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1**ORDINANCE AMENDMENT REVIEW SHEET**

**Amendment:** C20-2013-001 Barton Springs Pool General Grounds Improvements

**Description:** Consider an ordinance to amend Chapter 25 of the City Code related to Barton Springs Pool General Grounds Improvement Project. This ordinance change will allow site specific amendments and variances. The proposed improvements include: new sidewalk, accessible route, underground utilities, and ticket booth in the critical water quality zone, and expanded parking in the water quality transition zone of Barton Creek.

**Proposed Language:** See attached draft ordinance.

**Staff Recommendation:** Staff recommends this amendment.

**Background:** Initiated by Planning Commission on January 8, 2013

See attached slides for background and project information.

**Board and Commission Actions (See attached "Accumulation of Committees" slide for more detail)**

**Planning Commission Subcommittee on Codes and Ordinances** – Reviewed and discussed this item on January 15, 2013.

Voted to send this item to full Planning Commission on February 19, 2013, with direction to staff to remove the South Overlook from the plan, examine the feasibility of moving parking out of the Critical Water Quality Zone with the intent of maintaining the existing level of impervious cover. Vote: 6-0.

**Planning Commission** – A public hearing at Planning Commission has been set for February 26, 2013.

**Council Action**

**City Council** – A public hearing at City Council has been set for March 21, 2013.

**Ordinance Number:** NA

**City Staff:** Liz Johnston

**Phone:** 974-1218

**Email:** liz.johnston@austintexas.gov

## **Accumulation of Committees, Boards and Commissions Barton Springs Pool – General Grounds Improvements**

### **Design Commission Meeting - February 27, 2012**

The motion to support both items of Alternative Equivalent Compliance as requested and send a message to the public of the importance of preserving our natural springs was approved

### **Joint Committee Meeting - June 28, 2012**

All aspects of the design were approved by the Joint Committee of the Environmental Board and Parks & Recreation Board over a two-year public engagement process

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The motion to approve the plan was approved with the following exceptions:

1. ADA Trail through the grass of the South Lawn and request planner and Parks Depart. staff look closer at a place for that overlook away from the South Lawn

### **Urban Forestry Board Meeting - December 19, 2012**

The motion to approve the plan was approved with the following recommendations:

1. Tree Court Area:
  - a. The entire tree court area is treated as a Critical Root Zone.
  - b. Decomposed granite is removed from root zone areas and under walks to native grade.
  - c. Piers for the suspended walk are excavated with an air excavation tool for the first 2'.
  - d. Soil beneath the suspended walk is de-compacted after piers are poured.
  - e. An approved Certified Arborist or appropriate city staff be present during construction.
2. Remove the south overlook and pathway to the overlook from the plan.
3. Increase size of planting median in south parking lot area to 4000 SF and reduce the large maturing trees in the planting to two trees.

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### **Codes and Ordinances Subcommittee – January 15, 2013**

Introduction of variance language Discussion postponed to February 19, 2013

### **Environmental Board Meeting – February 6, 2013**

Motion to Postpone to February 20, 2013 was approved

### **Waterfront Planning Advisory Board Meeting – February 11, 2013**

Motion to Recommend Approval of Site Plan with No Conditions or Exceptions was approved



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ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 25-8-514 AND GRANTING  
VARIANCES TO SECTIONS 25-8-482 AND 25-8-483 OF THE CITY CODE TO  
ALLOW CONSTRUCTION OF THE BARTON SPRINGS POOL GENERAL  
GROUNDS IMPROVEMENTS IN THE CRITICAL WATER QUALITY ZONE  
AND WATER QUALITY TRANSITION ZONE AND TO EXCEED  
IMPERVIOUS COVER LIMITATION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

**PART 1.** This ordinance grants a code amendment and specific variances necessary to allow construction of sidewalks, underground utilities, ticket booth, decking, hardscape, and a vegetative filter strip in the critical water quality zone, and expanded parking in the water quality transition zone of Barton Creek, subject to Site Plan Number SPC-2012-0104D to facilitate general ground improvements at Barton Springs Pool (hereinafter the "Grounds Improvement Project").

**PART 2. CRITICAL WATER QUALITY ZONE**

A variance is granted from Section 25-8-482(*Critical Water Quality Zone*) and Section 25-8-514 (*Pollution Prevention Required*) of the City Code is amended to allow construction in the critical water quality zone of:

- (A) Sidewalks located along the western edge of the south lawn of the pool to provide or improve accessible routes, more particularly described in the attached and incorporated **EXHIBIT A**.
- (B) Underground irrigation and utilities as necessary to serve the irrigated landscape areas and provide lighting, more particularly described in the attached and incorporated **EXHIBIT B**.
- (C) A ticket booth located at the south entry gate, more particularly described in the attached and incorporated **EXHIBIT C**.
- (D) An overlook deck, new sidewalk and hardscape within the "tree court" area adjacent to the existing bathhouse to improve the soil conditions for the health of the heritage pecan trees, more particularly described in the attached and incorporated **EXHIBIT D**.
- (E) A portion of a water quality control located east of the existing gravel parking lot on the south side of the pool providing water quality for the parking lot, more particularly described in the attached and incorporated **EXHIBIT E**.

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**PART 3. IMPERVIOUS COVER.**

Section 25-8-514 (*Pollution Prevention Required*) is amended to allow impervious cover in excess of 15%.

**PART 4. TRANSITION ZONE.**

A variance is granted from Section 25-8-483 (*Water Quality Transition Zone*) to allow construction in the water quality transition zone of:

- (A) Concrete parking facility to improve and expand the existing gravel parking lot located on the south side of Barton Springs pool, and a water quality control to serve the parking lot, more particularly described in **EXHIBIT E**.
- (B) Sidewalk providing an accessible route from the Robert E. Lee Right of Way and the parking lot on the south side of Barton Springs pool to the south entry to the pool, more particularly described in **EXHIBIT E**.

**PART 5. CONDITIONS.**

Construction in the critical water quality zone and water quality transition zone authorized by this ordinance must adhere to the following conditions:

- (A) After the Grounds Improvement Project is complete, restore the soil and the site with vegetation or other materials consistent with previous uses.
- (B) Provide not less than 15,000 square feet of additional landscape in addition to landscaping required under City Code. Native plants shall be planted outside of turf areas.
- (C) Provide a water quality control as described in **EXHIBIT E** and maintain the water quality control in accordance with the attached and incorporated **EXHIBIT F**.
- (D) Provide water quality treatment for both the existing parking lot and the improvements to the parking lot described in **EXHIBIT E**.

**PART 6.** The requirements imposed by Section 25-8-41 (*Land Use Commission Variances*) regarding the processing and granting of variances is hereby waived for the variances granted in this Ordinance.

**PART 7.** This ordinance takes effect on \_\_\_\_\_, 2013.

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**PASSED AND APPROVED**

\_\_\_\_\_, 2013

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\_\_\_\_\_  
Lee Leffingwell  
Mayor

