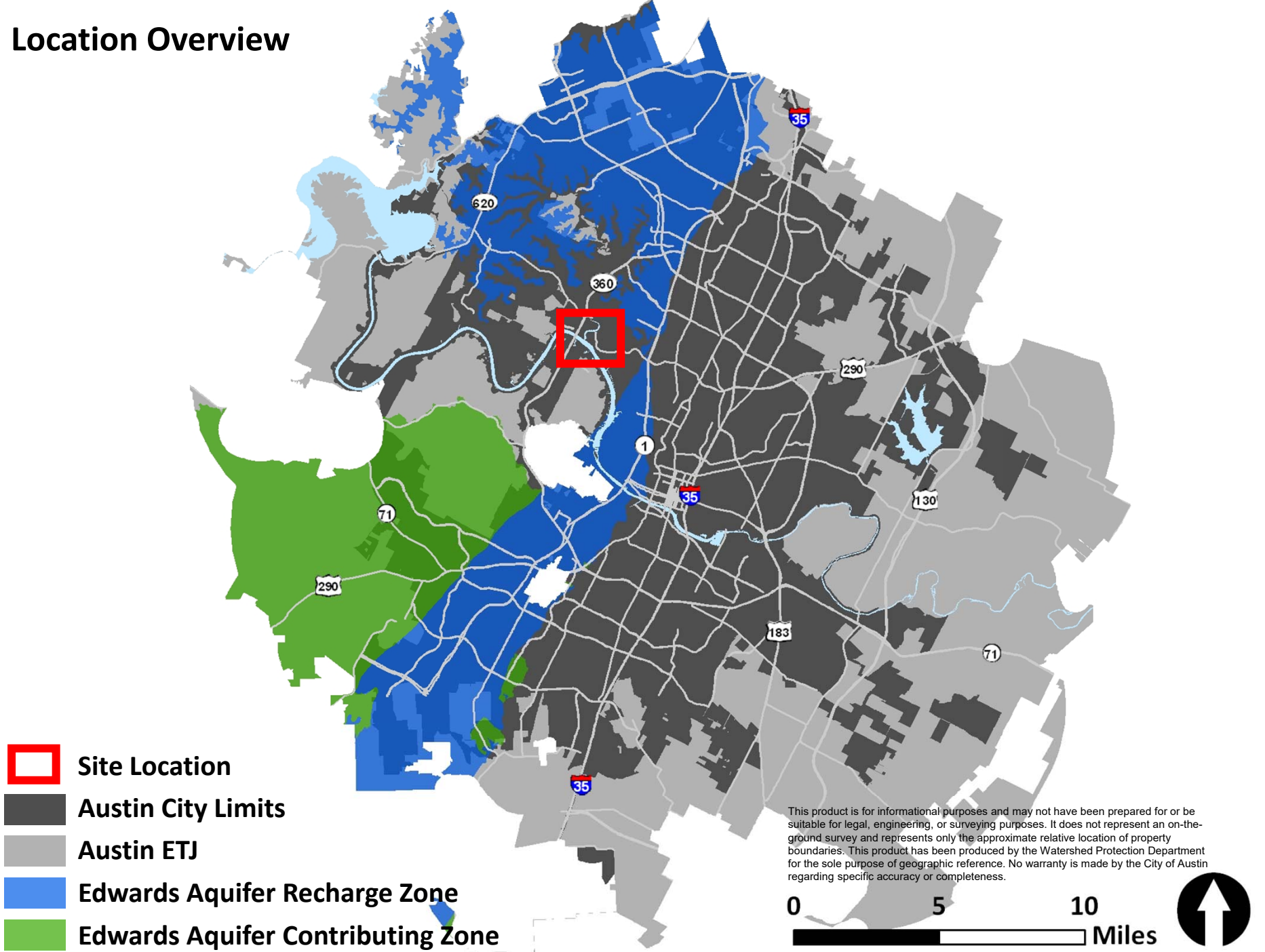


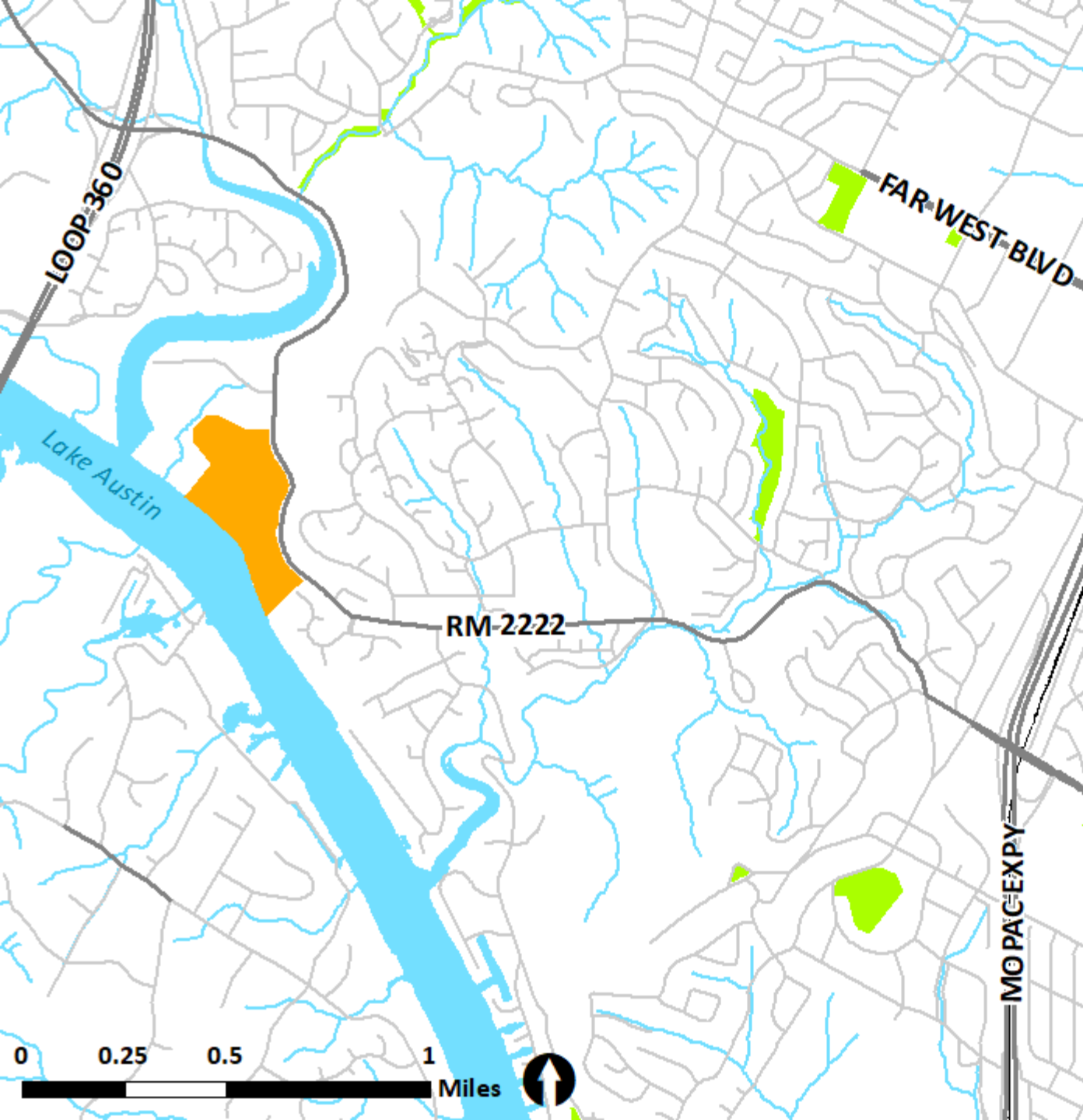
Holdsworth Center Planned Unit Development




C814-2017-0024

**Environmental Commission Hearing
October 4, 2017**

Location Overview





-  Holdsworth Center PUD
-  Creek Centerline
-  City of Austin Parks

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.

