305 S. Congress PUD

Presentation

to the

Parks and Recreation Board

August 5, 2021

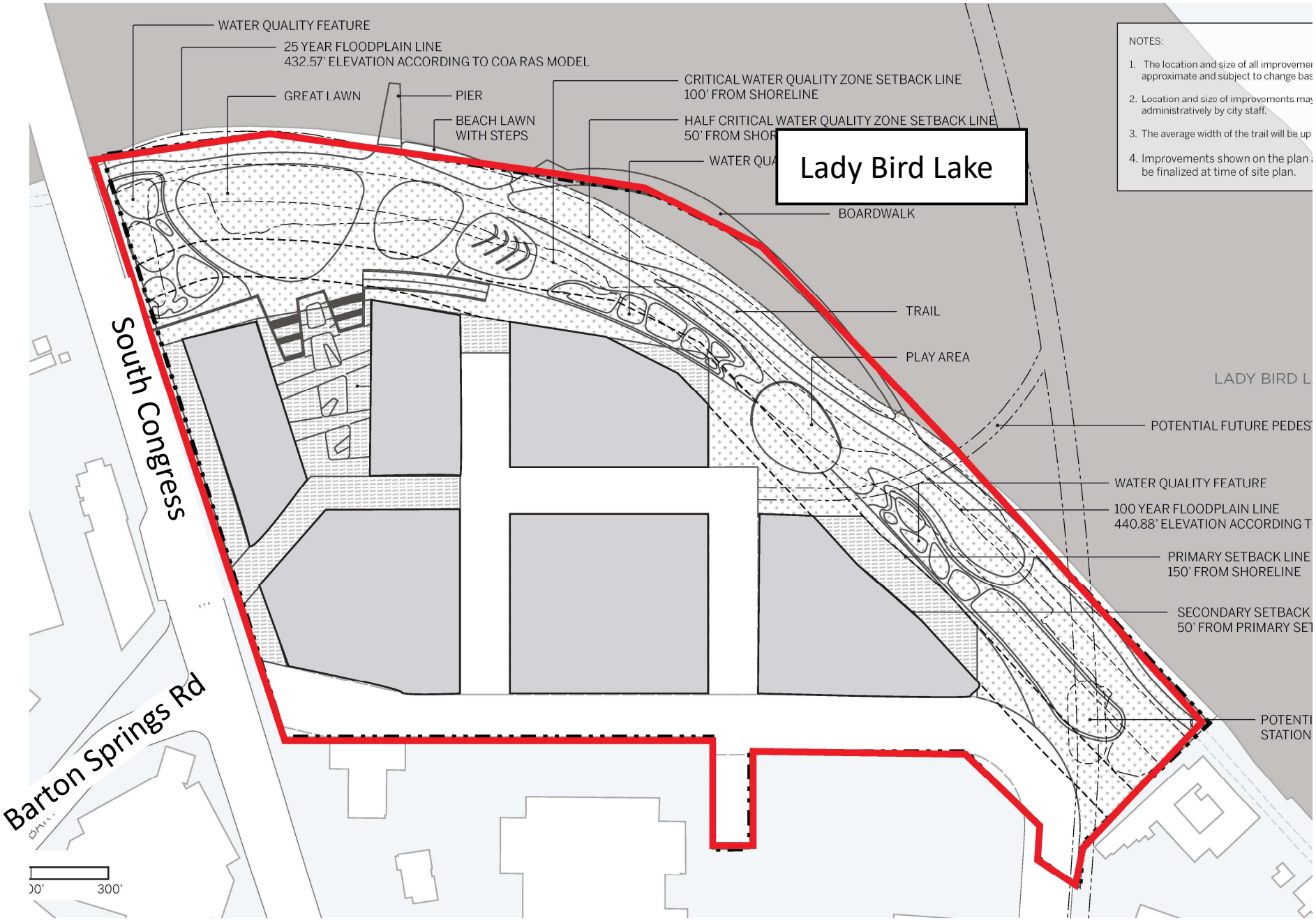
Atha Phillips
Environmental Program Coordinator
Environmental Officer's Office

Scott Grantham
Planner Principal, Park Planning
Parks & Recreation Department

Agenda

- Proposed PUD environmental attributes and status
- Proposed superiority
- Code modifications
- Staff evaluation
- Staff proposed conditions for superiority

