

Austin Oaks Planned Unit Development

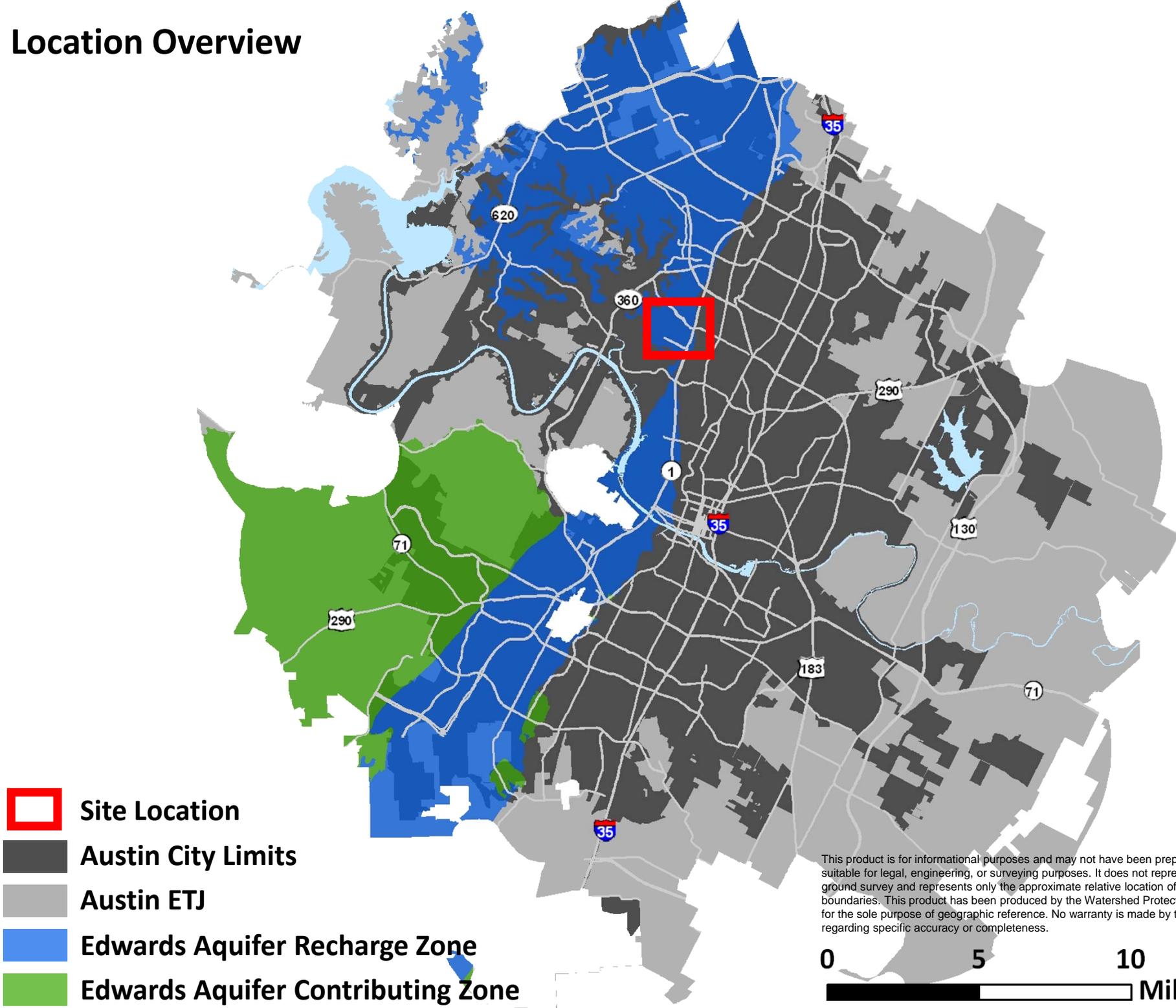
C814-2014-0120

Environmental Commission Hearing
September 7, 2016



Andrea Bates
Watershed Protection Department

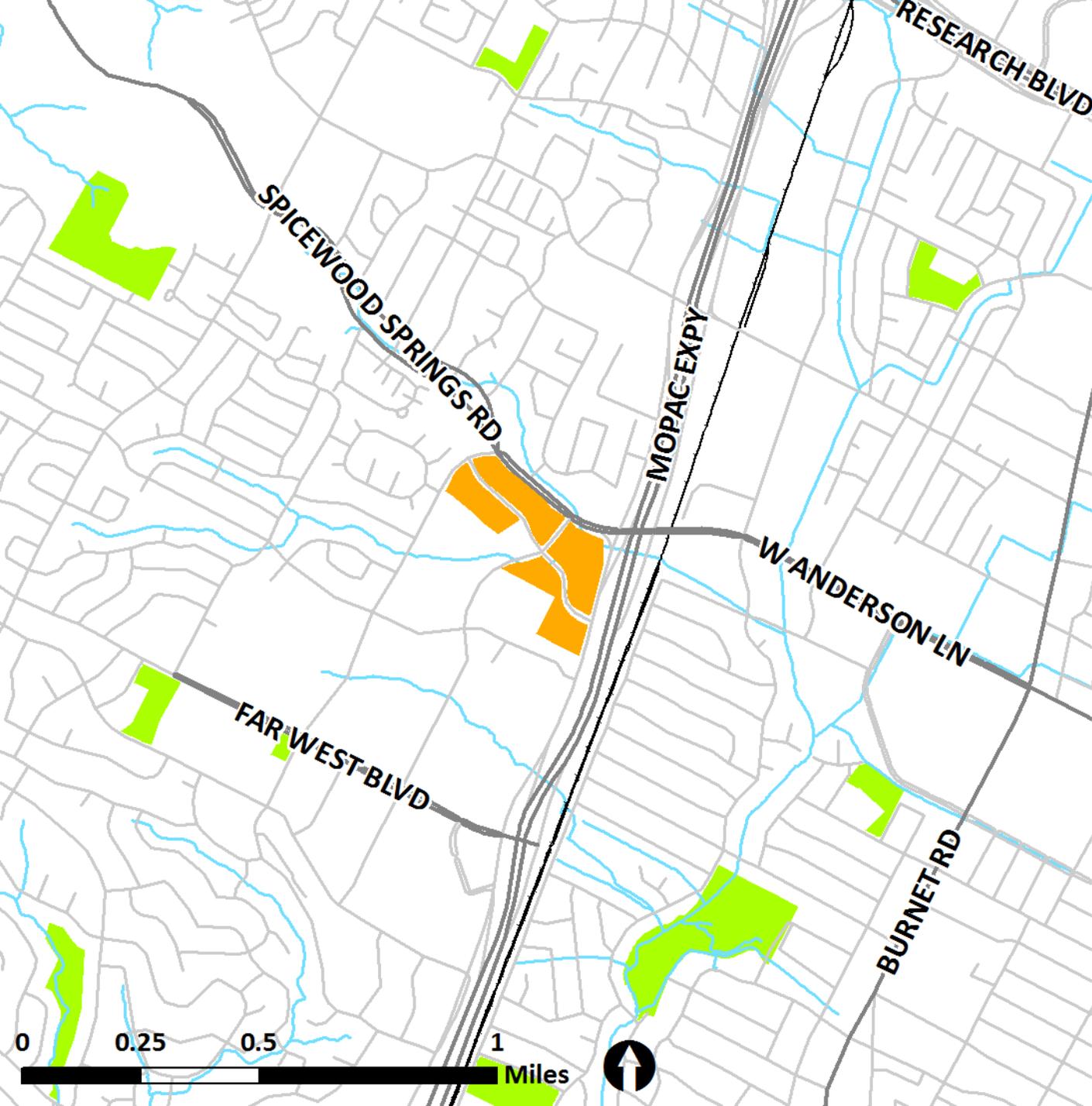
Location Overview



-  Site Location
-  Austin City Limits
-  Austin ETJ
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone

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-  Austin Oaks PUD
-  Creek Centerline
-  City of Austin Parks

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Location Map



-  Austin Oaks PUD
-  Critical Water Quality Zone
-  COA 25-Year Floodplain
-  COA 100-Year Floodplain
-  Creek Centerline

