

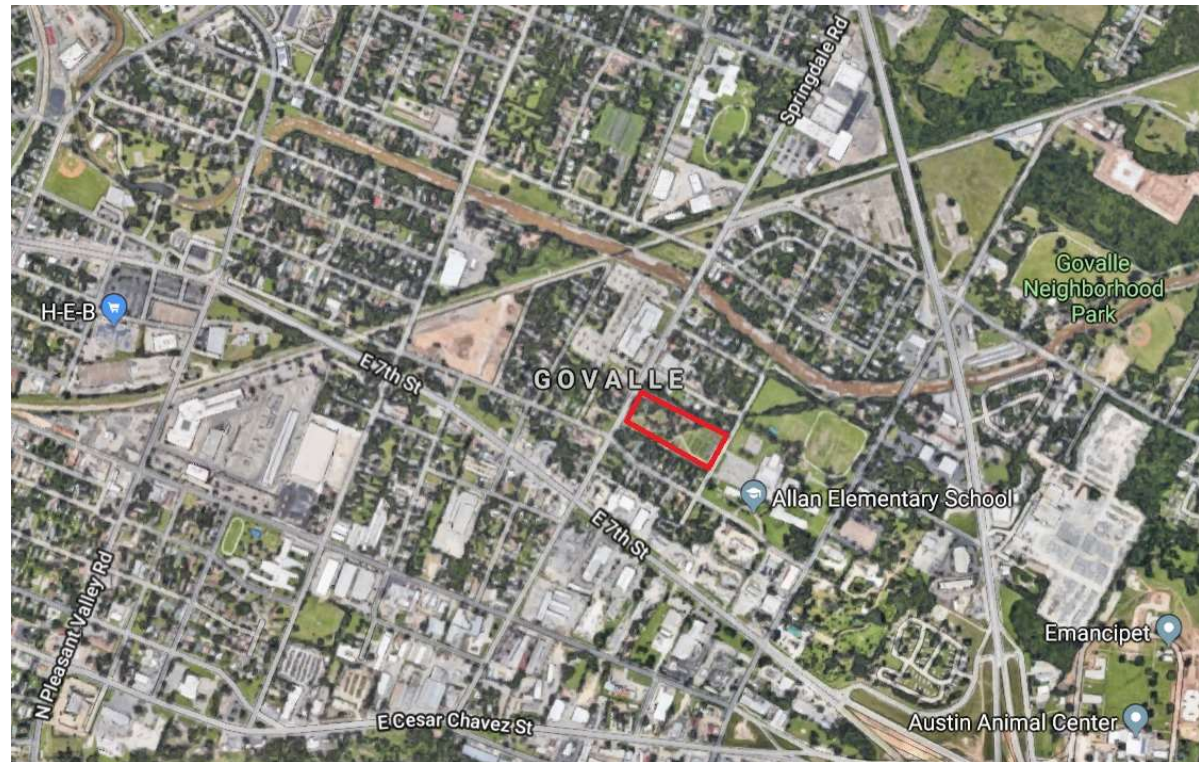
Springdale Farms Item B-17

07/14/2020

Planning Commission

Site Location

- Area: 4.85 acres
- Zoning: CS-MU-CO-NP
- Along Imagine Austin Corridor
- 2 Blocks from Transit priority (in both directions)
- Activity Corridor



Neighborhood Outreach

- Held community meetings to:
 - Understand from our future neighbors what the Farm has meant to the community
 - Get a sense of what future uses could be beneficial to the community
 - Introduce StoryBuilt and discuss overall design strategy
 - Preservation (trees, existing features important to the site)
 - Sustainability
 - Green infrastructure
 - Neighborhood fabric
 - Mixed Use (residential for sale and commercial)

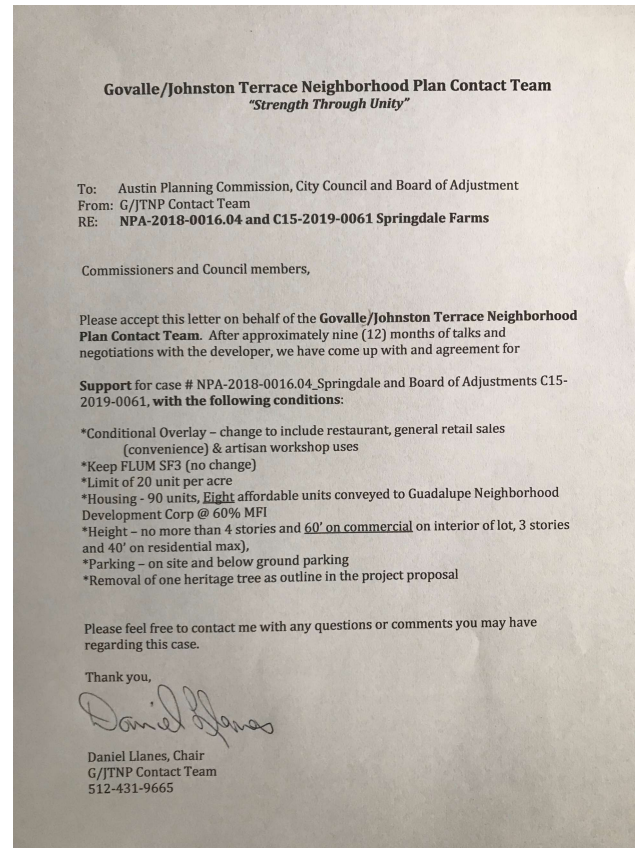
Community Feedback and Project Goals

Feedback from community meetings:

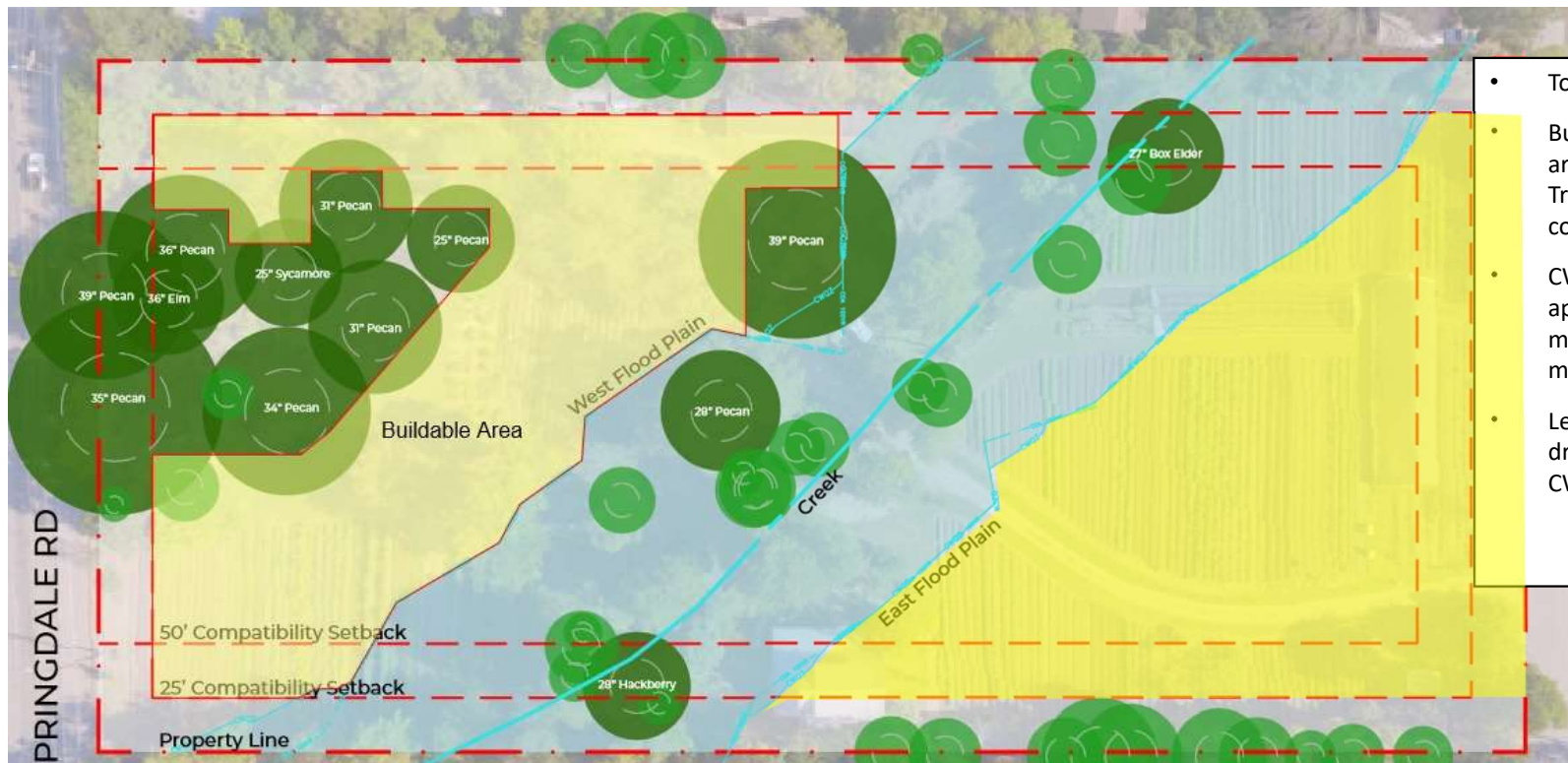
- Keep some level of farming and farm-stand operational
- Mixed use (residential and commercial)
- Open space
- Independent grocery
- Coffee shop/cafe
- Affordable housing component – based on % of total Units built
- Welcoming environment
- Pedestrian oriented
- Sub-grade parking and limited Impervious cover

Neighborhood Support

Letter of Support for all Entitlements asks including the site plan as presented today



