



ENVIRONMENTAL COMMISSION MOTION 20170920 008a

Date: September 20, 2017

Subject: Upper Boggy Creek Trail Phase 1, SPC-2016-0567C

Motion by: Andrew Creel

Seconded by: Mary Ann Neely

RATIONALE:

WHEREAS, specific trail widths are not specified for any trails identified in the Urban Trails Master Plan (UTMP); and

WHEREAS, while user data is not yet available, this trail will be the major commuter route through East Austin connecting multiple neighborhoods, job centers, and transit centers and is highly likely to be heavily used, therefore justifying a trail wider than twelve feet; and

WHEREAS, the existing trail will be replaced and the new trail will be moved farther from the creek than the current location; and

WHEREAS, the request meets the original intent of the ordinance, which is to balance impacts to the creek buffer with the environmental benefits provided by significant alternative transportation transit corridors; and

WHEREAS, the wider trail provides tangible benefits to residents of the area that may not have an alternative means of transportation; and

WHEREAS, the Environmental Officer of the City of Austin recommends approval; and

WHEREAS, a fourteen foot wide trail provides a safer means of transportation than a twelve foot wide trail considering the anticipated traffic;

THEREFORE, the Environmental Commission recommends variance from 25-8-261(B)(3)(c) with the following:

Staff Conditions:

Applicant will remove approximately 19,520 square feet of asphalt at 2801 E. 12th St. The site, which is in the Critical Water Quality Zone and 25-year floodplain, is currently used by the Public Works Department for construction staging and spoils. Applicant will restore with native grassland seeding and planting per City of Austin Standard Specification 609S.6, including topsoil and seed bed preparation, temporary irrigation, and weed maintenance.

Environmental Commission Conditions:
The tree care plan be increased to five years.

VOTE 7-1

For: Creel, Perales, Thompson, Neely, Kitchin, Guerrero, B. Smith

Against: Maceo

Abstain: None

Recuse: None

Absent: Gordon, H. Smith

Off the dais: Istvan

Approved By:

A handwritten signature in black ink, reading "Marisa Perales". The signature is written in a cursive style with a large, looping "P" and "L".

Marisa Perales, Environmental Commission Chair

December 8, 2016

Case Manager
Watershed Protection & Development Review Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Upper Boggy Creek Trail Phase 1
12th Street to MLK Jr. Blvd
Site Plan and Site Development Permit Application
Engineer's Summary Letter

Dear Case Manager,

On behalf of the City of Austin, Doucet+Chan is pleased to submit the application materials required for site plan and site development permit review and approval for the referenced project. This letter summarizes the proposed development.

Introduction

The City of Austin (COA) Urban Trails Division and Public Works Department proposes to construct a bikeway and jogging trail along Boggy Creek from East 12th Street to the Capital Metro MLK Light Rail Transit Station. Starting from East 12th and moving north, the trail will be located within the Downs/Mabson Park, cross over Boggy Creek with a pedestrian steel truss bridge, convey within a recreation easement through the BTR development tract, and connect at an existing pedestrian railroad crossing at the MLK Transit Station.

Existing Site Conditions

Boggy Creek generally flows north to south with several short east-west bends. Due to the broad floodplain of Boggy Creek, much of the trail will be within the 100-year floodplain and Critical Water Quality Zone. Boggy Creek is defined as an Urban watershed by the City. This area is not located within the Edwards Aquifer Recharge Zone.

The proposed bikeway would cross the creek (with a steel truss pedestrian bridge) where the creek flows along a short east west bend that separates city parkland to the south from private land to the north. The existing Downs/Mabson ball fields and city park has an existing four foot wide jogging trail between the fields and the creek. Currently, this jogging trail does not connect to MLK Blvd., or cross Boggy Creek to continue northward. This trail will be removed in association with constructing the new trail. The property north of the creek crossing is owned by BTR Development who has granted the City a Recreational Easement for the bike path to convey through the property to an existing pedestrian crossing at the MLK Transit Station railroad tracks. The BTR Development tract has been developed with an urban community garden, which is a Sustainable Food Center teaching garden.

Proposed Development

The proposed bikeway project consists of constructing approximately 2,300 linear feet of bike lanes and jogging trail along Boggy Creek between 12th Street and MLK Blvd. In addition to connecting a bikeway from the south to the transit station, the proposed bikeway would connect the existing bike lanes on 12th Street to the bike lanes on Alexander Avenue, and this linking segment is a part of the City's Urban Trail Master Plan. The bike trail is proposed to be 14-feet wide and striped for two-way cycling along with a separate jogging lane. The trail will cross Boggy Creek via a steel truss bridge 120-feet long and 16-feet wide.

