Quality

- Complying with current code except as modified by the PUD.
- At least 50% of water quality volume will be treated using green water quality controls among those described in the ECM. Utilize rainwater harvesting and a rain garden system to treat approximately 50% of the required water quality volume onsite - first in below grade vaults (using inefficient parts of the parking garage), then pumping this water into raingardens, over the course of a permitted maximum 48 hours, to achieve 100% of the required storm water treatment using green water quality controls - which will support greater biodiversity and regionally native plants, while reducing storm water impacts to Bouldin Creek.

- A maximum impervious cover of 90% which is a five percent reduction from what is allowed by the current CS-1 base district, which is 95%.
- Use natural channel design techniques described in the Drainage Criteria Manual (DCM) to enhance the creek edge along East Bouldin Creek. Bank armoring will be limited to areas at risk of scouring due to volume and velocity of creek flow. Native vegetation will be incorporated into armoring through terracing. Natural channel design will be utilized to increase floodplain volume by over 25,000 cubic feet and restore 23,000 square feet of riparian and aquatic habitat, that results in a healthy wetland fringe, a diverse floodplain forest, and stabilized bed and bank.
- Restore riparian vegetation in existing degraded areas adjacent to the creek by removing over 8,000 sq. ft. of concrete embankment from the creek banks and pulling back the creek bank slope to create a more approachable, secure, and manageable riparian area. This will result in at least 23,000 sq. ft. of restored riparian and aquatic habitat, expanding the wetland fringe, and stabilizing the bank with native riparian vegetation with a stability rating of 6 or higher. Restoration will include invasive species removal, soil decompaction and enhancement, planting, and seeding. Areas designated as floodplain forest and wetland fringe will be managed as an "enhanced" grow zone to increase biodiversity, create human/nature connections, and have ecological health as a primary driver of long-term management of the site.
- Increase the floodplain function from "poor" or "fair" to a minimum of "good" based on the City of Austin ECM's Functional Floodplain Assessment, Appendix X.
- Include at least 20 species native to the Edwards Plateau and Blackland Prairie, which are important throughout the lifespan of pollinators. The PUD will take advantage of the canyon-like setting within this urban development and utilize the unique species of the Edwards Plateau and Blackland Prairie to create landscapes that are both ecologically appropriate and aesthetically appealing. Over 50 species will be included in the final planting plan provided as part of the site plan and 70 percent of all plantings on site will be from the Edwards Plateau and Blackland Prairie. All riparian restoration plantings will exceed density and diversity code requirements by at least 20%, based on COA ECM 609s criteria. Additionally, 30% of the plant species along the wetland fringe of East Bouldin Creek will have a stability rating of 6 or greater.
- Remove impervious cover from the CWQZ, which includes the existing buildings and accessory surface parking lots. The PUD proposes removing over 8,000 square feet of concrete embankment adjacent to Bouldin Creek as well as 8,890 square feet of additional impervious cover from the floodplain. Based on the existing corrected effective floodplain evaluated, the area within the CWQZ is 0.84 ac with 0.4058 acres being impervious for a total of 48.2% existing impervious cover in the CWQZ. Based on the proposed floodplain evaluated, the area within the CWQZ is 1.11 acres with 0.23 acres being impervious for a total of 20.7% proposed impervious cover in the CWQZ. This is a reduction of 7,658 sq. ft. of impervious cover within the Critical.
- Protect and preserve 100% of all heritage trees on site, unless the trees are dead, fatally diseased or pose an imminent hazard to people or property (DDI). The PUD will also seek to preserve 75% of the caliper inches associated with native protected size trees (as per COA Appendix F).
- 100% of all newly planted street trees will be selected from Appendix F (Descriptive Categories offTree Species) from the ECM and under both the Street Trees ("SE-Streetscape"))

and Significant Shade Providers (“SS-Significant Shade Providers”) list. The PUD will direct amendments and conditioning for specific management areas throughout the site associated with soil components, texture, and flora and to optimize those conditions for: streetscape, rain gardens, floodplain forest, herbaceous riparian, lawn and wetland fringe. The City Arborist may allow for alternative species on a case by case basis and may suggest alternative species based on current availability and site and climate condition. The street trees will be a minimum of 3” caliper measured 6” above grade, and the sizing will comply with the standards for nursery stock (ANSI Z60. 1-2014). In addition, no more than 25% of the newly planted street trees will be from the same species. This commitment is above and beyond the city standard 60% requirement from Appendix F, 1.5” caliper minimum per tree, and 50% maximum being from the species.

- Use 1,000 cubic feet of soil per new street tree well, where up to 25% of the soil volume may be shared with adjacent trees in continuous plantings. Riparian tree plantings will be sourced from within 250 miles of the site.
- Further environmental protections as part of the PUD include:
 - (i) supporting wildlife habitat by employing Integrated Pest Management (IPM) controls that reduce overall use of pesticides and herbicides,
 - (ii) extend purple pipe to the property from the nearest available point
 - (iii) utilize dual piping for landscape/site irrigation and
 - (iv) implement a natural areas management plan that ensures long-term aesthetics, ecological function and resiliency of public spaces.

Great Streets

- Comply with the requirements of Subchapter E, except as modified by the PUD. Proposed street cross sections shall be in accordance with the recommendations in the Transportation Criteria Manual (TCM), except as modified by the PUD, specifically delineating/constructing separated bicycle and pedestrian facilities along the frontages of South Congress Avenue and Riverside Drive as well as a driveway and bike lane through our site. Coordination with the Transportation and Public Works Department will be required to better understand any specific visions for both Congress Avenue and Riverside Drive that would differ from Subchapter E.

Local Small Business

- Provide 5,000 sf of commercial space for local businesses or non-profits for lease at an
- affordable rate for a period of 25 years. Such affordable space shall be available for rent by businesses at no more than eighty percent (80%) of the market rents for similar sized and located commercial space on South Congress Avenue.

Open Space

Meet the goals of the SCWFP by creating connections comprised of open space through the development and along East Bouldin Creek that are 10% greater than the requirements per uses specified in 2.3.1A. Specifically, the open space amenities for the PUD will include:

- ☐ A minimum of 100 linear feet of trail along East Bouldin Creek.
- ☐ A “Trail Entrance” to the development off of South Congress Avenue that brings site users into the development through the open space and along the restored creek.
- ☐ A minimum of 5,000 sf of landscaping at ground level.
- ☐ A minimum of 1,000 linear feet of internal sidewalks/walkways.
- ☐ A minimum of 300 linear feet of bike paths.
- ☐ A minimum of 2,000 sf of recreational courts and play spaces.

Parking Structure

- A minimum of 50% of the parking provided onsite will be located below grade. For the remainder of the parking that is above grade a minimum of 75% of the parking structures in the PUD will be designed for pedestrian oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) in ground floor spaces.

Transportation

- Provide bicycle spaces that exceed code requirement for the development. Separate bicycle parking facilities will be provided for tenants and residents of the development. Moreover, the PUD proposes a new publicly accessible creek trail/boardwalk that will provide circulation routes for cyclists and pedestrians. At least 300 linear feet of protected bike lanes will be provided internal to the project and made accessible to the public, with future connections planned from South Congress Avenue to South 1st Street along East Bouldin Creek as well as from South Congress Avenue across the site to Haywood Avenue and across to South 1st Street.

Other Superiority Elements

In addition, the applicant is offering the following superiority elements outside of the Tier 1 and Tier 2 items that are specified under the PUD regulations in the Land Development Code:

Art

- Commitment to introducing art into the project's public realm and shall provide a minimum of \$50,000 for public art with the flexibility to provide a rotating exhibit.

Carbon Impact Statement

- Participation in the Carbon Impact Statement pilot project and commits to a minimum of 10 points. The sites restored habitat and native plantings will sequester over 5 tons of carbon per year.

Ecology/Bee Habitats

- Create habitat for local bees and other pollinators by using native plants known for attracting pollinators and/or serving as caterpillar host plants. The PUD will include a minimum of 20 native plant species that attract pollinators and/or bird habitat.

Electric Charging Stations

- Incorporate electric charging stations within the parking garage for use by tenants and visitors of the development. As currently contemplated, the PUD is targeting charging stations for a minimum of 5% of provided parking.

Functional Green Score

- Achieve a score of 0.30 under the Draft Functional Green program.

Green Wall

- Provide a 500 sf of vertical green wall to reduce the urban heat island effect, increase habitat and overall experience of the site. This will be located within the public realm in an area that receives greater than 4 hours of sunlight and will either be a vine and mesh or living wall system.

LEED Certification

- Achieve a minimum rating of “Silver” for residential buildings and “Gold” for commercial office buildings.

Light Pollution Reduction

- Comply with the most current AEGB Light Pollution Reduction criteria available at the time of site plan.

Riparian Restoration and Critical Environmental Features (CEFs)

- Riparian restoration to both the north and south sides of the creek that will provide a more aesthetic experience for visitors. This includes the expansion of the riparian woodland canopy and enhancement of existing canopy areas to become more biodiverse. In addition, the inclusion of trees of different sizes and age classes will result in more useful habitat. The process of riparian restoration improvement will include: removal of concrete armoring, management of invasive species, installation of bank stabilization where needed and/or laying back of the creek bank, soil enhancement, as well as establishment of a complete riparian community through the planting and seeding of native canopy, understory, and herbaceous layers. The results are better habitat, better places for humans to enjoy nature, and improved water quality.

SITES Pre-Certification

- Pursue sustainable SITES certification to create a landscape that meets the highest standards in landscape sustainability.

Wayfinding/Signage

- Commit to environmental signage and wayfinding that communicates the values of the City of Austin with regard to connection to nature, environmental resilience and sustainability. The PUD will include signage for the following environmental superior elements: Water Quality and Riparian Restoration, Tree Preservation and Relocation, Biofiltration Areas, and Pollinator Planting.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-1-NP, CS-1-V-NP	Office (105 Riverside Drive), Multifamily (South Congress Square Apartments), Restaurant (Ego’s), Office (510 South Congress Avenue)
<i>North</i>	CS-1-V-NP	Office (Austin Trust Company)
<i>South</i>	Floodplain, UNZ	Bouldin Creel, Educational Facilities (Texas State School for the Deaf)
<i>East</i>	CS-1-V-NP	Service Station/ Food Sales (Chevron Service Station/ Woody’s Food Mart), Commercial (515 S Congress Center: Wells Fargo Bank, Freebirds World Burrito, Bennu Coffee, Sweet Tooth Dental, IVitamin Hydration Therapy, Enlightened Baby, DCI Engineers)
<i>West</i>	CS-1-V-NP, P-NP, CS-1-V-NP	Vacant Restaurant (former Threadgill’s) and Office (One Texas Center)

NEIGHBORHOOD PLANNING AREA: Bouldin Creek Neighborhood Plan

WATERSHED: East Bouldin Creek and Lady Bird Lake Watershed

CAPITOL VIEW CORRIDOR: Yes

SCENIC ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District,
Austin Neighborhoods Council,
Bouldin Creek Neighborhood Association,
Bouldin Creek Neighborhood Plan Contact Team,
Bouldin Creek Zoning Committee,
Downtown Austin Alliance,
Friends of Austin Neighborhoods,
Homeless Neighborhood Association,
Preservation Austin,
South Central Coalition,
South Central Waterfront Advisory Board

SCHOOLS: Austin Independent School District
Tatum Elementary School
Lively Middle School
Travis High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-2023-0057 (200 E. Riverside PUD)	L-NP to PUD-NP	9/10/ 2024: Approved staff's recommendation of PUD-NP zoning, with the Environmental Commission recommendation conditions and an amendment to the staff's recommendation in item #3 to state, "9,000 to 11,000 square feet unfinished space within the level of discharge ("ground floor") and floor above, with a private convenience stair, adequate space for 2-3 apparatus bays and appropriate apron for fire/ EMS apparatus, and an entrance/egress on a major roadway must be included within 1 mile radius of the 200 E. Riverside PUD in consultation	12/12/2024: Approved PUD-NP zoning, with additional conditions in a motion sheet from Council Member Qadri to amend the draft ordinance to remove part 13 in its entirety, to renumber the remaining sections accordingly and to include Project Connect infrastructure as an element of superiority, by consent on all 3 readings (11-0); Z. Qadri- 1st, N. - Harper-Madison-2nd. 2/27/2025: Motion to change item #50 from a postponement to 2nd reading approval (11-0); Mayor K. Watson-1st, Council Member M. Siegel-2nd.

		with the Austin Fire Department and Austin-Travis County EMS, with a lease executed or the space conveyed or the space identified prior to 55% of certificates of occupancy for the 200 E. Riverside PUD having been issued." Vote (8-1-2, J. Mushtaler-No, A. Haynes and A. Phillips-abstain); A. Azhar-1st, F. Maxwell-2nd.	4/24/2025: Postponed to May 22, 2025 at the staff's request by consent (11-0). 5/22/25:
C14-2017-0026 (Bouldin Creek Neighborhood Plan Garage Placement Zoning)	Area wide plan: To add Garage Placement provisions to Bouldin Creek Neighborhood Area Plan	Recommended adding placement to planning area	The case was indefinitely postponed by staff; the City Council did not act.
C814-2017-0001 (425 W. Riverside Drive PUD)	CS-1-V-NP to PUD-NP	Recommended staff rec., with additional direction provided by 1) the Environmental Commission, 2) the Small Area Planning Joint Committee, and 3) the South Central Waterfront Advisory Board Working Group	5/10/2018: Approved PUD-NP zoning, with additional direction to staff and revisions to the ordinance
C814-2012-0071 (422 W. Riverside)	LI-NP to PUD-NP	Recommended PUD-NP zoning	10/18/2012: Approved PUD-NP zoning
C814-2008-0165.01 (222 E. Riverside Drive PUD Amendment #1)	PUD-NP to PUD-NP, to increase in height from 96 feet to 200 feet on Tract 1	5/13/25: Recommended PUD-NP zoning, to change a condition of zoning, on consent (10-0, P. Howard, C. Hempel and D. Skidmore-absent); F. Maxwell-1 st , A. Woods-2 nd .	7/24/25:
C814-2008-0165 (222 E. Riverside Drive PUD)	L-V-NP and L-NP to PUD-NP	Recommended PUD-NP zoning	10/16/2008: Approved PUD-NP zoning
C14-2007-0224, C14-2007-0220 (Vertical Mixed Use (VMU) Zoning Cases)	Area wide plans: To add VMU to various tracts in the Greater South River City and the Bouldin NP	Recommended adding V overlay to zoning districts.	12/13/2007: Approved adding VMU to tracts

	Areas		
C814-06-0106 C814-06-0106.01 C814-06-0106.02 C814-06-0106.03 (Hyatt PUD - 208 Barton Springs)	CS-1-NP and L-NP to PUD-NP Amendments were to add additional permitted uses within PUD	Recommended PUDNP with conditions. Recommended both amendments.	2/15/2007: Approved PUD-NP zoning 9/26/2013, 8/7/2014 and 11/30/2023: Approved PUD amendments
C14-99-0069 (200 S. Congress)	LI to LI-PDA	Recommended LI-PDA zoning	10/26/2000: Approved LI-PDA zoning
C814-89-0003.02 (305 S. Congress PUD Amendment)	PUD-NP to PUD-NP, to change conditions of zoning	2/08/2022: Approved an amendment to the PUD as Staff recommended, with conditions and amendments Vote: 12-0. [Commissioner Azhar; Vice-Chair Hempel – 2nd] Commissioner Praxis was absent	11/03/2022: Approved an amendment to the PUD with a Restrictive Covenant for the conditions of the Traffic Impact Analysis as on First Reading, on Second Reading. Vote: 7-1, Council Member Alter voted nay. Council Members Kelly and Kitchen abstained. Council Member Tovo was off the dais. 12/01/2022: Approved 3 rd reading

RELATED CASES:

C14P-79-018, C14-02-0031, C14-2007-0220 – Previous Zoning Cases
C8I-2024-0045 - Subdivision Case

OTHER STAFF COMMENTS:

Austin Energy Facilities

Add the civic use Major Utility Facilities to the list of allowed uses, for any future substations.

Austin Fire Department Facilities

Austin Fire (Research & Data Analytics, Laura Ayres)

This urban infill project intends to bring significant increase in residents and commercial visitors to an already strained area. The 500 South Congress PUD is located in an area that already exceeds National Fire Protection Agency standards of 8 minute emergency response time, 90 percent of the time, and the anticipated growth would add unsustainable strain to the limited public safety resources available downtown. AFD is asking for dedicated space for a

Public Safety Station within the 500 South Congress PUD and are requiring the following to be provided by the developer:

9,000 to 11,000 square feet unfinished space within the level of discharge ("ground floor") and floor above, with a private convenience stair, adequate space for 2-3 apparatus bays and appropriate apron for fire/EMS apparatus, and an entrance/egress on a major roadway. Final selection of the location must be approved by the Austin Fire Department, Austin-Travis County EMS, and the Developer, with a lease executed or the space conveyed prior to 55% of certificates of occupancy for the development having been issued.

Austin Energy Green Building

Closed. No comments.

Austin Water Utility

Austin Water proposes that the following language be included in the 500 South Congress PUD ordinance:

- A. "Landowner shall construct at Landowner's expense a public reclaimed water system main starting at the midpoint between the northwest corner of the site and the intersection of West Riverside Drive and South Congress Avenue and continuing west along West Riverside Drive and connect it to the existing reclaimed water main at the intersection of Barton Springs Road and West Riverside Drive. The public reclaimed water system main shall be temporarily connected to a public potable water main and capped at the ends to be ready for future connection to the public reclaimed water system by others. Landowner reserves the right to participate in the Go Purple Incentives for Developments Connecting to Centralized Reclaimed System program or successor program of equal or greater benefit to the Landowner to allow for cost sharing with Austin Water."
- B. The PUD shall be required to install reclaimed water services and meters and connect to and utilize reclaimed water systems (purple pipe) for all irrigation, cooling, and toilet/urinal flushing uses in the PUD.

City Arborist

The PUD development proposes no code modifications to LDC SUBCHAPTER B. - TREE AND NATURAL AREA PROTECTION, ENDANGERED SPECIES. ARTICLE 1. - TREE AND NATURAL AREA PROTECTION.

- CA1 Pending Comment: A tree transplant feasibility report is required for any tree proposed to be transplanted.
- CA2 Not Cleared: Remove all references to Functional Green as it is no longer a program that is proposed.
- CA3 Not Cleared: Remove all references to "keystone trees" as there is no longer a proposal for this category of trees to be named as such.
- CA 4 Pending more information on feasibility of transplanting trees on site. A tree transplant feasibility report is required for each tree proposed to be transplanted.

To achieve Tier 2 compliance point m, please clarify besides preserving 100 of the heritage trees onsite, what the PUD is committing to as opposed to considering for preservation of the 75% of protected and 75% of all other native trees onsite. Comment response is not approved because it is unclear how the Heritage Trees will be preserved on site.

Comprehensive Planning

Project Name and Proposed Use: 500 S CONGRESS AVENUE. C814-2024-0001. Bouldin Creek Neighborhood Plan. FLUM: Mixed Use. Project: 500 South Congress PUD. The applicant is requesting a PUD at a 6.01-acre site. Existing: multi-family apartments, office buildings, cocktail lounge and surface parking. Proposed: mixed-use development with 950 residential units, 225 room hotel, 200,000 sq ft office, 90,000 sq ft retail, 20,000 sq ft restaurant, 25,000 sq ft grocery store, and below grade parking structure. Note that applicant requests maximum building height of 575 feet and maximum FAR of 6.11:1.

The proposed Planned Unit Development (PUD) zoning request meets the intent of the *South Central Waterfront Vision Framework Plan* (Vision Plan), but the level of entitlements being requested through the PUD (increased building heights and floor-to-area ratios (FAR) and a mix of commercial, residential, and office uses) over what was imagined in the Vision Plan are reflective of a significantly different economic environment that existed in 2015/2016 when the economic analysis for the Vision Plan was conducted. The changed economic environment was confirmed through an economic analysis conducted in 2023/2024 during the process of creating the South Central Waterfront Combining District (SCWCD) and the South Central Waterfront Density Bonus Program (DBSCW) which is scheduled to go before Council in July 2024.

The proposed PUD as described in the application materials, in summary, will create a “high-quality” urban environment providing public amenities, new and restored natural spaces, promote alternative transportation options to the automobile, and provide a mix of onsite affordable units and fees-in-lieu to be paid into the Affordable Housing Trust Fund. These aspects of the PUD and multiple others described in the application materials, while not exact to the specifications of the Vision Plan, are not in conflict with the plan and therefore support its high-level goals and objectives.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none"> • Within South Central Waterfront Regional Center; adjacent to South Congress Activity Corridor; adjacent to Riverside Drive Activity Corridor; 0.11 miles from South First Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • 0.06 miles to Capital Metro Rapid Bus Stop (service provided along S Congress Ave and W Riverside Dr); multiple bus stops available nearby including 0.04 to bus stops along S Congress Ave, and 0.13 miles to bus stops along S 1st St
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Bike lane and sidewalk present along S Congress Ave; sidewalk present along W Riverside

	Dr
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> Goods, Services and Employment opportunities present within 0.50 along S Congress Ave and W Riverside Dr
Y	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> 0.3 miles to Thom's Market Riverside
Y	Connectivity and Education *: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> 0.4 miles to Elementary School operated by the Texas School for the Deaf
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> 0.4 miles to Auditorium Shores at Town Lake Metropolitan Park
	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
Y	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation : Preserves or enhances a historically and/or culturally significant site.
	Creative Economy : Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Y	Workforce Development, the Economy and Education : Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training. <ul style="list-style-type: none"> In addition to expanding office space, the applicant indicates the provision of 5,000 sq ft. of commercial space for local businesses at an affordable rate for 25 years.
	Industrial Land : Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
11	Number of "Yes's"
Imagine Austin Priority Program PUD Specific Bonus Features	
Y	Public Space Features and Public Art : Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
Y	Integrates and/or Expands Green Infrastructure : Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
Y	Protects the Environment : Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
	Protects Environmentally Sensitive Lands : Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
	Water/Wastewater Infrastructure : Sustainably manages Austin's water resources and stream corridors through on-site use of storm water detention, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements.
3	Total Number of "Yes's"

Drainage Engineering

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.

Application is associated with Development Assessment CD-2023-0001. Comments from the DA still apply to this application. Comment responses submitted with this application.

DE 1 – Current Status: Cleared

DE 2 – Current Status: Cleared

DE 3 – Current Status: Cleared

DE 4 – Current Status: Cleared

- U2:PUD is not requesting any deviation from the Code requirements for EHZ per the comment response.
- U1: Based on the completed EHZ analysis, will these requirements be met or are you asking for any deviations with this PUD application?
- U0: FYI: An erosion hazard zone analysis will be required to ensure all structures are reasonably safe from future erosion. Bermed ponds will not be allowed in the EHZ without structural walls or protection from erosion that would likely need to be reviewed by WPD. This will also include anything that is subsurface.

DE 5 – Current Status: Cleared

DE 6 – Current Status: Cleared

Environmental

CODE COMPARISON CHART

EV 1 Sh. 3. CWQZ: “As currently contemplated, the PUD proposes a further 5% reduction of impervious cover in the CWQZ....” ‘Further’ based on what? Zoning allowance? 85% IC in the CWQZ? Please clarify.

U1 CLEARED

CODE MODIFICATIONS

EV 2 #12 proposes to “reduce the primary [SCW] setback line to [from 80 to] 50 feet from the East Bouldin Creek centerline ...” The purposes of the setbacks in the SCW is to improve water quality through green infrastructure and enhance natural beauty. Explain how reducing the primary setback achieves these goals. A preferred option would be to explore the “opt-in provision that consolidates the existing setbacks with a 100’ primary setback [to respect] the

water quality zone while making redevelopment feasible for properties along the creek” (South Central Waterfront Vision framework Plan, p. 82).

U1 CLEARED

EV 3 #24 proposes to allow an underground parking structure with a green roof to exceed 15% of the site area. If the Law Department has no objection, I would prefer for this item to only list the modification and not list the portions of 25-8-63(C)(12) that are to remain. For example:

24. Section 25-8-63(C)(12) (Impervious Cover Calculations) is modified to allow a subsurface portion of a parking structure that is excluded from impervious cover restrictions to have an area that exceeds 15 percent of the site area.

U1 CLEARED

EV 4 #25 proposes to allow a long list of development uses that are currently not allowed in a CWQZ. However, some of these items *are* currently allowed. Referring to the list of uses in ECM 1.5.3.B that are considered open space and therefore allowed, revise #25 to only include uses that are not currently allowed as open space and are not allowed by any other section of LDC 25-8-261 or 25-8-262. Provide more information about the uses left on the reduced list.

U1 CLEARED

PUD EXHIBITS 2: Conceptual open space plan (sh. L.04)

EV 5 Show the 25-foot minimum setback from the creek centerline for hard-surfaced trails in an Urban watershed. [LDC 25-8-261(B)(3)(d)]

U1 CLEARED

EV 6 Call out or label the maximum width of the proposed trail. Current code limits a hard surfaced trail in the CWQZ to “12 feet in width plus one-foot compacted sub-grade shoulders, unless a wider trail is designated in a Council-adopted plan.” [LDC 25-8-261(B)(3)(c)]

U1 **PENDING.** I do not see the maximum width stated on the exhibit. Add it to the callout for the trail/boardwalk on sh. 5.

ENVIRONMENTAL SUPERIORITY

EV 7 #5 Native Pollinator Plants

#6 Green Stormwater Infrastructure Integration.

#8 Superior Plant Diversity and Stability

I would like to see 70% of all plantings on site to be from the Blackland Prairie and Edwards Plateau, the two EPA Level III ecoregions of Austin.

U1 **PENDING.** Update the Environmental Superiority Plan to match the response to EV 7 in the Comments Document:

The proposed plan will include at least 20 species native to the Edwards Plateau and Blackland Prairie, which are important throughout the lifespan of pollinators.

The PUD will take advantage of the canyon-like setting within this urban development and

utilize the unique species of the Edwards Plateau and Blackland Prairie to create landscapes that are both ecologically appropriate and aesthetically appealing. Over 50 species will be included in the final planting plan provided as part of the site plan and 70 percent of all plantings on site will be from the Edwards Plateau and Blackland Prairie. All riparian restoration plantings will exceed density and diversity code requirements by at least 20%, based on COA ECM 609s criteria. Additionally, 30% of the plant species along the wetland fringe of East Bouldin Creek will have a stability rating of 6 or greater.

EV 8 #7 SITES Certification. State the SITES rating that this project will attain.

U1 CLEARED

EV 9 #9 Carbon Sequestration. Explain how compliance with this measure will be determined.

U1 CLEARED

EV 10 #10 Human/Nature Connection.

#11 Sustainable Management Plan.

These sound wonderful. Explain how these will be achieved while reducing the SCW setback and increasing impervious cover. Provide quantifiable measures for determining compliance.

U1 CLEARED

EV 11 The proposed superiority measures do not appear to adequately balance the code modifications requested. More information on both the modifications and superiority measures will be needed.

U1 CLEARED

EV 12 Improved vegetation will lead to an increase in bird populations living on and passing through the site. Provide bird safe glass for the entire project.

U1 CLEARED

Environmental Officer

EO2 Update0: The proposed modification to 28-8-261 includes several new types of development to be allowed in the CWQZ. Provide an exhibit detailing the location and extent of all proposed parkland and open space amenities and appurtenant structures in the CWQZ.

Update 1. The modification to 25-8-261 to allow improvements to the critical water quality zone include improvement that generate trash, including but not limited to “food and beverage vendors” and “dining facilities.” These types of uses in the CWQZ are not supported by staff and should be removed from the code modification.

Update 2. Comment cleared.

EO3 Update0: The code modification table includes a proposed modification to ECM 1.5.3 related to IC limits in open space located in the CWQZ. The ECM cannot be modified in the PUD ordinance, instead provide a code modification to 25-8-261 that specifies the total proposed IC limit for open space in the CWQZ.

Update 1. The modification to allow impervious cover in excess of 5% in Open Space must include the maximum amount proposed.

Update 2. The 21% IC proposed in Open Space in the CWQZ should be added as a note to the PUD instead of a code modification. Comment cleared.

EO4 Update 0: Provide the total proposed IC for the project. While IC for CS zoned properties is 95%, only 5% IC is allowed in the CWQZ. Please recalculate the total allowable IC considering the uplands and the CWQZ/Floodplain separately. To achieve superiority for the 5% reduction in IC the project must first calculate the reduction based on the 5% IC allowance in the CWQZ.

Update 1. Comment not addressed. Please provide the proposed reduction in impervious cover for the site including existing conditions, zoning allowances and proposed conditions. Comparisons should be made using the proposed delineation of the CWQZ and the existing delineation of the CWQZ separately not combined in one comparison.

Update 2. Comment cleared

EO7 Update0: Current code requires that the required water quality treatment must be provided using green stormwater control measures, as prescribed in the Environmental Criteria Manual. If less than 100% of the required water quality volume is treated by GSI a code modification will be required.

Update 1. Comment not addressed. If less than 100% of the required water quality volume is treated by GSI a code modification will be required.

Update 2. Comment pending staff determination on the requirement of a code amendment.

EO8 Update0: Quantify the total area proposed for floodplain restoration.

Update 1. The comment response states 15,000 sf of restoration by the superiority chart stated 25,000 sf of restoration. Please clarify which quantity is correct.

Update 2. The PUD will provide 23,000 sqft of restoration per the updated documents. Comment cleared.

EO11 Update0: To receive credit for "clustering impervious cover and disturbed areas" the project would have to remove all proposed development in the CWQZ.

Update 1. Comment not addressed. Please remove this element from the superiority chart.

Update 2. Comment cleared.

EO12 Update0: Comply with the most current AEGB light pollution criteria available at the time of site plan.

Update 1. The project should comply with the most current criteria available at the time of site plan.

Update 2. Comment cleared.

Fire Engineering

No comments.

Floodplain

General notes: The floodplain delineation as shown on the '04/16/25 Floodplain Exh' has been reviewed and approved with this update. A floodplain memo and updated floodplain modeling have been submitted and saved within the model review folder. No formal comments.

Housing

Our comments have been resolved as we have reached an agreement on the affordable housing proposal. We would like the final staff report to include the following information:

Prior to issuance of a final certificate of occupancy for each building, the applicant will be required to pay \$9.00 per square foot of bonus area above the baseline FAR of 2:1. The City can use all or a portion of the fee in exchange for onsite affordable units at a rate of \$591.00 per square foot. Any such on-site affordable units will be required to be affordable at 60% MFI for a period of 40 years and in compliance with Chapter 4-18, Article 2, Density Bonus and Incentive Program requirements.

The applicant will provide a \$1,500 per unit relocation fee for tenants located within the property at time of issuance of a demolition permit for the existing residential structure. The applicant will comply with separate requirements for tenant notification as required by the § 25-1-712 of the City's Land Development Code, Tenant Notification Required.

Hydrogeologist

HG2_U0 Clearly show the boundaries of all Critical Environmental Features (CEF) setbacks as a shaded or hatched area and clearly label the setbacks: "CRITICAL ENVIRONMENTAL FEATURE SETBACK." on all sheets that it exists.

FYI: Reduction/modification of standard 150-foot setback for hydrogeologic CEFs requires an administrative variance. Additional information can be found in LDC 25-8-42 and ECM 1.3.3.

Update 1 – Comment partially cleared. Setback shown; however the administrative variance packet is still pending.

Update 2 – Comment cleared. Administrative Variance approved and signed variance form included.

HG3_U0 Please quantify total amount of rimrock setback disturbance and show where mitigation for impacts will occur.

Update 1 – Repeat comment.

Update 2 – Comment cleared. CEF Mitigation sheet included.

HG4_U0 Provide a sheet entitled “Critical Environmental Feature Mitigation” and show all details and calculations to demonstrate 1:1 in-kind mitigation in compliance with ECM 1.10.4 including a balance table specifying the total acreage of proposed wetland CEF/CEF setback area encroached upon/impacted/reduced as well as the total acreage for each of the proposed mitigation methods. Please show all seeding required for CEF mitigation as lbs/acre on the mitigation sheet referenced above.

Update 1 – Repeat comment.

Update 2 – Comment cleared. CEF Mitigation sheet included.

Parks and Recreation

PR1: U2: PUD will pursue park superiority by dedicating approximately 15% of the gross site area of the PUD boundary as parkland and paying any applicable fees. Park dedication area includes an east west connection along Bouldin Creek with room to construct a 12’ trail in the outer half of the critical water quality zone, and a north south connection from creek up to Haywood ROW. Final trail design, materiality and width to be coordinated with City of Austin at time of site plan.

PR2: U2: Applicant agrees to modify PUD documents to keep 25-2-721(G), screening of Trash cans, utilities, air conditioners, loading docks, storage facilities and other utilities from parkland on south and west property boundaries.

U1: Please remove Waterfront Overlay regulations modification to 25-2-721(G), PARD staff does not support this modification lest it result in public view from the proposed parkland along Bouldin Creek. Trash receptacles, air conditioning, utility meters, loading docks, storage and other utilities must be screened from parkland view. Please note the PUD does not intend to modify this section of code.

PR3: U2: Comment cleared, PUD exhibit emailed 5/5/2025 is satisfactory, thank you.

U1: Comment stands, please provide a clear exhibit showing a trail alignment (with grading to show accessibility, and dimensions to show width including clear zones on either side of the trail) connecting Haywood, the western property boundary, South Congress at grade and a connection to the S Congress culvert for potential off street connection under the bridge.

U0: Provide greater detail on the need for a boardwalk compared to standard concrete trail. PARD may consider a concrete and pier boardwalk, but not a wooden slat one. Trail alignment as proposed currently dead-ends into the One Texas Center parking garage. Staff recommend an alignment along Bouldin Creek with access to Haywood Avenue right-of-way, and two connections down to the S Congress Avenue culvert and up to S Congress Avenue street grade.

Site Plan

Comments cleared.

Transportation/TPW Engineering

- ATD 1. Transportation assessment (TA)/ traffic impact analysis (TIA) and transportation demand management (TDM) are required and have been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TA/TIA/TDM. [LDC 25-6-142]. Comments will be provided in a separate memo.

U1/2/3: Comment pending.

- ATD 2. All PUDs must provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways. Detailed comments will be provided through the traffic impact analysis (2.3.1.I).

U1/2/3: Comment pending.

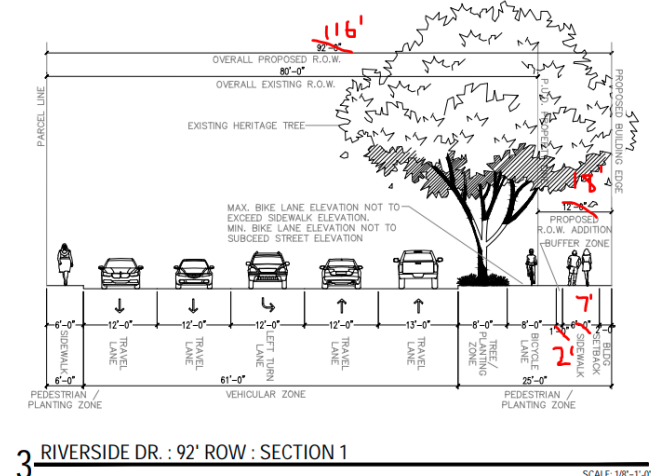
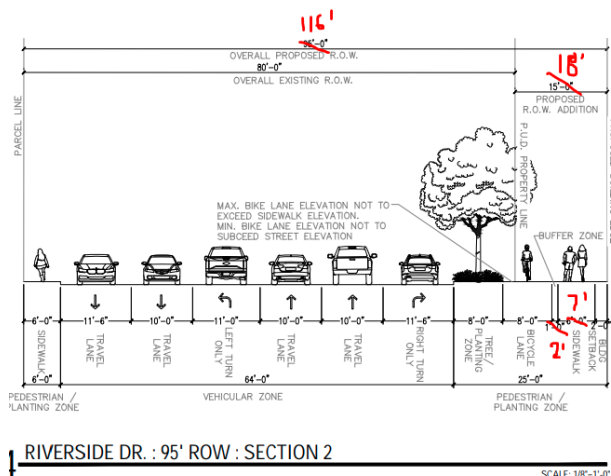
- ATD 3.

17. Development of the Property is exempt from Chapter 25–2, Subchapter E (Design Standards and Mixed Use), Article 2.2 (Relationship of Buildings and Streets and Walkways), Article 2.3(Connectivity Between Sites), and Article 2.4 (Building Entryways).

TPW does not recommend proposed code modification. Please clarify the intent of this modification.

U1: Comment pending. Please revise the following to TCM standards:

W. Riverside: 7' minimum sidewalk width required. A 2' min. (4' preferred) buffer between bike lane and sidewalk required (applies to Street Exhibit 3 and 4). 2' maintenance buffer between edge of sidewalk and property line may be placed within a sidewalk easement.



Haywood Ave.: Based on the TIA recommendations, parking may not be permitted along the eastern curb of Heywood. An extended NB left and dedicated RT lane. *Please add a*

conditional note that the lane assignment and provision of on-street parking will be subject to TPW approval.

U2: Comment cleared, however, TPW recommends removing the diagrams showing existing conditions for simplicity and continuity for future reviews.

ATD 4. All PUDs must prohibit gated roadways (2.3.1.J.)

Add this to the PUD exhibit as a note. Use of bollards or other protective measures is not recommended at this time, pending TIA and TDM review.