Proposed PUD


Lady Bird Lake
WATER QUALITY FEATURE
25 YEAR FLOODPLAIN LINE
432.57' ELEVATION ACCORDING TO COA RAS MODEL
GREAT LAWN
PIER
BEACH LAWN
WITH STEPS
CRITICAL WATER QUALITY ZONE SETBACK LINE
100' FROM SHORELINE
HALF CRITICAL WATER QUALITY ZONE SETBACK LINE
BOARDWALK
TRAIL
PLAY AREA
WATER QUALITY FEATURE
100 YEAR FLOODPLAIN LINE
PRIMARY SETBACK LINE
150' FROM SHORELINE
SECONDARY SETBACK
South Congress
Barton Springs Rd
NOTES:
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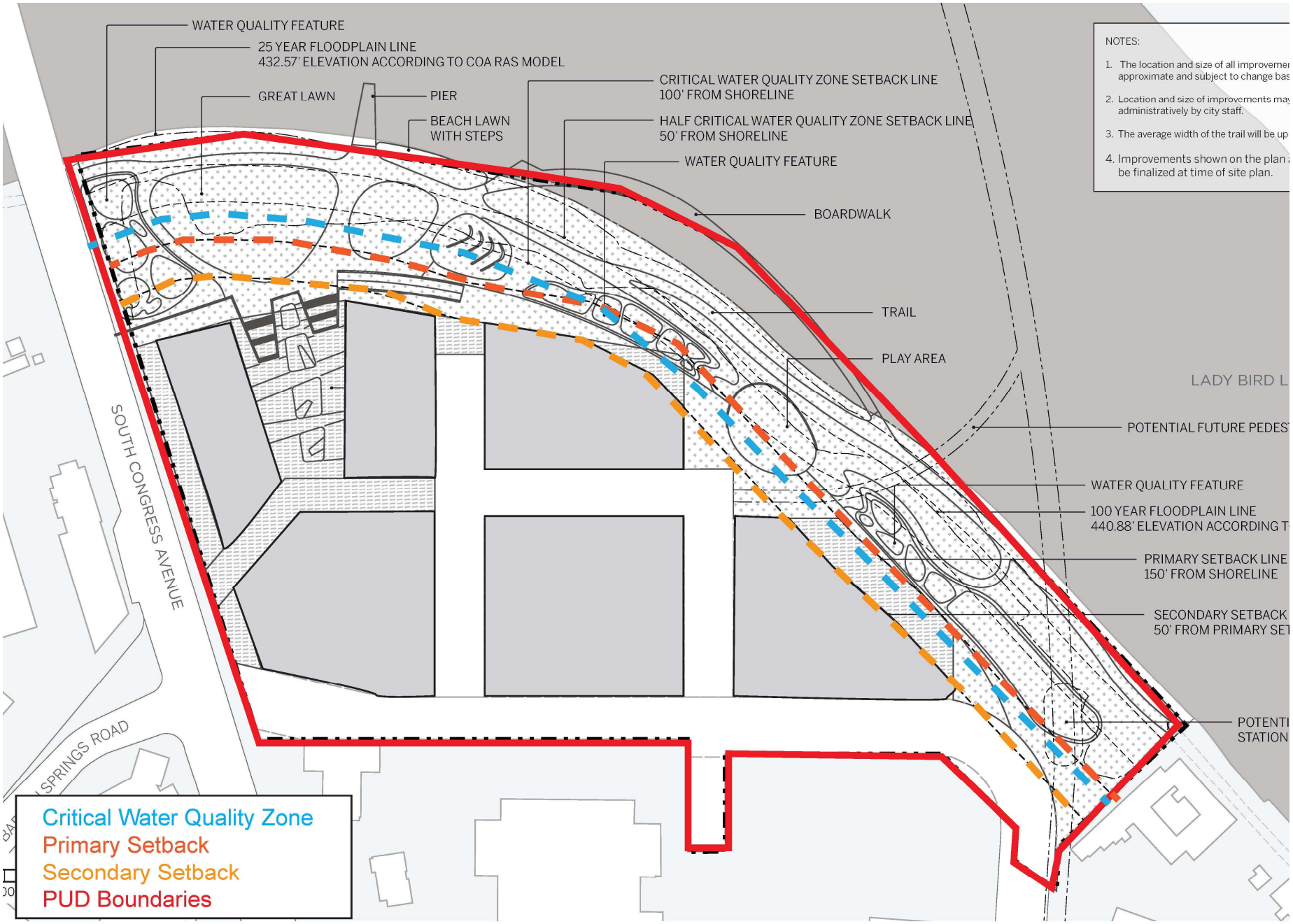
2. Location and size of improvements
administratively by city staff.
3. The average width of the trail will be
4. Improvements shown on the plan