Site Overview and Hardship

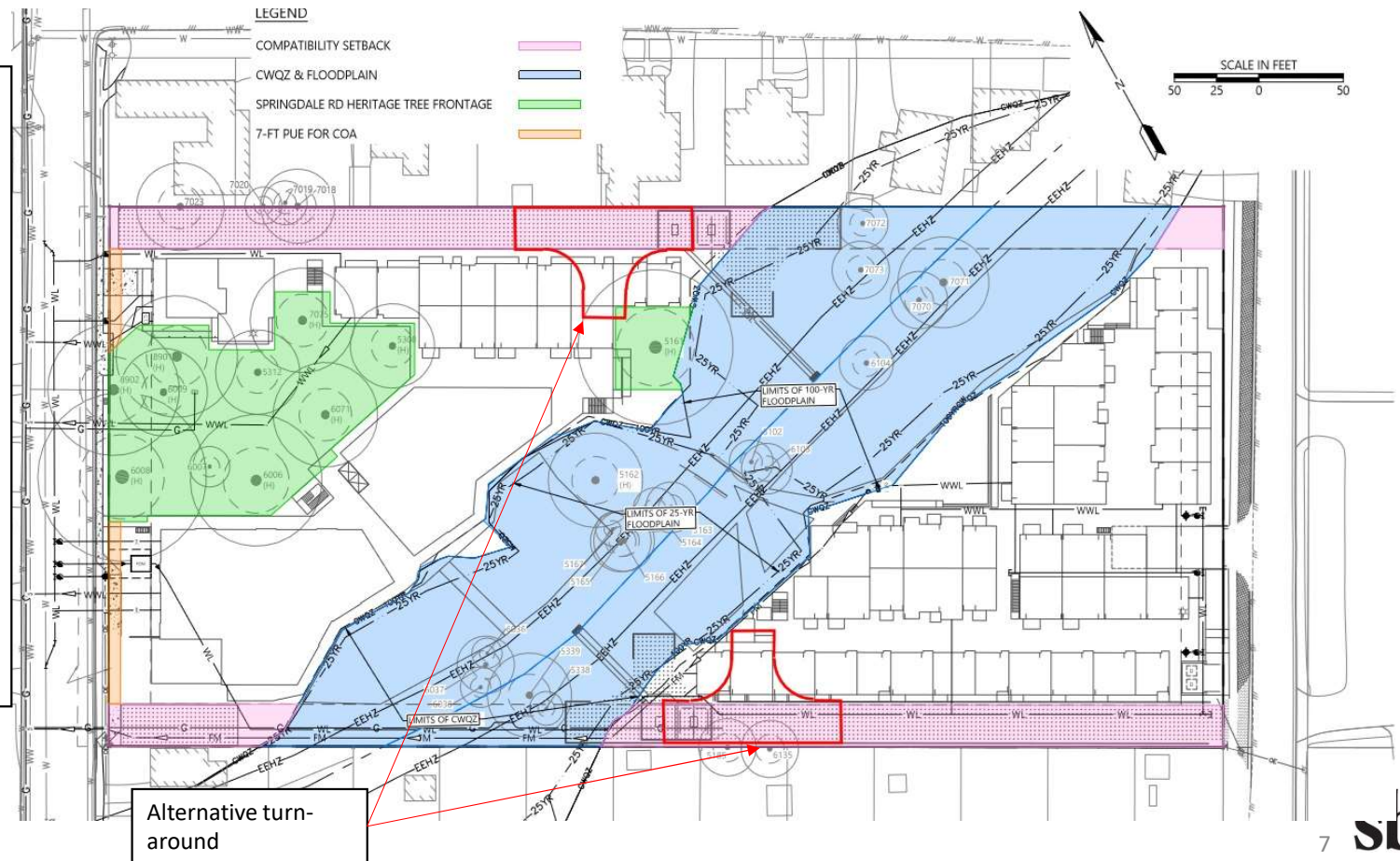


- Total Area = 211,000 sf
- Buildable area = 108,000 or 50% of total area due to preserving 10 Heritage Trees, floodplain, CWQZ and compatibility setbacks
- CWQZ created due to basin being approximately 2 acres over 64 ac minimum even though channel is manmade
- Less than ½ % slope to Boggy Creek drastically increases floodplain and CWQZ.

Site Plan

Site Plan:

- 87 For sale Units
- +/- 65,000 sf of commercial
- Open Space: 2.25 ac (includes 23k sf of Urban Farm)
- 50% Imp cover (**95% Allowed**)
- FAR: 0.8:1 (**1.2:1 allowed under existing entitlements, 2:1 per Zoning**)
- Tree Preservation
- Limited alternatives for fire lane so proposed utilization of compatibility setback, as grassed, pervious pavers, with minimal impacts
- Collaboration of StoryBuilt and the NPCT to accomplish the goals:
 - Mixed Use
 - Farming
 - Sub-grade parking
 - Pedestrian Oriented