D+C have modeled the 25- and 100-year floodplain under existing and proposed conditions and there is no identifiable adverse impact (rise in floodplain elevation) associated with the proposed improvements.

The proposed bike trail is an allowed development activity within the floodplain and CWQZ in accordance with the Land Development Code and the Environmental Criteria Manual. A variance is required from the ECM as the proposed bike trail width is 14-feet while the ECM allows trails up to 12-feet in width.

While there is no requirement for water quality associated with this project, measures to protect and enhance water quality are proposed through establishment of native grow zones and shallow rain garden areas.

Tree removal is required for placement of the trail through the riparian corridor. Tree mitigation will meet or exceed City of Austin standards.

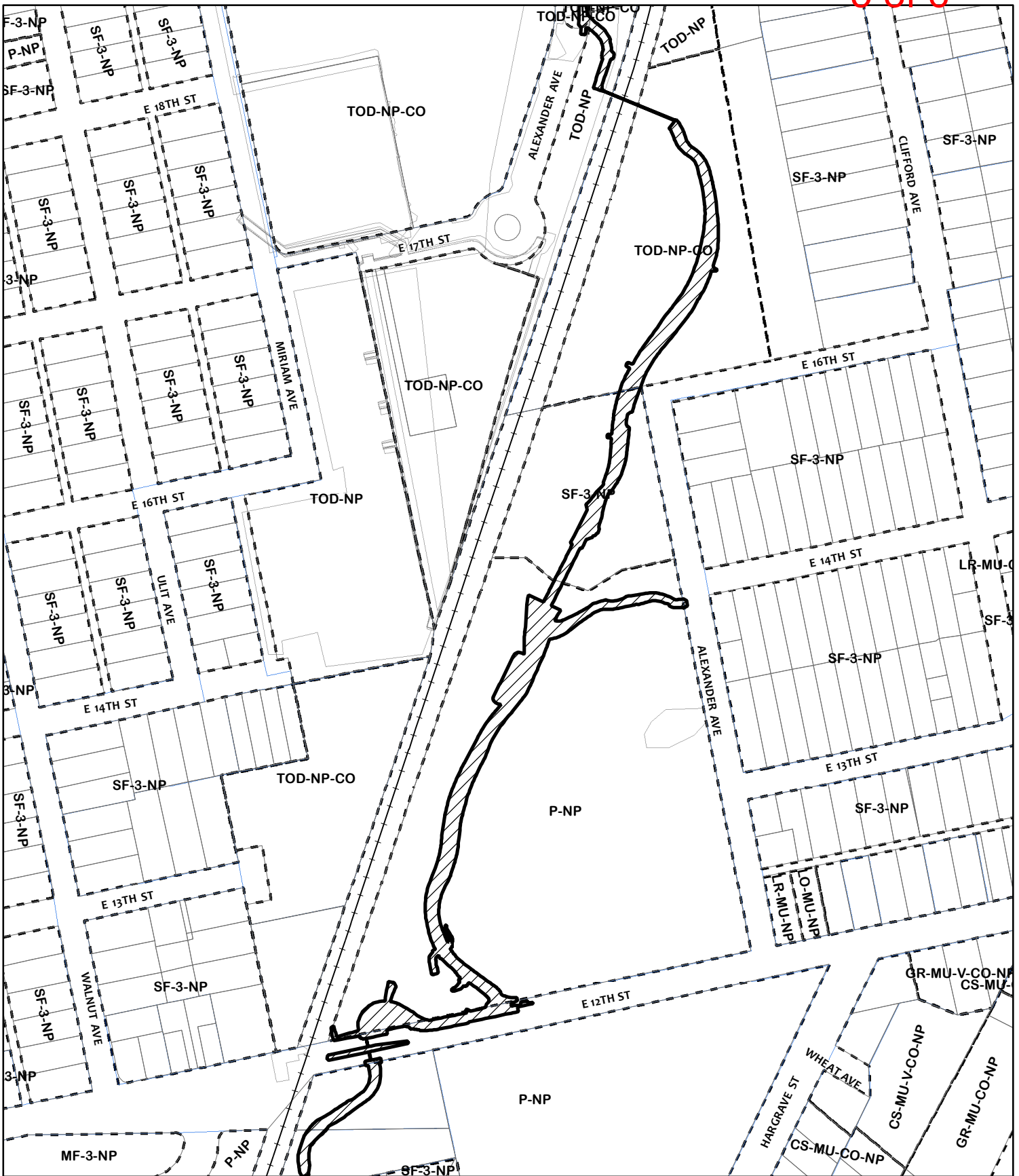
I hereby certify to the best of my knowledge that the plans are complete and accurate and in compliance with the City of Austin Land Development Code. If you have any questions or comments or need additional information, please contact us at any time.