be finalized at time of site plan.
300'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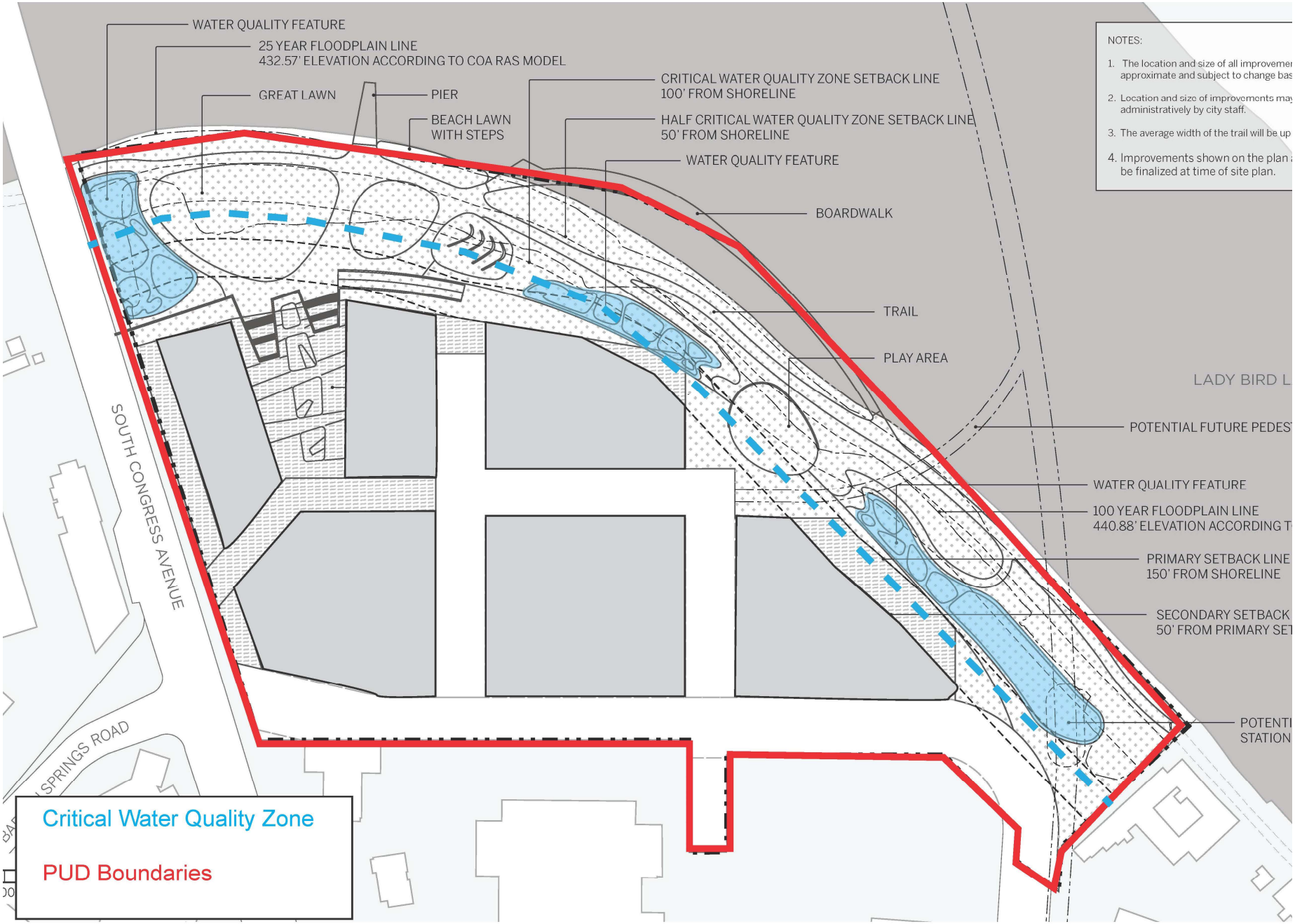
Critical Water Quality Zone
Primary Setback
Secondary Setback
PUD Boundaries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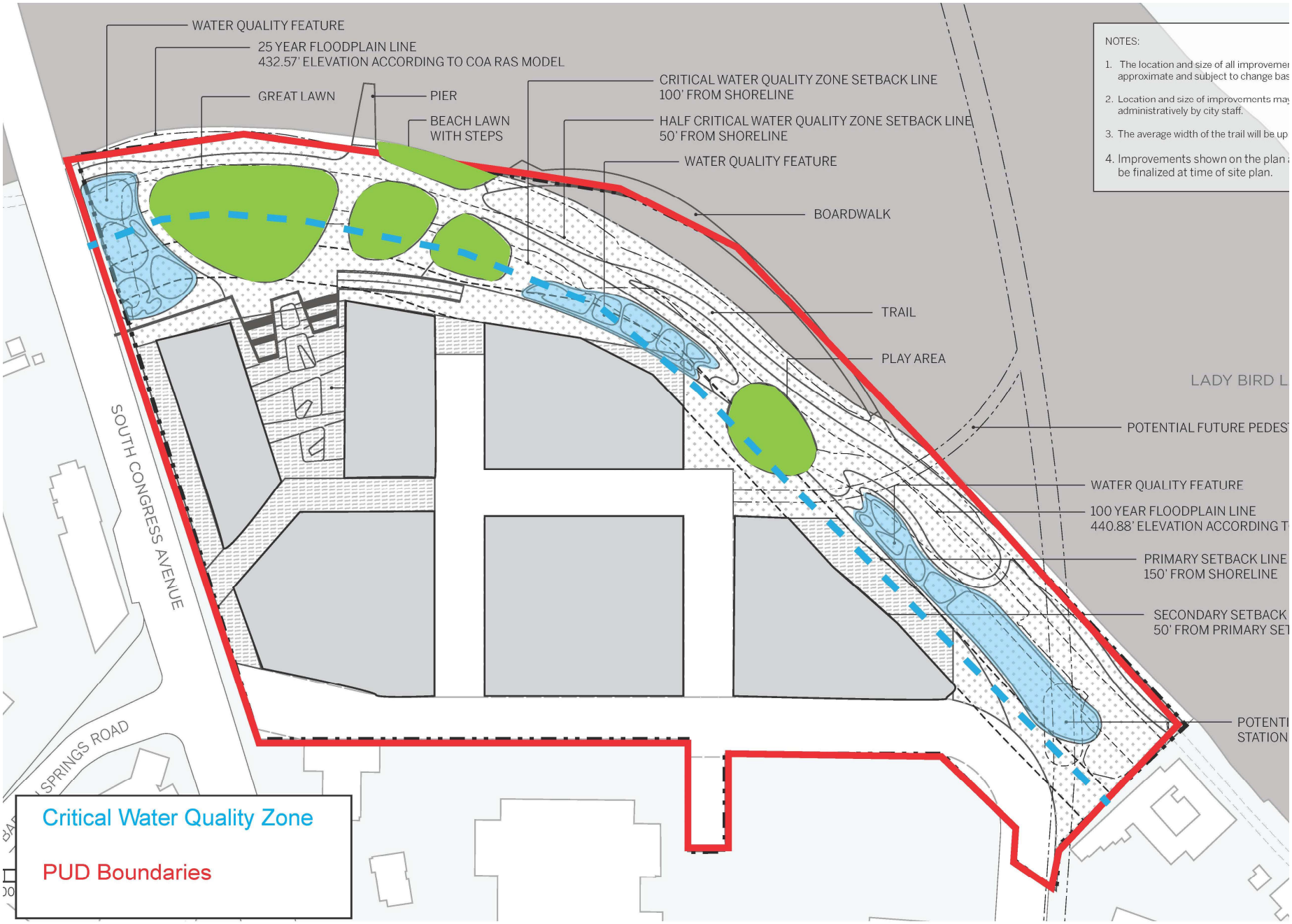
