



Parks and Recreation Department
Tuesday, June 26, 2007

Meeting

A regularly scheduled meeting of the Parks and Recreation Department Parks Board was held on Tuesday, June 26, 2007 at the Boards and Commission Conference Room, 301 W. 2nd St. Room 1101.

Members Present: Board Chair, Linda Guerrero, Board Vice-Chair, Jeb Boyt, Secretary/Parliamentarian, Mark Vane, Hector Ortiz, Clint Small, Stephen Shang, Danette Chimenti and Jeff Francell.

Members Absent: Marilyn Bostick

Staff Members Present: Warren W. Struss, Stuart Strong, Ricardo Soliz, Randy Scott and Tino Garcia.

A. Meeting Called to Order

Board Chair Guerrero called the meeting to order at 6:08 p.m.

B. Approval of Minutes

Board Member Boyt moved approval of the minutes, seconded by Board Member Chimenti. Motion passed 5-0 with Board Member Vane abstaining.

C. Introductions of Staff

Troy Houtman, Division Manager, Operations Division, was introduced to the Board by Assistant Director, Stuart Strong. Mr. Houtman provided a brief overview of his previous employment and indicated he was looking forward to working with the Board.

Amparo Garcia-Crow, Cultural and Arts Education Manager for the Mexican American Cultural Center, was introduced to the Board by Assistant Director, Cora Wright. She provided a brief history of her employment record and extended an invitation to the Board for the MACC grand opening scheduled for September 15, 2007.

Laura Esparza, Division Manager, Cultural Affairs Division, was also introduced to the Board by Assistant Director, Cora Wright. Ms. Esparza also provided a brief overview of her previous employment history and also indicated her eagerness to work with the Board.

D. Citizen Communications

Wendy Price Todd, South River City Citizens, announced that her organization had filed a site plan appeal for the extension of the site plan to the CWS Properties at 222 and 300 East Riverside Drive. She also indicated that Save Town Lake also filed an appeal to the extension.

F. Other Business

1. Briefing on interim recommendations from the Design Commission Density Bonus Task Force.

Eleanor Mckinney, Chair of the Design Commission, provided a briefing on the task force recommendations. The Commission was approved by City Council Resolution No. 20060928-072 on September 26, 2006 and was charged to prepare recommendations for Density Bonus options that would allow greater density in downtown areas in exchange for amenities that provide public benefits. She provided the Board with a copy of the Design Commission's Density Bonus Task Force interim recommendations plus other findings on the use of density bonuses in Portland, Oregon. The report to the Board addressed three issues: 1) Fundamental Recommendations to Accommodate Increased Density; 2) Urban Development Incentives; and 3) Implementation.

Recommendation #1: Fundamental Recommendations to Accommodate Increased Density. The recommendations are:

- ? Coordinate Transit Planning and Implementation with Capitol Metro to address increased density.
- ? Employ Systems Development Charges to cover additional basic services required by the new development.
- ? Institute a digital 3-D modeling program, into which proposed new developments can be inserted for public viewing.
- ? F.A.R. and Heights.

Recommendation #2: Urban Development Incentives

Density Bonus Program (to develop a baseline for participation in the program and to determine and develop priorities of the goal and to determine the goals of a particular district and to use Transfer Development Rights (TDR's) to achieve the goals.

Recommendation #3: Implementation

To expand the use of Master Development Agreements to achieve district goals such as open space, streetscape amenities, affordable housing, density requirement, etc..

Ms. Mckinney requested that the Board provided comments to the Feedback Form by mid July.

Jeff Jack, President, Zilker Neighborhood Association, addressed concerns over the Transfer of Development Rights specifically in regards to same ownership and market value.

