

Broadstone 620/Birden Multi-Family Wastewater Service Extension Request #3880

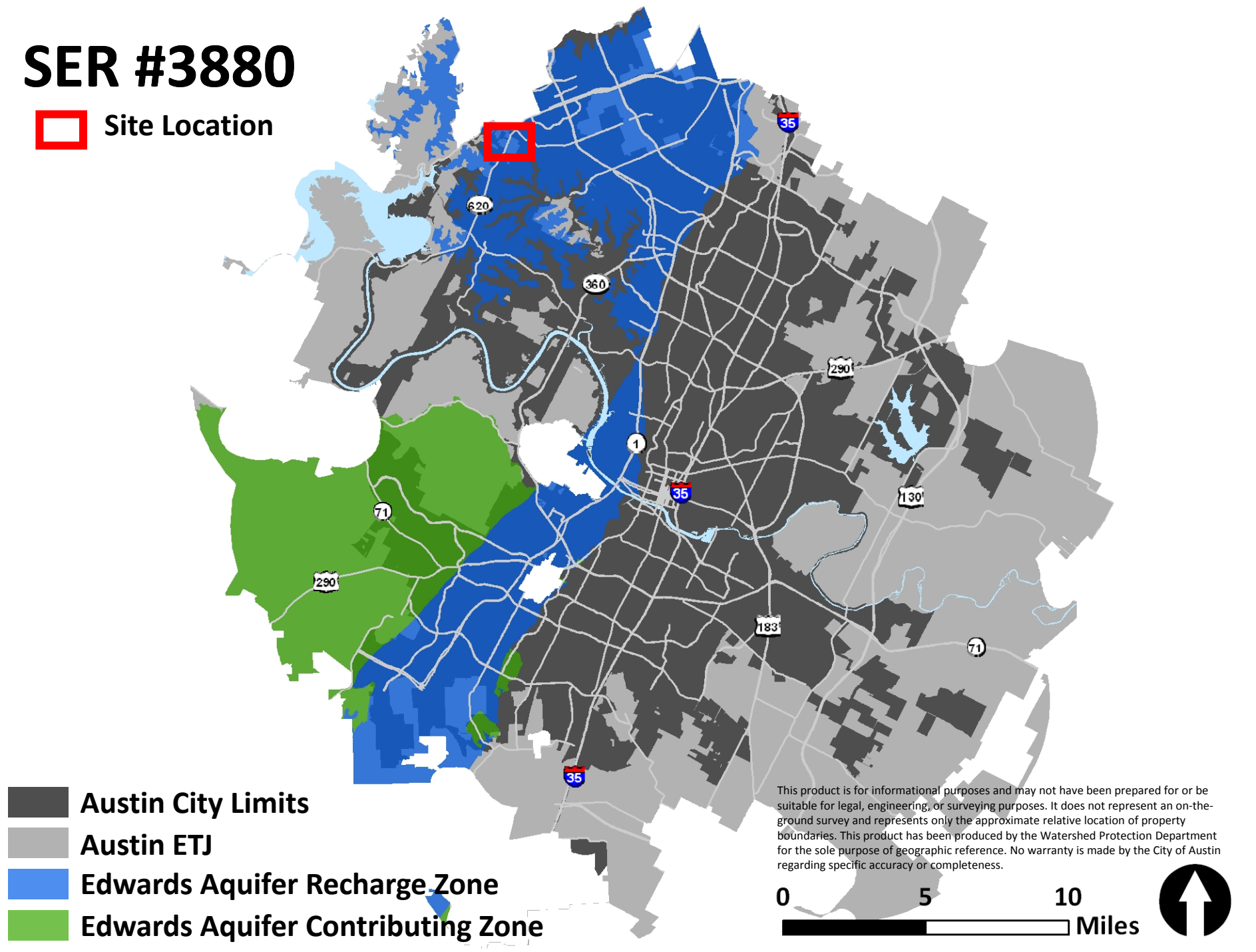
**Briefing to the Environmental Commission
November 16, 2016**

Request Summary

- Request for wastewater service
- 25 acre site (80% undeveloped, 20% single family)
- Proposed multi-family development (336 units)
- Located in Austin 2-Mile ETJ
- Drinking Water Protection Zone (DWPZ)
- Bull Creek Watershed, Water Supply Suburban
- Northern Edwards Aquifer Recharge Zone (NEARZ)
- Drains to Jollyville Plateau Salamander (JPS) habitat
- Adjacent to COA Council District #6

SER #3880

 Site Location



SER #3880

 Site Location

IMAGINEAUSTON
Vibrant. Livable. Connected.