**APPROVED:**

\_\_\_\_\_  
Karen Kennard  
City Attorney

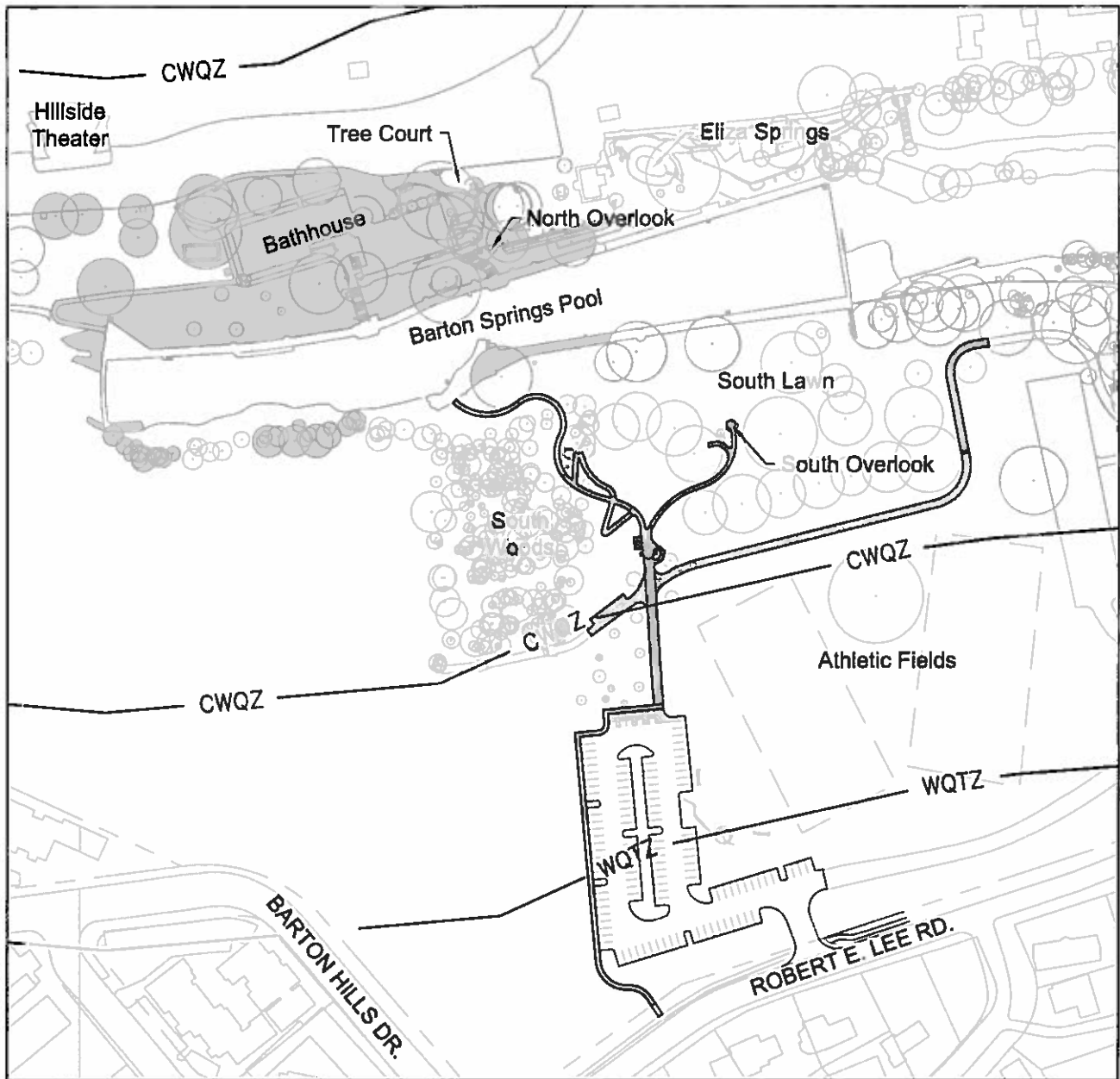
**ATTEST:**

\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

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# EXHIBIT A

## South Sidewalk Improvements



NORTH  
Not to Scale

### Legend

-  Concrete Sidewalk
-  Decomposed Granite Trail

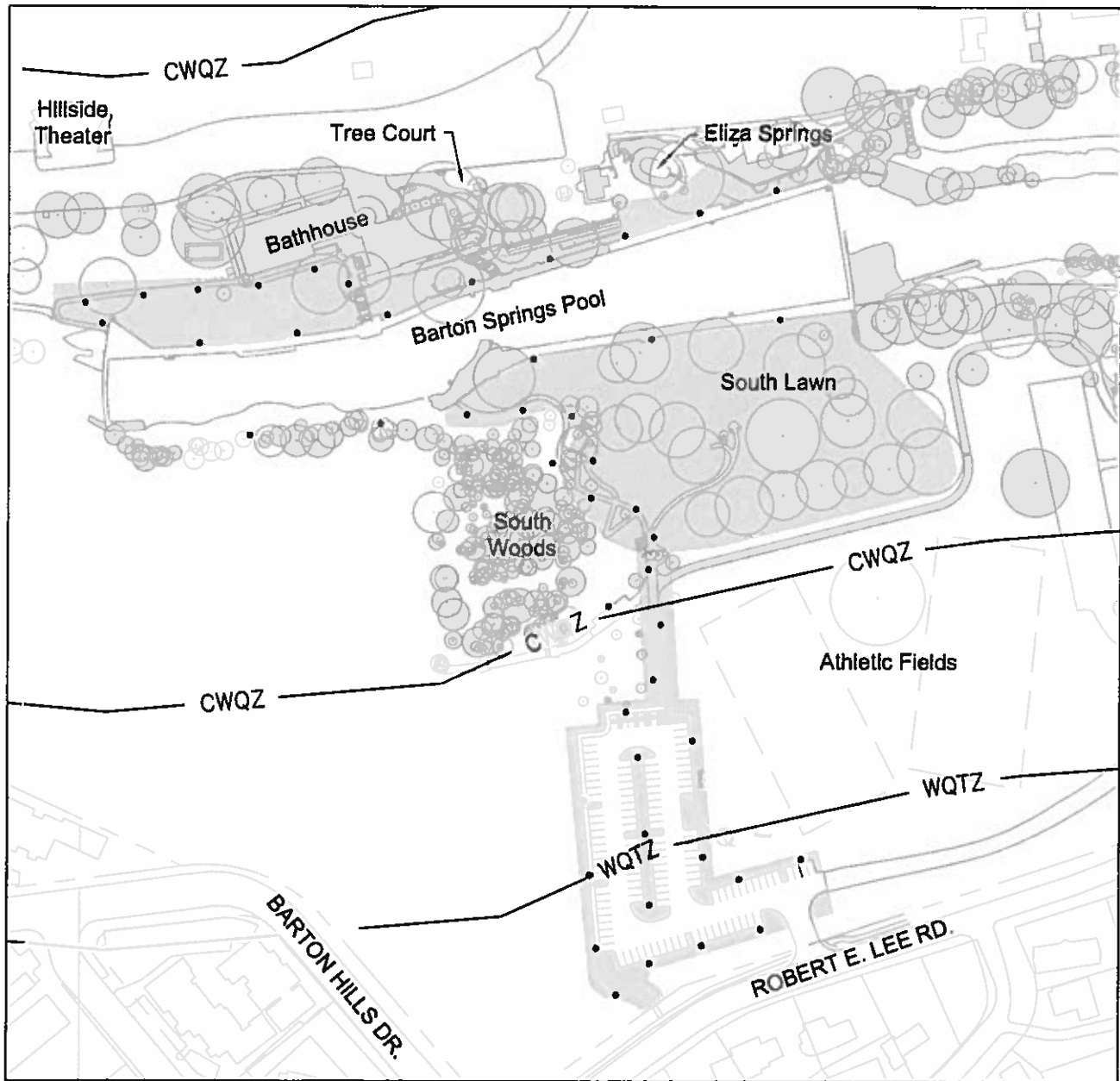
Barton Springs Pool - General Grounds Improvements  
SPC-2012-0104D

Stansberry Engineering Co., Inc. *Civil Engineers*  
Larson Burns & Smith, Inc. *Landscape Architects / Planners*

## EXHIBIT B

### Irrigation and Electrical Improvements

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NORTH  
Not to Scale

#### Legend



Irrigated Area



Light Locations

Barton Springs Pool - General Grounds Improvements  
SPC-2012-0104D

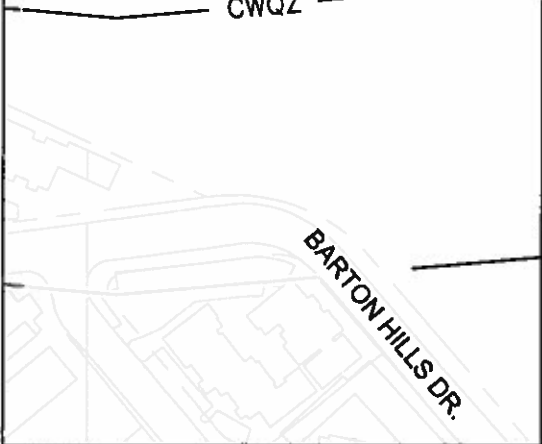
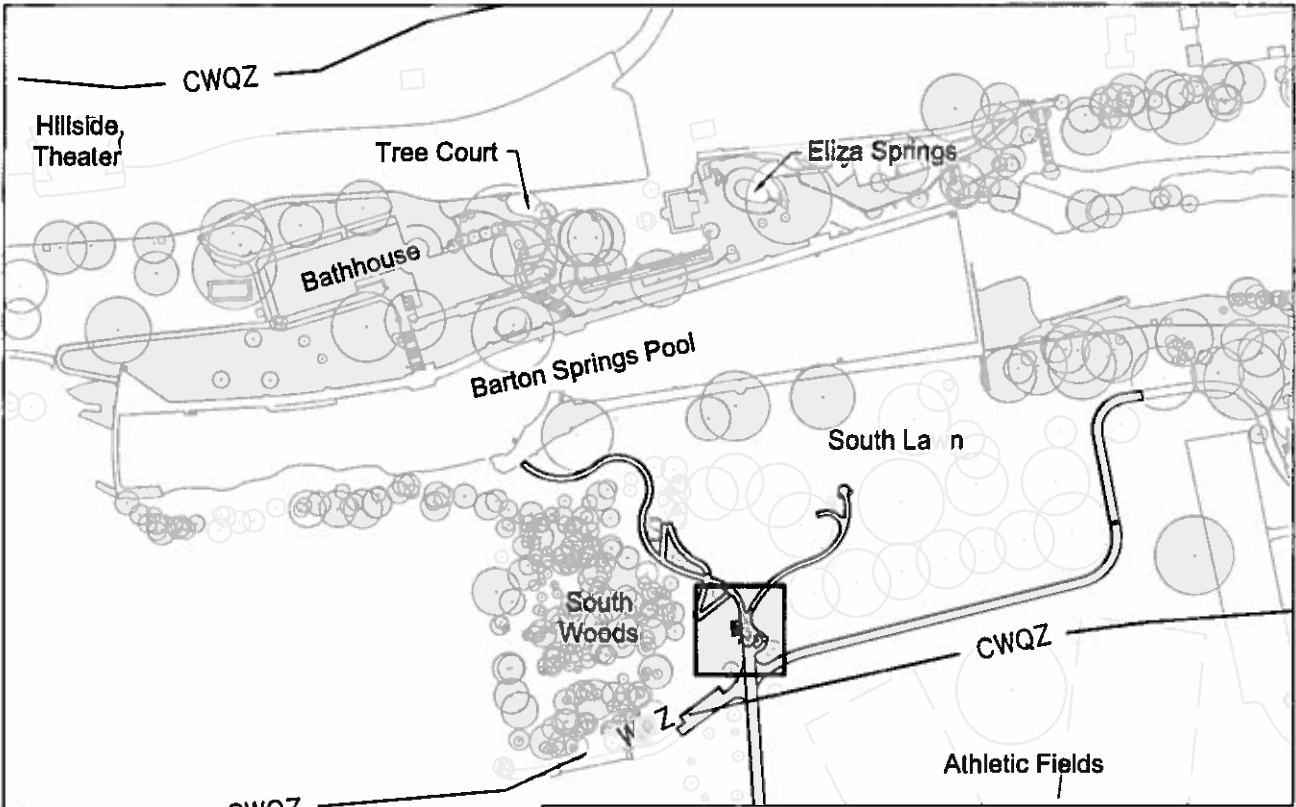
Stansberry Engineering Co., Inc. *Civil Engineers*  
Larson Burns & Smith, Inc. *Landscape Architects / Planners*