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CWQZ and Floodplain

Photos of Property



View of existing development adjacent to creek and wetlands

Photos of Property



Tributary to Foster Branch

Photos of Property



Canyon rimrock CEF

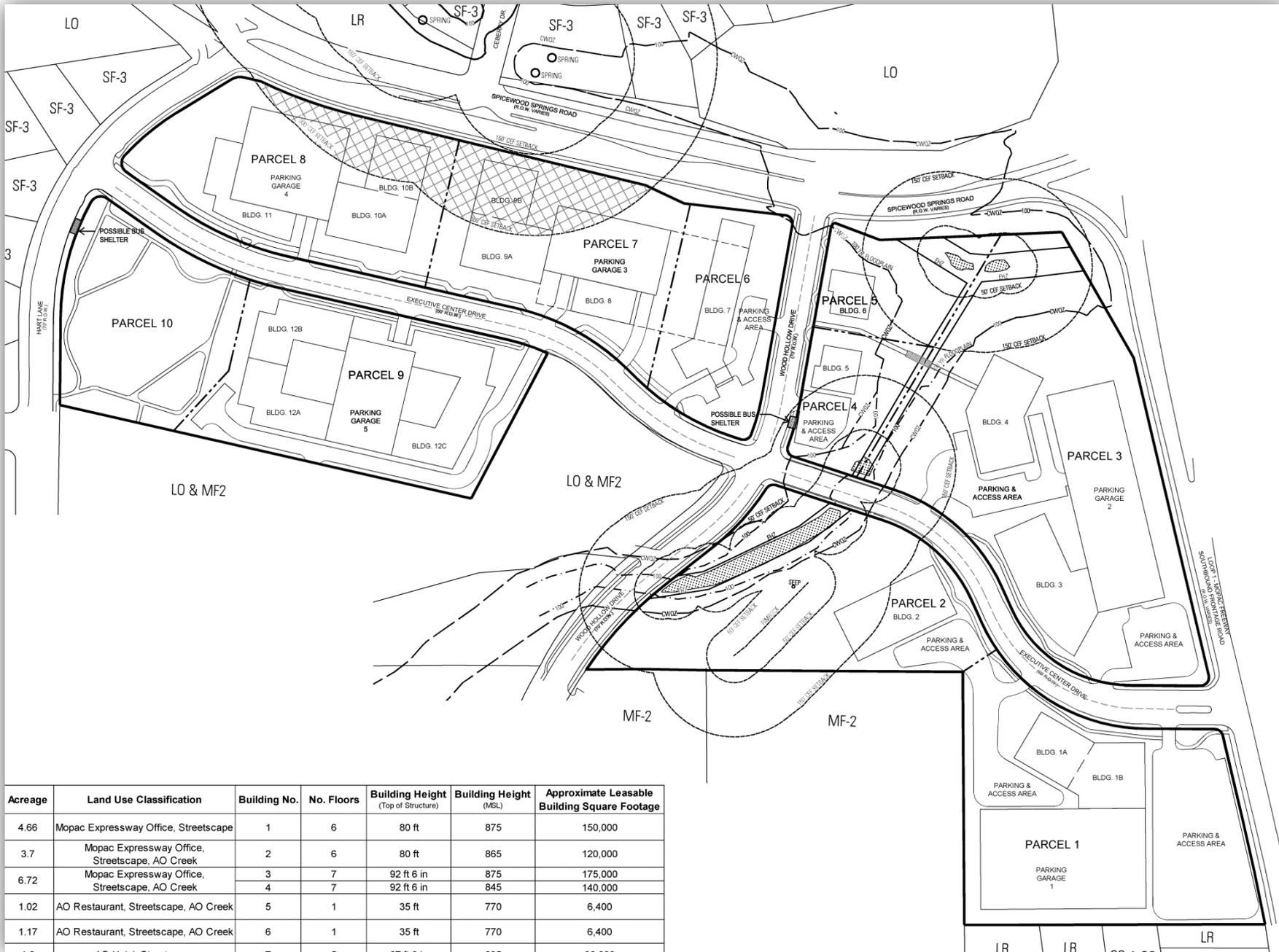
Photos of Property



Wetland CEF

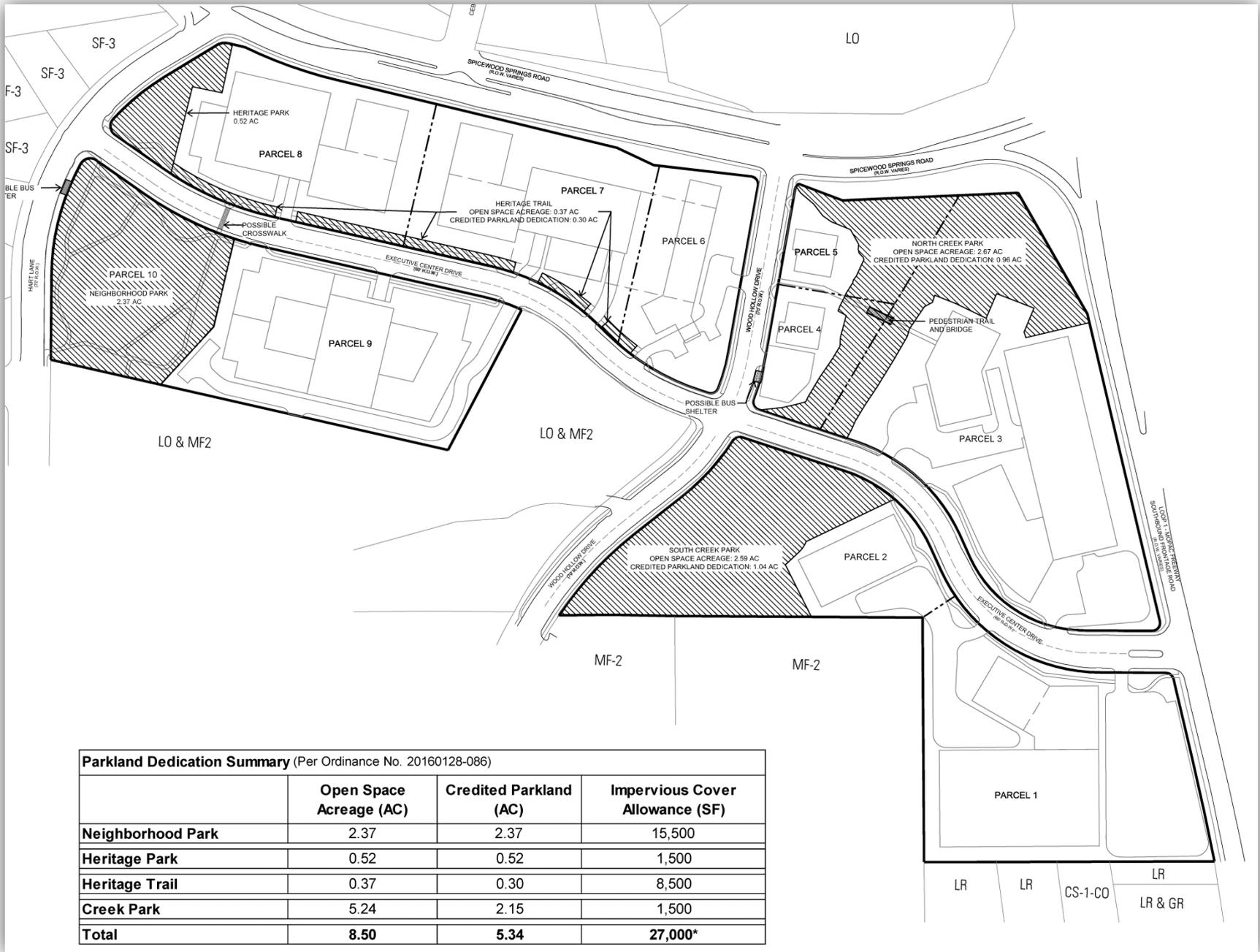
Description of Project

- 20.4 acres of mixed use development
 - Office
 - Retail
 - Restaurant
 - Hotel
 - Multifamily residential
- 11 acres of parks and open space
 - 5.34 acres credited parkland



Acreage	Land Use Classification	Building No.	No. Floors	Building Height (Top of Structure)	Building Height (MSL)	Approximate Leasable Building Square Footage
4.66	Mopac Expressway Office, Streetscape	1	6	80 ft	875	150,000
3.7	Mopac Expressway Office, Streetscape, AO Creek	2	6	80 ft	865	120,000
6.72	Mopac Expressway Office, Streetscape, AO Creek	3	7	92 ft 6 in	875	175,000
		4	7	92 ft 6 in	845	140,000
1.02	AO Restaurant, Streetscape, AO Creek	5	1	35 ft	770	6,400
1.17	AO Restaurant, Streetscape, AO Creek	6	1	35 ft	770	6,400

Applicant's Exhibit C, Excerpt



Environmental Code Modifications

Landscaping

- 25-2-1008(A), *Irrigation Requirements* – Applies to the PUD overall rather than on a parcel-by-parcel basis