Location Map



-  Holdsworth Center PUD
-  Critical Water Quality Zone
-  COA 25-Year Floodplain
-  COA 100-Year Floodplain

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**CWQZ and
Floodplain**



Protected and Heritage Trees



Critical Environmental Features

Photos of Property



Meadow below hillside

Photo by Justin Garrison, Lake | Flato Architects

Photos of Property



Canyon rimrock CEF

Photos of Property



Trees at base of hillside

Photo by Justin Garrison, Lake | Flato Architects

Photos of Property



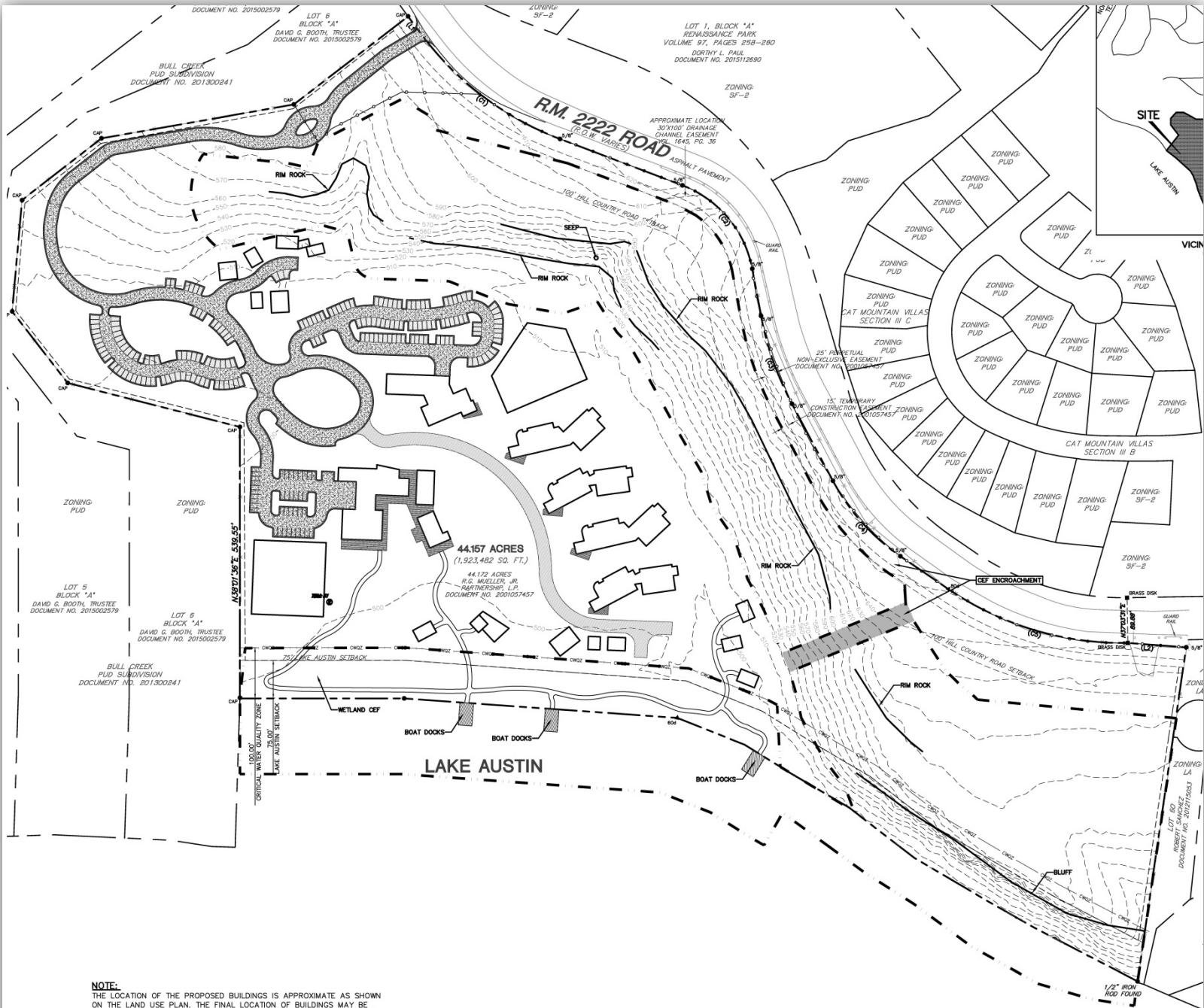
