

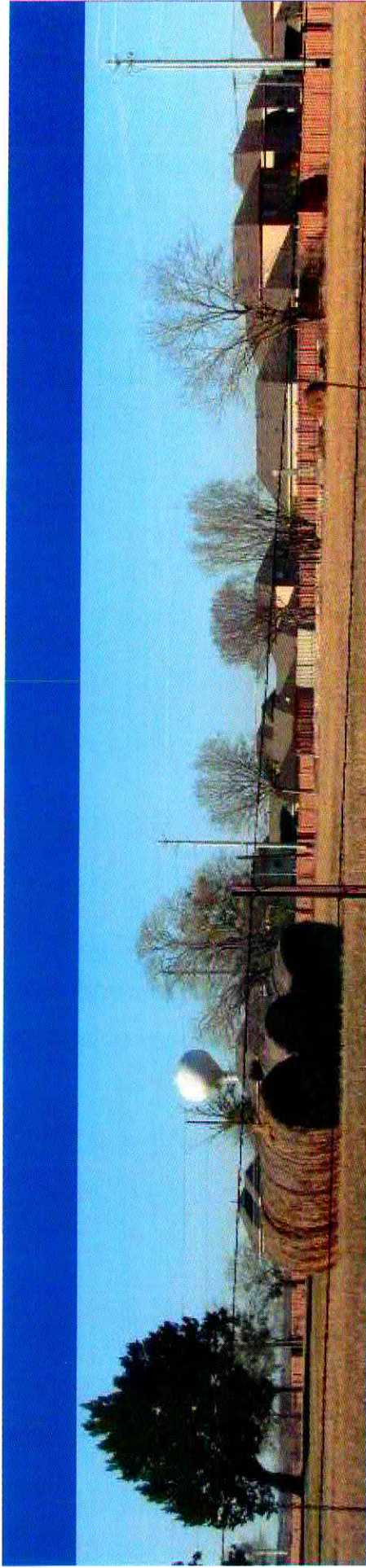
Desired Development Zone (DDZ) Watersheds Protection Initiative OVERVIEW



