

## **Current Landscape Designs**

- **Irrigation mandated by code**
- **Planting beds higher than pavement**
- **Stormwater shunted off quickly by design**
- **Plants will not likely survive without potable water**

## **Council Resolution 20091119-064**

(November 19, 2009)

- WHEREAS, the City Council passed Resolution 20090806-035...; and
- WHEREAS, the City's Watershed Protection Department has recommended that City Code be amended to require commercial storm water runoff to be directed to landscaped areas while providing flexibility through alternative methods, and provide exceptions for unique site conditions; NOW, THEREFORE
- BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN: The City Council directs the City Manager to initiate necessary code amendments to reflect the recommendations...

## **Ordinance Goals**

- **Use rainwater wisely**
- **Conserve potable water**
- **Help improve water quality**

## **Stormwater Requirements**

- Direct stormwater runoff to at least **50 percent** of required landscaped area
- Can use non-required landscaping as long as area is equivalent to 50% of required area
- Show drainage areas to landscaping on site plan to demonstrate compliance and sufficient drainage
- Stormwater from “hot spot” land uses (e.g., gas stations) and parking lots over the Recharge Zone may not be used unless landscape doubles as a water quality control

## Constructive Use of Stormwater



## Undisturbed Vegetation Credit

- Undisturbed natural areas or undisturbed existing trees can count toward the 50 percent requirement
- No potable water irrigation is allowed in order to receive credit





## Supplemental Irrigation

- Permanent irrigation required for new trees and medians/islands/peninsulas
- Permanent irrigation optional for perimeter landscaping
- Temporary irrigation required for two growing seasons if no permanent irrigation is provided

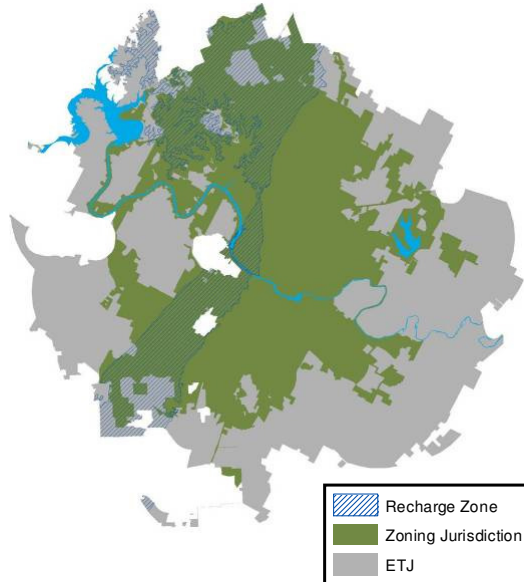


## Ordinance Flexibility

- Administrative variance allowed for unique site conditions, such as topography, size, shape, and location of existing features
  - Hot spot land uses
  - Recharge Zone
- Staff will report to City Council two years after adoption about the effectiveness of the ordinance, including recommendations for improvements or amendments

## Ordinance Applicability

- City's zoning jurisdiction only
- Development projects requiring a site plan
  - some exceptions e.g., central business district