Growth Concept Map

Legend

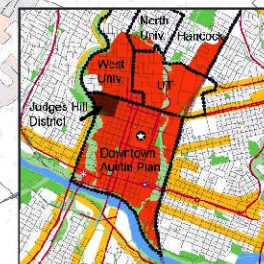
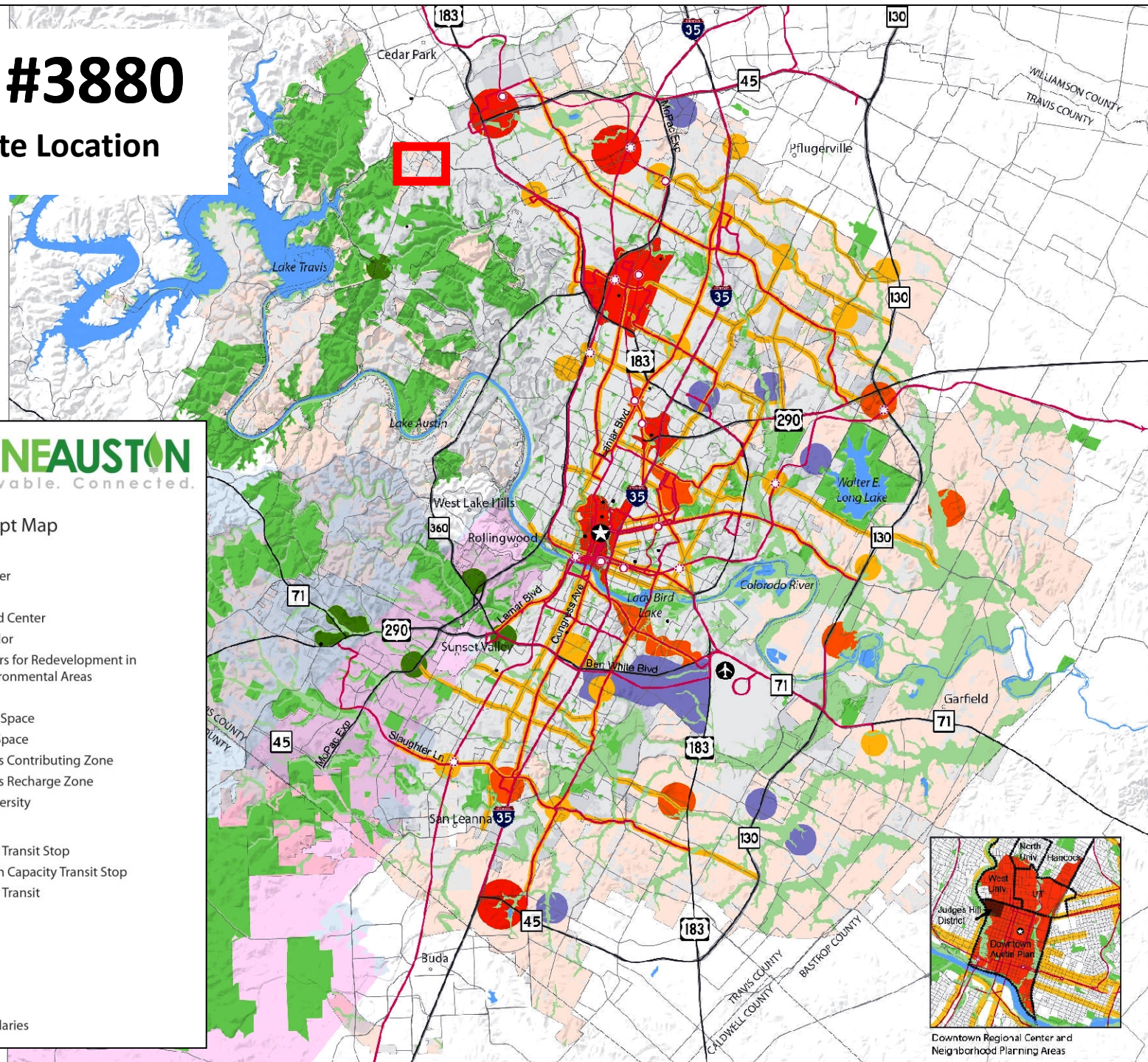
-  Regional Center
-  Town Center
-  Neighborhood Center
-  Activity Corridor
-  Activity Centers for Redevelopment in Sensitive Environmental Areas
-  Job Center
-  Current Open Space
-  Future Open Space
-  Barton Springs Contributing Zone
-  Barton Springs Recharge Zone
-  College / University

