

COMMENTS ON THE STRATFORD REDEVELOPMENT PROJECT
from the Zilker Neighborhood Association (June 6, 2018)

Comprehensive Use Study Needed

A press release posted April 25, 2018 on the City’s website states that “due to landfill restrictions, the lot has limited uses, so it will be classified as a Parks and Recreation service area.” It further states that “after an exhaustive study by global design and engineering firm Atkins and discussions with various City Departments and the Texas Commission on Environmental Quality, it was determined that improving the current lot, which sits on the Butler landfill cap, was the best plan for the site.”

Presumably, an “exhaustive study” would have examined all of the possible uses of this site and the benefits and limitations associated with each use. However, this study does not seem to actually exist, or cannot be found. The City did provide a 2016 Atkins report that examined three options for parking improvements at the Stratford site (none of which represent the current plan), but nowhere is there a discussion of an option for keeping the site as usable open green space for green space activities. Keeping the site as green space for recreational use should not be viewed as a limited use for an area zoned as parkland, nor should turning it into a staging area and parking lot be viewed as an improvement over green space.

The entire Stratford Redevelopment project seems to be driven primarily by the need to locate a staging area for the ever-expanding Austin City Limits Music Festival. In the Site Plan, the applicant seems to go out of their way to say it is not a parking lot (see Attachment A, responses in red to comments TR8, TR10, TR11, TR12). The ACL Music Festival requires a staging area for about one month of the year. Is it the best use of parkland to cover it with crushed rock to support a primary purpose that lasts for only one month of the year?

Comprehensive Parking Study Needed

Although the Stratford Redevelopment Site Plan insists that the primary purpose of the site is not as a parking lot, there is acknowledgement that it will also be used for parking. PARD Director Kimberly McNeeley has previously committed to the Parks and Recreation Board that the Stratford Field will be used to replace the overflow parking currently taking place on the Polo Field. While most people would probably prefer that no parking occur at the Polo Field in the best of all worlds (Attachment B), no parking study has been conducted to determine if elimination of the Polo Field parking and moving it to Stratford Field is the best alternative. There could be unintended consequences of this plan including impacts on the neighborhood and impacts on the events on the south side of Barton Springs Road.

Before the Stratford site is turned into a permanent 7.5-acre staging area and parking lot, the City needs to conduct a comprehensive parking study of Zilker Park and the events which take place in Zilker Park including the history and importance of these events, the associated parking requirements, and the capacity of the park to comfortably accommodate these events. Some of the larger events include the following:

- 1) Barton Springs Pool – Acquired by the City in 1918. The annual attendance in 2017 was 774,941.
- 2) Zilker Kite Festival – Began in 1929; moved to Zilker Park in 1936. The 2018 attendance was estimated to be about 20,000.
- 3) Zilker Hillside Theater Summer Musical – Began in 1959. The annual attendance is now estimated to be about 45,000.
- 4) Zilker Botanical Gardens – Opened in 1964. The annual attendance is now estimated to be about 300,000.
- 5) Trail of Lights – Began in 1965. The 2017 attendance was estimated to be 400,000 over 15 days.
- 6) Austin Nature and Science Center – Opened in 1960; moved to Zilker Park in 1982. The annual attendance in 2017 was 230,553.
- 7) Blues on the Green – Began in 1991; moved to Zilker Park in 2000. The 1991 attendance at the first show was 3,000. Currently attendance is approximately 10,000 to 20,000 per show with four shows during the summer.
- 8) Austin City Limits Festival – Began in 2002 as a 2-day one-weekend event; expanded to two weekends in 2013. The attendance in 2002 was 42,000 for the one 2-day weekend. The attendance in 2017 was 450,000 over two 3-day weekends.

Several questions need to be answered in a comprehensive study:

- 1) Is a permanent staging area necessary and does it need to be on parkland?
- 2) Does there need to be an overflow parking area or should other alternatives for visiting the park be encouraged other than by automobile?
- 3) If there needs to be an overflow parking area, are there alternatives to parking on parkland (for example, under the MoPac overpasses)?
- 4) If there are no viable alternatives to parking on parkland, what is the area best suited for parking and does it need to be permanent?

Characterization of the Landfill Area and Site Constraints

Before the proposed ACL Staging Area over the closed Butler Landfill is allowed to be constructed, the cover over the landfill should be fully characterized and the constraints identified, not just for the proposed parking area, but for the entire landfill area. The cover over the landfill is often characterized as a four-foot clay cap but this term is misleading as there is no

evidence that it meets the criteria of a typical clay cap. There is other conflicting and inconsistent information regarding the issues of site disturbance, wetlands, and trees over the landfill. Much of the information seems to be intended to justify the staging area and parking project while ignoring the same issues on other parts of the landfill. At the very least, these conflicts and inconsistencies should be resolved before any decision regarding the use of this site is made.

