

- **Case number SP-2010-0198C**
- **Town Lake YMCA**
- **1100 W. Cesar Chavez**

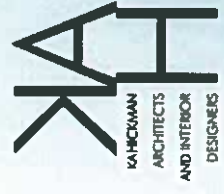
Based on the changes the applicant made to the site plan since the Waterfront Planning Advisory Board hearing, this case received a recommendation for approval from the Environmental Board on October 20, 2010, as is required by Section 25-2-721(A)(4).



AUSTIN YMCA

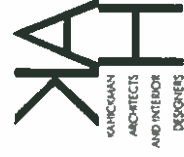
Town Lake Facility

**Planning Commission
26 October, 2010**

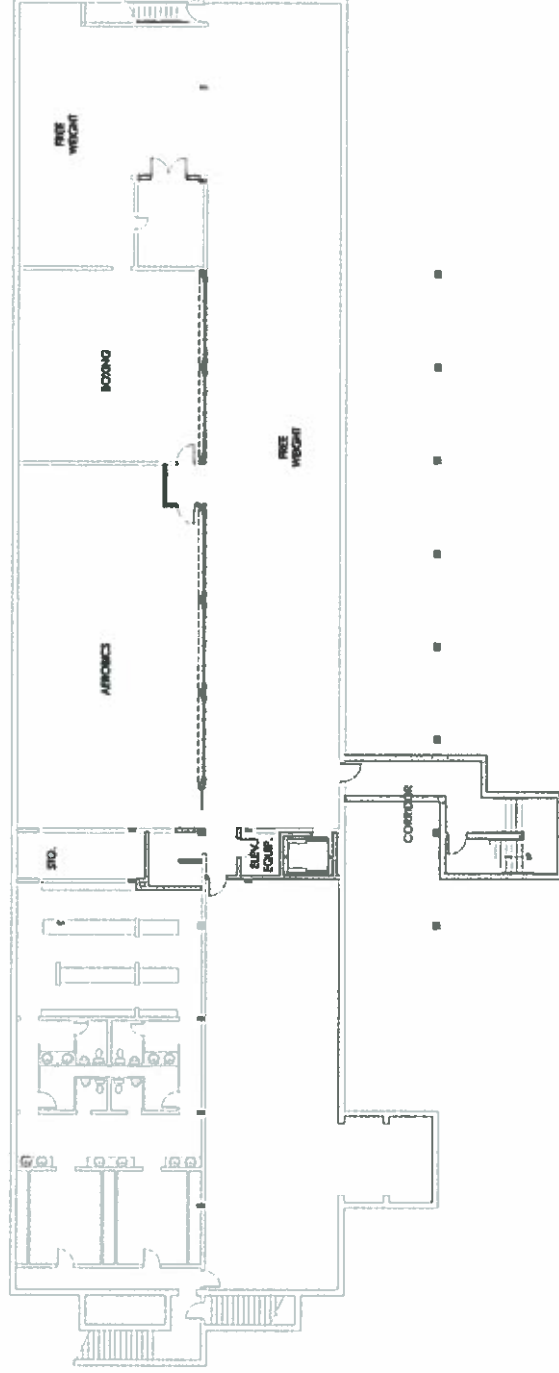


C15

Scope of the Overall Project

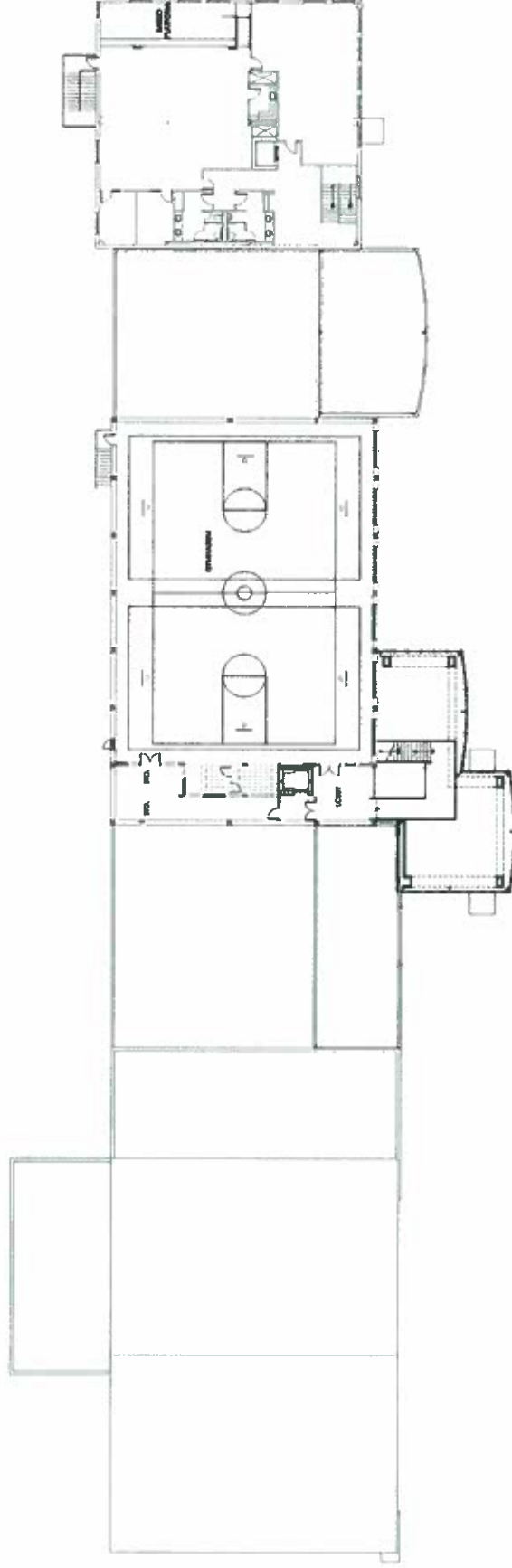


Basement Floor Plan





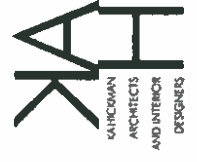
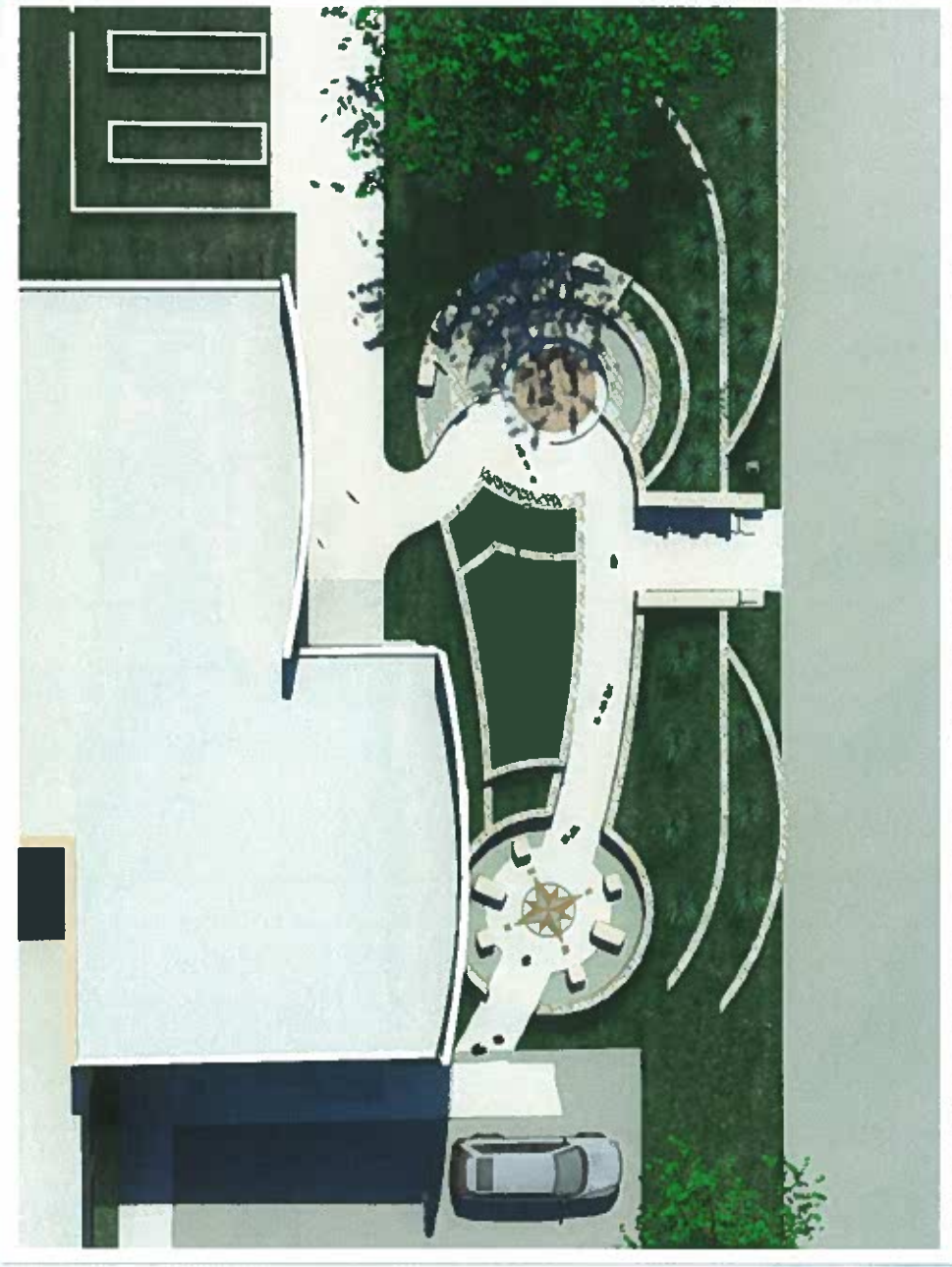
Second Floor Plan