Transportation

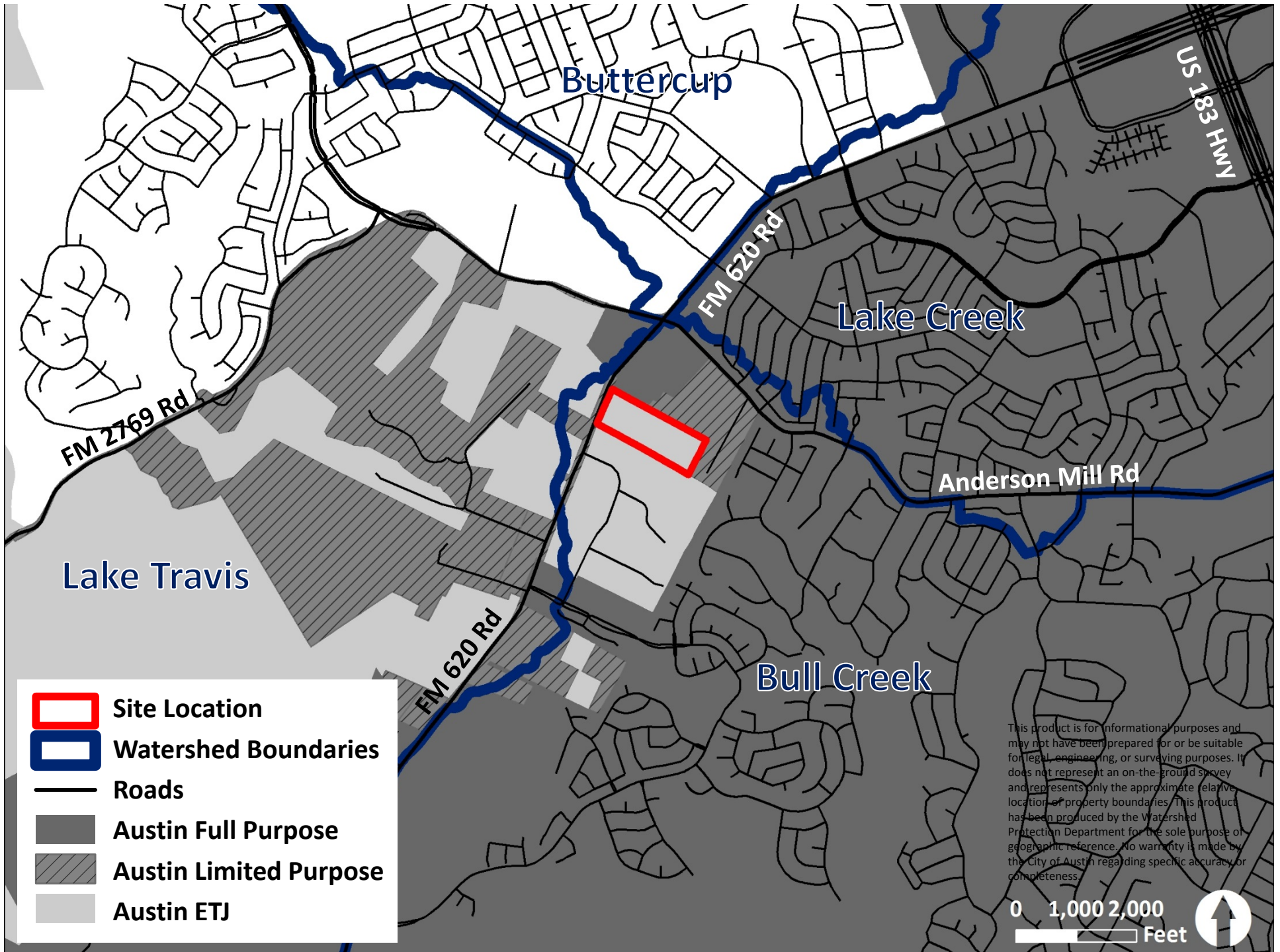
-  High Capacity Transit Stop
-  Proposed High Capacity Transit Stop
-  High Capacity Transit
-  Highway
-  Other Streets