Sincerely,

Doucet+Chan

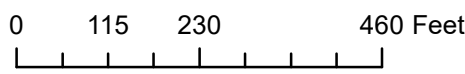


Tom Curran, P.E.
Senior Project Engineer



 SUBJECT TRACT
 ZONING BOUNDARY

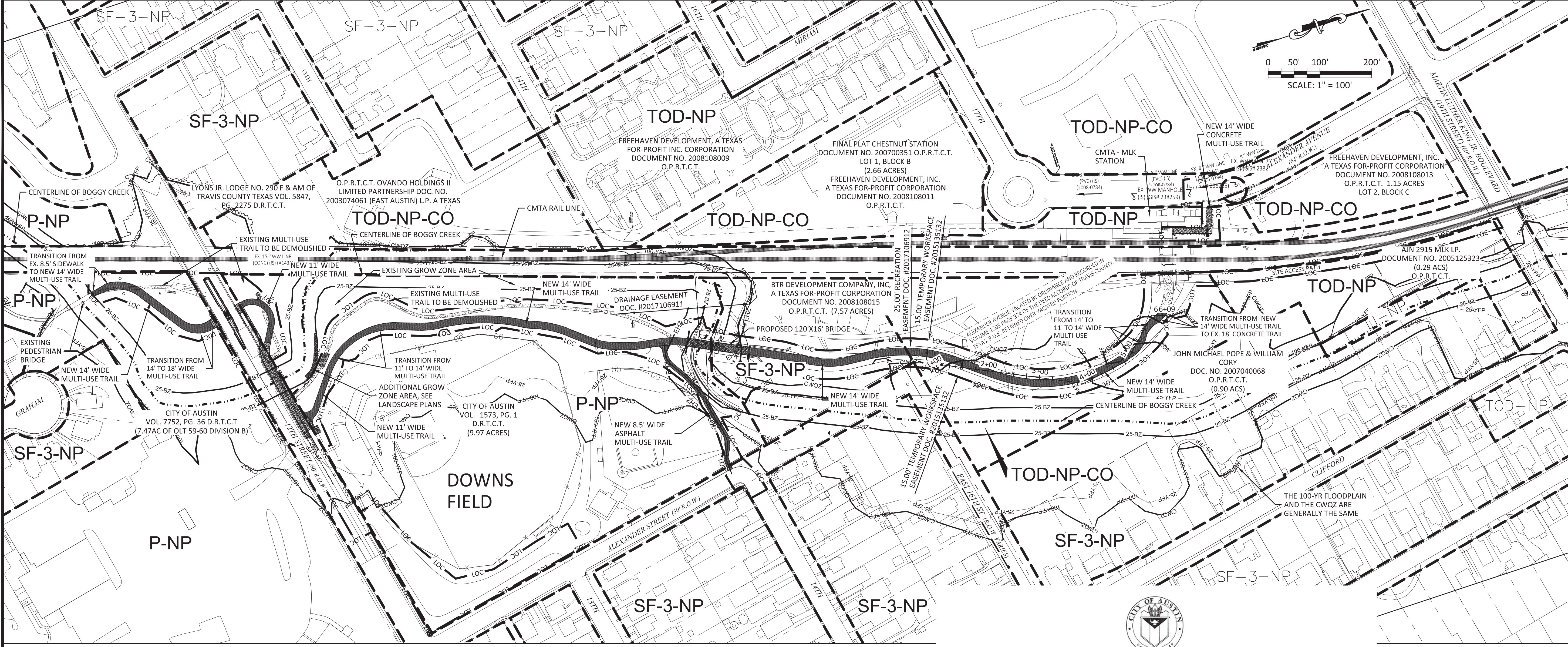
CASE#: SPC-2016-0567C
 ADDRESS: 1316 1/2 Alexander Ave
 CASE NAME: Upper Boggy Creek Trail Phase 1
 MANAGER: Rosemary Avila