Existing Photos of Town Lake YMCA



Aerial Plan View



Aerial South View of Plaza



View from the West



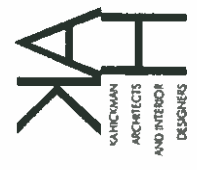
View from the Small Outdoor Theater



Aerial Southwest View of Plaza



Street Level Southwest View of Plaza



View from East



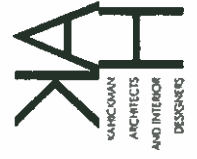
View from West



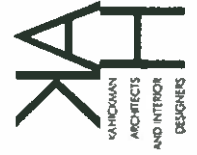
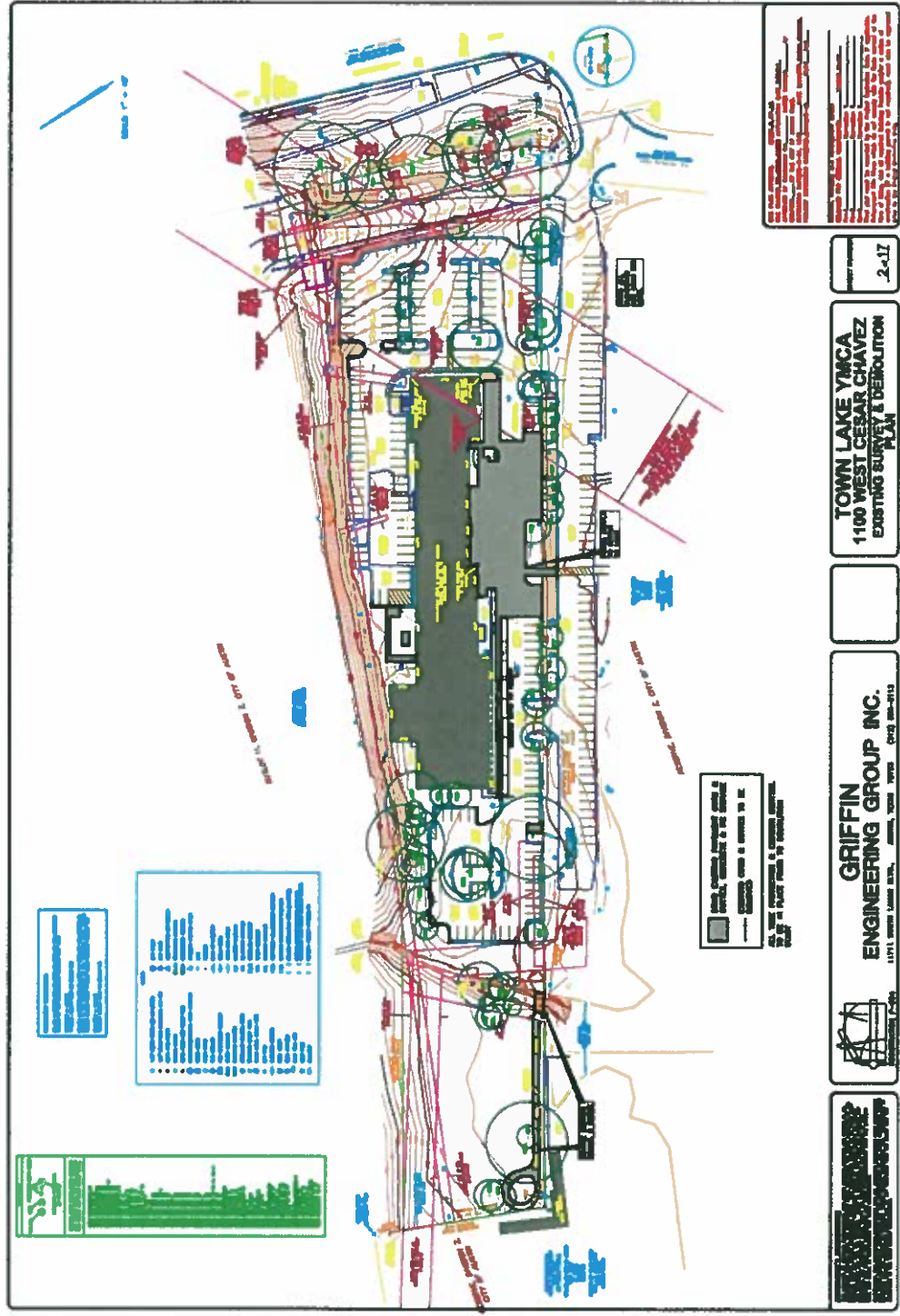
View Looking Towards Lady Bird Lake



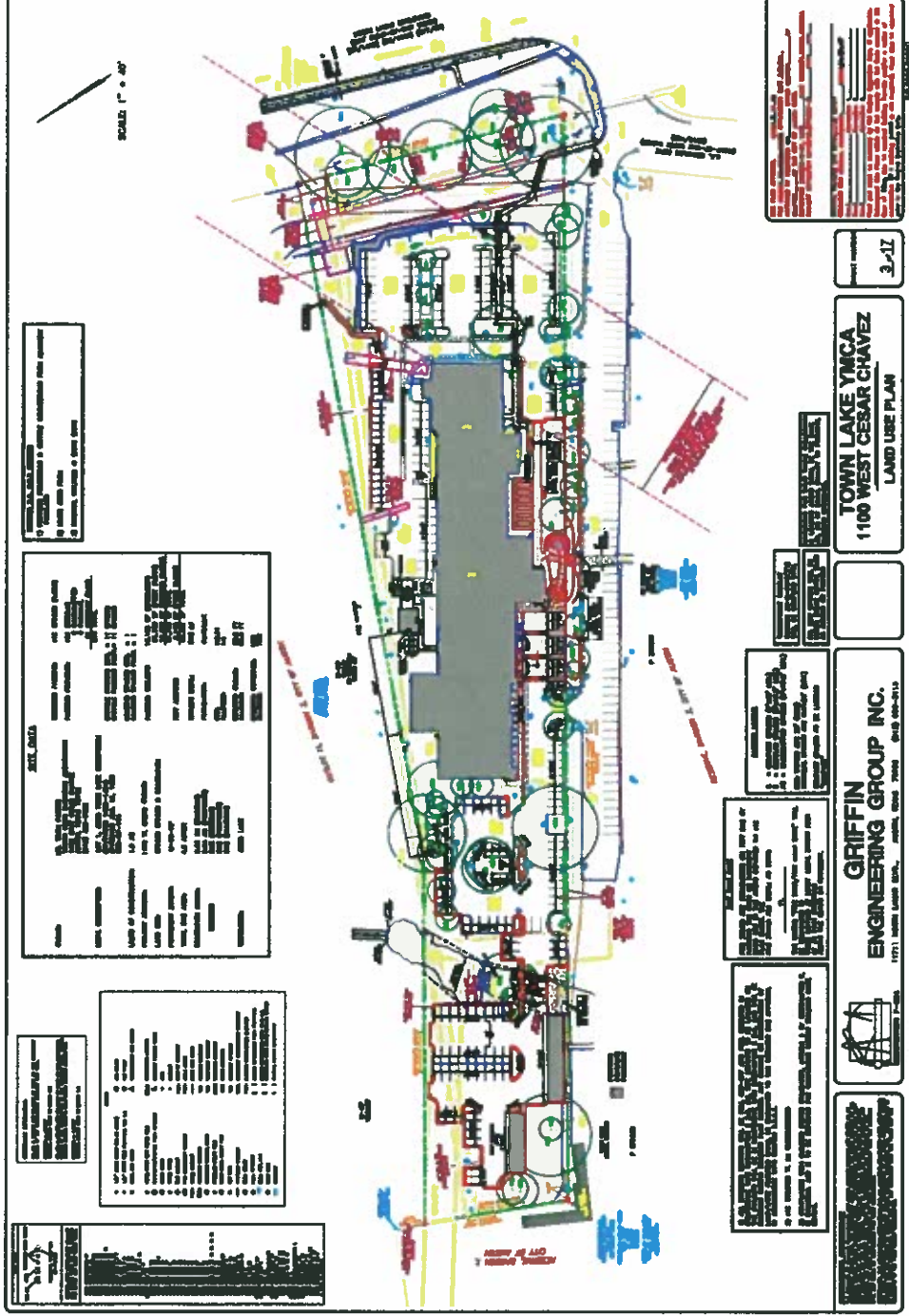
VIEW FROM HELLO DESK TOWARDS LADY BIRD LAKE