- 1) In a January 18, 2018 letter in the Subchapter-T Application to TCEQ (see Attachment C), Atkins states "*The cap over the bulk of the landfill area to be disturbed by this project is intact and measures 3 to 5' of thickness based upon approved borings on a portion of the site.*" However, the borings do not cover "the bulk of the landfill area to be disturbed" so it is unclear how this statement can be made. A map of the soil boring locations and summary of the results was prepared from the boring logs and is shown in Attachment D. The most recent soil borings from 2017 cover only a narrow area along the southwestern perimeter of the landfill and the general area of the proposed water quality pond over the western wetland. Although the soil borings that were conducted do indicate cover of 3 to 5', most of the site does not have borings, and the ones that were initially planned in the middle of the landfill were never conducted. These limited results should not be extrapolated to the entire area of disturbance.
- 2) The January 18, 2018 letter to TCEQ also states "*The borings were preformed [sic] while monitoring for methane. None was detected. Water was not encountered in any boring.*" Both of these statements are incorrect (see Attachment E). Methane was detected in boring B-23 and groundwater was detected in B-15. Although the letter does not raise the possibility, it might be that the detected methane could have originated from a natural gas line which runs 25 feet from this boring (if it happened to have a small leak) and not from the landfill waste itself.
- 3) The Exception to the Required Geological Assessment in the January 31, 2018 Water Pollution Abatement Plan by Atkins states that the landfill is "*covered by an imported clay cap approximately 4 feet thick.*" (see Attachment F). Although there is clay material in the landfill cover, it is misleading to call it a clay cap. According to the boring logs, the cover soil is mostly clay loam, silty lean clay or silt (see Attachment D). Although it has clay in it, these soils may not be the best type of soil for constructing a cap. Furthermore, there is no indication that the cover was ever compacted to meet any permeability requirements. The source and depth of the original cover in 1968 is unknown. However, additional material was added in 2002. In response to questions asked at an April 2, 2002 City Council meeting, City staff responded that "*A clean soil 'cap' was placed over the surface of the former landfill site, to a depth of approximately 1 foot*" and that City Hall excavation spoils were placed on the site "*based on the minimum thickness of the cap (1.5') recommended by the engineer*" (see Attachment G). The staff responses seem to indicate that the cap may actually be only 1'- 1.5' thick in most of the area. The effects of operating a staging area and heavy equipment over a cap that may only be 1.5' thick and uncompacted should be addressed.
- 4) PARD has stated (see Attachment H) that within the proposed project area "*there are undulations, pockets, and depressions in the top of the cap that trap water potentially*

percolating into the landfill, creating hazardous and environmentally unsafe conditions” and that use during wet periods is *“causing ruts and depressions, which disturb the cap.”* These same conditions and vehicle use exist on the western side of MoPac (see Attachment I), yet no concerns have been raised about this area. This area is also the location for the deposit of construction debris and discarded materials by PARD, almost returning it to above-surface landfill status.

- 5) Two wetlands have been identified as existing over the Butler Landfill site and both wetland areas are along the hike and bike trail. PARD has stated that the wetlands are essentially ponds and that *“ponds are not allowed on the cap per TCEQ rules.”* However, only the western wetland is proposed to be eliminated. The eastern wetland will apparently be allowed to remain, but there is no information to indicate why it would be allowable under TCEQ rules while the western wetland would not.
- 6) PARD has stated that *“there are trees growing in the cap and probably into the landfill that are not allowed under TCEQ Cap requirements. The trees can provide a direct connection from the surface run off to the landfill and if blown over, disrupt the cap, and expose the landfill below.”* Although many trees over the landfill are proposed to be removed, many are being allowed to stay. These include the trees along berm between the swale and the hike and bike trail, some of which seem big enough to penetrate the cover, and trees near the intersection of Stratford Drive and Lou Neff Drive. Additionally, none of the trees west of MoPac are being removed. There is no information to indicate why some trees must be removed and why others are allowed to remain.

Questions for PARD

- 1) The landfill along Stratford on the west side of MoPac has been turned into a junkyard with construction debris and discarded materials from PARD and visible rutting caused by vehicles. *If PARD is concerned about the integrity of the landfill and damaging the landfill cover, why are damaging activities allowed to continue on the west side of MoPac?*
- 2) There are two wetland areas which currently exist over the landfill. *If it is true that the TCEQ will not allow wetland areas to exist over closed landfills and would subject the City to penalties, why is PARD only concerned with the western wetland area and why is nothing being done about the eastern wetland area which is also over the landfill?*
- 3) There are numerous trees that will be allowed to remain within the landfill area of the project. These include the trees along berm between the swale and the hike and bike trail, some of which seem big enough to penetrate the cover, and the trees near the intersection of Stratford Drive and Lou Neff Drive. Additionally, numerous trees are located over the portion of the landfill that is west of MoPac. *If trees are not allowed over landfills, what criteria allow these trees to remain over the landfill when others must be removed?*
- 4) The only purpose for the water quality control structure is to capture pollutants that will be transported from the crushed rock surface of the proposed staging area and parking lot.