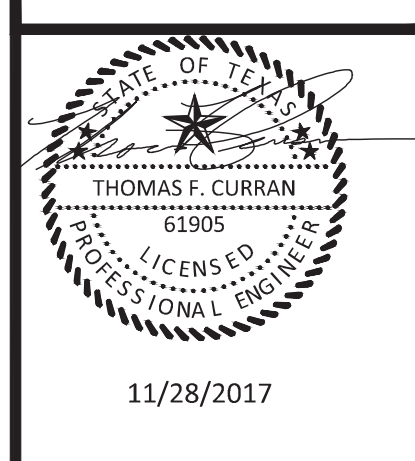
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: R. Avila



DOUCET-CHAN
 - A Division of Doucet & Associates, Inc. -
 Civil Engineering - Planning - Geospatial
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-885-2600
 www.doucetengineers.com
 Firm Registration Number: 3937



NO.	CORRECTION DESCRIPTION	APPROVED BY	DATE

100% DESIGN PLANS

SITE PLAN IMPERVIOUS COVER:

CITY OF AUSTIN
 1573, PG. 1, D.R.T.C.T.,
 (9.97 ACRES)

ZONING P-PNP LOT SIZE = 9.97 AC = 441,756 SF.

LIMITS OF CONSTRUCTION IN ZONING P-PNP = 110,230 SF.

EXISTING GRAVEL PARKING = 34,568 SF. = 7.8%

EXISTING BUILDING = 6,470 SF. = 1.5%

EXISTING BUILDING PATIO = 932 SF. = 0.2%

TOTAL EXISTING IMPERVIOUS COVER = 41,970 SF. = 9.5%

PROPOSED IMPERVIOUS COVER = 0 SF.

BTR DEVELOPMENT COMPANY, INC,
 A TEXAS FOR-PROFIT CORPORATION
 DOCUMENT NO. 2008108015
 OPRTCT., (7.57 ACRES)

ZONING SF-3-NP LOT SIZE = 1.97 AC = 85,240 SF.

LIMITS OF CONSTRUCTION IN ZONING SF-3-NP = 27,033 SF.

EXISTING IMPERVIOUS COVER = 0 SF.

PROPOSED IMPERVIOUS COVER = 0 SF.

ZONING TOD-NP-CO = 3.73 AC = 162,389 SF.

LIMITS OF CONSTRUCTION IN ZONING TOD-NP-CO = 38,552 SF.

EXISTING IMPERVIOUS COVER = 0 SF.

PROPOSED IMPERVIOUS COVER = 0 SF.

ZONING TOD-NP = 1.57 AC = 68,224 SF.

LIMITS OF CONSTRUCTION IN ZONING TOD-NP = 9,995 SF.

EXISTING PARKING = 5,912 SF. = 8.7%

EXISTING BUILDING = 1,830 SF. = 2.7%

TOTAL EXISTING IMPERVIOUS COVER = 7,742 SF. = 11.3%

CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY,
 A POLITICAL SUBDIVISION OF THE STATE OF TEXAS
 DOCUMENT NO. 2008089351
 LOT 1B, BLOCK C,
 1.14 ACRES, OPRTCT.

ZONING TOD-NP = 1.14 AC. = 49,658 SF.

LIMITS OF CONSTRUCTION IN ZONING TOD-NP = 4,194 SF.

EXISTING SIDEWALK = 12,568 SF. = 25.3%

TOTAL EXISTING IMPERVIOUS COVER = 12,568 SF. = 25.3%

PROPOSED IMPERVIOUS COVER = 0 SF.

BTR TRACTS
 0.350 ACRES (DOC. # 2011160681) SF-3-NP
 7.573 ACRES (DOC. # 2008108015) SF-3-NP

PROPERTY OWNERS & EASEMENTS NOTE:

FOR PLAN CLARITY AND READABILITY, ALL PROPERTY OWNERS AND EASEMENT INFORMATION IS SHOWN ON THE EXISTING CONDITIONS SHEETS 5 THROUGH 8 AND ON MULTI-USE TRAIL PLAN & PROFILE SHEETS 17 THROUGH 23.

