TABLE OF CONTENTS

I INTRODUCTION

1. Zoning
2. Subdivision
3. Site Development Permit
4. Building Permit
5. Access and Fire Department Requirements
6. Taxing Authorities and Rates

II UTILITY SERVICE

1. Water and Wastewater Service, and Fire Department Requirements
2. Electric and Gas

III DRAINAGE AND WATER QUALITY

1. Detention and Water Quality
2. Off-site Drainage
3. Miscellaneous

IV ENVIRONMENTAL ASSESSMENT

1. Soils
2. Critical Environmental Features
3. Underground Storage Tanks
4. Slopes
5. Trees

V SPOIL DISPOSAL

VI VARIANCES / WAIVERS

VII PARK IMPROVEMENTS

APPENDIX

1. Site Location Map
2. Zoning Resolution
3. Aerial Photo
4. Itemized Fees
5. As-Built & Tree Survey
I. INTRODUCTION

Chalmers Court Site B is a proposed affordable housing project with an 156-unit multi-family building with a surface parking lot. The project site, located at 300 Chicon Street, is 4.033 acres in area and is owned by the Housing Authority of the City of Austin. The site is currently developed with sixteen residential buildings, a leasing office with surface parking, and three storage buildings. All structures, except two residential buildings, will be demolished for this project. In preparing for this report, the available City of Austin and Travis County records were searched, as well as those records made available from some of the surrounding utility providers.

1. Zoning

The property is within the City of Austin Full Purpose Jurisdiction and is currently zoned MF-4-NP. However, rezoning of the property was initiated by the City of Austin on October 12, 2017 with the passage of Resolution 20171012-018. This resolution will result in a City staff recommendation to incorporate the tract into the Saltillo District Transit Oriented Development (TOD) (Ordinance 20130425-106), with a classification of Mixed-Use Subdistrict.

2. Subdivision

The 4.033 acre site is made up of Blocks 3 and 4, Outlot 6, Division O of the Government Outlots adjoining the Original City of Austin, Travis County. As the tract has been in its current configuration at least since 1977 and has had utility service, this tract will be considered a Legal Lot by the City of Austin and new subdivision plat will not be needed.

3. Site Development Permit

The Site Development Permit application is reviewed by the City if Austin for compliance with the development regulations as provided in the Land Development Code. This tract will fall under the current version of the City of Austin Land Development Code. At the time of this writing, the current version is dated June 15, 2017. Site Development regulations are in Chapter 25-5 of the Land Development Code.

City staff reviews the applications for compliance with core provisions of the Land Development Code including zoning, design standards, subdivision, drainage and floodplain, water quality, transportation, tree protection, and other environmental concerns. Review of plans is also coordinated with other city departments such as Austin Energy, Austin Water Utility, Austin Fire Department, Public Works, Right-of-Way (ROW), Utility Coordination, and Accessibility. Reviews are also coordinated with agencies including the county, school districts,
Texas Commission on Environmental Quality (TCEQ), Capital Metro and Texas Department of Transportation (TxDOT).

The Site Development Permit application and plans are first submitted on any business day before 10:30 AM at the City of Austin Intake Center for a Completeness Check review. During Completeness Check review, City staff look through the application and plans to make sure no items from the submittal checklist are missing. This process can take from 10 to 45 days, and the City charges a flat fee of $200.

After being found complete, an appointment is made with the City of Austin Intake Center for formal submittal of the Site Development Permit (SDP) application and plans. Each SDP application is assigned to a Case Manager and a review team. A written report from staff (typically 4 weeks after submittal) will be available to the applicant and the public. Once those comments are addressed, an update is submitted. This process of comments and updates repeats as needed in order to clear all the City comments. The entire process, if variances are not requested, requires approximately 6 to 12 months. This permit process may run concurrently with the rezoning, but the rezoning must be complete before the SDP may be issued. The SDP application fee if highly variable depending on the geographic location of the project, but it is typically between $3,000 and $10,000. However, with participation in the City’s SMART Housing program, the Site Development Permit fee can be greatly reduced or eliminated, including the $200 Completeness Check fee.

4. Building Permit

The Building Permit application is reviewed by the City of Austin for compliance with the building regulations as provided in the local building codes. This tract will fall under the following versions of the codes.

- 2015 International Building Code w/ local amendments
- 2015 International Energy Code w/ local amendments
- 2015 International Fire Code w/ local amendments
- 2015 International Residential Code w/ local amendments
- 2015 International Property Maintenance Code w/ local amendments
- 2015 Uniform Mechanical Code w/ local amendments
- 2015 Uniform Plumbing Code w/ local amendments
- 2017 National Electric Code w/ local amendments

The Building Permit application is submitted to the Commercial Plan Review Division, and the process of comment report and update is similar to that of the Site Development Permit. The Building Permit process takes approximately 3 to 5
months, and may be processed concurrently with the Site Development Permit; however, the SDP must be issued before the Building Permit may be issued.

