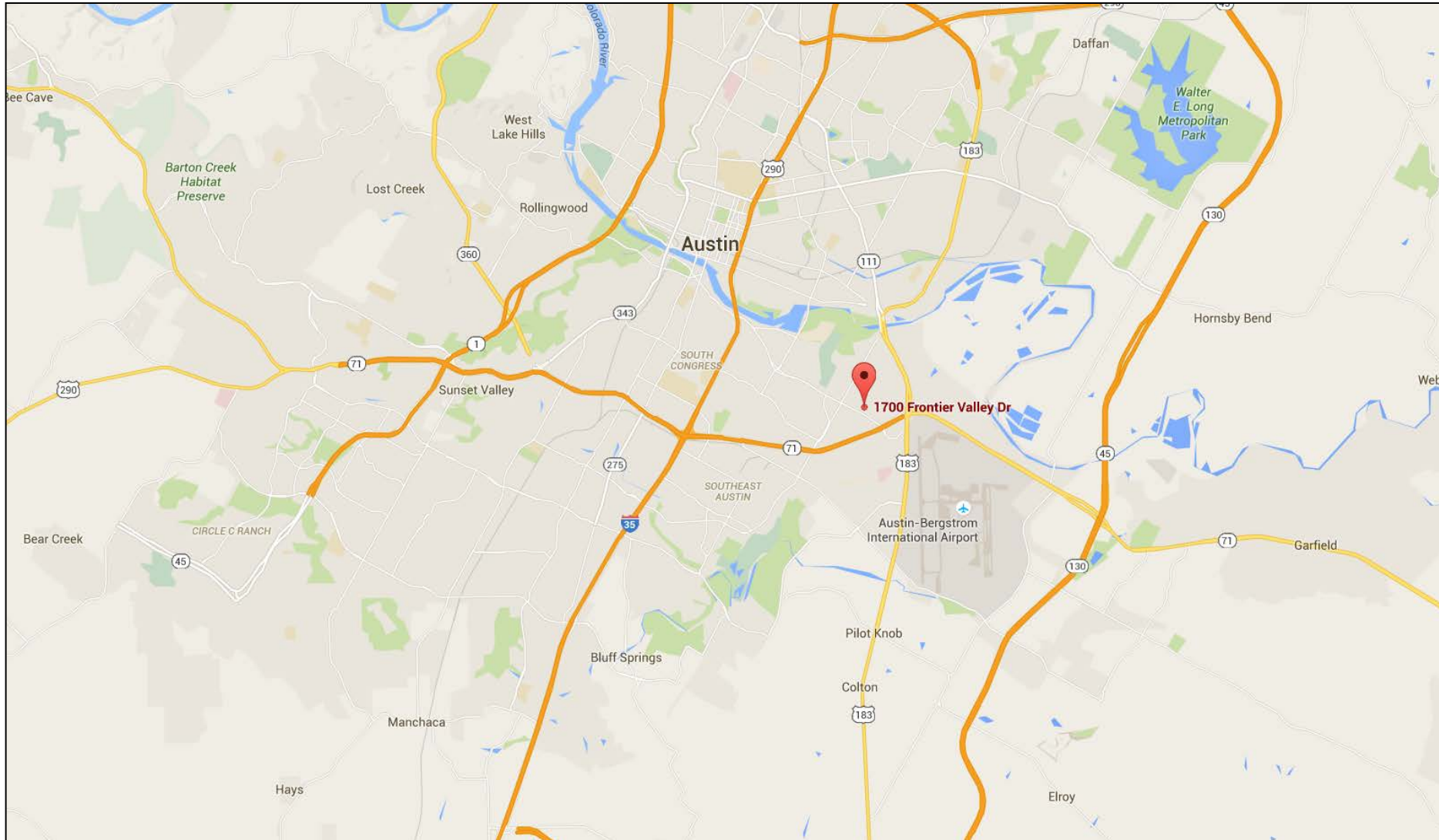




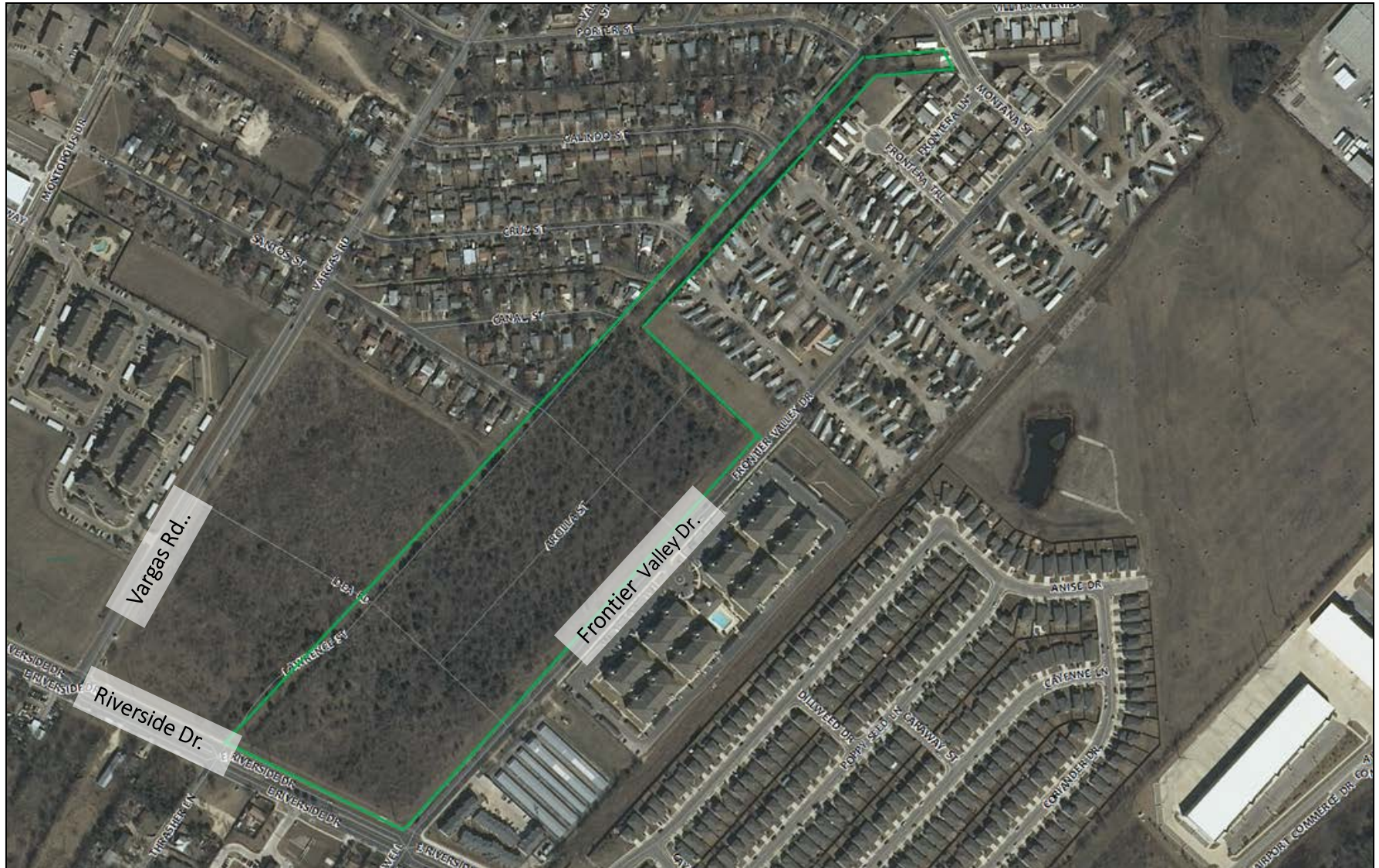
Park Place at Riverside Subdivision and Offsite Channel Improvements

Environmental Commission Briefing
November 4, 2015

Vicinity Map



Aerial Photograph



Google Street View Image



Street view from Riverside Drive, looking northeast

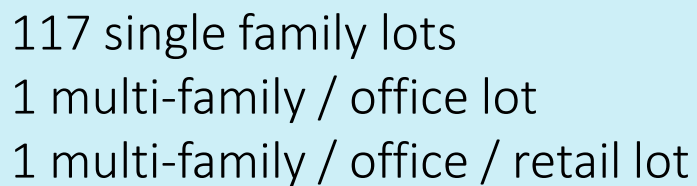
Project Description

A 29.8 acre mixed use subdivision

- 119 lots
- 18.2 acres single family
- 4 acres multi-family
- 7.5 acres commercial

