

Proposed Amendments to the Waterfront Overlay Regulations for RBJ Senior Center

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Background

- RBJ Senior Center is a 16 story residential facility located at 15 Waller Street
- Constructed between 1968 and 1972 led by Lyndon B. Johnson
- Variety of nearby land uses: parkland, Health Dept. building, small multi-family, and single family
- Property is within the Festival Beach subdistrict of the Waterfront Overlay, which limits impervious cover to 40%

RBJ Campus –
Northeast corner
IH35 and Lady
Bird Lake.
Austin Geriatric
Center owns
almost 18 acres.
The City of
Austin owns 9
acres.



Background

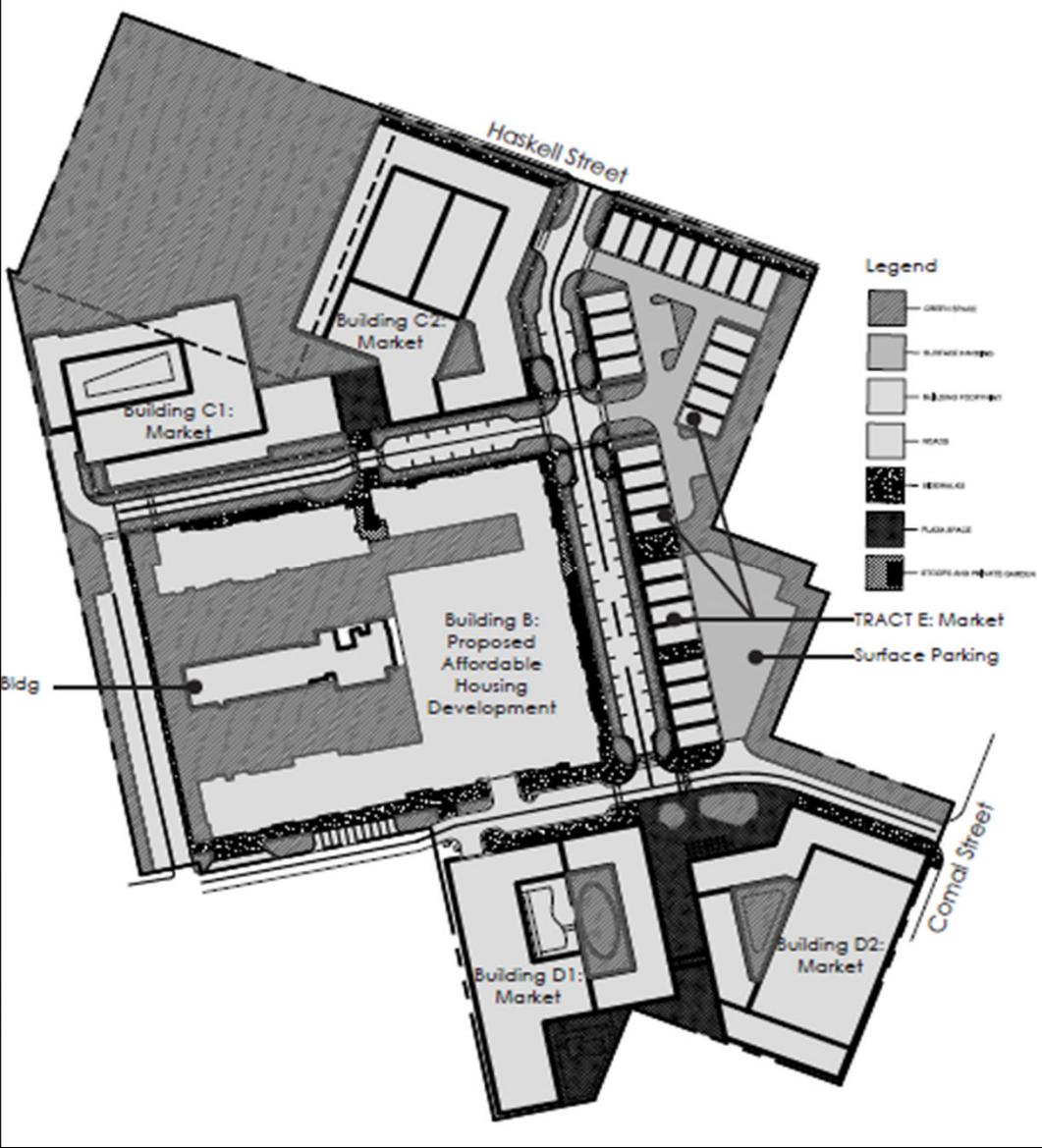
- **City of Austin**
 - 2010 – Council directed City Manager to evaluate the future use of city property and potential for master plan for joint campus in partnership with RBJ (Res. 20100513-033)
 - 2010 – 2015 Economic Development, Planning & Development Review, Parks, Neighborhood Housing, and Building Services evaluate numerous site issues
 - 2015 - Council initiates and approves neighborhood plan amendment from MF to MU (allowing 60' height)
- **Austin Geriatric Center, nonprofit owner of RBJ site**
 - 2010 - Hired HS&A & TBG to develop site plan options with community engagement by residents and neighborhoods
 - 2011 – RBJ Board selects site plan Option C from 5 options presented by HS&A
 - 2013 -- AGC pays off HUD mortgage; selects master development team
 - 2014 -- Executes master development agreement with development team
 - 2015 – Initiates neighborhood plan amendment; Team revises Option C to meet compatibility, heritage tree, affordability goals yet **cannot meet impervious cover cap**