5. **Access and Fire Department Requirements**

Driveway access to the proposed parking lots will be from East 3rd Street and East 4th Street for the west parking lot, and from East 3rd Street alone for the east parking lot. The Austin Fire Department requires that all exterior portions of the building be within 150 feet of a fire access lane. In this case, the fire access lanes available are East 4th, East 3rd, Chalmers Avenue, Chicon Street, and the fire lane through the west parking lot.

6. **Taxing Authorities and Rates**

The Travis County Central Appraisal District parcel ID number for this tract is 0204080701. The parcel is taxed at the following rates.

- Austin Independent School District (AISD) – 1.1920%
- City of Austin – 0.4448%
- Travis County – 0.3690%
- Travis County Central Appraisal District -0%
- Travis County Healthcare District – 0.107385%
- Austin Community College District – 0.1008%
- Homestead Preservation Reinvestment Zone 1 - 0%

The total tax rate is 2.213985%. The parcel is currently appraised at $13,652,415; however with the public property exemption (EX-XV), the taxes are $0.

7. **Off-Site Requirements**

No off-site improvements are anticipated at this time. However, during the course of the Site Development Permit review, the City of Austin may identify existing infrastructure that they feel needs to be upgraded in order to serve this project.

II. **UTILITY SERVICE**

1. **Water and Wastewater Service, and Fire Department Requirements**

Wastewater service is available from a 6” concrete line in Chalmers Avenue (which drains from north to south, built in 1941), an 8” PVC line in East 3rd Street (which drains from west to east, built in 1987), an 8” concrete line in
Chicon Street (which drains from north to south, built in 1939), and an 8" PVC line in East 4th Street (which drains from east to west, built in 2006). A new manhole on East 3rd Street is the best location to serve this site.

Both Chalmers Avenue and Chicon Street contain a 6" cast iron water line, East 4th Street contains a new 12" PVC water line (2015), and East 3rd Street contains an 8" cast iron water main and a 66" steel transmission main. The 66" transmission main is not able to be tapped, but the 12" line in East 4th should be sufficient to meet the projects water needs.

The Austin Fire Department requires that all exterior portions of the building be within 500 feet of two fire hydrants. There are hydrants at all four corners of the tract (hydrants 158943, 159279, 159619, 159552, & 159267), but due to the size of the project, the center will have a gap in coverage, so an additional two fire hydrants will be needed off a dedicated fire line.

No additional off-site improvements are anticipated at this time; however, should the Austin Water Utility determine that there is not sufficient available capacity in the surrounding lines, then additional capacity may need to be added with this project.

2. **Electric and Gas**

   Electric service is provided by City of Austin via existing overhead lines on Chalmers Avenue, East 4th Street, Chicon Street, and East 3rd Street. Gas service is available from Texas Gas Service from a 6" BS line in East 4th Street, a 4" CS line in Chicon Street, and a 2" PE line in East 3rd Street.

### III. DRAINAGE AND WATER QUALITY

1. **Impervious Cover**

   The existing site is 43.8% impervious cover, and consists of two small parking lots and several buildings. The proposed site will have approximately 65% impervious cover. Run-off from the roofs and parking lots will be collected in a series of roof drains and downspouts and piped to a water quality facility. Run-off from the parking lot will flow overland into a water quality facility. Since the proposed impervious cover and run-off rates will be higher than the existing condition, some detention is required. This detention will be provided by either stacked detention on top of the water quality facilities, or by participation in the City’s regional Storm Water Management Program (RSMP).

2. **Off-Site Drainage**
The boundary streets and surrounding topography prevent off-site flows from entering the site.

3. **Miscellaneous**

No portion of this site is within a 100 year floodplain of a significant waterway according to FEMA Map No. 48453C0465J, dated January 6, 2016. Existing drainage patterns consist of water flowing overland from northeast to southwest, and into the adjacent streets.

This project is located within the Lady Bird Lake Watersheds which is classified as an Urban Watershed. The project must comply with the current City of Austin Land Development Code.

**IV. ENVIRONMENTAL ASSESSMENT**

1. **Soil**

Soils in the area are described by the USDA SCS Soil Survey for Travis County as Bh (Bergstrom soils and Urban land), TuD (Travis Soils and urban land), and Ur (Urban Land). It is also above the Lower Colorado River terrace deposits, which is made up of sand, silt, clay, and gravel.