February 2010

BEACON AVIATION INC. 800.238.5802 July 12, 2009

Draft

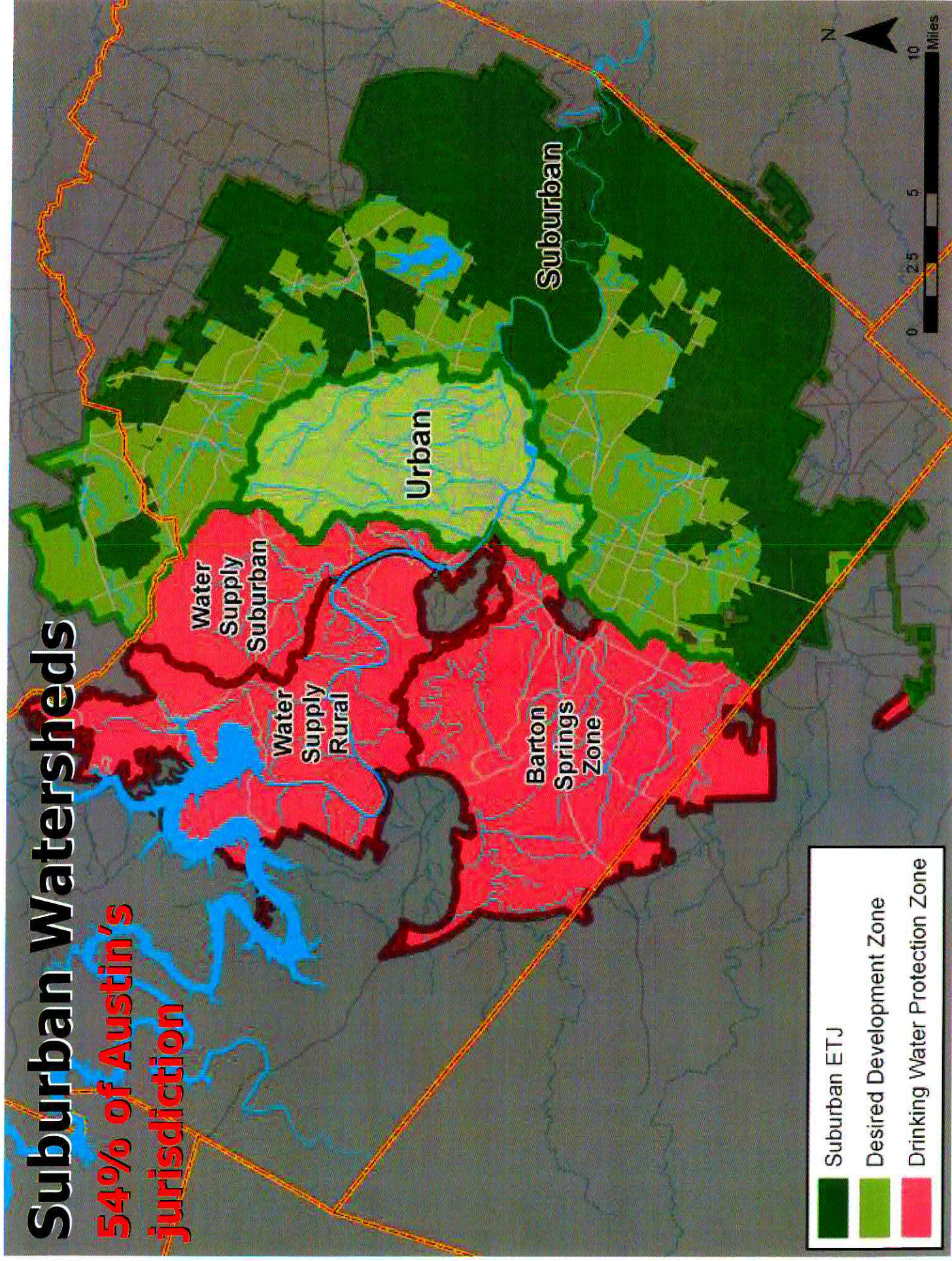


DDZ Characteristics



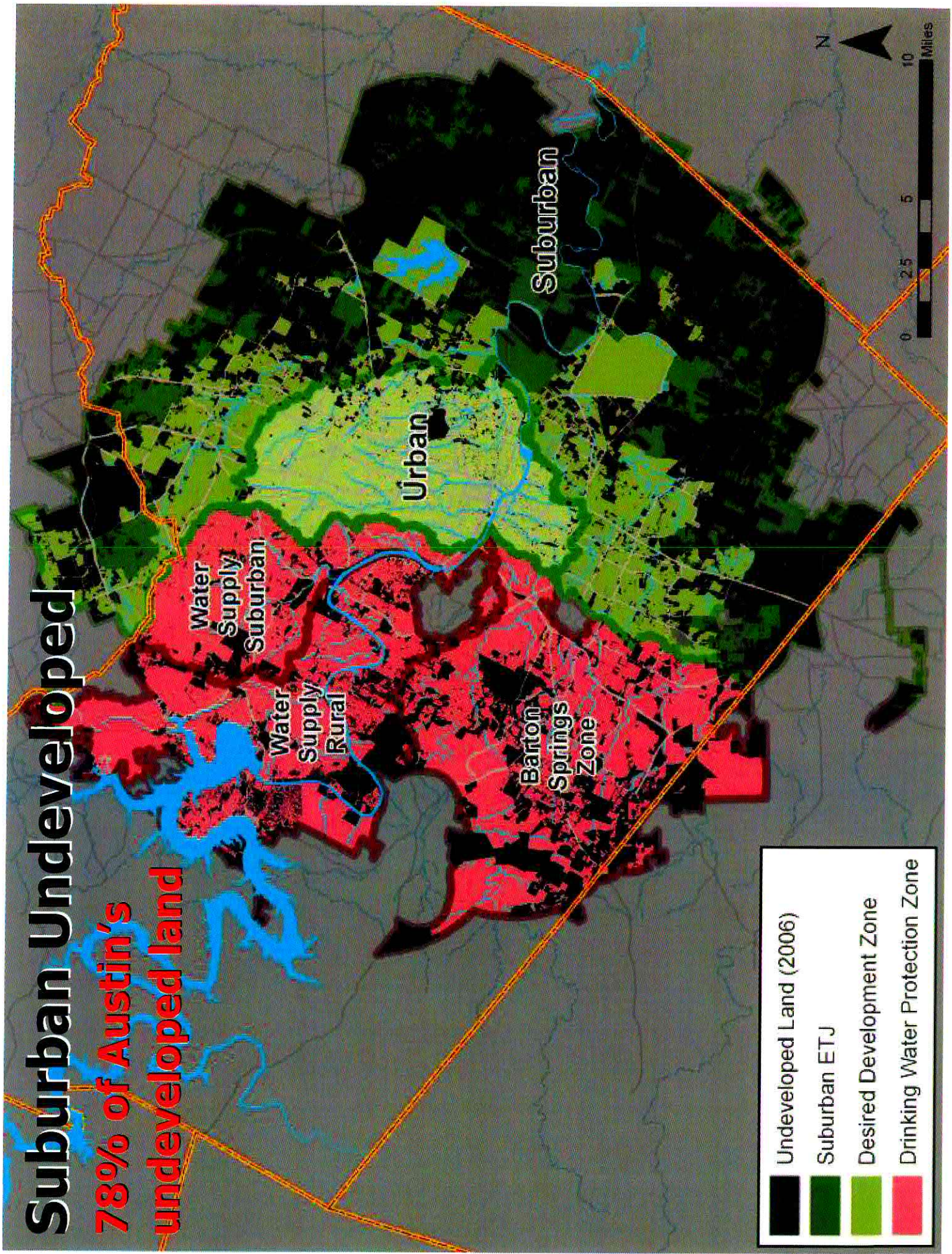
Suburban Watersheds

54% of Austin's jurisdiction

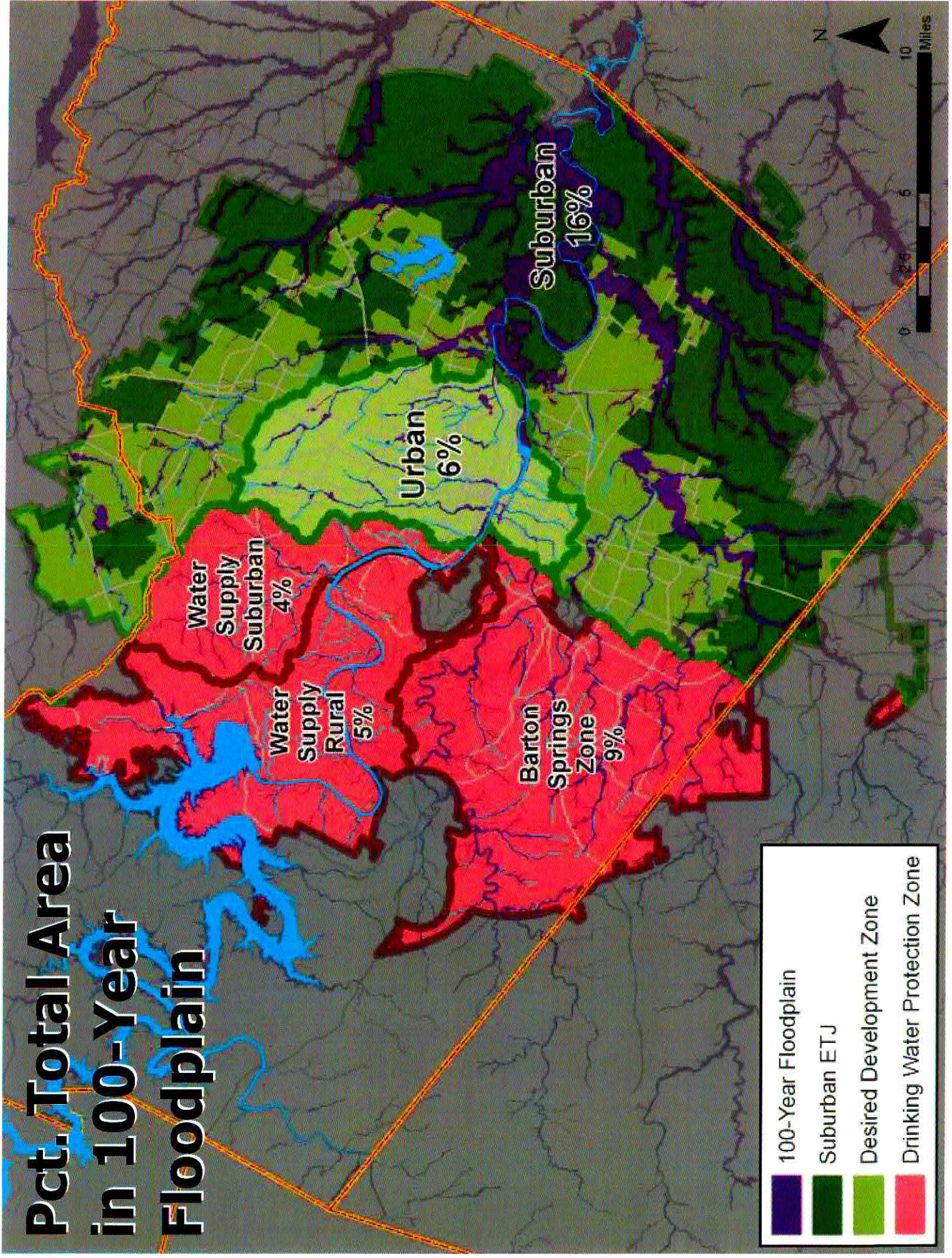


Suburban Undeveloped

78% of Austin's undeveloped land



Pct. Total Area in 100-Year Floodplain



Urgency of Reforms

- Opportunity is now: DDZ still largely undeveloped but imminent along SH 130.
- Gilleland Creek bacteria TMDL compliance.
- Current rules resulting in:
 - Sprawl / poor development pattern
 - Loss of floodplain, riparian areas & farmland
 - Eroded & modified creeks
 - Loss of greenbelt & trail connectivity
 - Millions (\$\$\$) for sewer and erosion repairs
 - Overly complex, expensive regulations