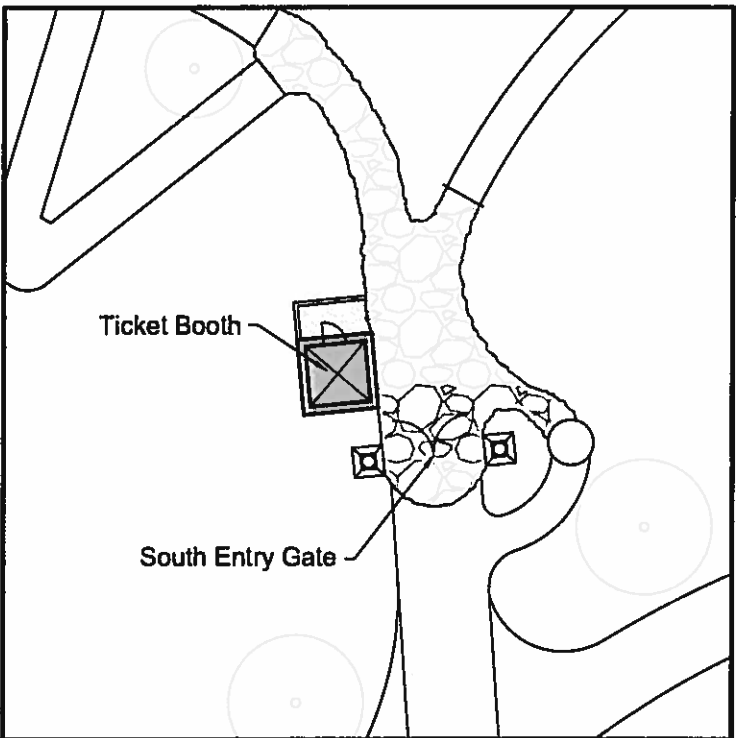
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EXHIBIT C

South Gate Ticket Booth



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Barton Springs Pool - General Grounds Improvements  
SPC-2012-0104D

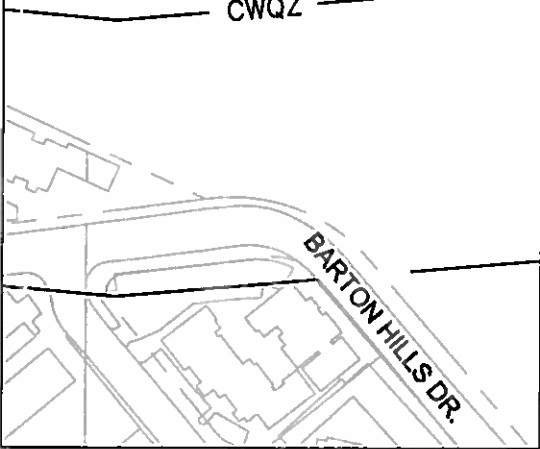
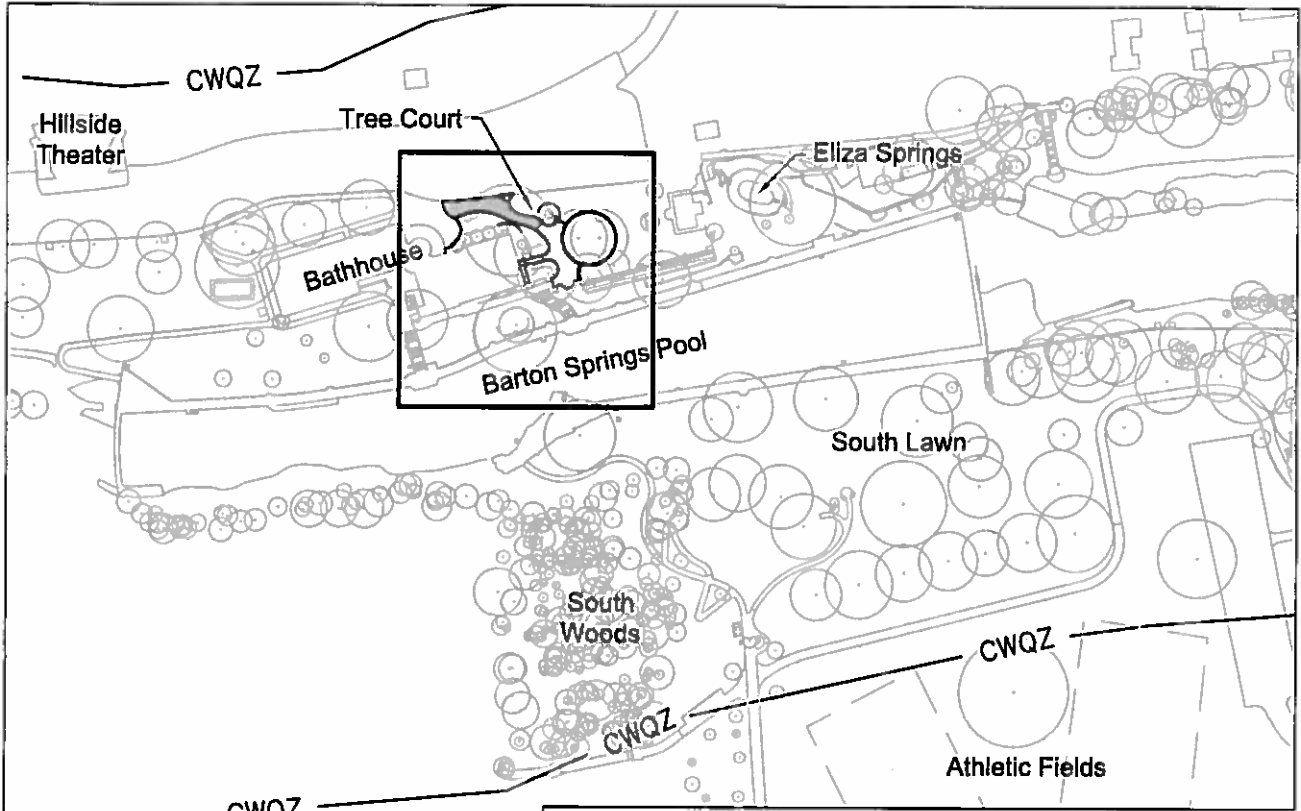
Stansberry Engineering Co., Inc. *Civil Engineers*  
Larson Burns & Smith, Inc. *Landscape Architects / Planners*



EXHIBIT D

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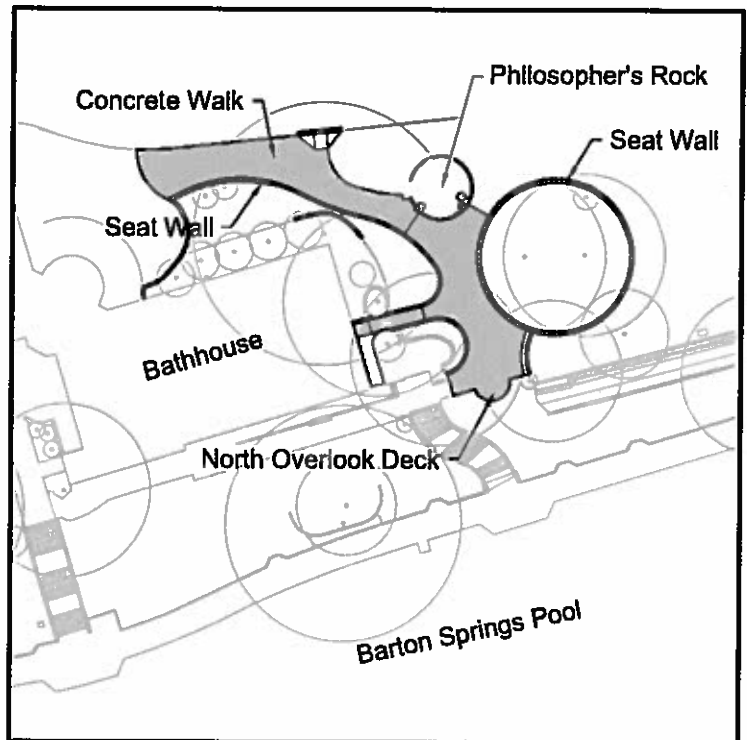
Tree Court Improvements



NORTH  
Not to Scale

Barton Springs Pool - General Grounds Improvements  
SPC-2012-0104D

Stansberry Engineering Co., Inc. Civil Engineers  
Larson Burns & Smith, Inc. Landscape Architects / Planners