Current Proposal

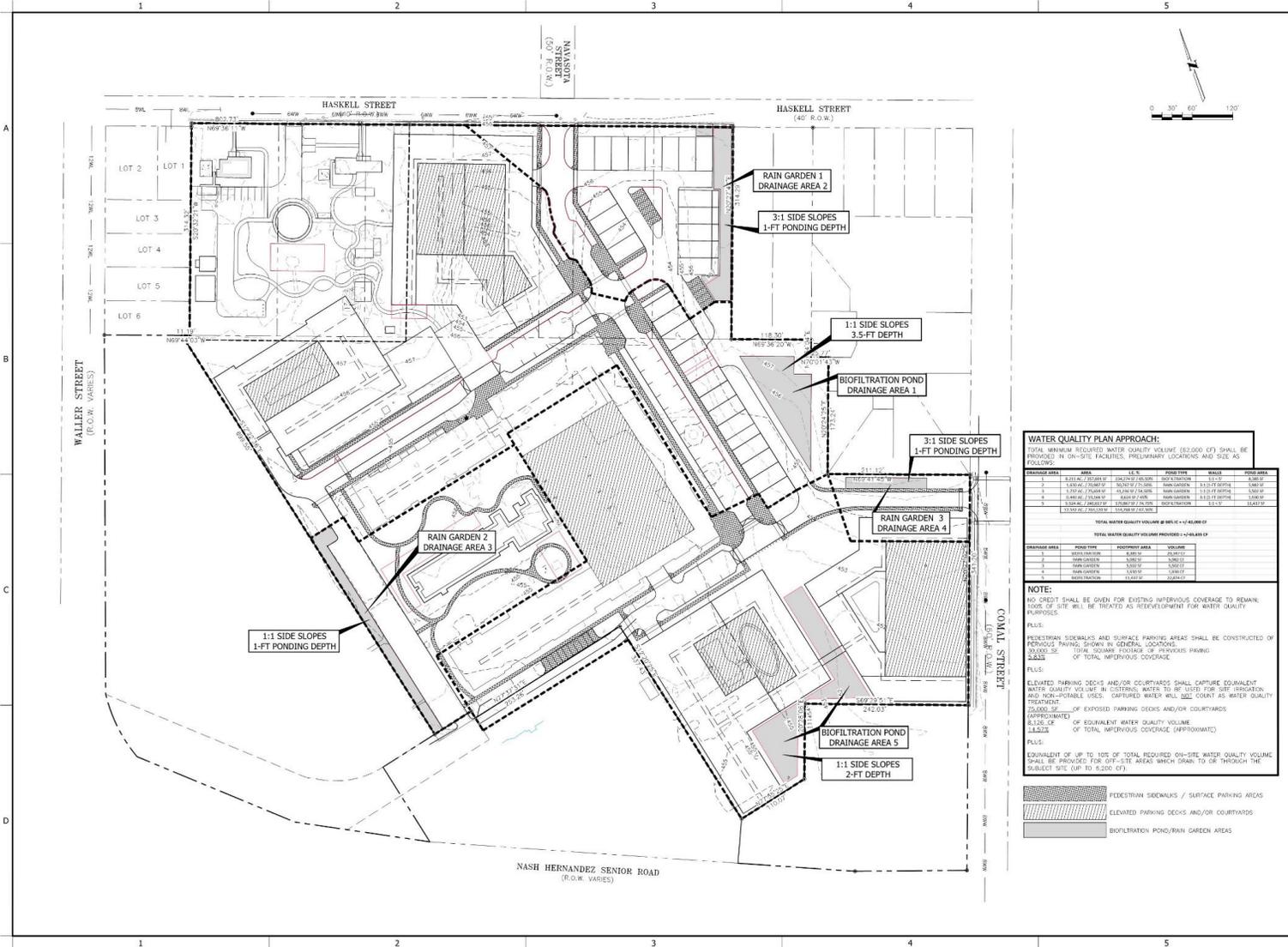
Dec. 2015 - Council initiates amendments to Waterfront Overlay regulations and directs Watershed and Planning and Zoning Department staff to work with developer towards current code impervious cover and water quality to “maximum extent feasible”