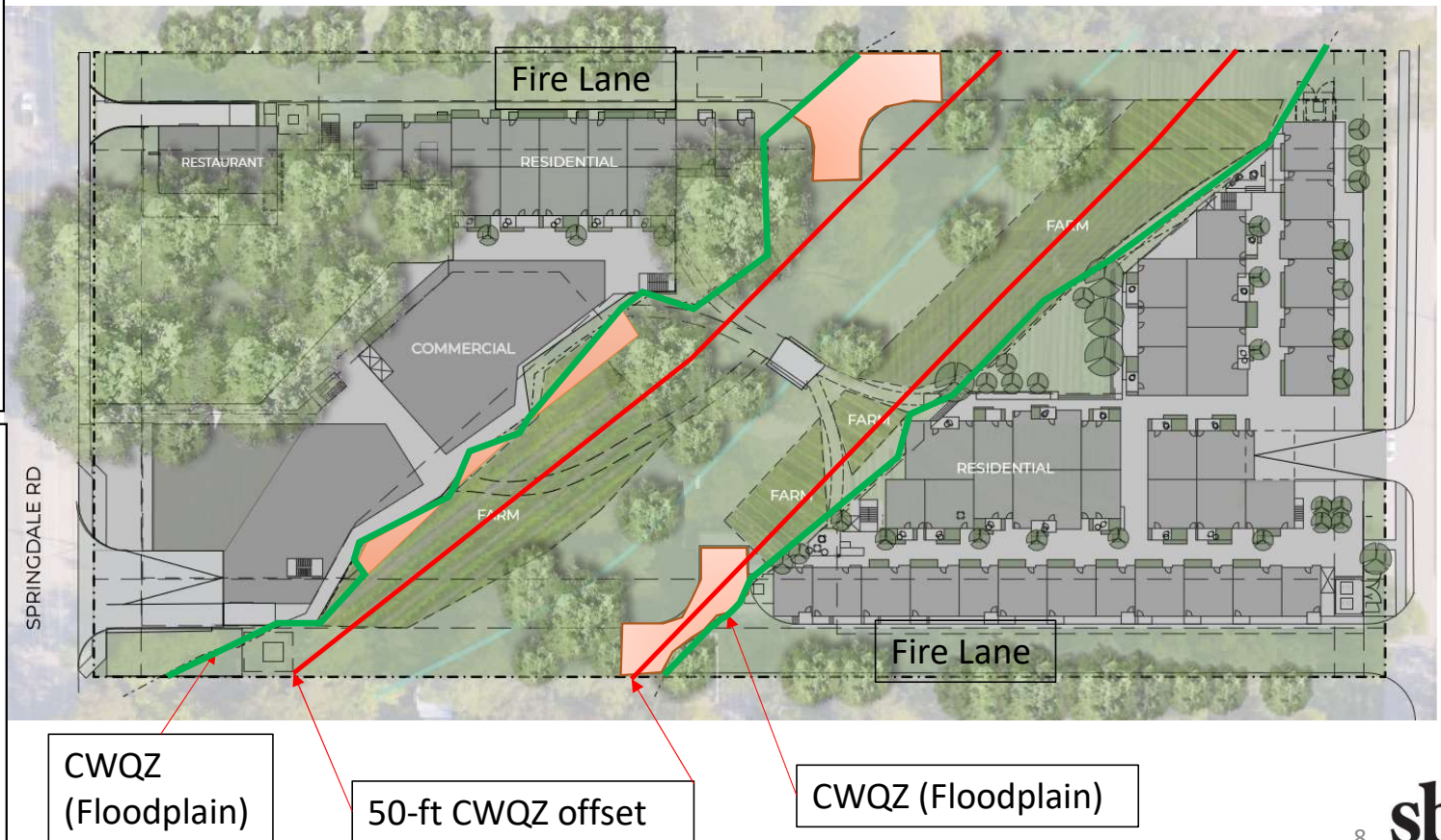
Proposed Encroachments

Encroachment:

- Approximately 3500 SF of “Grass-Crete” permeable paving system within Floodplain/CWQZ with only 1200 sf being within the initial 50-ft offset to serve as Fire access
- Approximately 810 SF of building overhang into proposed urban farm area (overhang: avg 6’5”; max 13ft)

CWQZ Encroachment Calcs:

- Total: 73,130 sf
- Encroachment within 50-ft setback: 1200sf (1.6%)
- Encroachment outside 50-ft setback: 2300sf (3.2%)
- Impervious cover within 50-ft setback: 0sf (0%)
- Impervious cover outside of 50-ft setback (1%) (building overhang 15-ft above grade)