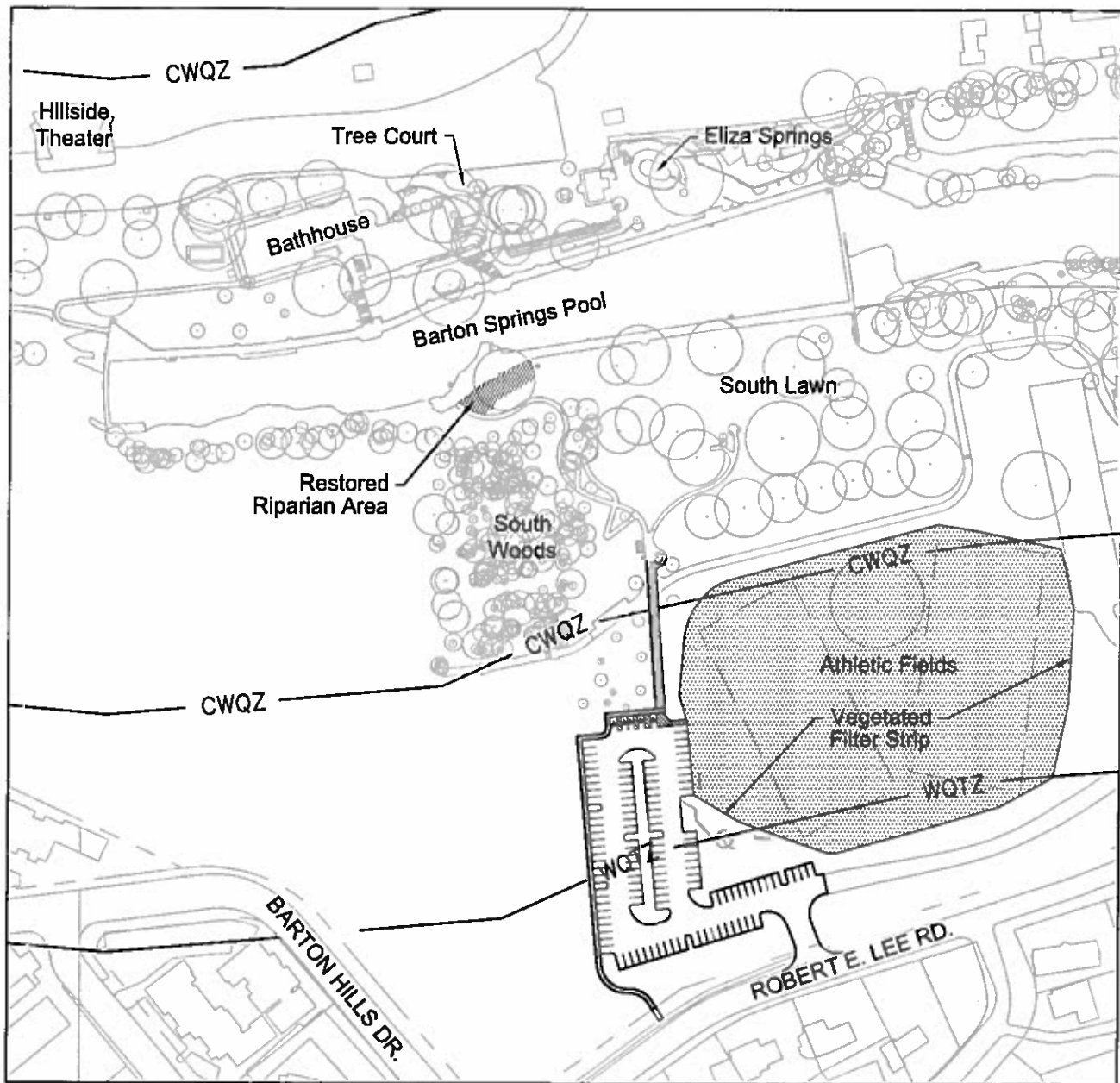


Tree Court Plan

## EXHIBIT E

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### South Entry Parking Lot and Water Quality Improvements






NORTH  
Not to Scale

Barton Springs Pool - General Grounds Improvements  
SPC-2012-0104D

Stansberry Engineering Co., Inc. *Civil Engineers*  
Larson Burns & Smith, Inc. *Landscape Architects / Planners*

#### Legend

-  Concrete Sidewalk
-  Vegetated Filter
-  Restored Riparian Area

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## EXHIBIT F MAINTENANCE OF VEGETATED FILTER STRIP

Barton Springs Pool - General Grounds Improvements  
SPC-2012-0104D

### Part A – General

#### 1. Scope

This specification outlines the necessary requirements to maintain the proper function of the vegetated filter strip that fulfills the water quality regulatory requirements (LDC §25-8-211) for the parking lot serving the south side pool entry.

#### 2. Reference Documents

- 2.1 City of Austin Specification Item 601S, Salvaging and Placing Topsoil.
- 2.2 City of Austin Specification Item 604S, Seeding for Erosion Control.
- 2.3 City of Austin Special Specification 612, Topsoil Mix.
- 2.4 Texas Department of Transportation (TxDOT) Specification Item 161, Compost.

### Part B – Products

#### 3. Materials

- 3.1 *Compost* – Compost shall conform to TxDOT Specification Item 161 (including Dillo Dirt).
- 3.2 *Organic Fertilizers* – Organic Fertilizers, shall be a naturally occurring product such as manure, slurry, worm castings, peat, seaweed, humic acid, and guano or processed organic fertilizers such as compost, bloodmeal, bone meal, seaweed extracts, fish meal, and feather meal. Product shall be from sources that are not tainted with pesticides, herbicides, steroids, antibiotics or hormones.
- 3.3 *Sand* – masonry/concrete sand.
- 3.4 *Vegetation* – Vegetation shall consist of a dense stand of turf grass.
- 3.5 *Soil* – Native soil shall be improved using the guidelines of this maintenance document. If imported topsoil is needed, soil shall conform to City of Austin Special Specification 612 or as approved by the Watershed Protection Department.
- 3.6 **The use of synthetic fertilizers, herbicides, or pesticides is prohibited.**

#### 4. Equipment

- 4.1 *Slicer Aerator* - aerates by cutting grooves within soil.
- 4.2 *Plug Aerator or Core Aerator* – aerates by removing a finger size plug of soil, 3 to 4 inch depth, to allow penetration of air, water, and nutrients. Core hole is top dressed with sand and/or compost.
- 4.3 *Tiller or Disc Harrow* -- shall be used to aerate and break up compacted soil to a depth of 6 inches for long term soil rehabilitation.

### Part C – Procedure

#### 5. Inspection

- 5.1 Soil shall be inspected and tested by Austin Parks and Recreation.
  - 5.1.1 Immediately after a rainfall of 1 inch or greater, athletic field shall be visually inspected for areas of standing water outside tree root zones that remain 24 hours after the end of the rain event. Perform inspection four times per year.

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- 5.1.2 Soil shall be visually inspected for continuous vegetation growth and areas of erosion. Bare areas shall not exceed 16 square feet and the height of vegetation shall stand at a minimum of 1 1/2 inch. Bare and eroded areas shall be prepared and reseeded as required per City of Austin Specification 604S. Perform inspection four times per year.
- 5.1.3 Soil samples shall be collected and tested annually by a laboratory such as the Texas A&M Agrilife Extension Service. Three soil samples, evenly spread across the two fields, shall be collected and prepared for testing per laboratory requirements. Sample locations shall vary from year to year. Test results shall be returned to the Program Manager for Austin Parks and Recreation Centralized Program Division/Athletics. A soil specialist shall analyze the results and make recommendations for soil amendments.

## 6. Construction Methods

### 6.1 Annual Maintenance

- 6.1.1 Irrigation heads shall be marked with non toxic, water based, biodegradable marking paint prior to aeration. Existing irrigation lines damaged during the aeration shall be repaired or replaced as necessary.
- 6.1.2 Aerate athletic fields with slicer aerator four times per year.
- 6.1.3 Amend soil twice a year or as needed with compost and/or organic fertilizers to replenish minerals and nutrients identified as deficient through soil testing.
- 6.1.4 Aerate athletic fields with plug aerator and top dress soil with sand annually.
- 6.1.5 Athletic field shall have a "rest period" for a minimum of 6 weeks throughout a one year period. The area shall be fenced off from access.
- 6.1.6 The turf of the vegetated filter strip, when used as an athletic field, shall not be mowed shorter than 1 1/2 inches.
- 6.1.7 Treatments for vegetation management shall follow the guidelines of the Austin Parks and Recreation Integrated Pest Management (IPM) Plan using organic, natural, biological methods specified for Waterways.
- 6.1.8 **The use of synthetic fertilizers, herbicides and pesticides is prohibited.**

### 6.2 Long Term Soil Rehabilitation.

If regular annual maintenance is insufficient to loosen soils compacted from use of the athletic fields, the following rehabilitation methods shall be performed.

- 6.2.1 Irrigation heads shall be marked with non toxic, water based, biodegradable marking paint prior to rehabilitation. Existing irrigation lines damaged during the soil rehabilitation shall be repaired or replaced as necessary.
- 6.2.2 Soil shall be amended with 1 part compost to 4 parts soil. When scarifying soil to a depth of 6 inches, 1 1/2 inches of compost shall be added.
- 6.2.3 Soil amendments shall be worked into the existing onsite topsoil with a disc or tiller to create a well-blended material. Amended soil shall be raked smooth.
- 6.2.4 After completion of item 6.2.3, the athletic fields shall be sodded with appropriate turf for athletic use. Fields shall be fenced to prevent access for a minimum of four weeks to allow the new turf to become established. More time may be necessary during the winter months as determined by Austin Parks and Recreation.

- 6.3 Tree protection. Precautions will be maintained at all times to protect all trees in the area of construction.

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- 6.3.1 Equipment shall not be operated nor materials stockpiled under the canopies of trees.
- 6.3.2 Topsoil or soil amendments shall not be placed within the drip line of trees greater than 4 inches.

7. Administration

- 7.1 Austin Parks and Recreation is responsible for the annual and long term maintenance of the vegetated filter strip area used as athletic fields. Contact the Program Manager for Austin Parks & Recreation Centralized Program Division/Athletics at 512-978-2670.