- ECM Section 2.4.3, *Buffering* – Minimum width of landscape area decreased from 8 feet to 3 feet for Parcels 1 and 4

Environmental Code Modifications

Trees

- 25-8-641(B), *Heritage Tree Removal Prohibited* – 13 heritage trees identified on Exhibit F may be removed without an administrative or land use commission variance
- ECM Section 3.3.2.A, *General Tree Survey Standards* – Tree survey submitted with the PUD may be used for 25 years instead of 5 years
- ECM Section 3.5.4, *Mitigation Measures* – Mitigation credit shall be granted for removing existing impervious cover from CRZ of preserved trees



Applicant's Exhibit F, Excerpt, Annotated

Environmental Code Modifications

Drainage

- 25-7-32, *Director Authorized to Require Erosion Hazard Zone Analysis* – EHZ identified with PUD application; additional analysis not required for future development applications
- 25-7-61(A)(5), *Criteria for Approval of Development Applications*, and DCM 1.2.2.A and D, *General* – Analysis of additional adverse flooding impact shall be based on PUD boundaries rather than parcel boundaries

Water Quality

- 25-8-25(B)(1) and (3), *Redevelopment Exception in Urban and Suburban Watersheds* – Impervious cover and trip limit conditions shall apply to the PUD overall rather than on a parcel-by-parcel basis

