

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2023-022 Site Specific SOS amendment and related variances

Description: Amends Land Development Code (LDC) 25-8 Article 13 Save Our Springs Initiative and related variances to Chapter 25-8 Subchapters A (Water Quality) of the Land Development Code as necessary to construct the Barton Springs Bathhouse Rehabilitation Project, SPC-2012-0104D(R6).

Proposed Language: Consider an ordinance granting site-specific amendments to LDC 25-8-514 (Pollution Prevention Required) of the Save Our Springs Initiative as it relates to development in the Critical Water Quality Zone and impervious cover limits to allow construction of the Barton Springs Bathhouse Rehabilitation Project (C20-2023-0022). This project is located within the Barton Springs Zone.

Summary of proposed code amendment

The amendment under consideration is related to a rehabilitation project for the Barton Springs Bathhouse, a redevelopment project in Zilker Park (SPC-2012-0104D(R6)), adjacent to Barton Springs pool and within the recharge zone of the Edwards Aquifer. A portion of the work described in SPC-2012-0104D(R6) is located within the Critical Water Quality Zone (CWQZ) of the site. The SOS Ordinance prohibits development in the CWQZ for areas within the Barton Springs Zone and would not permit the rehabilitation of this facility. Additionally, The SOS Ordinance requires a maximum impervious cover limit of 15% for development within the Barton Springs Zone located within the Recharge Zone of the Edwards Aquifer. The Barton Springs Bathhouse was originally constructed before the adoption of the SOS ordinance and does not currently comply with impervious cover limits, but the rehabilitation project proposes to reduce the total impervious cover by 302 sq. ft. Also, because LDC 25-8-515 prohibits variances from the SOS Ordinance, a site-specific amendment to the SOS Ordinance approved by a supermajority of the City Council is necessary to allow construction of the Barton Springs Bathhouse Rehabilitation Project.

The proposed site-specific SOS amendments are being requested to allow the following improvements:

- Existing building rehabilitation on the south side of William Barton Drive, adjacent to the Barton Springs entrance turnstile on the north side of Barton Creek;
- Underground water and wastewater service to support the bathhouse structure with adequate fire flow and replacing aged wastewater lines;
- Construction of a fire lane on the west side of the bathhouse for adequate firefighting access around the structure;
- Landscaping around the restroom building and on the south side of William Barton Drive to improve the quality of existing vegetation.

Background: Initiated by Planning Commission on June 27th, 2023

On June 27th, 2023, Planning Commission initiated a site-specific amendment to the Land Development Code, specifically including amendments to Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as necessary to allow for the rehabilitation of the Barton Springs Bathhouse facility, a redevelopment project in Zilker Park (SPC-2012-0104D(R6)), adjacent to Barton Springs pool and within the recharge zone of the Edwards Aquifer.

The Barton Springs Bathhouse Rehabilitation is a major component identified in the 2009 Council-approved Barton Springs Pool Master Plan and further outlined in the Zilker Park Bathhouse Zone Feasibility Study (completed in 2016). Major elements of work will include accessibility and life safety improvements, replacement of the plumbing and HVAC systems, and structural repair and restoration of critical parts of the entry rotunda and the changing rooms. Improvements to the Aquatic facilities and the Sheffield Education Center are also a part of this project (Exhibit 1).

Anticipated community benefits are a safer public facility, an improved Texas Accessibility Standards accessible public facility meeting current compliance codes, increased pedestrian mobility, and enhanced park use.

Funding for this rehabilitation project is provided through 2012 and 2018 General Obligation Bond funds, the Historic Preservation Fund, and contributions from the Barton Springs Conservancy. Additional exhibit contributions are provided by the City's Watershed Protection Department and Austin Water Department.