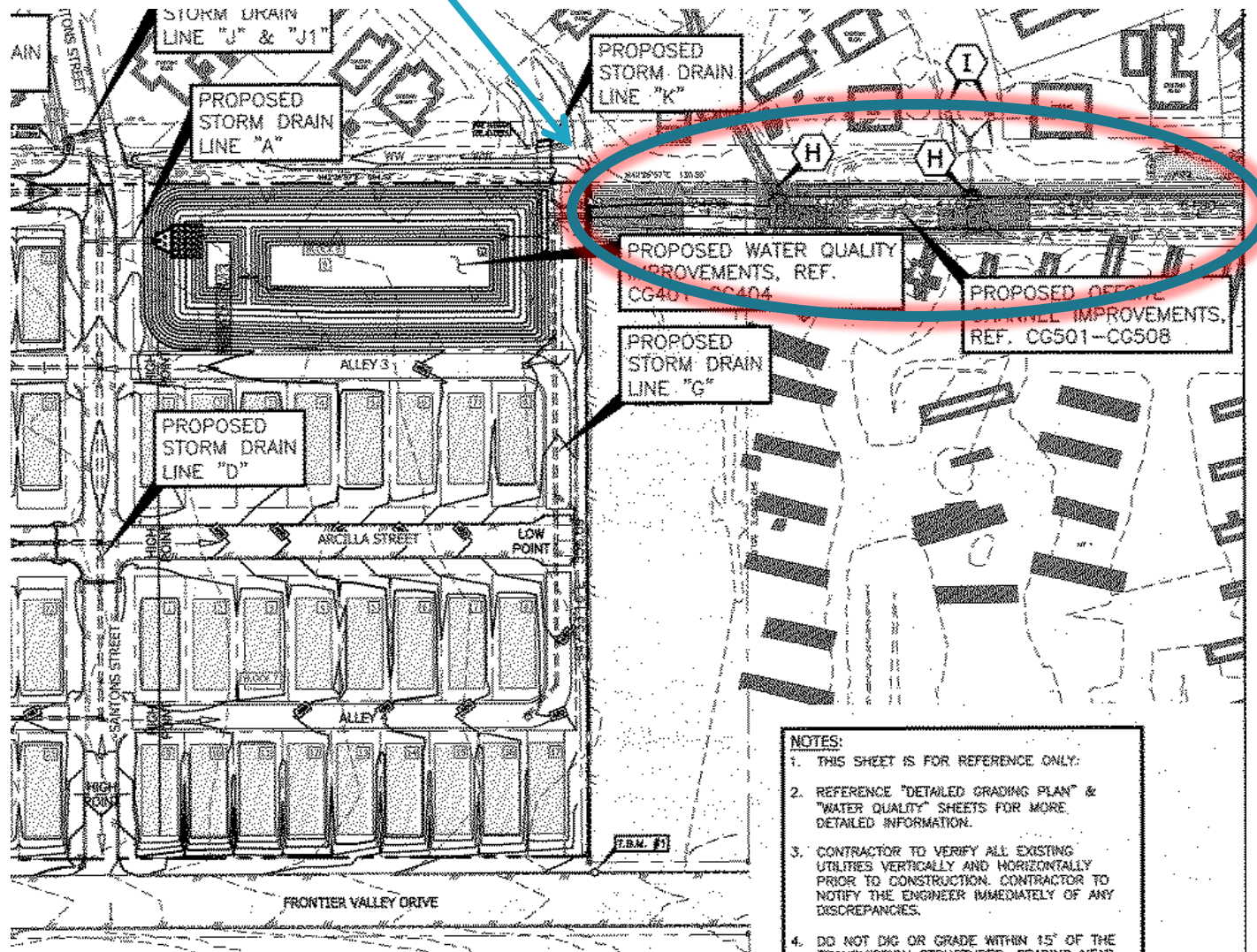
Watershed Regulations

- Comprehensive Watershed Ordinance
 - Preliminary plan submitted prior to Watershed Protection Ordinance approval
- Carson Creek watershed (Suburban)
- Allowed impervious cover
 - Single family 50-55% based on lot size
 - Multi-family 60%
 - Commercial 80%
- No stream buffer on tributary adjacent to project



Proposed Development

Offsite channel improvements



Proposed Development – Tree Removal

- Applicant provided a tree survey
 - All trees 19 inches DBH and larger on single family lots
 - All trees 8 inches DBH and larger on multi-family/commercial lots
 - Approximately 20 trees total meeting the above criteria
- Mitigation for removed trees was provided per Code
 - Total tree inches surveyed: 443"
 - Total tree inches removed: 419"
 - Total mitigation inches planted on site: 38"

Note: Mitigation inches based on assessed value of removed trees.