Environmental Code Modifications

Current requirements memorialized

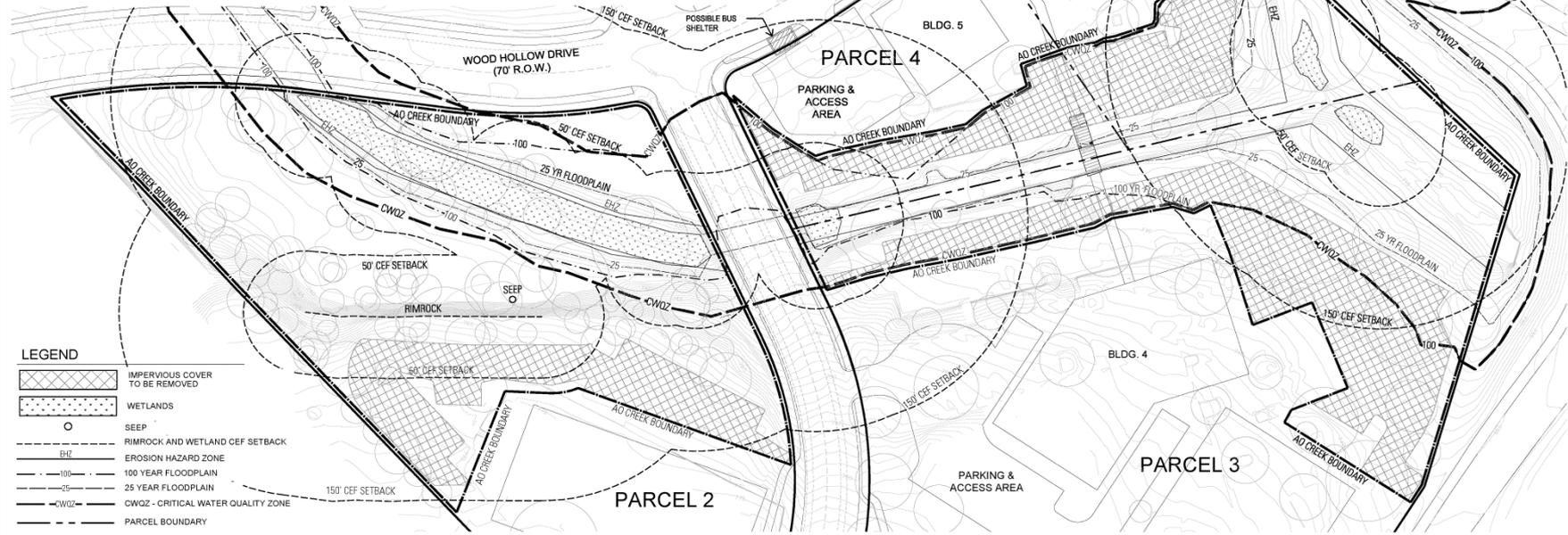
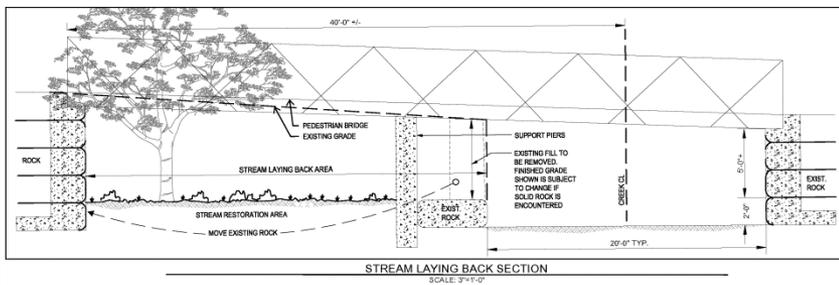
- 25-8-25, *Redevelopment Exception in Urban and Suburban Watersheds*
- Impervious cover calculations exclude multi-use trails open to the public and located on public land or in a public easement (25-8-63(C)(2), *Impervious Cover Calculations*)
- Hard surface trails, pedestrian bridges, and utility lines allowed in the CWQZ (25-8-261, *Critical Water Quality Zone Development* and 25-8-262, *Critical Water Quality Zone Street Crossings*)
- Water quality facilities may be covered, decked, or buried (and landscaped) (*ECM 1.6.2.E, Subsurface Ponds*)
- Green water quality controls are allowed (*ECM 1.6.7, Green Storm Water Quality Infrastructure*)

Environmental Superiority Elements

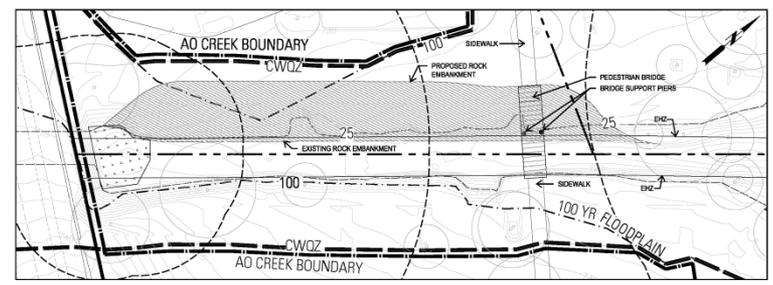
- Additional open space – 3.2 acres (41%) more than required based on proposed land use
- Landscaping
 - Planted street yard trees: 75% from Preferred Plant List; minimum 3” caliper/8’ height; increased species diversity
 - 75% of plants (excluding turf and parkland) will be native or adapted species (Grow Green Guide)
 - IPM Plan
- Tree protection
 - Preserve at least 75% of all heritage and protected trees (together)
 - Preserve at least 75% of all native caliper inches (trees 1” DBH and larger)