U1: Comment cleared.

ATD 5. Within the Urban Roadway boundaries, PUD shall comply with sidewalk standards for Core Transit Corridors (2.3.2.B).

6. EXCEPT WHERE MODIFIED HEREIN, DEVELOPMENT WITHIN THE PUD SHALL BE SUBJECT TO SUBCHAPTER E (DESIGN STANDARDS AND MIXED USE).

TPW does not recommend approval with land use note #6. TPW recommends the provision of TCM standard streetscape or South Central Waterfront standards, comparable to the Great Streets streetscape requirements. The PUD note should specify the use of TCM standards as outlined in the Tier 1 response to 2.3.2.B.

U1: Comment pending TPW 3.

U2: Comment cleared.

ATD 6. All streets/frontages must comply with City's Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E. (2.3.2.A).

6. EXCEPT WHERE MODIFIED HEREIN, DEVELOPMENT WITHIN THE PUD SHALL BE SUBJECT TO SUBCHAPTER E (DESIGN STANDARDS AND MIXED USE).

TPW does not recommend approval with land use note #6. TPW recommends the provision of TCM standard streetscape or South Central Waterfront standards, comparable to the Great Streets streetscape requirements. The PUD note should specify the use of TCM standards as outlined in the Tier 1 response to 2.3.2.B.

U1: Comment pending TPW 3.

U2: Comment cleared.

ATD 7. Provides publicly accessible multi-use trail and greenway along creek or waterway.

a. A multi-use trail along the creek should be within a dedicated public/recreation access easement. Please note this in the PUD exhibit.

b. U1: Comment pending resolution of fee simple dedication or easement dedication. See conceptual plan.

c. **U2: *Comment cleared.* Parkland and trail/boardwalk dedication to occur at time of site plan subject to approval from PARD.**

ATD 8. Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code. Additional comments may be issued pending internal review by ATD Active Transportation and Street Design Division.

a. This PUD appears to address this requirement.

ATD 9. In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C).

This PUD appears to address this requirement.

ATD 10. Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.

a. TPW recommends a commitment to the provision of (internal) street-level dedicated ADA parking spaces.

b. U1: Comment pending. Provision of at-grade ADA parking is encouraged.

c. **U2: TPW requests that a note be added stating that if any surface level parking is provided, then ADA parking shall also be provided.**

ATD 11.

21. Section 25-6-477 (Bicycle Parking), 25-6-478 (Motor Vehicle Reductions General), 25-6- 532 (Off-Street Loading Standards), and Appendix A (Tables of Off-Street Parking and Loading Requirements) are modified such that the minimum off-street parking, bicycle parking, and loading requirements shall be consistent with market conditions and approved by the ATD Director subject to a TDM Plan approved as part of the PUD.

TPW does not recommend approval of this code modification at this time. The need for this code modification is unclear as parking is no longer required under Appendix A. The TDM plan will not address baseline bike parking requirements and should be deferred to the LDC. If there are specific provisions within 25-6-471 where relief is sought, please specify. Please change the reference from “ATD Director” to “TPW Director” or just “Director”.

U1: Comment pending. TPW will not recommend approval of the proposed “market conditions” language. The number of required loading spaces and bicycle spaces are subject to the land uses and intensities of the site, with baseline requirements established under the LDC. *TPW would recommend a code modification to allow for administrative waivers to these requirements, subject to approval of the Director, should they be needed at the time of site plan.*

U2: TPW approves of the proposed code modification language. *Comment cleared.*

ATD 12.

22. Section 25-6-471 (Off-Street Parking Facility Required) is modified to allow shared parking for the various uses within the PUD regardless of where the use or parking is located within the PUD.

TPW does not recommend approval of this code modification at this time. The need for this code modification is unclear as parking is no longer required under Appendix A. If there are specific provisions within 25-6-471 where relief is sought, please specify.

U1: *Comment cleared.*

ATD 13.

23. Section 25-6-532 (Off-Street Loading Standards) is modified to allow shared loading and unloading spaces for the various uses within the PUD regardless of where the use or loading and unloading is located within the PUD.

TPW has no objection to this code modification request.

Transportation

19. Section 25-6-55 (Dedication of Right-of-Way) is modified to remove the requirement to extend Texas Center Drive through the Property.

Please use ASMP terminology for reference purposes; verify that this is the ASMP required Barton Springs Rd – Congress Ave Connector”.

TPW does not recommend approval of this code modification at this time. Vehicular capacity and function is under review with the TIA. TPW recommends dedication of right-of-way, however, if this code modification is granted, TPW requests that at minimum, any internal streets should be covered, in their entirety, by a public access easement.

U1: Comment pending recommendation from TIA. At minimum, the internal street should be covered, in its entirety, by a public access easement. This should be noted as a PUD note and included in the PUD street exhibit.

U2: Add “Permanent Access Easement” as blanket designation for the internal drive cross section, similar to how “overall ROW” is designated for other cross sections.

ATD 14.

In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in [Section 25-2-691\(C\)](#).

This PUD appears to comply with this requirement.

ATD 15. The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies existing right-of-way as sufficient for Congress Avenue south of Barton Springs Rd.

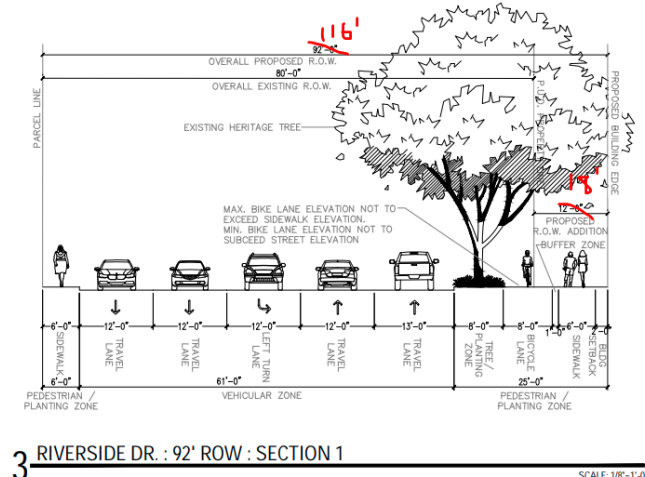
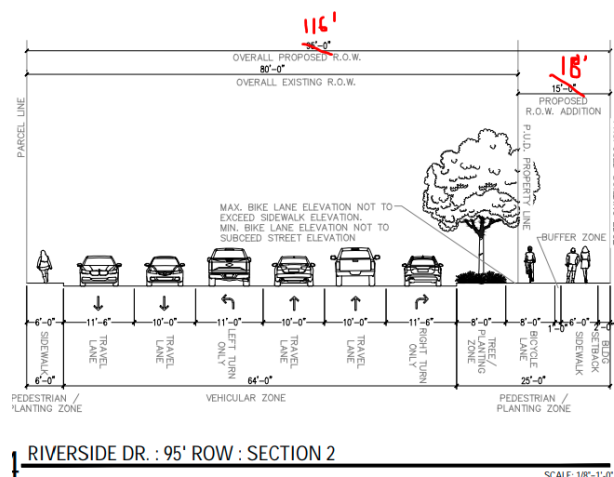
U1: Please verify existing right-of-way. The proposed street cross sections for S. Congress do not match ASMP requirement of 140' and the existing ROW conditions. 70' of ROW from the existing centerline of S. Congress is required.

U2: ASMP waiver request is not approved. 70' from existing centerline is required for S. Congress.

ATD 16. ASMP requires 116' of right-of-way for W. Riverside Drive. 58' of right-of-way for W. Riverside Drive should be dedicated from the centerline either at platting or with site plan.

U1: Comment pending. The PUD's street section exhibits should reflect ASMP requirement of 116'. Please indicate the centerline and 58' of ROW from that centerline.

U2: ASMP waiver request is approved; however, please revise diagrams to note "Proposed Permanent Access Easement" rather than "sidewalk" easement. TPW recommends removing the diagrams showing existing conditions for simplicity and continuity for future reviews.



ATD 17. The ASMP requires a new roadway, identified as the Barton Springs Road – Congress Avenue connector, with 58' of ROW. **TPW recommends dedication of the entirety of required ROW, however, if a waiver from the ASMP is granted, then the internal drive should be within a public access easement.**

U1: Comment pending recommendation of the TIA. At minimum, the internal street should be covered, in its entirety, by a public access easement. This should be noted as a PUD note and included in the PUD street exhibit.

U2: ASMP waiver request is approved. Please add "Permanent Access Easement" as blanket designation for the internal drive cross section, similar to how "overall ROW" is designated for other cross sections.

ATD 18. Internal and boundary roadways are detailed below:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Congress Avenue (S. of Barton Springs)	~131'	140'	87'	3	Yes	Yes	Yes
Barton Springs Rd. – Congress Ave. Connector	N/A	58'-64'	N/A	1	Yes	Yes	Yes
Haywood Avenue	82'	58'-64'	~39'	1	Yes	No	Yes
W. Riverside Drive	~84'	116'	N/A	3	Yes	Yes	Yes

Water Quality

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.

Application is associated with Development Assessment CD-2023-0001. Comments from the DA still apply to this application. Comment responses submitted with this application.

NPZ WQ 1 – Current Status: Pending

- **U2: Code modification must be approved by WPD. At this time it is not approvable. DSD will continue to coordinate with WPD.**
- **U1:** According to the PUD documents provided for review, the proposed impervious cover limit for this PUD is 90%. Any site with 90% or less impervious cover is required to provided 100% GSI per ordinance 20221027-045. The Code Comparison exhibit states 50% of required water quality volume will be GSI. Please revise this as 100% is required to be GSI per current criteria, and this is not a superiority item.
- **U0:** 100% GSI is proposed per the documents. Please note green infrastructure is included as a tier two requirement, however ordinance 20221027-045 requires all infrastructure to be green infrastructure. It does not appear that this will be a superiority item unless specifically addressing the ordinance language section 25-8-213(D)(3) for sites over 90% impervious cover. Language would need address this section specifically as it is a requirement for 100% of the site for site plans under

90% and a site plan is not in so it is not known if the site will be built over 90% IC. The language is less restrictive than the requirements as written.

NPZ WQ 2 – Current Status: Pending

- **U2: Code modification must be approved by WPD. At this time it is not approvable. DSD will continue to coordinate with WPD.**
- **U1:** Under Tier 2 on the provided chart, please change the description for the line item ‘Provides water quality controls superior to those otherwise required by code’ to ‘Not Applicable’; the proposed water quality controls as described in the PUD documents are current requirements and not superior. In addition, remove note #6 ‘Green Stormwater Infrastructure Integration’ from the environmental superiority exhibit.
- **U0:** For all superiority items, coordination with the office of the Environmental Officer to coordinate the determination of environmental superiority.

NPZ WQ 3 – Current Status: Cleared

NPZ WQ 4 – Current Status: Cleared

Wetland Biologist

WB1. Update0. Natural areas management plan will need to be reviewed and approved by a WPD wetland biologist.

U1: Comment pending *{Review of natural areas management plan pending.}*

U2: Comment pending. *{Include a note on the plans under Land Use Notes: ‘A natural areas management plan will need to be submitted at time of site plan and approved by WPD.’}*

WB2. Update0. Plant selection for GSI storm water controls must utilize plants native to the Central Texas Blackland Prairie and Edwards Plateau ecoregions and be approved by a WPD wetland biologist.

U1: Comment cleared.

WB3. Update0. For the floodplain restoration requirements, the plan will need to use both Zone 2 and Zone 3 (Zone 2 floodplain in CWQZ, Zone 3 active channel) FAFH for the site.

U1: Comment pending *{Review of FAFH pending.}*

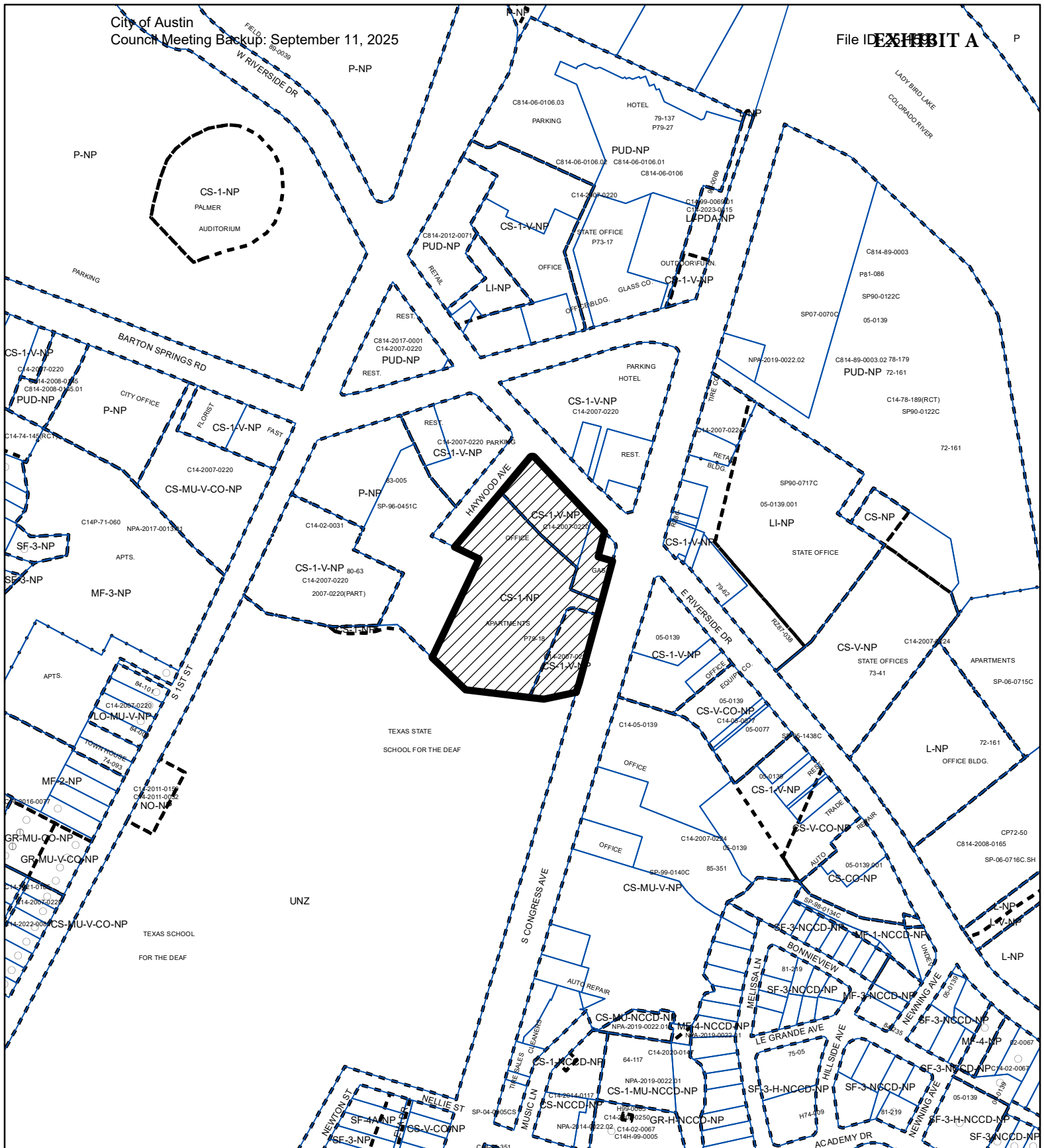
U2: Comment pending. *{Applicant submitted a final Zone 2 and Zone 3 FAFH. To offset the impacts of the code modification and provide a superior development, add the following requirement for riparian restoration to the land use notes: Riparian Restoration: This section applies along East Bouldin Creek*




- 1. The existing condition of the critical water quality zone (CWQZ) and Active Channel shall be assessed using the Zone 2 and Zone 3 functional assessment methodology described in Appendix X of the ECM. The assessment of existing conditions shall be submitted for review and approval with the site plan.*
- 2. A CWQZ and Active Channel that are in "Poor (1)" or "Fair (2)" condition shall be restored to "Good (3)" or "Excellent (4)" condition.*

- 3. A CWQZ and Active Channel that are in "Good (3)" or "Excellent (4)" condition shall not be disturbed, except as otherwise allowed by City Code or this PUD ordinance.*
- 4. A Riparian Restoration Plan (the "Plan") shall be submitted to the City for review and approval with the site plan. The Plan must demonstrate that all parameters of the Appendix X "Scoring: Zone 2 - Critical Water Quality Zone" and "Scoring: Zone 3 – Active Channel" table shall be raised to "Good (3)" or "Excellent (4)" condition.}*

INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map
Exhibit B: Aerial Map
Exhibit C: Application Summary Letter
Exhibit D: Basis for Superiority - Tier 1 and Tier 2 Compliance Summary
Exhibit E: Proposed Code Modifications to Development Regulations
Exhibit F: Code Comparison Chart
Exhibit G: Existing Zoning
Exhibit H: Existing Conditions
Exhibit I: Land Use Plan
Exhibit J: Notes & Summary Sheet (Site Development Regulations Table; Permitted, Prohibited and Conditional Use Tables; Maximum Densities Table and Land Use Notes)
Exhibit K: Access Exhibit
Exhibit L: Conceptual Open Space Plan
Exhibit M: Critical Environmental Mitigation
Exhibit N: Critical Water Quality Zone Comparison
Exhibit O: Environmental Superiority Exhibit
Exhibit P: Floodplain Memo
Exhibit Q: Floodplain Exhibit
Exhibit R: Superiority Floodplain Assessment
Exhibit S: Tree Relocation and Preservation Exhibit
Exhibit T: Street Cross Sections Exhibit
Exhibit U: Carbon Impact Statement
Exhibit V: TIA Memorandum
Exhibit W: Applicant's Letter Requesting Scheduling for Land Use Commission
Exhibit X: Parks and Recreation Board Motion
Exhibit Y: Environmental Commission Motion
Exhibit Z: Comments Received



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

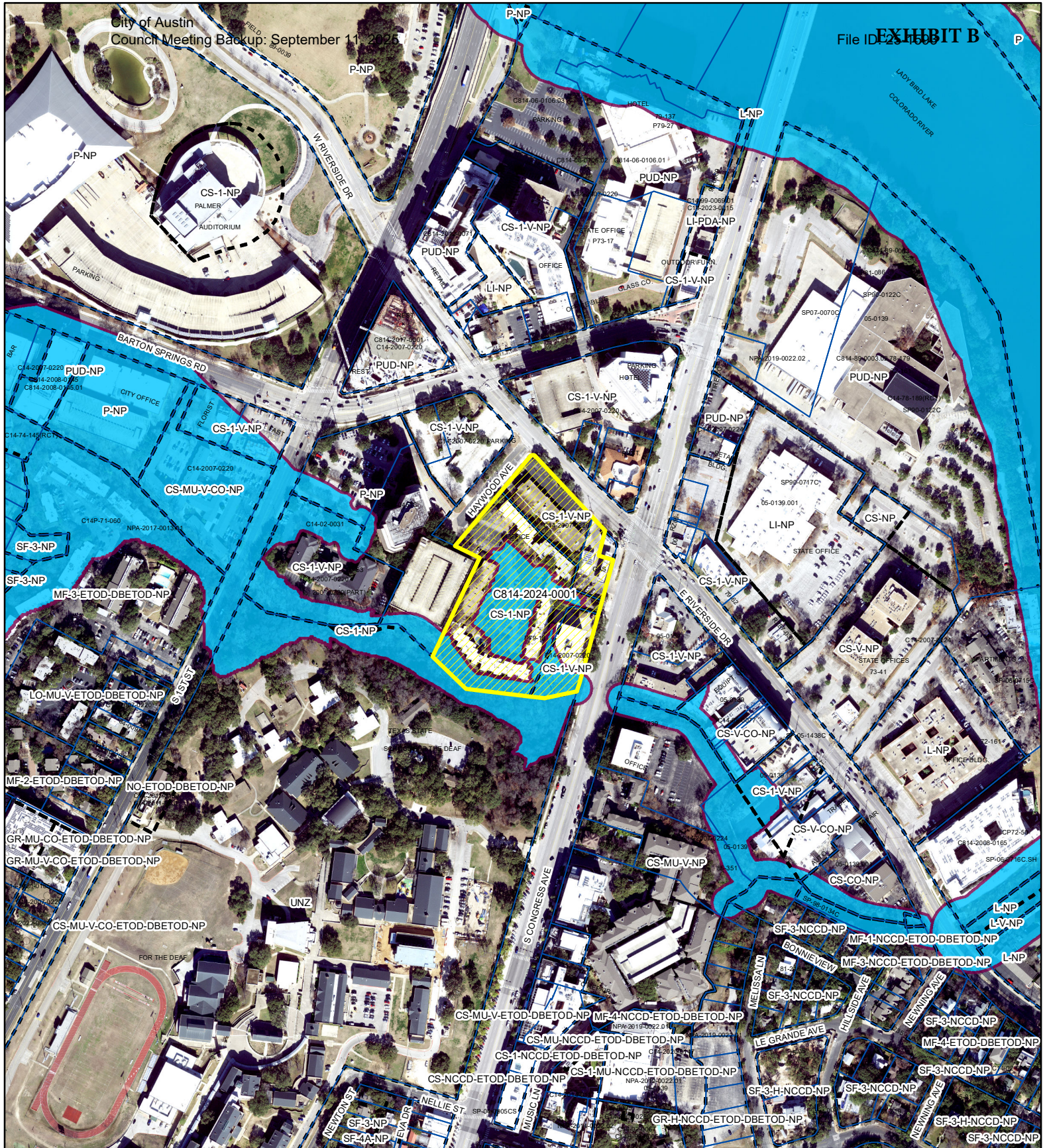
PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2024-0086





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 Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 400'



714 Turtle Creek Multifamily

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C814-2024-0001
LOCATION: 400, 500 & 510 S Congress Ave;
407 1/2 Haywood Ave;
105 W. Riverside Dr
SUBJECT AREA: 6.49
MANAGER: Sherri Sirwaitis



1" = 400'

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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Richard T. Suttle, Jr.
(512) 435-2310
rsuttle@abaustin.com

May 8, 2024

Lauren Middleton-Pratt
Director, Planning Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: PUD Application for the 500 South Congress PUD (the “Application”)

Dear Mrs. Middleton-Pratt:

This Application is submitted in accordance with Chapter 25-2, Section 1.3, Subchapter B, Article 2, Division 5 (*Planned Unit Developments*) of the City Code for ±6.48 acres of land located at 400, 500 and 510 South Congress Avenue, 105 West Riverside Drive, and 407 ½ Haywood Avenue, in Austin, Travis County, Texas (the “Property”). The Property is located within the boundaries of the South Central Waterfront Vision Framework Plan (“SCWFP”) adopted by City Council on June 16, 2016.

The purpose of this Application is to request that the Property be rezoned from Commercial-Liquor Sales District – Neighborhood Plan Combining District (“CS-1-NP”) and Commercial-Liquor Sales District – Vertical Mixed Use Building Combining District – Neighborhood Plan Combining District (“CS-1-V-NP”) to Planned Unit Development District – Neighborhood Plan Combining District (“PUD-NP”) in order to allow for a mixed use development that would not otherwise be permitted under conventional zoning regulations.

The Property is comprised of ±6.48 acres and is developed with multi-family, office uses, a convenience store and a cocktail lounge with associated surface parking and related facilities. The proposed project will include development superior than what is currently developed on the Property. The project will consist of a mixed-use development of approximately 950 residential units, a 225 key hotel, 600,000 square feet of office, and 155,000 square feet of retail, restaurants, and a grocery store (the “Project”). The majority of the parking for the Project will be achieved through a below grade parking structure(s).

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Page 2

The 500 South Congress PUD (the “PUD”) proposes to maintain the existing CS-1 base district as the baseline for the PUD. The Project will provide a development that is far superior than what currently exists on the Property and what could otherwise be developed under conventional zoning and will enhance upon the guiding principles outlined in the SCWFP. The Project will improve pedestrian connectivity across and along the Property by strengthening the East-West connection between South First and South Congress through an elevated boardwalk and trails along East Bouldin Creek as envisioned under the SCWFP. The Project also proposes to remove existing impervious cover and improvements from the Critical Water Quality Zone and floodplain, and incorporate several environmental/ecological enhancements throughout the Property. The superiority elements are summarized in greater detail in the Tier One and Tier Two Superiority Chart included with the Application.

Below is a list of the items that have been provided to assist with your review of the Application. A Superiority Table is included with the Application that outlines all of the PUD Tier One and Tier Two requirements to show how the Project meets or exceeds the Land Development Code. Additionally, a List of Code Modifications and a Code Comparison Chart are also included with this submittal to identify the code modifications being requested and provide a direct comparison between current code and what is proposed by the PUD. These code modifications may be modified after consultation with your staff. It is our intent to modify all applicable codes, ordinances, and rules as necessary to facilitate development of the Project.

Attached are the following:

1. Comment Response to Staff Comments on Development Assessment Application
2. TIA Determination Worksheet
3. Tax Plats and Tax Certificates
4. Owner’s Authorization Letters
5. Superiority Table
6. List of Code Modifications
7. Code Comparison Chart
8. Carbon Impact Statement
9. Deed
10. Field Notes
11. Environmental Resource Inventory
12. Capital View Corridor Exhibit
13. Exhibits
 - a. Existing Zoning
 - b. Existing Conditions
 - c. Land Use Plan
 - d. Phasing Plan
 - e. General Notes Plan
 - f. Access Exhibit
 - g. Tree Preservation Plan
 - h. Tree Relocation Plan
 - i. Tree Preservation Charts

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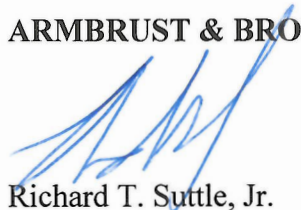
Page 3

- j. Open Space Diagram
- k. Proposed Cross Sections
- l. Environmental Superiority Plan

Thank you in advance for your time and consideration of this matter. If you have any questions or need additional information, please do not hesitate to contact me or Amanda Morrow at (512) 435 – 2368.

Very truly yours,

ARMBRUST & BROWN, PLLC



Richard T. Suttle, Jr.

cc: Joi Harden
Michael Iannacone
Dawood Rouben
Amanda Morrow
Amanda Hendrix

§2.3 - TIER ONE REQUIREMENTS

All requirements in this section (Tier One Requirements) must be met.

LDC Reference (Chapter 25-2, Subchapter B, Division 5)	Subject	Code Requirement	500 South Congress PUD meets or exceeds this requirement by:
2.3.1.A 2.3.1.B		<p>Meet the objectives of the City Code. Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 (General Intent) than development under the regulations in the Land Development Code.</p> <p><i>Section 1.1 General Intent goals: preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services.</i></p>	<p>The PUD will create a high-quality development that provides a new model for urban design in regards to enhancing existing local natural environments, crafting public amenities and promoting an engaging pedestrian and alternative transportation-friendly experience between South 1st Street and South Congress Avenue. As currently conceived, the mixed-use development will highlight its engagement with East Bouldin Creek by bringing the natural realm into the heart of the project, allowing for new public access to an often-forgotten portion of the waterway. In addition, the PUD will provide new active and passive amenities of benefit to the public, including accessible recreational zones, civic gathering spaces complimented by green infrastructure and neighborhood amenities.</p>

500 South Congress PUD

2.3.1.C	Open Space	<p>Provide a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD, except that:</p> <ol style="list-style-type: none"> 1. a detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity; and 2. the required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided. 	<p>The PUD will exceed the 10% and 20% open space requirements for residential and nonresidential programs respectively, by (i) amenitizing the area along East Bouldin Creek, (ii) creating a highly activated pedestrian perimeter that connects the public to and through the center of the project, (iii) extending a protected bike lane from Haywood Avenue over to South Congress Avenue internal to the project, (iv) configuring the buildings in a way that allows a series of publicly accessible spaces that support active and passive recreational activities - including sport courts and play spaces, (v) providing ample terrace and rooftop amenity spaces for tenants of the development, and (vi) creation of urban gardens.</p>
2.3.1.D	Green Building Program	<p>Provide a two-star Austin Energy Green Building Rating.</p>	<p>The PUD will meet the two-star Austin Energy Green Building Rating across the mixed-use development.</p>
2.3.1.E	Neighborhood Plans, Historic Areas & Compatibility	<p>Be consistent with applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses.</p>	<p>The PUD is located in the Bouldin Creek Neighborhood planning area and is designated as “Mixed-Use” on the Future Land Use Map (“FLUM”). The proposed hotel, residential, office, and retail uses are consistent with the FLUM and the vision described in the South-Central Waterfront Framework Plan (“SCWFP”).</p>

500 South Congress PUD

2.3.1.F	Environmental Protection	Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land.	As it exists, the portion of the creek immediately south of the property is in a state of disrepair from both a physical and ecological perspective. The site currently has no stormwater treatment and has substantial amounts of impervious cover in the floodplain. To remedy this, the PUD seeks to clean up, preserve and enhance East Bouldin Creek by (i) working with the topography and traditional character of the land, (ii) re-building and stabilizing the creek, (iii) repairing its edge by preserving native healthy plants and trees, and establishing a floodplain forest/riparian woodland along the creek, (iv) increasing the creek's local biodiversity by planting native perennials along its edge, (v) removing invasive species, (vi) enhancing wildlife habitat, and (vii) softening the northern edge of the creek by removing any concrete present and creating buffer zones, to prevent further erosion of the creek's southern edge and bed.
2.3.1.G	Public Facilities	Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities.	This is an urban infill project and will not carry the same burden on city infrastructure as suburban development.

500 South Congress PUD

2.3.1.H	Landscaping	Exceed the minimum landscaping requirements of the City Code.	The PUD will exceed the minimum landscape requirements (>0.3) and will utilize native and adaptive species as well as non-invasive plant species per the City of Austin Grow Green program. All plant material for streetscapes and parkland will be sourced from nurseries within 250 miles of the site and trees will be selected from the Environmental Criteria Manual (ECM) Descriptive Categories for Tree Species. All other plant material will be selected from Appendix N (City of Austin Preferred Plant List). Within East Bouldin Creek, native plants will be used to create a riparian woodland.
2.3.1.I	Transportation & Connectivity	Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways.	At present, the site allows for several different existing and proposed transit connections by being within proximity to the ATX Metro Bike Station (250 feet), the proposed train station at the Waterfront on the orange line (0.25 miles) the Ann and Roy Butler Hike/Bike Trail (0.04 miles), and the bike lanes along South Congress Avenue.
2.3.1.J	Transportation & Connectivity	Prohibit gated roadways.	The PUD will prohibit gated public roadways, but may utilize bollards to protect areas of high pedestrian activity for public safety.
2.3.1.K	Historical Preservation	Protect, enhance and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance.	The site does not contain any structures or sites that are of architectural, historical, archeological or cultural significance.
2.3.1.L	PUD Size	Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	The site is approximately 6.48 acres. It is located in the South-Central Waterfront Overlay District and within the boundaries of the SCWFP. Under current code, there are no zoning categories to achieve the goals of the framework plan other than the PUD zoning district.
2.3.2.A	Commercial Design Standards	Comply with Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	The PUD will comply with Subchapter E of the City's Land Development Code except as modified by the PUD.
2.3.2.B	Commercial Design Standards	Inside the urban roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (Design Standards and Mixed Use), comply with the sidewalk standards in Section 2.2.2., Subchapter E, Chapter 25-2 (Core Transit Corridors: Sidewalks And Building Placement).	The PUD will provide greater superiority than that which is outlined in these sections of the Land Development Code by adhering to and complying with the latest recommendations in the Transportation Criteria Manual (TCM) except as modified by the PUD, specifically delineating/constructing separated bicycle and pedestrian facilities along the frontages of South Congress Avenue and Riverside Drive as well as a driveway and bike lane through our site.

500 South Congress PUD

2.3.2.C	Tenant Relocation Fee	Pay the tenant relocation fee established under Section 25-1-715 (Tenant Relocation Assistance – Developer Funded), if approval of the PUD would allow multi-family redevelopment that may result in tenant displacement.	While a tenant relocation fee has not been established as of the date of this application, the PUD commits to provide a \$1,500 per unit tenant relocation fee for tenants located within the property at the time of issuance of a demolition permit for the existing residential structure. The applicant will comply with separate requirements for tenant notification as required by Section 25-1-712 (<i>Tenant Notification Required</i>) of the City of Austin Land Development Code.
2.3.2.D	Commercial Design Standards	Contain pedestrian-oriented uses as defined in Section 25- 2-691(C) (Waterfront Overlay District Uses) on the first floor of a multi-story commercial or mixed use building.	The PUD will incorporate Pedestrian Oriented Uses on the first floor of a multi-story commercial or mixed-use building.

§2.4 - TIER TWO REQUIREMENTS

This section contains criteria for determining the extent to which development proposed for a PUD district would be superior to that which would occur under conventional zoning and subdivision regulations as required under Section 1.1 (General Intent). A proposed PUD need not address all criteria in this section to achieve superiority, and the council may consider any other criteria the council deems appropriate.

Subject	Superiority Criteria listed in §2.4	500 South Congress PUD meets or exceeds requirements by:
Open Space	Provides open space at least 10% above the requirements of Section 2.3.1.A. (Minimum Requirements). Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (Design Standards and Mixed Use), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.	<p>The PUD will meet the goals of the SCWFP by creating connections comprised of open space through the development and along East Bouldin Creek that are 10% greater than the requirements per uses specified in 2.3.1A.</p> <p>Our site area is approximately 282,268.8 sf (6.48 acres). If all program is residential then we would be required to provide a minimum of 31,050 sf. If all program was commercial/non-residential, our maximum open space requirement would be 62,099 sf. Our PUD as currently contemplated provides over 46,575 sf of open space (10% more than 42,340 sf required assuming 50% residential and 50% commercial).</p> <p>Specifically, the open space amenities for the PUD will include:</p> <ul style="list-style-type: none"> • A minimum of 100 linear feet of trail along East Bouldin Creek. • A “Trail Entrance” to the development off of South Congress Avenue that brings site users into the development through the open space and along the restored creek. • A minimum of 5,000 sf of landscaping at ground level. • A minimum of 1,000 linear feet of internal sidewalks/walkways. • A minimum of 300 linear feet of bike paths. • A minimum of 2,000 sf of recreational courts and play spaces.
Environment / Drainage	Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.	The PUD will comply with current code, except as modified by the PUD.
Environment / Drainage	Provides water quality controls superior to those otherwise required by code.	Not applicable.
Environment / Drainage	Uses green water quality controls as described in the Environmental Criteria Manual to treat at least 50% of the water quality volume required by code.	At a minimum, at least 50% of water quality volume will be treated using green water quality controls among those described in the ECM. As currently contemplated, the PUD will utilize rainwater harvesting and a rain garden system to treat approximately 50% of the required water quality volume onsite - first in below grade vaults (using inefficient parts of the parking garage), then pumping this water into raingardens, over the course of a permitted maximum 48 hours, to achieve 100% of the required storm water treatment using

500 South Congress PUD

		green water quality controls - which will support greater biodiversity and regionally native plants, while reducing storm water impacts to Bouldin Creek.
Environment / Drainage	Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.	Not applicable.
Environment / Drainage	Reduces impervious cover by 5% below the maximum otherwise allowed by code or includes off-site measures that lower overall impervious cover within the same watershed by 5% below that allowed by code.	The PUD proposes a maximum impervious cover of 90% which is a five percent reduction from what is allowed by code, which is 95%.
Environment / Drainage	Provides minimum 50-foot setback for at least 50% of all unclassified waterways with a drainage area of 32 acres.	Not applicable.
Environment / Drainage	Provides volumetric flood detention as described in the Drainage Criteria Manual.	Not applicable.
Environment / Drainage	Provides drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit.	Not applicable.
Environment / Drainage	Proposes no modifications to the existing 100-year floodplain.	Not applicable.