2. **Critical Environmental Features**

There are no known C.E.F.‘s on the site.

3. **Underground Storage Tanks**

No underground storage tanks are known to exist on the site.

4. **Slopes**

There are no portions of the site with natural slopes greater than 15%.

5. **Trees**

There are several protected and heritage trees on the site.

**V. SPOIL DISPOSAL**

Spoil disposal must be at City of Austin approved site or outside the city.
VI. **VARIANCE / WAIVER**

No waivers or variances are anticipated at this time.

VII. **PARK IMPROVEMENTS**

As a SMART Housing project, parkland fees will be waived.
Site Location Map
SITE PLAN FOR PATHWAYS AT CHALMERS COURTS EAST

300 CHICON STREET
AUSTIN, TX 78702

LEGAL DESCRIPTION

BLOCKS 3 AND 4 OF THE SUBDIVISION OF OUTLOT 6 DIVISION O OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY

MAPSCO GRID K-21, PAGE 615C
VICINITY MAP (NTS)

LADY BIRD LAKE WATERSHED URBAN WATERSHED
Zoning Resolution
RESOLUTION NO. 20171012-018

WHEREAS, the Austin Strategic Housing Blueprint was adopted by council on April 14, 2017, and stresses the importance of continuing to develop sustainable partnerships with the Housing Authority of the City of Austin (HACA) “in planning efforts to align goals and targeted investment strategies” to “leverage resources to achieve the goals outlined” by it; and

WHEREAS, the Austin Strategic Housing Blueprint calls for development of policies to prioritize the preservation and creation of affordable housing near current and future transit service to help the Neighborhood Housing and Community Development (NHCD) Department “reach its goal of 25% of affordable housing units created or preserved within 1/4 mile of a transit stop”; and

WHEREAS, the Housing and Neighborhoods Policies of the Imagine Austin Comprehensive Plan call for the City to “connect housing to jobs, childcare, schools, retail, and other amenities and services needed on a daily basis, by strategies such as directing housing and employment growth to sites appropriate for Transit-Oriented Development (TOD) and coordinating and planning for housing near public transportation networks and employment centers to reduce household transportation costs and vehicle miles traveled”; and

WHEREAS, the Land Use and Transportation Policies of the Imagine Austin Comprehensive Plan call for the City to “promote development in compact centers, communities, or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing, and transportation costs” as well as “direct housing and employment growth to activity centers and corridors, preserving and integrating existing affordable housing where possible”; and
WHEREAS, the Imagine Austin Comprehensive Plan defines Transit Oriented Development (TOD) as “a mixed-use residential or commercial area designed to maximize access to public transport, increase economic activity, and often incorporates features to encourage transit ridership. A TOD typically has a center with a transit station or stop (train station, metro station, or bus stop), surrounded by relatively high-density development with progressively lower density development spreading outward from the center”; and

WHEREAS, the Regulating Plan for the Plaza Saltillo TOD Station Area was approved by Council on December 11, 2008, and was revised on May 25, 2013; and

WHEREAS, the Plaza Saltillo TOD Station Area is located east of I-35 and contains portions of the East Cesar Chavez, Holly, and Central East Austin neighborhood plan areas, all of which are contained within the boundaries of the Austin Independent School District (AISD) near schools currently designated as under-enrolled; and

WHEREAS, the Homestead Preservation Reinvestment Zone No. 1 Preliminary Project Plan and Reinvestment Zone Financing Plan (Homestead Preservation Reinvestment Zone) was approved by Council on October 16, 2008, under Ordinance 20081218-114 and remains in full force and effect; and

WHEREAS, the Homestead Preservation Reinvestment Zone boundaries include the Chalmers Courts site of HACA within the boundaries of Chicon Street, East 4th Street, East 3rd Street, and Comal Street; and
WHEREAS, the Plaza Saltillo TOD Station Area is wholly within the Homestead Preservation Reinvestment Zone; and

WHEREAS, the affected local residents in the Homestead Preservation Reinvestment Zone, using a community engagement process to express their views on area problems, identified and prioritized the problems as being long-term disinvestment and declining quality of life for area residents; and

WHEREAS, the targeted efforts of the Homestead Preservation Reinvestment Zone are:

1) The creation and preservation of needed affordable housing by new construction and improvement of existing affordable housing that is in need of replacement or major renovation;
2) The attraction of private sector development of housing and/or business;
3) Providing for public transportation; and
4) Developing significant recreational facilities; and

WHEREAS, the Homestead Preservation Reinvestment Zone has sufficient, documented, and committed funding to accomplish its purposes and lead to an appropriate area for the placement of housing, and committed funding is flowing; and