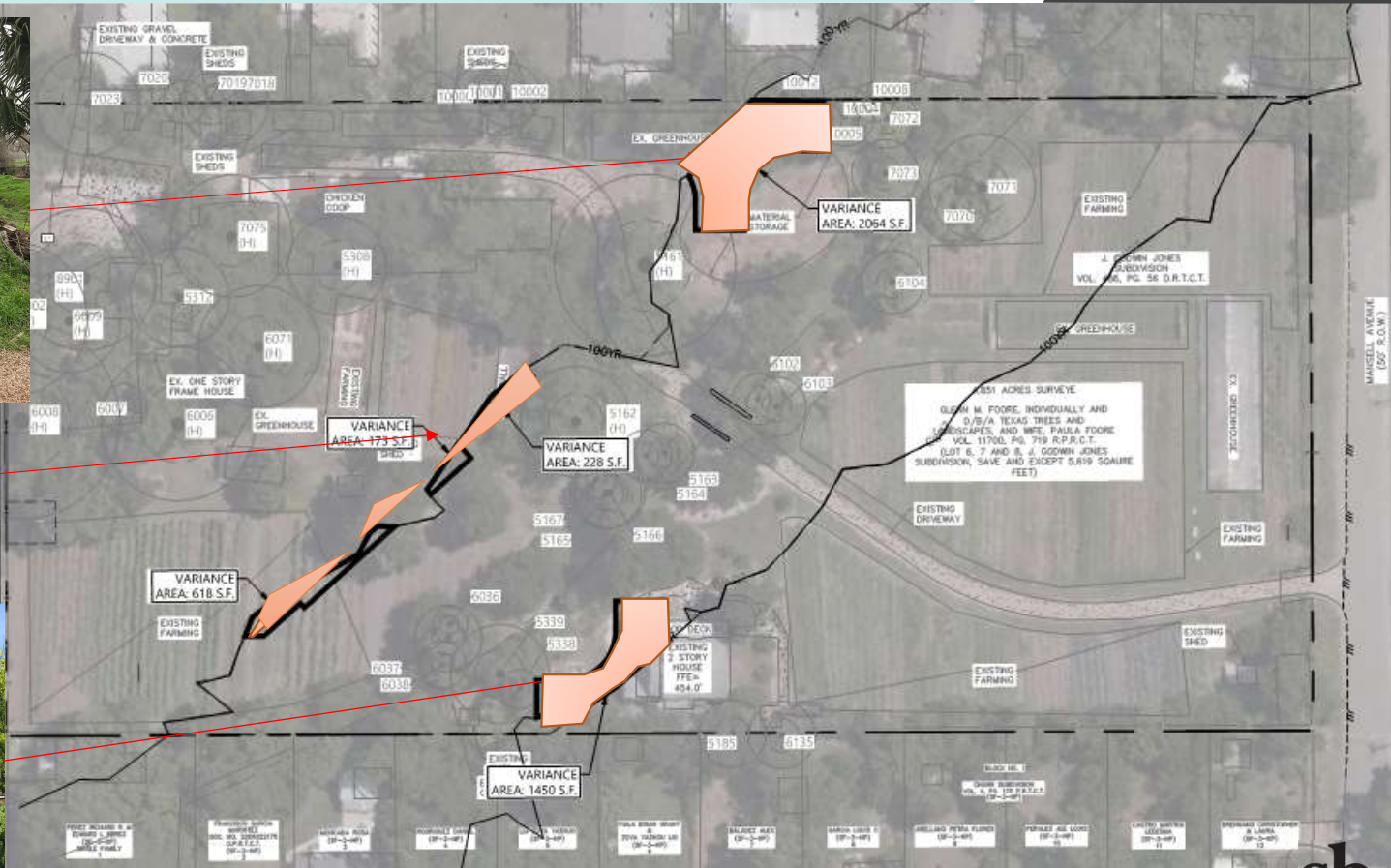
Existing Conditions and Encroachments

Existing Greenhouse, Material storage, parking



Existing Farming

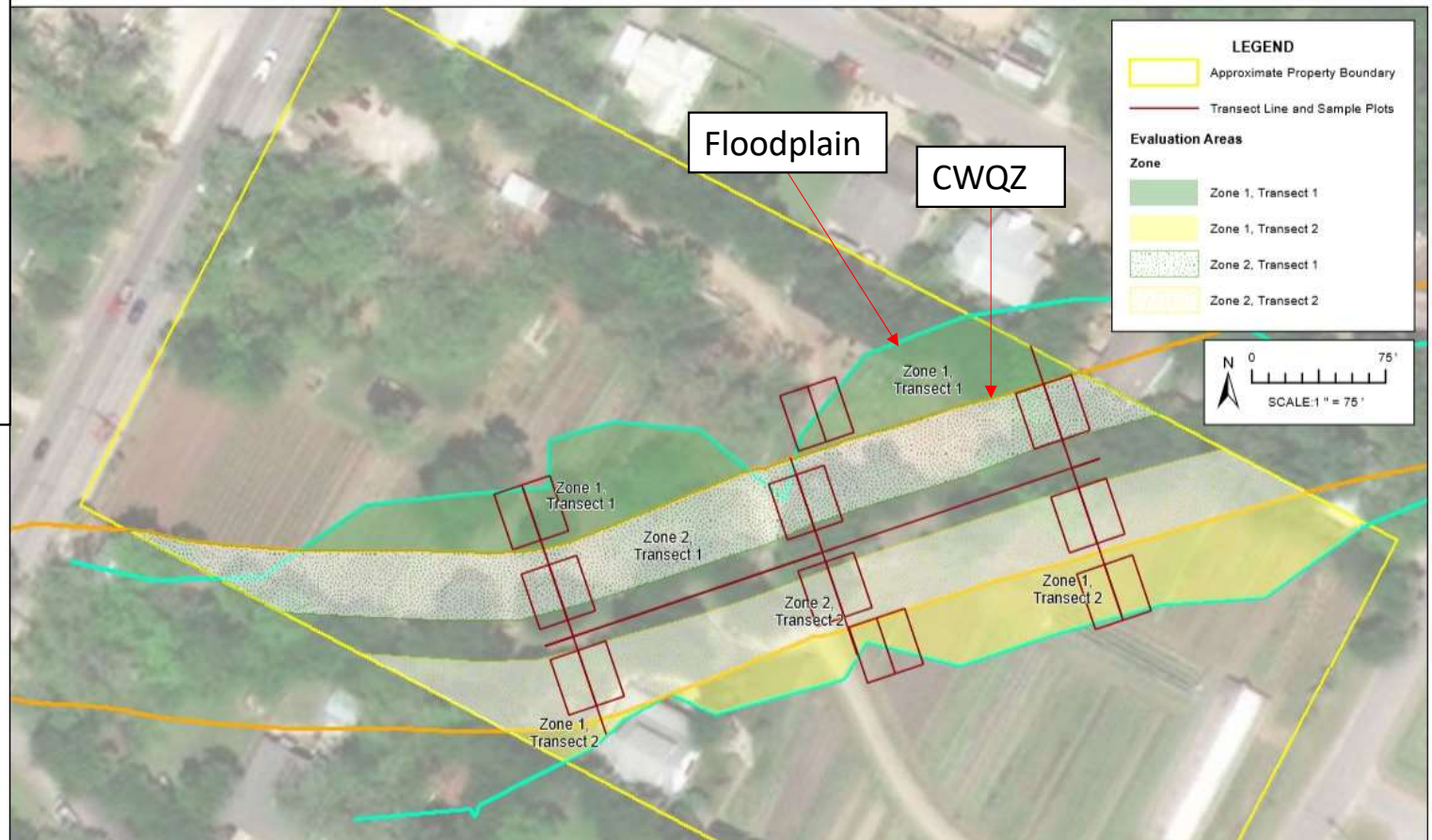
Existing Home and gravel driveway



CWQZ Assessment

Report Conclusions:

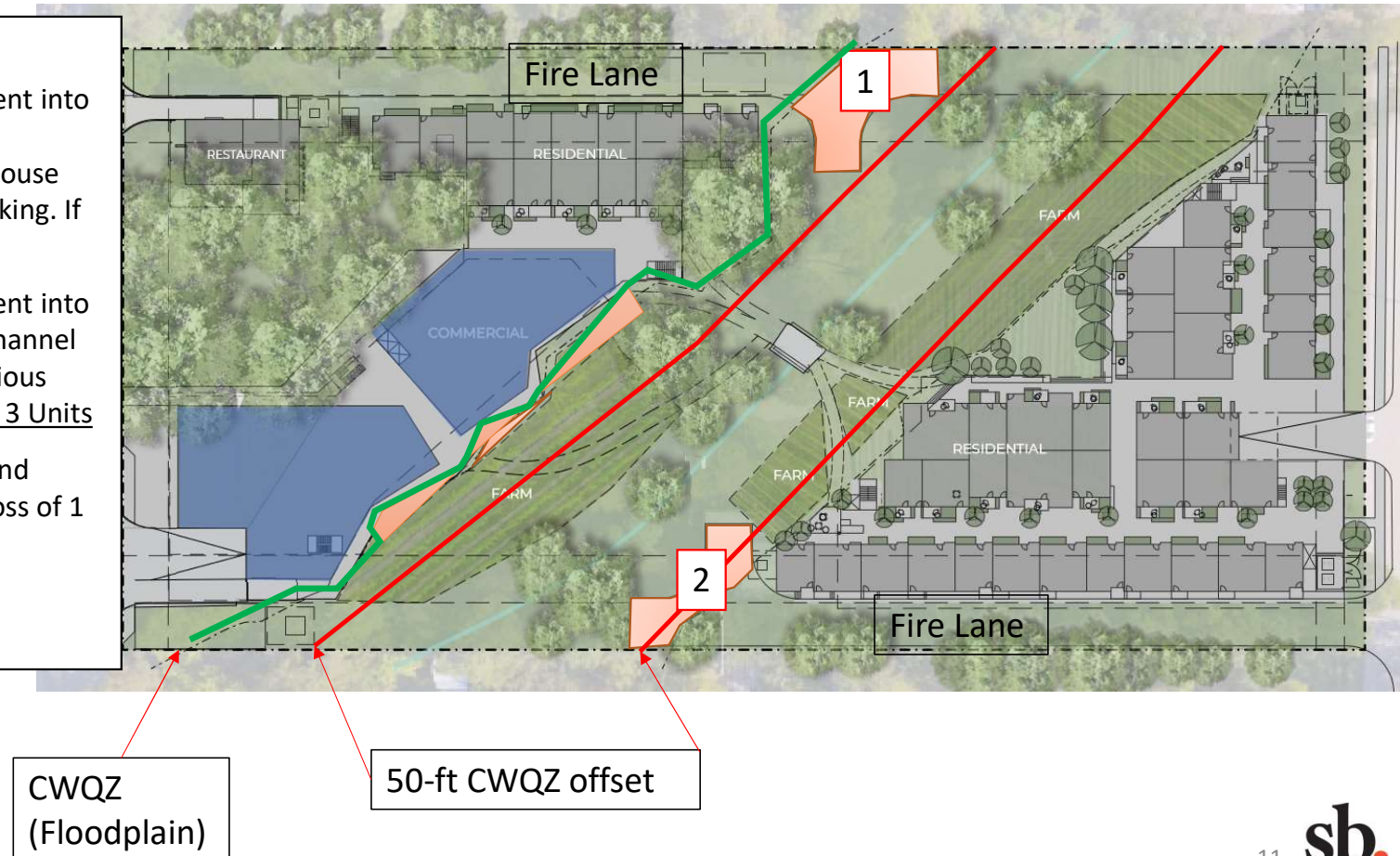
- CWQZ and floodplain within the site are in Poor to Fair Condition
- The entirety of the CWQZ within the site has been historically disturbed
- Proposed Grassed pavers, Urban Farming and improving the drainage channel basin and upslopes per Environmental recommendations will improve overall Zones



Proposed Encroachments-Fire Lane

Encroachment and Result:

1. Permeable grass pavers: Encroachment into CWQZ but outside 50-ft of channel Centerline. Replaces existing Greenhouse and material storage/equipment parking. If Not Granted: Loss of 4 Units
2. Permeable grass pavers: Encroachment into CWQZ with portion within 50-ft of channel Centerline. Replaces existing impervious cover/home. If Not Granted: Loss of 3 Units
3. Per agreement with neighborhood and GNDC, loss of units would result in loss of 1 affordable Unit.



Existing vs Proposed

Existing
Greenhouse,
Material storage,
parking



Existing Home and
gravel driveway

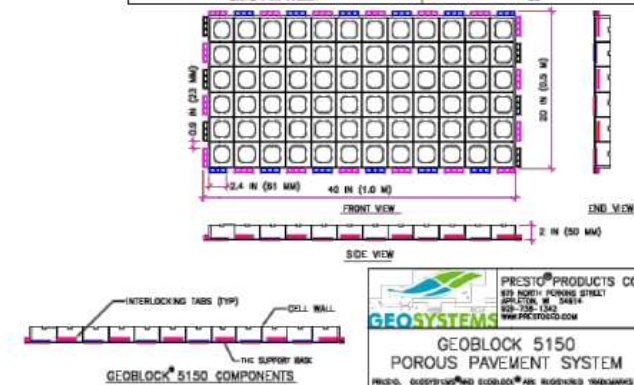
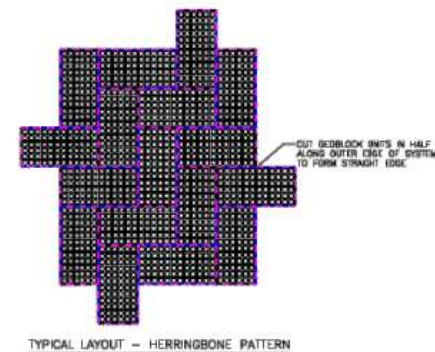
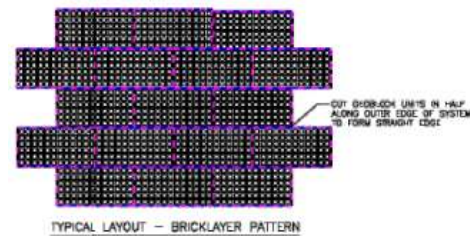