500 South Congress PUD

Environment / Drainage	Uses natural channel design techniques as described in the Drainage Criteria Manual.	<p>The PUD proposes to use natural channel design techniques described in the Drainage Criteria Manual (DCM) to enhance the creek edge along East Bouldin Creek.</p> <p>Bank armoring will be limited to areas at risk of scouring due to volume and velocity of creek flow. Native vegetation will be incorporated into armoring through terracing. Natural channel design will be utilized to increase floodplain volume by over 25,000 cubic feet, and restore 23,000 square feet of riparian and aquatic habitat, that results in a healthy wetland fringe, a diverse floodplain forest, and stabilized bed and bank.</p>
Environment / Drainage	Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.	<p>The PUD will restore riparian vegetation in existing degraded areas adjacent to the creek by removing over 8,000 sf of concrete embankment from the creek banks and pulling back the creek bank slope to create a more approachable, secure, and manageable riparian area. This will result in at least 23,000 sf of restored riparian and aquatic habitat, expanding the wetland fringe, and stabilizing the bank with native riparian vegetation with a stability rating of 6 or higher. Restoration will include invasive species removal, soil decompaction and enhancement, planting, and seeding. Areas designated as floodplain forest and wetland fringe will be managed as an "enhanced" grow zone to increase biodiversity, create human/nature connections, and have ecological health as a primary driver of long-term management of the site.</p> <p>The PUD proposes increasing the floodplain function from "poor" or "fair" to a minimum of "good" based on the City of Austin ECM's Functional Floodplain Assessment, Appendix X.</p> <p>The proposed plan will include at least 20 species native to the Edwards Plateau and Blackland Prairie, which are important throughout the lifespan of pollinators. The PUD will take advantage of the canyon-like setting within this urban development and utilize the unique species of the Edwards Plateau and Blackland Prairie to create landscapes that are both ecologically appropriate and aesthetically appealing. Over 50 species will be included in the final planting plan provided as part of the site plan and 70 percent of all plantings on site will be from the Edwards Plateau and Blackland Prairie. All riparian restoration plantings will exceed density and diversity code requirements by at least 20%, based on COA ECM 609s criteria. Additionally, 30% of the plant species along the wetland fringe of East Bouldin Creek will have a stability rating of 6 or greater.</p>
Environment / Drainage	Removes existing impervious cover from the Critical Water Quality Zone areas.	<p>The PUD proposes to remove impervious cover from the CWQZ, which includes the existing buildings and accessory surface parking lots. The PUD proposes removing over 8,000 square feet of concrete embankment adjacent to Bouldin Creek as well as 8,890 square feet of additional impervious cover from the floodplain.</p> <p>Based on the existing corrected effective floodplain evaluated, the area within the CWQZ is 0.84 ac with 0.4058 acres being impervious for a total of 48.2% existing impervious cover in the CWQZ.</p> <p>Based on the proposed floodplain evaluated, the area within the CWQZ is 1.11 acres with 0.23 acres being impervious for a total of 20.7% proposed impervious cover in the CWQZ. This is a reduction of 7,658 square feet of impervious cover within the Critical.</p>

500 South Congress PUD

Environment / Drainage	Preserves all heritage trees; preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches.	<p>The PUD will seek to protect and preserve 100% of all heritage trees on site, unless the trees are dead, fatally diseased or pose an imminent hazard to people or property (DDI). The PUD will also seek to preserve 75% of the caliper inches associated with native protected size trees (as per COA Appendix F). As currently contemplated, the PUD will achieve the following minimum preservation rates.-</p> <p>All Appendix F Inches on Site: 75% preservation Appendix F – Heritage: 100%* preservation Appendix F – Protected: 75% preservation Appendix F – Keystone: 40% preservation</p> <p>* Trees rated as DDI or in poor health by certified arborist are not being included in preservation calculations. Project Arborist to verify health of trees with COA Arborist</p>
Environment / Drainage	Tree plantings use Central Texas seed stock native and with adequate soil volume.	<p>100% of all newly planted street trees will be selected from Appendix F (Descriptive Categories of Tree Species) of the ECM and under both the Street Trees (“SE-Streetscape”) and Significant Shade Providers (“SS-Significant Shade Providers”) list. The PUD will direct amendments and conditioning for specific management areas throughout the site associated with soil components, texture, and flora and to optimize those conditions for: streetscape, rain gardens, floodplain forest, herbaceous riparian, lawn and wetland fringe.</p> <p>The City Arborist may allow for alternative species on a case by case basis and may suggest alternative species based on current availability and site and climate condition. The street trees will be a minimum of 3” caliper measured 6” above grade, and the sizing will comply with the standards for nursery stock (ANSI Z60. 1-2014). In addition, no more than 25% of the newly planted street trees will be from the same species. This commitment is above and beyond the city standard 60% requirement from Appendix F, 1.5” caliper minimum per tree, and 50% maximum being from the species.</p> <p>Furthermore, the PUD proposes to use 1,000 cubic feet of soil per new street tree well, where up to 25% of the soil volume may be shared with adjacent trees in continuous plantings. Riparian tree plantings will be sourced from within 250 miles of the site.</p>
Environment / Drainage	Provides at least a 50% increase in the minimum waterway and/or critical environmental feature setbacks required by code.	Not applicable.
Environment / Drainage	Clusters impervious cover and disturbed areas in a manner that preserves the most	Not applicable.

500 South Congress PUD

	environmentally sensitive areas of the site that are not otherwise protected.	
Environment / Drainage	Provides porous pavement for at least 20% or more of all paved areas for non-pedestrian in non-aquifer recharge areas.	Not applicable.
Environment / Drainage	Provides porous pavement for at least 50% or more of all paved areas limited to pedestrian use.	Not applicable.
Environment / Drainage	Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.	The PUD will include rainwater harvesting, which will be utilized to irrigate no less than 50% of the landscape areas.
Environment / Drainage	Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.	Not Applicable.
Environment / Drainage	Employs other creative or innovative measures to provide environmental protection.	Other measures used to provide further environmental protections as part of the PUD include (i) supporting wildlife habitat by employing Integrated Pest Management (IPM) controls that reduce overall use of pesticides and herbicides, (ii) extend purple pipe to the property from the nearest available point (iii) utilize dual-piping for landscape/site irrigation and (iv) implement a natural areas management plan that ensures long-term aesthetics, ecological function and resiliency of public spaces.
Austin Green Builder Program	Provides an Austin Energy Green Building Rating of three stars or above.	Not applicable.

500 South Congress PUD

Art	Provides art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art in Public Places Program or a successor program.	Not applicable.
Great Streets	Complies with City's Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	The PUD is subject to, and will comply with the requirements of Subchapter E, except as modified by the PUD. Proposed street cross sections shall be in accordance with the recommendations in the Transportation Criteria Manual (TCM), except as modified by the PUD, specifically delineating/constructing separated bicycle and pedestrian facilities along the frontages of South Congress Avenue and Riverside Drive as well as a driveway and bike lane through our site. Coordination with the Transportation and Public Works Department will be required to better understand any specific visions for both Congress Avenue and Riverside Drive that would differ from Subchapter E.
Community Amenities	Provides community or public amenities, which may include spaces for community meetings, community gardens or urban farms, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.	The PUD intends to provide (i) a minimum of 2,000 sf of publicly accessible recreational zones, (ii) an urban grocery store of at least 10,000 sf, (iii) at least 15,000 sf of publicly accessible, pedestrian-friendly urban space that may be dedicated as part of a public access easement, connecting the project internally and externally to the neighborhood and city, and (iv) a "Trail Entrance" to the development from Congress Avenue that brings site users into the development through the central plaza and approximately 300 linear feet of rejuvenated trail/boardwalk along East Bouldin Creek. In addition, we are currently investigating the possibility of providing a boardwalk that would connect the Texas School for the Deaf to this site.
Community Amenities	Provides publicly accessible multi-use trail and greenway along creek or waterway.	The PUD will provide new and expanded access to East Bouldin Creek by amenitizing the creek to provide natural public promenades and points of interest to observe nature and the local wildlife. Additionally, the proposed development will also punctuate this public space with passive and active recreational activities, public seating and adequate lighting for night time use whereby implementing the vision of the SCWFP.
Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	The PUD will provide bicycle spaces that exceed code requirement for the development. Separate bicycle parking facilities will be provided for tenants and residents of the development. Moreover, the PUD proposes a new publicly accessible creek trail/boardwalk that will provide circulation routes for cyclists and pedestrians. At least 300 linear feet of protected bike lanes will be provided internal to the project and made accessible to the public, with future connections planned from South Congress Avenue to South 1st Street along East Bouldin Creek as well as from South Congress Avenue across the site to Haywood Avenue and across to South 1st Street.
Building Design	Exceeds the minimum points required by the Building Design Options of Section 3.3.2. of Chapter	The PUD will exceed the minimum required points, achieving a minimum of 10 points.

500 South Congress PUD

	25-2, Subchapter E (Design Standards and Mixed Use).	
Parking Structure Frontage	In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) in ground floor spaces.	A minimum of 50% of the parking provided onsite will be located below grade. For the remainder of the parking that is above grade a minimum of 75% of the parking structures in the PUD will be designed for pedestrian oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) in ground floor spaces.
Development Bonus	Provides for affordable housing or participation in programs to achieve affordable housing.	Prior to issuance of a final certificate of occupancy for each building, the applicant will be required to pay \$9.00 per square foot of bonus area above the baseline FAR of 2:1. The City can use all or a portion of the fee in exchange for onsite affordable units at a rate of \$591.00 per square foot. Any such on-site affordable units will be required to be affordable at 60% MFI for a period of 40 years and in compliance with Chapter 4-18, Article 2, <i>Density Bonus and Incentive Program</i> requirements.
Historic Preservation	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	Not applicable.
Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	The PUD seeks to create an equitable and inclusive site experience as possible and will provide accessibility for persons with disabilities at a degree that complies with the most stringent legal regulations – be they local, state or federal, both within each of the buildings as well as the overall site and landscape.
Local Small Business	Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	The PUD will provide 5,000 sf of commercial space for local businesses or non-profits for lease at an affordable rate for a period of 25 years. Such affordable space shall be available for rent by businesses at no more than eighty percent (80%) of the market rents for similar sized and located commercial space on South Congress Avenue.
Project Specific Superiority Items	Electric Charging Stations	The PUD will incorporate electric charging stations within the parking garage for use by tenants and visitors of the development. As currently contemplated, the PUD is targeting charging stations for a minimum of 5% of provided parking.
Project Specific Superiority Items	Carbon Impact Statement	The PUD will participate in the Carbon Impact Statement pilot project and commits to a minimum of 10 points. The sites restored habitat and native plantings will sequester over 5 tons of carbon per year.

500 South Congress PUD

Project Specific Superiority Items	Light Pollution Reduction	The PUD will comply with the most current AEGB Light Pollution Reduction criteria available at the time of site plan.
Project Specific Superiority Items	Ecology/Bee Habitats	The PUD contemplates creating habitat for local bees and other pollinators by using native plants known for attracting pollinators and/or serving as caterpillar host plants. The PUD will include a minimum of 20 native plant species that attract pollinators and/or bird habitat.
Project Specific Superiority Items	Green Wall	The PUD will provide a 500 sf of vertical green wall to reduce the urban heat island effect, increase habitat and overall experience of the site. This will be located within the public realm in an area that receives greater than 4 hours of sunlight and will either be a vine and mesh or living wall system.
Project Specific Superiority Items	Additional Community Benefits / Riparian Restoration and Critical Environmental Features (CEFs)	The PUD commits to making improvements through riparian restoration to both the north and south sides of the creek that will provide a more aesthetic experience for visitors. This includes the expansion of the riparian woodland canopy and enhancement of existing canopy areas to become more biodiverse. In addition, the inclusion of trees of different sizes and age classes will result in more useful habitat. The process of riparian restoration improvement will include: removal of concrete armoring, management of invasive species, installation of bank stabilization where needed and/or laying back of the creek bank, soil enhancement, as well as establishment of a complete riparian community through the planting and seeding of native canopy, understory, and herbaceous layers. The results are better habitat, better places for humans to enjoy nature, and improved water quality.
Project Specific Superiority Items	Art in the Public Realm	The PUD commits to introducing art into the project's public realm and shall provide a minimum of \$50,000 for public art with the flexibility to provide a rotating exhibit
Project Specific Superiority Items	Functional Green Score	The PUD will achieve a score of 0.30 under the Draft Functional Green program.
Project Specific Superiority Items	SITES Pre-Certification	The PUD will pursue sustainable SITES certification to create a landscape that meets the highest standards in landscape sustainability.
Project Specific Superiority Items	LEED	The PUD will commit to achieving a minimum rating of "Silver" for residential buildings and "Gold" for commercial office buildings.
Project Specific Superiority Items	Wayfinding/Signage	The PUD commits to environmental signage and wayfinding that communicates the values of the City of Austin with regard to connection to nature, environmental resilience and sustainability. The PUD will include signage for the following environmental superior elements: Water Quality and Riparian Restoration, Tree Preservation and Relocation, Biofiltration Areas, and Pollinator Planting.

500 South Congress PUD Code Modifications

General Requirements and Procedures

1. Section 25-1-21(105) (*Definitions, Site*) is modified to allow a site to cross a public street or right-of-way.
2. Chapter 25-1, Article 14 (*Parkland Dedication*) is modified such that parkland dedication shall be satisfied in accordance with the standards outlined in the PUD.
3. Section 9-2-21(A)(2) (*Permit for Concrete Installation During Non-Peak Hour Periods*) is modified to authorize the director to issue a Non-Peak Hour Permit to construct improvements on the Property.

Zoning

4. Section 25-2-144(D) (*Planned Unit Development (PUD) District Designation*) is modified to allow the PUD to include less than 10 acres.
5. Section 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1(L) (*Tier One Requirements*) is modified to allow the PUD to include less than 10 acres.
6. Section 25-2-491(C) (*Permitted, Conditional and Prohibited Uses*) is modified to allow the following uses as permitted and conditional uses of the Property.

Permitted uses:

- Bed & Breakfast (Group 1)
- Bed & Breakfast (Group 2)
- Condominium Residential
- Multifamily Residential
- Townhouse Residential
- Short-Term Rental (Types 1 and 3)
- Administrative and Business Office
- Art Gallery
- Art Work Shop
- Automotive Sales – Max. 8,000 sf interior space. No exterior automotive sales are permitted.
- Automotive Rentals – Max 8,000 sf interior space. No exterior automotive rentals are permitted.
- Business or Trade School
- Business Support Services
- Cocktail Lounge
- Commercial Off-Street Parking

- Communications Services
- Consumer Convenience Services
- Consumer Repair Services
- Convenience Storage
- Electronic Prototype Assembly
- Electronic Testing
- Financial Services
- Food Preparation
- Food Sales
- General Retail Sales (Convenience)
- General Retail Sales (General)
- Hotel-Motel
- Indoor Entertainment
- Indoor Sports and Recreation
- Kennels
- Laundry Services
- Liquor Sales
- Medical Offices – exceeding 5,000 sq. ft. gross floor area
- Medical Office – not exceeding 5,000 sq. ft. gross floor area
- Off-Site Accessory Parking
- Outdoor Sports and Recreation
- Pedicab Storage and Dispatch
- Performance Venue
- Personal Improvements Services
- Personal Services
- Pet Services
- Professional Office
- Research Assembly Services
- Research Services
- Restaurant (General)
- Restaurant (Limited)
- Service Station
- Software Development
- Theater
- Custom Manufacturing
- Community Garden
- Indoor Crop Production
- Urban Farm
- Administrative Services
- Camp
- Club or Lodge
- College and University Facilities
- Communication Service Facilities
- Community Events
- Community Recreation (Private)
- Community Recreation (Public)

- Congregate Living
- Convalescent Services
- Counseling Services
- Cultural Services
- Day Care Services (Commercial)
- Day Care Services (General)
- Day Care Services (Limited)
- Family Home
- Group Home, Class I (General)
- Group Home, Class I (Limited)
- Group Home, Class II
- Hospital Services (General)
- Hospital Services (Limited)
- Local Utility Services
- Maintenance and Service Facilities
- Park and Recreation Services (General)
- Park and Recreation Services (Special)
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Religious Assembly
- Safety Services
- Telecommunication Tower

Conditional uses:

- General Warehousing and Distribution
- Light Manufacturing
- Limited Warehousing and Distribution

7. Section 25-2-691(C) (*Waterfront Overlay (WO) District Uses*) is modified to allow the following uses as additional pedestrian-oriented uses.

- Administrative and Business Offices
- Automotive Sales
- Automotive Rentals
- Financial Services
- Hotel – Motel
- Indoor Entertainment
- Indoor Sports/Recreation
- Medical Offices – exceeding 5,000 sq. ft. gross floor area
- Medical Office – not exceeding 5,000 sq. ft. gross floor area
- Performance Venue
- Personal Improvement Services
- Personal Services

- Pet Services
 - Professional Office
 - Theater
 - Temporary Uses Described in Section 25-2-921
8. Section 25-2-691(D) (*Waterfront Overlay (WO) District Uses*) is modified to allow pedestrian oriented uses above the ground floor of a structure.
 9. Section 25-2-721(B) (*Waterfront Overlay (WO) Combining District Regulations*) is modified to allow the following improvements within the primary setback area:
Buildings, Sidewalk, Handrails, Pavers, Outdoor Recreation, Boardwalks, Green Infrastructure, Benches, Shade Structures, Site Lighting, Landscaping improvements including - hard surface trails, bicycle trails, picnic facilities, playscapes and rain gardens - underground rain-water cisterns, stormwater outfall structures, concessions, bicycle rentals, sports equipment rentals, performance and special events facilities, boardwalks, sidewalks, pavilions, exercise equipment and courses.
 10. Section 25-2-721(B) (*Waterfront Overlay (WO) Combining District Regulations*) is modified to allow a maximum of 40% percent impervious cover within the primary setback area.
 11. Section 25-2-721(G) (*Waterfront Overlay (WO) Combining District Regulations*) is modified so that loading and unloading shall be allowed from any internal driveway and not required to be screened from public view. Loading and unloading locations on private internal driveways are subject to TCM spacing and dimensional requirements subject to TPW approval.
 12. Sections 25-2-742(B)(2) (*South Shore Central Subdistrict Regulations*) is modified to reduce the primary setback line to 50 feet from the East Bouldin Creek centerline as shown on the Land Use Plan.
 13. Development of the property is exempt from Section 25-2-742(C)(2) (*South Shore Central Subdistrict Regulations*).
 14. Section 25-2-742(E)(2) (*South Shore Central Subdistrict Regulations*) is modified to allow a building base wall with a maximum height of 90 feet south of Riverside Drive.
 15. Development of the property is exempt from Section 25-2-742(F) (*South Shore Central Subdistrict Regulations*).
 16. Development of the Property is exempt from the maximum height limitations established in Sections 25-2-742(G)(3) and (G)(4) (*South Shore Central Subdistrict Regulations*).
 17. Development of the Property is exempt from Chapter 25-2, Subchapter E (Design Standards and Mixed Use), Article 2.2 (*Relationship of Buildings and Streets and Walkways*), Article 2.3(*Connectivity Between Sites*), and Article 2.4 (*Building Entryways*).

Site Plan

18. Section 25-5-81(B) (*Site Plan Expiration*) is modified such that a site plan expires eight (8) years after the date of its approval, unless Section 25-5-81 subsections (C), (D), or (E) are met.

Transportation

19. Section 25-6-55 (*Dedication of Right-of-Way*) is modified to remove the requirement to extend the ASMP required Barton Springs Road – Congress Avenue Connector through the Property.
20. Section 25-6-55 (*Dedication of Right-of-Way*) is modified to grant a waiver from the ASMP right-of-way requirements for South Congress Avenue and Riverside Drive.
21. Section 25-6-381 (*Minimum Frontage for Access*) is modified to allow access to Congress Avenue and West Riverside Drive which are classified as a major roadway.
22. Section 25-6-476 (*Bicycle Parking for Mixed Use Developments*), 25-6-477 (*Bicycle Parking*), 25-6- 532 (*Off-Street Loading Standards*), and Appendix A (*Tables of Off-Street Loading Requirements and Former Off-Street Parking Requirements*) are modified such that the minimum off-street parking, bicycle parking, and loading requirements shall be subject to the land uses and intensities of the site plan in accordance with the Land Development Code. Administrative waivers to these requirements may be granted subject to approval by the TPW Director, should they be requested at the time of site plan.
23. Section 25-6-532 (*Off-Street Loading Standards*) is modified to allow shared loading and unloading spaces for the various uses within the PUD regardless of where the use or loading and unloading is located within the PUD.

Environmental

24. Section 25-8-63(C)(12) (*Impervious Cover Calculations*) is modified to exclude a parking structure from impervious cover calculations when the parking structure is constructed below the finished grade of the land, is covered by soil having a minimum depth of two feet with an average depth of not less than four feet, and Landowner shall at the time of site plan submit documentation to the City evidencing the discharge or impoundment of groundwater from the parking structure, if any, will be managed to avoid adverse effects on public health and safety, the environment, and adjacent property. A parking structure meeting the requirements of this section may exceed 15% of the site area.
25. Section 25-8-213(C) (*Water Quality Control Standards*) is modified to require a minimum of 50% of the water quality volume required by code to be provided using green storm water infrastructure.

26. Section 25-8-261 (*Critical Water Quality Zone Development*) and the ECM are modified to allow the following improvement(s) within the Critical Water Quality Zone:

Buildings, Sidewalk, Driveways/Drop-Offs, Handrails, Pavers, Outdoor Recreation, Boardwalks, Green Infrastructure, Benches, Shade Structures, Site Lighting, Landscaping improvements including - hard surface trails, bicycle trails, picnic facilities, playscapes and rain gardens - underground rain-water cisterns, stormwater outfall structures, concessions, bicycle rentals, sports equipment rentals, performance and special events facilities, boardwalks, sidewalks, pavilions, exercise equipment and courses.

27. Section 25-8-281(C)(1) (*Critical Environmental Features*) is modified to reduce the critical environmental feature buffer zone from 150-ft to 50-ft.
28. Section 25-8-261(*Critical Water Quality Zone Development*) is modified to increase the maximum impervious cover within the Critical Water Quality Zone from 5% of the total gross area of the Critical Water Quality Zone to a maximum of 21% of the total gross area within the Critical Water Quality Zone.

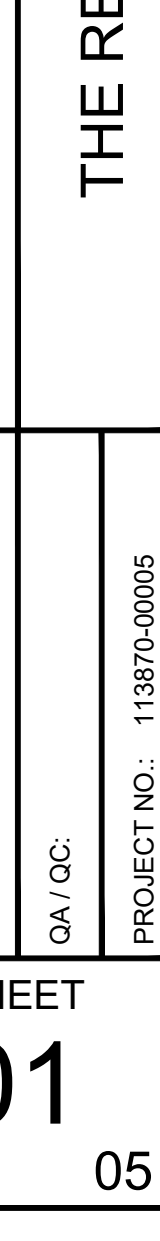
Signage

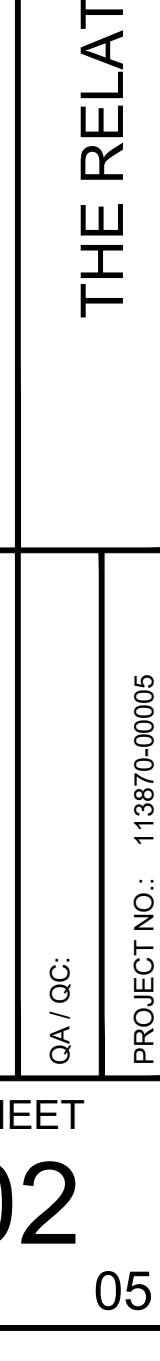
29. All signage on the Property shall comply with the requirements of Section 25-10-129 (*Downtown Sign District Regulations*).

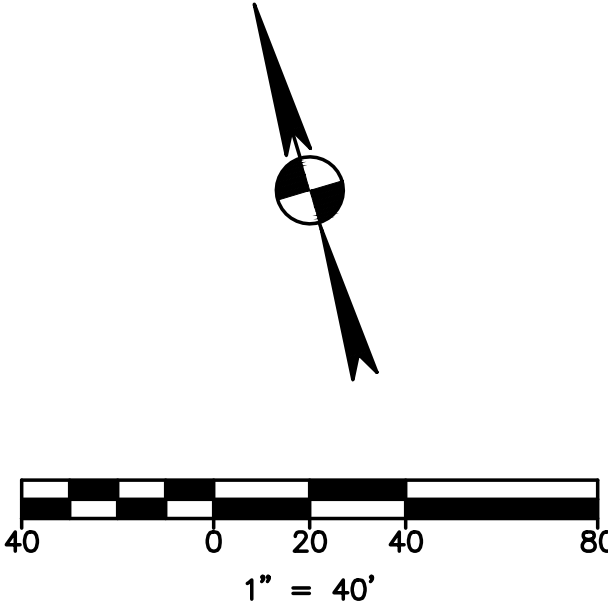
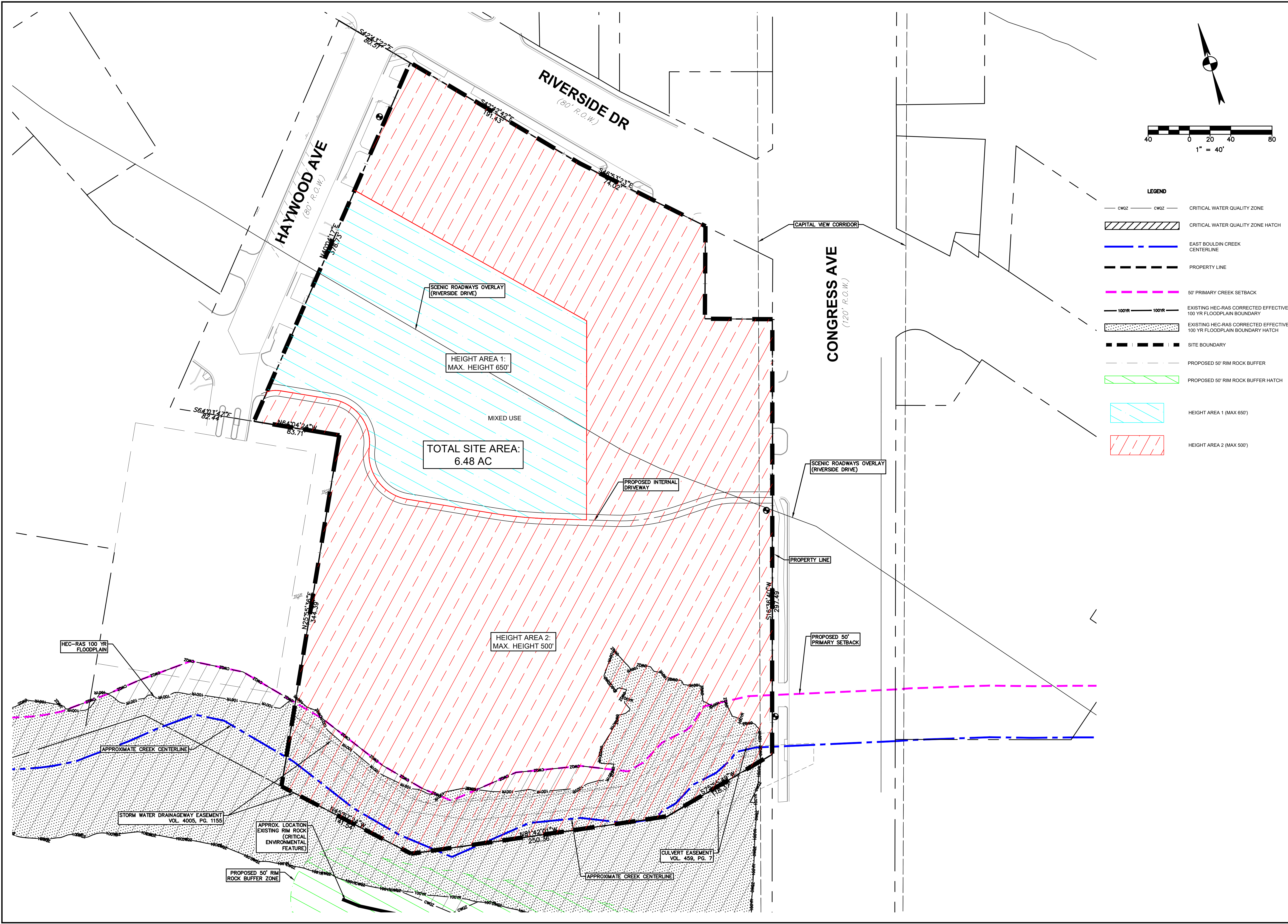
500 SOUTH CONGRESS PUD CODE COMPARISON CHART				
	EXISTING CONDITIONS	CURRENT CODE	South Central Waterfront Vision Framework Plan	500 SOUTH CONGRESS PUD
Acreage	6.4856 Acres	6.4856 Acres	6.4856	6.4856
Jurisdiction	Full Purpose	Full Purpose	Full Purpose	Full Purpose
Use	The property is developed with a four-story office building, a two-story office building, a convenience store, and a multi-family complex with surface parking and related infrastructure.	The property is zoned CS-1-NP and CS-1-V-NP. A mix of uses are permitted under this existing zoning district and applicable South Shore Central Waterfront Overlay.	Assumed property would be developed using PUD zoning. 371,000 sq.ft. of Office 32,000 sq. of Retail 387,000 sq.ft. of Residential 824 above grade structured parking spaces	The PUD will consist of a mixed use development with office, hotel, residential, retail, food sales, and food and beverage uses.
Height	The existing buildings on the property range from 2-stories to 4-stories.	For the portion of the property zoned CS-1-NP, the property can achieve a maximum height of 60-ft. For the portions of the property zoned CS-1-V-NP, a maximum building height of 90-ft may be achieved in accordance with Section 4.3 of Subchapter E (<i>Vertical Mixed Use Buildings</i>). <i>Section 25-2-742(G)(South Shore Central Subdistrict Regulations)</i> The maximum height is: (1) For structures located between the primary and secondary setback lines, the lower of 35-ft of the maximum height allowed in the base zoning district. (3) For structures located within 100-ft of the right-of-way of South Congress Avenue or South First Street, the lower of 60-ft or the maximum height allowed in the base zoning district. (4) For structures located in all other areas of the subdistrict, the lower of 96-ft or the maximum height allowed in the base zoning district. <i>Section 25-2-642 (Capitol View Corridor (CVC) Overlay District Regulations)</i> (A) In the Capitol View Corridor (CVC) combining district, the maximum height permitted is the lesser of: (1) the base district maximum height; or (2) The maximum height provided in this section. (B) In a Capitol view corridor, a structure may not exceed the elevation of the plane delineating the corridor. The height limit exceptions in Section 25-2-531 (<i>Height Limit Exceptions</i>) do not apply to this subsection.	Two 200-ft buildings at 15 - 18 stories. The proposed South Central Waterfront Combining District recommends no maximum building height for the property.	The PUD proposes a maximum height of 650-ft for a small portion of the site north of the internal drive. The remainder of the site will be limited to a maximum height of 500-ft.
Setbacks	The existing improvements on the property encroach into the primary and secondary setback lines established along Bouldin Creek.	<i>Section 25-2-492 (Site Development Regulations)</i> Front Yard Setback: 10-ft Street Side Yard: 10-ft Interior Side Yard: 0-ft Rear Yard: 0-ft <i>25-2-742(South Shore Central Subdistrict Regulations)</i> establish a primary setback line located 80-ft from the centerline of East Bouldin Creek and a secondary setback line 130-ft from the primary setback line parallel to the East Bouldin Creek centerline. Per <i>Section 25-2-721(B) (Waterfront Overlay (WO) Combining District Regulations)</i> in a primary setback area: (1) except as otherwise provided in this subsection, parking areas and structures are prohibited; and (2) Park facilities, including picnic tables, observation decks, trails, gazebos, and pavilions, are permitted if: (a) The park facilities are located on public land; and (b) the impervious cover does not exceed 15% Per <i>Section 25-2-721(C)(South Shore Central Subdistrict Regulations)</i> in a secondary setback area: (1) foundations, patios, terraces, outdoor restaurants, and similar uses are permitted; and (2) impervious cover may not exceed 30%. <i>Section 25-2-742(F)(South Shore Central Subdistrict Regulations)</i> requires a base wall with a maximum height of 35-ft for structures adjacent to and oriented towards Riverside Drive. The portion of the structure building above the base wall and oriented toward Riverside Drive must fit within an envelop delineated by a 70 degree angle starting at a line along the top of the base wall with the base of the angle being the horizontal plan extending from the line parallel to and away from the surface of Riverside Drive.	The SCWFP proposes to consolidate the 80-ft primary and 130-ft secondary waterfront overlay setback established from the centerline of East Bouldin Creek to a 100-ft primary setback. The proposed combining district exempts you from the use and impervious cover limitations within the primary and secondary setback area. Given this proposed change, it appears staff is less concerned with the development that occurs within these areas.	The PUD proposes 0-ft setbacks along all property lines. Additionally, the PUD proposes to maintain a 50-ft primary setback parallel to the centerline of East Bouldin Creek and to remove the secondary setback line.

Park Acreage	There is no parkland currently on the existing development. The property is located entirely within a Parkland Deficient Area.	<p>Section 25-1-601(B) (<i>General Provisions</i>) - Except as otherwise provided in this section the parkland dedication requirements of this article apply to:</p> <ul style="list-style-type: none"> (1) A residential or commercial subdivision within the planning jurisdiction (2) A site plan within the zoning jurisdiction that includes residential units or commercial square footage; and (3) A building permit for residential or commercial development, as provided under Section 25-1-608 <p>Section 25-2-608(N) (<i>Dedication of Parkland</i>) Development within a PUD zoning district, may, if required by the ordinance adopting the PUD, be subject to additional parkland requirements and may be entitled to count dedicated parkland towards meeting the open space requirements under Chapter 25-2, Article 2, Division 5 (<i>Planned Unit Developments</i>).</p>	Identifies areas along East Bouldin Creek within the 100' primary setback and as permanent public access area. The plan further calls for pedestrian access to East Bouldin Creek from the extension of Texas Center Drive within public access easements.	The PUD proposes to dedicate parkland area not to exceed 15% of the total land area as shown on the conceptual open space plan submitted with the PUD. This area will include a trail connection to Haywood as well as an east-west trail along the creek.
Open Space	There is no open space within the existing development.	Chapter 25-2, Subchapter E, Section 2.7 (<i>Private Common Open Space and Pedestrian Amenities</i>): all development greater than 2 acres in size and all multi-family and condominium uses shall devote a minimum of 5% of the gross site area to one or more types of private common open space and pedestrian amenities outlined in the section.	Identifies areas along East Bouldin Creek within the 100' primary setback and as permanent public access area. The plan further calls for pedestrian access to East Bouldin Creek from the extension of Texas Center Drive within public access easements.	The PUD will provide 10% more open space than the 10% and 20% open space requirements for residential and nonresidential programs respectively - as per Tier 2 Superiority.
Water Quality	The existing development does not provide any water quality controls.	Section 25-8-211 (<i>Water Quality Control Requirement</i>) - Water quality controls are required for development if the total of new and redeveloped impervious cover exceeds 8,000 square feet.	Green infrastructure such as: permeable pavement, bioswales, raingardens, green roofs, constructed wetlands.	At a minimum, at least 50% of water quality volume will be treated using green water quality controls among those described in the ECM. As currently contemplated, the PUD will utilize rainwater harvesting and a rain garden system to treat approximately 50% of the required water quality volume onsite - first in below grade vaults (using inefficient parts of the parking garage), then pumping this water into raingardens, over the course of a permitted maximum 48 hours, to achieve 100% of the required stormwater treatment using green water quality controls - which will support greater biodiversity and regionally native plants, while reducing stormwater impacts to Bouldin Creek.
Drainage	The property currently drains to East Bouldin Creek. There is no detention currently on the site.	<p>Section 25-7-61 (<i>Criteria for Approval of Development Applications</i>)</p> <p>(A) A development application may not be approved unless:</p> <ul style="list-style-type: none"> (1) the proposed development application demonstrates sufficient capacity for the design flood, as determined by the Drainage Criteria Manual; (2) each proposed improvement is sufficiently strong to resist: <ul style="list-style-type: none"> (a) external pressure caused by earth or building; and (b) internal pressure or abrasion caused by water or debris; (3) The proposed grades will not permit water to gather in a pool that may become stagnant, excluding variable pools in creek beds as a result of natural channel design; (4) temporary and permanent measures to control erosion are sufficient to minimize siltation of the waterway as determined under the ECM; and (5) The proposed development: <ul style="list-style-type: none"> (a) will not result in additional adverse flooding impact on other property; (b) to the greatest extent feasible, preserves the natural and traditional character of the land and the waterway located within the 100-year floodplain; (c) except as provided in Subsection B, includes on-site control of the two-year peak flood, as determined under the DCM and ECM. (d) will not result in additional erosion impacts on other property; and (e) locates all proposed improvements outside the erosion hazard zone, unless protective works are provided as prescribed in the ECM. 	Green infrastructure such as: permeable pavement, bioswales, raingardens, green roofs, constructed wetlands.	We will be meeting code requirements for site detention.