## Case Studies

## Option 1: Flow Across Landscaping

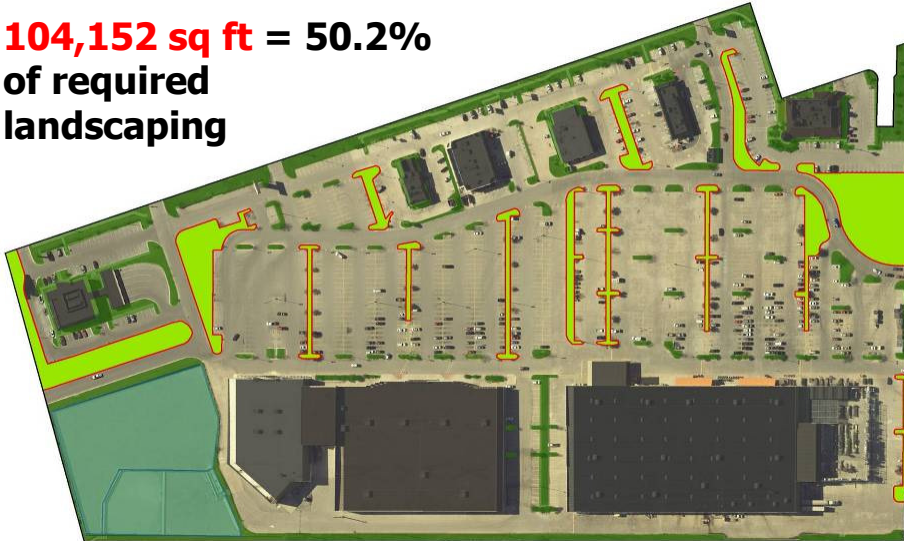
**207,178 sq ft**  
of required  
landscaping



**Three Points Retail Center Existing** (IH-35 and Howard)

## Option 1: Flow Across Landscaping

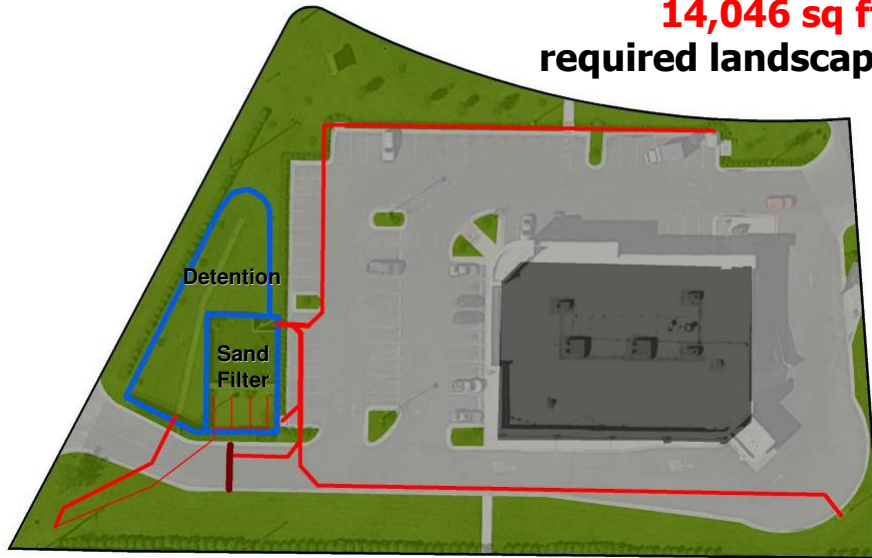
**104,152 sq ft = 50.2%**  
of required  
landscaping



**Three Points Retail Center Potential** (IH-35 and Howard)

## Option 2: Water Quality Credit

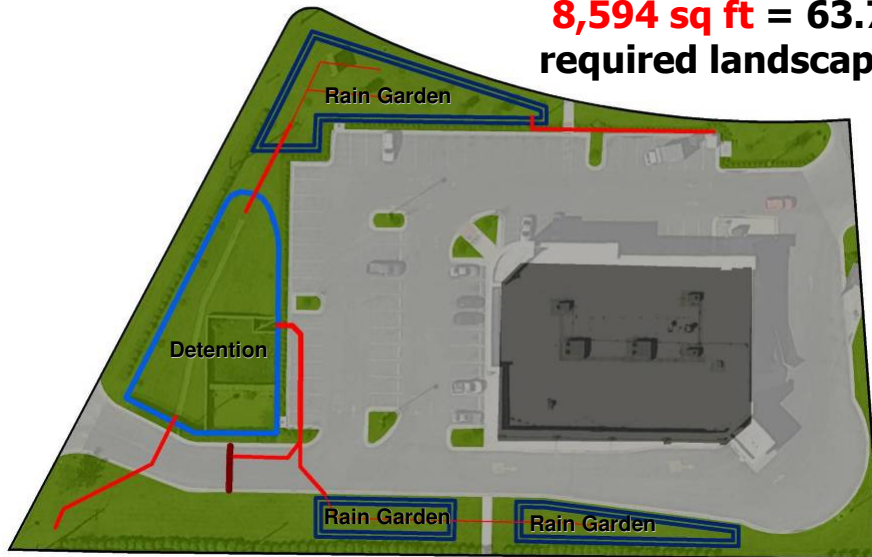
**14,046 sq ft** of  
required landscaping