Regional Stormwater Management Program (RSMP)

- City regulations allow offsite drainage improvements in lieu of onsite detention

“Regulation of peak flows to allowable levels, as determined by the provisions of this policy, shall be achieved by storage on-site or off-site or by participation in an approved Regional Stormwater Management Program” (DCM 1.2.2(E))

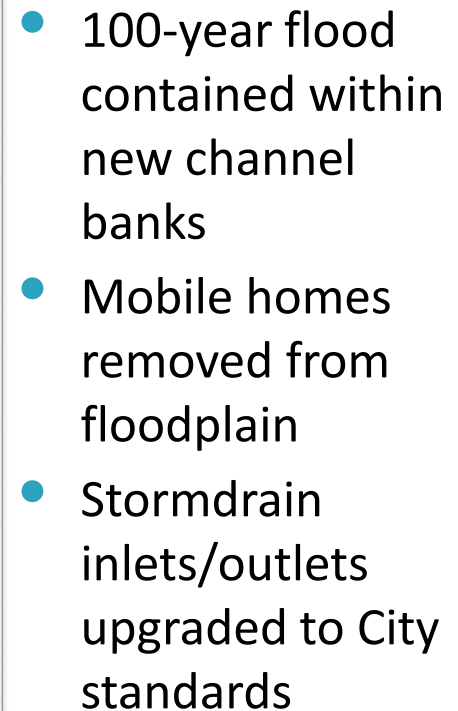
- Alternatives to on-site detention include:
 - Provide a regional improvement (e.g., channel or stormdrain upgrade)
 - Provide on-site alternative to on-site detention (e.g., rain garden with 3x volume)
 - Provide off-site equivalent or compensatory detention
 - Pay the RSMP fee (equivalent to constructing onsite detention)

Proposed Development – Channel Modifications

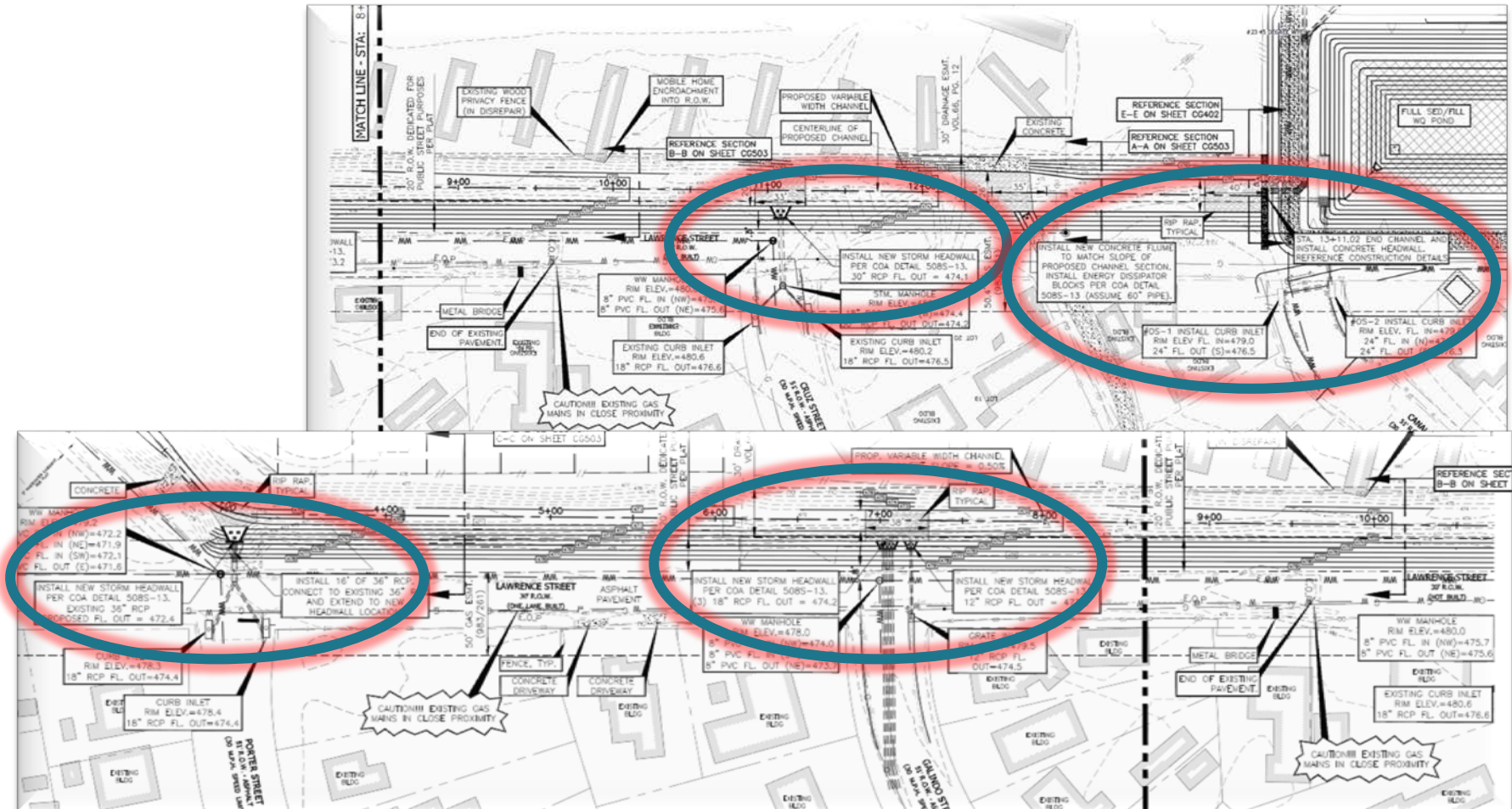
- Off-site channel improvements provide a number of flood benefits
 - Improved flood conveyance
 - Removed a number of homes from the 100-year flood plain
 - Applicant worked with Watershed staff on channel design and revegetation plan
 - Review similar to current code process and requirements