Otherwise, it would not be required. *If the purpose of the water quality control structure is to capture the pollutants that will be coming off of the staging and parking surface, why is the water quality control structure being built as Phase II after construction of the crushed rock surface instead of being built before the crushed rock surface is installed?*

5) PARD has often stated that it was difficult to grow grass on the landfill, and their implication seems to be that it is because of the existence of the closed landfill. The more likely reason that grass will not grow is because of the vehicular traffic during ACL and other events and the lack of irrigation. Grass in the swale and on the northern edge of the crushed rock parking seems to be thriving probably because there is not much traffic in those areas and perhaps because the grass in this area is getting a more water during rainfall events. *What evidence does PARD have that grass would not grow if traffic was kept to a minimum and the field was irrigated?*

6) PARD Director Kimberly McNeeley indicated in her briefing to the Parks and Recreation Board that it was her intent to eliminate parking at the Polo Field and transfer it to the Stratford Field over a period of time. *What is the PARD timeline to eliminate parking on the Polo Field and transfer it to the Stratford Field? Because of the extra walking distance to Barton Springs Pool, will this have the unintended consequences of causing more people to park illegally (in the park or along Azie Morton Road) or in the surrounding neighborhoods?*

7) In the Site Plan application, responses by the applicant to staff comments specifically state that the proposed project is to be the ACL staging area and not a parking lot. However, it is quite clear that PARD intends to also use the site as a parking lot. *Given that the site would be used as the ACL staging area for only about one month of the year and for parking the remaining 11 months, why does the applicant insist that it is not a parking lot? Does being a parking lot have implications with respect to some City ordinance or State regulation?*

8) The water quality control structure will be an empty basin most of the time (it must be emptied within 48 hours). The construction drawings call for a foot of soil over a geomembrane and for it to be landscaped with grasses. It will be much more exposed than the current wetland which is now surrounded by trees and will be readily visible from the main park area. *What are the maintenance plans to maintain the grass and prevent it from becoming a weedy eyesore?*

9) The construction drawings and the Subchapter-T application filed on 01 Feb 2018 for construction of the staging area and water quality pond show that additional rock would be placed over the existing rock at the site. However, on 16 Apr 2018, a separate Subchapter-T application was filed with the TCEQ to remove the rock that had already been placed on the site. *What is the purpose of this separate application to remove the existing rock?*

Sources

Stratford Drive Redevelopment Presentation by PARD City Staff [22 May 2018]

Zilker Park Stratford Drive Upgrade Fact Sheet by PARD City Staff [17 May 2018]

Revised Staging Area And Water Quality Pond Construction Drawings [May 2018]

City of Austin Press Release on the Project [25 Apr 2018]

TCEQ Subchapter-T Permit Application for Rock Removal [16 Apr 2018]

Revised Water Pollution Abatement Plan [28 Mar 2017]

TCEQ Subchapter-T Permit Application for Staging Area And WQ Pond [01 Feb 2018]

TCEQ Edwards Aquifer Permit Application and WPAP [31 Jan 2018]

City of Austin Site Plan Application [09 Jan 2018] w/ master comment reports and responses

Request to Conduct Soil Borings [17 Feb 2017]

Parkland Events Task Force Final Report and Recommendations [Sep 2016]

Zilker Park NW Parking Improvements [01 May 2016]

Butler Landfill Schneider Contract City Council Resolution [2009]

Supplemental Landfill Assessement Report by Geomatrix Consultants [Nov 2004]

Butler Landfill Jentsch Contract City Council Resolution [2002]

Butler Landfill City Council Questions [2002]

Butler Landfill Preliminary Site Assessment Report by Emcon [01 Dec 1997]

Butler Landfill Site Assessment Report by Emcon [05 Oct 1998]

City of Austin Landfill Report by URM [Nov 1984]

ATTACHMENT A

CITY OF AUSTIN – DEVELOPMENT SERVICES DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: SPC-2017-0482C
REVISION #: 00 UPDATE: U0
CASE MANAGER: Nikki Hoelter PHONE #: 512-974-2863

PROJECT NAME: Zilker Park - Austin City Limits Staging Area
LOCATION: 2262 1/2 LOU NEFF RD

SUBMITTAL DATE: January 9, 2018
REPORT DUE DATE: February 7, 2018
FINAL REPORT DATE: March 1, 2018

22 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or their agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is December 19, 2018.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake. Updates may be submitted between 8:30 am and 4:00 pm. No appointment is necessary. Updates are now required to be submitted within a specific time period or the project will be considered inactive.