2. Update on revised site plan for 222 and 300 E. Riverside Drive

Richard Suttle updated the Board on the revised site plan for 222 and 300 E. Riverside Dr. He welcomed comments on the concept of the extension of the trail, the dedication of parkland along Town Lake and Bouldin Creek and the option of a possible bridge across the creek. He provided two renderings. The 1st drawing shows: 1) approximately 2 acres of land; 2) construction of 1,700 L. F. of hike and bike trail to PARD's specifications; 3) landscaping of 2 acre dedicated area; 4) 2,000-3,000 S. F. of Town Lake public space with restrooms and 5) money allocated to build bridge or CWS properties to build for the City. He provided a 2nd rendering which detailed the revisions to the current site plan. The rendering has: 1) no buildings in the primary setback; 2) compliance with compatibility standards; and 3) parkland dedication. He is asking the Board to grant a waiver to the 2nd setback and a minor wavier to the primary for and emergency exit. He indicated that he would be addressing concerns over the coming month and would be updating the site plan to comply with compatibility standards. He would like to come back to the full Board in July to get a final Board recommendation.

There was a question regarding the two boat docks on the lake and whether to keep them or convey them. Director Struss requested that the Navigation committee, along with staff, meet to determine the future status of the docks. Board Chair Guerrero voiced concern regarding the underground parking that will be built in the primary setback and requested that the Environmental Board render an opinion before the next Parks Board meeting. She wants to ensure that there are no negative impacts to the environment.

Jeff Jack, President, Zilker Neighborhood Association, also indicated that his association had also filed a site plan appeal for the extension of the project. He is of the opinion that the developer could redesign the project with two access points instead of just one and therefore, not build on parkland.

Sarah Campbell, resident, is still opposed to granting variances to the setbacks and indicated that the developer has failed to point out there is a significant variance request to East Bouldin Creek.

Wendy Price Todd, South River City Citizens, reminded that Board that this project is so important that the Board should not rush to make a hurried recommendation. She also expressed concern that the neighborhood association is still not pleased with the specifics of the project.

Tom Cooke, Save Town Lake, reiterated the fact that they had filed a site plan appeal and directed the Board to view a document provided by Gray & Becker, P.C. which requested that no action be taken by any board with respect to the application.

G. Director's Report

Director Struss reported that the City Council unanimously approved the Parkland Dedication Revision to the Ordinance. He thanked the Board for their support and also thanked Stuart Strong and Ricardo Soliz and all of the Design Staff for their contribution to the Revision. The Edward Rendon Sr. Park at Festival Beach was also approved by Council and the MACC and Town Lake Park will be coming on line soon. Turner Roberts Recreation Center is about 15% complete and the Gus Garcia Park is about 30% complete. He also pointed out that the department had submitted an application to get accreditation status. Reviewers will be visiting in mid July to review the department's self assessment and to determine if all the standards have been met. The Board will be invited a formal meet-and-greet at City Hall.

H. Items from Board Members

Navigation Committee – Board Member Francell reported that the Texas Rowing Center would like to expand their dock. Mr. Francell indicated that the committee recommended they meet with the Town Lake Trail Foundation as well as have public input prior to asking for a Board recommendation. He also reported that the Pier developer had come to the Navigation Committee meeting. Mr. Francell reported that the Board had previously approved the Boat Barn (180 slip barn with a dock) and that a resolution was passed indicating: 1) no outdoor live music; 2) site plan would not change; and 3) there would be neighborhood support. The issue is now at Planning Commission. The Boat Study is ongoing.

Land and Facilities Committee: Board Member Boyt reported that the committee had passed a resolution on the Capital View Corridor opposing any changes affecting trails or parks. The report has been finalized will be sent to Council. Also a task force will be formed to study the area around Wooldridge Park where development has been prohibited. Also, the Zachary Scott proposed expansion may be coming back in July. A future brief on Air Quality will be coming to the Board especially as it issue relates to the Parks and Recreation Department. Board Member Ortiz reported about “No Child Left Inside” a national effort to get children outdoors. Director Struss indicated that he has given this initiative to one of our division managers and would be willing to provide a brief to the Board at a future meeting.

With no future business, the meeting was adjourned at 8:12 p.m.