Approximate Floodplain Before Channel Improvements





New Inlets and Headwalls at Canal, Cruz, Galindo, and Porter Streets



Channel Prior to Construction

- Trapezoidal grass lined channel
- Regularly mowed
- Low stream function
- Limited habitat value



The diagram illustrates a landscape cross-section with three distinct zones. Zone 3, on the left, features a car parked on a paved surface and a person walking on a path. Zone 2, in the middle, is dominated by large, mature trees with extensive root systems. Zone 1, on the right, shows a transition to a creek with smaller trees and vegetation. The ground is depicted in brown, and the sky is white.



Similar COA Project

During construction



After construction



Construction Inspection and Complaint Investigation

The City of Austin has several layers of inspection and complaint investigation for subdivision construction:

- Dev. Services Dept. Site/Subdivision Inspection – Inspection for compliance with approved subdivision construction plans and City specifications
- Dev. Services Dept. Env. Inspection – Inspection of environmental protection measures for site plan construction and assist Site/Subdivision inspector as needed
- WPD Spills & Complaints Response Program – Complaint-based investigation of water pollution complaints within the City's jurisdiction

Problem → Response → Resolution

- June 15:** Citizen notifies COA of tree removal and sediment run-off
- June 16: WPD Investigator site visit; compliance action referred to Env. Inspection (DSD)
- June 26: Env. Inspector issues corrective action punch-list to contractor
- June 29: Citizen sends photos of creek washout
- June 30: Env. Inspectors conduct site visit and issue new punch-list



Photo taken June 16 during rain event.
Section of channel shown is within project limits.
Referred to DSD to determine compliance with approved site plan and assignment of corrective actions.

Problem → Response → Resolution

- Aug. 20:** Citizen call to Pollution Hotline to report sediment discharge
- Aug. 20: WPD responds to site and finds most controls functioning, some controls failing
- Aug. 21: WPD sends investigation findings to Env. Inspector; DSD finds site in compliance
- Sep. 18: WPD site visit identifies improper dewatering practices
- Sep. 22: DSD conducts site visit and issues new punch-list

September 18 –
Sedimentation basin being
pumped from bottom,
resulting in silty discharge



Problem → Response → Resolution



**Improved site stabilization;
no further discharges.**

Left: September 23

Below: October 12



Questions?

The City's **Pollution Hotline 512-974-2550 is
available 24 hours a day, 365 days a year**