Please submit 10 copies of the plans and 11.0 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. **No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services.**

REVIEWERS:

Electric: Karen Palacios
Drainage Engineering: Joydeep Goswami
Environmental: Alex Butler
Flood Plain: Henry Price
PARD / Planning & Design: Jackie Chuter
Planner 1: Cindy Edmond
Site Plan: Nikki Hoelter
R.O.W. : Reza Sedghy
Transportation Planning: Natalia Rodriguez
Water Quality: Joydeep Goswami
Wetlands Biologist: Ana Gonzalez

Electric Review - Karen Palacios - 512-322-6110

EL1. There is a propose transformer shown. The following needs to be discussed with your design lead and preliminary approval.

EL 2. Christian Pope (**interim design lead**) at ph. 512-505-7674 is the initial Austin Energy contact person for electric service design. Preliminary design discussed and approved by Christian must be reflected in all plans that show Austin Energy electrical lines. Discuss permanent electric service and projected load requirements, the location of the transformer pad(s) and routing the underground electric cabling, meter locations and any additional required electric facilities. Please show these improvements on all plans, wet utilities plans, and the landscape plans.

- Submit to Christian a point-of-service for your project, as well as the projected load required for service, with completed ESPA form with case number. **Submitted**
- Staff highly suggests having your MEP discuss items with Christian.
- **Appropriate material have been submitted to AE, Met with Christian on site and he has evaluated the needed service options.**

EL 3. FYI: Austin Energy must review any changes to this plan that may affect electric requirements. These changes include, but are not limited to, changes in building square footage, building location, detention facilities' location, grading, spoil site locations, etc.

Drainage Engineering Review - Joydeep Goswami - 512-974-3568

DATE REVIEWED: 02/08/18
UPDATE #: U0
FORMAL UPDATE REQUIRED.

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE 1. Please provide a fully-bound (minimum three-staples) Engineer's Report. **Updated**

DE 2. The proposed 36" storm drain conveying off-site flows through the site must be located within a drainage easement or equivalent per LDC 25-7-151. **This is City property /public land. I think there is some document to address this I will get City to do. Parks to provide.**

DE 3. Per City of Austin G.I.S information, a portion of the site is located within the 100-yr floodplain as defined by F.E.M.A. and City of Austin fully-developed conditions. The 100-yr floodplain must be contained within a dedicated drainage easement or equivalent document for City property. **Again, I think I can get City to address. Parks to provide.**

DE 4. Please add the following note to the cover sheet:

"For those developments which are immediately adjacent and discharge directly into Lake Travis, Lake Austin, Lady Bird Lake and the Colorado River, on-site detention is not required. [DCM 1.2.2 (F)]."
Added

DE 5. Please include the flow, depth, velocity, and hydraulic grade line for the 100-yr storm in the profile of the proposed storm drain. **Added**

DE 6. Per the meeting held on 02/08/18, the alignment of the proposed storm drain is to be revised such that the discharge point is at location of the existing 36" outlet pipe. For erosion control purposes, the pipe is to drain to a manhole and discharge at the existing water surface elevation. **System Revised**

DE 7. Please provide a cross-section of the existing swale that is to be extended to convey water from the parking area to the water quality pond. This is to ensure adequate capacity for conveyance. **Added**

DE 8. A cross-section for the channel providing conveyance of off-site flows along Stratford Drive is provided on Sheet 10. Please provide a profile of the channel that includes flow, depth, velocity, and hydraulic grade lines for the 25-yr and 100-yr storm. Please demonstrate that the 25-yr storm is contained within the channel and that the 100-yr storm is contained within the right-of-way or a dedicated easement. **Added profile and HG.**

DE 9. The proposed trench drain as shown as detail A/19 is a non-standard improvement to be maintained by the City of Austin. Therefore, approval from the Public Works – Street and Bridge Division is required. Please provide documentation of approval once obtained. **Parks will Maintain.**

Additional comments may be generated once the information from the above comments is provided.

Environmental Review - Alex Butler - 512-974-2067

Update 0 2/1/18

Endangered Species

EV 1 According to COA GIS, this site is located within the endangered species area. Please notify the following individuals via email of the proposed development and cc this EV reviewer:

Travis County: BCCP@traviscountytx.gov US Fish and Wildlife: Tanya Sommer
tanya_sommer@fws.gov (512)490-0057 X222

Kimberlee Harvey at BCCP: kimberlee.harvey@austintexas.gov
[LDC 25-8-691 through 696] **Notice in Process.**

Cover Sheet Notes

EV 2 Add a note to the cover sheet that states:

"This project is subject to the Void and Water Flow Mitigation Rule (COA ECM 1.12.0 and COA Item No. 658S of the SSM) provision that all trenching greater than 5 feet deep must be inspected by a geologist (Texas P.G.) or a geologist's representative." This site is completely on a closed landfill cover. There are no natural environments remaining on the site. Both the State and City Geologist have concurred that a geologic assessment is not warranted. Note is not required for this site.