Staff Recommendation:

Staff recommends approval of the proposed amendment and associated variances for the following reasons:

- The project will decrease total impervious cover on the site by 302 sq. ft.
- The project will improve water quality treatment by constructing a rain garden and vegetative filter strips to treat run off from 0.4 acres of previously untreated parking lot area.
- After renovation is complete, the project will repair impacted soils and revegetate and restore the site to conditions consistent with uses prior to construction.
- The project will use native plant species for all proposed plantings exterior to the buildings associated with the Barton Springs Bathhouse Rehabilitation Project

Board and Commission Actions

July 5th, 2023: Environmental Commission recommended approval on a vote of 10-0

July 19th, 2023: Codes and Ordinances Joint Committee recommended approval on a vote of 6-0 (Hempel abstaining)

July 25th, 2023: A public hearing will be held by the Planning Commission.

Council Action

August 31st, 2023: A public hearing will be scheduled.

Ordinance Number: TBD

City Staff: Leslie Lilly **Phone:** (512) 535-8914 **Email:** Leslie.lilly@austintexas.gov

Exhibit 1. Scope of work for the Barton Spring Bathhouse Rehabilitation

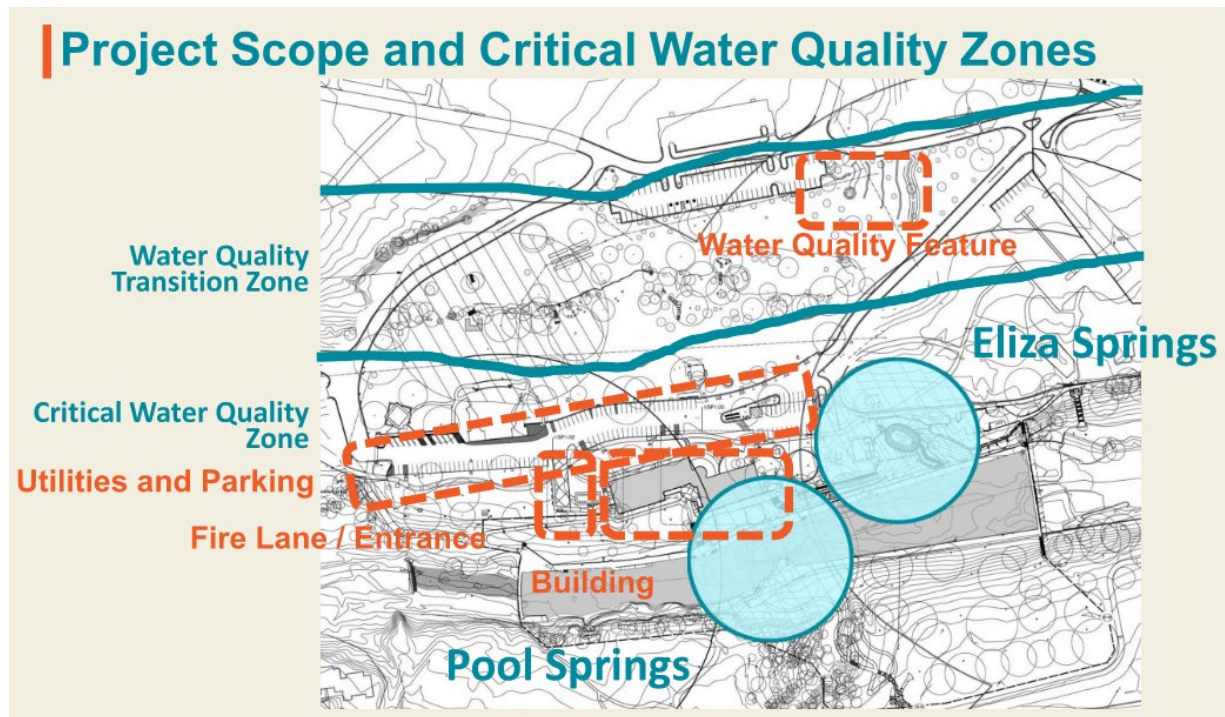
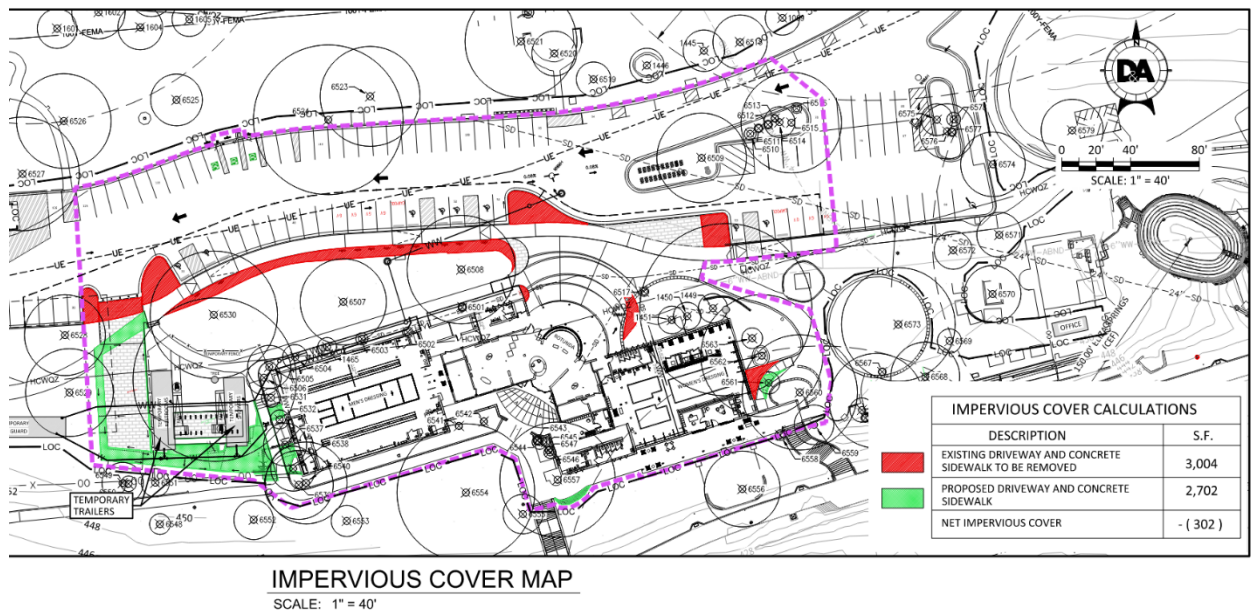