Proposed Grass
pavers –detail
next slide

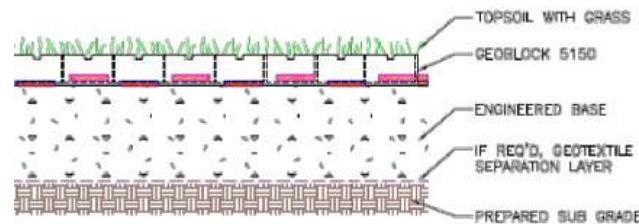
Grass Crete



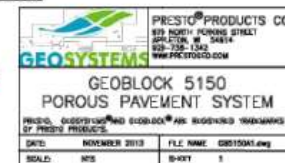
Windsor Apartments, South Lamar



GEOBLOCK 5150 MATERIAL SPECIFICATION	
MATERIAL	UP TO 97% RECYCLED POLYETHYLENE
COLOR	RANGES DARK SHADES GRAY TO BLACK
CHEMICAL RESISTANCE	SUPERIOR
CARBON BLACK FOR UV STABILIZATION, %	1.5 TO 2.0%
UNIT MIN CRUSH STRENGTH - EMPTY @ 70°F (21°C)	420 PSI (2,900 kPa)
UNIT MIN CRUSH STRENGTH - SAND FILLED @ 70°F (21°C)	7,056 PSI (48,754 kPa)
FLEXURAL MODULUS @ 73°F (21°C)	35,000 PSI (240,000 kPa)
NOMINAL DIMENSIONS - WIDTH X LENGTH	20 X 40 IN (50.8 X 1.0 M)
NOMINAL UNIT DEPTH	2 IN (50 MM)
NOMINAL AREA	5.3 SQFT (0.5 SQM)
CELLS PER UNIT	72
TOP OPEN AREA PER UNIT	3.1 X 3.2 IN (79 X 81 MM)
BOTTOM OPEN AREA PER UNIT	41%
INTERLOCKING OFFSET SHEAR TRANSFER PINS	12 TABS PER 40 IN (PER 1 M)
NOMINAL WEIGHT PER UNIT	8.7 LBS (4.0 KG)
RUNOFF COEFFICIENT @ 2.5 IN/HR (64 MM) RAIN	0.15
UNITS PER PALLET	50



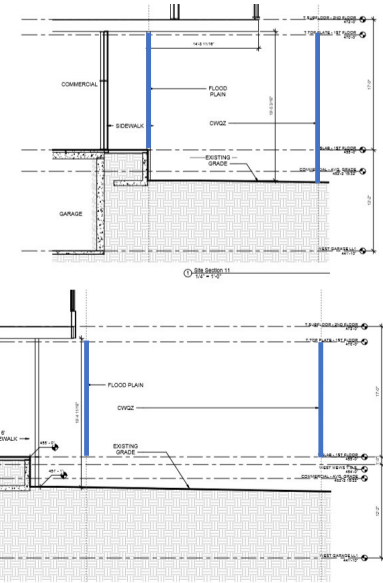
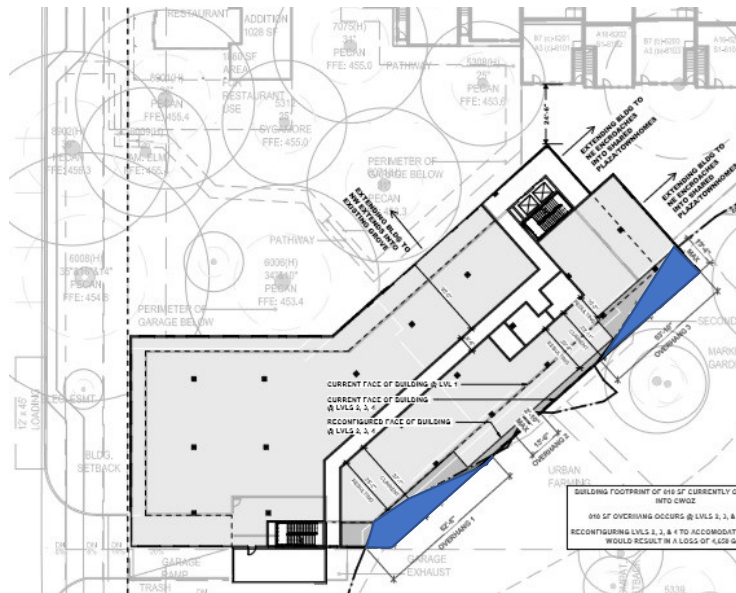
DESIGN GUIDELINES	
LOAD DESCRIPTION	
Heavy Fire Truck Access & H/HS-20 loading. Typical 110 psi (758 kPa) tire pressure. Single axle loadings of 32 kips (145 kN), tandem axle loadings of 48 kips (220 kN). Gross vehicle weight of 80,000 lbs (36.3 MT). Infrequent passes.	