Final Plat Sheet

EV 3 Provide a signed copy of the final plat or a land status determination. **Property is not platted. Deeded to City in 1931. Not asking for any grandfathers so is the determination really required?**

General Notes Sheet

EV 4 Add ECM Appendix P-2 notes to the general notes sheet. The notes can be found at:
https://library.municode.com/tx/austin/codes/environmental_criteria_manual?nodeId=APXP-2CIAUSTNOTRNAARPR **Added**

Impervious Cover Comments

EV 5 This project is located in the Drinking Water Protection Zone. Provide a Q1 and Q2 table. Water Supply Suburban has a 40% impervious cover limit. Anything above 40% impervious cover will need a

Land Use Commission Variance. [LDC 25-8-62, ECM Appendices Q-1 and Q-2] **Proposed plus existing IC is 40% for the tract the project is located on. Tables added to plans.**

Grading

EV 6 Provide an exhibit showing:

- Cut from 4 to 8 feet; ; **no cuts or fills are proposed greater than 4'** Note added, no exhibit.
- Cut in excess of 8 feet (specify maximum cut);
- Fill from 4 to 8 feet; and
- Fill in excess of 8 feet (specify maximum fill).

Exclude grading beneath buildings / parking garages and exclude grading beneath ROWs the exhibit. Additional grading review and comment may be pending. Be sure to clearly differentiate public ROWs from private driveways.

Demolition Sheet

EV 7 Add a note to the demolition plan stating:

"A preconstruction meeting with the Environmental Inspector is required prior to any site disturbance."
Added

EV 8 Provide an ESC plan / tree protection plan for the proposed demolition activities. This information is necessary to confirm that the proposed demolition activities will not occur within the half critical root zone of trees proposed to be preserved. **Added**

ESC Requirements [LDC 25-7-61,65, 25-8-181,182,183,184]

EV 9 LOC must be contiguous. Attach lone LOC portions on the eastern side of site. **Updated**

EV 10 Replace rock berms with turbidity curtain in the within the CWQZ, just north of the water quality pond. **Updated**

EV 11 Hatch the areas and provide a callout / construction detail on the ESC plan for erosion control matting to be installed over all proposed areas to be revegetated exceeding a final grade of 15%. **No slopes greater than 15% to be disturbed except at outfall which will be concrete.**

EV 12 Show the location of the concrete washout area on the ESC sheet. **Updated**

EV 13 Provide a breakdown of onsite drainage acreage, including slope and flow arrows to the individual erosion controls. **Updated**

EV 14 Provide silt fence along the entire upslope LOC boundary to prevent surface water from draining into the LOC. [ECM 1.4.4.B.2] **Surface water from the upgradient property must be allowed to flow through this site. Do not want to promote more ponding on Stratford Drive. Silt fence not added. E/S in swale will control this flow.**

EV 15 Invert the silt fence "V"s on the north end of site to effectively reduce chances of fugitive sediment. **Updated.. However, having them pointed upstream allows more silt fence fabric to be used to convey flow through it.**

EV 16 Move silt fence to northern boundary of LOC. **Since we have an existing swale on the north edge of the site and want to put E/S controls in it, the area has been included into our LOC. However, the value of a silt fence on the north LOC is negligible so we have shown one on the edge of the proposed work zone as this is a much more appropriate location.**

EV 17 For rough cut ponds, sediment traps, and sediment basins dewatering skimmers must be designed to dewater at the surface. Provide ECM Figure 1.4.5.K.1 in the plan set and show the dewatering skimmer location. **Added**

EV 18 On the ESC sheet and on the landscape plan sheet, hatch the area where the LOC enters into the CWQZ and add a callout note stating:

"This area requires native grassland seeding and planting per City of Austin Standard Specification 609S.6, including topsoil and seed bed preparation, temporary irrigation, and weed maintenance."

Native seeding will be used in the CWQZ. Remainder will be Bermuda primarily.

EV 19 Add the following details to the plan set:

- Concrete washout; . Added
- Turbidity curtain detail ECM Figure 1.4.5.P.1; and Added
- Dewatering skimmer detail ECM Figure 1.4.5.K.1.

[LDC 25-8-181, LDC 25-8-604, ECM 3.5.2, ECM 1.4.1.1(C)]

EV 20 Show proposed trees to be removed on the ESC and Site Plan sheet. . Updated

EV 21 Add tree survey to ESC Sheet. Added

EV 22 Show all preserved trees along the north/northeastern side of site on ESC Sheet Added

Tree Protection Requirements [LDC 25-8-604, 624, ECM 3.3.0, 3.4.0, 3.5.0]

EV 23 The current plan design does not meet the intent of the tree preservation requirements of the LDC 25-8-604 and 25-8-624. Prior to next update provide the following:

- Tree survey table breaking out trees by regulatory class Updated
- Tree assessment by qualified arborist Trees are either removed or not impacted by proposed activities. Trees in existing depression are a violation of TCEQ rules for a landfill cap and need to be removed.
- List of any Waivers or Variances being requested in an effort to preserve trees None being requested.
- Schedule meeting with Environmental Reviewer Requested through Case Manager

EV 24 Revise the current tree survey to include all trees located within and adjacent to the LOC (including ROW trees) that are two inches in diameter ECM 3.3.1 says 8" diameter are to be surveyed. or more as measured 4 1/2 feet above the natural grade level. Include a tree survey table indicating species, ID numbers, caliper inches, and whether trees are proposed to be removed or preserved. The tree survey table must indicate the particular tree types (such as Live Oak, Cedar Elm, Texas Ash, etc). Indicating only Oak or only Ash does not comply with ECM requirements. [ECM3.3.0] Updated.

