

74 Trinity St, Austin Rowing Club



We request a variance to reconfigure an existing dock beyond 30' from Lady Bird Lake shoreline (429' MSL). The original site plan from 2010, revised in 2011, and built in 2013 as part of the Waller Creek Tunnel plan had docks approved with a length of 113'7".

25-2-1176 A (1): A dock may extend up to 30 feet from the shoreline, except that the director may require a dock to extend a lesser or greater distance from the shoreline if deemed necessary to ensure navigation safety.

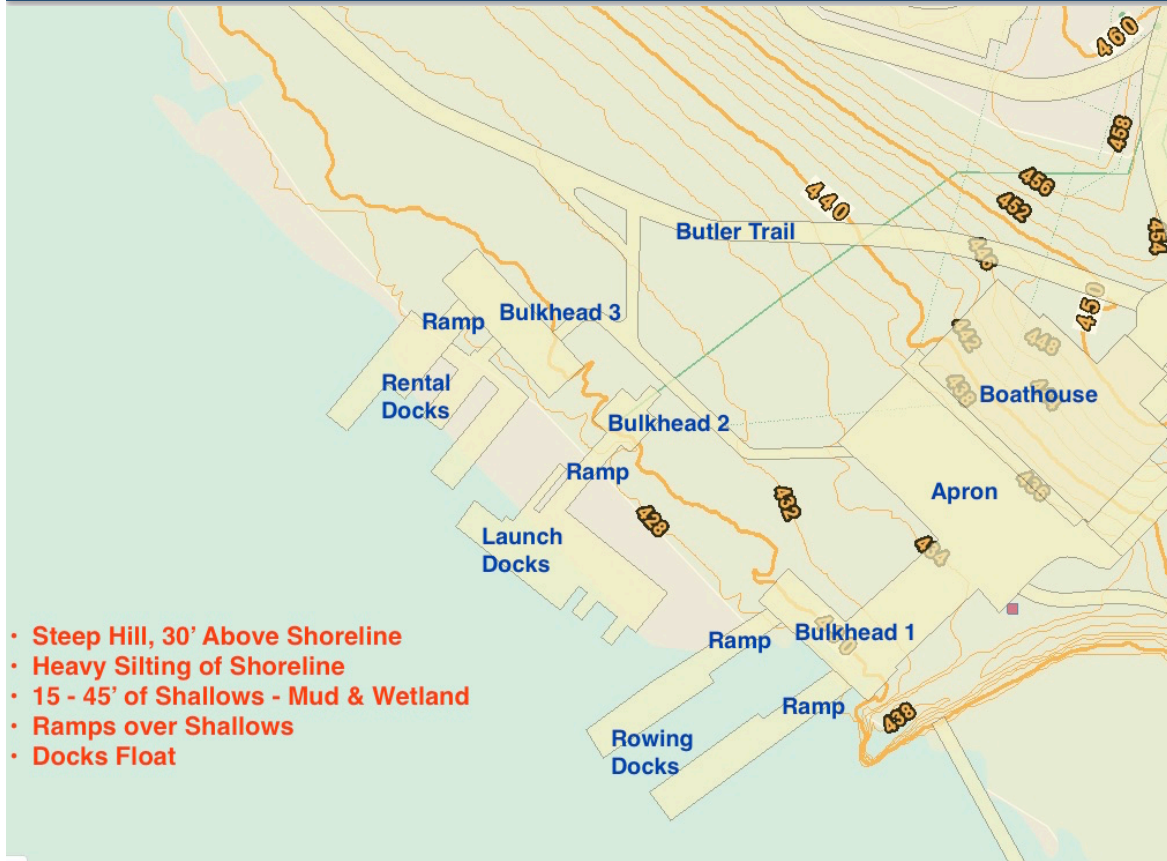
Austin Rowing Club



- Started 1981, brought rowing to Austin
- 501c3, member-run, volunteers
- 400+ regular, ~100 youth members
- Run all the regattas, lake stewardship
- Rowing: Recreational, Youth, Competitive
- Rentals: Kayak & SUP - 55,000 outings in 2022
- Outreach: 40+ partners, youth, veterans, disabled
- Partners: Retro Boats, Perch Café, Ro Fitness
- Berthing to AACCC Dragon Boats, Outriggers
- Waller Creek Boathouse 2012
- Boathouse & docks built by city
- Management & Operations Agreement
- Requires rentals & café
- Monetary benefits to city: \$248K BH fees, ~\$120K tax revenue from events



