

Motion for A Green Roof Amendment to the Austin Lady Bird Lake Waterfront Overlay Zone Ordinance

Submitted to the Austin Lady Bird Lake Waterfront Overlay Zone Advisory Board, July 3, 2013, by Roy B. Mann, Board Member, for consideration at the Board meeting calendared for July 8, 2013.

WHEREAS, Lady Bird Lake is a water body of special civic, cultural, aesthetic, and recreational value for the people of Austin and the city's visitors, businesses, and institutions, and

WHEREAS, in the interest of meeting local, state, and federal laws and regulations governing water quality management and, in the interest of maintaining the quality of Lady Bird Lake at highest possible levels, and

WHEREAS, the prevalence of flat roofs in built areas within the Lady Bird Lake Overlay Zone contribute to a heat island effect in central Austin, contributing to human health and environmental stresses while also inducing undesirable building heat gain in summers and undesirable heat loss in roof radiation in many buildings in winter, processes that result in higher utility costs to building owners and tenants, and

WHEREAS, discharges of rainwater from flat roofs, if not retained by green roof and green wall planting medium or captured through rainwater harvesting, contribute to higher volumes of stormwater runoff into City storm drains, joining with other drainage containing automotive and other street wastes and empty into Lady Bird Lake, increasing organic, metallic, and oxygen-demanding loads,

NOW, THEREFORE, the Austin Waterfront Planning Advisory Board hereby recommends to Austin City Council, in the interest of decreasing heat island effects and improving management of Lady Bird Lake's water quality and aesthetic and recreational qualities, that it adopt this Board recommendation as an amendment to the Lady Bird Lake Waterfront Overlay Zoning Ordinance, namely, that on all property within the Overlay Zone:

One, each flat roof on a new building or an existing flat roof for which structural repair or reconstruction of fifty percent (50%) or greater of the roof area is planned shall not be issued a City building permit unless the plan includes designs for and owner's commitment to install a green roof, defined as a light structure supported over an engineered roof that holds planting media, low-water requirement plants, a light-weight irrigation system, and effective drainage components, over fifty percent or more of the total roof's surface. Further, that the green roof design, including structure, planting media, rain capture and drainage systems, and plant specifications, meet City of Austin standards.

Two, given the savings in heating and cooling costs realizable by the building owner over time, owner shall bear the green roof installation and maintenance costs without defrayment by the City of Austin.

Additional general provisions in this proposed amendment of the Overlay Zone Ordinance:

Special provisions in this proposed amendment relating to the Overlay Zone's South Shore Central District:
