

Cascades I at Onion Creek PUD Project Assessment

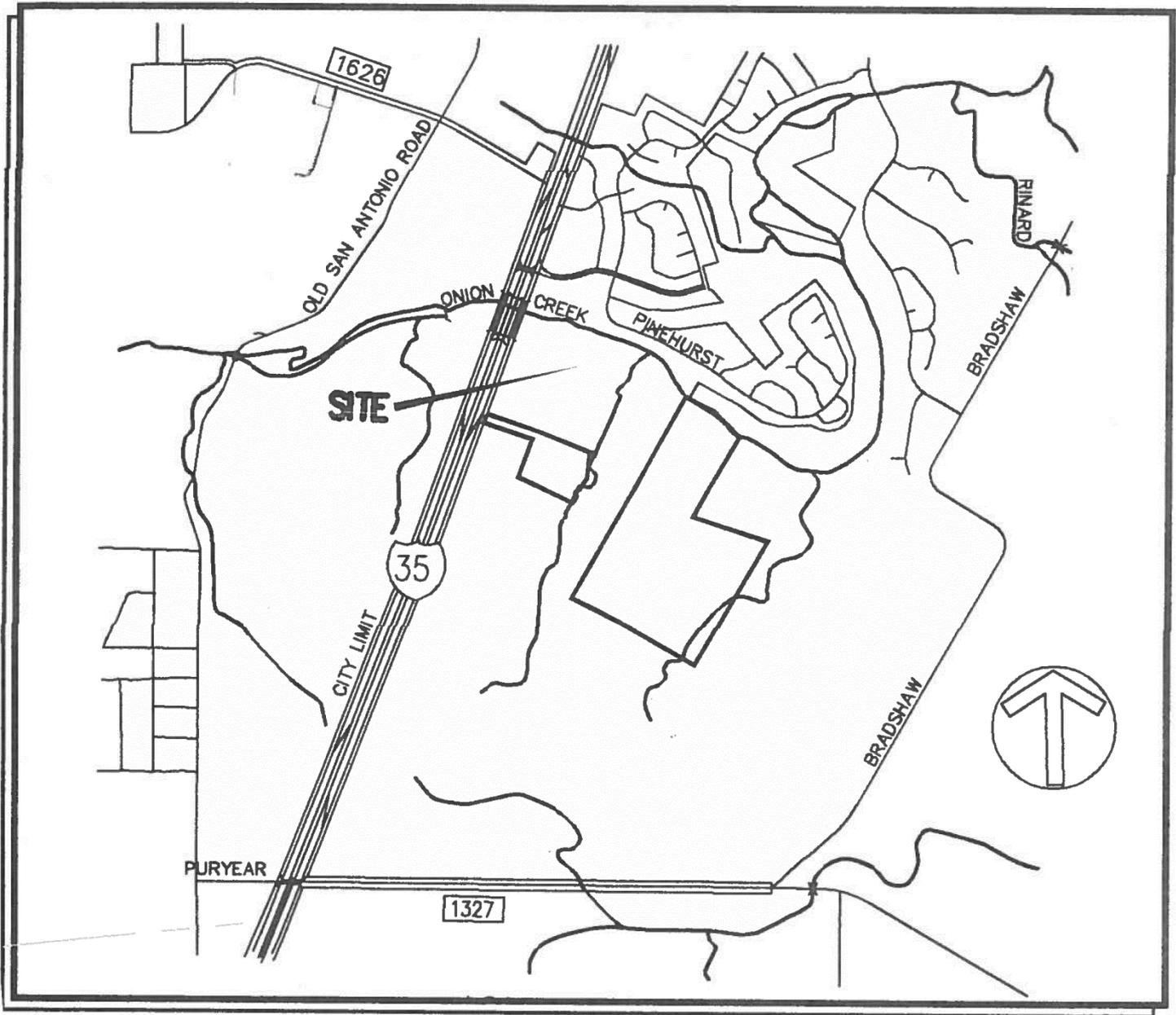
CD-2015-0017

Environmental Commission Briefing

May 4, 2016



Wendy Rhoades, Planning and Zoning
Andrea Bates, Watershed Protection



VICINITY MAP

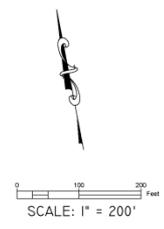
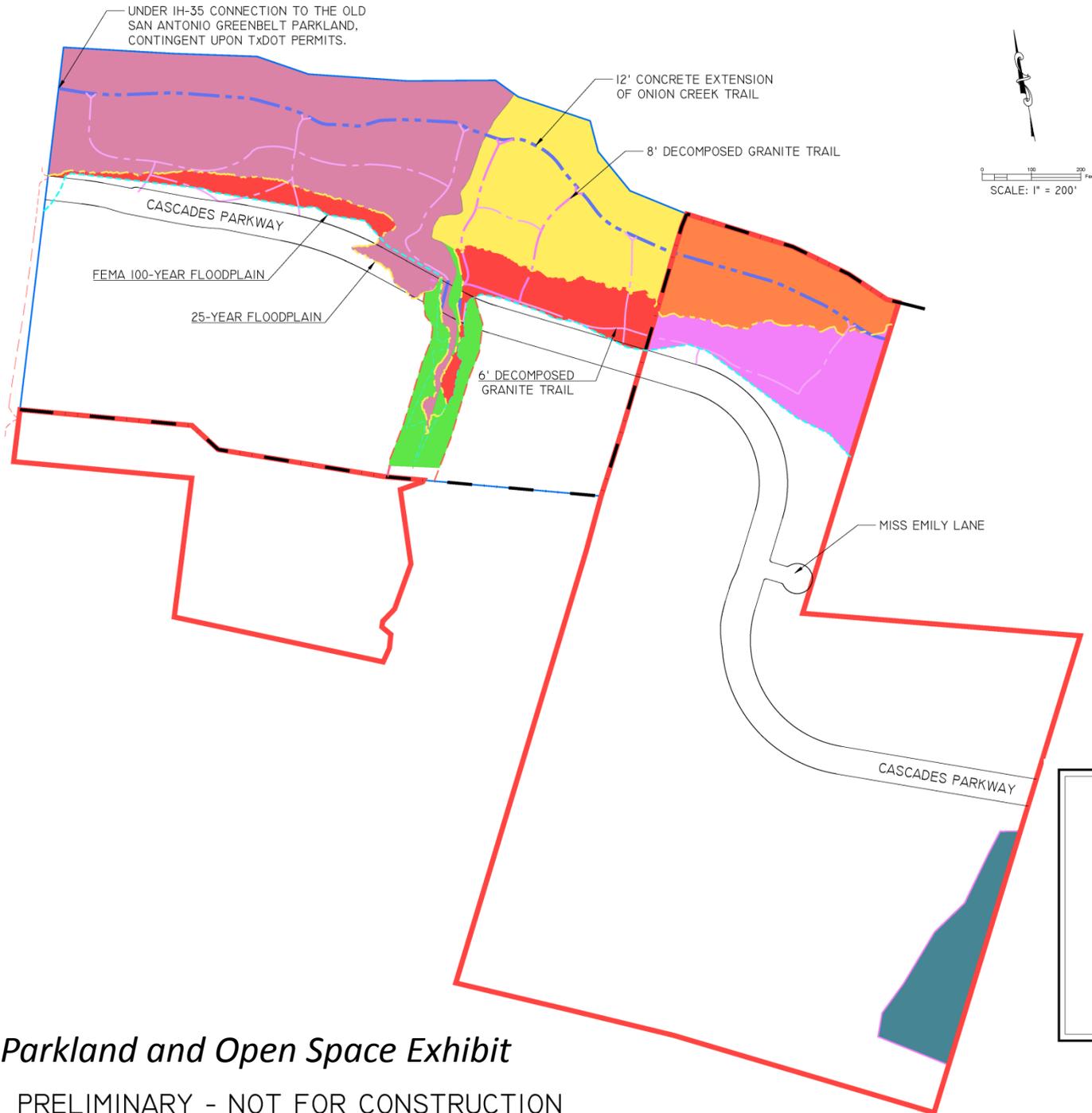
SCALE : NTS