Riparian area along Lake Austin

Photo by Justin Garrison, Lake | Flato Architects

Project Description

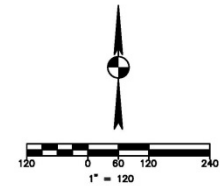
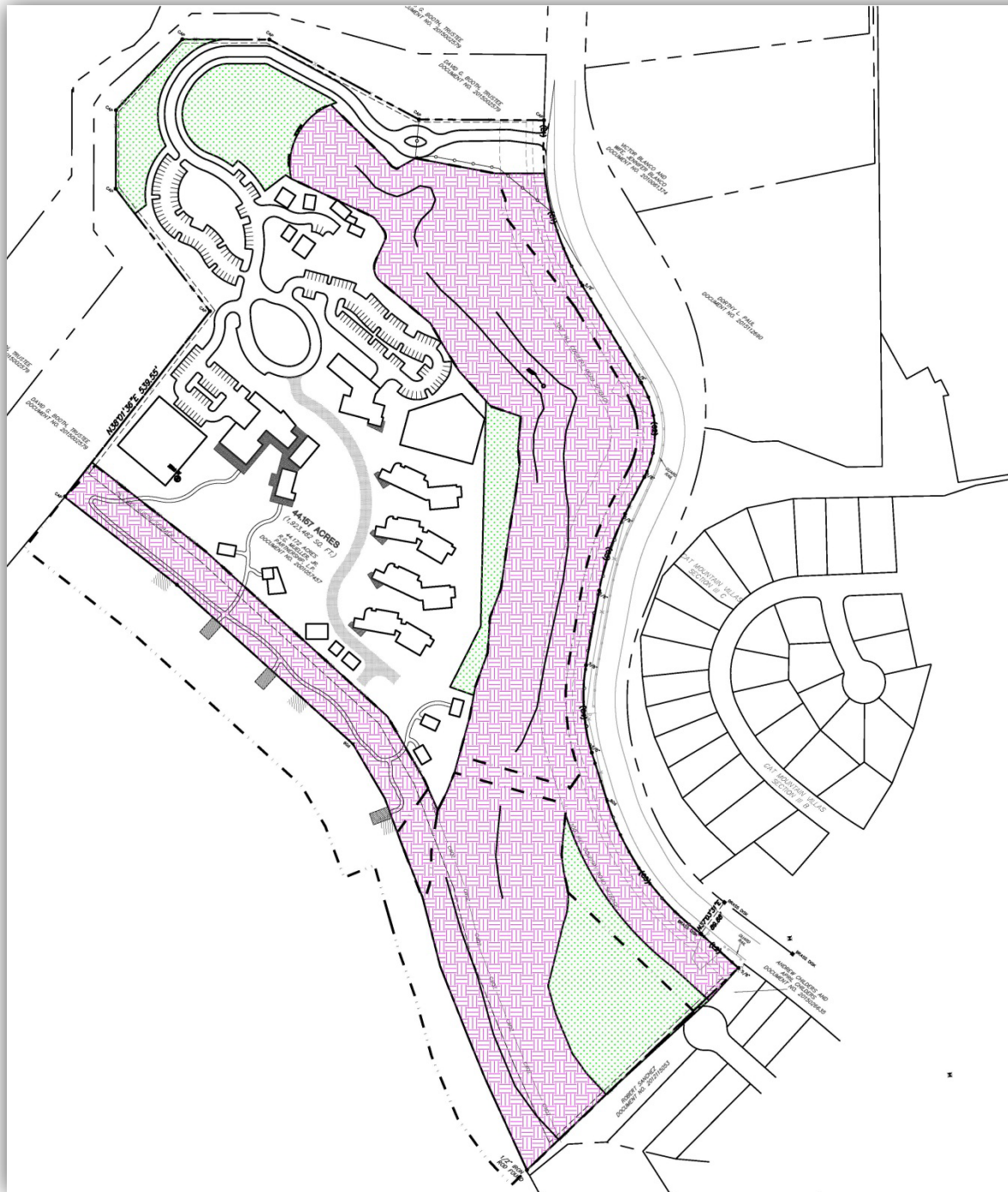
- Non-profit retreat center dedicated to training and leadership development for leaders of Texas public school districts
 - Meeting facilities
 - Dormitories for up to 250 invitees
 - Common area dining facilities
 - Recreational facilities
 - Administrative offices
 - Permanent residence for Holdsworth Center staff
 - Parking facilities
 - Three boat docks
- 24 acres of open space