DDZ Goals

DDZ Goals

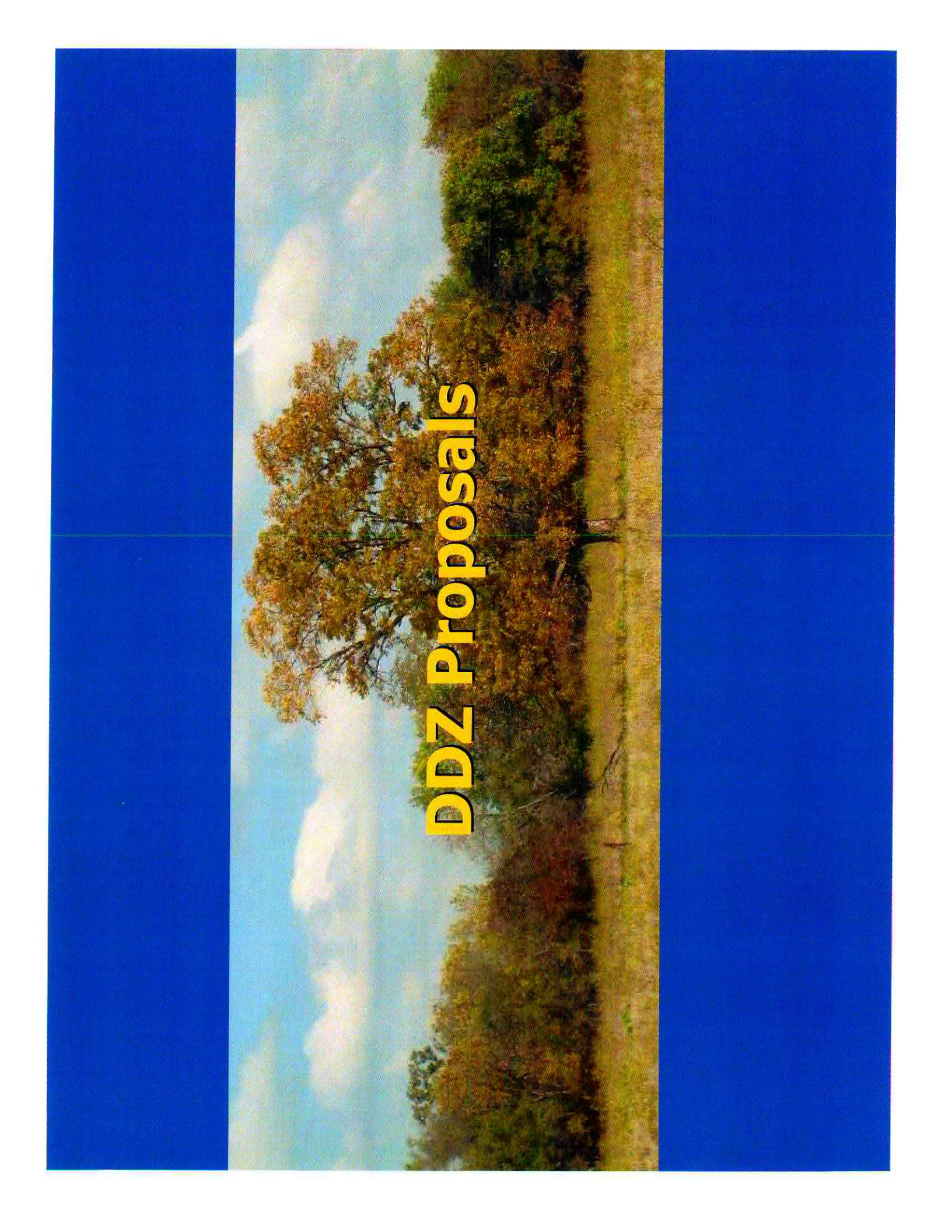
Environmental Improvements

- Preserve natural floodplains & headwater streams.
- Reduce cost to protect people and property from future stream erosion.
- Protect investment in public infrastructure.
- Provide for multi-purpose stream corridors.

DDZ Goals

Development Improvements

- Enable equal or greater development footprint.
- Simplify development rules (e.g., buffer zone delineation & impervious cover calculations).
- Provide opportunity for floodplain mitigation across multiple properties.

The image features a central landscape painting. It depicts a wide, open field with a line of trees in the distance. The trees have autumnal foliage in shades of orange, yellow, and brown. The sky is filled with soft, white clouds against a pale blue background. The entire painting is set within a frame of solid blue color.