R.O.W. NOTE:

- APPROVAL OF SITE PLAN DOES NOT PERMIT ANY WORK IN THE RIGHT-OF-WAY TO BE CONDUCTED WITHOUT APPROVED PERMIT:
 - EXCAVATIONS FOR UTILITIES REQUIRE AN EXCAVATION PERMIT (EX)
 - DRIVEWAYS AND CONCRETE WORK REQUIRE A DRIVEWAY/SIDEWALK PERMIT (DS)
 - TRAFFIC CONTROL AND PEDESTRIAN PROTECTION REQUIRE A TEMPORARY USE OF RIGHT-OF-WAY PERMIT (TURP)
 - ALL OTHER PERMITS SUCH AS BUILDING PERMIT (BP) MUST BE APPROVED BEFORE USE OF THE ROW WILL BE ALLOWED
- APPROVED SET OF PLANS MUST BE SUBMITTED TO ROW MANAGEMENT BEFORE EXCAVATION PERMITS WILL BE APPROVED. PLEASE DELIVER TO: ISAIAH LEWALLEN, 3701 LAKE AUSTIN BLVD, AUSTIN TX 78703 (ISAIAH.LEWALLEN@AUSTINTEXAS.GOV) 512-974-1479
- DEVELOPMENT SERVICES INSPECTION FEES MUST BE PAID AND RECORDED, AND DSD INSPECTOR ASSIGNED TO JOB BEFORE EXCAVATION PERMIT CAN BE ISSUED. CONTACT STEPHEN CASTLEBERRY@AUSTINTEXAS.GOV
- IF LICENSE AGREEMENTS OR ENCROACHMENT AGREEMENTS ARE REQUIRED ALL AGREEMENTS MUST BE APPROVED AND RECORDED BEFORE ROW PERMITS CAN BE APPROVED. THIS ALSO INCLUDES:
 - ALL PLAN REVISIONS/CORRECTIONS BE SUBMITTED AND APPROVED
 - ALL UPDATED ENGINEERING ESTIMATES FOR ANY PLAN REVISION/CORRECTION BE SUBMITTED TO DEVELOPMENT SERVICES
- COORDINATE WITH AUSTIN CENTER FOR EVENTS (BETTY.TORRES@AUSTINTEXAS.GOV), PUBLIC WORKS DEPARTMENT, AND ANY OTHER PROJECTS IDENTIFIED AS CONFLICT AT TIME OF PERMITTING
- MOST ROW PERMITS CAN BE APPLIED FOR ONLINE AT: [HTTP://WWW.AUSTINTEXAS.GOV/ROWMAN](http://www.austintexas.gov/rowman)

Request for Special Parking Determination Schedule B

Case Number: SPC-2016-0567C

Applicant's Name: Alex Chan	Phone #: 512-480-8155
Location: 11316-1/2 Alexander Ave	Date: August 22, 2017

Proposed Uses:

Type	Size	Office Use Only	
		Parking Ratio	Required Parking
Trail	2,750 linear feet (8'-14' wide)	5 per 1 acre	5
		40% MLK TOD Reduction	3
		Reduction for on street parking	3
		Total Required Parking	0
		Required Bicycle Parking	10

Other Information:

The above ratio is based on previous parking determinations completed by staff for similar projects including the Walnut Creek Hike and Bike Trail and the Boardwalk Trail. There is one ADA accessible space located at the Cap Metro station and two ADA accessible spaces at Downs-Mabson Fields. There is additional on-street parking located along Alexander Avenue and other nearby local streets. Based on the scope of this project, Upper Boggy Creek Trail is intended to serve the urban core and be reached by visitors by foot, bicycle and transit.

Completed By: Katie Wettick
 Development Services Department

512-974-3529 Phone 8/23/2017 Date

NOTE:

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.

ACCESSIBLE ROUTE NOTE:

TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:50 (2%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).

APPROVAL :

SITE PLAN APPROVAL Sheet 4 of 95
 FILE NUMBER: SPC-2016-0567C APPLICATION DATE: DEC 8, 2016
 APPROVED BY COMMISSION ON: UNDER SECTION 142 OF CHAPTER 29-5 OF THE CITY OF AUSTIN CODE. MICHAEL SIMMONS-
 EXPIRATION DATE (25-5-81, LDC) CASE MANAGER: SMITH
 PROJECT EXPIRATION DATE (ORD. #970905-A) DWG# DDZ

DEVELOPMENT SERVICES DEPARTMENT P-NP, SF-3-NP
 RELEASED FOR GENERAL COMPLIANCE: Zoning: TOD-NP-CO
 Rev. 1 Correction 1
 Rev. 2 Correction 2
 Rev. 3 Correction 3

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND / OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

UPPER BOGGY CREEK MULTI-USE TRAIL PHASE 1
 9-1-1 ADDRESS: 1316-1/2 ALEXANDER AVENUE
 IMPROVEMENTS FROM 12TH STREET TO MLK JR. BLVD
 OVERALL SITE PLAN

ISSUE DATE: 11/28/2017
 PROJECT NO: 1570-019
 DESIGNED BY: TC
 DRAWN BY: --
 CHECK BY: RC