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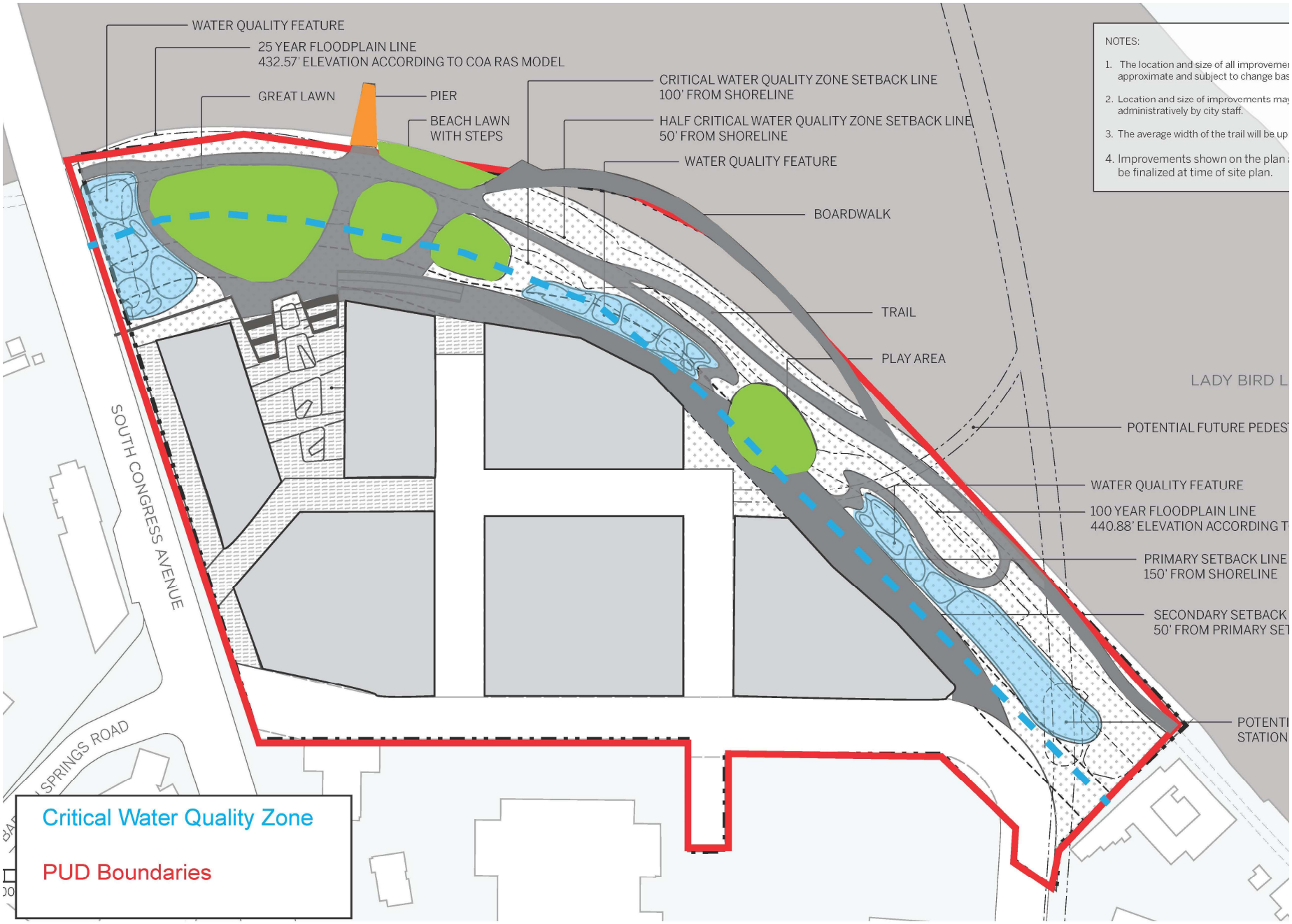
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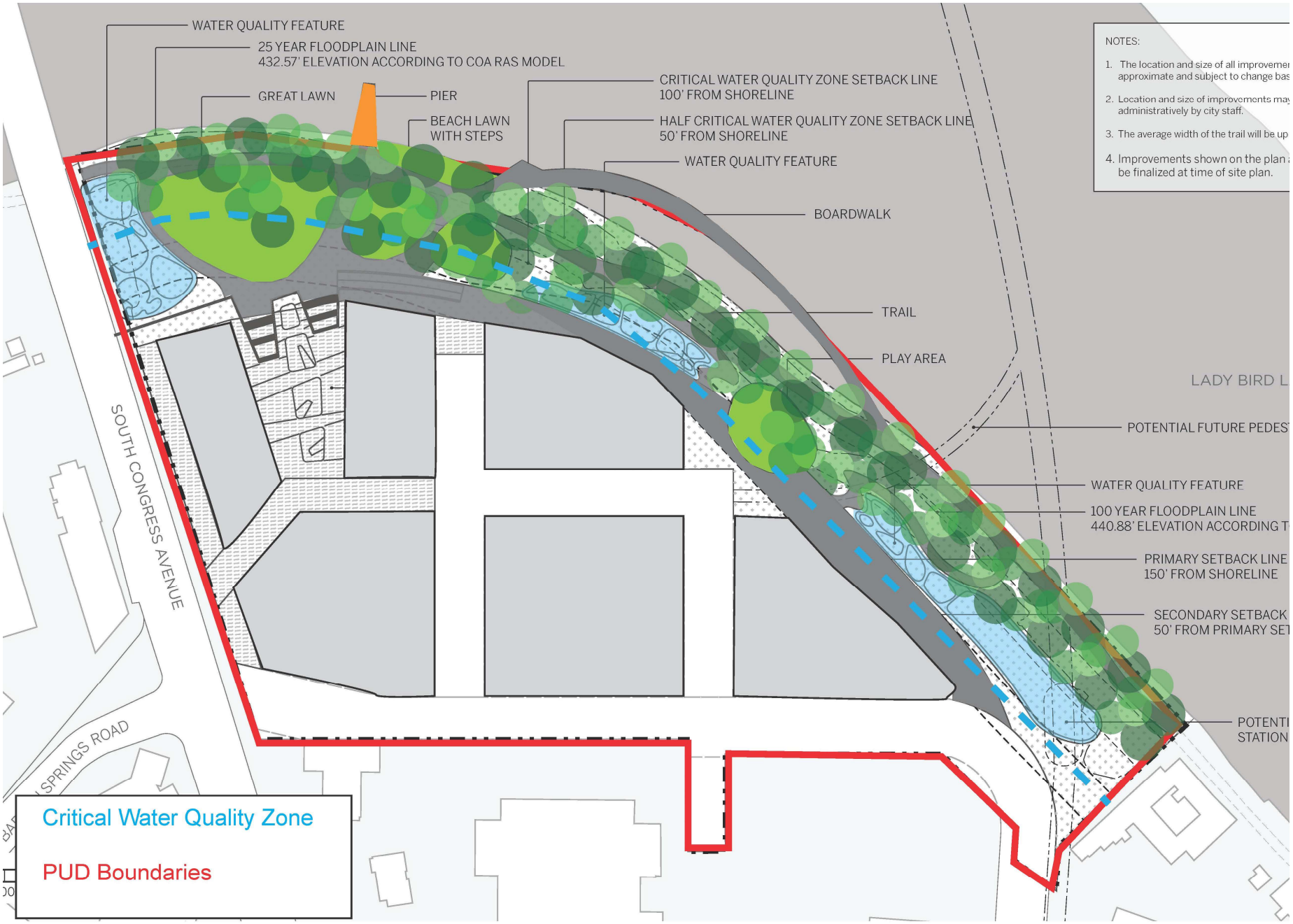
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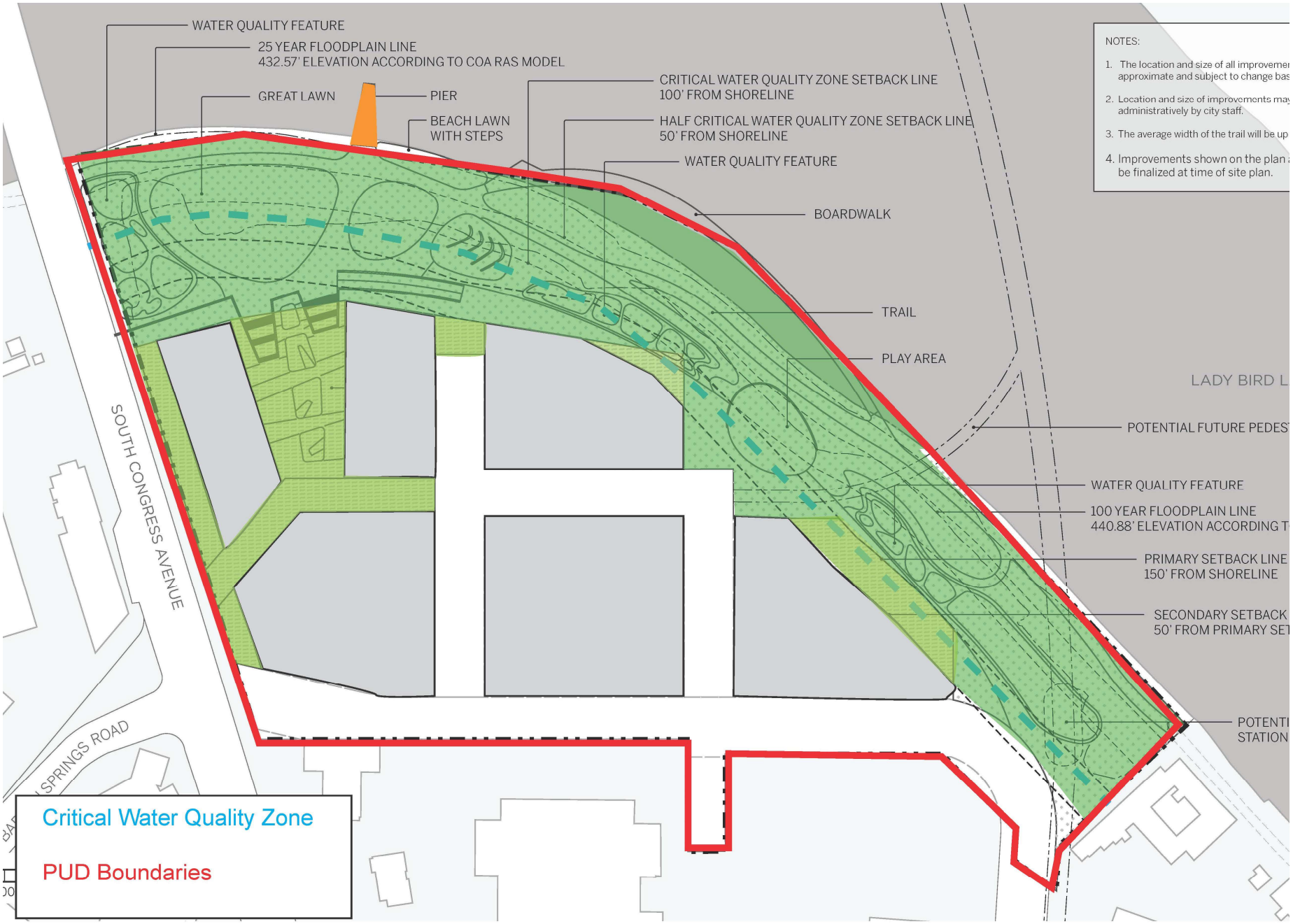
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Critical Water Quality Zone
PUD Boundaries