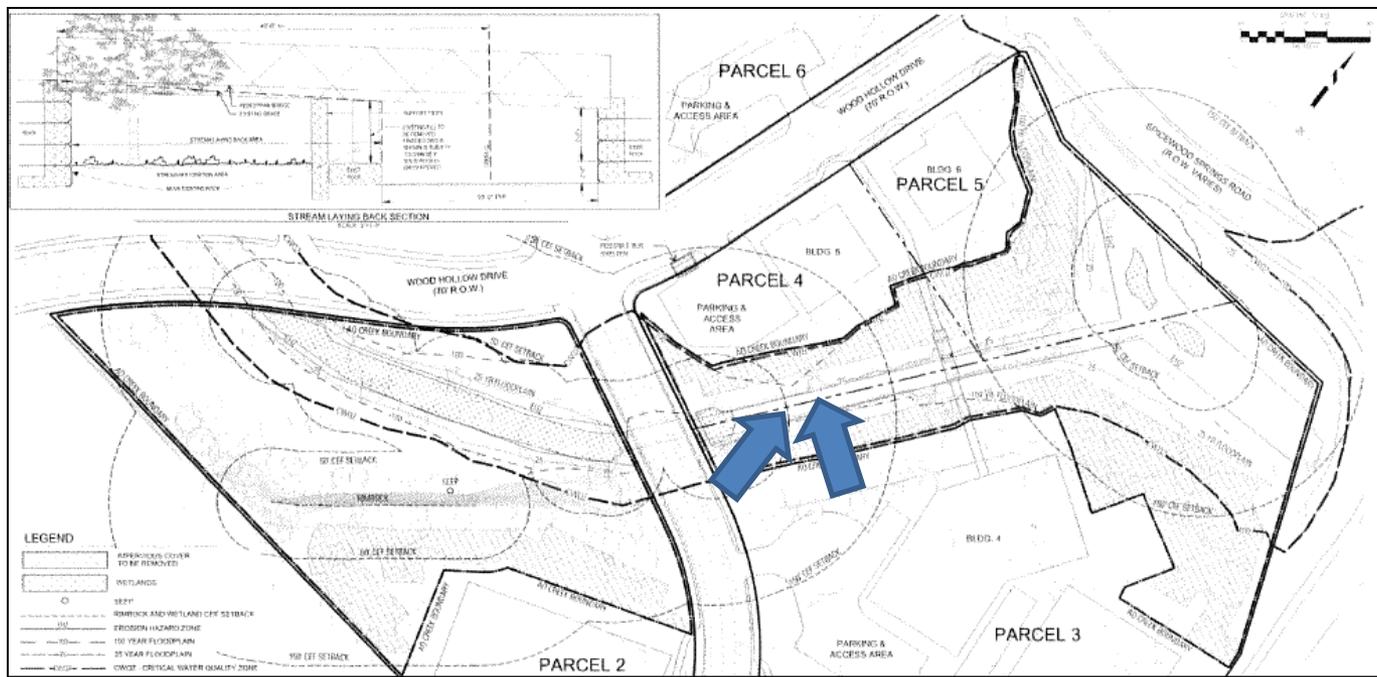
Environmental Superiority Elements

- Limit impervious cover to 58% across property, 50% within 300 feet of Spicewood Springs
- Provide a minimum of 20,000 cubic feet of additional on-site flood detention
- Restore riparian vegetation in degraded CWQZ and CEF buffers: remove 1.65 acres impervious cover and restore to “good” condition
- Improve degraded riparian habitat: lay back west creek bank on Parcels 4 and 5 and restore to “good” condition
- Provide 40% increase in undeveloped CWQZ and 33% increase in undeveloped CEF buffers by removing 1.65 acres impervious cover

