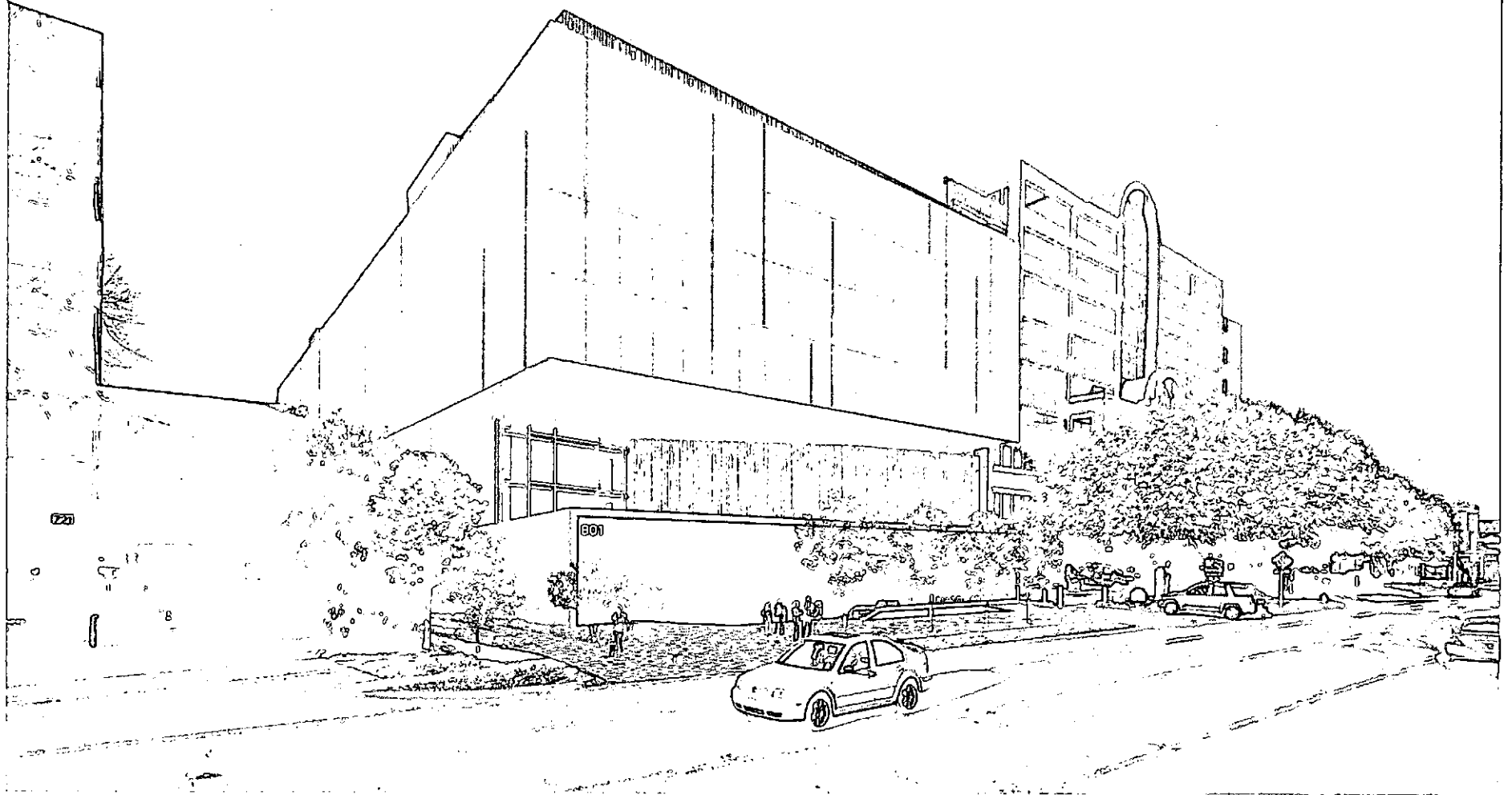


June 12, 2014

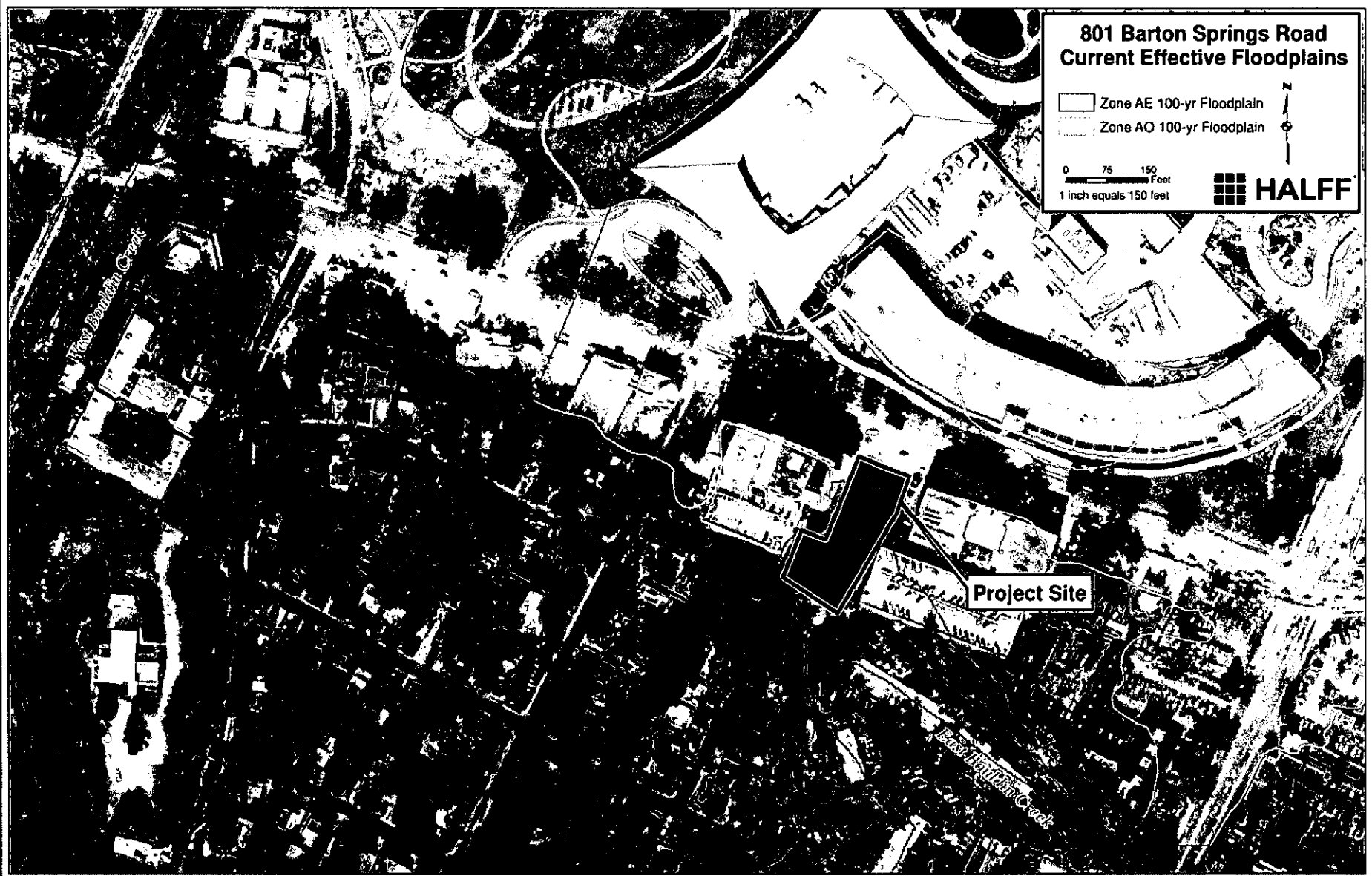
City Council Agenda Item 126

801 Barton Springs Road Variance for development in Flood Plain

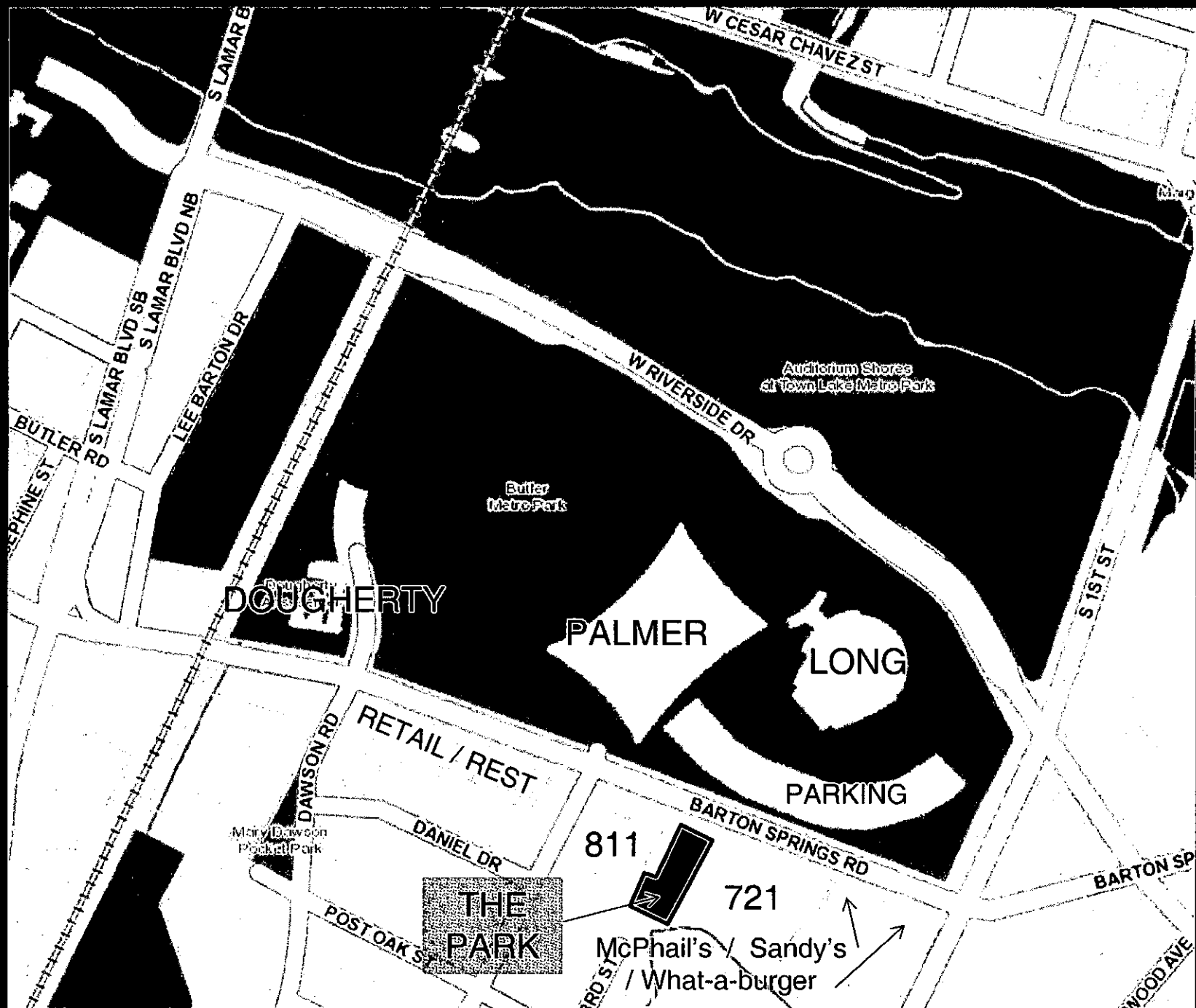


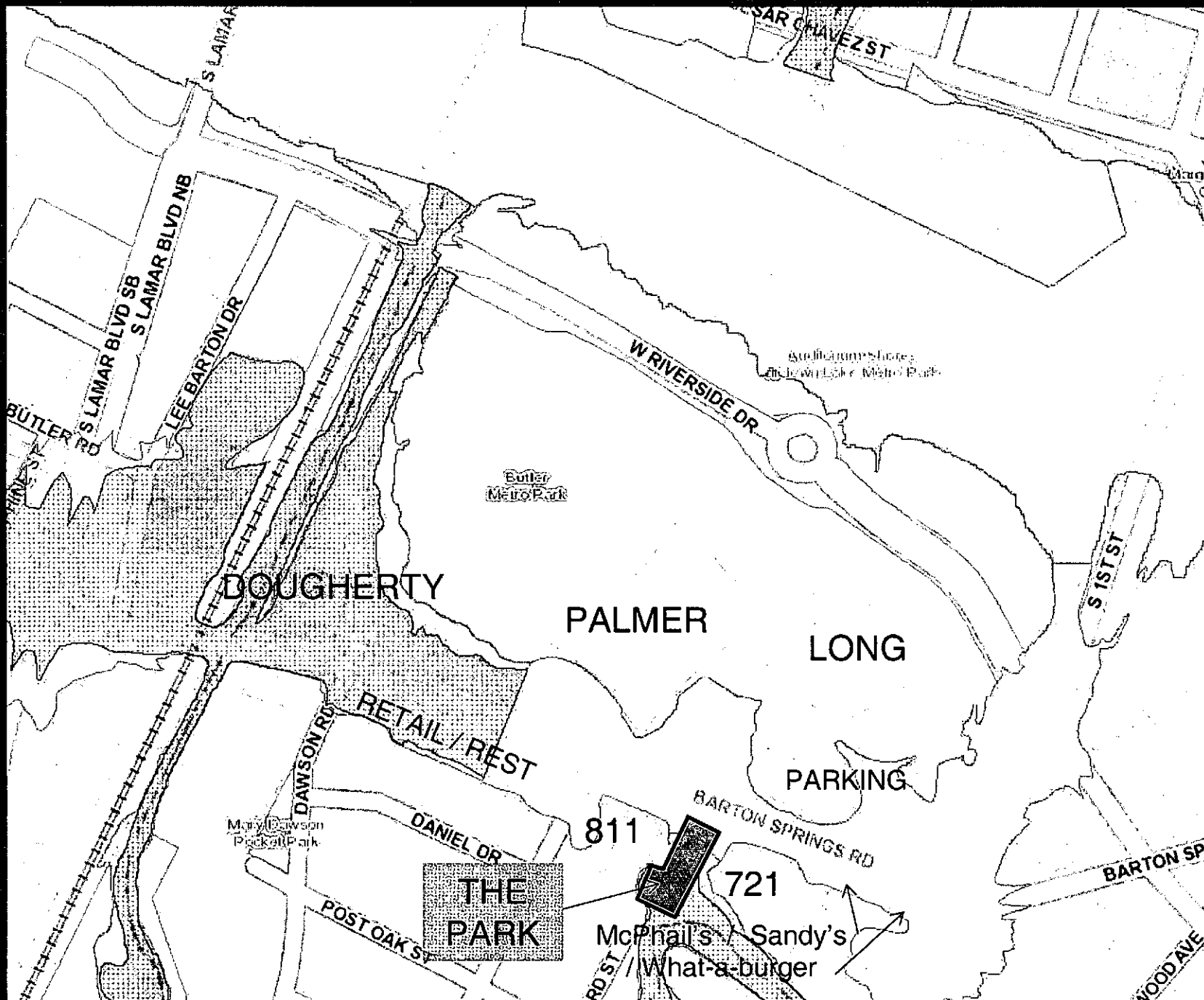


The Park
801 Barton Springs Road



The Park
801 Barton Springs Road





The depth of storm water during flood events is -

Depth of water:	100-year flood event	25-year flood event
At the street	1.9 ft.	1.3 ft.
At the front of the proposed building	1.0 ft.	0.5 ft.

- The response by the Fire Department to The Park will be equal to the buildings at 811 Barton Springs Road and 721 Barton Springs Road.
- The exiting to the right-of-way is a condition shared by many property owners in the area.
- Cross access (Pedestrian and / or vehicular) to other properties (811 and 721 Barton Springs Road) was sought and not accepted.
- The level of analysis for The Park project far exceeds any other analysis performed in the area. This analysis has great benefit to the City of Austin to regulate new development along this stretch of Barton Springs Road.

Long list of items that were a part of the PUD approval that will benefit the community and will come to realization with a successful completion of the project.

The Park project has taken extra measures to solidify the support by first responders including:

- 1) Providing non-required fire service elevator.
- 2) Upgrading garage construction type to type 1 – includes sprinkling of the garage.
- 3) Adding non-required garage stair and standpipe.

The Park will perform the following measures:

- 1) Implement a tenant awareness program to the flood prone nature of the area.
- 2) Provide detailed instructions to tenants on proper safety and locations for exiting in the event of flood conditions.
- 3) Execute safety drills to increase awareness for proper execution.

The finished floor elevation for the building is a minimum of 2 feet above the 100-year floodplain.