DDZ Proposals

Creek Buffers



Existing



Proposed

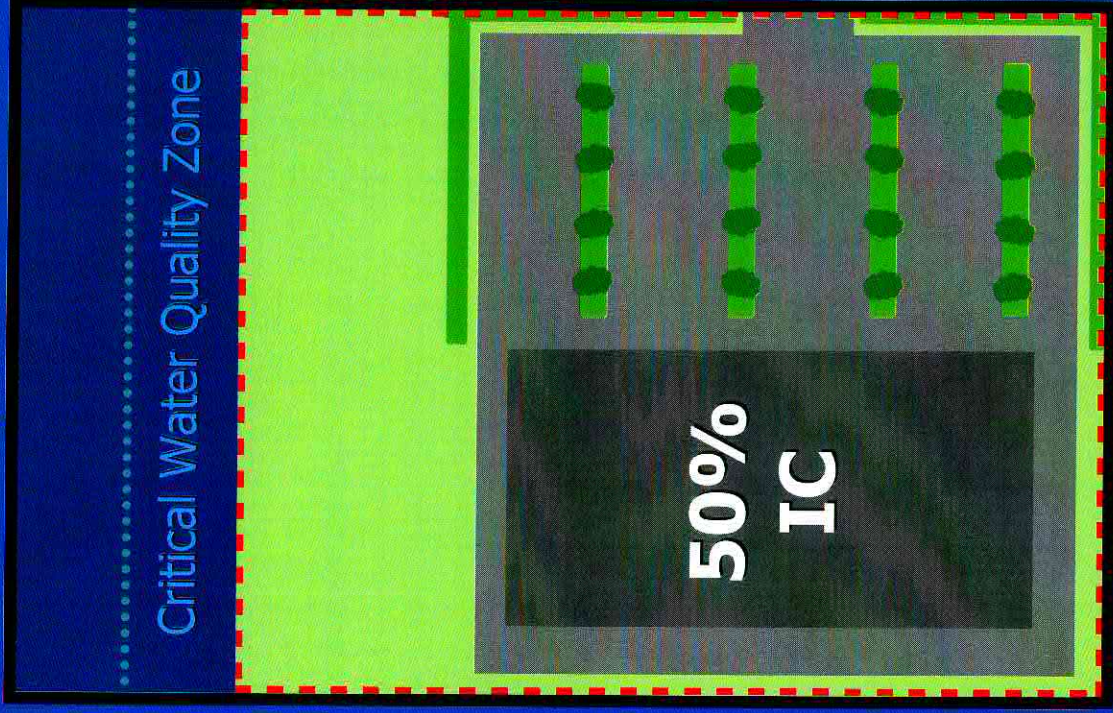
DDZ Proposal

Improved Creek Buffers

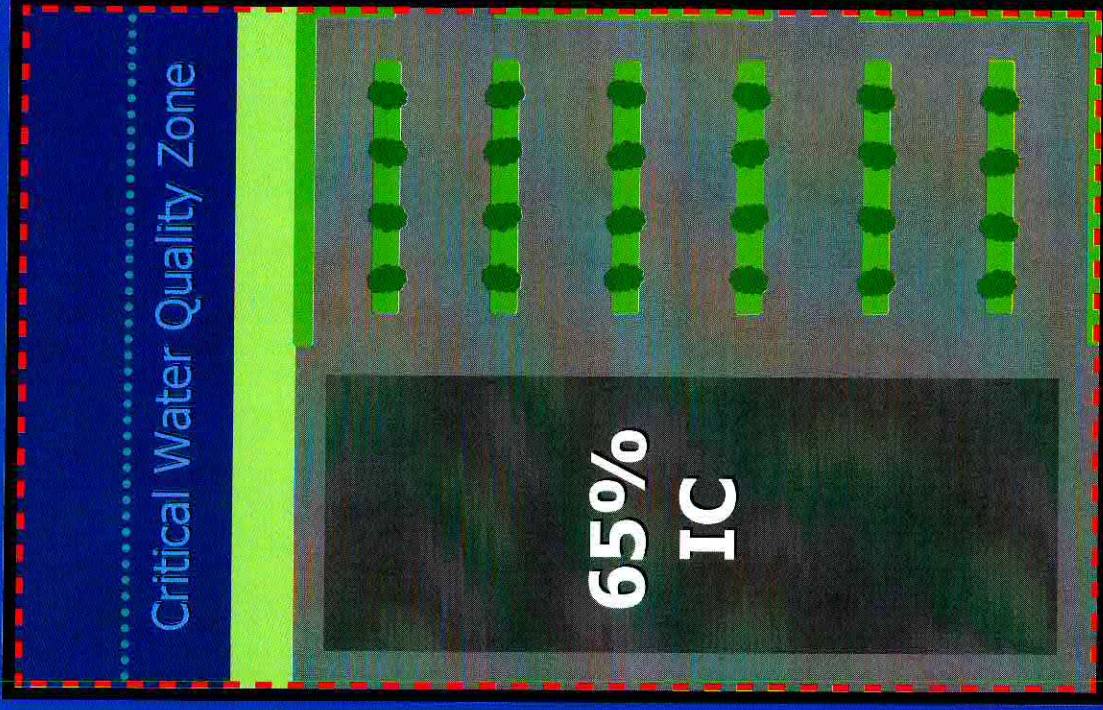
- Extend single, wider Critical buffer to 64-acre headwaters
 - Contains Erosion Hazard Zone
- Eliminate Water Quality Transition Zone
- Explore requirements or incentives for restoration (esp. tree planting) along buffer
- Accommodate public trails along waterways
- Reevaluate “natural & traditional character” standards