EV 25 The tree survey list must include the following:

(1) Heritage trees must be indicated with an 'H' on the tree survey list; One to be removed

(2) Multi-trunk trees must be indicated with an 'M' on the tree survey list; and Updated

(3) ROW trees must be indicated with an 'R' on the tree survey list. None, Lou Neff is not a ROW and none along Stratford

EV 26 Indicate the date of the tree survey adjacent to the tree survey list. [ECM 3.3.2.A, ECM 3.3.0] Added

EV 27 Multi-trunk trees must include individual stem diameters in the tree survey list. Added

EV 28 Extend tree protection on trees numbered 100, 104, and 109 to protect the full critical root zone. Updated

EV 29 Add tree protection fence to all trees shown to be preserved. For those in LOC and only up to the trail.

EV 30 Trees proposed to be preserved must meet the following criteria:

(1) a minimum of 50% of the critical root zone must be preserved at natural grade, with natural ground cover; **Provided**

(2) cut or fill is limited to 4 inches from the 1/2 critical root zone to the 1/4 critical root zone; and **None proposed**

(3) no cut or fill is permitted within the 1/4 critical root zone. **None Proposed**

[ECM 3.5.2, ECM Appendix V Figure 3-6]

Innovative Water Management (Requires input from both civil engineer and landscape architect; requires approval of Drainage Review) An Innovative Water Management plan is not proposed. Full sedimentation bio filtration is proposed.

EV 31 Demonstrate compliance with the Innovative Water Management (IWM) requirement [LDC 25-2-1008, ECM 2.4.9].

Include the following information on drainage, grading, and landscape plans:

- Hatch and show the square footage* of
 - the impervious drainage area (stormwater runoff source) and
 - the pervious landscape area receiving stormwater runoff.
 - *Note: minimum ratio is 1 sq. ft drainage / 2 sq. ft. landscape
- Provide calculations demonstrating that flow to the receiving area is non-erosive.
- If the receiving area is not a green infrastructure water quality control [ECM 1.6.7], and/or is not adequately sized to infiltrate the design storm, then receiving area must drain to a stormwater facility.

Landscape and Tree Mitigation

EV 32 Provide Landscape Plan. Further landscape comments pending. **Added**

EV 33 Provide mitigation plans. Further mitigation comments pending. **Added**

EV 34 Include irrigation notes per ECM Appendix O. [ECM 2.4.6(B)] **Added**

EV 35 Add the following notes to the landscape plan: **Added**

"If establishing vegetation during any stage of a drought, Section 6-4-30 may require a variance. Contact Austin Water Conservation staff at waterusecompvar@austintexas.gov or call (512) 974-2199.

The Owner will continuously maintain the required landscaping in accordance with LDC 25-2-984.

*All landscaped areas are to be protected by 6 inch wheel curbs, wheelstops or other approved barriers as per ECM 2.4.7." **Added on perimeter of vehicle area.***

[LDC 25-2-1004(A), ECM 2.4.7(A)]

EV 36 Add planting detail ECM Figure 3-14 to the landscape plans. **Added**

EV 37 Specify a minimum of 3 inches of organic mulch for the planting details. [ECM 2.4.5(A)] **Updated**

EV 38 Tree mitigation must be provided (at minimum) at the following rates: **Calculations provided. Several of the mitigation trees are now incorporated into the plan. Others needed will be installed by Parks at other locations nearby.**

19 inches and greater, ECM Appendix F trees: 100%

8 to 18.9 inches, ECM Appendix F trees: 50%

19 inches and greater, all other trees: 50%

8 to 18.9 inches, all other trees: 25%

[ECM 3.5.4]

EV 39 Only trees shown in ECM Appendix F can be used for mitigation purposes. [ECM Appendix F] **Noted**

EV 40 Seventy-five percent of the total caliper inches of mitigation trees required must be represented by significant shade trees located in [Appendix F](#). The remaining 25% of total caliper inches may be represented by a mixture of [Appendix F](#) tree species. All trees selected must be suitable for the environment of the immediate planting site (see [Appendix F](#) for specific categorization such as tree, soil, site, or regulatory qualities). [ECM 3.5.4.A.4.] **Trees TCEQ will allow on the landfill cap will be used**

EV 41 Note: No mitigation is required for the removal of the following non-native invasive trees, but they need to be included in the tree survey:

Tree of heaven; Mimosa; Paper mulberry; White mulberry; Russian olive; Chinese parasol; Golden rain tree; Ligustrum; Chinaberry; Nandina; Photinia; Chinese pistache; Pyracantha; Salt cedar; Chinese tallow; Siberian elm; and Lilac chaste. [ECM 3.5.4.] **Noted**

EV 42 For urban forest accounting purposes, please provide the following information on the plan after all landscaping and/or tree-related comments are cleared: **Added**

- Total Appendix F tree inches surveyed;
- Total Appendix F tree inches removed;
- Total Non-Appendix F and Invasive removed;
- Total mitigation inches planted on site.