- Discussions between staff and developer result in current proposal:
 - 68% impervious cover (40% allowed, approx. 70% increase)
 - Water quality ponds (bio-filtration and rain gardens) sized for 68% impervious cover
 - 30,000 SF of porous pavement for pedestrian areas, but included in WQ pond sizing
 - 8126 CF of rainwater harvesting cisterns to capture 1.3 inches of runoff from 75,000 SF of Impervious surface
 - Treatment of unspecified off-site drainage in the on-site water quality ponds (min. 6200 CF)
 - Porous paving, rainwater harvesting, and off-site treatment result in 35% increase in water quality treatment over code minimum
- Otherwise compliant with current code for tree protection and other environmental regulations

Proposed redevelopment



Proposed redevelopment including water quality controls



WATER QUALITY PLAN APPROACH:
TOTAL MINIMUM REQUIRED WATER QUALITY VOLUME (EQ. 2000 CF) SHALL BE PROVIDED IN ON-SITE FACILITIES. PRELIMINARY LOCATIONS AND SIZE AS FOLLOWS:

DRAINAGE AREA	AREA	USE	POUND TYPE	WIDTH	POUND AREA
1	1.150 AC. PONDING	2.000 AC. PONDING	2.000 AC. PONDING	3.00 FT	3.000 AC.
2	1.150 AC. PONDING	2.000 AC. PONDING	2.000 AC. PONDING	3.00 FT	3.000 AC.
3	1.150 AC. PONDING	2.000 AC. PONDING	2.000 AC. PONDING	3.00 FT	3.000 AC.
4	1.150 AC. PONDING	2.000 AC. PONDING	2.000 AC. PONDING	3.00 FT	3.000 AC.
5	1.150 AC. PONDING	2.000 AC. PONDING	2.000 AC. PONDING	3.00 FT	3.000 AC.
TOTAL WATER QUALITY VOLUME PROVIDED = 15,000.00 CF					

DRAINAGE AREA	POUND TYPE	FOOTPRINT AREA	VOLUME
1	BIOFILTRATION	8,000.00	24,000.00
2	BIOFILTRATION	8,000.00	24,000.00
3	BIOFILTRATION	8,000.00	24,000.00
4	BIOFILTRATION	8,000.00	24,000.00
5	BIOFILTRATION	8,000.00	24,000.00
TOTAL WATER QUALITY VOLUME PROVIDED = 120,000.00 CF			

NOTE:
NO CREDIT SHALL BE GIVEN FOR EXISTING IMPERVIOUS COVERAGE TO REMAIN. 100% OF SITE WILL BE TREATED AS REDEVELOPMENT FOR WATER QUALITY PURPOSES.

PLUS:
PEDESTRIAN SIDEWALKS AND SURFACE PARKING AREAS SHALL BE CONSTRUCTED OF PERVIOUS PAVING, SHOWN IN GENERAL CONDITIONS. 50,000 SQ. FT. TOTAL SQUARE FOOTAGE OF PERVIOUS PAVING SHALL BE PROVIDED FOR TOTAL IMPERVIOUS COVERAGE.

PLUS:
ELEVATED PARKING DECKS AND/OR COURTYARDS SHALL CAPTURE EQUIVALENT WATER QUALITY VOLUME IN CISTERNS, WATER TO BE USED FOR IRRIGATION AND NON-POTABLE USES. CAPTURED WATER WILL BEG COUNT AS WATER QUALITY TREATMENT (APPROXIMATE) 20,000.00 CF OF EXPOSED PARKING DECKS AND/OR COURTYARDS SHALL BE PROVIDED FOR TOTAL IMPERVIOUS COVERAGE (APPROXIMATE).