Superiorities

1. Proposing to remove invasive species along the shoreline and restore with natives.
2. Proposing to save or transplant 100% of heritage trees and preserve 77% of trees overall.
3. Parkland dedication exceeding current code requirement (15% site acreage, credited)*
4. Commitment to build park amenities at value exceeding current code requirement.*

   * Further clarity needed on these commitments.

Code Modifications-Environmental

1. Section 25-2-1176(A)(1) is modified to allow construction of the pier to extend up to 70' from the shoreline.
2. Section 25-2-1176(A)(4) is modified to exceed the allowed 20% of the shoreline.
3. 25-8-63(11) is modified so that a parking structure can be excluded from impervious cover calculations if it is 2'-4' below the finished grade of the land after it is constructed. The project proposes to exceed 15% of site area allowed by code.
4. Section 25-8-261 and the ECM is modified to allow development within the Critical Water Quality Zone that is in accordance with the PUD Land Use Plan and Open Space Plan. This includes vegetation filter strips, rain gardens, bio-filtration ponds, stormwater outfall structures, park improvements including hard surface trails, bicycle trails, picnic facilities, playscapes, concessions including food and beverage vendors, bicycle rentals, sports equipment rentals, boat rentals, dining facilities, performance and special event facilities, boardwalks, sidewalks, pavilions, gazeboes, restrooms, exercise equipment and courses, beach lawn with steps into the water, boat landings, piers, rail station, stream bank stabilization and other similar facilities. Capping impervious cover at 24.5%. 5% allowed by code.
5. Section 25-8-261(H) is modified to allow green stormwater quality controls (as defined by ECM) within 50 feet of the shoreline of Lady Bird Lake and within the 100-year floodplain.
6. Chapter 25-8 and the ECM is modified to allow the placement of fill and the construction of a retaining wall, stairs, bulkhead or other erosion protection device in Lady Bird Lake in order to allow development in accordance with the Open Space Map.
7. Section 25-8-367 is modified to allow allow fill within the lake.