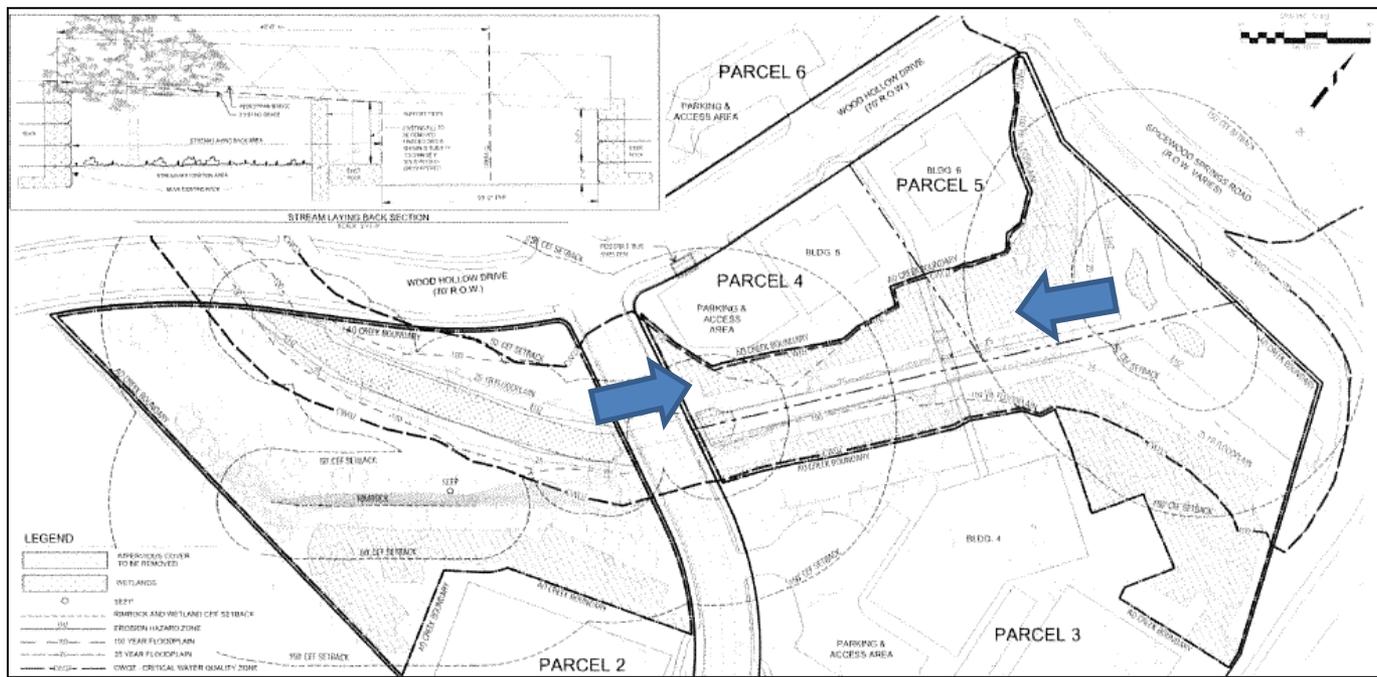


- NOTES:**
- CONSTRUCTION WITHIN THE CWQZ AND CEF BUFFER SHALL INCLUDE THE REMOVAL OF EXISTING SURFACE PARKING LOTS AND RESTORATION OF SUCH AREAS. A RESTORATION PLAN FOR EACH SITE PLAN FOR PARCELS 2,3,4 AND 5 SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL IF IT COMPLIES WITH THE FOLLOWING: (1) PLANTING AND SEEDING PURSUANT TO THE STANDARD SPECIFICATION 608S, AND (2) REVEGETATION ADEQUATE TO ACHIEVE A SCORE OF "GOOD" (3) "AT MATURITY FOR THE FOLLOWING PARAMETERS OF ENVIRONMENTAL CRITERIA MANUAL APPENDIX Y "SCORING: ZONE 1 - FLOODPLAIN HEALTH, GAP FREQUENCY, SOIL COMPACTION, STRUCTURAL DIVERSITY, AND TREE DEMOGRAPHY. THE IDENTIFIED ZONE 1 PARAMETERS SHALL APPLY TO ALL RESTORED AREAS WITHIN THE CWQZ AND CEF BUFFERS. THE RESTORATION PLAN MAY, AT THE OWNER'S OPTION, ACCOMMODATE A TRAIL OR OTHER PERMITTED PARK IMPROVEMENTS. RESTORATION OF EXISTING PARKING LOT AREAS WITHIN THE AO CREEK PLAN, AND OUTSIDE OF THE CWQZ OR CEF BUFFER, SHALL BE PLANTED AND SEEDING PURSUANT TO STANDARD SPECIFICATION 608S.
 - CONSTRUCTION OF THE PEDESTRIAN BRIDGE IS TO BE PRE-ENGINEERED STEEL FRAME WITH CONCRETE DECKING AT A MINIMUM OF 8 FT WIDE AND SHALL ALLOW FOR PIER SUPPORTS ON THE INUNDATION BENCH. THE PEDESTRIAN BRIDGE IS TO BE CONSTRUCTED AS PART OF PARCEL 3 AND MAINTAINED BY THE OWNER FOR TEN YEARS FROM DATE OF INSTALLATION AND MAINTAINED BY THE CITY THEREAFTER.