Floodplain	Portions of the property are located within the City of Austin 25-year and 100-year floodplain. The property is also partially located within the FEMA 100-year floodplain. There are existing improvements/structures located within these areas.	Section 25-7-92 (<i>Encroachment on Floodplain Prohibited</i>) (A) Except as provided in Section 25-7-96 (<i>Exceptions in the 25-year floodplain</i>) and unless a variance is granted by the director, a development application may not be approved if a proposed building or parking area encroaches on the 25-year floodplain. (B) Except as provided in Section 25-7-93(<i>General Exceptions</i>), 25-7-94(<i>Exceptions in Central Business Area</i>), and 25-7-95(<i>Exceptions for Parking Areas</i>) and unless a variance is granted by the director, a development application may not be approved if a proposed building or parking area encroaches on the 100-year floodplain.	N/A	Instead of showing the existing floodplain per GIS, the floodplain delineation has been updated based on the City models and more detailed topographic information for the site. The PUD proposes to remove 8,000 square feet of concrete embankment and 8,890 square feet of impervious cover within the East Bouldin Creek Floodplain for a total of 16,890 square feet.
Impervious Cover	The property is currently developed with 77.3% impervious cover.	Section 25-2-492(<i>Site Development Regulations</i>) limits impervious cover for property zoned CS-1 to 95%.	N/A	The PUD proposes a maximum impervious cover of 90% which is a 5% reduction of the maximum impervious cover allowed under existing zoning.
CWQZ	The property includes approximately 2.25 acres within the Critical Water Quality Zone (CWQZ) at 75% impervious cover. There are several improvements including building structures and surface parking within this area.	Section 25-8-261 (<i>Critical Water Quality Zone Development</i>) - Development is prohibited in a Critical Water Quality Zone with the exception of passive improvements such as fences, open space, athletic fields, etc.. Development allowed within the Critical Water Quality Zone under this Division shall be revegetated and restored within the limits of construction as prescribed by the ECM.	Compliance with current code. Proposed trails along East Bouldin Creek shall be located a least 50-ft from the centerline of the creek.	As currently contemplated, the PUD proposes a 7,658 SF reduction of impervious cover in the CWQZ, which includes the existing buildings and accessory surface parking lots. The PUD proposes removing over 8,000 square feet of concrete embankment adjacent to Bouldin Creek as well as 8,890 square feet of additional impervious cover from the floodplain.
CWQZ crossing	N/A	N/A	N/A	N/A
Critical Environmental Features (CEF)	N/A	N/A	N/A	While our site does not contain any Critical Environmental Features (CEFs), it is impacted by a CEF located on the south side of the creek that the Project is currently evaluating/surveying. The PUD requests to reduce the CEF setback buffer from 150' to 50' as recommended per the ERI.
Cut/Fill	N/A	N/A	N/A	N/A
Construction on Slopes	N/A	N/A	N/A	N/A
Tree Protection	N/A	Section 25-8-602(<i>Definitions</i>) (1) Heritage Tree means a tree that haws a diameter of 24 inches or more, measured four and a half feet above natural grade, and is one of the following species: Texas Ash, Bald Cypress, American Elm, Cedar Elm, Texas Madrone, Bigtooth Maple, All Oaks, Pecan, Arizona Walnut, Eastern Black Walnut. (2) Protected tree means a tree with a diameter of 19-inches or more, measured four and a half feet above natural grade. Section 25-8-621 (<i>Permit Required for Removal of Protected Trees; Exceptions</i>). (A) Except as otherwise provided in this section, a person may not remove a protected tree unless the Planning and Development Review Department has issued a permit for removal under this Division. Section 25-8-641 (<i>Removal</i>) (A) Removal of a heritage tree is prohibited unless the Planning and Development Review Department has issued a permit for the removal under this Division. (B) A permit to remove a heritage tree may be issued only if a variance is approved under Section 25-8-642(Administrative Variance) or 25-8-643(Land Use Commission Variance).	Tree Protection: -100% of heritage trees shall be preserved, unless a tree is dead, diseased, or an imminent hazard. Protected trees shall be preserved. Street Trees: - At least 1,000 cubic fee of soil volume shall be provided per tree. Alternatively, the City Arborist may allow alternative compliance if there is a utility conflict or 1,000 cubic fee is otherwise not available. - Overhead utilities shall be relocated underground to avoid any conflicts with the planting of shade trees. - all new utilities shall be located under the street with sufficient clearances to allow for the tree planting zone. Lateral lines may cross the planting zone. -Exhibit overhead utilities shall be relocated underground. -Root barriers shall be introduced and located solely on the utility sid, rather than creating boxes around the trees.	100% of all Heritage trees that are not dead, diseased or an imminent danger to people or property will be preserved.
Green Building	N/A	The property is not required to comply with the City of Austin's Green Building Program under Current Code.	2-Star AEGB rating.	The PUD will achieve a minimum 2 star rating under the City of Austin's Green Building Program. The PUD will also achieve a minimum rating of Silver for residential buildings and Gold for commercial office buildings under the LEED program.







- LEGEND**
- CWQZ
 - CWQZ
 - CRITICAL WATER QUALITY ZONE
 - CRITICAL WATER QUALITY ZONE HATCH
 - EAST BOULDIN CREEK CENTERLINE
 - PROPERTY LINE
 - 50' PRIMARY CREEK SETBACK
 - EXISTING HEC-RAS CORRECTED EFFECTIVE 100 YR FLOODPLAIN BOUNDARY
 - EXISTING HEC-RAS CORRECTED EFFECTIVE 100 YR FLOODPLAIN BOUNDARY HATCH
 - SITE BOUNDARY
 - PROPOSED 50' RIM ROCK BUFFER
 - PROPOSED 50' RIM ROCK BUFFER HATCH
 - HEIGHT AREA 1 (MAX 650')
 - HEIGHT AREA 2 (MAX 500')

500 S. CONGRESS PUD
500 S. CONGRESS AUSTIN, TX

THE RELATED COMPANIES

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113870-00005

SHEET
03
OF 05

garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBPE # F-14629
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PUD SITE DEVELOPMENT STANDARDS	
SITE AREA (SF)	282,268.8
SITE AREA (AC)	6.48
MAXIMUM BULDING HEIGHT (FT)	HEIGHT AREA 1: 650' MAX HEIGHT AREA 2: 500' MAX
MAXIMUM IMPERVIOUS COVER (AC)	5.832
MAXIMUM IMPERVIOUS COVER (%)	90
MAXIMUM BUILDING COVERAGE (SF)	268,155
MAXIMUM BUILDING COVERAGE (%)	90
MAXIMUM FLOOR TO AREA RATIO (FAR)	24:1

PROGRAM TABLE (MIXED USE DEVELOPMENT)	
RESIDENTIAL UNITS	950
HOTEL ROOMS	225
OFFICE	600,000 SF
RESTAURANT	20,000 SF
RETAIL	90,000 SF
GROCERY STORE	25,000 SF

LAND USES AND INTENSITIES NOTED ABOVE ARE SUBJECT TO CHANGE. SUCH CHANGES SHALL BE PROCESSED ADMINISTRATIVELY AS LONG AS THE NUMBER OF TRIPS SHOWN IN THE TIA DATED 08/13/2024 AND ANY SUBSEQUENT AMENDMENTS TO THE TIA ARE NOT EXCEEDED.

Code Modifications

General Requirements and Procedures

- 1.Section 25-1-21(105) (Definitions, Site) is modified to allow a site to cross a public street or right-of-way.
- 2.Chapter 25-1, Article 14 (Parkland Dedication) is modified such that parkland dedication shall be satisfied in accordance with the standards outlined in the PUD.
- 3.Section 9-2-21(A)(2) (Permit for Concrete Installation During Non-Peak Hour Periods) is modified to authorize the director to issue a Non-Peak Hour Permit to construct improvements on the Property.
- Zoning**
- 4.Section 25-2-144(D) (Planned Unit Development (PUD) District Designation) is modified to allow the PUD to include less than 10 acres.
- 5.Section 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1(L) (Tier One Requirements) is modified to allow the PUD to include less than 10 acres.
- 6.Section 25-2-491(C) (Permitted, Conditional and Prohibited Uses) is modified to allow the following uses as permitted and conditional uses of the Property.

Permitted uses:

- Bed & Breakfast (Group 1)
- Bed & Breakfast (Group 2)
- Condominium Residential
- Multifamily Residential
- Townhouse Residential
- Short-Term Rental (Types 1 and 3)
- Administrative and Business Office
- Art Gallery
- Art Work Shop
- Automotive Sales -Max. 8,000 sf interior space. No exterior automotive sales are permitted.
- Automotive Rentals -Max 8,000 sf interior space. No exterior automotive rentals are permitted.
- Business or Trade School
- Business Support Services
- Cocktail Lounge
- Commercial Off-Street Parking
- Communications Services
- Consumer Convenience Services
- Consumer Repair Services
- Convenience Storage
- Electronic Prototype Assembly
- Electronic Testing
- Financial Services
- Food Preparation
- Food Sales
- General Retail Sales (Convenience)
- General Retail Sales (General)
- Hotel-Motel
- Indoor Entertainment
- Indoor Sports and Recreation
- Kennels
- Laundry Services
- Liquor Sales
- Medical Offices -exceeding 5,000 sq. ft. gross floor area
- Medical Office -not exceeding 5,000 sq. ft. gross floor area
- Off-Site Accessory Parking
- Outdoor Sports and Recreation
- Pedicab Storage and Dispatch
- Performance Venue
- Personal Improvement Services
- Personal Services
- Pet Services
- Professional Office
- Research Assembly Services
- Research Services
- Restaurant (General)
- Restaurant (Limited)
- Service Station
- Software Development
- Theater
- Custom Manufacturing
- Community Garden
- Indoor Crop Production
- Urban Farm
- Administrative Services
- Camp
- Club or Lodge
- College and University Facilities
- Communication Service Facilities
- Community Events
- Community Recreation (Private)
- Community Recreation (Public)
- Congregate Living
- Convalescent Services
- Counseling Services
- Cultural Services
- Day Care Services (Commercial)
- Day Care Services (General)
- Day Care Services (Limited)
- Family Home
- Group Home, Class I (General)
- Group Home, Class I (Limited)
- Group Home, Class II
- Hospital Services (General)
- Hospital Services (Limited)
- Local Utility Services
- Maintenance and Service Facilities
- Park and Recreation Services (General)
- Park and Recreation Services (Special)
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Religious Assembly
- Safety Services
- Telecommunication Tower

Conditional uses:

- General Warehousing and Distribution
 - Light Manufacturing
 - Limited Warehousing and Distribution
- 7.Section 25-2-691(C) (Waterfront Overlay (WO) District Uses) is modified to allow the following uses as additional pedestrian-oriented uses.
- Administrative and Business Offices
 - Automotive Sales
 - Automotive Rentals
 - Financial Services
 - Hotel -Motel
 - Indoor Entertainment
 - Indoor Sports/Recreation
 - Medical Offices -exceeding 5,000 sq. ft. gross floor area
 - Medical Office -not exceeding 5,000 sq. ft. gross floor area
 - Performance Venue
 - Personal Improvement Services
 - Personal Services
 - Pet Services
 - Professional Office
 - Theater
 - Temporary Uses Described in Section 25-2-921

Code Modifications (cont.)

8. Section 25-2-691(D) (Waterfront Overlay (WO) District Uses) is modified to allow pedestrian oriented uses above the ground floor of a structure.
9. Section 25-2-721(B) (Waterfront Overlay (WO) Combining District Regulations) is modified to allow the following improvements within the primary setback area: Buildings, Sidewalk, Handrails, Pavers, Outdoor Recreation, Boardwalks, Green Infrastructure, Benches, Shade Structures, Site Lighting, Landscaping Improvements including - hard surface trails, bicycle trails, picnic facilities, playscopes and rain gardens - underground rain-water cisterns, stormwater outfall structures, concessions, bicycle rentals, sports equipment rentals, performance and special events facilities, boardwalks, sidewalks, pavilions, exercise equipment and courses.
10. Section 25-2-721(B) (Waterfront Overlay (WO) Combining District Regulations) is modified to allow a maximum of 40% percent impervious cover within the primary setback area.
11. Section 25-2-721(G) (Waterfront Overlay (WO) Combining District Regulations) is modified so that loading and unloading shall be allowed from any internal driveway and not required to be screened from public view. Loading and unloading locations on private internal driveways are subject to TCM spacing and dimensional requirements subject to TPW approval.
12. Sections 25-2-742(B)(2) (South Shore Central Subdistrict Regulations) is modified to reduce the primary setback line to 50 feet from the East Bouldin Creek centerline as shown on the Land Use Plan.
13. Development of the property is exempt from Section 25-2-742(C)(2) (South Shore Central Subdistrict Regulations).
14. Section 25-2-742(E)(2) (South Shore Central Subdistrict Regulations) is modified to allow a building base wall with a maximum height of 90 feet south of Riverside Drive.
15. Development of the property is exempt from Section 25-2-742(F) (South Shore Central Subdistrict Regulations).
16. Development of the Property is exempt from the maximum height limitations established in Sections 25-2-742(G)(3) and (G)(4) (South Shore Central Subdistrict Regulations).
17. Development of the Property is exempt from Chapter 25-2, Subchapter E (Design Standards and Mixed Use), Article 2.2 (Relationship of Buildings and Streets and Walkways), Article 2.3(Connectivity Between Sites), and Article 2.4 (Building Entryways).

Site Plan

18. Section 25-5-81(B) (Site Plan Expiration) is modified such that a site plan expires eight (8) years after the date of its approval, unless Section 25-5-81 subsections (C), (D), or (E) are met.

Transportation

19. Section 25-6-55 (Dedication of Right-of-Way) is modified to remove the requirement to extend the ASMP required Barton Springs Road - Congress Avenue Connector the Property.
20. Section 25-6-55 (Dedication of Right-of-Way) is modified to grant a waiver from the ASMP right-of-way requirements for South Congress Avenue and Riverside Drive.
21. Section 25-6-361 (Minimum Frontage for Access) is modified to allow access to Congress Avenue and West Riverside Drive which are classified as a major roadway.
22. Section 25-6-476 (Bicycle Parking for Mixed Use Developments), 25-6-477 (Bicycle Parking), 25-6- 532 (Off-Street Loading Standards), and Appendix A (Tables of Off-Street Loading Requirements and Former Off-Street Parking Requirements) are modified such that the minimum off-street parking, bicycle parking, and loading requirements shall be subject to the land uses and intensities of the site plan in accordance with the Land Development Code. Administrative waivers to these requirements may be granted subject to approval by the TPW Director, should they be requested at the time of site plan.

23. Section 25-6-532 (Off-Street Loading Standards) is modified to allow shared loading and unloading spaces for the various uses within the PUD regardless of where the use or loading and unloading is located within the PUD.

Environmental

24. Section 25-8-63(C)(12) (Impervious Cover Calculations) is modified to exclude a parking structure from impervious cover calculations when the parking structure is constructed below the finished grade of the land, is covered by soil having a minimum depth of two feet with an average depth of not less than four feet, and Landowner shall at the time of site plan submit documentation to the City evidencing the discharge or impoundment of groundwater from the parking structure, if any, will be managed to avoid adverse effects on public health and safety, the environment, and adjacent property. A parking structure meeting the requirements of this section may exceed 15% of the site area.

25. Section 25-8-213(C) (Water Quality Control Standards) is modified to require a minimum of 50% of the water quality volume required by code to be provided using green storm water infrastructure.

26. Section 25-8-261 (Critical Water Quality Zone Development) and the EGM are modified to allow the following improvement(s) within the Critical Water Quality Zone:

Buildings, Sidewalk, Driveways/Drop-Offs, Handrails, Pavers, Outdoor Recreation, Boardwalks, Green Infrastructure, Benches, Shade Structures, Site Lighting, Landscaping Improvements including - hard surface trails, bicycle trails, picnic facilities, playscopes and rain gardens - underground rain-water cisterns, stormwater outfall structures, concessions, bicycle rentals, sports equipment rentals, performance and special events facilities, boardwalks, sidewalks, pavilions, exercise equipment and courses.

27. Section 25-8-281(C)(1) (Critical Environmental Features) is modified to reduce the critical environmental feature buffer zone from 150-ft to 50-ft.

28. Section 25-8-261(Critical Water Quality Zone Development) is modified to increase the maximum impervious cover within the Critical Water Quality Zone from 5% of the total gross area of the Critical Water Quality Zone to a maximum of 21% of the total gross area within the Critical Water Quality Zone.

Signage

29. All signage on the Property shall comply with the requirements of Section 25-10-129 (Downtown Sign District Regulations).

LAND USE NOTES:

1. THE SIZE, CONFIGURATION AND LOCATION OF THE DRIVEWAYS AS SHOWN ON THE EXHIBITS IS AN APPROXIMATION FOR ILLUSTRATION PURPOSES. THE OWNER WILL ESTABLISH AND SET FORTH THE SIZE, CONFIGURATION AND LOCATION OF THE DRIVEWAYS AT TIME OF SITE PLAN.
2. AN INTEGRATED PEST MANAGEMENT PLAN WILL BE IMPLEMENTED FOLLOWING THE GUIDELINES DEVELOPED BY THE CITY OF AUSTIN GROW GREEN PROGRAM.
3. THIS PUD WILL COMPLY WITH THE AUSTIN ENERGY GREEN BUILDING PROGRAM TO ACHIEVE A MINIMUM OF A 2-STAR RATING.
4. THE PUD SHALL UTILIZE GREEN WATER QUALITY CONTROLS AS DESCRIBED IN THE ENVIRONMENTAL CRITERIA MANUAL TO TREAT A MINIMUM OF 50% OF THE WATER QUALITY VOLUME REQUIRED BY CODE.
5. THE PUD WILL UTILIZE PLANTS NATIVE TO THE CENTRAL TEXAS BLACKLAND PRAIRIE AND EDWARDS PLATEAU ECOREGIONS FOR GREEN STORMWATER INFRASTRUCTURE CONTROLS WHICH WILL BE APPROVED BY A WPD WETLAND BIOLOGIST AT THE TIME OF SITE PLAN.
6. 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.
7. EXCEPT WHERE MODIFIED HEREIN, STREET CROSS SECTIONS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE TRANSPORTATION CRITERIA MANUAL (TCM) EXCEPT AS MODIFIED BY THE PUD.
8. IMPERVIOUS COVER, BUILDING COVER AND FLOOR TO AREA RATIO IS BASED ON GROSS SITE AREA OF ALL LAND WITHIN THE PUD.
9. THE PUD WILL COMPLY WITH THE MOST CURRENT AEOB STEEL 5 BIRD COLLISION DETERRENCE CRITERIA AVAILABLE AT THE TIME OF SITE PLAN.
10. THE PUD WILL LIMIT COCKTAIL LOUNGES SO THAT NO MORE THAN ONE COCKTAIL LOUNGE SHALL BE PERMITTED WITHIN EACH 100-FT OF BUILDING FRONTAGE.
11. THE PUD WILL PROHIBIT GATED ROADWAYS.
12. THE PUD SHALL COMPLY WITH THE MOST CURRENT AEOB LIGHT POLLUTION CRITERIA AVAILABLE AT THE TIME OF SITE PLAN.
13. RECLAIMED WATER CANNOT BE USED FOR LANDSCAPE/SITE IRRIGATION IN THE CRITICAL WATER QUALITY ZONE.
14. SHARED PARKING IS ALLOWED FOR THE VARIOUS USES WITHIN THE PUD REGARDLESS OF WHERE THE USE OR PARKING IS LOCATED WITHIN THE PUD.
15. THIS PUD SHALL BE REQUIRED TO INSTALL RECLAIMED WATER SERVICES AND METERS AND CONNECT TO AND UTILIZE RECLAIMED WATER SYSTEMS (PURPLE PIPE) FOR ALL IRRIGATION, COOLING, AND TOILET/URINAL FLUSHING USES IN THE PUD.
16. THE PRIVATE INTERNAL DRIVE WILL BE CONTAINED IN A PUBLIC EASEMENT THAT IS MUTUALLY ACCEPTABLE TO THE CITY OF AUSTIN AND THE LANDOWNER.
17. THE STREET CROSS SECTIONS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE TRANSPORTATION CRITERIA MANUAL (TCM) EXCEPT AS MODIFIED BY THE PUD.
18. LANDOWNER SHALL CONSTRUCT AT LANDOWNER'S EXPENSE A PUBLIC RECLAIMED WATER SYSTEM MAIN STARTING AT THE MIDPOINT BETWEEN THE NORTHWEST CORNER OF THE SITE AND THE INTERSECTION OF WEST RIVERSIDE DRIVE AND SOUTH CONGRESS AVENUE AND CONTINUING WEST ALONG WEST RIVERSIDE DRIVE AND CONNECT IT TO THE EXISTING RECLAIMED WATER MAIN AT THE INTERSECTION OF BARTON SPRINGS ROAD AND WEST RIVERSIDE DRIVE. THE PUBLIC RECLAIMED WATER SYSTEM MAIN SHALL BE TEMPORARILY CONNECTED TO A PUBLIC POTABLE WATER MAIN AND CAPPED AT THE ENDS TO BE READY FOR FUTURE CONNECTION TO THE PUBLIC RECLAIMED WATER SYSTEM BY OTHERS. LANDOWNER RESERVES THE RIGHT TO PARTICIPATE IN THE GO PURPLE INCENTIVES FOR DEVELOPMENTS CONNECTING TO CENTRALIZED RECLAIMED SYSTEM PROGRAM OR SUCCESSOR PROGRAM OF EQUAL OR GREATER BENEFIT TO THE LANDOWNER TO ALLOW FOR COST SHARING WITH AUSTIN WATER.



GENERAL NOTES

500 S. CONGRESS PUD
500 S. CONGRESS AUSTIN, TX

THE RELATED COMPANIES

DRAWN BY:

DESIGNED BY:

QA / QC:

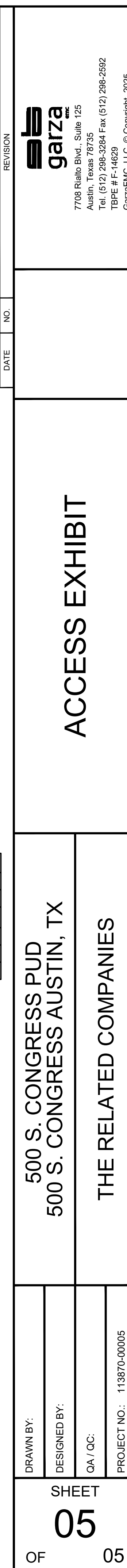
PROJECT NO.: 113870-0-0005

SHEET

04

OF

05





TB6

landscape architects, planners & designers

3232 e cesar chavez st
bldg 1, suite 100
austin, tx 78702

[512] 327-1011

project
500 S.
Congress PUD

related co.
austin, tx

project number
a23034

issue date
04/07/25

designed:
drawn:
reviewed:

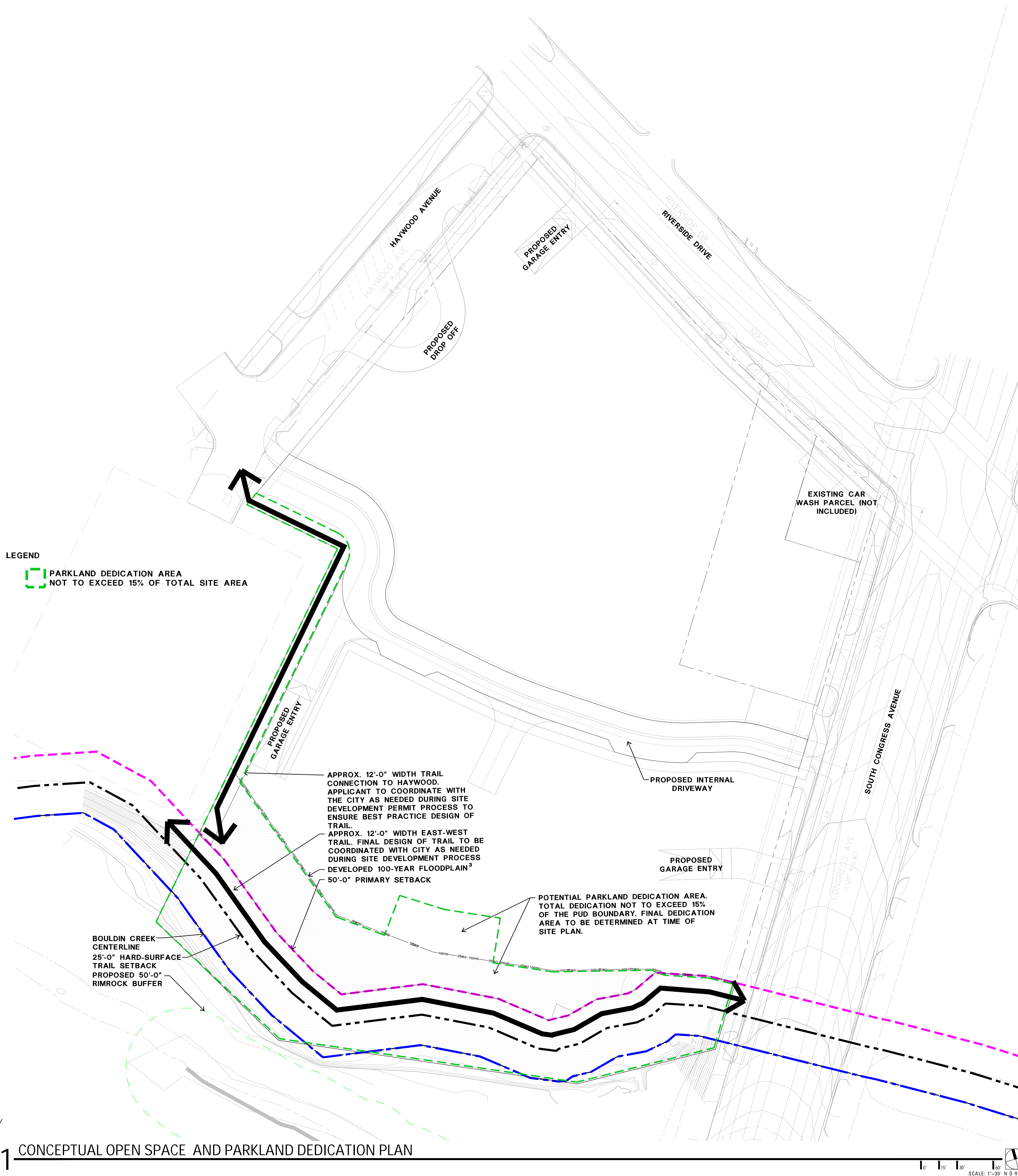
sheet title
conceptual
open space
plan

sheet
L.04

NOTE:

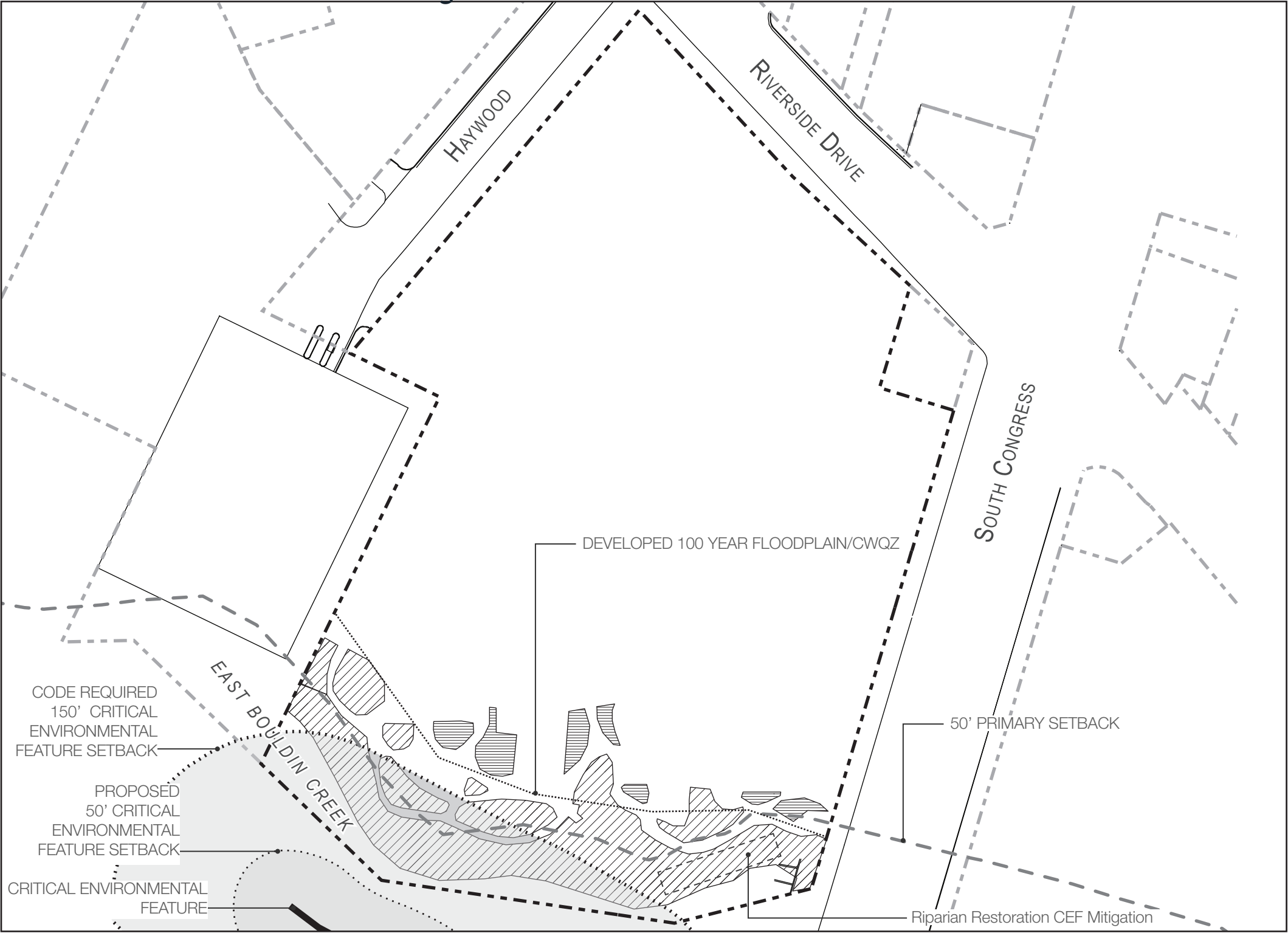
1. TRAIL (APPROX. 12'-0" WIDTH WITH 1'-0" COMPACTED SUBGRADE SHOULDERS) WILL BE LOCATED WITHIN THE AREA DESIGNATED FOR PARKLAND DEDICATION AND EXTEND ALONG THE ENTIRE EAST-WEST TRANSECT OF THE PROPERTY. FINAL TRAIL MATERIALITY, DESIGN AND WIDTH TO BE COORDINATED WITH CITY OF AUSTIN AND LOCAL STAKEHOLDERS AT TIME OF SITE PLAN. ENTIRETY OF FUTURE TRAIL TO BE CONSTRUCTED IN THE UPPER HALF OF THE 100 YR FLOODPLAIN / CWQZ.
2. THE LOCATIONS OF ALL BUILDINGS, STRUCTURES, PRIVATELY OWNED PUBLIC OPEN SPACE, AND PROPOSED IMPROVEMENTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND FEASIBILITY OF CONSTRUCTION.
3. DELINEATION OF THE PROPOSED FLOODPLAIN / CWQZ IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND WILL BE CONFIRMED DURING THE SITE PLAN PROCESS.

1 CONCEPTUAL OPEN SPACE AND PARKLAND DEDICATION PLAN



500 S. CONGRESS PUD

Critical Environmental Feature Mitigation



Notes:

- 1. There are no trails and/or impervious cover within 50' of the critical environmental feature on the adjacent state-owned land.
- 2. The Rimrock feature is upstream of the site and will not be impacted by any activities at 500 S. Congress.
- 3. Not more than 2,000 sqft of trail and/or impervious cover are planned within 150' of critical environmental feature on adjacent state-owned property.
- 4. Mitigation is not being considered for necessary creek armoring.

Mitigation Table

Area of CEF Buffer Trail Impact:	.0459 AC (2,000 sq ft)
Area of Riparian Restoration Mitigation:	.0459 AC (2,000 sq ft)
Seeds used in Mitigation*:	1.5 lbs
* Seeding Rate based on (609s.5 Table 6 @ 27 lbs/arce+20%)	

* Delineation of the proposed floodplain/CWQZ is subject to change based on final design and will be confirmed during the site plan process.

ENVIRONMENTAL SUPERIORITY ELEMENTS

Developed 100 year floodplain/CWQZ

Floodplain restoration planting

Pollinator bed plantings or rain gardens

Trail within 150' CEF buffer

Proposed 50' Primary Setback

Proposed 50' Critical Environmental Feature Setback

Code Required 150' Critical Environmental Feature Setback

Riparian Restoration CEF Mitigation

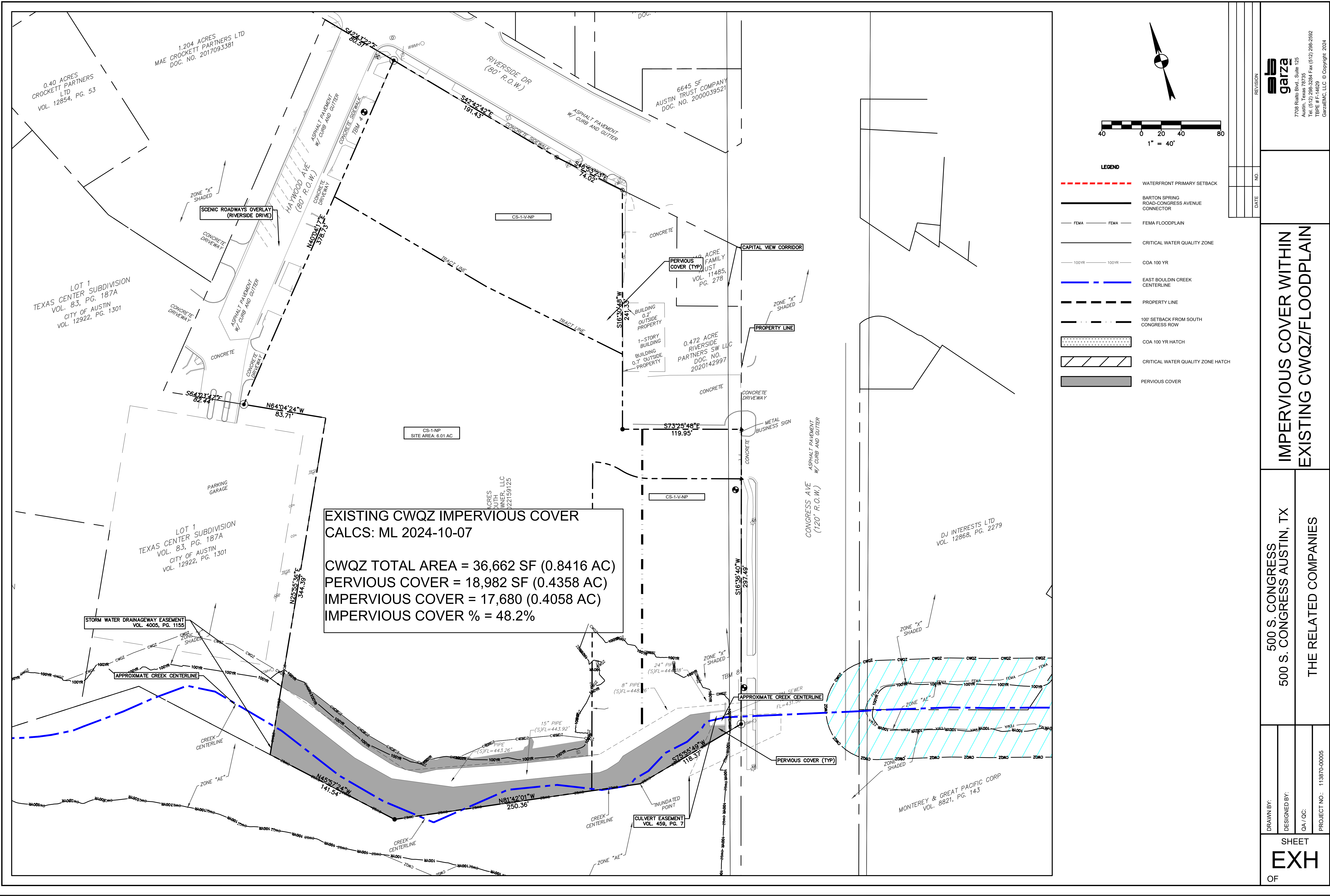
Conceptual Bank armoring

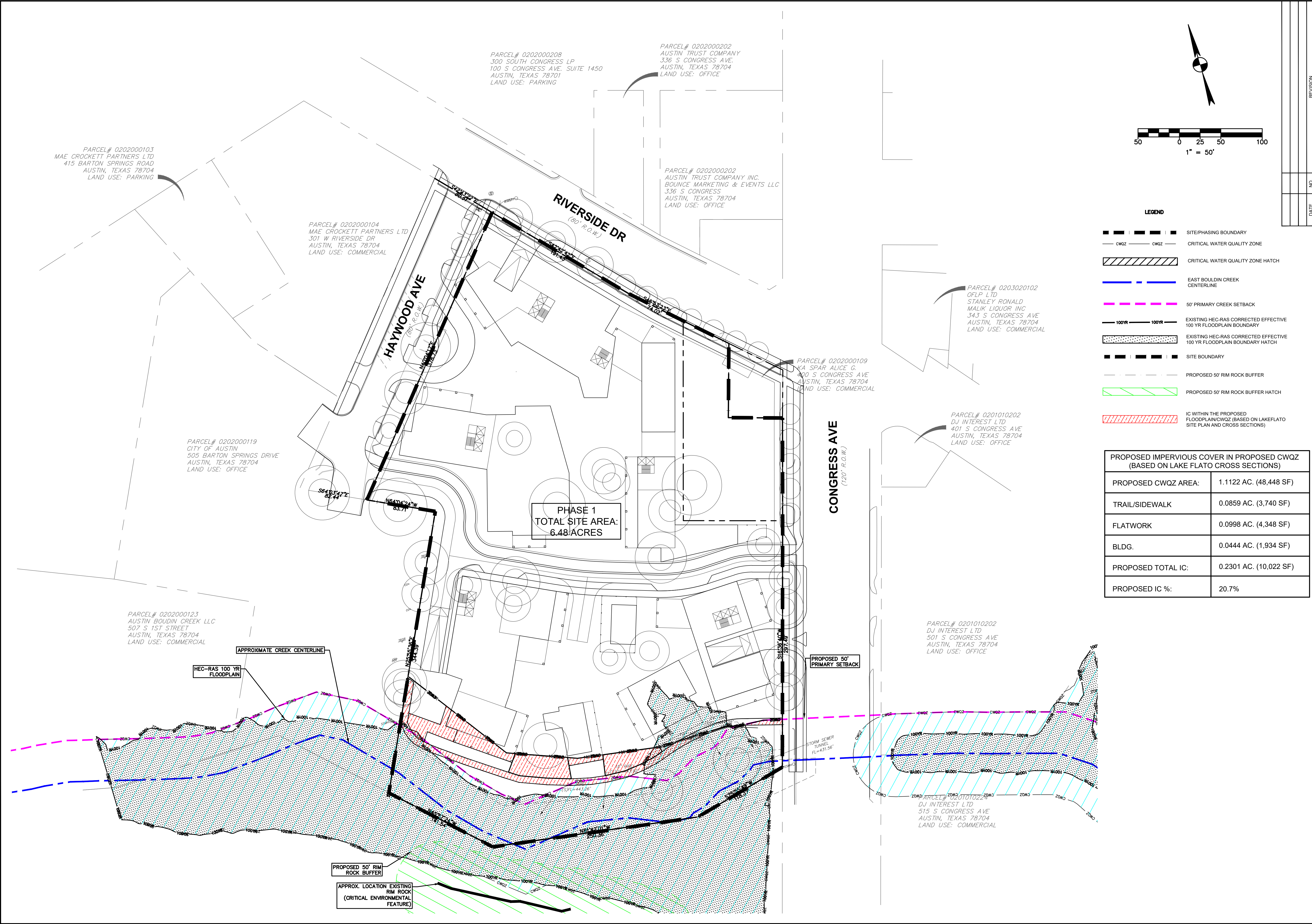
East Bouldin Creek

Site Boundary

0

100 ft





REVISION

NO.