Exhibit 2. Impervious Cover





MEMORANDUM

TO: Kevin Ramberg, Chair and Commissioners
Environmental Commission

FROM: Katie Coyne, Environmental Officer
Watershed Protection

DATE: June 26, 2023

SUBJECT: SOS and Other Code Amendments for the Barton Springs Bathhouse Rehabilitation Project C20-2023-022

On the July 5th, 2023, Environmental Commission agenda is a proposed amendment to the City's Save Our Springs ordinance and related variances to Chapter 25-8 of the Land Development Code. The ordinance is being brought forward to enable the Transportation and Public Works Department (TPW) in partnership with the Parks and Recreation Department to update the existing Barton Springs Bathhouse facility, a redevelopment project in Zilker Park (SPC-2012-0104D(R6)), adjacent to Barton Springs pool and within the recharge zone of the Edwards Aquifer.

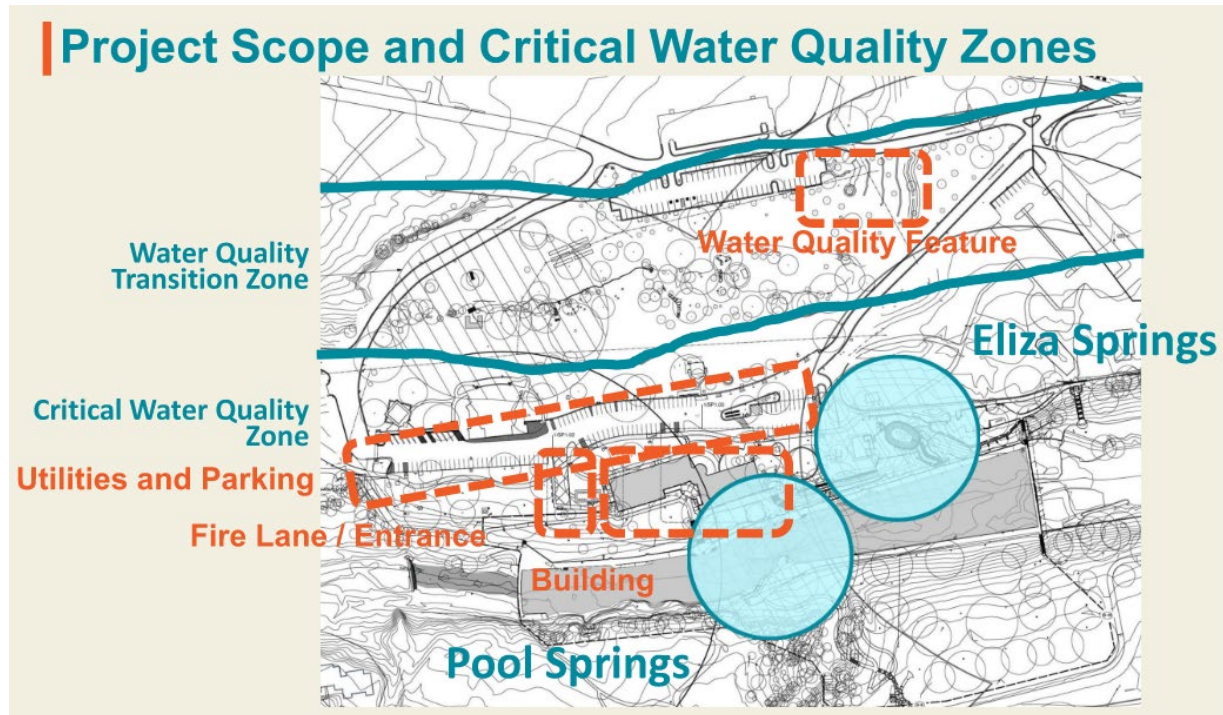
Project Description and Background

The Barton Springs Bathhouse Rehabilitation is a major component identified in the 2009 Council-approved Barton Springs Pool Master Plan and further outlined in the Zilker Park Bathhouse Zone Feasibility Study (completed in 2016). Major elements of work will include accessibility and life safety improvements, replacement of the plumbing and HVAC systems, and structural repair and restoration of critical parts of the entry rotunda and the changing rooms. Improvements to the Aquatic facilities and the Sheffield Education Center are also a part of this project (Exhibit 1).

Anticipated community benefits include: a safer public facility, an improved public facility that meets current Texas Accessibility Standards, increased pedestrian mobility, and enhanced park use.

Funding for this rehabilitation project is provided through 2012 and 2018 General Obligation Bond funds, the Historic Preservation Fund, and contributions from the Barton Springs Conservancy. Additional exhibit contributions are provided by the City's Watershed Protection Department and Austin Water Department.