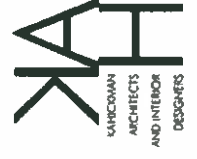
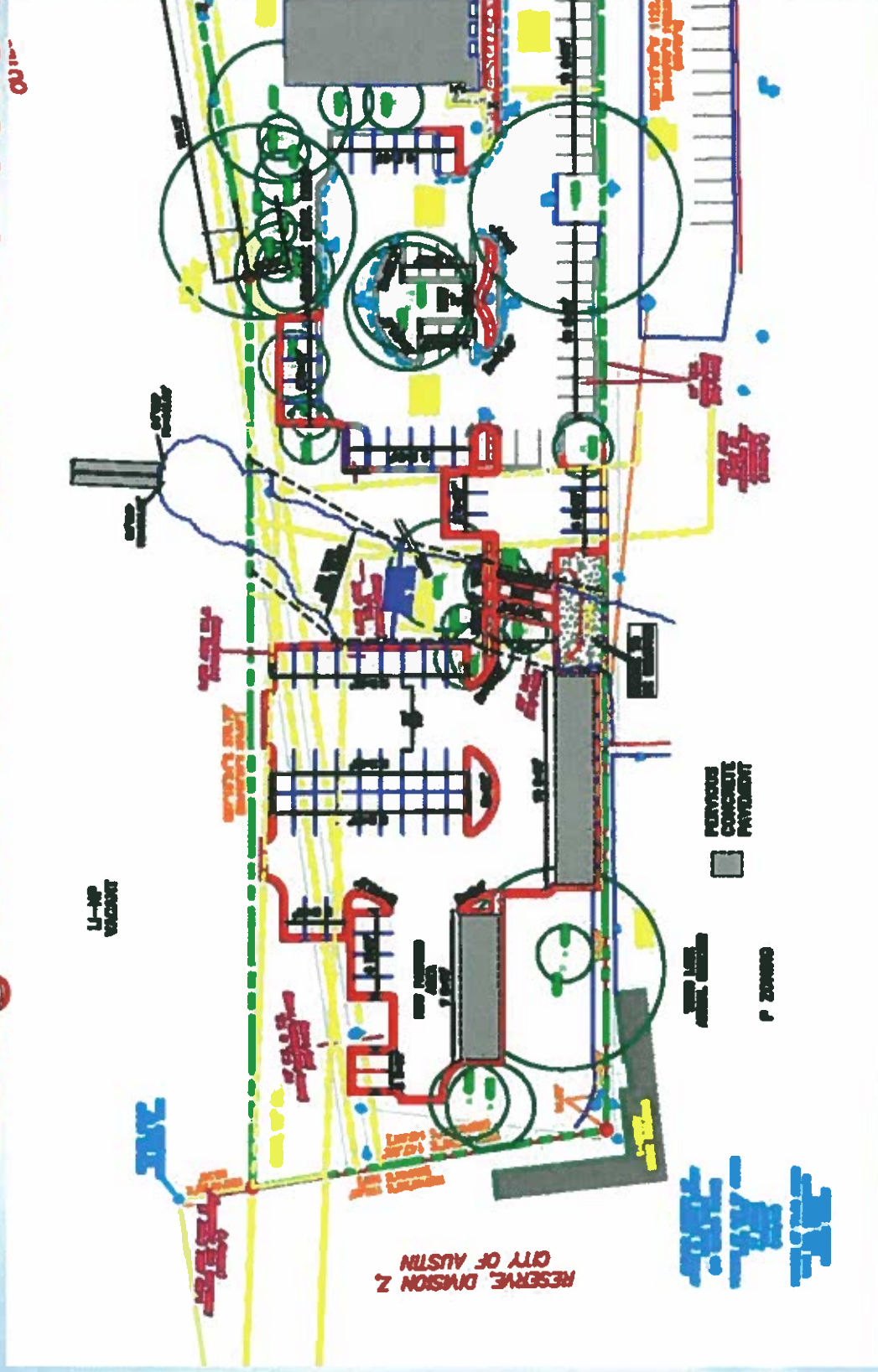
Demolition Civil Plan