DATE

LEGEND

- SITE/PHASING BOUNDARY
- CWQZ
- CRITICAL WATER QUALITY ZONE
- CRITICAL WATER QUALITY ZONE HATCH
- EAST BOULDRIN CREEK CENTERLINE
- 50' PRIMARY CREEK SETBACK
- EXISTING HEC-RAS CORRECTED EFFECTIVE 100 YR FLOODPLAIN BOUNDARY
- EXISTING HEC-RAS CORRECTED EFFECTIVE 100 YR FLOODPLAIN BOUNDARY HATCH
- SITE BOUNDARY
- PROPOSED 50' RIM ROCK BUFFER
- PROPOSED 50' RIM ROCK BUFFER HATCH
- IC WITHIN THE PROPOSED FLOODPLAIN/CWQZ (BASED ON LAKEFLATO SITE PLAN AND CROSS SECTIONS)

PROPOSED IMPERVIOUS COVER IN PROPOSED CWQZ (BASED ON LAKE FLATO CROSS SECTIONS)	
PROPOSED CWQZ AREA:	1.1122 AC. (48,448 SF)
TRAIL/SIDEWALK	0.0859 AC. (3,740 SF)
FLATWORK	0.0998 AC. (4,348 SF)
BLDG.	0.0444 AC. (1,934 SF)
PROPOSED TOTAL IC:	0.2301 AC. (10,022 SF)
PROPOSED IC %:	20.7%

garza

7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBPE # F-14629
GarzaEMC, LLC © Copyright, 2024

PROPOSED IMPERVIOUS COVER - CWQZ

500 S. CONGRESS PUD
500 S. CONGRESS AUSTIN, TX

THE RELATED COMPANIES

DRAWN BY:

DESIGNED BY:

QA / QC:

PROJECT NO.: 113870-00005

SHEET

EXH

OF

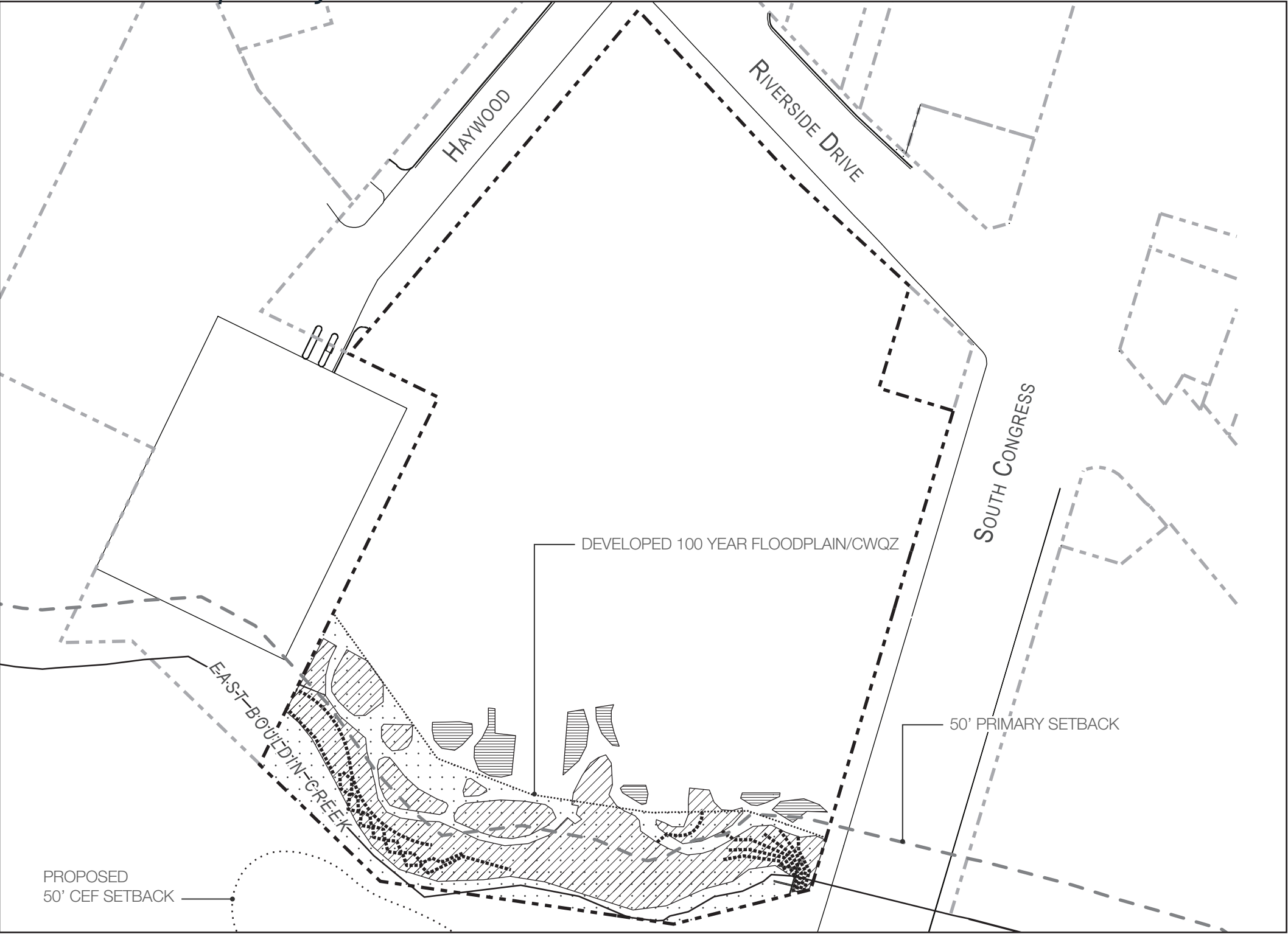
500 S. CONGRESS PUD

Environmental Superiority Plan

Notes:

- Increased Floodplain Volume:** 100-year floodplain volume will increase by 25,000 cu ft on the site.
- Increased Floodplain Functionality:** All floodplain habitat areas will move from “poor” or “fair” to at least “good” condition based on the functional floodplain assessment as described in Appendix X of the City of Austin Environmental Criteria Manual.
- Armoring and Impervious Cover Reductions in the Floodplain:** Bank armoring will be reduced to only areas critical for urban creek stability resulting in the removal of 8,000 square feet of concrete embankment and 8,890 square feet of parking lot within East Bouldin Creek Floodplain.
- Increased Creek Habitat:** Over 23,000 sq ft will be restored riparian habitat in the 100-year floodplain. Restoration will include invasive species removal, soil decompaction and enhancement, planting, and seeding.
- Native Pollinator Plants:** The PUD will include at least 20 native plant species that attract pollinators.
- SITES Certification:** The PUD will pursue Sustainable SITES certification to create a landscape that meets the highest standards in landscape sustainability.
- Superior Plant Diversity and Stability:** The proposed plan will include at least 20 species native to the Edwards Plateau and Blackland Prairie, which are important throughout the lifespan of pollinators. The PUD will take advantage of the canyon-like setting within this urban development and utilize the unique species of the Edwards Plateau and Blackland Prairie to create landscapes that are both ecologically appropriate and aesthetically appealing. Over 50 species will be included in the final planting plan provided as part of the site plan and 70% of all plantings on site will be from the Edwards Plateau and Blackland Prairie. All riparian restoration plantings will exceed density and diversity code requirements by at least 20%, based on COA ECM 609s criteria. Additionally, 30% of the plant species along the wetland fringe of East Bouldin Creek will have a stability rating of 6 or greater.
- Carbon Sequestration:** The sites restored habitat and native plantings will sequester over 5 tons of carbon per year.
- Human/ Nature Connection:** The PUD will engage visitors with shaded open space that allows for appreciation and engagement with the restored riparian areas and compelling landscapes throughout the site that showcase native flora and fulfill the aspirations of the South Central Waterfront Plan.
- Natural Areas Management Plan:** A natural areas management plan will be prepared and provided at time of site plan. The plan will use an adaptive management framework with a focus on an enhanced user experience, ecological functionality, creek health, water quality, integrated pest management, invasive species management, increases in diversity through planting and seeding, ensuring natural vegetative cover, and annual monitoring.

* Delineation of the proposed floodplain/CWQZ is subject to change based on final design and will be confirmed during the site plan process.



ENVIRONMENTAL SUPERIORITY ELEMENTS

- | | | |
|--|------------------------------|--------------------------|
| Developed 100 year floodplain/CWQZ | Proposed 50' primary Setback | Conceptual Bank armoring |
| Floodplain restoration planting | Proposed 50' CEF Setback | East Bouldin Creek |
| Pollinator bed plantings or rain gardens | | Site Boundary |





January 30, 2025

Revised March 7, 2025

Zach Kretsch, P.E., CFM
City of Austin, Watershed Protection Department
PO Box 1088
Austin, TX 78767

RE: 500 South Congress PUD (C814-2024-0001) Floodplain Modeling

Mr. Kretsch,

For the 500 South Congress PUD (C814-2024-0001), GarzaEMC was requested to review the Effective floodplain model and prepare a Corrected Effective model for East Bouldin Creek in the vicinity of the subject site to reflect current existing topographic conditions and City of Austin (COA) Atlas 14 flows.

A copy of the FEMA/COA Effective hydraulic model was obtained by GarzaEMC via the COA FloodPro online tool. The Effective model for "East Bouldin Creek" was completed in United States Army Corps of Engineers (USACE) Hydrologic Engineering Center's River Analysis Software (HEC-RAS) version 4.1.0 in 2005 by Halff Associates, Inc. as part of a Travis County Flood Insurance Restudy and later updated by Halff Associates per the "Park at East Bouldin Letter of Map Revision (18-06-2729P)." This hydraulic model (one-dimensional, steady flow) was opened and run in HEC-RAS 4.1.0 to confirm Effective model results and create a Duplicate Effective model.

A topographic survey of the subject property was completed by Stantec, Inc. in October 2023. This topographic survey data and TIN surface were provided to GarzaEMC on behalf of the client. GarzaEMC created a combined existing conditions surface using Autodesk Civil3D software by merging the Stantec site survey with current City of Austin GIS contours (to include topographic data beyond the site survey limits). Effective cross-section geometry was imported into Civil3D, which was then used to extract station-elevation data from the existing conditions topographic surface for each of the impacted cross sections along the subject property.

A Corrected Effective model was then created in HEC-RAS 4.1.0 by inserting the survey station-elevation data for the portion(s) of each Effective cross section overlapping the surveyed site area. Two (2) new cross sections were also added to the Corrected Effective model at river stations 3101 and 2802, and obstructions were added/edited for the affected cross sections to reflect existing structures on the subject property. In addition to these geometry updates, the Effective hydrologic model downloaded from COA FloodPro was updated using Hydrologic Engineering Center's Hydrologic Modeling Software (HEC-HMS) version 4.8 to reflect City of Austin Atlas 14 rainfall data. The resulting flows from the Atlas 14 updated HMS model were applied to the Corrected Effective RAS model steady flow data.

Following these edits, the one-dimensional, steady flow hydraulic analysis was recomputed in HEC-RAS to create the Corrected Effective RAS model.

Table 1 summarizes the COA Atlas 14 flows from the revised HEC-HMS model, which were then used to update the Steady Flow data in the Corrected Effective HEC-RAS model.

Table 1: Corrected Effective HMS Model Summary

HMS Junction	Reach	RAS River Station	Effective FEMA 100-year flows (pre-Atlas 14)	Effective FEMA 500-year flows (pre-Atlas 14)	Corrected Effective 100-year flows (Atlas 14)
JEBLDNO90a	3	4415	4280	5200	4856.4
JEBLDNO100a	3	2247	4520	5390	5092.3

Table 2 summarizes the HEC-RAS Corrected Effective model, including cross sections that were revised or added per new survey/GIS station-elevation data and the resulting Water Surface Elevations (WSELs).

Table 2: Corrected Effective RAS Model Summary

XS River Station	XS updated with new topo? (Y/N)	Effective	Corrected Effective	<i>Corrected Effective vs. Effective</i>
		WSEL (ft)	WSEL (ft)	Δ WSEL (ft)
3631	N	450.66	451.15	0.49
3454	N	450.63	451.11	0.48
3231	Y	450.61	451.06	0.45
3101*	Y*	N/A	451.04	N/A
2977	Y	450.52	450.95	0.43
2882*	Y*	N/A	450.95	N/A
2773	Y	450.50	450.95	0.45
2707	Y	450.50	450.95	0.45
2629	N	450.30	450.76	0.46
2447	N	447.05	447.24	0.19
2362	N	446.88	447.07	0.19

*New cross-section added for Corrected Effective model.

For delineation of the resulting floodplain, ArcMap 10.8.1 and SAGA-GIS software were used to generate a terrain file from the combined existing conditions surface previously described above. The RASMapper tool in HEC-RAS 4.1.0 was then used to delineate the floodplain boundaries with terrain. The resulting Atlas-14 100-year floodplain boundary is shown on the attached "Corrected Effective Floodplain" exhibit.

The following certification statements are provided in conjunction with the floodplain modeling and delineation summarized above and per the provided attachments:

- I, Nathan Presmyk, P.E., confirm that the best available data was used to delineate the City of Austin floodplain per Drainage Criteria Manual (DCM) Section 1.2.6.
- I, Nathan Presmyk, P.E., certify the accuracy of the provided HEC-HMS and HEC-RAS models for the subject site.

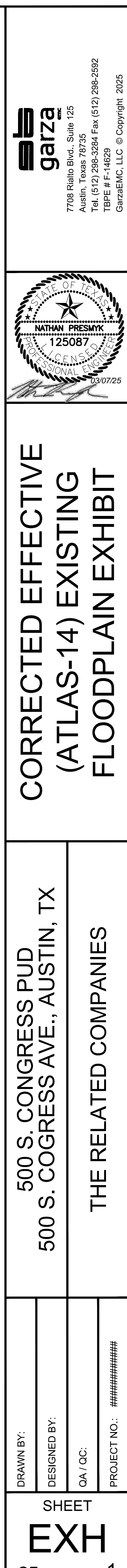
Sincerely,

Nathan Presmyk, P.E.
Sr. Project Manager



Attachments:

1. *Revised Atlas 14 "East Bouldin Creek" HEC-HMS model*
2. *Duplicate Effective "East Bouldin Creek" HEC-RAS model*
3. *Corrected Effective "East Bouldin Creek" HEC-RAS model*
4. *"Corrected Effective Floodplain" Exhibit*



CITY OF AUSTIN SUPERIORITY FLOODPLAIN ASSESSMENT

500 South Congress PUD

500 South Congress St, Austin, TX 78704

March 31, 2025



Prepared for:
City of Austin
Public Works Department
Austin, Texas





Prepared by:
Siglo Group
 **SIGLO**
GROUP

1306 E Cesar Chavez St
Austin, Texas 78702
(512) 699-5986

TABLE OF CONTENTS

Zone 3	
Site Plan	1
Scoring	2
Field Sheets	6
Site Photos	10



-  Project Site Boundary
-  Transect
-  Established Sample Plots
-  Entrenchment & BHR Location

1

Source: ESRI, Siglo Group



0

1000 ft

**Figure 1: Map of Established
FAFH Transects**

500 South Congress



Scoring: Zone 3 – Active Channel

Riparian Zone

Site/Project Name: 500 S. Congress

Date: 10/14/24

Time: 9:30 am

Transect Number: T1

Staff (if applicable): Siglo Group

Parameter	Excellent (4)	Good (3)	Fair (2)	Poor (1)	Score
Gap Frequency <i>A visual assessment of the number of gaps in vegetation.</i>	0 - 20% of riparian area has visual gaps in vegetation	20% - 40% of riparian area has visual gaps in vegetation	40 - 60% of riparian area has visual gaps in vegetation	> 60% of riparian area has visual gaps in vegetation L	1
Large Woody Debris <i>An evaluation of the amount of large woody debris.</i>	7 or more pieces of large woody debris	5 - 6 pieces of large woody debris	3 - 4 pieces of large woody debris L	2 or less pieces of large woody debris	2
Soil Compaction <i>An assessment of the bulk density of the soil.</i>	0 - 125 pounds per square inch	126 - 175 pounds per square inch	176 - 225 pounds per square inch	> 225 pounds per square inch L *	1
Structural Diversity <i>An evaluation of the canopy and understory vegetation.</i>	> 65% canopy; or > 50% canopy and > 50% understory	51 - 65% canopy; or 0 - 50% canopy and > 40% understory L	31 - 50% canopy; or 0 - 30% canopy and > 30% understory	0 - 30% canopy; or 0 - 15% canopy and 0 - 30% understory	3
Tree Demography <i>An assessment of the age class distribution of all canopy tree species.</i>	Canopy tree species are present in all 4 age classes	Canopy tree species are present in 3 of 4 age classes L	Canopy tree species are present in 2 of 4 age classes	Canopy tree species are present in only 1 age class or no trees	3
Wetland Tree Status <i>Percent of total trees that are defined as FAC+ or greater with respect to wetland status.</i>	> 65% of trees are FAC+ or greater	50 - 65% of trees are FAC+ or greater	25 - 49% of trees are FAC+ or greater L	< 25% of trees are FAC+ or greater	2
Riparian Zone Width <i>A measure of the width of the undisturbed riparian zone.</i>	> 18 meters or > 75% of the CWQZ	12 - 18 meters or 50 - 75% of the CWQZ	6 - 12 meters or 25 - 49% of the CWQZ	< 6 meters or < 25% of the CWQZ L	1
In-Stream Canopy Cover <i>An assessment of the amount of canopy cover extending over the stream banks.</i>	> 75% canopy cover	50 - 75% canopy cover E	25 - 49% canopy cover	< 25% canopy cover	3

Riparian Zone Score: 16
Fair: 13 - 20 **Poor: 8 - 12**

Assessed Condition (Circle One)

Excellent: 29 - 32

Good: 21 - 28

*Soil Compaction: Accounting for impervious cover (concrete) within test plots

Plot 1: 50%

Plot 2: 40%

Plot 3: 50%

* Parameters calculated from Entire Channel = E

* Parameters calculated from Left Bank Only = L

Scoring: Zone 3 – Active Channel

Geomorphology

Site/Project Name: 500 S. Congress
Transect Number: T1

Date: 10/14/24 Time: 9:30 am
Staff (if applicable): Siglo Group

Parameter	Excellent (4)	Good (3)	Fair (2)	Poor (1)	Score
Mass Wasting <i>An evaluation of the existing and the potential for future major bank sloughing within the reach.</i>	No evidence of past or any potential for future mass wasting into channel.	Infrequent and/or very small. Mostly healed over. Low future potential.	Moderate frequency and size, with some raw spots eroded by water during high flows. L *	Frequent or large, causing sediment nearly yearlong or imminent danger of same.	2
Vegetative Bank Protection <i>An evaluation of the amount and variety of vegetation covering the channel banks within the stream reach.</i>	> 90% plant density. Vigor and variety suggests a deep, dense, soil binding root mass.	70 - 90% density. Fewer plant species or lower vigor suggests a less dense or deep root mass.	50 - 70% density. Lower vigor and species form a somewhat shallow and discontinuous root mass.	< 50% density plus fewer species and vigor indicate discontinuous and shallow root mass. L	1
Obstructions, Deflectors, Sediment Traps <i>An evaluation of the presence of obstructions, deflectors, and sediment traps within the reach and of its relative permanence in the channel.</i>	Rocks and old logs firmly embedded. Flow pattern without cutting or deposition. Pools and riffles stable.	Some present, causing erosive cross currents and minor pool filling. Obstructions and deflectors newer and less firm.	Moderately frequent, unstable obstructions and deflectors move with high water causing bank cutting and filling of pools.	Frequent obstructions and deflectors cause bank erosion. Sediment traps' full channel migration occurring. L	1
Undercutting <i>An assessment of the prevalence and the height of cut and raw banks along the channel reach.</i>	Little or none evident. Infrequent, raw banks < 15 cm high.	Some, intermittently at outcures and constrictions. Raw banks < 30 cm.	Significant. Cuts 30 - 60 cm high. Root mat overhangs and sloughing evident. L	Almost continuous cuts, some > 60 cm high. Failure of overhangs.	2

Scoring: Zone 3 – Active Channel

Geomorphology

Site/Project Name: _____
Transect Number: _____

Date: _____ Time: _____
Staff (if applicable): _____

Parameter	Excellent (4)	Good (3)	Fair (2)	Poor (1)	Score
Consolidation or Particle Packing <i>An analysis of the degree to which stream bed particles are stabilized in the bed, either due to embeddedness or the orientation of the particles.</i>	Assorted sizes tightly packed and/or overlapping.	Moderately packed with some overlapping.	Mostly a loose assortment with no apparent overlap.	No packing evident. Loose, easily moved. L	1
Scouring and Deposition <i>An analysis of the extent of bed material mobilization within the reach, evidenced by scouring and/or deposition.</i>	< 5% of the bottom affected by scouring and deposition.	5 - 30% affected. Scour at constrictions and where steep. Pool deposition.	30 - 50% affected. Deposits and scour at obstructions, constrictions, and bends.	> 50% of bed in a state of flux or change nearly year-long. L	1
Entrenchment Ratio <i>An assessment of how entrenched the stream is.</i>	Little or no entrenchment. Ratio > 2.5	Minimal entrenchment. Ratio of 2.0 - 2.5 L	Moderate entrenchment. Ratio of 1.2 - 2.0	Highly entrenched. Ratio < 1.2	3
Floodplain Connectivity/ Bank Height Ratio <i>An assessment of how easily storm flows inundate the floodplain.</i>	Functioning floodplain. Ratio of 1.0 - 1.2	Floodplain functioning but at risk. Ratio of 1.3 - 1.5	Floodplain not functioning. Ratio of 1.5 - 1.7	Severely degraded floodplain function. Ratio > 1.7 L	1

Subtract up to 4 points for **Exposed Infrastructure** (2 pts.) and **Evidence of Headcuts** (2 pts.) **Deductions:** 0
Geomorphology Score: 12

Assessed Condition (Circle One) **Excellent: 29 - 32** **Good: 21 - 28** **Fair: 13 - 20** **Poor: 4 - 12**

*Mass Wasting:

Due to the steepness of bank slope, without concrete armoring, mass wasting would be a major issue. While some armoring can be necessary on urban creeks, the use of it on the entire length of the transect along with no slope layback means the site is overly dependent on armoring to protect from mass wasting.

* Parameters calculated from Entire Channel = E

* Parameters calculated from Left Bank Only = L

Scoring: Zone 3 – Active Channel

Aquatic Habitat

Site/Project Name: 500 S. Congress
Transect Number: T1

Date: 10/14/24 Time: 9:30 am
Staff (if applicable): Siglo Group

Parameter	Excellent (4)	Good (3)	Fair (2)	Poor (1)	Score
Epifaunal Substrate and Available Cover <i>An evaluation of the channel substrate, snags, submerged logs, and other stable habitat features to determine the amount of habitat available for epifaunal community colonization.</i>	Greater than 70% of substrate favorable for epifaunal colonization and fish cover; mix of snags, submerged logs, undercut banks, cobble or other stable habitat and at stage to allow full colonization potential (i.e., logs/snags that are not new fall and not transient).	40 - 70% mix of stable habitat; well-suited for full colonization potential; adequate habitat for maintenance of populations; presence of additional substrate in the form of new fall, but not yet prepared for colonization.	20 - 40% mix of stable habitat; habitat availability less than desirable; substrate frequently disturbed or removed.	Less than 20% stable habitat; lack of habitat is obvious; substrate unstable or lacking. E	1
Embeddedness <i>An evaluation of the degree to which gravel, cobble, and boulder particles are surrounded by fine sediments.</i>	Gravel, cobble, and boulder particles are 0 - 25% surrounded by fine sediment. Layering of cobble provides diversity of niche space.	Gravel, cobble, and boulder particles are 25 - 50% surrounded by fine sediment.	Gravel, cobble, and boulder particles are 50 - 75% surrounded by fine sediment. E	Gravel, cobble, and boulder particles are more than 75% surrounded by fine sediment.	2
Velocity/Depth Regimes <i>An evaluation of the presence of four categories of regimes: slow-deep, slow-shallow, fast-deep, and fast-shallow. Highest scores are assigned to reaches with all four velocity/depth regimes.</i>	All four velocity/depth regimes present (slow-deep, slow-shallow, fast-deep, fast-shallow). Slow is < 0.3 m/s, deep is > 0.5 m.	Only 3 of the 4 regimes present (if fast-shallow is missing, score lower than if missing other regimes).	Only 2 of the 4 habitat regimes present (if fast-shallow or slow-shallow are missing, score low).	Dominated by 1 velocity/depth regime (usually slow-deep). E	1

* Parameters calculated from Entire Channel = E

* Parameters calculated from Left Bank Only = L

Scoring: Zone 3 – Active Channel

Aquatic Habitat

Site/Project Name: _____
Transect Number: _____

Date: _____ Time: _____
Staff (if applicable): _____

Parameter	Excellent (4)	Good (3)	Fair (2)	Poor (1)	Score
Frequency of Riffles <i>An analysis of the occurrence of riffles, with reaches in which the average distance between riffles is less than seven times the channel's bankfull width receiving the highest scores.</i>	Riffles relatively frequent; ratio of distance between riffles divided by width of the stream < 7:1 (generally 5 to 7); variety of habitat is key.	Occurrence of riffles infrequent; distance between riffles divided by the width of the stream is between 7 to 15.	Occasional riffle or bend; bottom contours provide some habitat; distance between riffles divided by the width of the stream is between 15 to 25.	Generally all flat water or shallow riffles; poor habitat; distance between riffles divided by the width of the stream is a ratio of > 25. E	1
Flow Permanence Score <i>A statistical assessment of the degree of perennial flow for a stream reach, based on historical site visit and gage data.</i>	Flow permanence score from proximate EII reach > 85	Flow permanence score from proximate EII reach between 75 - 85	Flow permanence score from proximate EII reach between 45 - 74	Flow permanence score from proximate EII reach < 45 E	1

Aquatic Habitat Score: 6

Assessed Condition (Circle One) **Excellent: 18 - 20 Good: 13 - 17 Fair: 8 - 12 Poor: 5 - 7**

Scoring: Zone 3 – Active Channel

Total Score

Site/Project Name: 500 S. Congress
Transect Number: T1

Date: 10/14/24 Time: 9:30 am
Staff (if applicable): Siglo Group

Final Scoring

Riparian Zone Score: 16
+ Geomorphology Score: 12
+ Aquatic Habitat Score: 6
Total Zone 3 Score: 34

Assessed Condition (Circle One) **Excellent: 75 - 84 Good: 54 - 74 Fair: 33 - 53 Poor: 17 - 32**

- * Parameters calculated from Entire Channel = E
- * Parameters calculated from Left Bank Only = L

Riparian Zone

Field Sheet: Zone 3 – Active Channel

Site/Project Name: 500 S. Congress
Transect Number: T1

Date: 10/14/24 Time: 9:30 am
Staff (if applicable): Siglo Group

Gap Frequency

~~Number of 1 meter gaps (right bank): _____~~
Number of 1 meter gaps (left bank): 42
Percent of Transect: 32 %

Large Woody Debris

Number of Large Woody Debris Pieces: 3

Soil Compaction

Plot 1 (5 meters) – Right Bank	Plot 2 (50 meters) – Right Bank	Plot 3 (95 meters) – Right Bank
#1: _____ psi #2: _____ psi #3: _____ psi Average for Plot 1: _____ psi	#1: _____ psi #2: _____ psi #3: _____ psi Average for Plot 2: _____ psi	#1: _____ psi #2: _____ psi #3: _____ psi Average for Plot 3: _____ psi
Plot 1 (5 meters) – Left Bank	Plot 2 (50 meters) – Left Bank	Plot 3 (95 meters) – Left Bank
#1: <u>180</u> psi #2: <u>110</u> psi #3: <u>130</u> psi Average for Plot 1: <u>140</u> psi	#1: <u>180</u> psi #2: <u>125</u> psi #3: <u>140</u> psi Average for Plot 2: <u>148</u> psi	#1: <u>150</u> psi #2: <u>160</u> psi #3: <u>180</u> psi Average for Plot 3: <u>130</u> psi

Average for All Sample Plots: _____ psi

Structural Diversity

Plot 1 (5 meters) – Right Bank	Plot 2 (50 meters) – Right Bank	Plot 3 (95 meters) – Right Bank
Canopy: _____ % Understory: _____ %	Canopy: _____ % Understory: _____ %	Canopy: _____ % Understory: _____ %
Plot 1 (5 meters) – Left Bank	Plot 2 (50 meters) – Left Bank	Plot 3 (95 meters) – Left Bank
Canopy: <u>66.7</u> % Understory: <u>0</u> %	Canopy: <u>62.5</u> % Understory: <u>0</u> %	Canopy: <u>83.4</u> % Understory: <u>0</u> %

Average for All Sample Plots: Canopy: 70.9 % Understory: 0 %

Riparian Zone

Field Sheet: Zone 3 – Active Channel

Site/Project Name: 500 S. Congress
Transect Number: T1

Date: 10/14/24 Time: 9:30 am
Staff (if applicable): Siglo Group

Tree Demography

Plot 1 (5 meters) – Right Bank	Plot 2 (50 meters) – Right Bank	Plot 3 (95 meters) – Right Bank
Number of Age Classes: _____	Number of Age Classes: _____	Number of Age Classes: _____
Plot 1 (5 meters) – Left Bank	Plot 2 (50 meters) – Left Bank	Plot 3 (95 meters) – Left Bank
Number of Age Classes: <u>2</u>	Number of Age Classes: <u>2</u>	Number of Age Classes: <u>1</u>

Average for All Sample Plots: 1.7

Wetland Tree Status

Plot 1 (5 meters) – Right Bank	Plot 2 (50 meters) – Right Bank	Plot 3 (95 meters) – Right Bank
Number of FAC+ or Greater Trees: _____ Total Number of Trees: _____ Percent FAC+ or Greater: _____ %	Number of FAC+ or Greater Trees: _____ Total Number of Trees: _____ Percent FAC+ or Greater: _____ %	Number of FAC+ or Greater Trees: _____ Total Number of Trees: _____ Percent FAC+ or Greater: _____ %
Plot 1 (5 meters) – Left Bank	Plot 2 (50 meters) – Left Bank	Plot 3 (95 meters) – Left Bank
Number of FAC+ or Greater Trees: <u>0</u> Total Number of Trees: <u>0</u> Percent FAC+ or Greater: <u>0</u> %	Number of FAC+ or Greater Trees: <u>1</u> Total Number of Trees: <u>multi elderberry</u> Percent FAC+ or Greater: <u>100</u> %	Number of FAC+ or Greater Trees: <u>0</u> Total Number of Trees: <u>0</u> Percent FAC+ or Greater: <u>0</u> %

Average for All Sample Plots: 50 %

Riparian Zone

Field Sheet: Zone 3 – Active Channel

Site/Project Name: 500 S. Congress
Transect Number: T1

Date: 10/14/24 Time: 9:30 am
Staff (if applicable): Siglo Group

Riparian Zone Width

Measurement 1 (5 meters) – Right Bank Riparian Zone Width: _____ m	Measurement 2 (50 meters) – Right Bank Riparian Zone Width: _____ m	Measurement 3 (95 meters) – Right Bank Riparian Zone Width: _____ m
Measurement 1 (5 meters) – Left Bank Riparian Zone Width: <u>6</u> m	Measurement 2 (50 meters) – Left Bank Riparian Zone Width: <u>5</u> m	Measurement 3 (95 meters) – Left Bank Riparian Zone Width: <u>0</u> m

Average for All Measurements: 3.7 m

In-Stream Canopy Cover

Measurement 1 (5 meters) Quarter Squares Not Occupied: <u>44</u> 100 – (Count x 1.04): <u>54.2</u> %	Measurement 2 (50 meters) Quarter Squares Not Occupied: <u>40</u> 100 – (Count x 1.04): <u>58.4</u> %	Measurement 3 (95 meters) Quarter Squares Not Occupied: <u>16</u> 100 – (Count x 1.04): <u>83.4</u> %
---	--	--

Average for All Measurements: 65 %

Field Sheet: Zone 3 – Active Channel

Geomorphology

Site/Project Name: 500 S. Congress

Date: 10/14/2024

Time: 9:30am

Transect Number: T1

Staff (if applicable): Siglo Group

Entrenchment Ratio (ER)

Width of Floodprone Area: 15.25 m

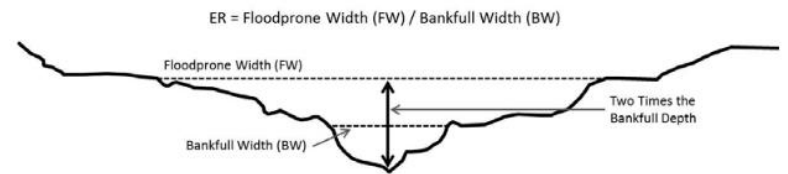
Bankfull Channel Width: 6 m

Bankfull Depth: 1.2 m

ER = Floodprone Width / Bankfull Width = 2.5 m

Width of floodplain prone area was only measured from the centerpoint of the creek to the floodplain on the property of interest side and then multiplied by 2.

Measurement of Entrenchment Ratio (ER) at a Cross Section



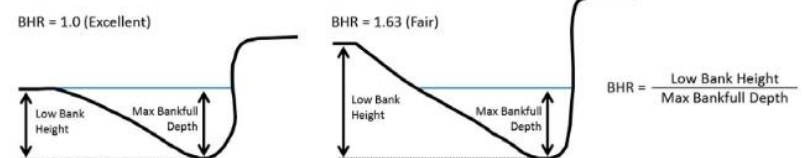
Bank Height Ratio (BHR)

Bankfull Depth: 1.2 m

Low Bank Height: 4.3 m

BHR = Low Bank Height / Bankfull Depth = 3.6

Measurement of Bank Height Ratio (BHR) at a Cross Section



Note: There is no field sheet for Aquatic Habitat.



Photo 1: Plot 3 looking towards existing development.



Photo 2: Plot 2 looking towards existing development.

ZONE 3 - PLOTS 2 AND 3

DATE TAKEN: 10/14/2024



Photo 3: Plot 1 looking towards NW creek.



Photo 4: Looking along transect. Plot locations on right.