Exhibit 1. Scope of work for the Barton Spring Bathhouse Rehabilitation



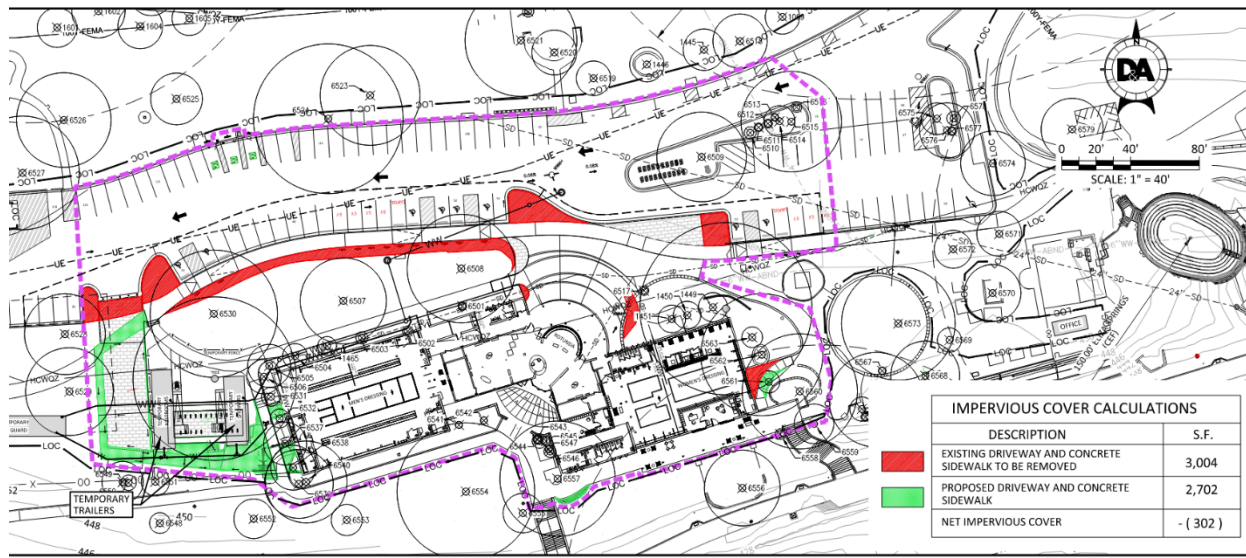
Summary of Code Amendment

A portion of the work described in SPC-2012-0104D(R6) is located within the Critical Water Quality Zone (CWQZ) of the site. The SOS Ordinance prohibits development in the CWQZ for areas within the Barton Springs Zone and would not permit the rehabilitation of this facility. Additionally, The SOS Ordinance requires a maximum impervious cover limit of 15% for development within the Barton Springs Zone located within the Recharge Zone of the Edwards Aquifer. The Barton Springs Bathhouse was originally constructed before the adoption of the SOS ordinance and does not currently comply with impervious cover limits but proposes to reduce the total impervious cover by 302 sq. ft. (Exhibit 2). Also, because 25-8-515 prohibits variances from the SOS Ordinance, a site-specific amendment to the SOS Ordinance approved by a supermajority of the City Council is necessary to allow construction of the Barton Springs Bathhouse Rehabilitation Project.

The proposed site-specific SOS amendments are being requested to allow the following improvements:

1. Existing building rehabilitation on the south side of William Barton Drive, adjacent to the Barton Springs entrance turnstile on the north side of Barton Creek
2. Underground water and wastewater service to support the bathhouse structure with adequate fire flow and replacing aged wastewater lines.
3. Construction of a fire lane on the west side of the bathhouse for adequate firefighting access around the structure
4. Landscaping around the restroom building and on the south side of William Barton Drive to improve the quality of existing vegetation.

Exhibit 2. Impervious Cover



IMPERVIOUS COVER MAP

SCALE: 1" = 40'

Project Review

TPW is the project sponsor and has developed the design in partnership with PARD. TPW is pursuing development of the Barton Springs Bathhouse Rehabilitation Project under an approved site plan permit revision. Staff from Development Services and other City of Austin departments have completed three rounds of review of the site plan application.

Recommendation

Staff recommends approval of the proposed amendment and associated variances for the following reasons:

- The project will decrease total impervious cover on the site by 302 sq. ft.
- The project will improve water quality treatment by constructing a rain garden and vegetative filter strips to treat run off from 0.4 acres of previously untreated parking lot area.
- After renovation is complete, the project will repair impacted soils and revegetate and restore the site to conditions consistent with uses prior to construction.
- The project will use native plant species for all proposed plantings exterior to the buildings associated with the Barton Springs Bathhouse Rehabilitation Project



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Honoring, preserving, and enhancing the experience of Barton Springs through education and facility improvements.