 - AS SHOWN ON THIS EXHIBIT H, THE WEST SIDE OF THE UNNAMED CREEK BANK ON PARCELS 4 AND 5 WILL BE LAID BACK TO CREATE AN INUNDATION BENCH WHICH WILL BE RESTORED PURSUANT TO NOTE 1 ABOVE, UNLESS FIRMLY SITUATED ROCK BENEATH THE SURFACE DEPOSITS OF SOIL, ALLUVIUM, ROCK FRAGMENTS AND FILL CANNOT BE READILY REMOVED WITHOUT BREAKING THE ROCK BY BLASTING, AIR TOOL, (HOE RAM OR JACKHAMMER) OR OTHER DESTRUCTIVE MECHANICAL MEANS. AT WHICH POINT, THE OWNER WILL NO LONGER HAVE AN OBLIGATION TO LAY BACK THE BANK. TO THE EXTENT THE OWNER IS UNABLE TO ACHIEVE 20,000 CUBIC FEET OF DETENTION STORAGE BY LAYING BACK THE WEST SIDE OF THE UNNAMED CREEK BANK ON PARCELS 4 AND 5, THE OWNER WILL CREATE A DUAL-USE DETENTION/PARKLAND AREA WITHIN THE AO CREEK BOUNDARY ON THE EAST SIDE OF THE UNNAMED CREEK BANK SUCH THAT AT LEAST A TOTAL OF 20,000 CUBIC FEET OF DETENTION IS PROVIDED.
 - EXCEPT AS PROVIDED IN NOTE 3 ABOVE, THE EXISTING STABLE BANKS, INCLUDING THE SECTIONS CONSISTING OF STACKED LIMESTONE BOULDERS, SHALL REMAIN UNDISTURBED EXCEPT FOR ENHANCEMENTS AND REPAIRS, INCLUDING, BUT NOT LIMITED TO, ANY WORK REQUIRED TO ELIMINATE EXISTING FLUMES WHICH DIRECT UNTREATED RUNOFF DIRECTLY TO THE CREEK AREA. THE CONSTRUCTION IN THE CWQZ MAY ALSO INCLUDE HARD SURFACED PATHS/ TRAILS/ WALKWAYS, A PEDESTRIAN BRIDGE WITH SUPPORT PIERS, AND ACCESS AND UTILITY EASEMENTS, INCLUDING UTILITY LINES AND SYSTEMS AND NECESSARY CONNECTIONS TO SUCH LINES AND SYSTEMS TO PROVIDE SERVICES TO THE BUILDINGS AND IMPROVEMENTS WITHIN THE PUD PURSUANT TO CITY CODE SECTIONS 25-6-291 (CRITICAL WATER QUALITY ZONE DEVELOPMENT) AND 25-6-292 (CRITICAL WATER QUALITY ZONE CROSSINGS).
 - BUS SHELTER SUBJECT TO CAPITAL METRO NEED AND APPROVAL.
 - THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE

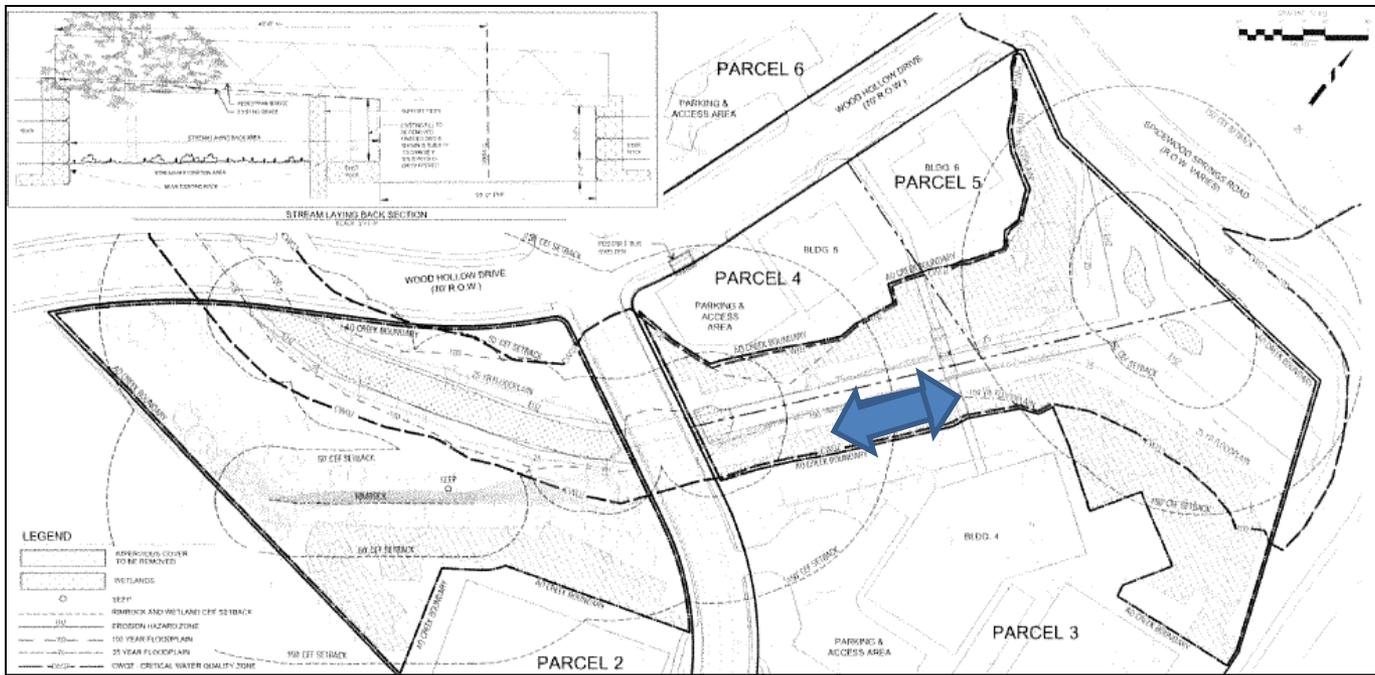




West creek bank



Parking lot in CWQZ/CEF buffer – west side



Parking lot in CWQZ/CEF buffer – east side

Determination

- Staff finds that the proposed development is environmentally superior to what could be built without the PUD
 - Provides 41% more open space than required based on proposed land uses
 - Preserves at least 75% of heritage and protected trees and 75% of total native caliper inches (1" DBH+)
 - Decreases impervious cover from 66% to 58%
 - Provides a minimum of 20,000 cubic feet of additional on-site detention
 - Lays back west creek bank and restores 1.65 acres of CWQZ and CEF buffers

Questions