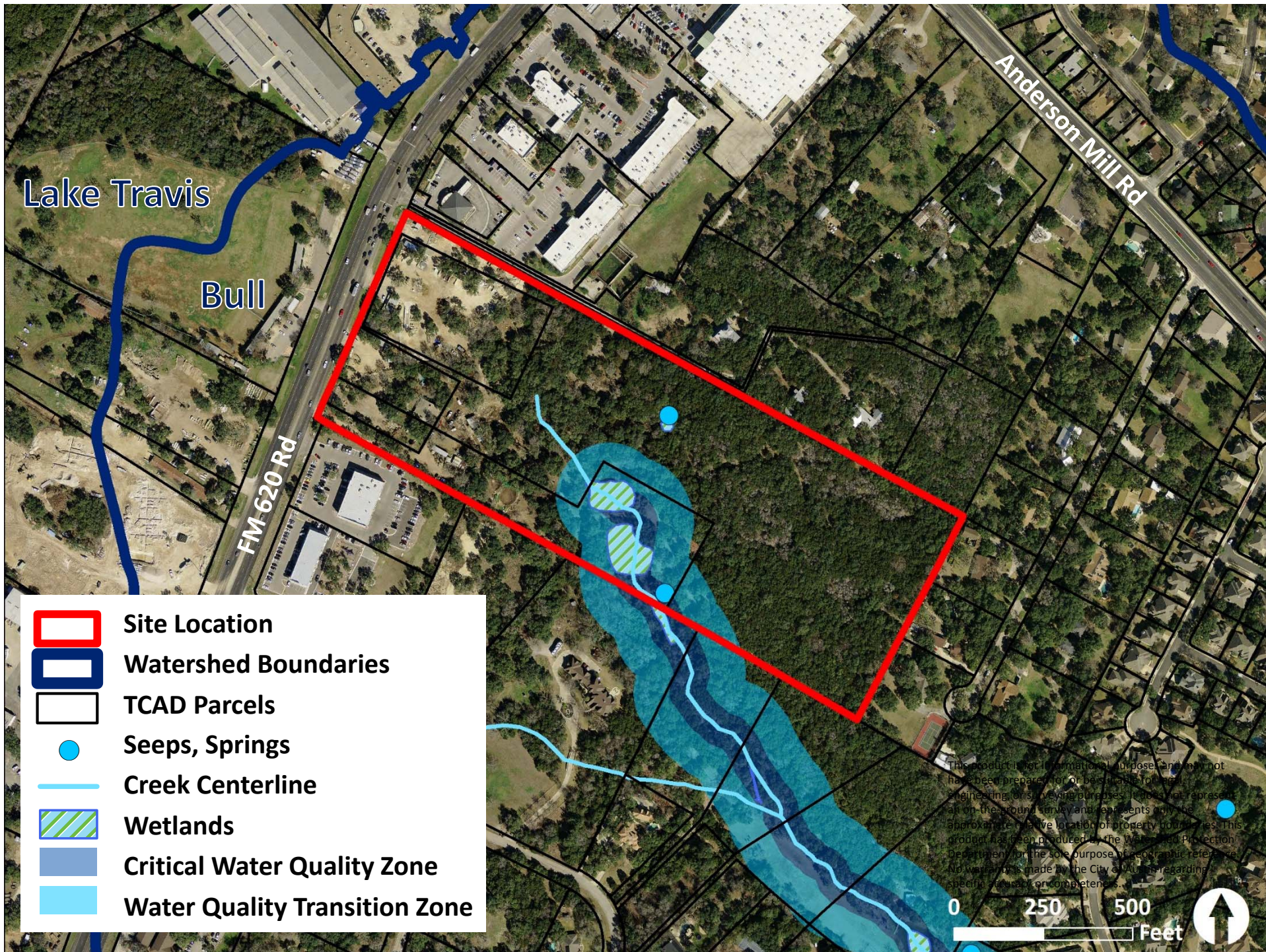
Boundaries

-  City Limits
-  ETJ
-  County Boundaries



Downtown Regional Center and Neighborhood Planning Areas





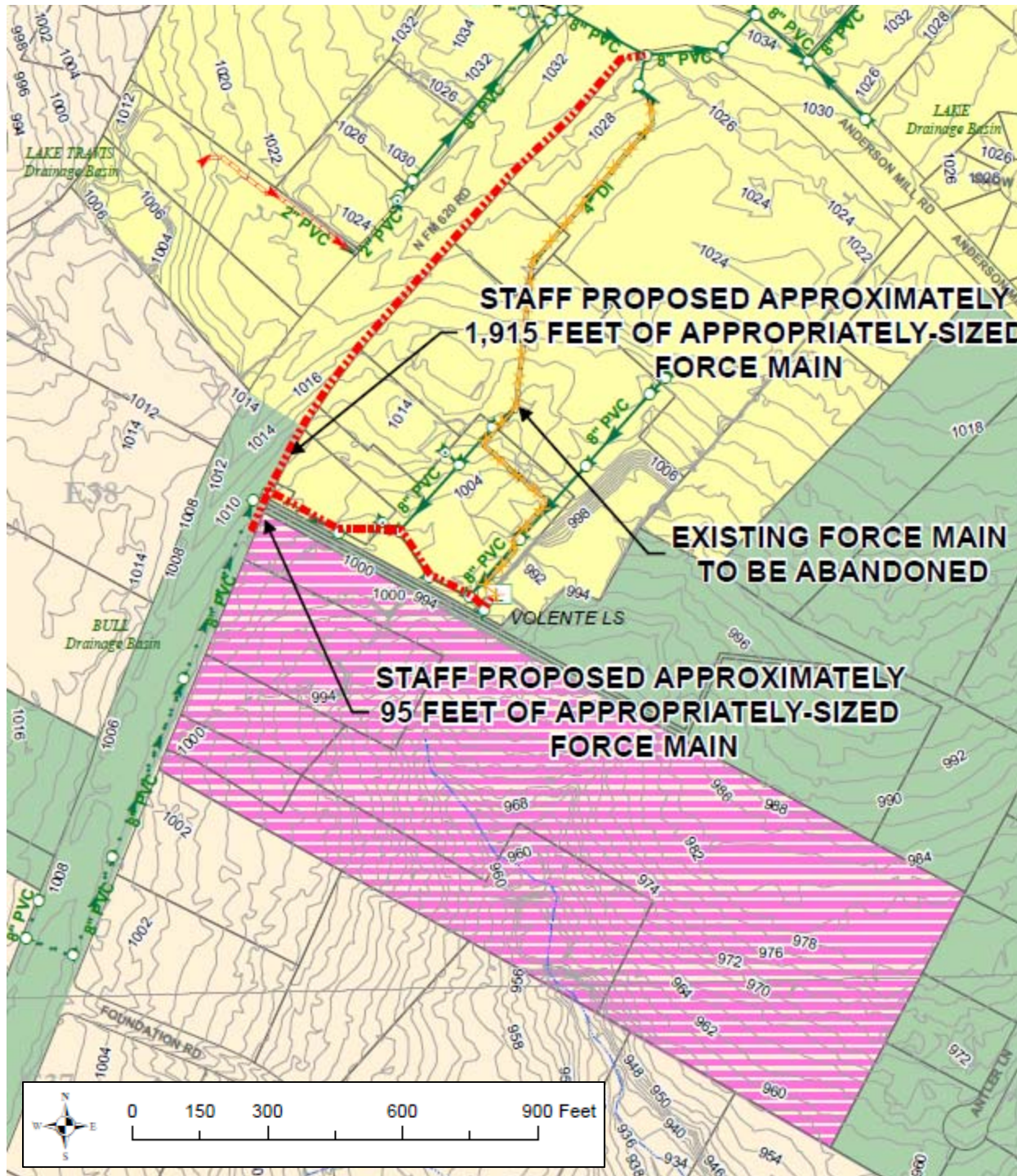
SER #3880 Summary

Description of proposed extension:

- Approximately **95 feet of wastewater force main** extending from the existing gravity main in the FM 620 Rd right-of-way to the subject tract.
- Construction of a private, on-site lift station and force main.
- **Upgraded pumping capacity of the existing Volente lift station** to adequately serve additional wastewater flow to be contributed by the proposed development.
- Approximately **1,915 feet of wastewater force main** from the existing gravity main at the intersection of N FM 620 Rd and Anderson Mill Rd south along N FM 620 and east to the Volente lift station.

SER #3880

Proposed Extension



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.

Review Criteria: CODE COMPLIANCE

Will future development be required to comply with current code?