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BartonSpringsConservancy.org
(512) 284-1784

July 19, 2023

Honorable Chair and Codes and Ordinances Joint Committee Members
Austin, Texas 78701

Greetings all,

In connection with Agenda Item 2, Barton Springs Conservancy is writing to provide background information about the progress of the Barton Springs Bathhouse Rehabilitation project in hopes that you will support the site-specific amendment to City Code Title 25 (Save Our Springs Initiative) to help advance the project in keeping with the current construction start date. As you may know, the Bathhouse, which was originally constructed in 1947, has a number of plumbing and mechanical problems which reflect the age of this 75+ year old structure. To fix these problems and to provide a first-class facility for Barton Springs visitors for the next 75 years, the Bathhouse Rehabilitation project was launched in 2018. Since then, there has been strong input and support from the community, from previous City Councils, and from private philanthropic donors who are eager to see the Bathhouse rehabilitated.

By way of background information, you should know that the City of Austin approved \$2M in bond funding in 2012 to renovate the Barton Springs Bathhouse. In 2015, the Barton Springs Conservancy launched a partnership with the City of Austin to raise \$3M in private funds for the Bathhouse Rehabilitation project. We have enjoyed strong support and a good working relationship with previous mayors, the City Council, and PARD staff throughout this process. In addition to fulfilling our commitment to raise over \$3M in private funds, we worked with the City to secure \$3M in hotel occupancy tax funds for the project in 2019.

As we hope you will appreciate, the Bathhouse Rehabilitation project is a very complex design challenge that must be done correctly to reflect the importance of Barton Springs to our community as an environmental treasure and iconic destination for Austinites and visitors alike. In addition, you should know that City Staff has done a great job working diligently with the design consultants to rehabilitate the existing Bathhouse to provide a first-class facility for Barton Springs visitors for the next 70 years while maintaining the historic integrity of the facility and meeting program needs.

In terms of the latest project schedule, the City's extensive permitting and review process has proceeded over the past year, and we understand that permitting review is now substantially finished. In addition, the City's latest schedule projects that construction will start in Winter 2023/24. There has been substantial investment of city resources and expertise throughout this process, and we are excited to see that we are nearing the finish line. However, the

Honorable Chair and Codes and Ordinances Joint Committee Members

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current challenge is that new fire safety and accessibility requirements for the project necessitate a site-specific SOS Ordinance amendment.

In addition to the substantial investment of city staff resources and expertise thus far, you should know that the public has made significant investments in the Bathhouse Rehabilitation project. Through a series of extensive community engagement meetings and surveys (summarized [here](https://www.austintexas.gov/department/barton-springs-bathhouse-rehabilitation)), the community's concerns and aspirations have been incorporated into the design plans. Additional details on community input and support are posted at the city's webpage, <https://www.austintexas.gov/department/barton-springs-bathhouse-rehabilitation>.

Finally, you should know that, as the City's fundraising partner for this project, Barton Springs Conservancy is eager to have the project move forward. There is real urgency to this request. First, we are concerned that additional delays could push the construction launch back into 2024, adding significant costs to the project (roughly \$100K per month in increased costs right now). In addition, our donors celebrated the completion of the fundraising campaign to raise \$3M in 2019 -- over four years ago! Any further delay in the project could harm our ability to seek fundraising support for future city projects, so we are requesting your support in meeting requirements for the SOS amendment process so that the project can be initiated in a timely manner.

No doubt, there will be calls to put the Bathhouse Rehabilitation project on hold and just fix the current problems, but short-term fixes are not the way to provide a first-class facility for Barton Springs visitors for the next 75 years. To the contrary, these problems clearly demonstrate the need for rehabilitation project. We can assure you that there is strong and substantial support for the project, not only from previous city councils, but also from the public and generous charitable foundations and individuals.

We know you deeply love Barton Springs, so please help ensure that this project proceeds in a timely fashion to launch construction this year.

For the Love of the Springs,



Michael Cannatti