ZONE 3 - PLOT 1 AND TRANSECT

DATE TAKEN: 10/14/2024



Photo 5: *Creek Embeddedness*

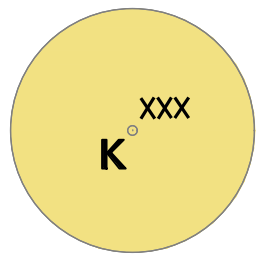


Photo 6: *Lack of Epifaunal Substrate and Available Cover*

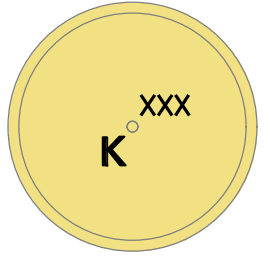
ZONE 3 - PLOT 1 AND TRANSECT

DATE TAKEN: 10/14/2024

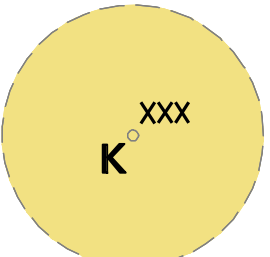
TREE LEGEND:



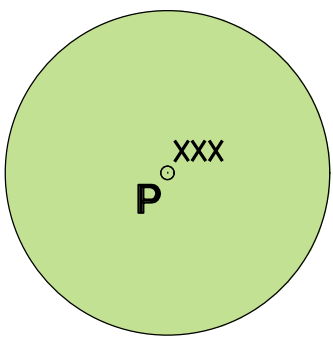
EXISTING KEYSTONE TREE TO
REMAIN (Appendix F below 19")



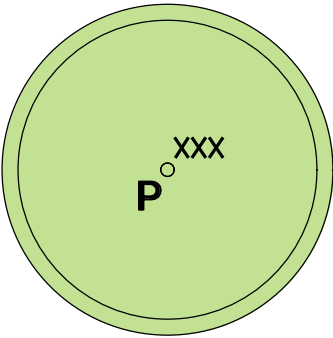
EXISTING KEYSTONE TREE TO
BE RELOCATED (Appendix F
below 19")



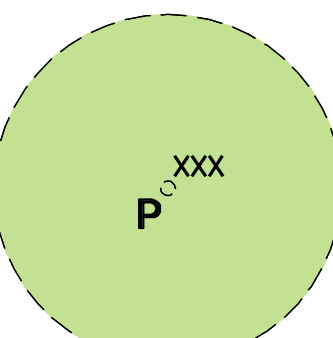
EXISTING KEYSTONE TREE TO BE
REMOVED AND MITIGATED FOR
(Appendix F below 19")



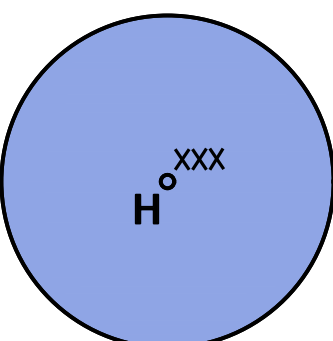
EXISTING PROTECTED TREE TO
REMAIN



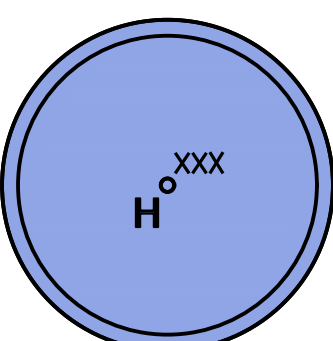
EXISTING PROTECTED TREE TO
BE RELOCATED



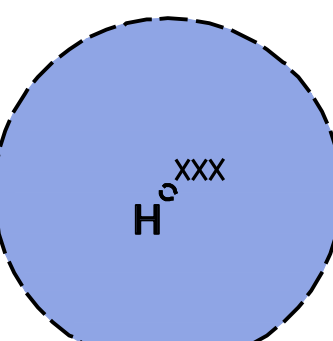
EXISTING PROTECTED TREE TO
BE REMOVED AND MITIGATED
FOR



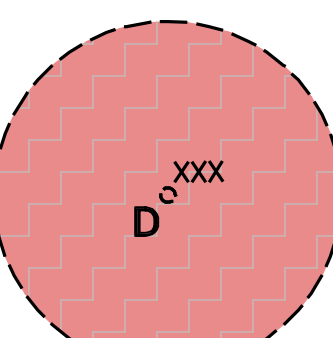
EXISTING HERITAGE TREE TO
REMAIN



EXISTING HERITAGE TREE TO BE
RELOCATED



EXISTING HERITAGE TREE TO
BE REMOVED AND MITIGATED
FOR



DEAD, DISEASED OR IMMINENT
HAZARD

APPENDIX F TREES NOT INCLUDED IN THE
PRESERVATION TABLE DUE TO DDI STATUS

TAG #	SPECIES	CALIPER
700	AMERICAN ELM	29
710	BOXELDER	30
747	SHUMARD RED OAK	13
748	AMERICAN ELM	29
751	SHUMARD RED OAK	16
830	AMERICAN ELM	37.5
834	AMERICAN ELM	26

NOTE:
TREES IN CHART ABOVE RATED AS DDI OR IN
POOR HEALTH BY CERTIFIED ARBORIST NOT
INCLUDED IN PRESERVATION CALCULATIONS.
TREES ARE SHOWN ON PLAN; REFERENCE
LEGEND AND ADJACENT PLAN FOR DDI TREE
LOCATIONS.

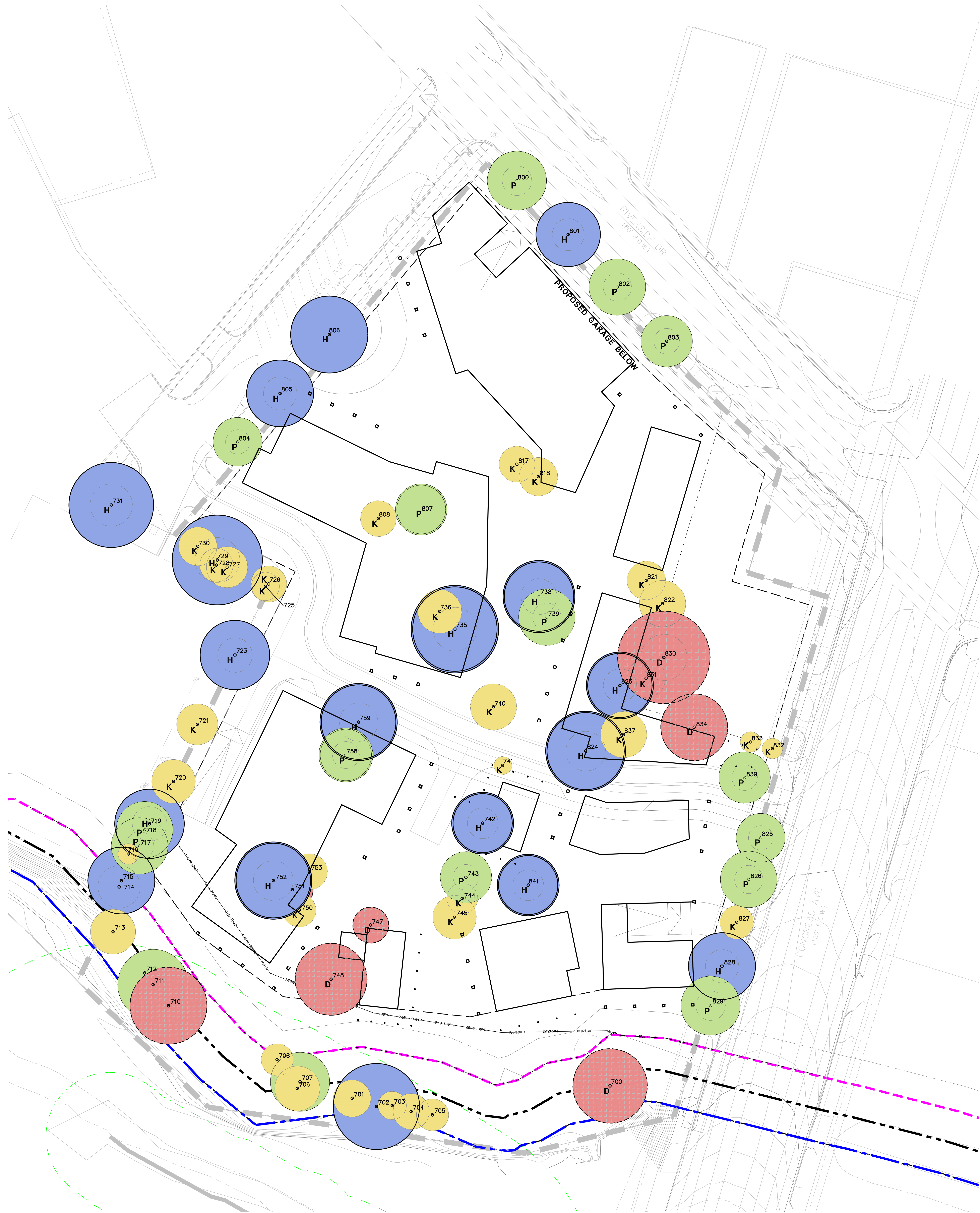
APPENDIX F TREE PRESERVATION SUMMARY

TREE TYPE	TOTAL IN. ON SITE	TOTAL INCHES PRESERVED	%
ALL APPENDIX F	1348.1	1073.55	80%
APPENDIX F - HERITAGE	542.55	542.55	100%
APPENDIX F - PROTECTED	321	259.5	81%
APPENDIX F - KEYSTONE	484.5	271.5	56%

TREES TO BE RELOCATED

TAG #	SPECIES	CALIPER
735	LIVE OAK	34.5
738	LIVE OAK	27.5
742	LIVE OAK	26.5
752	SHUMARD RED OAK	30.8
758	LIVE OAK	20.5
759	LIVE OAK	26.5
807	LIVE OAK	20.5
823	LIVE OAK	25
824	LIVE OAK	31.5

NOTE:
TREE 758 MAY OR MAY NOT NEED TO BE
RELOCATED TO MAINTAIN A 75% OVERALL
PRESERVATION RATE AND A 75% PROTECTED
SIZE PRESERVATION RATE



1 TREE PRESERVATION PLAN

project
500 south
congress

tree mitigation

related to:
austin, tx

project number
a23034

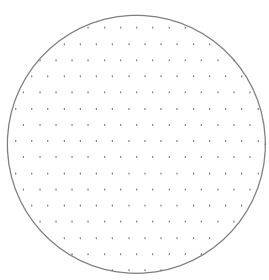
issue date
4/26/24

designed:
drawn:
reviewed:

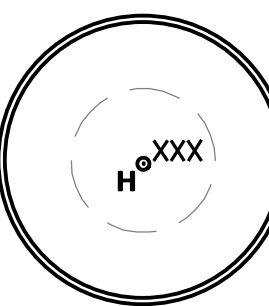
sheet title
tree
preservation
plan

sheet
L.01

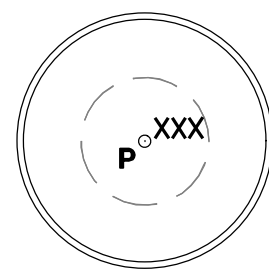
TREE LEGEND:



PREVIOUS TREE LOCATION



RELOCATED HERITAGE TREE
(Appendix F 24" or greater)

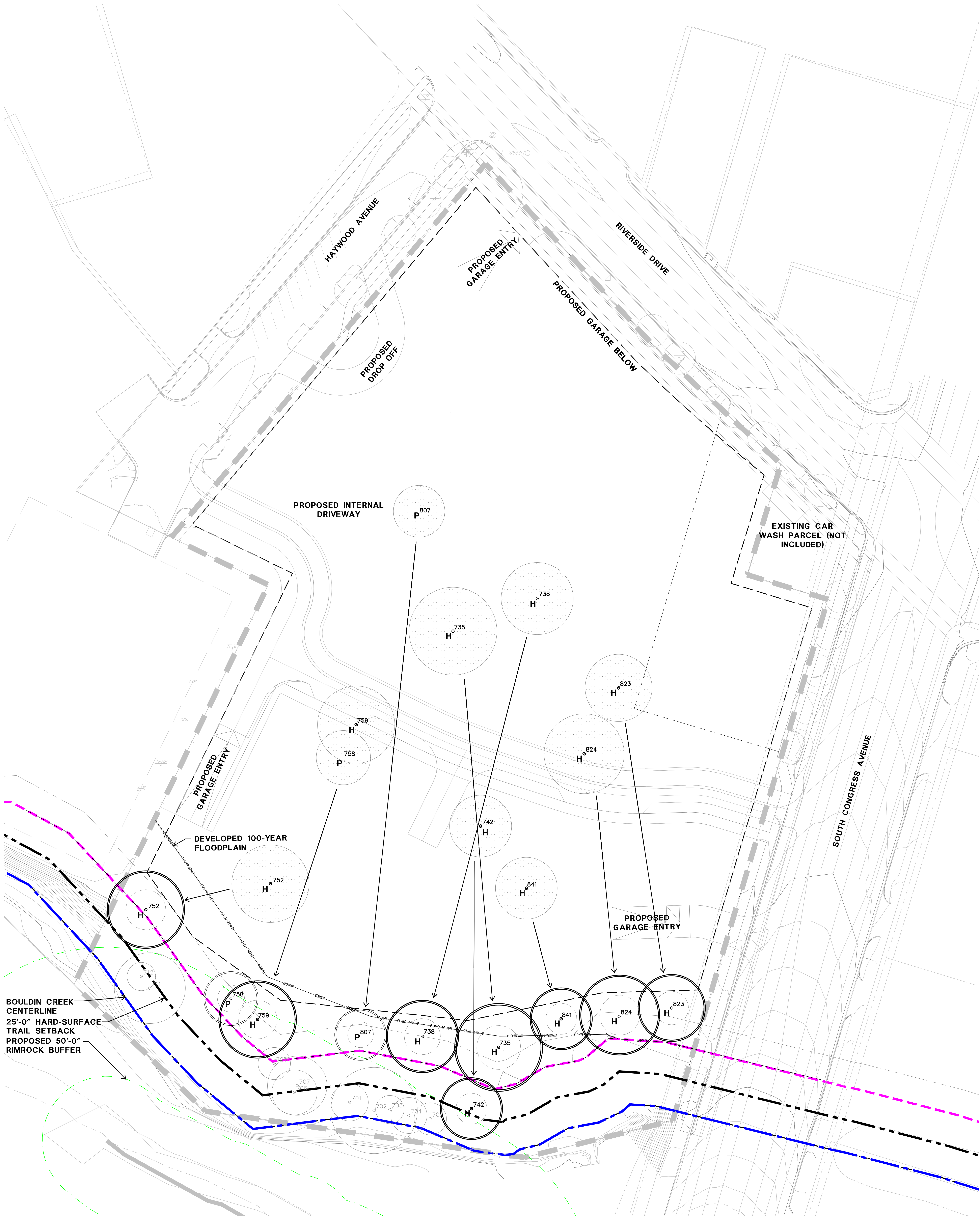


RELOCATED PROTECTED TREE
(Appendix F 19" - 23.9")

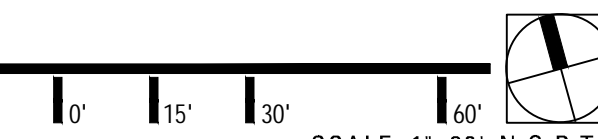
ESTIMATED ROOT BALL AREA

TREES TO BE RELOCATED

TAG#	SPECIES	CALIPER
735	LIVE OAK	34.5
738	LIVE OAK	27.5
742	LIVE OAK	28.5
752	SHUMARD RED OAK	30.8
758	LIVE OAK	20.5
759	LIVE OAK	28.5
807	LIVE OAK	20.5
823	LIVE OAK	25
824	LIVE OAK	31.5
841	AMERICAN ELM	28



1 TREE RELOCATION PLAN



TBG

landscape architects, planners & designers
3232 e cesar chavez st
bldg 1 suite 100
austin, tx 78702
(512) 327-1011

project
500 south congress

tree mitigation

related co.
austin, tx

project number
a23034

issue date
4/26/24

designed:
drawn:
reviewed:

sheet title
tree relocation plan

sheet
L.02



[512] 327-1011

project number
a23034

L.03

- TREES RATED AS DDI OR IN POOR HEALTH BY CERTIFIED ARBORIST NOT INCLUDED IN PRESERVATION CALCULATIONS AND ARE DENOTED BY THE LETTER "D".
- TREES TO BE RELOCATED ARE DENOTED BY THE LETTER "R".

Job Number: A23034

NATIVE TREE PRESERVATION / MITIGATION CALCULATIONS (PER C.O.A. APPENDIX F)

NOTE:
TREES RATED AS DDI OR IN POOR HEALTH BY CERTIFIED ARBORIST NOT INCLUDED IN
PRESERVATION CALCULATIONS. PROJECT ARBORIST TO VERIFY HEALTH OF TREES WITH
C.O.A. ARBORIST.

50% 50% 25% 0% 0% 0%



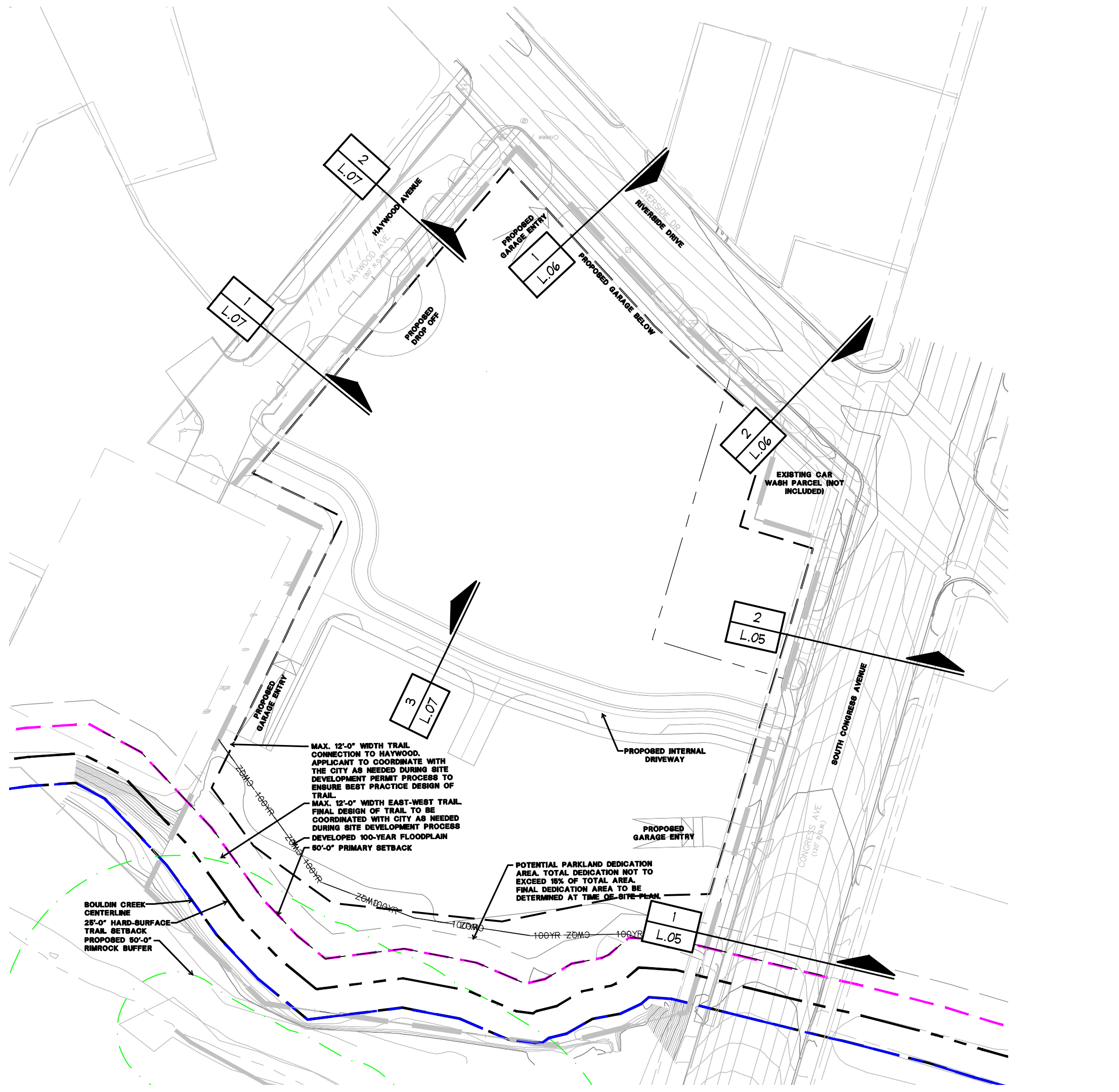
landscape architects, planners & designers
3222 e cesar chavez st
bldg 1, suite 100
austin, tx 78702
[512] 327-1011



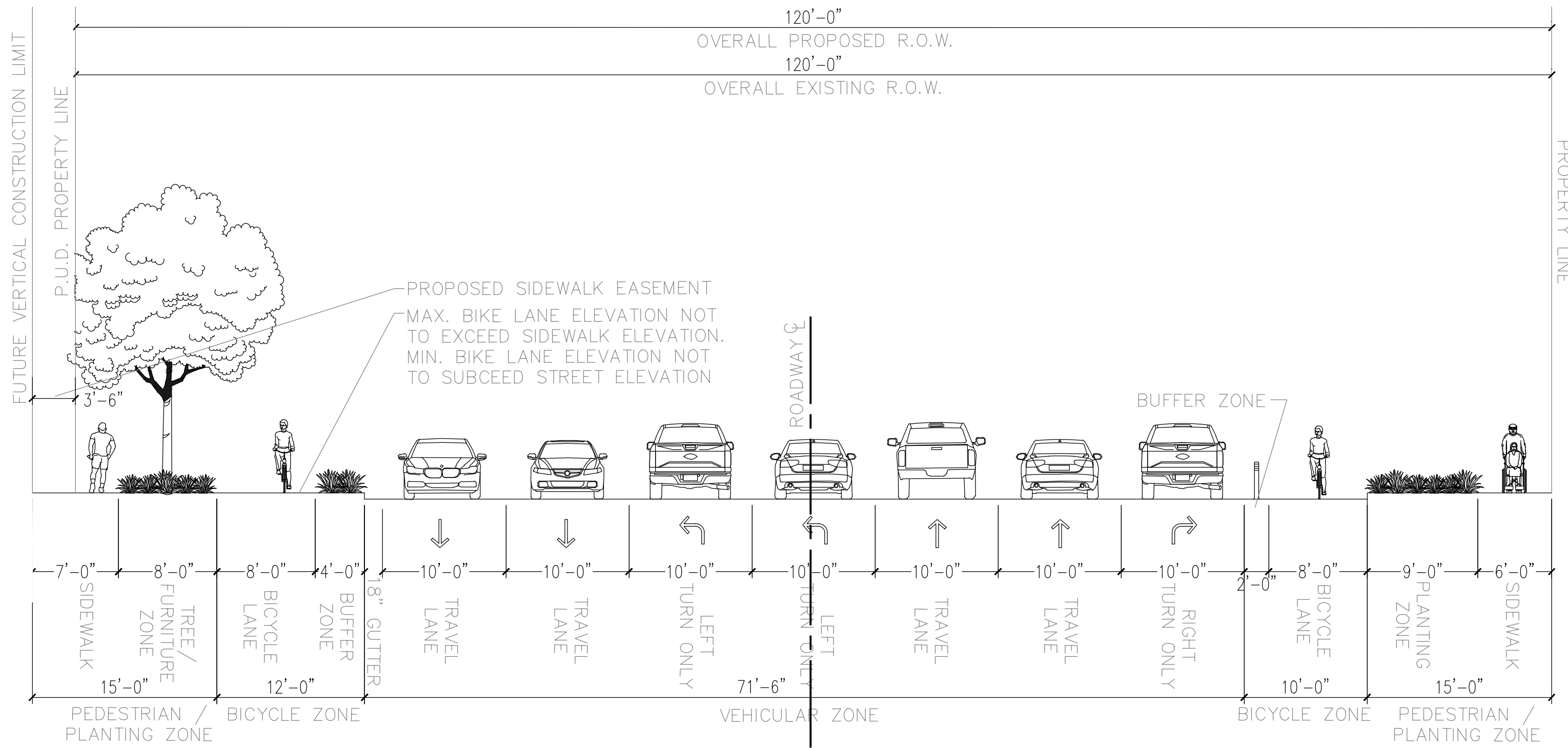
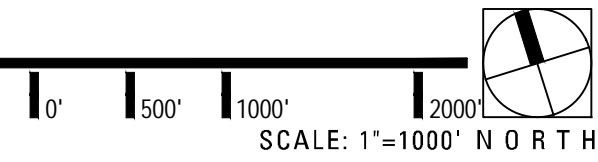
project
500 S.
Congress PUD

related to:
austin, tx

project number
a23034

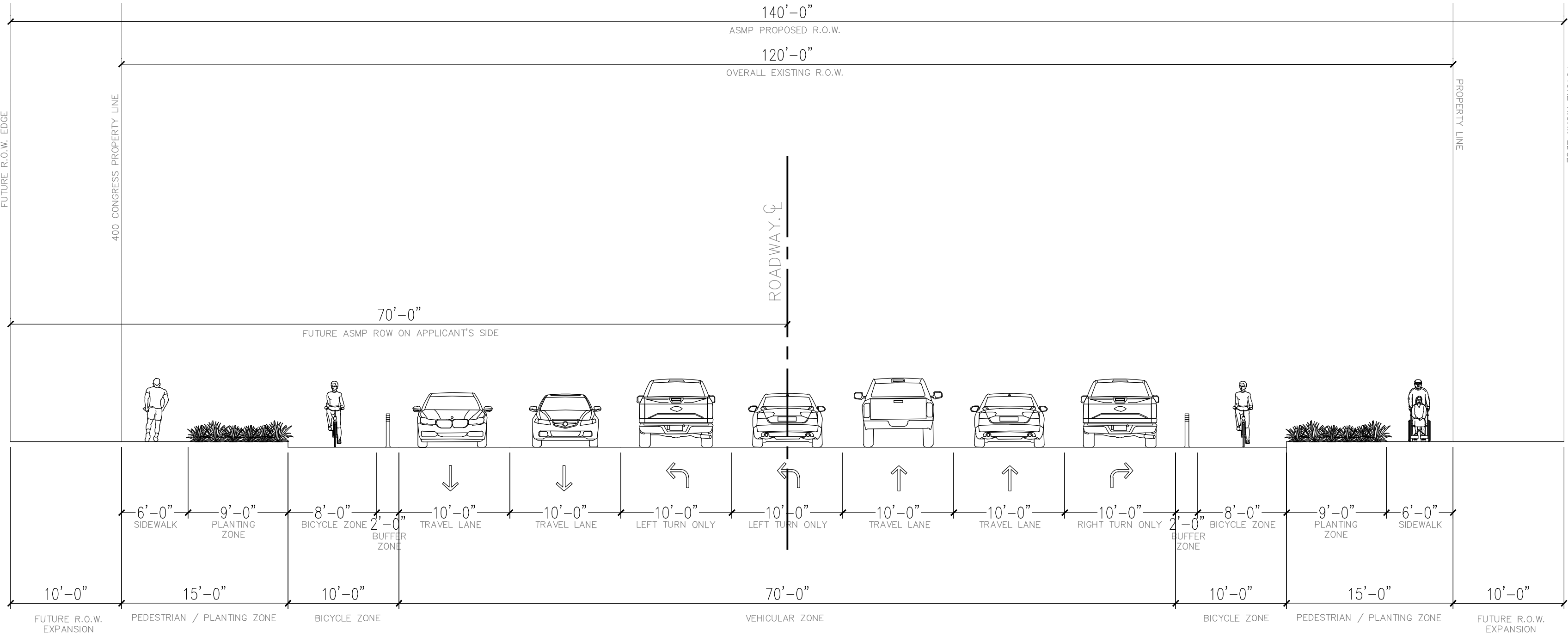


KEY MAP



PROPOSED
SOUTH CONGRESS AVE. : 120'-0" R.O.W.

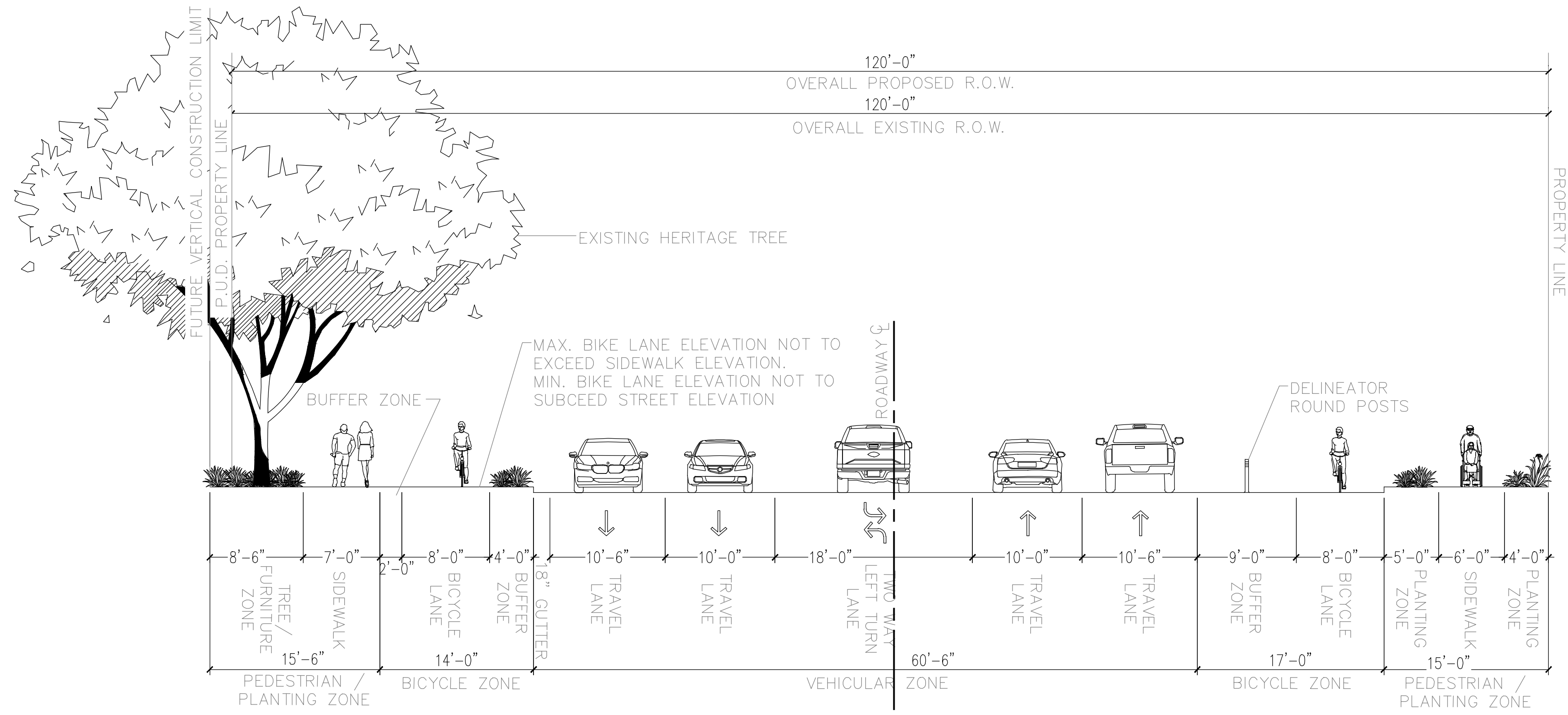
NOTE: IF A BUILDING IS NOT CONSTRUCTED DIRECTLY ADJACENT TO THE 7'-0" SIDEWALK, AN ADDITIONAL 2'-0" MAINTENANCE BUFFER SHALL BE PROVIDED BETWEEN THE SIDEWALK AND THE PROPOSED BUILDING



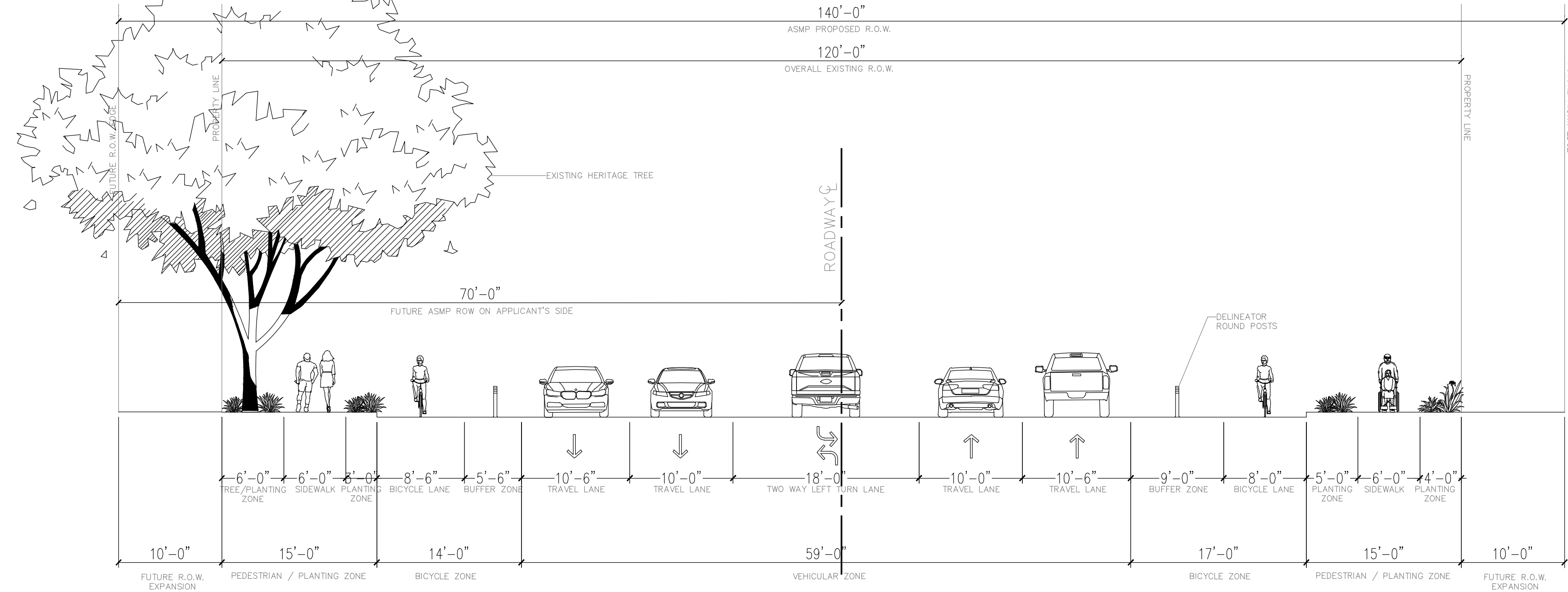
EXISTING

2 SOUTH CONGRESS AVE. : SECTION 2

SCALE: 1/8"=1'-0"



PROPOSED
SOUTH CONGRESS AVE. : 120'-0" R.O.W.