Code Modifications-Parkland

1. 25-2-624 (A) allows for commercial uses that are accessory to principal public use on the site.
Land Uses in "Area 1" Parkland :

4. In addition to the uses described in Note 3, the following are additional uses permitted within Area 1:
   - Automotive Sales (limited only to bicycle and scooter sales)
   - Automotive Rentals (limited only to bicycle and scooter rentals)
   - Automotive Repair Services (limited only to bicycle and scooter repair services)
   - Indoor Entertainment
   - Indoor Sports/Recreation
   - Personal Improvement Services
   - Personal Services
   - Pet Services
   - Recreation and Equipment Sales
   - Theater
   - Transportation Terminal
   - Temporary Uses Described in Section 25-2-921

2. Under Discussion – Terms for parkland dedication / easements – applicant ability to reserve rights to maintain, program, and build in the space. Typically handled through a Parkland Improvements and Maintenance Agreement.

3. Under Discussion – Sequence of parkland dedication, tied to site development.

Staff Evaluation

1. Applicant has committed to deeded parkland, which will remain in the Public's hands in perpetuity. Park easements on plazas will ensure these areas are public.
2. Timing for dedication and park construction is unclear. Applicant has offered ideas, but further discussion is needed.
3. Specificity of commitment to build park amenities. Current code would require park development; superiority would mean committing to build in excess, on a per unit basis. (e.g. >+$200 per unit), and making improvements clear on plans.
4. Ponds in Parkland, especially if fenced and not designed as amenities. Special focus on Bat Viewing Area.
5. Over-development of the area in the CWQZ and floodplain. Redundant concrete paths along with proposed vending in the future will exacerbate erosion.
6. Staff understands the need for a public viewing area and heavier programming on the west side of the park. Staff has offered in exchange for more development on the west side of the park and for the east side to be restored to a natural state. This would include relocating the trail a minimum of 25’ from the shoreline and moving all water quality to this area.

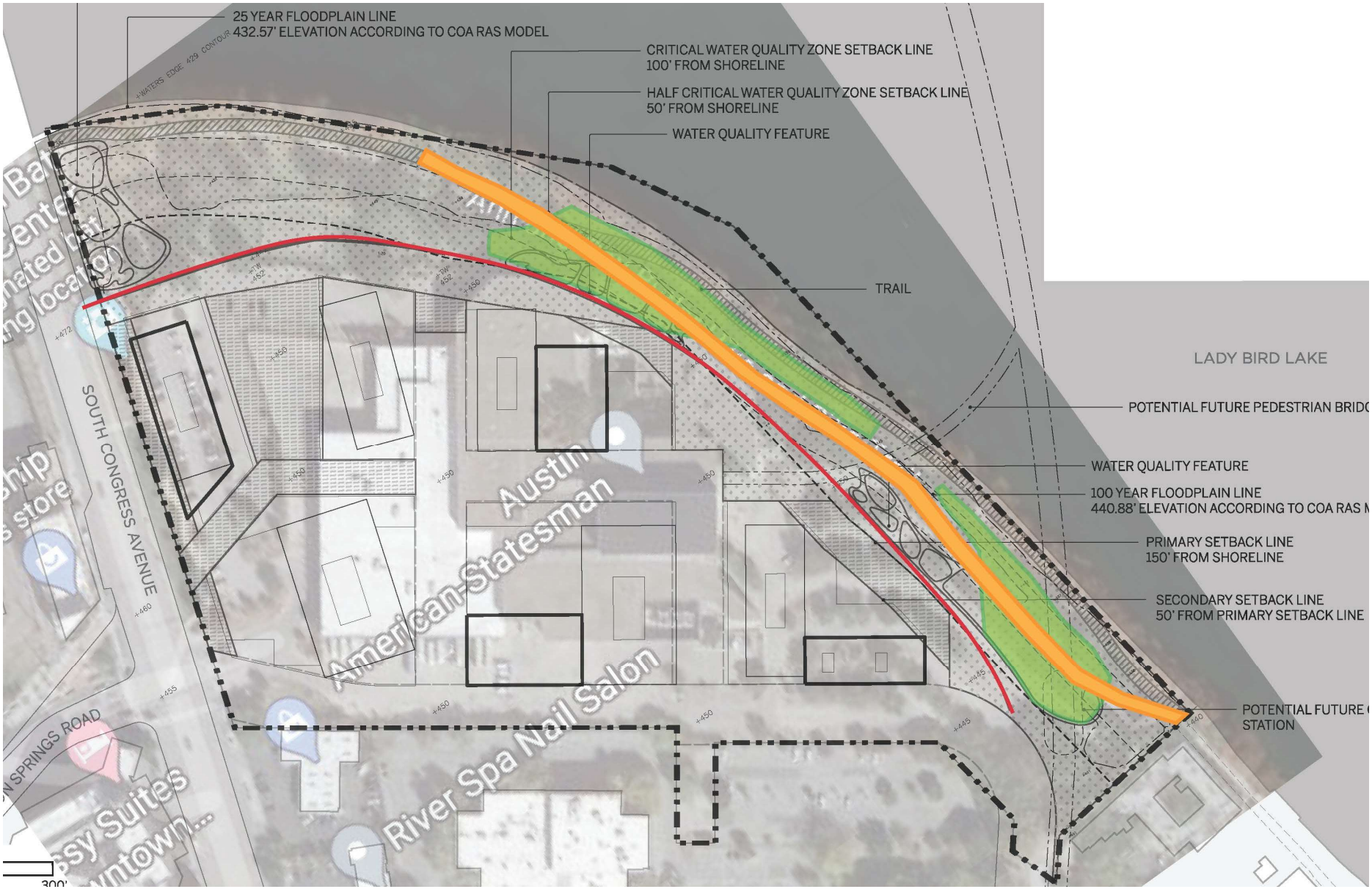
There are areas on the west side of the property that are more suited to programming.
This area near Congress bridge is full of ragweed and has no trees, it is where shoreline access including the pier and stairs should be located.