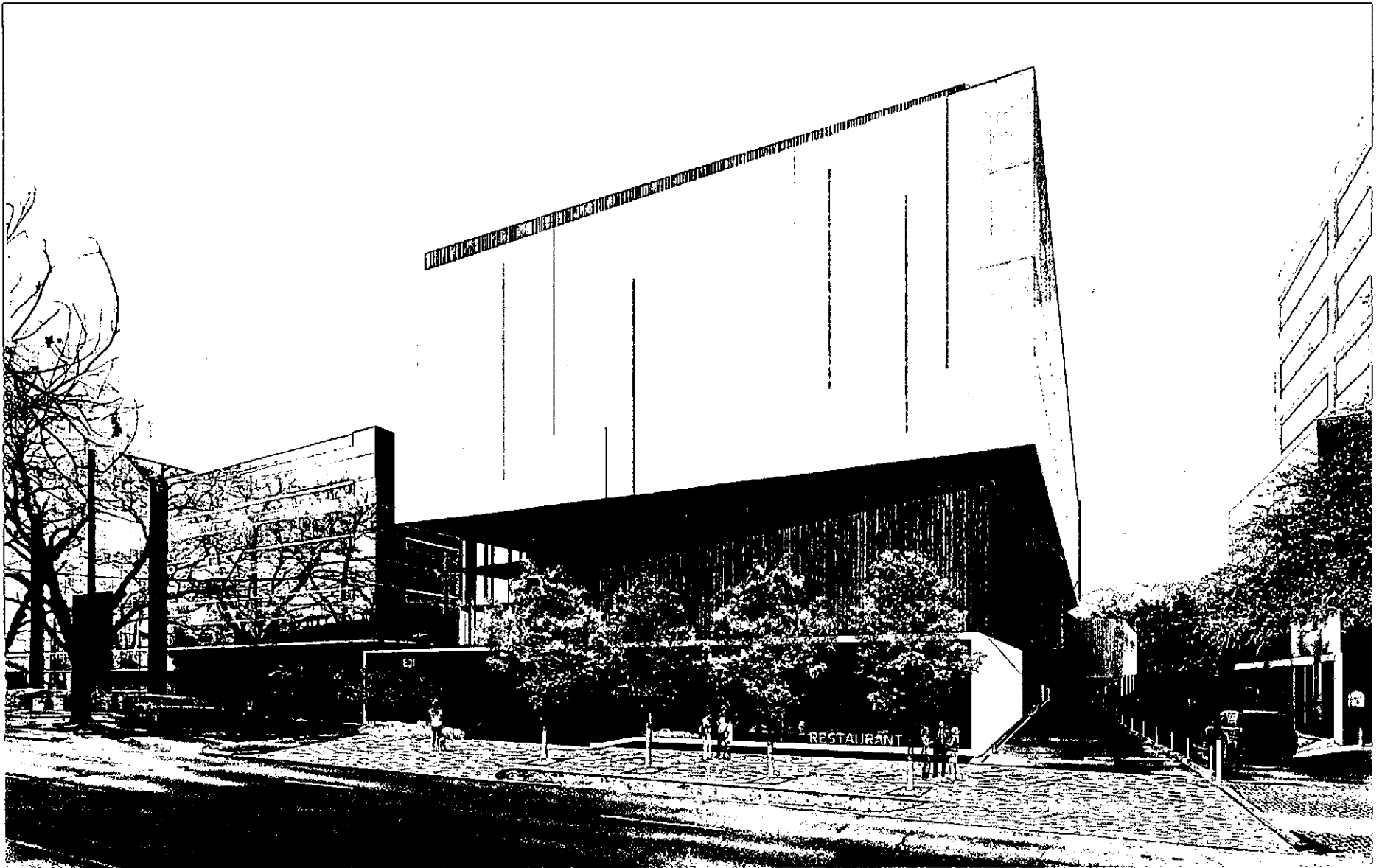
The analysis reflects that there is no adverse impacts to the floodplain conditions for nearby properties.

The site is being cut to provide for additional storage of flood waters.

The old restaurant at this site had surface parking. The surface parked cars would have a detrimental effect on the flood water conveyance in the creek system that would impact many property owners.

The Park is no different than any project built on this property as any project would require the same variance. The Park project has performed extensive analysis and implemented additional measures to assure a higher level of safety to the occupants.

We respectfully request approval of the variance as presented.



The Park
801 Barton Springs Road

List of items that will come with this development:

- Water Quality rain garden system.
- Public Access Easements to Bouldin Creek.
- 20% open space.
- Increased landscaping.
- Art in Public Places.
- \$225,000 contribution to Austin Parks Foundation.
- A mix of uses including office, restaurant and retail space.
- Integrated Pest Management Plan.
- Green Builder Program
- Car Share Program.
- Event Parking for Long Center overflow.
- 94 bicycle parking spaces.
- \$25,000 to Police Department.
- Great Streets along Barton Springs Road.



The Park

801 Barton Springs Road