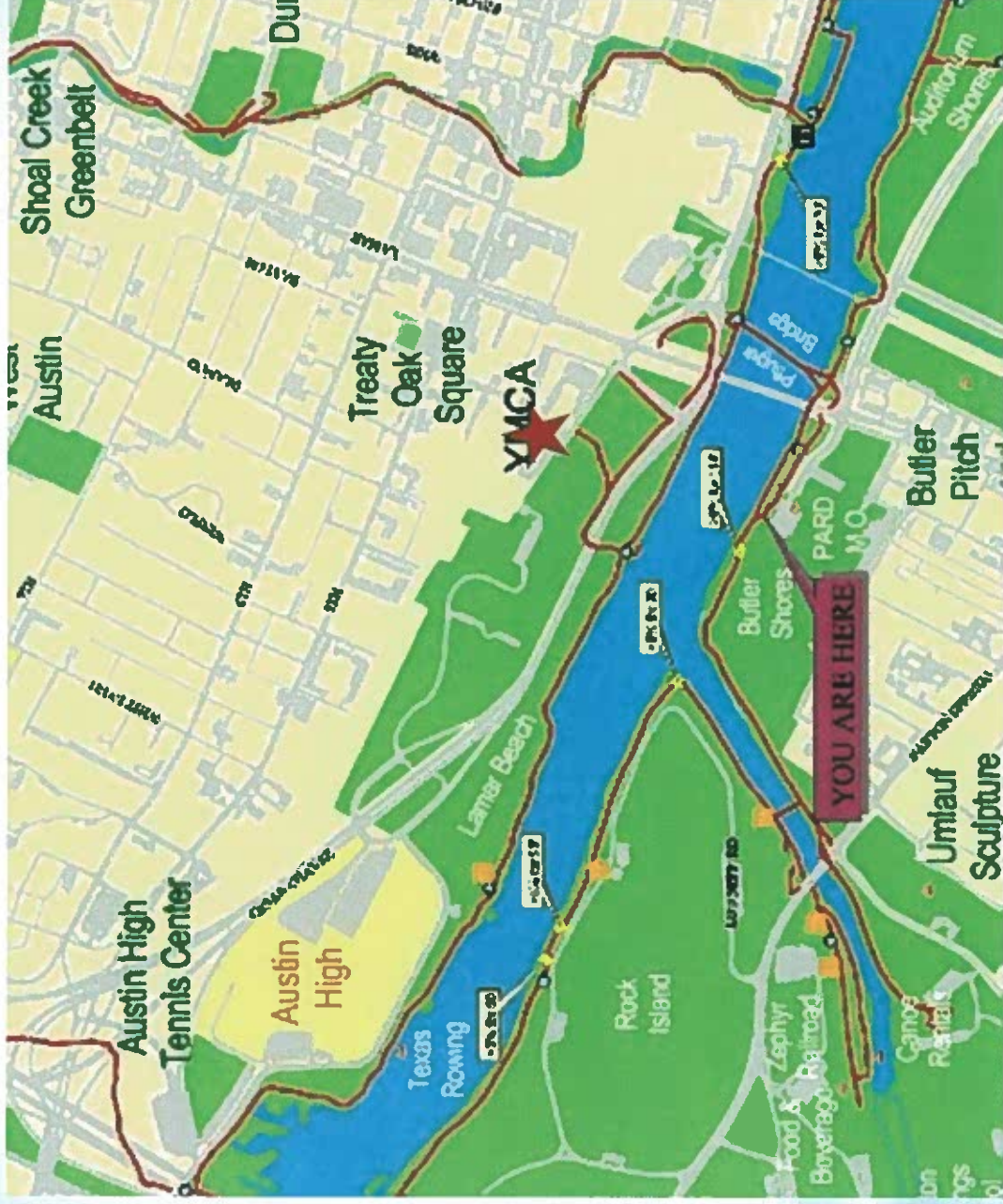
Civil Plan - New Construction



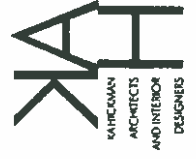
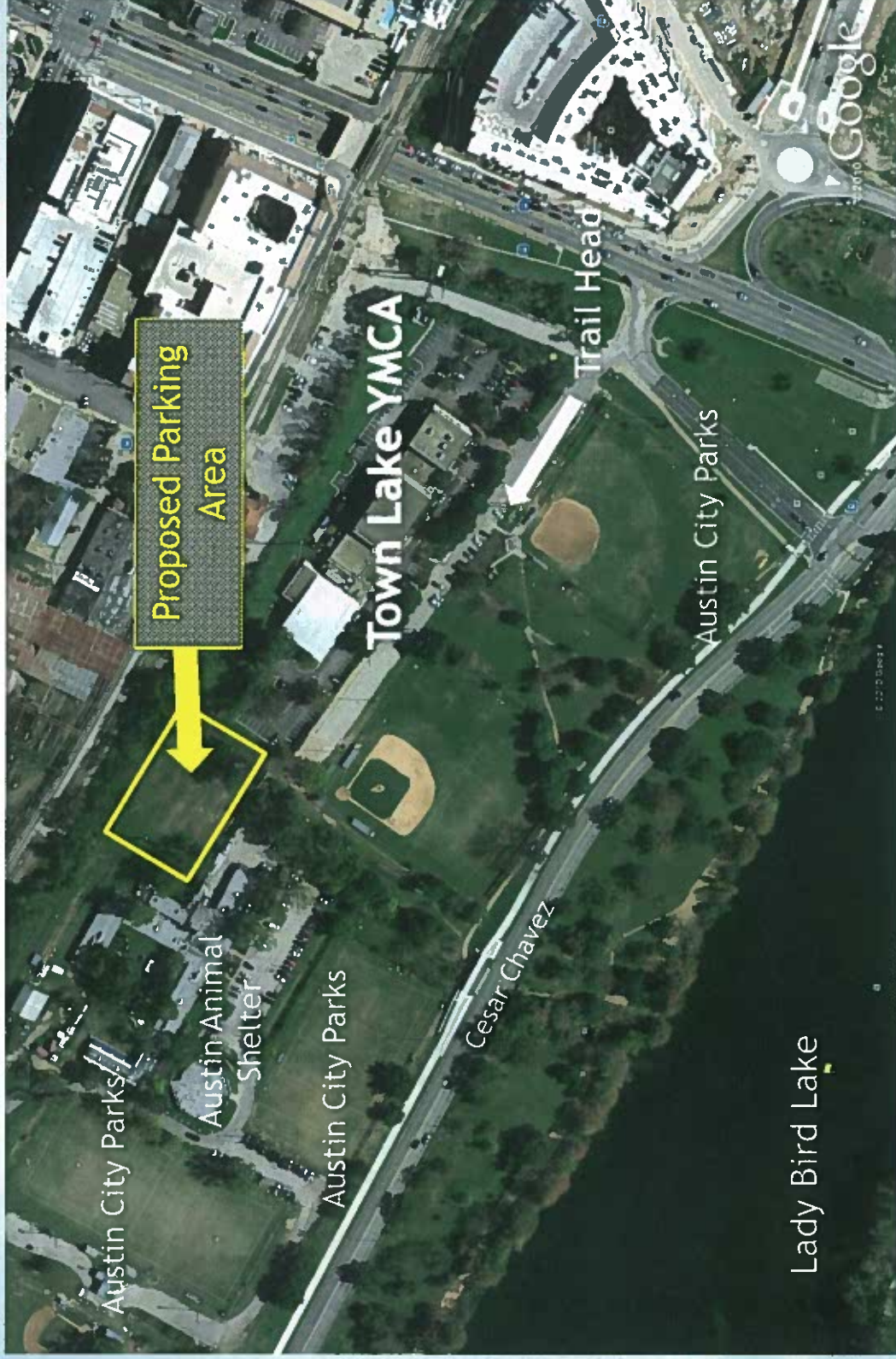
Enlarged Civil Plan - New Construction



Lady Bird Lake Trail Map



Overall Aerial Photo



Parking Area Enlarged Aerial Photo



Google Earth Photos



Photo 1 - View of Proposed Parking Area from Park Road