Accepted by:

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Austin Parks and Recreation

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Victoria Li, Director  
City of Austin  
Watershed Protection Department

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# Barton Springs Pool

General Grounds Improvements





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Photo by  
J. D. Smith, Inc.  
Nov. 1987



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PICA 01036, Austin History Center, Austin Public Library







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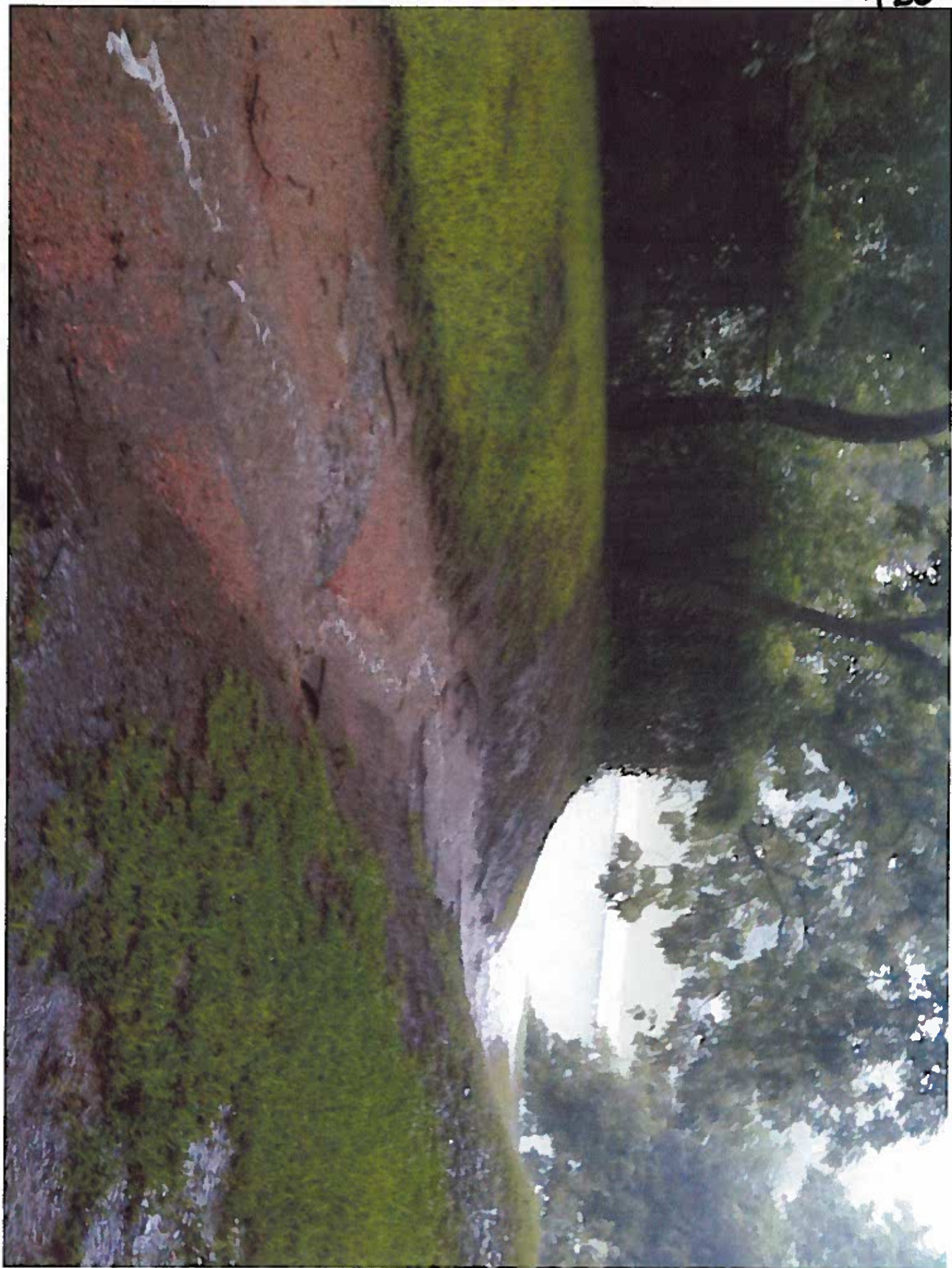


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C4/20





C4/21





C4/22





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C4/24





5/2/14

## Design/Stakeholder Process

- Design Charrettes in 2010 prior to preliminary design
- Over 40 public input meetings
- Stakeholder surveys
- Multiple presentations to Joint Committee with stakeholder input
- **Current plan considered all comments and is a product of the process**



CH/26



### General Grounds Improvements

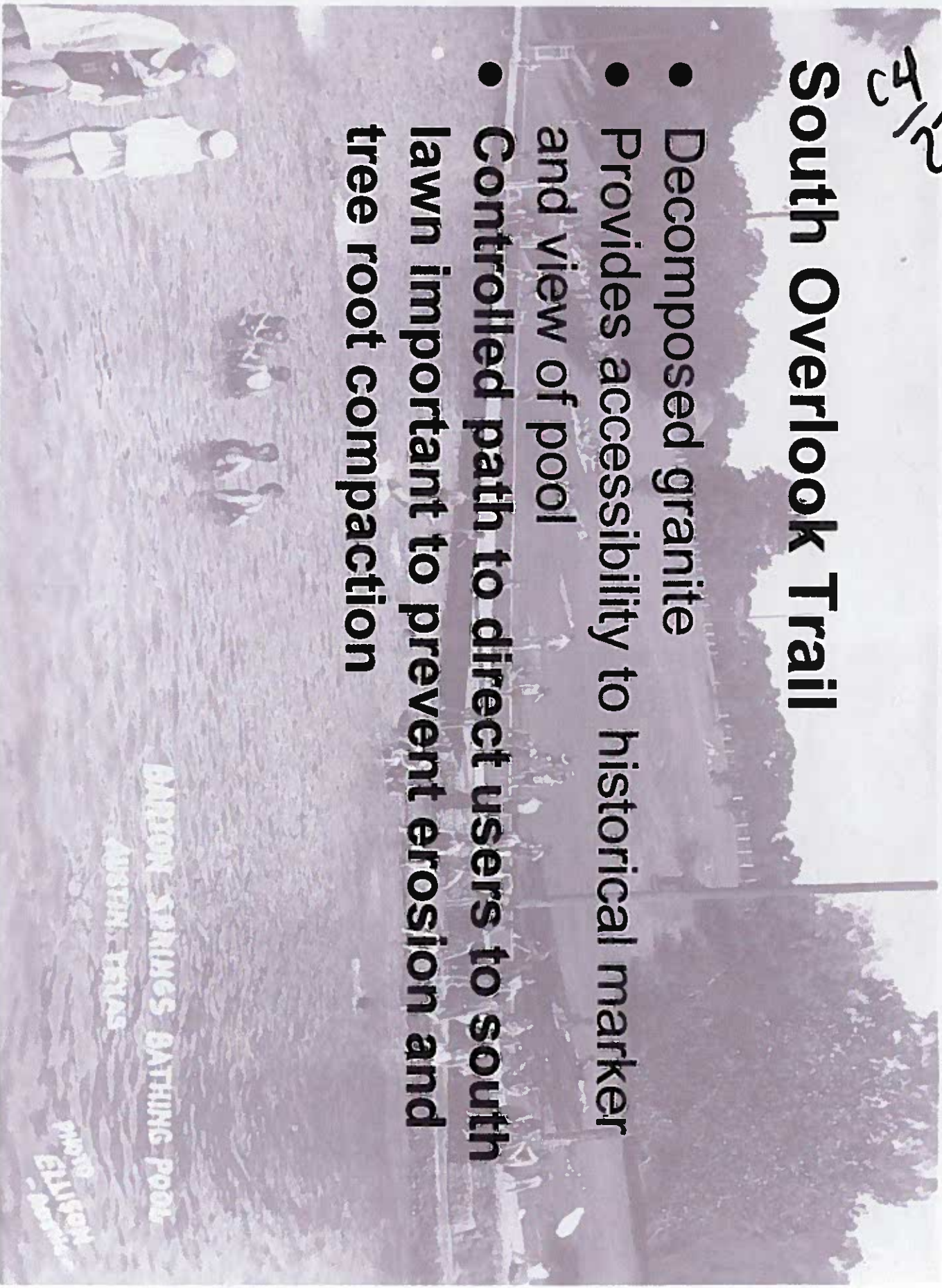
1. Tree Court
2. South Trail
3. Landscape
4. Perimeter Fencing
5. Electrical Upgrades and Water
6. South Parking Lot



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## South Overlook Trail

- Decomposed granite
- Provides accessibility to historical marker and view of pool
- Controlled path to direct users to south lawn important to prevent erosion and tree root compaction