[ECM 3.5.4]

Fees and ESC Fiscal Surety [LDC 25-1-82, 25-7-65, 25-8-234]

EV 43 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. For sites with a limit of construction greater than one acre, the fiscal estimate must include a \$3000 per acre of LOC clean-up fee. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-8-186, ECM 1.2.1, ECM Appendix S-1] **Estimate to be provided with next update so plan is agreed to.**

EV 44 Payment of the landscape inspection fee is required prior to permit/site plan approval. Please obtain the invoice at Intake on the fourth floor. For questions regarding landscape fee amount, please call 512-974-1770. Payment of the fee is made at the first floor Cashier's Window. Upon payment, please notify the environmental reviewer. **Agreed but later**

Flood Plain Review - Henry Price - 512-974-1275

Reviewer notes: Portions of the site are located within the mapped 100-year floodplain of Lady Bird Lake. Applicant has shown the location of the 100-year floodplain on site plan sheets. Applicant does not propose any development activities within the floodplain.

FP 1. The applicant is required to contain the limits of the FEMA and City of Austin Regulatory floodplain within a drainage easement pursuant to LDC 25-7-152. Please provide documentation demonstrating this or provide requisite easement **All property is owned by City of Austin. Why is easement dedicated to themselves required?**

FP 2.

Industrial Waste Review - John McCulloch - 512-972-1060

February 2, 2018
Approved

IW1. As long as there is no proposed wastewater service connection, there are no requirements.

PARD / Planning & Design Review - Jackie Chuter - (512)974-9457

UPDATE 0:

PR 1: On Sheet 5, it is hard to tell whether or not the split rail fence continues along the north side of the proposed sand filter pond due to overlapping lines. Please ensure that the line style symbolizing the fence is clearly visible here. **Updated**

PR 2: On Sheet 5, extend the fence around the east side of the proposed sand filter pond up to the edge of the CWQZ. Add a gate where the proposed access ramp is located to discourage public traffic in this location. **Updated**

Site Plan Review - Nikki Hoelter - 512-974-2863

- SP 1. This site is zoned P (Public), and is greater than one acre in size; therefore, a Conditional Use Permit is required, according to the Land Development Code Section 25-2-625. The CUP will be scheduled for Planning Commission after all comments have been cleared. **Agree**
- SP 2. Verify whether the site is zoned P, public and dedicated parkland, or is it only zoned P, public. If the site is also dedicated parkland, additional comments may be generated. **Add note to cover saying it is dedicated parkland.**

WATERFRONT OVERLAY

- SP 3. The site is located in the Waterfront Overlay, Zilker Park Subdistrict. Provide this as a note on the coversheet. **Add note.**
- SP 4. **WATERFRONT OVERLAY (WO) COMBINING DISTRICT REGULATIONS.**
(A) This subsection provides requirements for review and approval of site plans.
4) The Land Use Commission shall request a recommendation from the Environmental Board before approving or denying a site plan within the Waterfront Overlay combining district and shall consider the recommendation provided by the board. If the Environmental Board fails to make a recommendation, the Land Use Commission may approve or deny the site plan without a recommendation. [Section 25-2-721] **Understood**
****Please provide a recommendation for the site plan from the Environmental Board prior to scheduling for Planning Commission. This recommendation is separate from environmental waiver recommendations.**
- SP 5. Except as otherwise provided in this subsection, parking areas and structures are prohibited; it would appear a portion of the site will be used for parking. [Section 25-2-721(B)(1)] Please clarify. **Discussions with City staff have determined that this facility is a recreational use and not a parking area. Additionally, this project is not within the primary setback and all of the lot area is within the secondary set back which allows this use with pervious materials which is proposed.**
- SP 6. Please verify that these amenities will not be provided within the primary setback of the site, park facilities, including picnic tables, observation decks, trails, **There is a trail existing within the primary set back but we are not proposing changes to this.** gazebos, and pavilions. If provided the site will be required to comply with Section 25-2-721(B)(2);

the park facilities are located on public park land; and the impervious cover does not exceed 15 percent. **This lot is not within the Primary setback area. We are not adding any of these activities.**