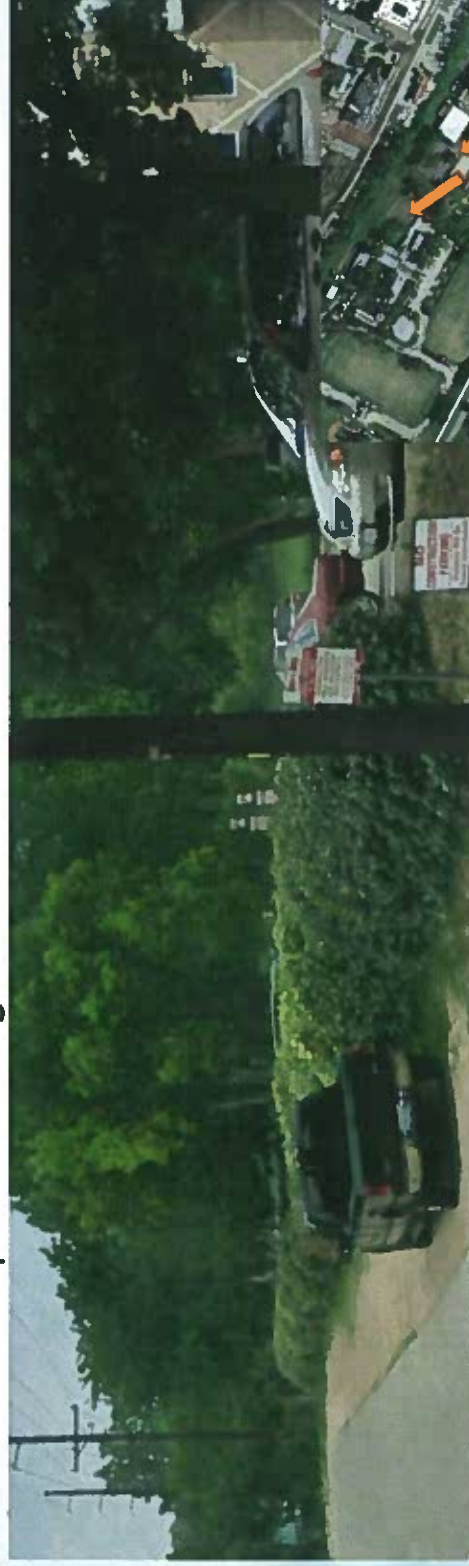


Photo 2 - View of Proposed Parking Area from YMCA Entry



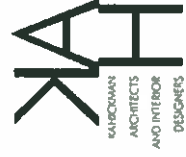
Google Earth Photos



Photo 3 - View of Proposed Parking Area from West Cesar Chavez



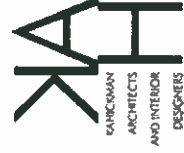
Photo 4 - View of Proposed Parking Area from East Cesar Chavez