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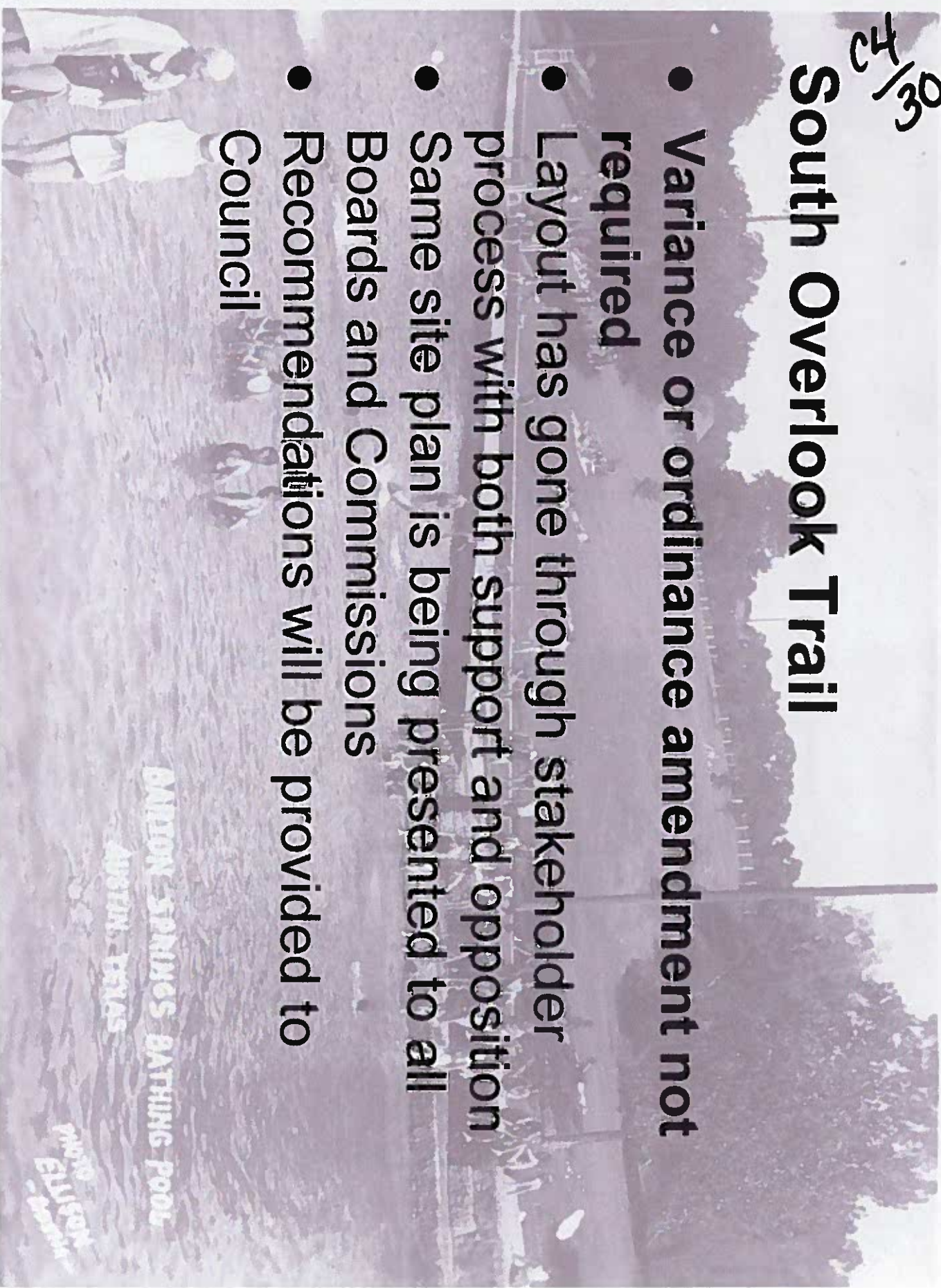




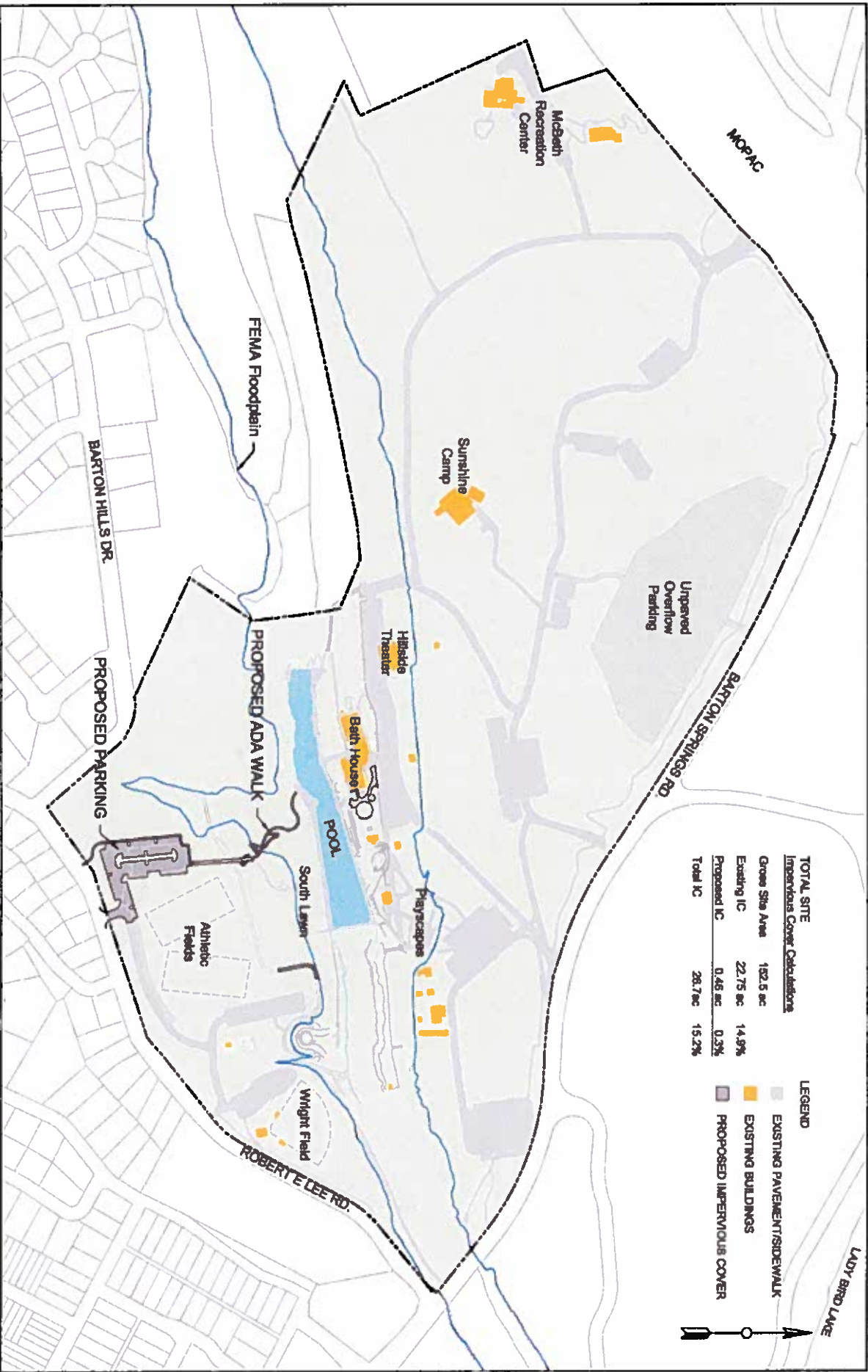
4/30

## South Overlook Trail

- Variance or ordinance amendment not required
- Layout has gone through stakeholder process with both support and opposition
- Same site plan is being presented to all Boards and Commissions
- Recommendations will be provided to Council

