



*P. O. Box 1948
Austin, Texas 78767-1948
Phone: 512-326-8880
e-mail: lauren@glenrose.com*

May 9, 2014

Environmental Board Chair Mary Gay Maxwell
Environmental Board Members
City of Austin
P. O. Box 1088
Austin, Texas 78704

Subject: Parkside Community Montessori School on West Slaughter Lane

Dear Chair Maxwell and Board Members:

Parkside Community Montessori School is constructing a new campus on three developed lots on West Slaughter Lane and in the Barton Springs recharge zone. The new school campus will be fully compliant with Austin's Barton Springs Zone Redevelopment Ordinance. That ordinance requires, however, that civic redevelopment projects be approved by the City Council. The issue is scheduled to be before your board for a recommendation to Council on May 21st.

I know that staff will provide a full briefing to you on the item, and Parkside anticipates staff support for approval. I wanted, however, to briefly outline our situation in this letter and offer myself and our project team to you as a resource if you have any questions.

Parkside Community School has operated a school for young children at their current location on Toomey Road near Zilker Park since September 1990. The school will vacate its current location due to the construction of a multi-story apartment building on their playground fence line, and by ever-increasing rents for its prime real estate location.

The new 12-acre Parkside Community Montessori School campus on Slaughter Lane was originally developed as three residential lots in the early 1970s. It was converted in the early 1990s to a residential facility for people undergoing recovery and rehabilitation from chemical dependence. The site had multiple buildings, driveways, parking areas, a swimming

pool and sport courts. It currently has, however, no treatment for storm runoff from its impervious areas.

Parkside Community Montessori School has submitted a site plan for the new school campus that meets all of the requirements of the City's Barton Springs Zone redevelopment ordinance. Existing impervious area will be rearranged to accommodate learning and cultural activities, but the net result will be a slightly less impervious area overall. There will be no additional impervious area constructed in any of the extensive water quality buffer areas on the site.

Site development will include storm runoff treatment to meet the "no increase in average annual pollutant loads" standard of the Save Our Springs ordinance for all of the impervious area. With this system in place, pollution into Slaughter Creek and the Barton Springs Edwards Aquifer from the site will be less than it has been in the forty years since it was originally developed.

City staff has ruled that our proposed use is "civic." The redevelopment process therefore requires a council resolution to approve and move forward. We expect a staff-recommended resolution for Council Members to consider on June 12.

This schedule will give us barely enough time to scramble through the building permit process, frame up the walls, and lay out classroom materials in time for the students to arrive on opening day, August 25th of 2014. Your support will help us to meet that deadline.

Parkside Community School has contributed to Austin's educational and environmental community for more than two decades. The school's founder and director, Joe Bruno, was an original board member of the Save Our Springs Alliance. He supported the citizen's referendum to limit development to protect Barton Springs. His entire development team and school staff are committed to developing and managing a campus that will foster the school's tradition of connecting students and the natural environment—the most important kind connection to ensure a positive environmental future for Austin and central Texas.

Environmental Board Members

May 7, 2014

Page 3 of 3

Thank you for your time and attention. We hope that you will vote to recommend this project to City Council. Please let me know if you need additional information or if I or anyone else on the project team can answer any questions.

Sincerely,

A handwritten signature in blue ink that reads "Lauren Ross". The signature is written in a cursive style and is set against a light beige rectangular background.

Lauren Ross, Ph. D., P. E.

Copy to:

Mr. Joe Bruno, Executive Director, Parkside Community Montessori School