PLUS:
EQUIVALENT OF UP TO 50% OF TOTAL REQUIRED ON-SITE WATER QUALITY VOLUME SHALL BE PROVIDED FOR OFF-SITE AREAS WHICH DRAIN TO OR THROUGH THE SUBJECT SITE (UP TO 5,000 CF).

- PEDESTRIAN SIDEWALKS / SURFACE PARKING AREAS
- ELEVATED PARKING DECKS AND/OR COURTYARDS
- BIOFILTRATION POND/RAIN GARDEN AREAS

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

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PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
PREPARED UNDER THE SUPERVISION OF
WILLIAM B. SCHUBERT III
P.E. LICENSED IN
STATE OF TEXAS
NO. 12416

**RBJ CENTER
21 WALLER STREET
AUSTIN, TRAVIS COUNTY, TEXAS**

WATER QUALITY EXHIBIT

SHEET
EXHIBIT
OF
SP-2015- C

Current Proposal

Is current proposal the “maximum extent feasible”? Development team asserts that it is.

- Exceeds current impervious cover limit (40%) by approx. 70%
- Increases water quality treatment by 35% by including existing impervious cover and pervious pedestrian areas
- Engineer estimates cost of water quality enhancements to be \$450-560,000 above minimum
- Developer estimates approx. \$4.0M in land sales with 41% impervious cover and \$12.3M in sales based on 68% impervious cover

AGC has indicated that the increased impervious cover is necessary to fund critical improvements to RBJ residential tower and construction of affordable senior housing, although staff is unable to confirm their financial projections.

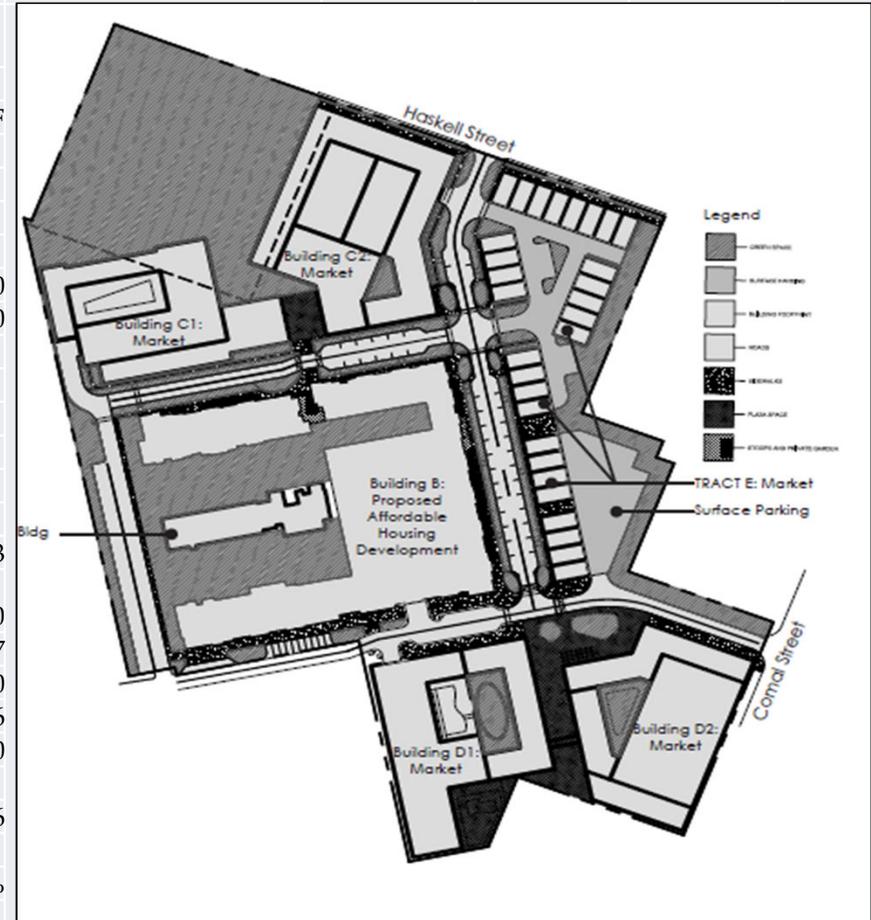
RBJ REDEVELOPMENT IMPERVIOUS COVER ANALYSIS

Scenario 1: Master Plan as Proposed: Urban Village Concept at 68% Impervious Cover

Proceeds from Sale of Market Rate Land:

Developable Parcels	MF Units	For-Sale Units	Commercial SF
Building C1		57	
Building C2		57	
Building D1	100		
Building D2	126		
Tract E			50000
Total Development	226	114	50000
Price	\$ 28,000	\$ 35,000	\$ 40
Sales Proceeds	\$ 6,328,000	\$ 3,990,000	\$ 2,000,000
Total Sales Proceeds:	\$ 12,318,000		

	SF	% Impervious	Impervious SF
Building footprint coverage	330,243	100%	330,243
Greenspace (planting, turf, etc)	237,197	0%	0
Infrastructure A (Roads)	75,637	100%	75,637
Infrastructure B (Sidewalks)	46,600	100%	46,600
Plaza Areas (Pavers)	27,866	85%	23,686
Surface Parking	33,750	100%	33,750
Total IC on Site			509,916
Total site Area	751,293		
Site % Impervious cover			68%

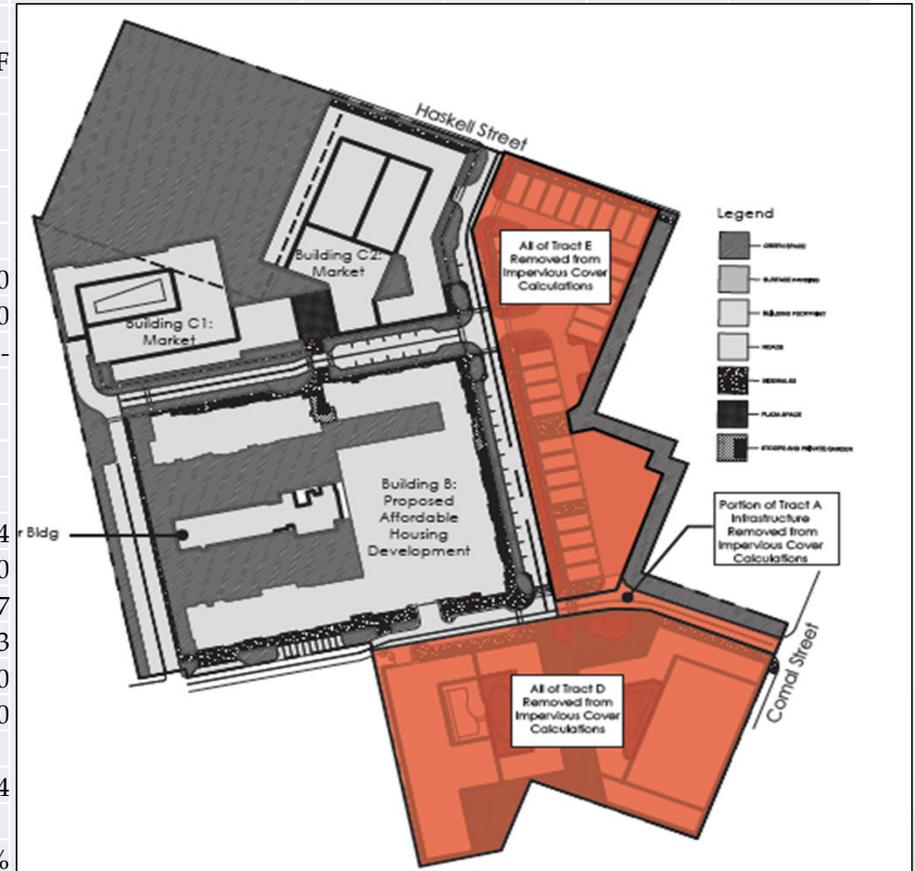


Scenario 2: Impervious Cover at Current Allowable 40% with Tracts D and E Removed

Proceeds from Sale of Market Rate Land:

Developable Parcels	MF Units	For-Sale Units	Commercial SF
Building C1		57	
Building C2		57	
Building D1			
Building D2			
Tract E			
Total Development	0	114	0
Price	\$ 28,000	\$ 35,000	\$ 40
Sales Proceeds	\$ -	\$ 3,990,000	\$ -
Total Sales Proceeds:	\$ 3,990,000 (Difference of \$8,328,000)		

	SF	% Impervious	Impervious SF
Building footprint coverage	205,194	100%	205,194
Greenspace (planting, turf, etc)	237,197	0%	0
Infrastructure A (Roads)	66,637	100%	66,637
Infrastructure B (Sidewalks)	35,153	100%	35,153
Plaza Areas (Pavers)	0	85%	0
Surface Parking	0	100%	0
Total IC on Site			306,984
Total site Area	751,293		
Site % Impervious cover			41%



Questions?