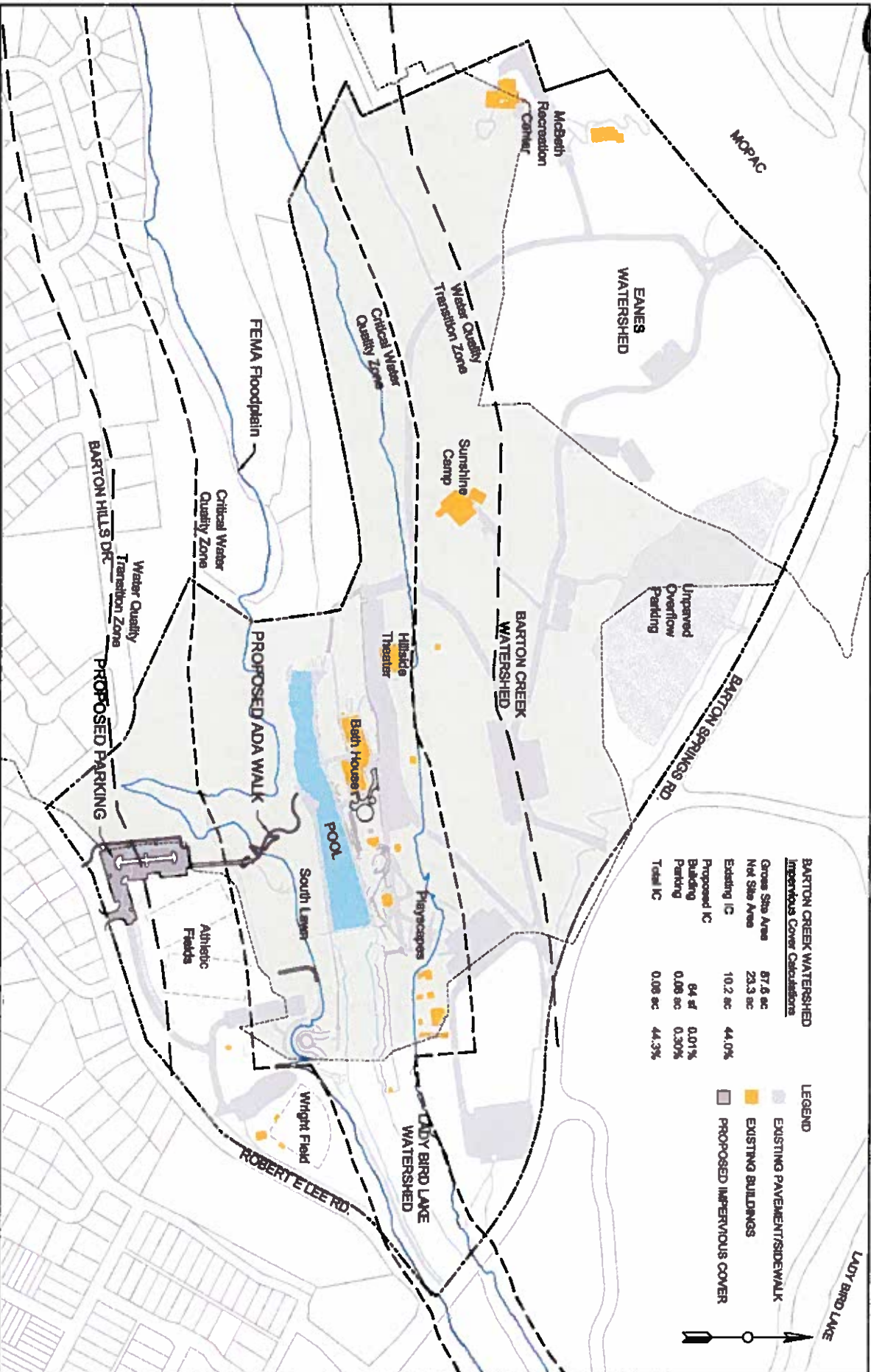


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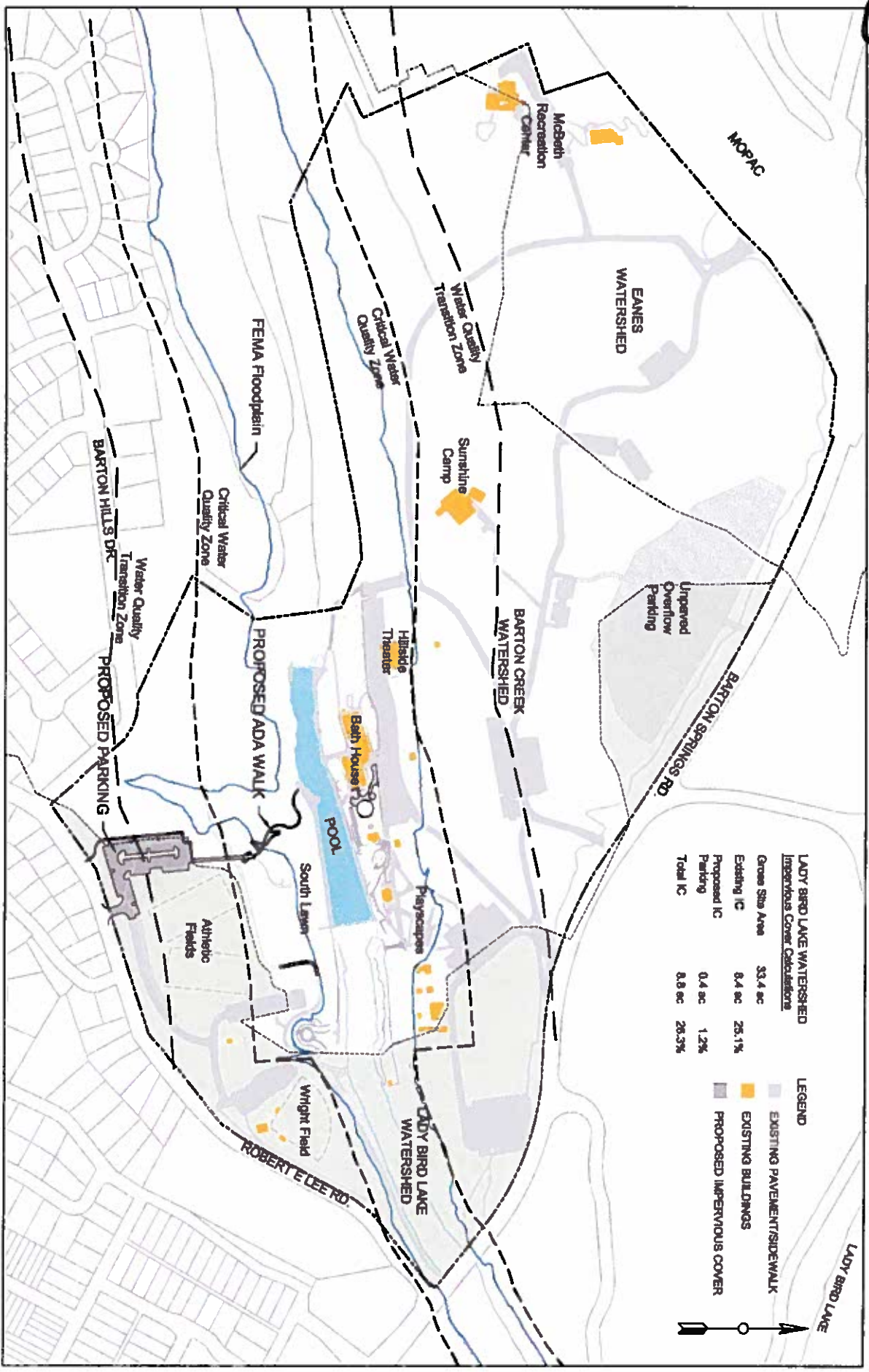




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## **Parking Lot Paving/Expansion**

- Existing gravel parking lot does not meet current code
- Available parking insufficient for patrons
- Multiple options considered as part of stakeholder process
- Current layout selected by the Joint Committee

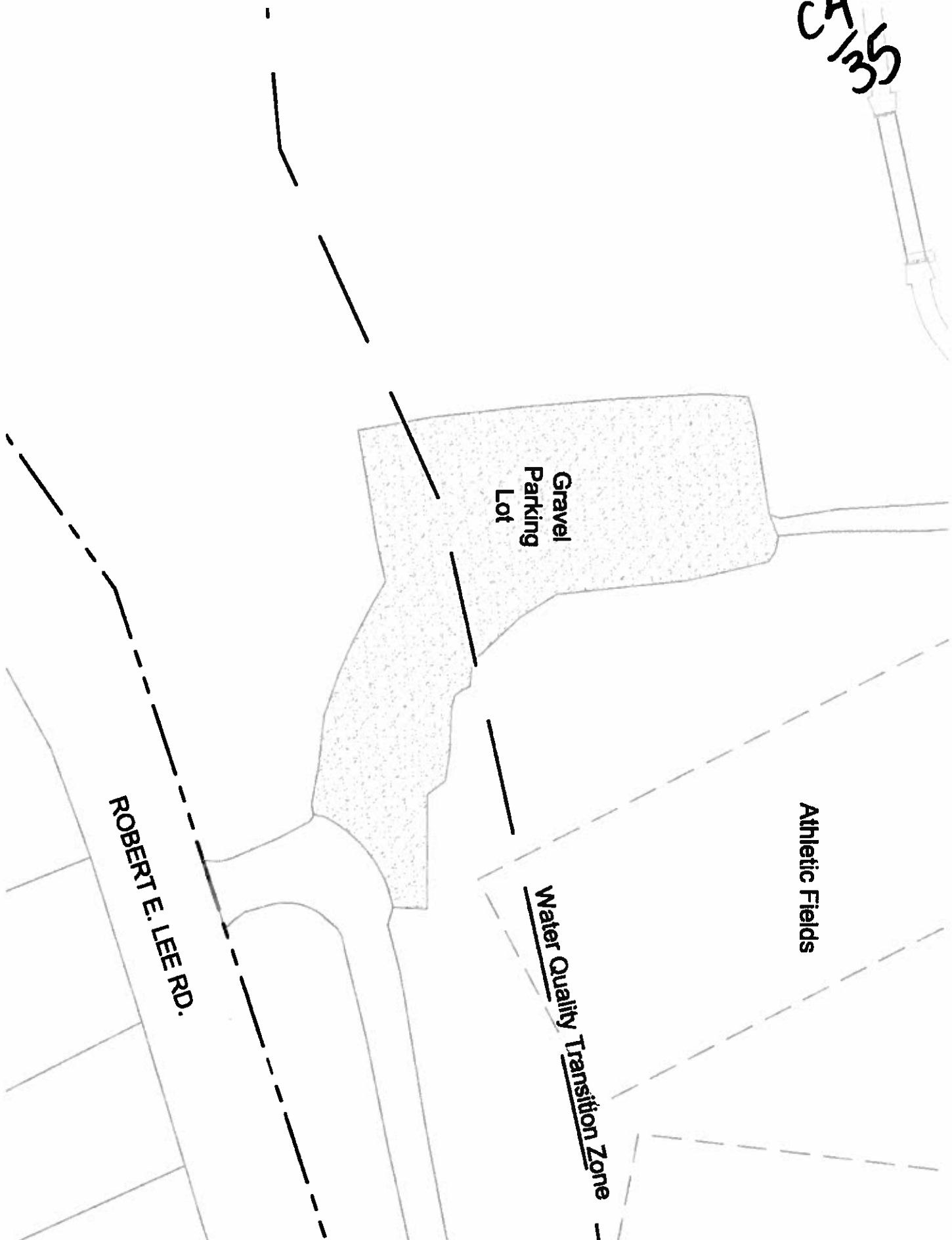
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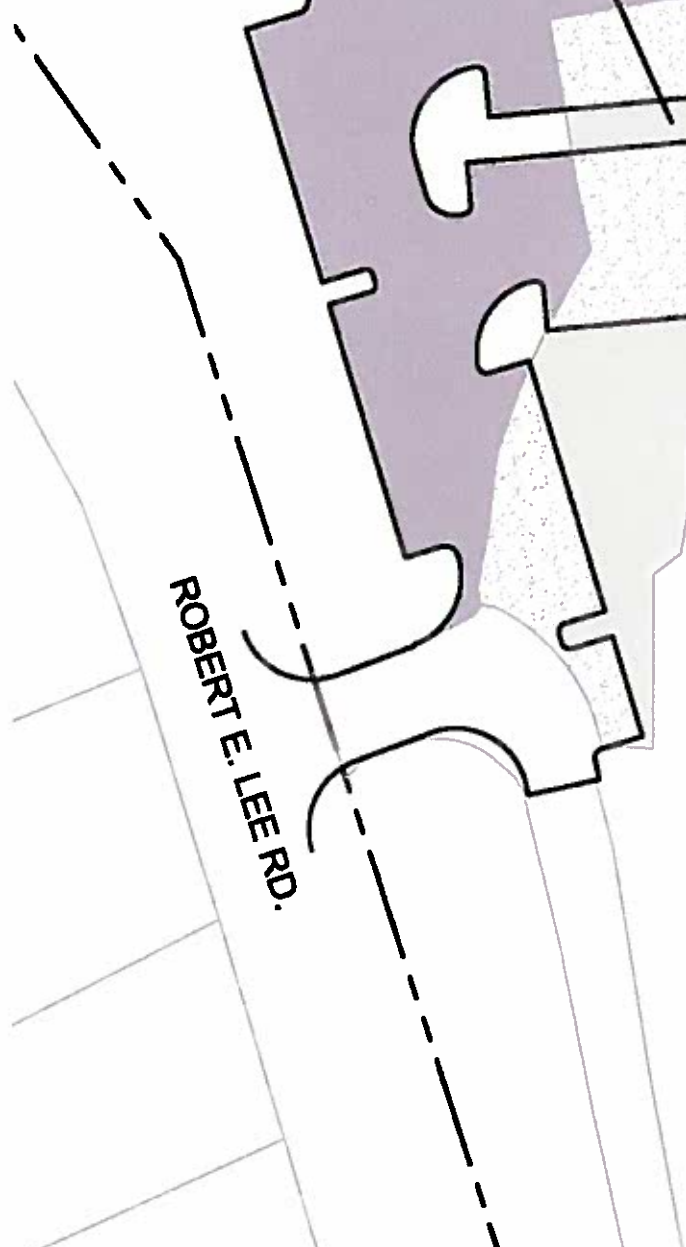
Gravel  
Parking  
Lot

Athletic Fields

Water Quality Transition Zone

ROBERT E. LEE RD.