**CVS Pharmacy Existing** (South First and Slaughter)

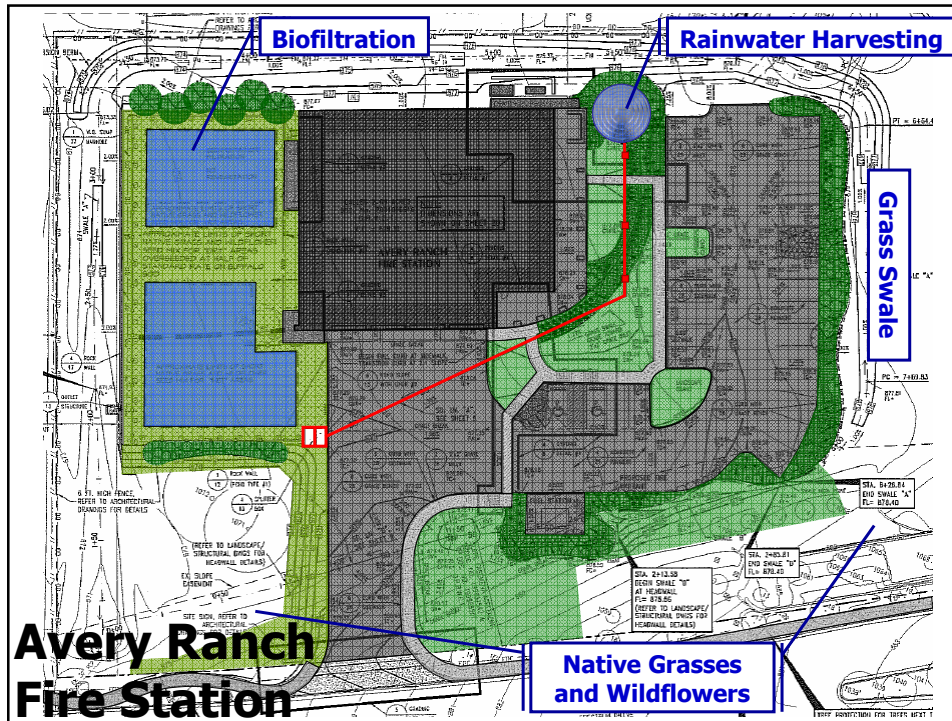
## Option 2: Water Quality Credit

**8,594 sq ft = 63.7%**  
required landscaping



**CVS Pharmacy Potential** (South First and Slaughter)





## Summary

- Conserve potable water and improve water quality by using rainwater wisely and preserving existing vegetation.
- Unique site challenges are addressed with flexible menu of options to achieve compliance.
- Other major US cities have successfully implemented similar requirements.
- Begin a new generation of sustainable sites now.

## **Schedule**

- |   |          |
|---|----------|
| <input checked="" type="checkbox"/> Environmental Board       | 10/20/10 |
| <input checked="" type="checkbox"/> Planning Commission C&O   | 11/16/10 |
| <input checked="" type="checkbox"/> Resource Management Comm. | 11/16/10 |
| <input type="checkbox"/> Water & Wastewater Comm.             | 12/08/10 |
| <input type="checkbox"/> Planning Commission                  | 12/14/10 |
| <input type="checkbox"/> City Council                         | 12/16/10 |