EXISTING

1 SOUTH CONGRESS AVE. : SECTION 1

SCALE: 1/8"=1'-0"

issue date
4/07/25

designed:
drawn:
reviewed:

sheet title
proposed
cross sections

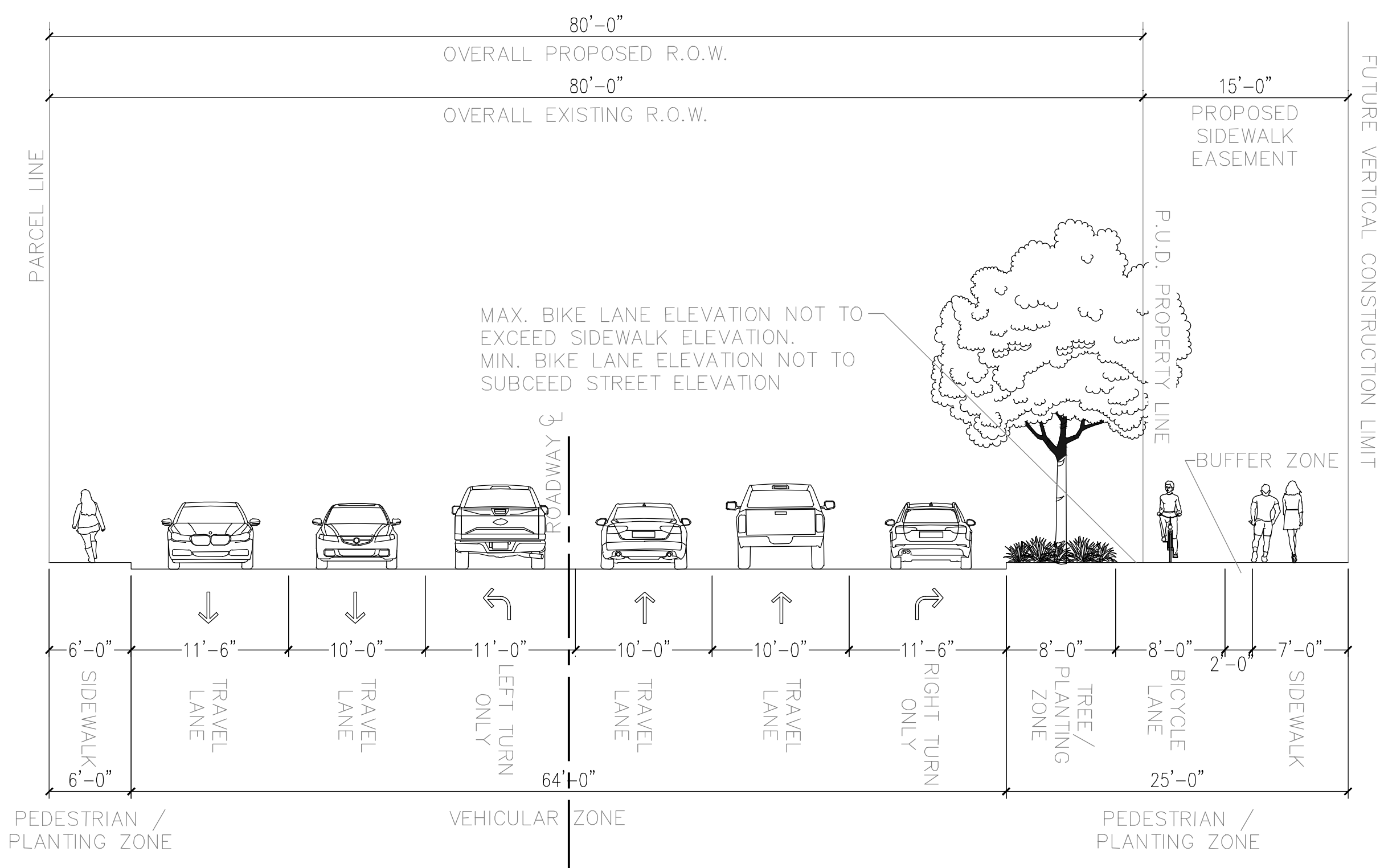
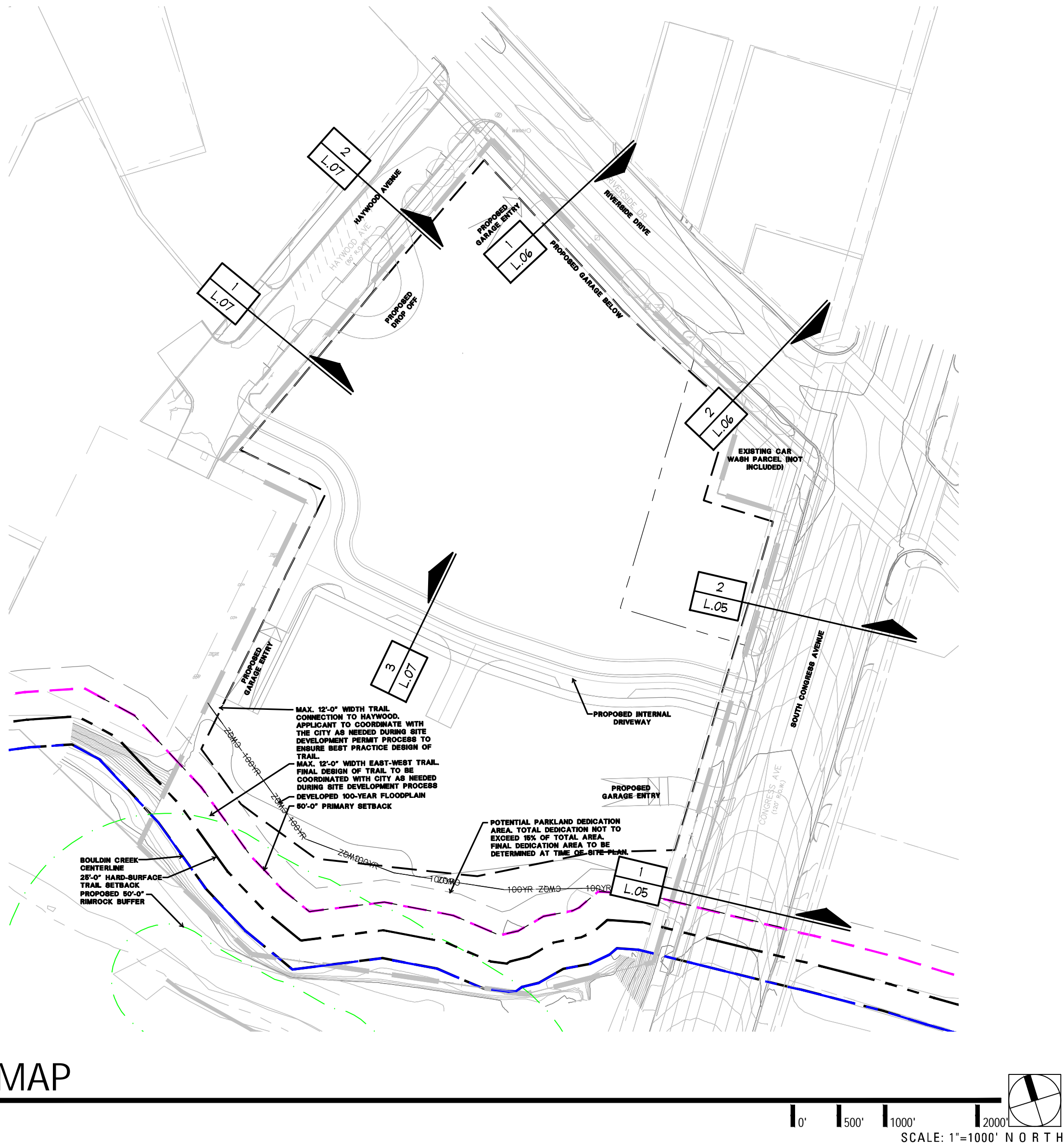
sheet
L.05

project
500 S.
Congress PUD

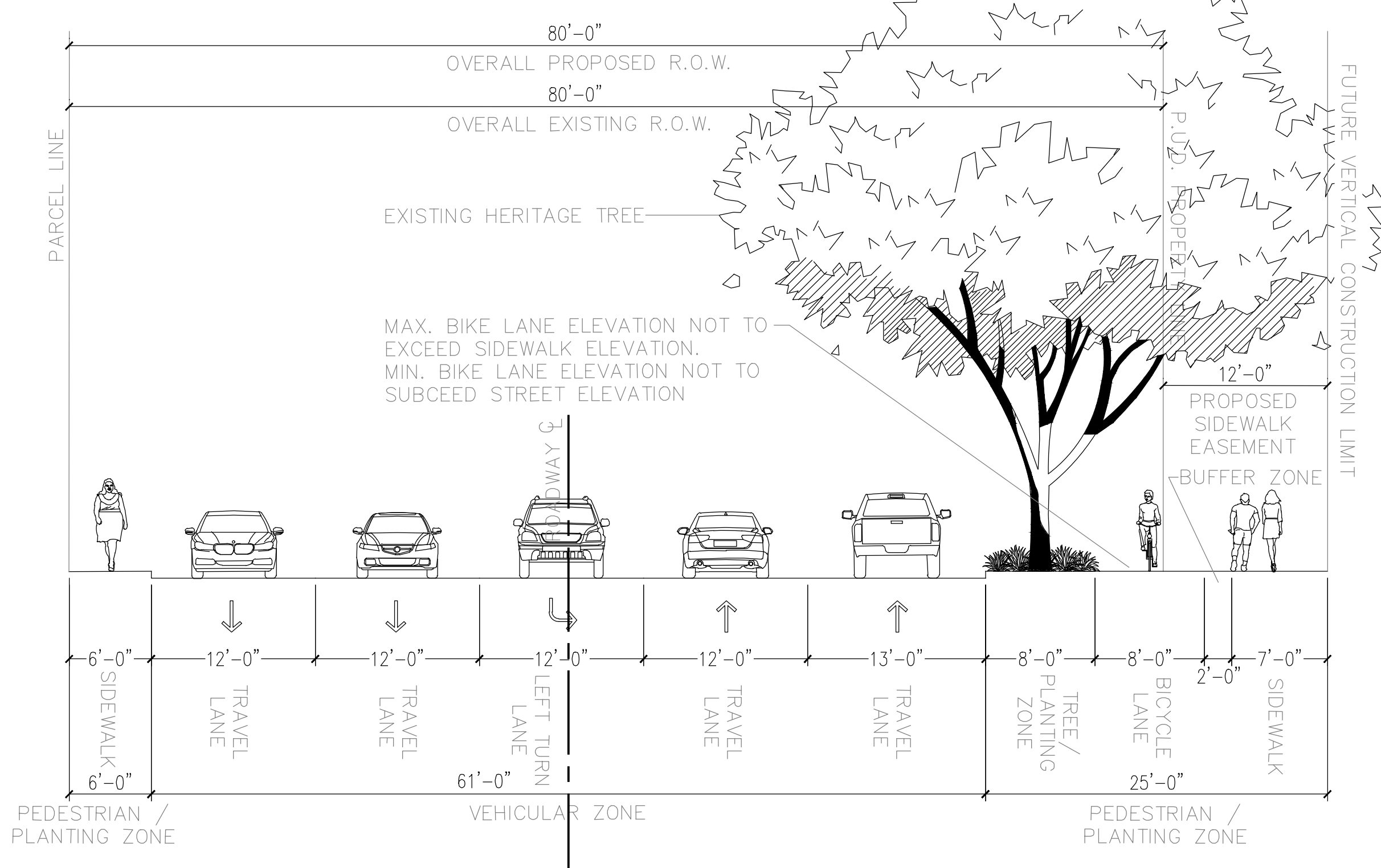
tree mitigation

related to:
austin, tx

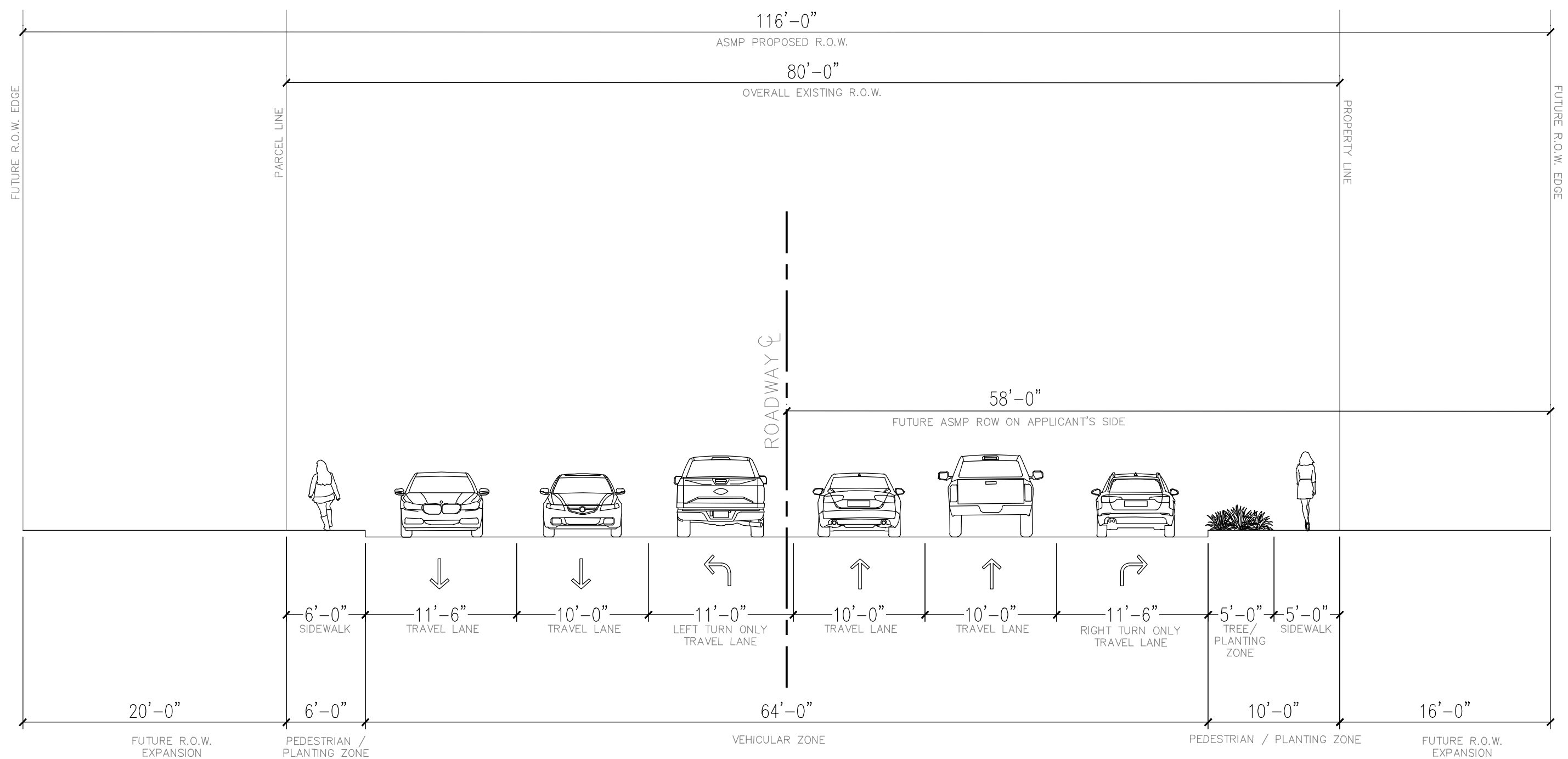
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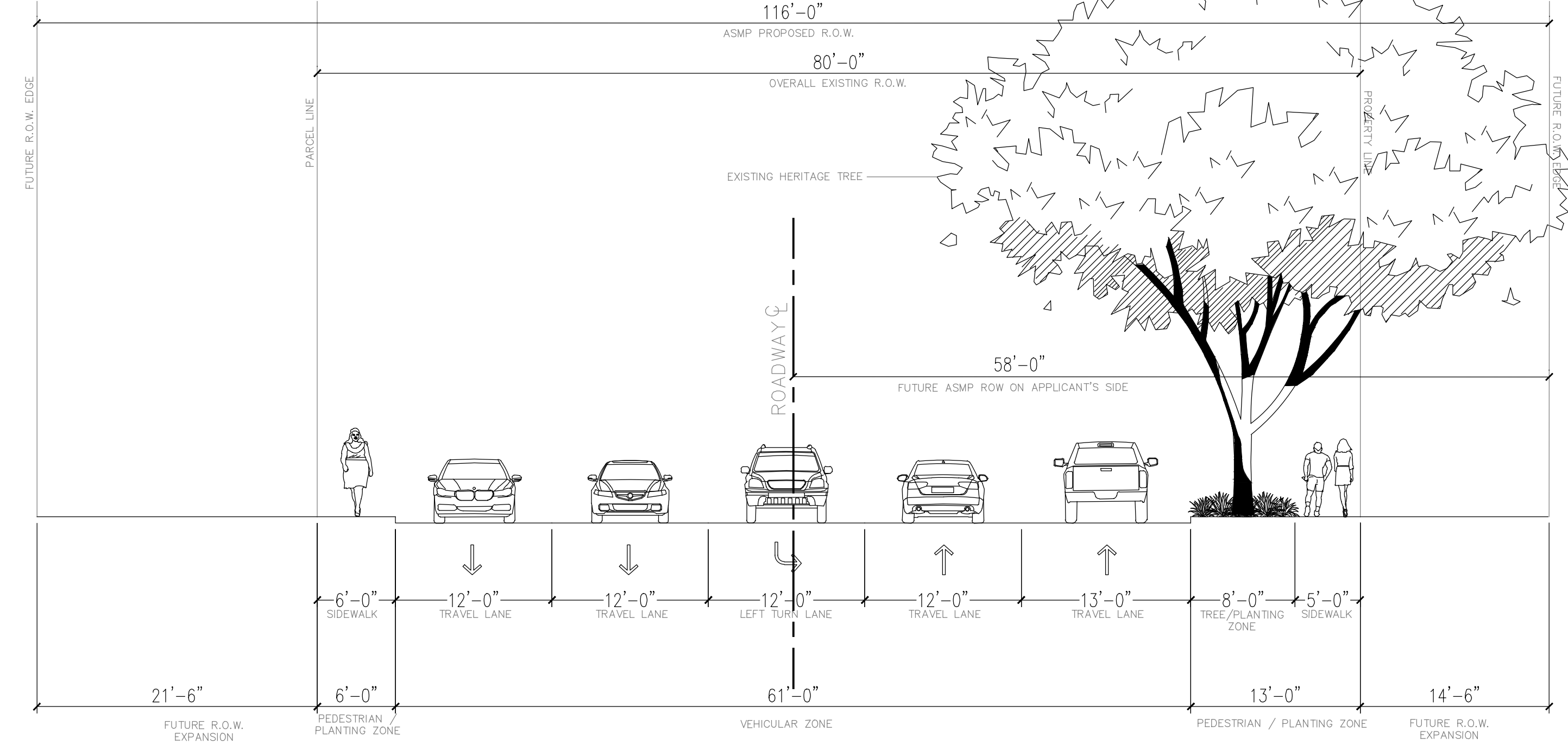
PROPOSED
RIVERSIDE DR. : 80'-0" R.O.W.
NOTE: IF A BUILDING IS NOT CONSTRUCTED DIRECTLY ADJACENT TO THE 7'-0" SIDEWALK, AN ADDITIONAL 2'-0" MAINTENANCE BUFFER SHALL BE PROVIDED BETWEEN THE SIDEWALK AND THE PROPOSED BUILDING



PROPOSED
RIVERSIDE DR. : 80'-0" R.O.W.
NOTE: IF A BUILDING IS NOT CONSTRUCTED DIRECTLY ADJACENT TO THE 7'-0" SIDEWALK, AN ADDITIONAL 2'-0" MAINTENANCE BUFFER SHALL BE PROVIDED BETWEEN THE SIDEWALK AND THE PROPOSED BUILDING



EXISTING
2 RIVERSIDE DR. : SECTION 2



EXISTING
1 RIVERSIDE DR. : SECTION 1

issue date
4/07/25

designed:
drawn:
reviewed:

sheet title
proposed
cross sections

sheet
L.06



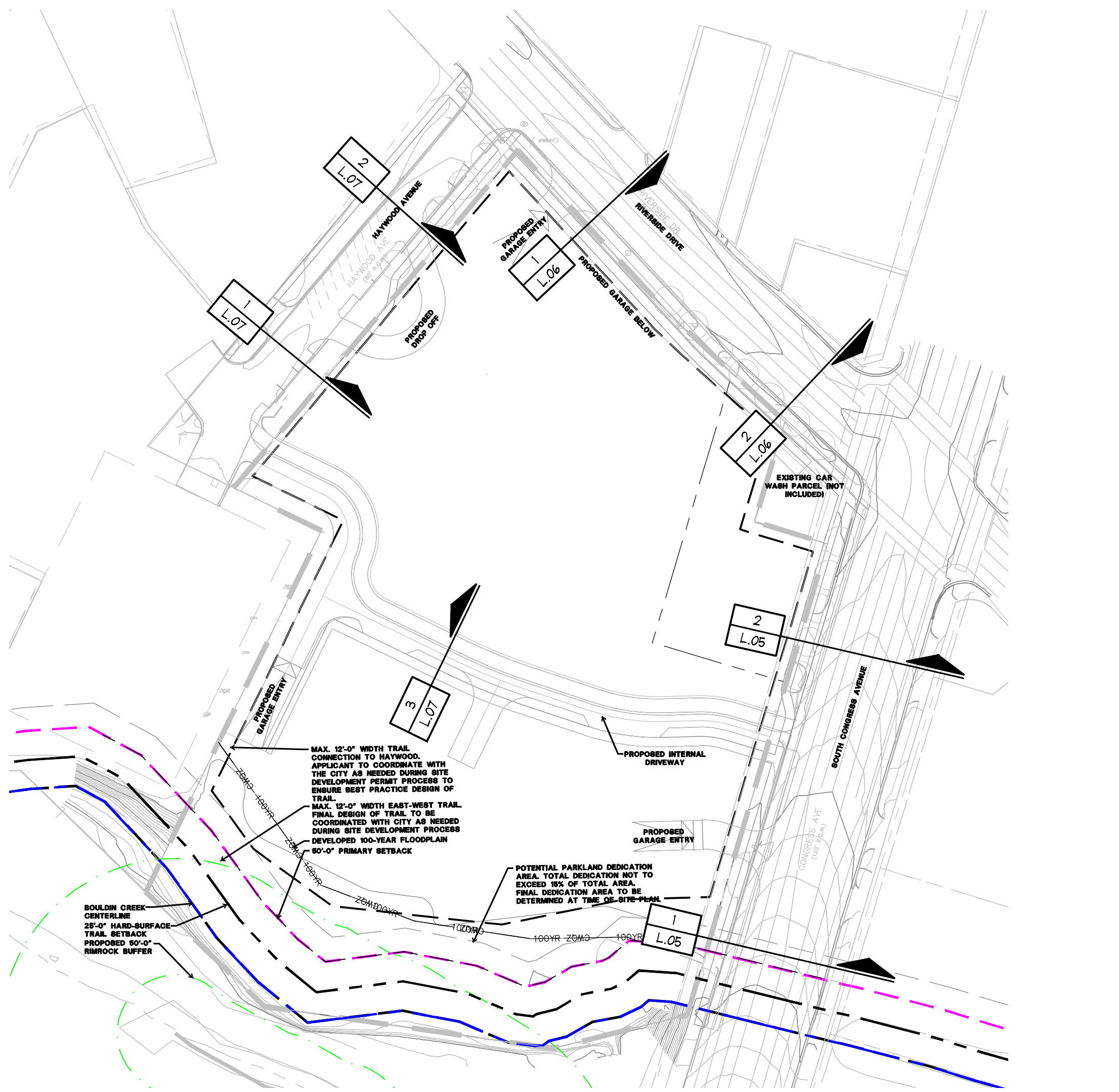
landscape architects, planners & designers
3222 e cesar chavez st
bldg 1, suite 100
austin, tx 78702
[512] 327-1011



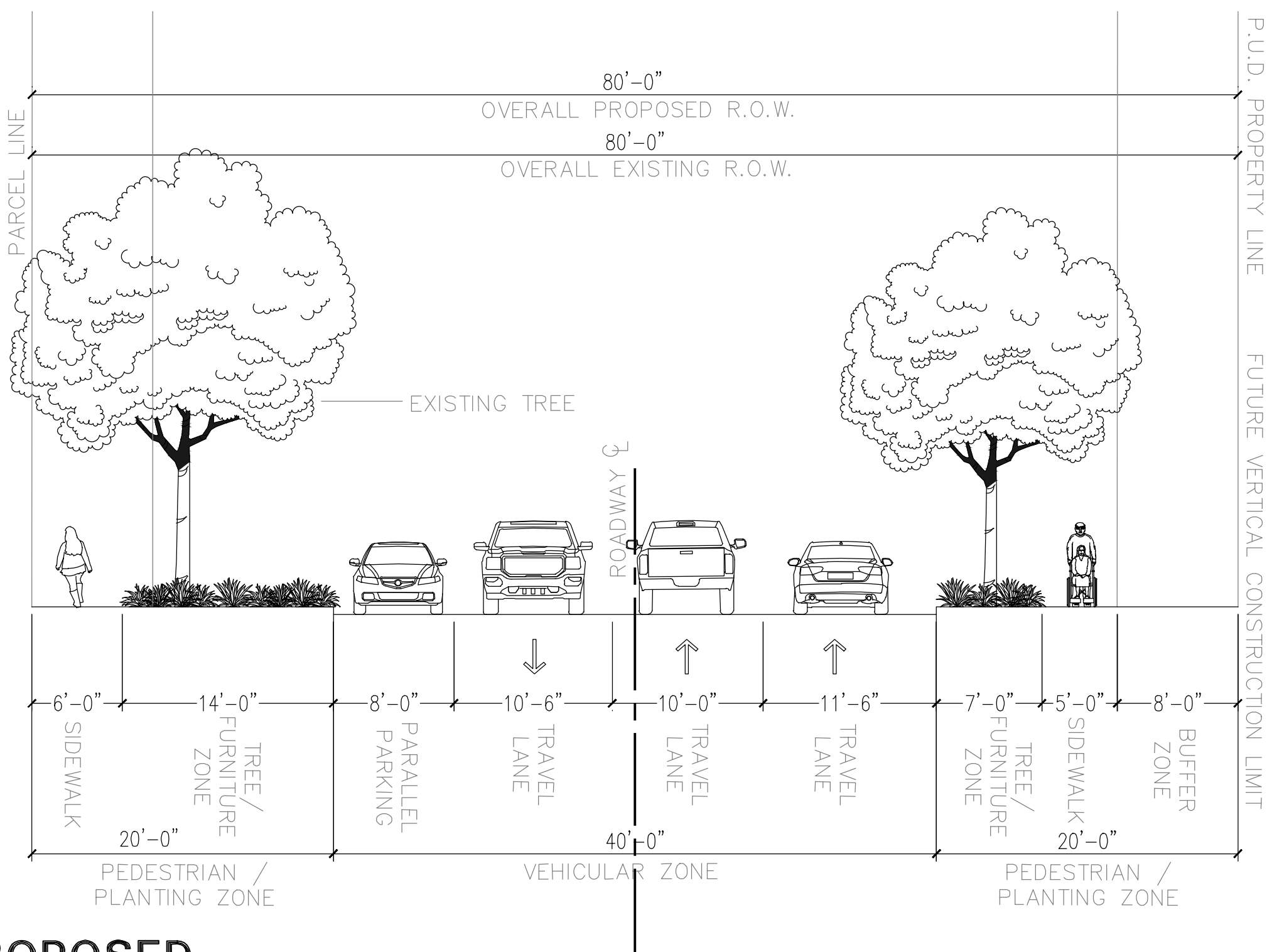
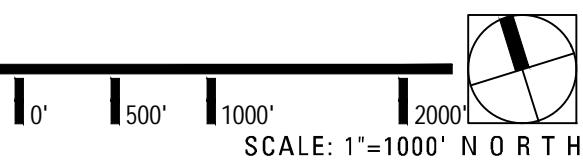
project
500 S.
Congress PUD

related to:
austin, tx

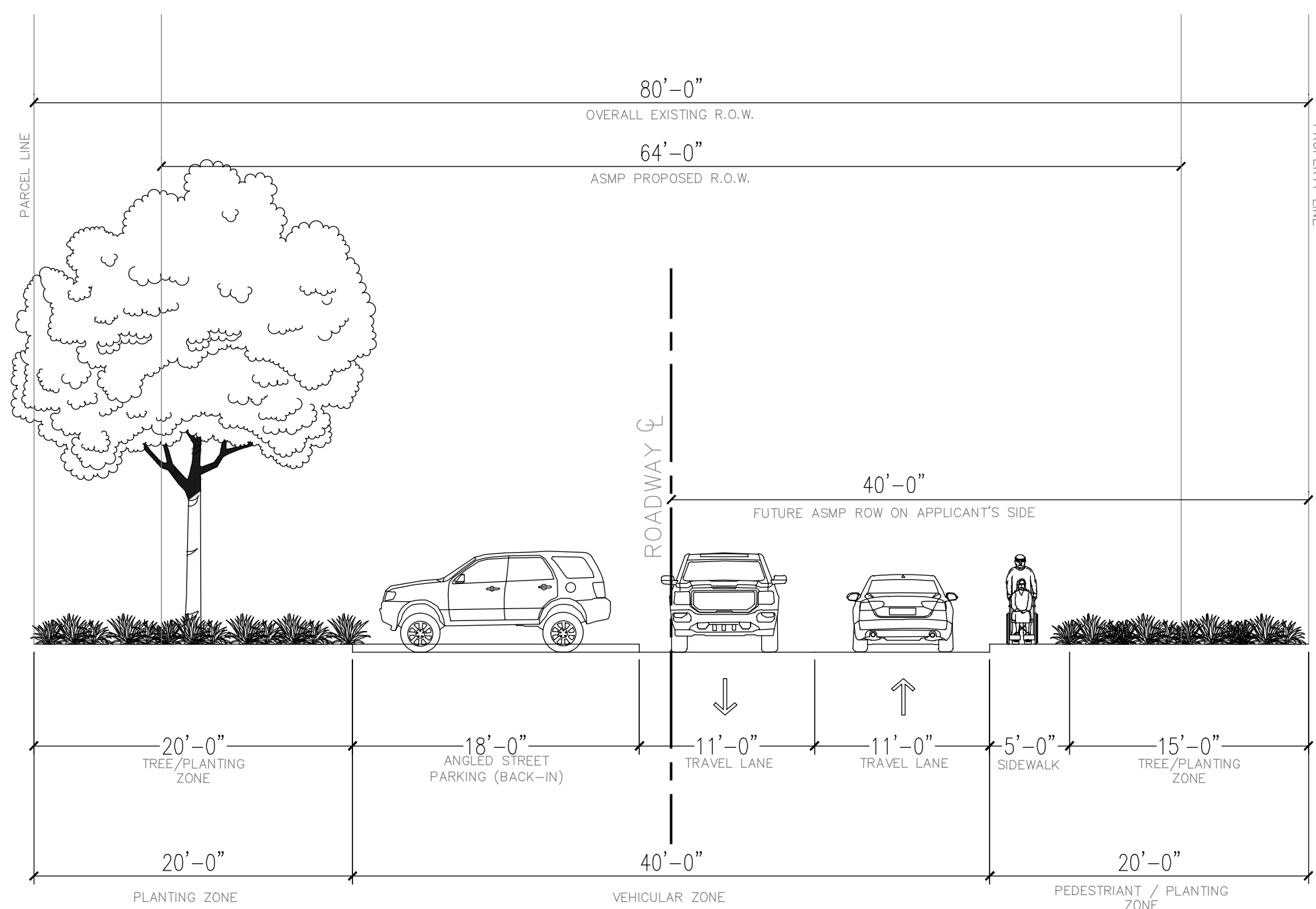
project number
a23034



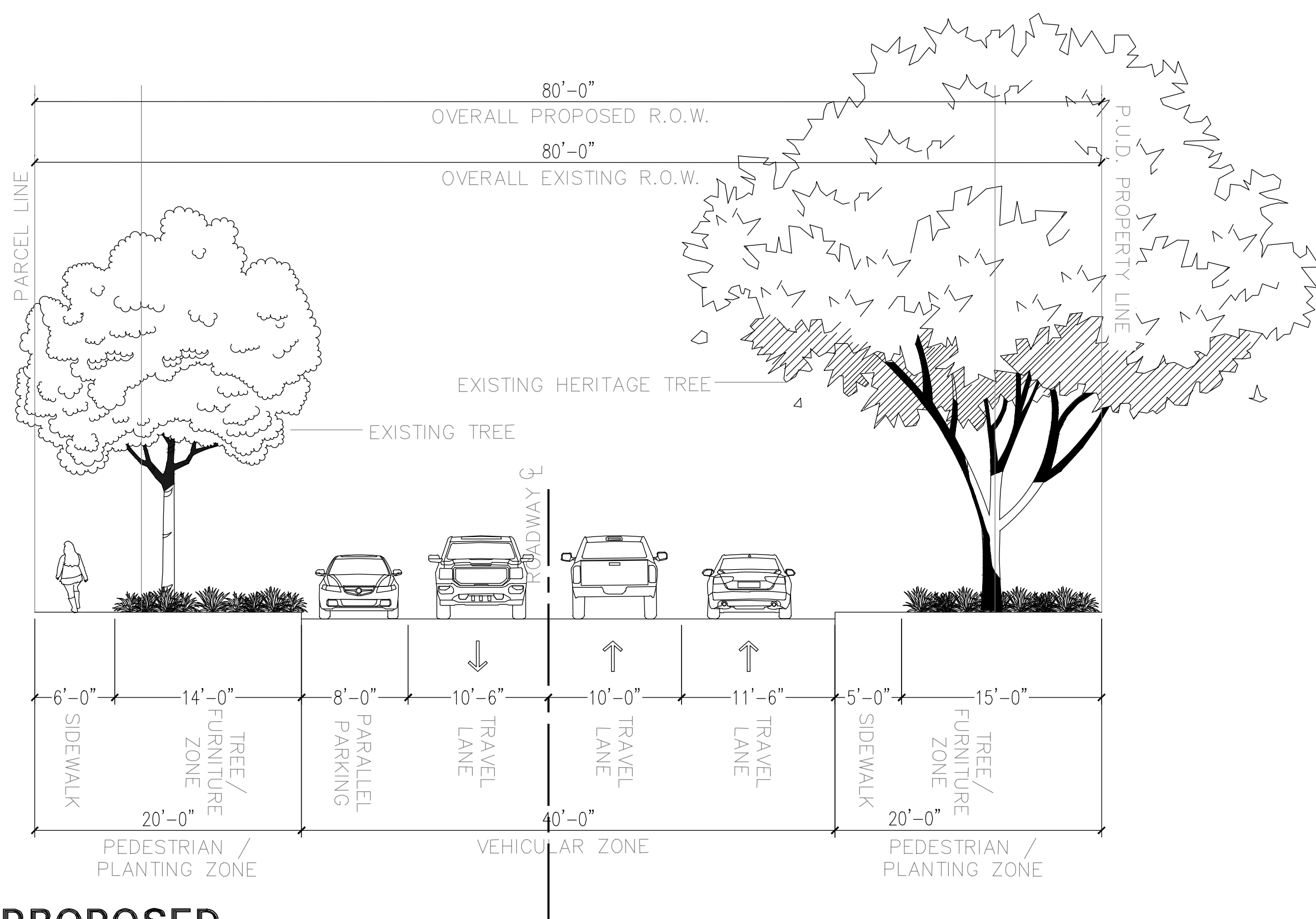
KEY MAP



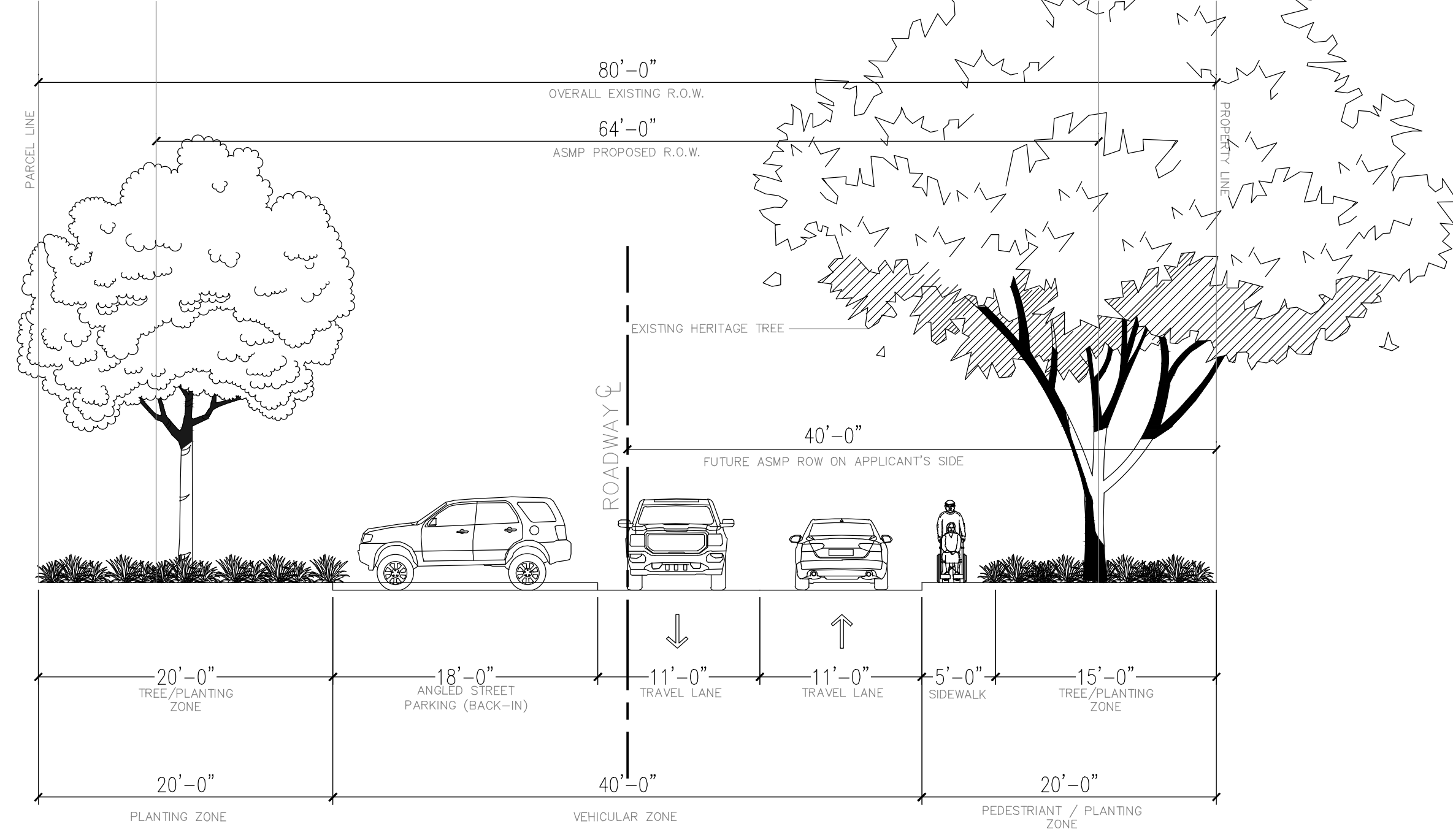
PROPOSED
HAYWOOD AVE. : 64'-0" R.O.W.