Applicant's Exhibit C, Excerpt



NOTE:

THE LOCATION OF THE PROPOSED BUILDINGS IS APPROXIMATE AS SHOWN ON THE LAND USE PLAN. THE FINAL LOCATION OF BUILDINGS MAY BE APPROVED ADMINISTRATIVELY AS LONG AS A BUILDING IS NOT LOCATED IN A REQUIRED SETBACK AREA AND DOES NOT RESULT IN AN INCREASE OF THE MAXIMUM IMPERVIOUS COVER ALLOWED UNDER THE PUD.



OPEN SPACE
UNRESTRICTED



OPEN SPACE
IN SETBACKS

OPEN SPACE CALCULATIONS:

SITE AREA	44.157 AC.	
	<u>AREA(AC)</u>	<u>PERCENTAGE(%)</u>
OPEN SPACE IN CEF BUFFERS AND SETBACKS	20.210 AC.	45.77%
OPEN SPACE UNRESTRICTED	4.076 AC.	9.23%
TOTAL OPEN SPACE	24.290 AC.	55.00%

* A MINIMUM OF 55% OF THE SITE AREA WILL BE PROVIDED
AS OPEN SPACE

Environmental Code Modifications

- 25-2-897, *Accessory Uses for a Principal Civic Use*
 - Allow construction of three docks, each with a single means of access through the CWQZ
- 25-2-1176(A), *Site Development Regulations for Docks, Marinas, and Other Lakefront Uses*
 - One dock may have two slips with mechanical lifts and may extend up to 60 feet from the shoreline
 - The other two docks shall not have mechanical equipment and may extend up to 45 feet from the shoreline
 - The maximum footprint for all three docks shall be 3,900 square feet

Environmental Code Modifications

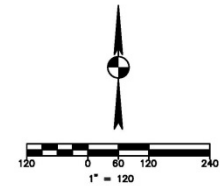
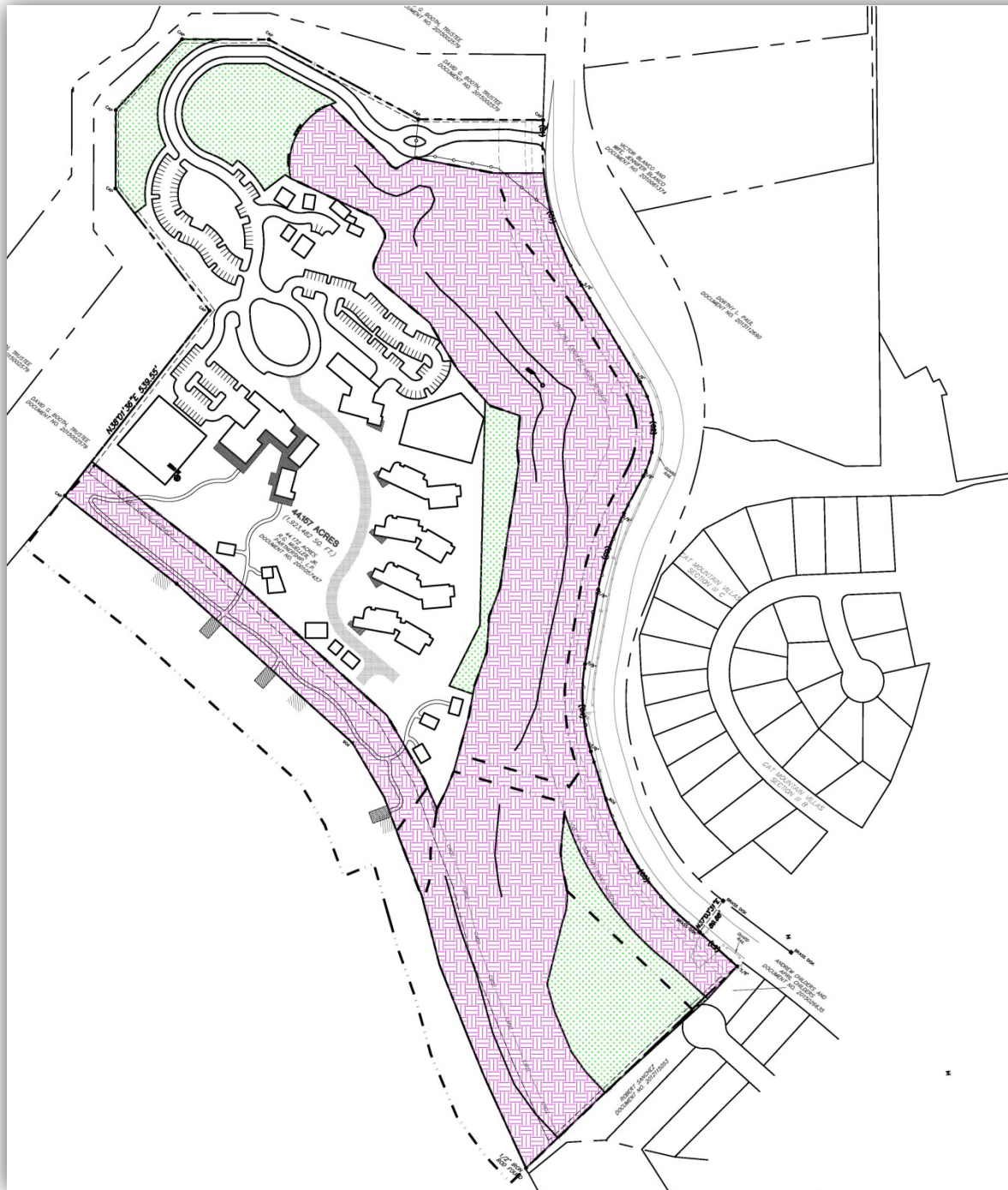
- 25-8-341, *Cut Requirements*
 - Allow cuts up to 10 feet of depth for the proposed access drive
- 25-8-281, *Critical Environmental Features*
 - Modify buffer zones for all CEFs as shown on the applicant's Exhibit E