Waterfront Overlay Advisory Board

Waterfront Overlay Ordinance/Town Lake Corridor Study Goals:

- Create superior planning, design and mixing of land uses that are waterfront related
- Foster a cooperative atmosphere in the corridor for the City, neighborhoods, and private landowners to work jointly to realize potential of the waterfront
- Provide maximum visual and physical access to the waterfront; encourage pedestrian access to and use of the corridor
- Establish a spiritual as well as physical relationship between the community and the waterfront; enable citizens to develop a stronger waterfront ethic.
- Create a rich and varied cultural environment in the Corridor, geared to all age groups, cultural/educational expressions and interests
- Recognize full potential of the Town lake Creeks as open space connectors, form-shapers of urban development, and focal points for lively pedestrian-oriented mixed use.



Waterfront Overlay Advisory Board Action

(11 October, 2010)

The Board recommends approval with the following conditions:

The applicant shall evaluate sustainable construction standards.

The applicant shall reconsider screening landscape design for the new parking area, as well as bio-treatment of the parking lot.

The applicant shall explore agreements with the City and other adjacent land owners concerning shared parking as part of a long-range plan.

City staff shall give an informal update to the Waterfront Overlay Advisory Board as to how the case progressed through the public hearings and permitting process.

The Land Use Commission is urged to seek a presentation by the applicant on how these issues were addressed.



Waterfront Overlay Advisory Board Action

The applicant shall evaluate sustainable construction standards.

Our Civil Engineer has met with City staff to discuss this requirement and offer the following:

The Owner has already prepared and executed a revised Fee in Lieu of providing on-site water quality control agreement with the City. Fee has been paid in full. This is a non-refundable fee that has been accepted so additional water quality work can be done on other portions of the Lady Bird Lake drainage areas.

As a result of this, we feel that we have complied with this item.



Waterfront Overlay Advisory Board Action

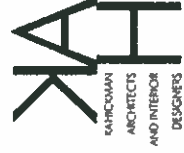
The applicant shall evaluate sustainable construction standards. (Continued)

From: Nikorak, Forrest
Sent: Monday, October 18, 2010 11:28 AM
To: Graham, Sarah; Ho, Benny
Subject: RE: Env Board Agenda Item 4a
Sarah:

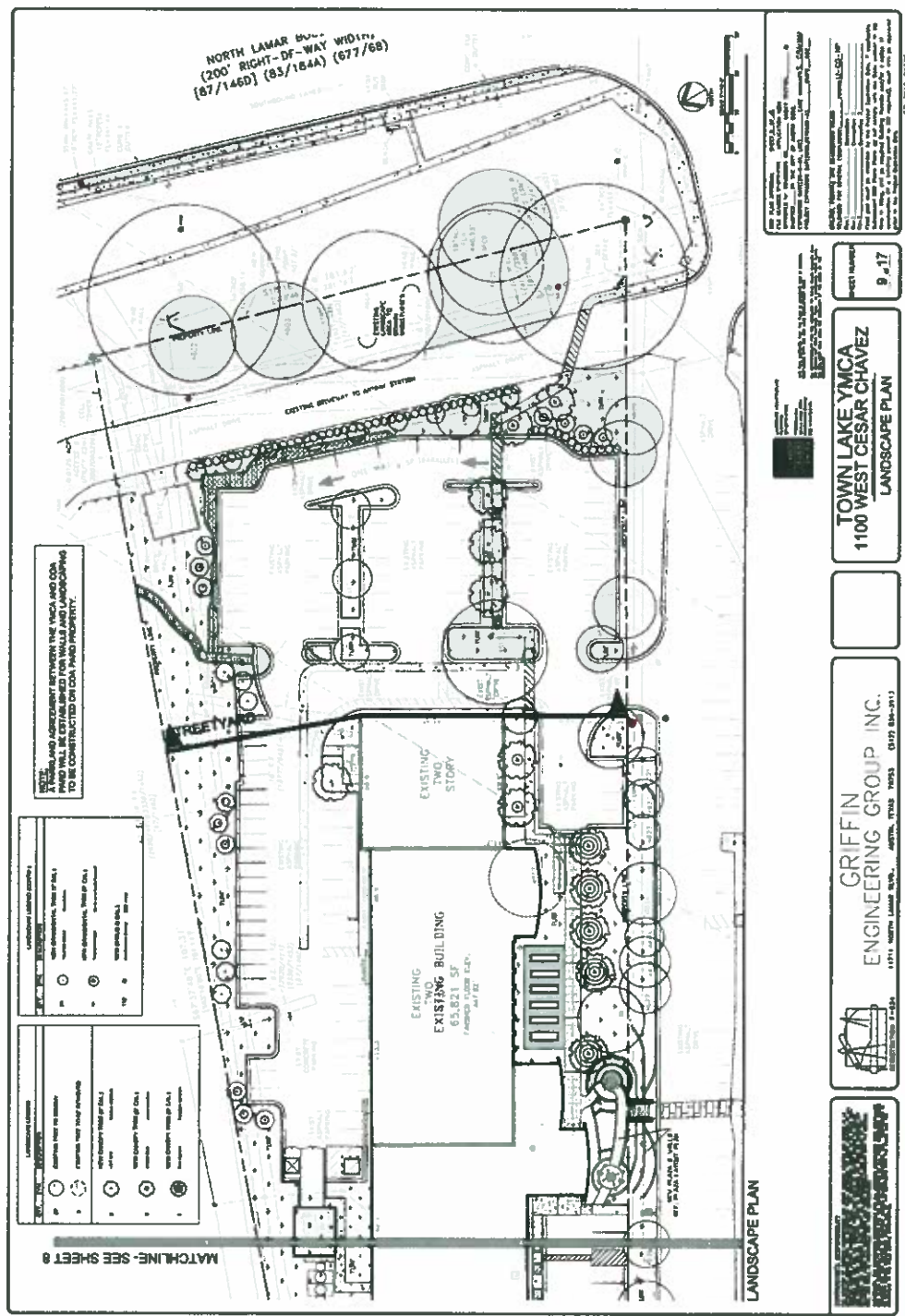
The YMCA site meets standards for acceptance into the "Fee-in-Lieu of Structural Controls in Urban Watersheds", program per ECM 1.6.4.B. Though the "limits of construction" were grossly defined as 1.5 acres, the actual permit is for .15 acres of new impervious cover and .33 acres of redevelopment. This project then, is proposing a commercial development of 1 acre or less that is substantially developed with existing impervious cover. Additionally it is not within 500 feet Lady Bird Lake. Also key is that the site is unusually elongate and contains significant trees, adding to the ideal candidacy of the property for the Fee in Lieu program. Please remember that acceptance into the program is not a release from responsible development. This project is significantly funding regional controls to be built by the City in a more in a more efficient setting.

