July 30, 2020

Item 69 C14-2019-0129 108801 Wayne Riddell Loop

Rezone from (I-RR) to MF-4-CO

MOTION for consent FIRST READING ONLY – Parties are continuing to work out details. Ultimately the case will involve:

- Finalized private restrictive covenant
- More specific details added to the Ordinance and a public restrictive covenant incorporating aspects of the agreement between parties such as:
  - Development standards that will graduate intensity across the tract to buffer neighborhood
  - Infrastructure improvements to ensure adequate sidewalks, bike lanes, traffic calming, TDM, and transit access are incorporated aspects of the project that benefit new residents as well as neighborhood and safe access to Akin High School
  - Developer contribution to traffic calming measures
  - Narrowing of vehicle ROW on Wayne Riddell to slow vehicular speeds and add a two-way bike lane with buffering, including vegetated buffering at area nearest the pool
  - ZaP's recommendation and staff agreed upon standards to narrow cross section for the extension of Wayne Riddell
  - Inclusion of green stormwater infrastructure and 10% adjustment in flooding calculations to accommodate increased runoff due to climate change
  - Opening the Wayne Riddell Loop connection upon completion of a signal at the intersection with 1626 and associated improvements currently underway along 1626; and
  - Wayne Riddell Loop not being used to access the site by construction traffic.

My office has been working with Representative Goodwin and our watershed department to clarify the issues and concerns raised regarding potential flooding:

As part of a submittal to the City of Austin Watershed Protection Department for Regional Stormwater Management Program (RSMP) participation for this development, the applicant shall prepare hydrologic and hydraulic studies for the 10-, 25-, and 100-year flood events that evaluate the impact to flood flows and depths in Slaughter Creek and Onion Creek as a result of stormwater flows from the proposed development. These impacts shall be evaluated at two specific locations:

1. In Slaughter Creek at the location of the stormwater discharge from the development; and

2. In Onion Creek and Slaughter Creek at the confluence of Slaughter Creek and Onion Creek.

The existing conditions scenarios of these analyses shall assume a fully developed watershed except for the subject property, which should represent its existing condition. The proposed conditions scenarios shall assume a fully developed watershed and the maximum impervious

cover allowed by zoning for this property. The proposed condition analyses shall include scenarios with and without a conceptual detention pond for the development.

The City of Austin shall not approve an RSMP application if either of these analyses indicates that the proposed development would increase flood heights in Slaughter Creek or Onion Creek. Based on the proposed condition scenarios, the review process will consider the relative benefits of detaining runoff on the site or releasing it without detention.

Much work has been accomplished with the additional time granted by council. And I want to recognize the hard work and accommodation by the Developer and Neighbors working to achieve agreement. It's not yet complete, but progress has been made.

The developer and neighbors are continuing to discuss level of traffic calming mitigation that will be contributed. And I am working to finalize with our city staff some of the transportation related aspects to help provide a higher level of assurance for neighbors that traffic safety concerns will be mitigated.