Impervious Cover

Net Site Area
(65% IC Limit)



Gross Site Area
(65% IC Limit)



Net Site Area

Impervious Cover

Creek Setbacks

Landscaping

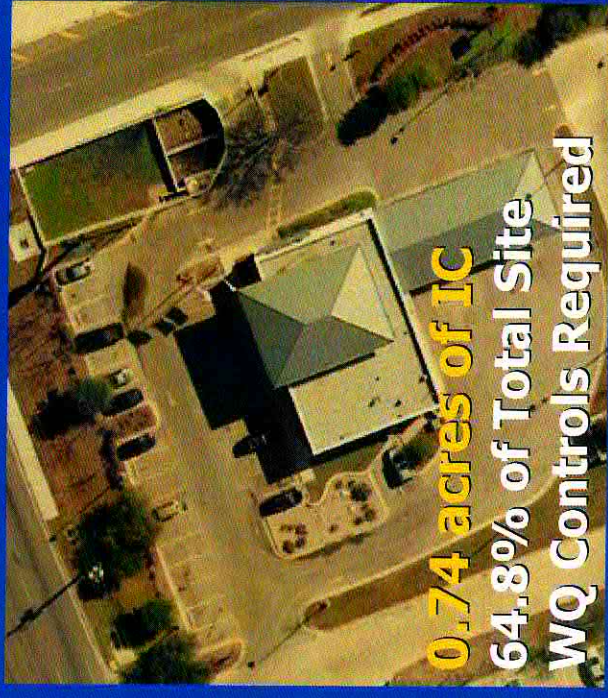
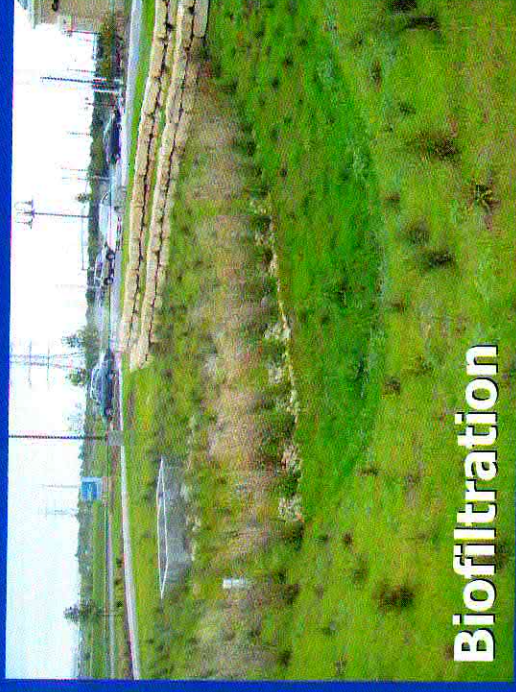
Pervious Areas

DDZ Proposal

Simplified Impervious Cover

- Use Gross Site instead of Net Site Area calculations
- Defer to zoning impervious cover limits in the City limits
- Keep current impervious cover limits in ETJ
- Eliminate boundary street deduction (DDZ only)