There are areas throughout the shoreline that are eroding and need to be restored and protected with a split rail fence.

There are areas along the trail where water is running downhill across the trail and causing erosion along the shoreline.

On the eastern half of the property, the trail lies on the edge of the shoreline and is causing erosion downslope. Staff suggests that the trail be moved a minimum of 25’ from the shoreline in these areas. The area between the trail and the shoreline should be restored.

Auditorium Shores example of restoration with access points



In exchange for denser development on the west side for bat viewing, staff proposes moving the trail off the shoreline as shown. Staff also proposes moving all water quality ponds as shown and integrating the rain gardens with restoration, alleviating the need for a deep biofiltration pond in the bat viewing area.

Staff Conditions for Superiority

1. Except for items listed in this document, the PUD will be subject to the code at the time of site plan application.
2. Dedicate as public parkland approximately 8.8 acres, comprised of approximately 6.75 acres along Lady Bird Lake, dedicated by deed; the remainder comprised of parkland easements. The 6.75 acres are to be dedicated following PUD approval (triggering to be specified) and easements dedicated at time of site plan.
3. Commit to build a specific set of park amenities. Cost should be tied to number of units, and exceed the development fee, per-unit, in the Code.
4. Demonstrate an amenitized and sustainable design for ponds and rain gardens within parkland.
5. Complete a Parkland Improvement Agreement, including maintenance for water quality ponds located within the parkland.
6. Relocate the trail a minimum of 25’ from the edge of the shoreline except at approved shoreline access points and restore the area between the shoreline and trail with riparian or wetland vegetation on the east side, refer to Exhibit.
7. Restore the floodplain using the functional assessment tool to a level of good or better.
8. Eliminate redundant paths or trails within the critical water quality zone.
9. Provide Tier 1 and Tier 2 tree preservation that preserves or transplants 75% of all heritage and protected trees on site.
10. Provide 1000 cubic feet of soil for street trees, can be shared by a maximum of two trees.
11. All trees and shrubs to be native to Central Texas.
12. Per South Central Waterfront Overlay, all utilities shall be located below ground in street ROW.
13. Provide green stormwater infrastructure for all phases of the PUD project.
    A. The project shall capture the maximum amount of stormwater within the project through cisterns and rain gardens located along the extension of Barton Springs Road.
    B. Water quality for the remainder of the stormwater will be provided by rain gardens located within the dedicated parkland on the east side of the property.
14. Connect to and use Austin Water Utility reclaimed water within the project.
15. Demonstrate that the building design will reduce the potential for bird/building collisions by using glass with a reflectivity of 15% or less.

Staff Conditions for Superiority (cont.)

16. Enhance City of Austin Dark Sky regulations by adding the following requirements:

A. Require warm light: Low Kelvin rated lights (3000 Kelvin or less) are warm and emit less harmful blue-violet light than high Kelvin rated.

B. Shielding: outdoor lighting shall be shielded so that the luminous elements of the fixture are not visible from any other property. Outdoor lighting fixtures are not allowed to have light escape above a horizontal plane running through the lowest point of the luminous elements.

C. Set a Total Outdoor Light Output: maximum lumens allowed per net acre:

- Nonresidential property: 100,000 lumens/net acre
- Residential property: 25,000 lumens/net acre

D. Prevent light trespass: Focus light on activity and use activity appropriate lighting.

Questions

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