WHEREAS, HACA is committed to cultivating “sustainable affordable housing communities and partnerships that inspire self-reliance, growth, and optimism”; and

WHEREAS, HACA envisions neighborhoods where “poverty is alleviated… residents are healthy and safe, and all people have the opportunity to achieve their full potential”; and
WHEREAS, for 80 years, HACA has provided affordable housing to extremely low-income families and individuals at Chalmers Courts; and

WHEREAS, Chalmers Courts residents pay income-based rent in the amount of 30% of their adjusted household income; and

WHEREAS, in addition to providing affordable housing at 18 properties across Austin, HACA also offers access to community development programs which include educational opportunities, job training, youth programs, health and wellness programs, and other resources; and

WHEREAS, through the Rental Assistance Demonstration (RAD) program, HACA proposes to significantly increase the number of affordable housing units at Chalmers Courts, which has access to multimodal transportation choices, including the nearby Plaza Saltillo transit station, and is located in close proximity to downtown, where thousands of employment opportunities exist; and

WHEREAS, the RAD program is a tool established by Congress and the Department of Housing and Urban Development (HUD) to empower public housing agencies, like HACA, to provide protections for current low-income residents, to make improvements to low-income housing, and to provide choices that improve the quality of life for its residents; and

WHEREAS, inclusion of Chalmers Courts in the Plaza Saltillo TOD Regulating Plan would significantly enhance HACA’s ability to provide affordable housing to low-income families in a rapidly gentrifying East Austin; and

WHEREAS, the council through prior approval of low-income housing tax credits, bond proceeds, and other housing finance tools, has demonstrated a high
priority to the improvement and redevelopment of HACA public housing properties, including Chalmers Courts; **NOW, THEREFORE,**

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

The council initiates amendments to the Plaza Saltillo TOD Regulating Plan consistent with Code Section 25-2-766.23 (Amendments to Station Area Plan) that would extend the plan's boundaries to include the Chalmers Courts site of HACA within the boundaries of Chicon Street, East 4th Street, East 3rd Street, and Comal Street.

**BE IT FURTHER RESOLVED:**

The council initiates neighborhood plan amendments and rezoning of the property from multifamily residence moderate-high density (MF-4) district to transit-oriented district (TOD), and directs the City Manager to assign the appropriate TOD subdistrict to bring back to council for action.

**BE IT FURTHER RESOLVED:**

The city manager is directed to process the amendments within 90 days of the adoption of this resolution.

**ADOPTED: October 12, 2017**

**ATTEST:**

Jannette S. Goodall
City Clerk
Aerial
AS-BUILT & TREE SURVEY
ITEMIZED FEES

To the best of our knowledge, the following fees are applicable.

<table>
<thead>
<tr>
<th>Item</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital Recovery - Domestic</td>
<td>43,755</td>
</tr>
<tr>
<td>Capital Recovery - Irrigation</td>
<td>6,816</td>
</tr>
<tr>
<td>Site Plan Review</td>
<td>8,887</td>
</tr>
<tr>
<td>Initial Submittal Fee</td>
<td>8,887</td>
</tr>
<tr>
<td>Completeness Check Fee</td>
<td>297</td>
</tr>
<tr>
<td>Landscape Inspection Fee</td>
<td>260</td>
</tr>
<tr>
<td>Parkland Fee</td>
<td>189,510</td>
</tr>
<tr>
<td>NTA</td>
<td>2,993</td>
</tr>
<tr>
<td>Permit Review</td>
<td>4,950</td>
</tr>
<tr>
<td>Permit Fee</td>
<td>33,910</td>
</tr>
<tr>
<td>Tree Permit Review and Inspection</td>
<td>2,249</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>302,516</strong></td>
</tr>
</tbody>
</table>
Site Work Cost Breakdown

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.
Column A: The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.
Columns B and C: In determining actual construction cost, two different methods may be used:
   - The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
   - The use of unit price (Column B) and the number of units (Column C) data for the activity.
Column D: To arrive at total construction costs in Column D:
   - If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
   - If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.
Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.
Column F: Engineering/architectural costs must be broken out by the Site Work activity.
Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**
For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

### A. Activity

### B. Labor or Unit Price

### C. Materials or # of Units

### D. Total Construction Costs

### E. Acquisition Costs

### F. Engineering / Architectural Costs

<table>
<thead>
<tr>
<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asbestos Abatement (Demolition Only)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rough grading</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fine grading</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>On-site concrete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>On-site electrical</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>On-site paving</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>On-site utilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Decorative masonry</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Erosion Control, Staking, Misc. Site Work</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total $1,741,517

Signature of Registered Engineer

J. Segura

Printed Name

Seal

If a revised form is submitted, date of submission: 2/26/18