Yes. Any proposed development would be subject to the Watershed Protection Ordinance, including 40% impervious cover limit and sedimentation/filtration (or equivalent) water quality controls.

Review Criteria: DEVELOPMENT IMPACTS

Does the requested service result in more intense development than would be possible absent service?

Yes. The proposed extension would facilitate increased impervious cover, wastewater capacity, and proposed residential units that would not be feasible for the proposed development with a decentralized system.

Is the site located in an area where the City of Austin is encouraging development?

No. The site is located in the DWPZ, NEARZ, has identified critical environmental features on site, and drains to other sensitive features including headwaters creeks and Jollyville Plateau Salamander (JPS) habitat.

Review Criteria: ENVIRONMENTAL IMPACTS

Would centralized service solve known or potential environmental problems?

Centralized service may reduce potential negative impacts associated with on-site treatment.

However, the potential negative environmental impacts associated with increased development intensity appear to be more significant on this site.

Has an Environmental Resource Inventory (ERI) been conducted?

Yes. An Environmental Assessment was conducted for a previous site plan in 2008. An updated ERI would be required with submittal of the proposed site plan.

Review Criteria: LONG-TERM PLANNING

Is serving the area consistent with long-term service area and annexation goals?

The area is not currently scheduled for annexation, however, it is contiguous to Full Purpose jurisdiction and could be a potential site for consideration in future annexation programs.

Are other City concerns affected by the service provision (e.g. Conservation)?

Yes. The service extension would facilitate development in an environmentally sensitive area outside the City's Full Purpose Jurisdiction and outside of the Imagine Austin Centers & Corridors.

Review Criteria: NEARBY EXTENSION REQUESTS

Have similar SERs been granted in the vicinity?