Forrest Nikorak, P.E.
Supervising Engineer - Land Use Review Division
Planning and Development Review Dept.
City of Austin
(512) 974-2239
forrest.nikorak@ci.austin.tx.us

Criteria for Fee-in Lieu of Structural Controls in Urban Watersheds



Waterfront Overlay Advisory Board Action



Waterfront Overlay Advisory Board Action

The applicant shall explore agreements with the City and other adjacent land owners concerning shared parking as part of a long-range plan.

The Austin YMCA is currently in discussions with the City of Austin Parks Department for entering into an agreement to share parking spaces within the new proposed parking area.

The exceptions that are listed within the Waterfront Overlay state that surface parking is allowed when the parking area is being used for park activities. Upon execution of this agreement, then the new parking area will be in conformance with existing regulations for surface parking.



Waterfront Overlay Advisory Board Action

PARKLAND IMPROVEMENT AGREEMENT (YMCA Town Lake Branch)

Effective Date: _____, 2010

This Parkland Improvement Agreement (this "*Agreement*") is made on the Effective Date between the YMCA OF AUSTIN, a _____ corporation ["*YMCA*"], and the CITY OF AUSTIN, TEXAS, a Texas home-rule city and municipal corporation (the "*City*").

WHEREAS, YMCA owns and operates an exercise and recreational facility located at 1100 W. Cesar Chavez St., Austin, Texas 78703 (the "*Facility*");

WHEREAS, the Facility is adjacent to a City-owned park complex (the "*Park*") managed by the City of Austin Parks and Recreation Department ("*PARD*");

WHEREAS, YMCA desires to renovate and expand the Facility in a manner that will affect a portion of the Park (the "*Project*");

WHEREAS, the City desires that YMCA construct the Project because it will improve the usefulness and appeal of the portion of the Park affected by the Project and will provide additional parking for the Park's users.

NOW, THEREFORE, for and in consideration of the premises and the mutual promises and covenants contained in this Agreement, YMCA and the City agree as follows:

I. TERM

The term of this Agreement will commence on the Effective Date and will terminate on the earlier to occur of the date that (a) is twenty (20) years after the Effective Date, or (b) the Facility is no longer operated exclusively as a YMCA, unless sooner terminated as provided in this Agreement (the "*Term*").

II. DESIGNATION OF CITY REPRESENTATIVE

The City designates the Director of PARD (the "*Director*") as its authorized representative to act on the City's behalf with respect to this Agreement. The City may change its authorized representative from time to time.

The applicant shall explore agreements with the City and other adjacent land owners concerning shared parking as part of a long-range plan.



Waterfront Overlay Advisory Board Action

City staff shall give an informal update to the Waterfront Overlay Advisory Board as to how the case progressed through the public hearings and permitting process.

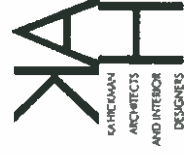
This item is not within the applicants control, but we will aid in providing documents necessary to comply with this requirement.



Waterfront Overlay Advisory Board Action

The Land Use Commission is urged to seek a presentation by the applicant on how these issues were addressed.

This item is not within the applicants control, but we will aid in providing documents necessary to comply with this requirement.



Environmental Board Action

(20 October, 2010)

The Board recommends approval with the following conditions:

Recommendation

The Environmental Board recommends approval of site plan waiver request within the Waterfront Overlay Combining Districts to allow construction of additional surface parking.

Rationale

Project is consistent with the goals and policies of the Town Lake Corridor Study, and the variance is a minimal variance required by the parameters of the project. The project will increase connectivity between the YMCA building and the adjacent parkland, and the additional parking will be used for park activities as well as the YMCA activities.



QUESTIONS