Environmental Superiority Elements

- Open space
 - 24.3 acres of open space total: 20.2 acres of protected natural features + 4.1 acres of developable land
 - 15.5 acres more than required based on proposed land use
- Landscaping
 - All planted trees shall be native species (ECM Appendix F)
 - All tree plantings shall use Central Texas seed stock
 - All planted landscape materials shall be native or adapted species (ECM Appendix N or Grow Green Guide)
 - Stormwater runoff from impervious surfaces shall be directed to a landscaped area at least equal to the total required landscape area

Environmental Superiority Elements

- Water quality controls
 - Runoff from small rainfall events shall be retained and beneficially used on site
 - All stormwater will be treated using green water quality controls (ECM Section 1.6.7); site will include at least three types of green controls
 - Water quality treatment will be provided for at least 10 acres of untreated, developed offsite area
- Impervious cover
 - Impervious cover shall be limited to 20% of gross site area (8.8 acres), which is two percentage points lower than the maximum that would be allowed by code (22% GSA, 9.8 acres)
 - Impervious cover will be clustered in a manner that preserves the top of the bluff on the east side of the property along RM 2222



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Environmental Superiority Elements

- Riparian restoration
 - Restoration of the CWQZ will include removing invasive species, planting native species, and creating new wetland areas
- Tree preservation
 - PUD will preserve 100% of the heritage trees, at least 75% of the caliper inches associated with native protected size trees, and at least 75% of all native caliper inches (6" DBH+)
- Other elements
 - Porous pavement shall be used for at least 50% of all paved pedestrian areas
 - Outdoor lighting shall incorporate dark sky lighting techniques
 - PUD shall achieve a 3-star Austin Energy Green Building rating
 - Site shall include educational signage about key environmental features

Determination

- Staff finds that the proposed development is environmentally superior to what could be built without the PUD
 - Low intensity, low impact development is appropriate for the environmental setting
 - Superiority elements preserve and enhance the site's natural features and protect the water quality of Lake Austin
 - Proposal leverages the educational nature of the project to promote environmental best practices at school districts throughout the state

Questions