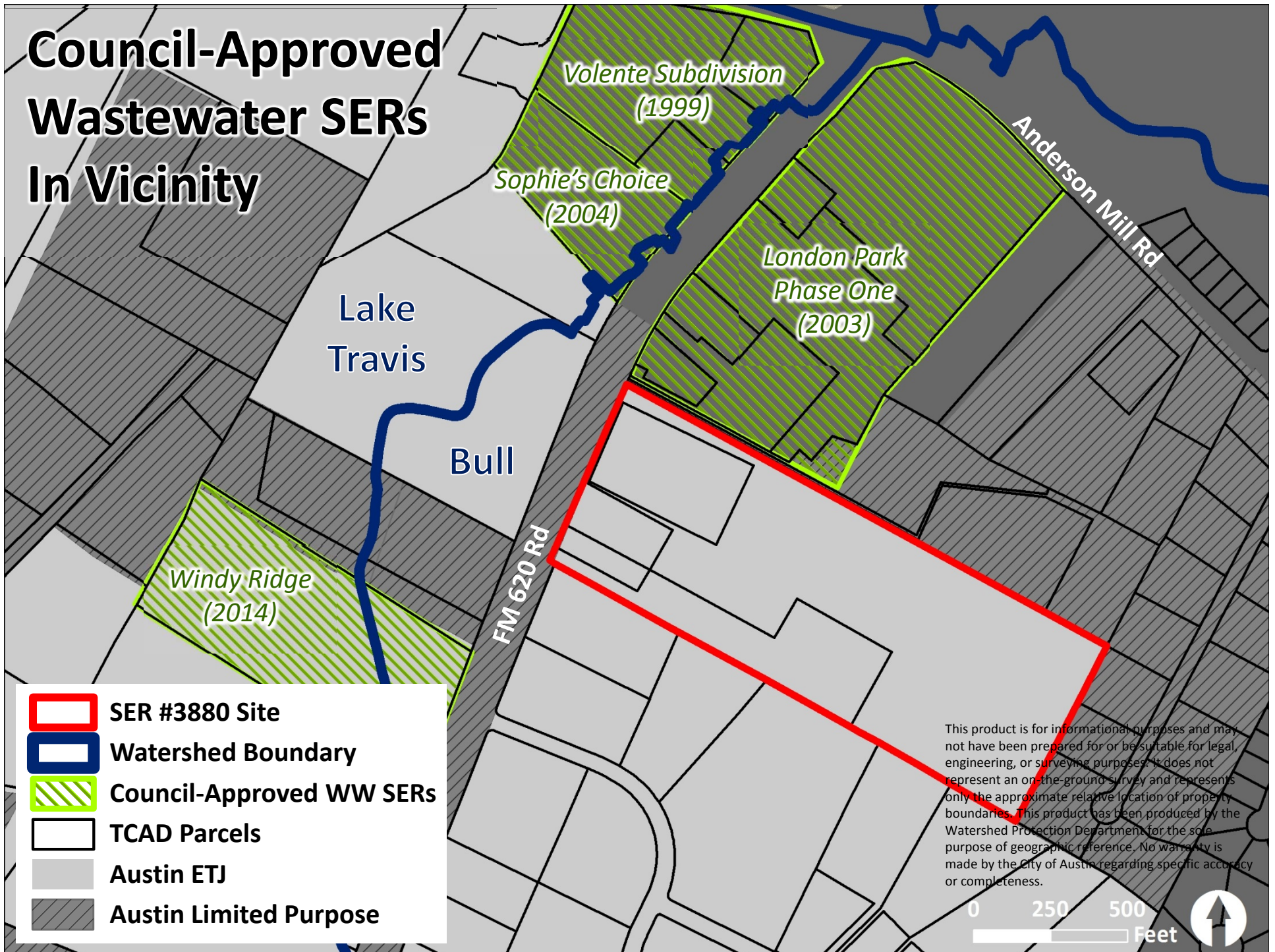
Yes. Council has approved WW SERs to the north and west of the site.

If so, does this development have any additional potential environmental issues to consider?

Yes. The entire site drains to JPS habitat and has critical features and headwaters on site.

The SERs approved to the north of the site were originally approved to allow Anderson Mill MUD temporary out-of-district service. These sites are now located in the COA full purpose jurisdiction.

Council-Approved Wastewater SERs In Vicinity



Staff Recommendation

Staff recommends against approval.

Basis for recommendation:

- Centralized wastewater service would facilitate increased development intensity and associated negative environmental impacts on a site located in a sensitive environmental area outside of the City of Austin Full Purpose & zoning jurisdiction.
- Potential negative environmental impacts associated with increased development intensity outweigh those associated with decentralized wastewater treatment on this site.

Contact Information

Kelly Gagnon

Watershed Protection Department

City of Austin

(512) 974-9368

kelly.gagnon@austintexas.gov