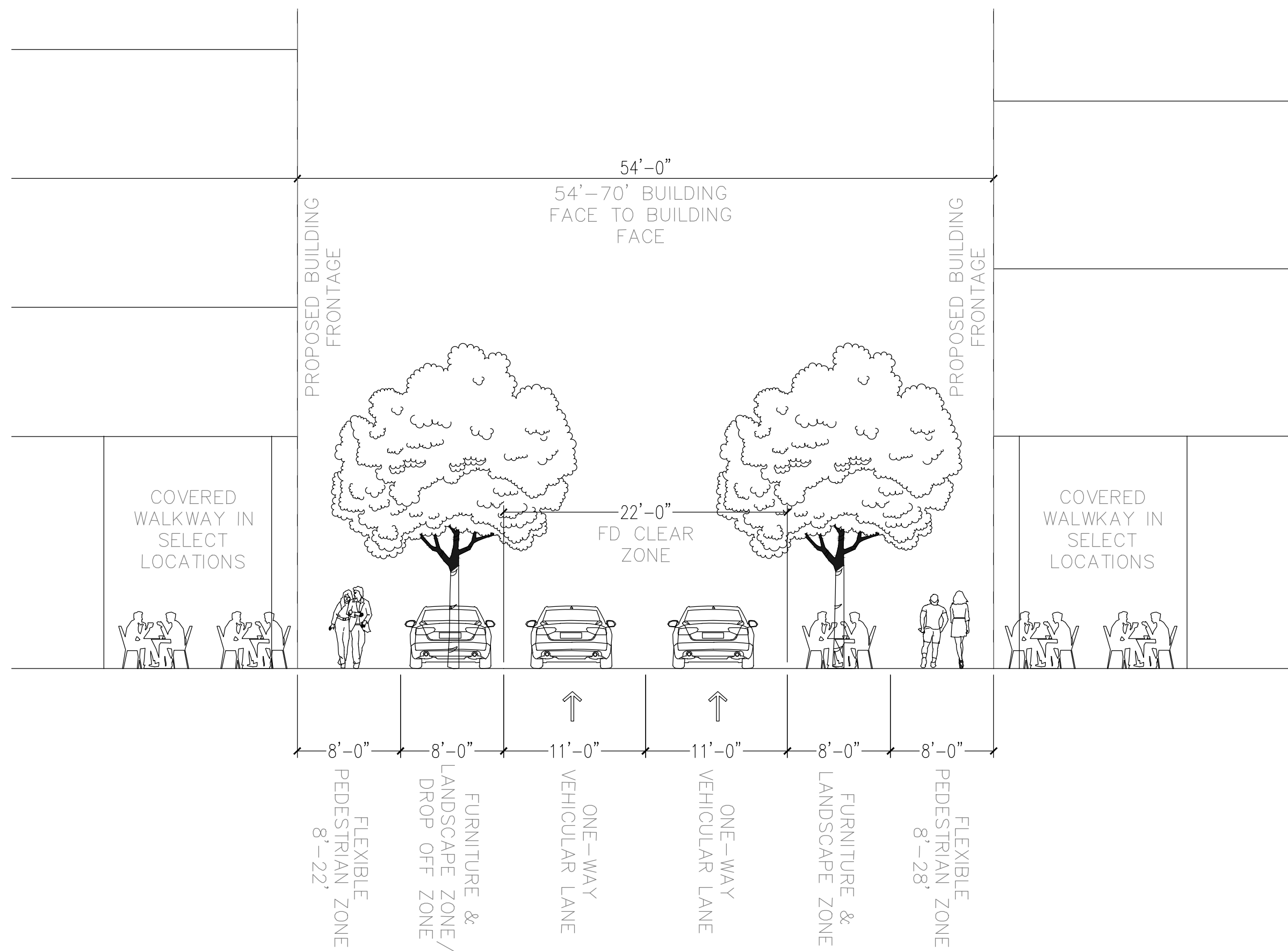
EXISTING
HAYWOOD AVE : SECTION 2



PROPOSED
HAYWOOD AVE. : 80'-0" R.O.W.



EXISTING
HAYWOOD AVE : SECTION 1



3 INTERNAL DRIVEWAY

NOTE: THE INTERNAL PRIVATE DRIVE WILL BE CONTAINED IN A PUBLIC EASEMENT THAT IS MUTUALLY ACCEPTABLE TO THE CITY OF AUSTIN AND THE IMPROVEMENTS PERMITTED WITHIN THE EASEMENT WILL NOT REQUIRE A LICENSE AGREEMENT WITH THE CITY OF AUSTIN.

SCALE: 1/8"=1'-0"

2 HAYWOOD AVE : SECTION 2

NOTE: LANE ASSIGNMENT AND PROVISION OF ON-STREET PARKING WILL BE SUBJECT TO TPW

SCALE: 1/8"=1'-0"

1 HAYWOOD AVE : SECTION 1

NOTE: LANE ASSIGNMENT AND PROVISION OF ON-STREET PARKING WILL BE SUBJECT TO TPW

SCALE: 1/8"=1'-0"

issue date
4/07/25

designed:
drawn:
reviewed:

sheet title
proposed
cross sections

sheet
L.07



Carbon Impact Statement

Project:

Scoring Guide:

1-4: Business as usual

5-8: Some positive actions

9-12: Demonstrated leadership



Transportation

Response: Y=1, N=0

Documentation: Y/N

T1: Public Transit Connectivity

1

☐

T2: Bicycle Infrastructure

1

☐

T3: Walkability

1

☐

T4: Utilize TDM Strategies

1

☐

T5: Electric Vehicle Charging

1

☐

T6: Maximize Parking Reductions

1

☐

Water + Energy

WE1: Onsite Renewable Energy

0

☐

WE2: Reclaimed Water

0

☐

Land Use

LU1: Imagine Austin Activity Center
or Corridor

1

☐

LU2: Floor-to-Area Ratio

1

☐

Food

F1: Access to Food

1

☐

Materials

M1: Adaptive Reuse

0

☐

Total Score: 10

The Carbon Impact Statement calculation is a good indicator of how your individual buildings will perform in the Site Category of your Austin Energy Green Building rating.

Notes: Brief description of project, further explanation of score and what it means

T1. Is any functional entry of the project within 1/4 mile walking distance of existing or planned bus stop(s) serving at least two bus routes, or within 1/2 mile walking distance of existing or planned bus rapid transit stop(s), or rail station(s)?

T2. Is there safe connectivity from the project site to an “all ages and abilities bicycle facility” as listed in the Austin Bicycle Master Plan?

T3. Is the property location “very walkable” with a minimum Walk Score of 70 (found at [walkscore.com](https://www.walkscore.com)), or will the project include at least five new distinct basic services (such as a bank, restaurant, fitness center, retail store, daycare, or supermarket)?

T4. Does the project utilize two or more of the following Transportation Demand Management strategies: unbundling parking costs from cost of housing/office space, providing shower facilities, providing secured and covered bicycle storage, and/or providing 2+ car sharing parking spaces for City-approved car share programs?

T5. Will the project include at least one DC Fast Charging electric vehicle charging station?

T6. Does the project utilize existing parking reductions in code to provide 20% less than the minimum number of parking spaces required under the current land development code (or 60% less than the code’s base ratios if there is no minimum parking capacity requirement)?

WE1. Will the project include on-site renewable energy generation to offset at least 1% of building electricity consumption?

WE2. Will the project include one or more of the following reclaimed water systems: large scale cisterns, onsite grey or blackwater treatment, and reuse or utilization of Austin Water Utility's auxiliary water system to eliminate the use of potable water on landscape/irrigation?

LU1. Is the proposed project site located within one of the centers or corridors as defined in the Imagine Austin Comprehensive Plan Growth Concept Map?

LU2. If located in an Imagine Austin activity center or corridor, will the proposed project use at least 90% of its entitled amount of floor-to-area ratio?

F1. Will the project include a full service grocery store onsite, or is one located within 1 mile of the project, or will the project integrate opportunities for agriculture to the scale as defined by Austin Energy Green Building?

M1. Will the project reuse or deconstruct existing buildings on the project site?



MEMORANDUM

Date: June 11, 2025
To: Saba Hatami, BOE
CC: Kaylie Coleman, Bryan Golden,
Transportation and Public Works Department
Reference: **500 S Congress PUD Traffic Impact Analysis** (C814-2024-0001) – 500 S Congress Ave,
Austin, Final Memo

Summary of the Transportation Impact Analysis (TIA):

The Transportation and Public Works Department has reviewed the updated 11/6/2024 submittal of “500 S Congress TIA”, prepared by BOE. The proposal is for 950 dwelling units of high-rise multifamily, 225 hotel rooms, 600,000 square feet of general office space, 90,000 square feet of shopping plaza, 25,000 square feet of supermarket, and 30,000 square feet of high turnover sit-down restaurant. It will be located at 500 S Congress Ave, Austin. The site location is shown in Figure 1.

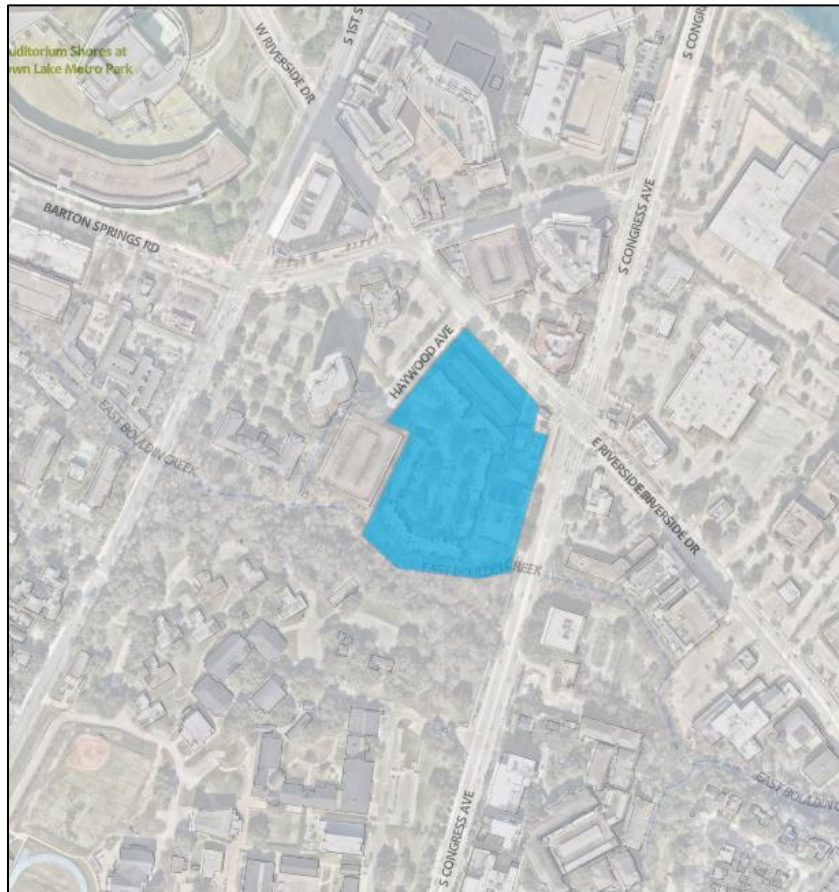


Figure 1: Site Location

The project proposes access to the surrounding roadway network via one RIRO driveway along W Riverside Dr, two RIRO driveways along S Congress Ave, and two full access driveways along Haywood Ave. The proposed development will be built in one phase and is anticipated to be completed in 2028.

As a transportation condition of approval for the above-referenced site plan application, the applicant shall comply with the following:

1. The applicant shall design, and construct improvements identified in Table 2 below prior to the issuance of the temporary certificate of occupancy (TCO) or certificate of occupancy (CO). Cost estimates should not be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.
2. The Austin Strategic Mobility Plan (ASMP) identifies 116 feet of right-of-way (ROW) for W Riverside Drive and 140 feet for S Congress Avenue. Staff recommends that the development plans for 58 feet of ROW from the centerline along W Riverside Drive and 70 feet from the centerline along S Congress Avenue. The ROW, or an equivalent easement acceptable to the TPW, shall be finalized with the coordination of TPW either through the formal Planned Unit Development (PUD) exhibits or at the time of the subdivision or site plan application, whichever occurs earlier.
3. The site must achieve a minimum TDM threshold of 30% using various measures. The applicant has the flexibility to substitute and/or add other relevant TDM measures as per the TCM at the time of the site plan as long as the overall TDM reduction is achieved. TDM measures will be further reevaluated and approved by COA during the site plan review.
4. The proposed development is subject to the City of Austin Street Impact Fee (SIF) (Ordinance # 20201220-061 & 20201210-062). The final SIF will be calculated and invoiced for this development at the time of building permit and will satisfy the mitigation requirements of this site. No building permit shall be issued until the total required SIF collection amount is paid in full. The SIF study identifies that the projected future developments can require improvements to the transportation network. Street impact fees help fund roadway capacity projects necessitated by new developments. Payments to the SIF to build these projects/improvements, which are identified in the Roadway Capacity Plan, will satisfy the mitigation requirements. The rough proportionality of this development shall be evaluated based on the proposed land uses and development intensities within the full extent of the Planned Unit Development (PUD) boundary.
5. If the applicant constructs any SIF offset-eligible improvements with this site plan, the cost incurred for construction may be considered as an offset toward the final SIF collection amount through an Offset Agreement. If constructed before building permit issuance, actual construction costs may be used; otherwise, a signed and sealed cost estimate will be required.
6. Development of this property should not vary from the approved uses or deviate from the approved intensities and estimated traffic generation assumptions within the finalized TIA document, including land uses, trip generation, trip distribution, traffic controls, driveway locations, and other identified conditions. Any change in the assumptions made to the TIA document shall be reviewed by TPW and may require a new or updated TIA/addendum.
7. Approval of this TIA does not grant nor guarantee approval of proposed driveway locations or driveway types. An updated TIA or addendum may be required at the time of the site plan when more details about the site are available.

8. The findings and recommendations of this TIA memorandum remain valid until five (5) years from the date of the traffic counts in the TIA or the date of this memo, whichever comes first, after which a revised TIA or addendum may be required.

Trip Generation and Land Use:

Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition), the development will generate 13,354 adjusted daily trips, 863 trips during the AM peak hour and 884 trips during the PM peak hour, details are shown in Table 1.

Table 1: Trip Generation

Land Uses	ITE Code	Quantity	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Multifamily Housing (High-Rise)	222	950	Dwelling Units	3,949	59	169	228	167	103	270
Hotel	310	225	Rooms	2,015	59	46	105	71	68	139
General Office	710	600,000	Square Feet	5,516	688	94	782	125	610	735
Shopping Plaza	821	90,000	Square Feet	6,077	97	59	156	229	238	467
Supermarket	850	25,000	Square Feet	2,624	42	30	72	126	125	251
High Turnover Sit-Down Restaurant	932	30,000	Square Feet	3,216	158	129	287	166	106	272
Total Unadjusted Daily Trips				23,397	1,103	527	1,630	884	1,250	2,134
TDM (30% Reduction)				7,019	331	158	489	265	375	640
Pass-By Trips*				-	-	-	-	135	120	255
Existing Trips				3,022	207	71	278	126	228	354
Total Adjusted Daily Trips				13,354	566	297	863	356	528	884
*40% in the PM peak for shopping plaza, 24% in the PM peak for supermarket, 43% in the PM peak for high turnover sit-down restaurant										

Summary of Required Improvements:

<i>Table 2. Required Improvements</i>	
Name	Improvement
Haywood Ave from W Riverside Dr to southern Haywood Ave bend (See Figures 2 and 3 for improvement extent)	Eliminate existing on-street parking on the east side of Haywood Ave to restripe the roadway to extend the NB right and left turn bays to provide additional storage
Construction of Barton Springs Rd – Congress Ave Road (See Figures 2 and 4 for the improvement extent)	Design and construct a connecting roadway including bicycle and pedestrian facilities
PHB on S Congress Ave near East Bouldin Creek (See Figure 2 for the improvement extent)	Design and construct a Pedestrian Hybrid Beacon with the coordination of TPW
Back-of-curb Improvements (See Figures 2, 3, and 5 for the improvement extent)	Design and construct back-of-curb improvements with the coordination of TPW along site frontages on Haywood Ave, W Riverside Dr, and S Congress Ave
Congress Ave & Riverside Dr* (See Figure 2 for the improvement extent)	Install 1 additional LTL to create dual left turn lanes along EB Riverside Dr approach
	Install 1 additional LTL to create dual left turn lanes along WB Riverside Dr approach
	Install 1 RTL along WB Riverside Dr approach
	Modify the signal phasing to provide permissive + overlap phase for the EB right-turn movement along Riverside Dr approach
	Signal re-timing, lane assignment sign, signal head modification as needed to align with modified geometry
Riverside Dr & Barton Springs Rd* (See Figure 2 for the improvement extent)	Re-stripe NB Barton Springs Rd to convert the second through lane to a shared through-right turn lane
	Install 1 additional LTL to create dual left turn lanes along WB Riverside Dr approach
	Install 1 RTL along SB Barton Springs Rd approach
	Modify the signal phasing to remove permissive + overlap phase for the right turn movement along NB Barton Springs Rd approach
	Signal re-timing, lane assignment sign, signal head modification as needed to align with modified geometry
Riverside Dr & 1 st St* (See Figure 2 for the improvement extent)	Install 1 RTL along WB Riverside Dr approach
	Install 1 additional LTL to create dual left turn lanes along SB 1 st St approach

	Modify the signal phasing to provide permissive + protected phase for the WB left-turn movement along Riverside Dr approach
	Signal re-timing, lane assignment sign, signal head modification as needed to align with modified geometry
Barton Springs Rd & 1 st St* (See Figure 2 for the improvement extent)	Install 1 RTL along EB Barton Springs Rd approach
	Install 1 additional LTL to create dual left turn lanes along WB Barton Springs Rd approach
	Signal re-timing, lane assignment sign, signal head modification as needed to align with modified geometry
<i>*This will be reevaluated at the time of the site plan when more information about the site is available.</i>	

Summary of Identified TDM Measures:

Table 3. TDM Measures <i>(This will be reevaluated at the time of the site plan when more information about the site is available.)</i>		
Category	TDM Measure	Details
Contextual Trip Reduction Measures	Internal Trip Capture	20%
	Transit Proximity	At least half of the development site falls within ¼-mile of a High Capacity transit stop, or 1/8-mile of a High Frequency (15 min) transit stop; and a complete sidewalk network is in place between the development site and the nearest transit stop.
Parking Measures	Reduced Parking Supply	21% to 50% of the Parking Ratio Identified in the LDC
	Unbundled Parking	Equal or exceed the CapMetro unlimited 31-Day Pass “commuter” fare (\$96.25)
	Visitor Parking Pricing	Are at least \$1 per hour during identified congestion-pricing periods, including the first hour
Amenities, Programs, and Incentives Measures	Transportation Management Association Membership	Yes
	Designated Mobility Coordinator	Yes
	Marketing and Information	Yes
	Universal Transit Pass	25% Subsidy for All Site Employees and Residents
	Telecommuting Work Option	Yes
	Delivery-Supportive Amenities	Yes

Sustainable Mode Improvement Measures	Pedestrian Access and Connectivity Improvements	Identified improvements in the TDM plan with this TIA will be reevaluated at the time of the site plan (See Figure 5 for Improvement Extent)
	Bicycle Access and Connectivity	
	Transit Access and Connectivity	
	Site Plan Access and Connectivity	

Assumptions:

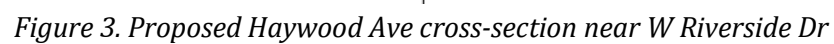
- An annual growth rate of 2.00%
- Minimum 30% trip reduction for TDM

Please contact me at (512) 974-7265 if you have questions or require additional information.

Sincerely,



Manar Hasan, PhD, P.E.



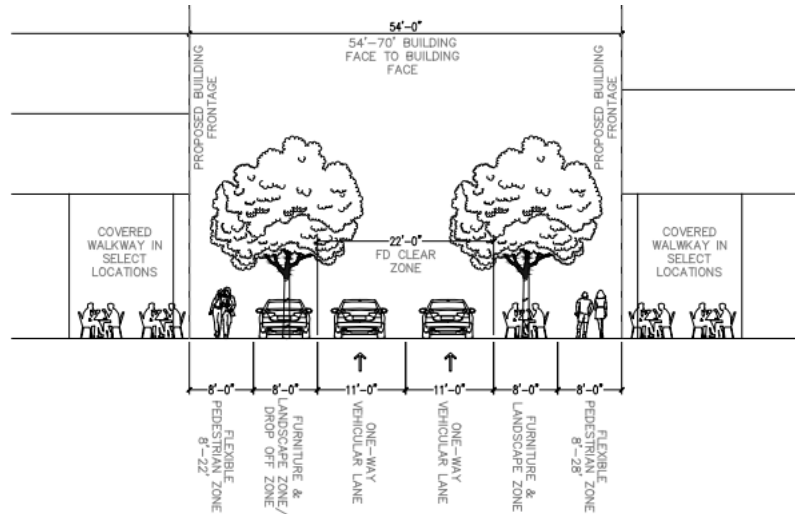


Figure 4. Proposed Barton Springs Rd – Congress Ave Road cross-section

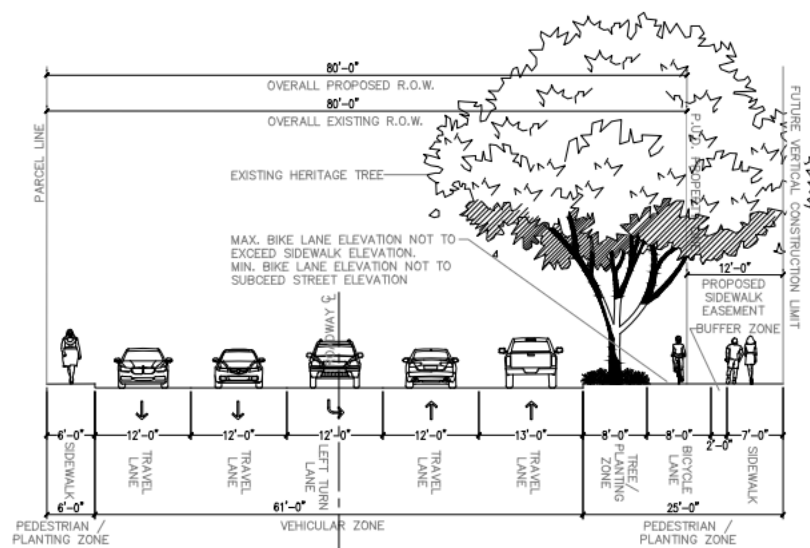


Figure 5. Proposed Riverside Dr cross-section near Haywood Ave

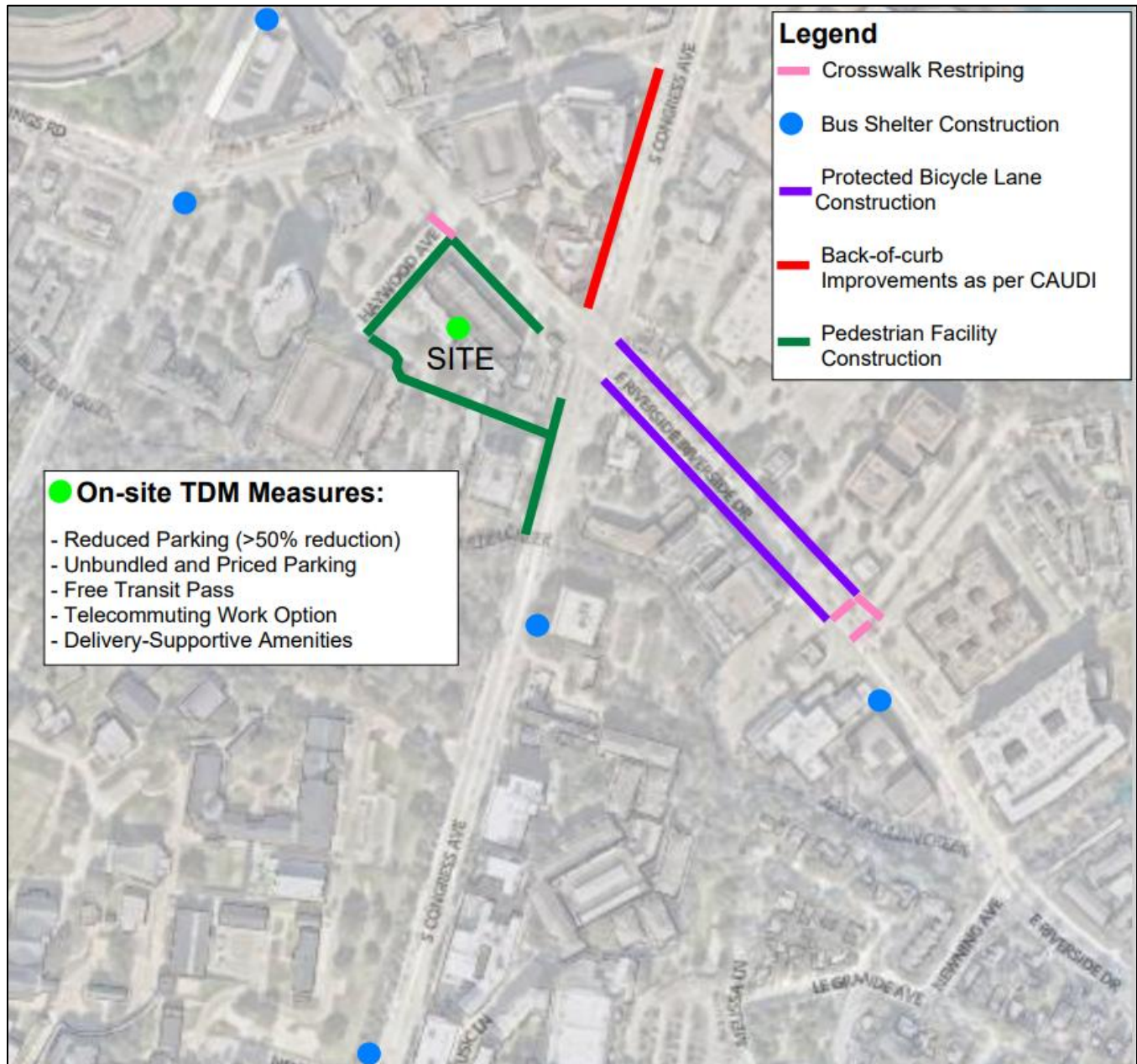


Figure 5. TDM Improvements

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

RICHARD T. SUTTLE, JR.
(512) 435-2300
rsuttle@abastin.com

April 10, 2025

VIA ELECTRONIC MAIL

Lauren.Middleton-Pratt@austintexas.gov

Lauren Middleton-Pratt
Director
City of Austin | Planning Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: C814-2024-0001 – 500 S. Congress PUD Rezoning Application (the
“Application”)

Dear Lauren,

In accordance with Section 25-2-282(E) of the Land Development Code (“City Code”) I respectfully request that the above-referenced case be scheduled for a public hearing at the next available Land Use Commission meeting after the date of this letter for which the City of Austin can provide notice under Section 25-1-132(A) of the City Code. The Application was filed on May 13, 2024, and the Development Assessment Application filed on April 26, 2023.

The applicant would like to start the hearing and public engagement process. 500 S. Congress would significantly help the City of Austin achieve many of the following Council’s stated policy goals: support of the Economic Development Corporation, new parkland, affordable housing, ability to provide additional housing, improved mobility, sustainable transit, mix of uses, implementation of the South Central Waterfront Framework Plan and except as modified by the Application current environmental rules and regulations.

I look forward to continuing to engage with City staff on this project and will remain available to you and your staff to answer questions and provide information concerning the Application.

Very truly yours,


Richard T. Suttle, Jr.

cc: Stephanie Hayden-Howard, Assistant City Manager
Joi Harden, Zoning Officer – Planning Department
Sherri Sirwaitis, Case Manger
Chair Claire E. Hempel, Planning Commission
Amanda Hendrix, Armbrust & Brown PLLC
Amanda Morrow, Armbrust & Brown PLLC



PARKS AND RECREATION BOARD RECOMMENDATION 20250519-004

Date: May 19, 2025

Subject: 500 South Congress PUD Application

Motioned By: Jennifer Franklin

Seconded By: Luai Abou-Emara

Recommendation

The Parks and Recreation Board recommends to Austin City Council that the 500 S Congress PUD Development application is superior with respect to parkland dedication.

Vote: The motion to recommend to Austin City Council that the 500 S Congress PUD Development application is superior with respect to parkland dedication was approved on Board Member Franklin's motion, Board Member Abou-Emara's second on a 9-0 vote. Board Members Orme and Talor absent.

For: Stephanie Bazan, Kathryn Flowers, Luai Abou-Emara, Lane Becker, Ted Eubanks, Jennifer Franklin, Nicole Merritt, Diane Kearns-Osterweil, Pedro Villalobos.

Against: None.

Abstain: None.

Absent: Shelby Orme, Kim Taylor

Attest: Tim Dombeck, Board and Council Liaison, Parks and Recreation Department.

Tim Dombeck



ENVIRONMENTAL COMMISSION MOTION 20250604-002

Date: June 4, 2025

Subject: 500 S Congress, C814-2024-0001

Location: 500 S Congress, Austin, TX 78704

Motion by: Hanna Cofer

Seconded by: David Sullivan

WHEREAS, The Environmental Commission recognizes the applicant is requesting Planned Unit Development (PUD) zoning for a 6.48-acre; and

WHEREAS, The Environmental Commission recognizes that the project is located within the Urban Watersheds of Lady Bird Lake and East Bouldin Creek, includes portions of the 100-year floodplain and Critical Water Quality Zone (CWQZ); and

WHEREAS, The Commission acknowledges that the applicant has proposed numerous environmental enhancements and elements of superiority; and

WHEREAS, the Environmental Commission recognizes that City staff recommends the PUD with numerous conditions as provided in back-up material;

THEREFORE, the Environmental Commission recommends approval of the Mixed-Use PUD with the following conditions:

1. Implement on-site recycling and reuse of existing concrete and other demolition materials to the extent feasible.
2. Require the use of low-intensity, shielded, dark-sky compliant lighting along the creek corridor and riparian zones.
3. Commit to certifying the riparian restoration area and adjacent natural spaces as a Texas Wildscape with Texas Parks and Wildlife Department or as a Certified Wildlife Habitat with the National Wildlife Federation.
4. Require an additional 5% of all parking spaces be constructed with the capability to support future installation of electric vehicle (EV) charging stations.

VOTE 8-1

For: Isabella Changsut, Haris Qureshi, Martin Luecke, Justin Fleury, Jennifer Bristol, Hanna Cofer, Annie Fierro, David Sullivan

Against: Richard Brimer

Recuse: None

Absent: Mariana Krueger, Ashika Ganguly

Approved By:



Jennifer Bristol, Environmental Commission Chair

CONDITIONS TO BE INCLUDED FROM CITY STAFF RECOMMENDATION:

- a. Section 25-8-63(C)(12) (Impervious Cover Calculations) as modified by the PUD
- b. Section 25-8-261 (Critical Water Quality Zone Development) as modified by the PUD
- c. Section 25-8-213(C) (Water Quality Control Standards) as modified by the PUD
- d. Comply with the City of Austin's Green Building Program for a 2-star rating.
- e. Comply with the most current AEGB Light Pollution Reduction criteria available at the time of site plan
- f. Comply with the most current AEGB Bird Collision Deterrence criteria available at the time of site plan
- g. Provide water quality treatment with rainwater harvesting cisterns and rain gardens.
- h. Reduce site impervious cover by 5%
- i. Remove 8000 sqft of concrete from the CWQZ, reducing the existing impervious cover in the CWQZ from 48.2% to 20.7%
- j. Use natural channel design techniques as described in the DCM to enhance East Bouldin Creek
- k. Restore 23,000 sqft of riparian area in East Bouldin Creek by improving the site's Functional Assessment of Floodplain Health score from "poor" or "fair" to "good" or better using both Zone 2 and Zone 3 assessments
- l. All riparian restoration plantings will exceed density and diversity code requirements by at least 20%, based on COA ECM 609s criteria.
- m. Include a minimum of 20 native plant species that attract pollinators and/or provide bird habitat
- n. Preserve all heritage trees; preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches.
- o. Tree plantings use Central Texas seed stock native and with adequate soil volume
- p. Utilized rainwater harvesting to irrigate no less than 50% of the landscape areas.
- q. Provide an Integrated Pest Management plan and Natural Areas Management Plan at time of site plan
- r. Extend purple pipe (reclaimed water) to the property from the nearest available point
- s. provide a 500 sf of vertical green wall located within the public realm in an area that receives greater than 4 hours of sunlight and will either be a vine and mesh or living wall system
- t. Provide environmental signage and wayfinding that for the following environmental superior elements: Water Quality and Riparian Restoration, Tree Preservation and Relocation, Biofiltration Areas, and Pollinator Plantings
- u. Participate in the Carbon Impact Statement pilot project and commits to a minimum of 10 points
- v. Provide electric vehicle charging stations for a minimum of 5% of provided parking
- w. Commit to achieving a minimum LEED rating of "Silver" for residential buildings and "Gold" for commercial office buildings
- x. Pursue sustainable SITES certification to create a landscape that meets the highest standards in landscape sustainability

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:
<https://bit.ly/ATXZoningComment>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C814-2024-0001
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: April 22, 2025, Planning Commission

SCOTT W. BREADDUS, JR.
Your Name (please print)

☒ I am in favor
☐ I object

2710 BELCAVES ROAD
Your address(es) affected by this application (optional)

[Signature]
Signature

4/15/2025
Date

Daytime Telephone (Optional): 512-750-6794

Comments:

If you use this form to comment, it may be returned to:
City of Austin, Planning Department
Sherri Sirwaitis
P. O. Box 1088, Austin, TX 78767
Or email to:
sherri.sirwaitis@austintexas.gov



landscape architects, planners & designers
3232 e cesar chavez st
bldg 1 suite 100
austin, tx 78702
[512] 327-1011

project
500 south congress

tree mitigation

related co.
austin, tx

project number
a23034

issue date
4/26/24

designed:
drawn:
reviewed:

sheet title
tree relocation plan

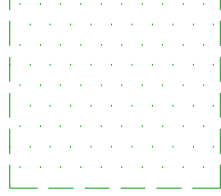
sheet
L.02

TREE LEGEND:	
	PREVIOUS TREE LOCATION
	RELOCATED HERITAGE TREE (Appendix F 24" or greater)
	RELOCATED PROTECTED TREE (Appendix F 19" - 23.9")
ESTIMATED ROOT BALL AREA	

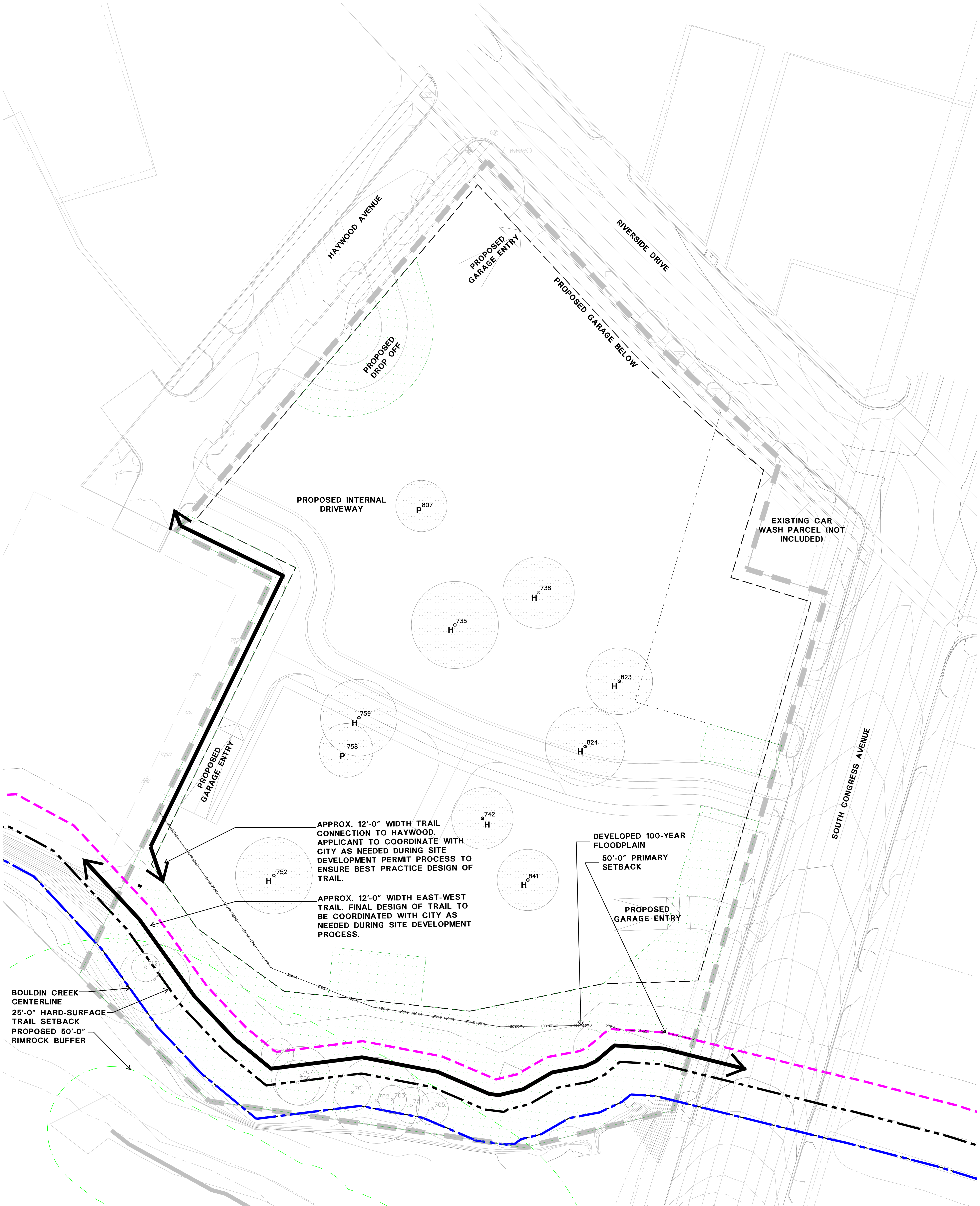
TREES TO BE RELOCATED

TAG#	SPECIES	CALIPER
735	LIVE OAK	34.5
738	LIVE OAK	27.5
742	LIVE OAK	28.5
752	SHUMARD RED OAK	30.8
758	LIVE OAK	20.5
759	LIVE OAK	28.5
807	LIVE OAK	20.5
823	LIVE OAK	25
824	LIVE OAK	31.5
841	AMERICAN ELM	28

LEGEND



TREE RELOCATION AREA. AREA SUBJECT TO CHANGE BASED ON FINAL SITE DESIGN.
TREE LOCATIONS TO BE DETERMINED BASED ON FINAL SITE DESIGN. FINAL RELOCATION PLAN TO BE APPROVED BY THE CITY ARBORIST AT TIME OF SITE PLAN



1 TREE RELOCATION PLAN

1" = 30' NORTH