



## MEMORANDUM

**TO:** Sara Hensley, Director  
Austin Parks and Recreation Department

**FROM:** Phillip Jaeger, Project Manager  
Austin Water Utility

**DATE:** October 21, 2014

**SUBJECT:** Springdale Multifamily Chapter 26 Request

Austin Water Utility on behalf of the proposed 21 acre Springdale Multifamily development located at 5605 Springdale Road is seeking approval for permanent use of parkland for a gravity wastewater service lateral to serve the property. The 21 acre site slopes away from Springdale Road with almost 100 feet of elevation change from the Springdale frontage to the rear of the property. The City currently has an 8-inch gravity wastewater line approximately 200 feet from the rear property line. The 8-inch gravity wastewater line was constructed in 1988 under the Oriens Park Section Seven development (C8-84-87.02(85)) and was placed within a drainage and public utility easement. The City of Austin acquired the development at a later date without vacating the existing plats/easements or removal of the existing wastewater infrastructure.

The proposed Springdale Multifamily development (SPC-2014-0086C) approached Austin Water in July of last year. After review of their Service Extension Request application, Austin Water approved their wastewater application in November of last year. During review of the application, Austin Water looked at the few available wastewater service options and determined that the extension of approximately 200 feet of 8-inch gravity wastewater line across the existing easement to our wastewater line was the most practical and sustainable service solution. The other means of wastewater service would require the construction of a private onsite lift station that would force the effluent uphill to Springdale Road and into our existing wastewater infrastructure. Portions of that existing wastewater infrastructure would need upgrading to receive the projected wastewater flows.

If constructed, the alternate wastewater system would be owned, operated and maintained by the private development. This alternate wastewater system would be operated by the apartment management company, or whomever they hire. Over time lift station maintenance gets overlooked especially with multiple management changes and it is inevitable that an overflow will happen because of this. If overflows are not reported by the management company to any regulatory authority the health and safety of citizens could be compromised and the overflow would drain onto parkland.

If the Springdale Multifamily development is allowed to cross the 200 feet of parkland, the Utility will own, operate, and maintain the 200 feet of gravity wastewater improvements.