Proposed Encroachments-Overhang

Encroachment and Result:

1. Commercial Building Overhang of Urban Farm: Urban farming to remain as use below overhang. Rain and sunlight non-factor as all season equinoxes provide ample sunlight and irrigation available (if necessary).
2. Overhang allows commercial space to realize standard bay depths, Restricted to the west due to Tree canopies.
3. If Not Granted: Loss of 4,500sf of leasable space



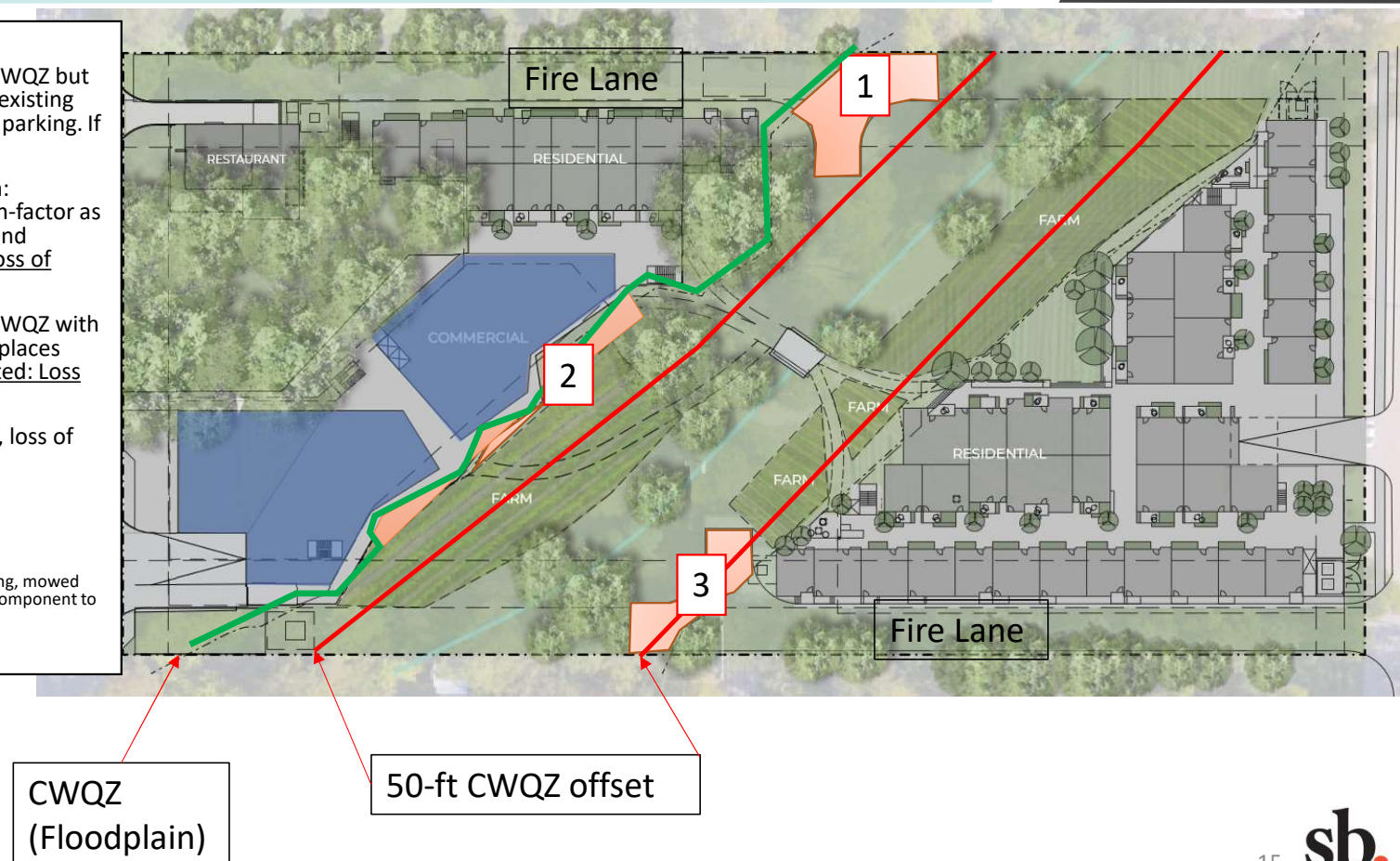
Summary of Proposed Encroachments

Encroachment and Result:

1. Permeable grass pavers: Encroachment into CWQZ but outside 50-ft of channel Centerline. Replaces existing Greenhouse and material storage/equipment parking. If Not Granted: Loss of 4 Units
2. Commercial Building Overhang of Urban Farm: Negligible impact to site, rain and sunlight non-factor as all season equinoxes provide ample sunlight and irrigation available for farm. If Not Granted: Loss of 4,500sf of leasable space
3. Permeable grass pavers: Encroachment into CWQZ with portion within 50-ft of channel Centerline. Replaces existing impervious cover/home. If Not Granted: Loss of 3 Units
4. Per agreement with neighborhood and GNDC, loss of units would result in loss of 1 affordable Unit.

Additional Recommendations:

- Staff to provide planting specs to improve the existing, mowed channel as well as areas outside proposed farming component to generate a true environmentally sensitive zone



Benefits

Project and Environmental Benefits:

1. Of the 73,000 sf CWQZ, 3,500 sf (4.8%) of grass pavers replaces existing impervious cover and other environmentally insensitive encroachments
2. We are re-establishing approx. 23,000 sf (32% of CWQZ) of Urban Farming
3. Of the remaining 46,000 sf (63%) of CWQZ that has been historically disturbed, Re-seed/plant (per City recommendation) to create a more established Zone
4. All site plan components, including affordable Units remain in place
5. No unnecessary pavement or impervious cover to serve as fire access