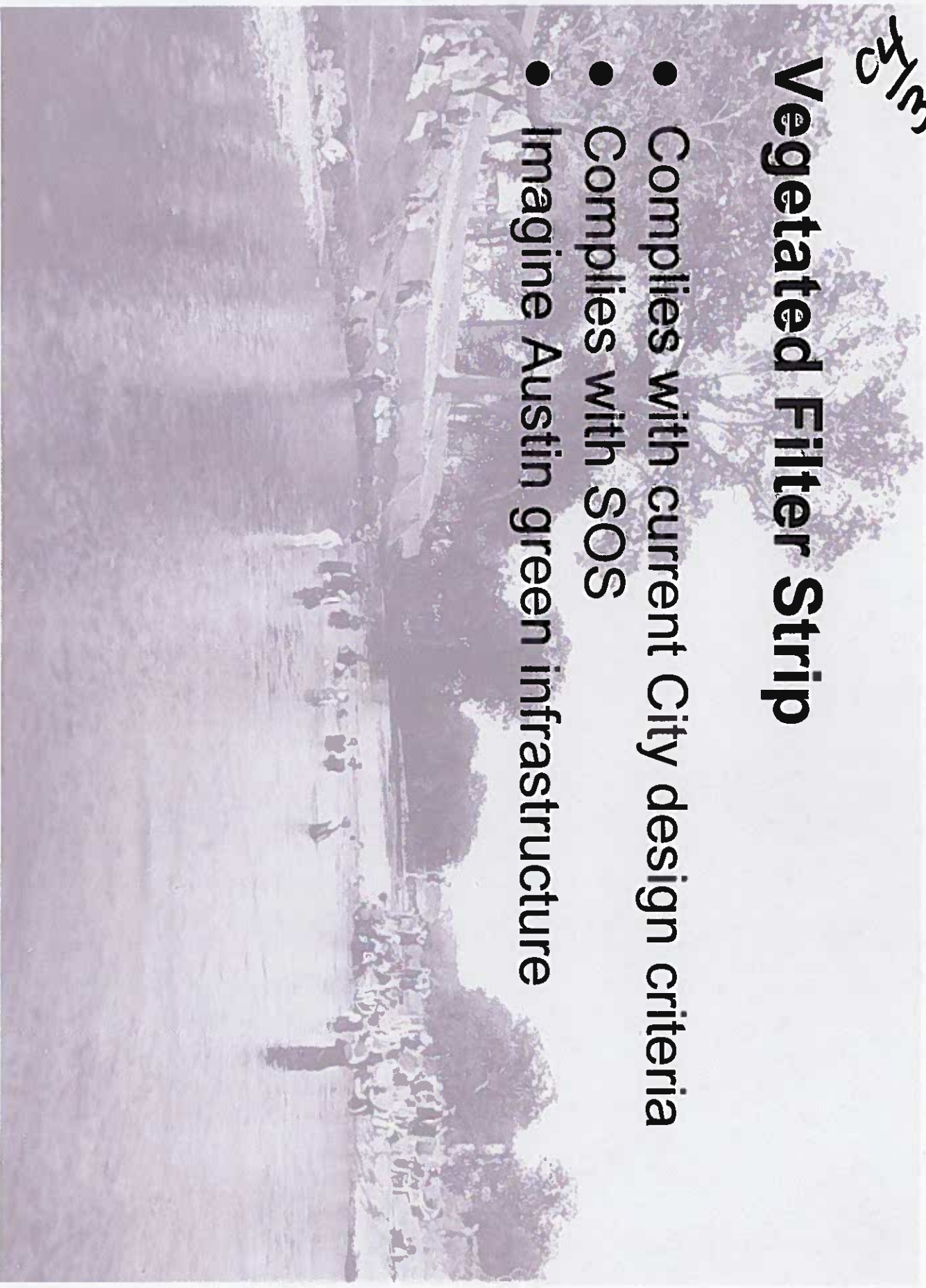




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# Vegetated Filter Strip

- Complies with current City design criteria
- Complies with SOS
- Imagine Austin green infrastructure





CH 39

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# Environmental Benefits of Project

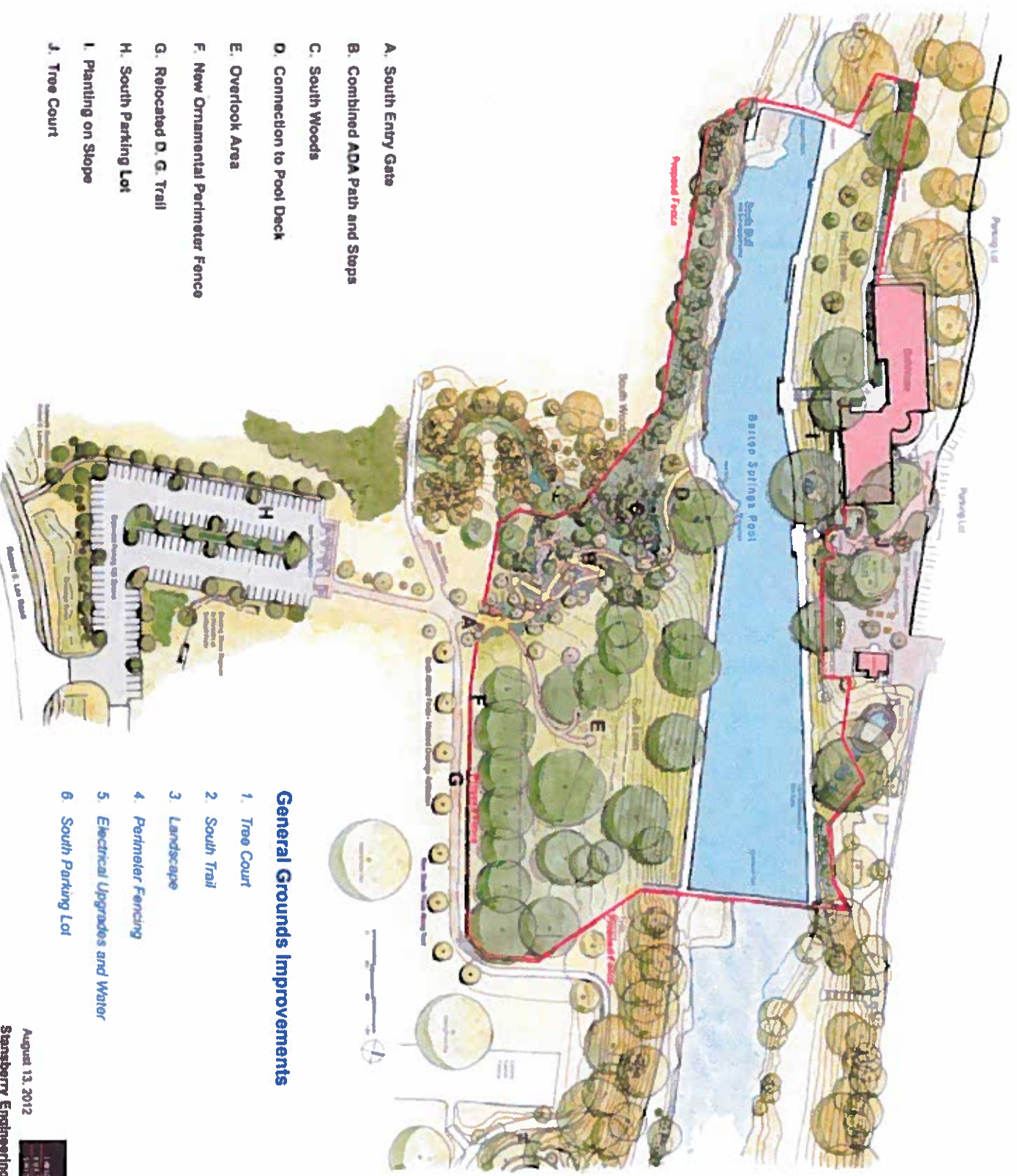
- Improved water quality to pool and Barton Creek
- Improved health to heritage trees
- Partial riparian restoration
- Dust control
- Accessibility
- Safety

BOONE  
Austin, Tex.





CH/41



- A. South Entry Gate
- B. Combined ADA Path and Steps
- C. South Woods
- D. Connection to Pool Deck
- E. Overlook Area
- F. New Ornamental Perimeter Fence
- G. Relocated D. G. Trail
- H. South Parking Lot
- I. Planting on Slope
- J. Tree Court

**General Grounds Improvements**

- 1. Tree Court
- 2. South Trail
- 3. Landscape
- 4. Perimeter Fencing
- 5. Electrical Upgrades and Water
- 6. South Parking Lot