Enhanced Water Quality Controls

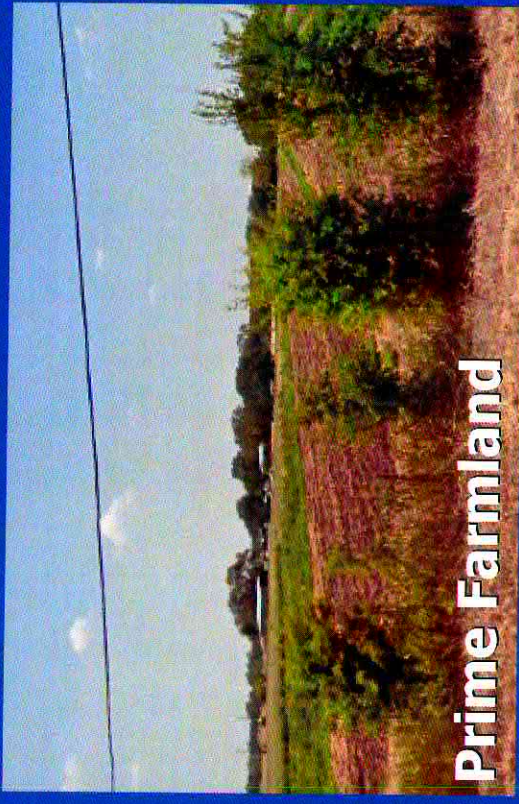
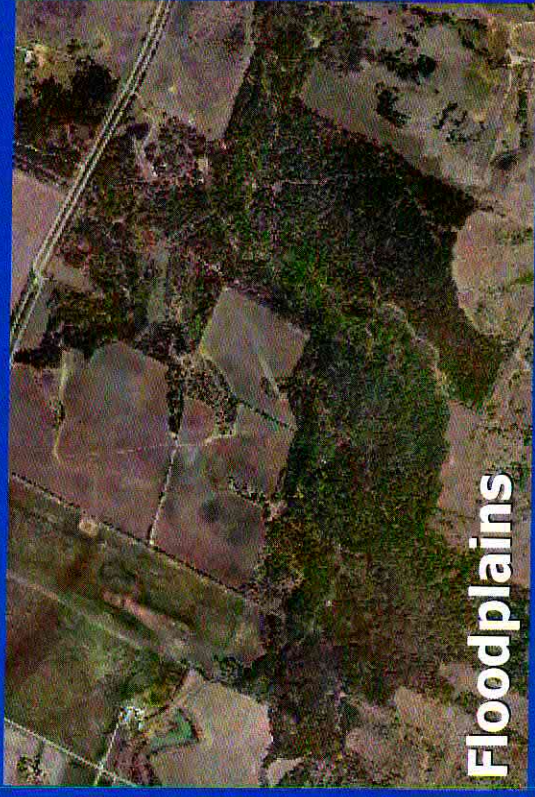


DDZ Proposal

Enhanced Water Quality Controls

- Require WQ controls for projects with over 5,000 square feet of impervious cover
- Require diffuse, overland flow from all discharge points
- No additional 2-year flood control required if WQ pond provided

Floodplain Protection & Conservation Development



DDZ Proposal

Floodplain Protection & Conservation Development

- Explore floodplain mitigation options for intensive development nodes
- Explore new ways to encourage protection of sensitive areas (e.g., floodplains, prime farmland)
- Explore parkland dedication options for floodplain

DDZ Proposal

Streamlined Regulations & Process

- Consider combining Suburban and Urban requirements
- Consider administrative variance authority for all but Critical WQ Zone and Stormwater Controls

Code Amendment Process

January-February '10 - Finalize Proposal

February-April '10 - Initiation

- Environmental Board Growth Subcommittee
- Environmental Board
- Planning Commission or Council Initiation

April-September '10 - Ordinance Development

- Internal Stakeholder Meetings
- External Stakeholder Meetings
- Travis County TNR
- Environmental Board Growth Subcommittee
- Planning Commission Codes and Ordinances Subcommittee

September-December '10 - Approval

- Environmental Board
- Planning Commission
- City Council & Travis Commissioners Approval