Context, 2021 GIS

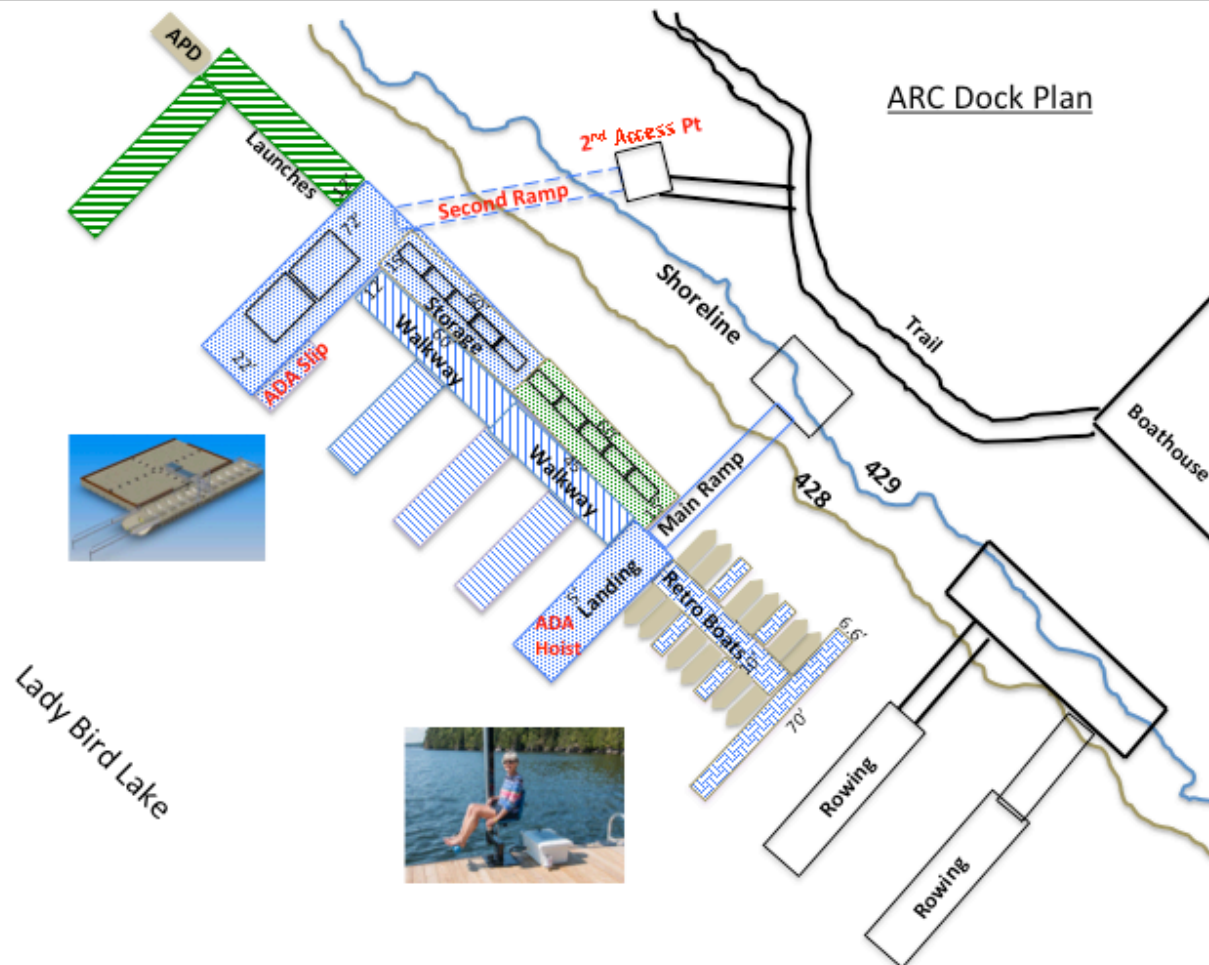


- Three dock areas now
- Each: bulkhead, ramp, dock
- Rowing, installed by City
 - Permitted to 113'7"
- Launch, installed by City
 - Retro Boat added slips
- Rental, installed by City
 - Temporary for rowing 2011 -12
 - Bulkhead 3 to be removed
 - Used by vendor (& now ARC)
 - Kept original docks



- Dock Renovation and Shoreline Restoration Project
- SPC-2009-0362C
 1. Reconfigure docks to move all rental craft on to docks
 2. Remove bulkhead #3
 3. Restore riparian zone and shore area

Submitted Design



- Reviewed by;
 - Watershed, PARD, Wetland Biologist, etc
- Comments cleared
- New docks locally made
- All work by barge
- No impact on trees or trail
- Floating storage of:
 - 180 kayaks
 - 240 SUPs
- Room for ADA
- Berth for APD patrol

- Started remediation with guidance from Watershed, PARD, Trail Conservancy
- Removing invasives in riparian zone; natural fill by natives
- Have engaged Registered Accessibility Specialist for ADA compliance

Need for Variance

- New rental/launch dock configuration
 - Allows rentals to operate safely
 - Allows for restoration of riparian zone/wetlands
- 15-45' shallows extending from shoreline make safe navigation impossible <30'
- 120' requested to allow for safe handling & launch of boats
- Special need for ADA
- Precedents: all LBL docks >30'
 - We have the worst site
 - Texas Rowing variance to 89'
 - ARC rowing docks already 113'7"
- No impediment to other navigation
- Very positive environmental benefit
- Support from 4 Seasons, PT firm, Team Survivor, US Rowing Association