Description of Project

- ~280 single family residential units
- ~1,190 multifamily residential units
- Amenity center, fire station, and community center
- ~21 acres each of parks and open space

Requested Code Modification

- 25-8-341 – Cut requirements
 - Allow cut up to 10 feet for construction of water quality ponds
 - Currently requires an administrative variance

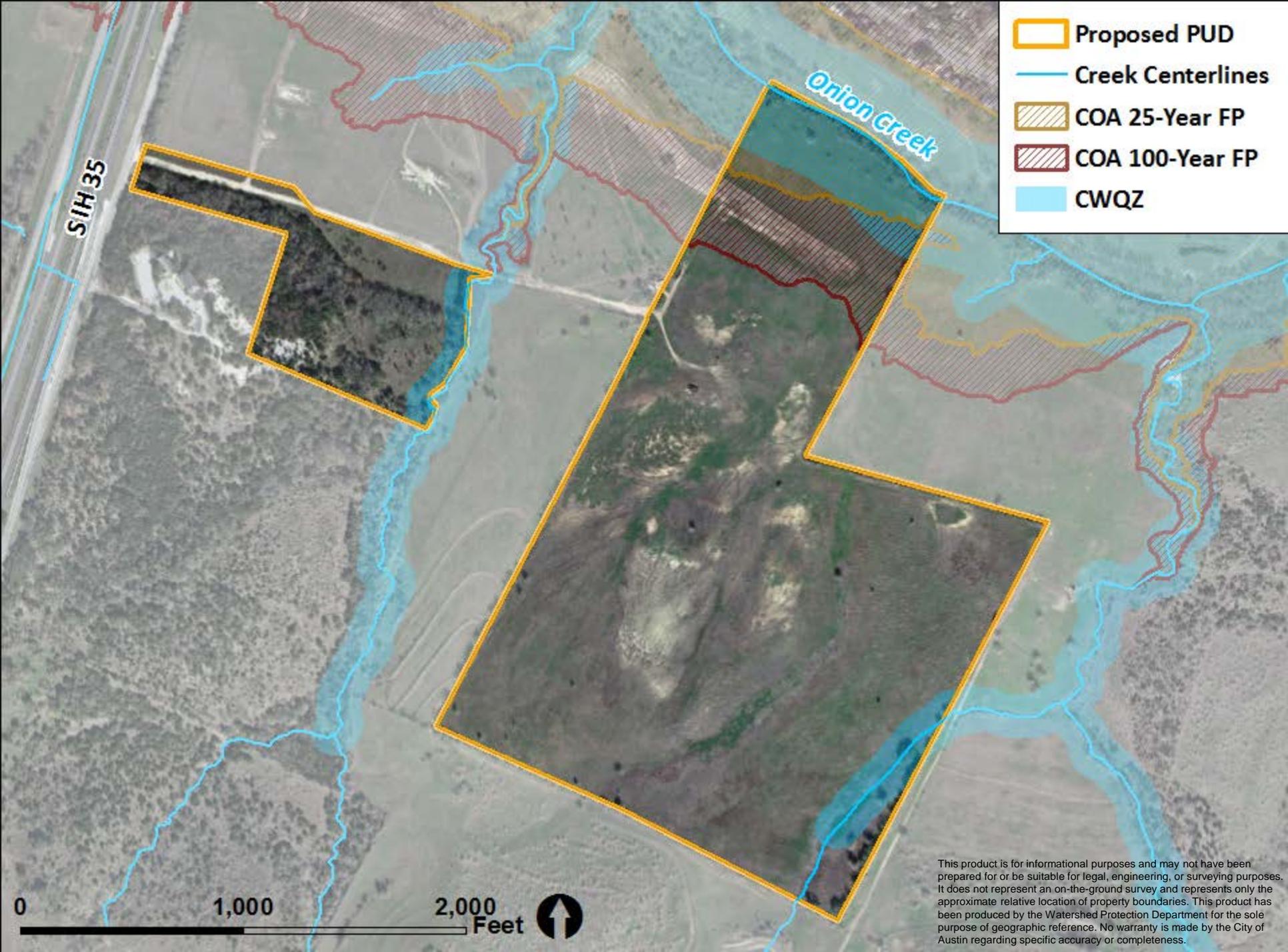


LEGEND:

	MUD BOUNDARY
	PARKLAND (M.U.D. IN 25-YEAR)
	PARKLAND (M.U.D. IN 100-YEAR)
	M.U.D. ADDITIONAL PARKLAND
	C.O.A. PARKLAND (25-YEAR)
	C.O.A. PARKLAND (100-YEAR)
	C.O.A. ADDITIONAL PARKLAND
	C.O.A. OPEN SPACE (25-YEAR)

Parkland and Open Space Exhibit
 PRELIMINARY - NOT FOR CONSTRUCTION

PW LAND DEVELOPMENT, LLC.
 TBPE F-17647
 CD-2015-0017.RI



-  Proposed PUD
-  Creek Centerlines
-  COA 25-Year FP
-  COA 100-Year FP
-  CWQZ



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

MUD Commitments

EXHIBIT F

Stormwater, Drainage and Water Quality and Environmental Protection Requirements

Storm Water Management

The Developer agrees to participate in the City's Regional Storm Management Plan ("RSMP") for the entire Project. 215 acres of the Project has received conditional approval to participate in the RSMP by letter dated May 1, 2007 and 12 acres has received conditional approval to participate in the RSMP by letter dated September 19, 2012. If participation in RSMP is not approved for any portion of the Project, the Developer will design any required detention ponds to meet the City's Volumetric Design Procedure.

Watershed Protection

The Developer agrees that the following requirements will be applicable within the District:

1. Green water quality controls will be provided, including additional capture volume for approximately 25%. An example is the use of bio-filtration and vegetative filter strips.
2. The use of potable water for onsite irrigation will be reduced, including by providing rainwater harvesting for the Civic Reserve Community Center. Commercial developers will be encouraged to provide rainwater harvesting for their buildings within the District.
3. An Integrated Pest Management Plan in accordance with City of Austin criteria will be implemented.
4. Areas disturbed by development will be revegetated with native plant species (landscaping will not be subject to this requirement).
5. Creek setbacks will be provided consistent with the October 2013 amendments to the City's Watershed Protection Ordinance.
6. Areas of the creek bank that require stabilization will be stabilized using non-engineered methods.
7. Ribbon curbs and vegetative filter strips will be used adjacent to parking in commercial areas.
8. The City's commercial landscape ordinance will apply.
9. Polluting uses will be prohibited through the imposition and enforcement of appropriate restrictive covenants.
10. These requirements will also apply to any additional areas added to the District in the future.
11. Developer agrees to use reasonable efforts to ensure that the Project will not negatively impact surrounding property when considering flood conditions (as determined by the City).

EXHIBIT G

Tree and Landscaping Requirements

1. The Developer will prepare a tree preservation plan in consultation with the City's arborist during the PUD process that, at a minimum, will satisfy the requirements of the City's Tree Preservation Ordinance, Protected and Heritage Tree, with additional emphasis given to trees less than 19" in diameter, where feasible, counting towards or fulfilling the tree planting/preservation requirements.
2. A tree care plan, prepared by a certified arborist, will be provided for construction-related impacts within the critical root zone of all trees that are required to be preserved.
3. The Developer and the District will each properly maintain its landscaping, subject to any applicable water use or other restrictions imposed by the City or other governmental authority.
4. Upon Reclaimed Water being brought to the Project, the District will use Reclaimed Water for irrigation in open space areas where such use is economically feasible, subject to applicable water use restrictions imposed by the City.
5. The Developer will provide a tree corridor, planned in consultation with the City's arborist, along the Onion Creek Trail extension.
6. The Developer will implement species diversity in any landscaping or revegetation requirement, using no more than 25% of any one species.
7. A minimum of three trees selected from the City's appropriate species list will be provided on each residential lot.

MUD Commitments

- Provide green water quality controls
- Increase water quality capture volume by 25%
- Provide/encourage rainwater harvesting
- Use ribbon curbs and vegetative filter strips adjacent to parking lots
- Prepare tree preservation plan and tree care plan
- Use reclaimed water for irrigation in open space areas
- Provide tree corridor along Onion Creek Trail extension
- Plant at least 3 trees on each residential lot