- SP 7. Verify whether fountains, patios, terraces, outdoor restaurants, and similar uses are provided in the secondary setback. These are the only improvements permitted in the secondary setback. [Section 25-2-721(C)(1)] **None provided.**
- SP 8. Verify the impervious cover does not exceed 30% in the secondary setback. [Section 25-2-721(C)(2)] **A separate calculation is provided. Since the proposed surface materials are pervious, there is not an increase in impervious cover proposed. Ratio is well under 30%**
- SP 9. Show on the site plan the boundary of the primary and secondary setback for the Zilker Park Subdistrict. [Section 25-2-745(B)(C)]
(B) The primary setback line is located 100 feet landward from the Town Lake shoreline. **provide a label on the site plan that the "Waterfront overlay Primary Setback coincides with the Critical water Quality zone shown on the plans. "** (C) The secondary setback line is located 700 feet landward from the primary setback line. **Added note to site plan stating the rest of the site is within the secondary setback.**
- SP 10. *25-2-715 (C) Copies of administrative site plans submitted within the Waterfront Overlay shall be provided to the board to assist in maintaining a comprehensive understanding of all development activity affecting the waterfront. Please contact this reviewer to discuss. **Will contact Mark***
***A copy of the approved plan will need to be provided to Mark Walters with Zoning and Planning.*

SUBCHAPTER E

- SP 11. FYI - This site is located on an urban roadway, all Subchapter E requirements will be based on this roadway type. **Lou Neff and Stratford Drive are Park Roads not Urban Roadways**
- SP 12. Place the following note on the building elevation sheet: **"Compliance with Building Design Standards, Article 3 of Subchapter E, is required, and is to be reviewed for compliance during building code review."** **There is not building elevation sheet since there is not proposed building. Note not required.**
- SP13. Place the following note on the cover sheet: **"This site plan is subject to Subchapter E of the Land Development Code (Commercial Design Standards). Add Note**
- SP 14. Include the following note on the site plan page: **"All exterior lighting will be full cut-off and fully shielded in compliance with Subchapter E 2.5 and will be reviewed during building plan review. Any change or substitution of lamp/light fixtures shall be submitted to the Director for approval in accordance with Section 2.5.2.E."** **Add Note and figure**

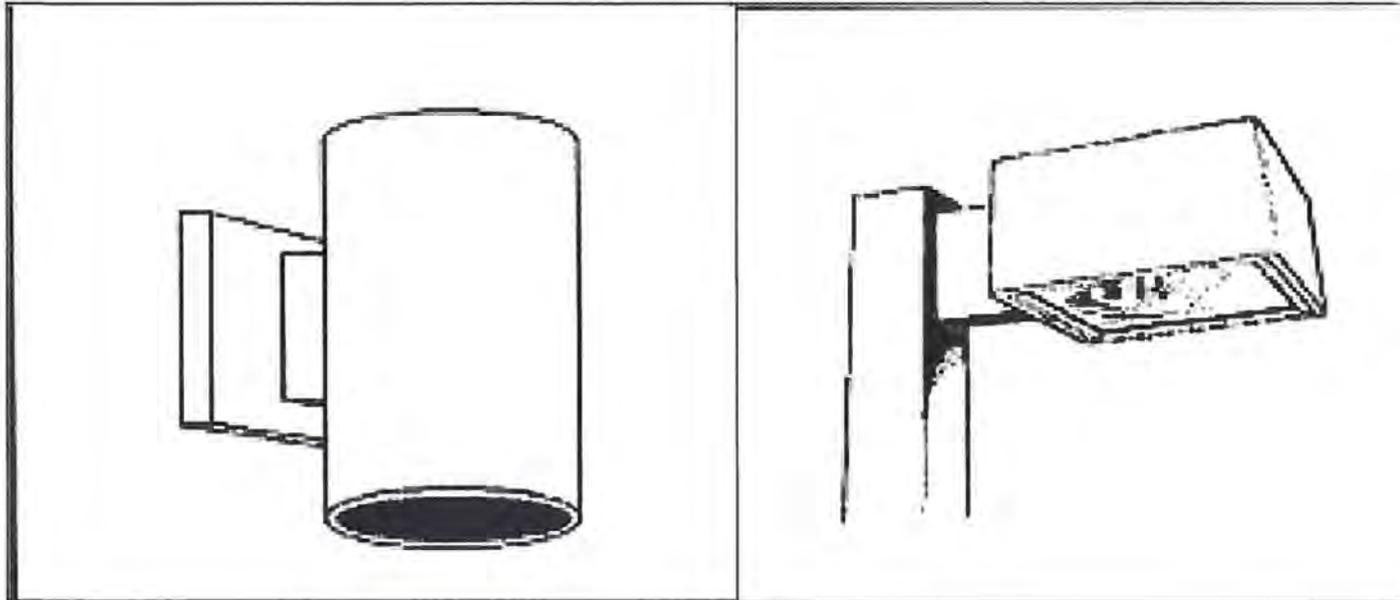


Figure 34:
Examples of fully-shielded light fixtures.

Also include Figure 34 from Section 2.5. on the site plan sheet. **The proposed light is identified on sheet 8 and is in compliance with figure 34.**

SP 15. Verify compliance with screening requirements of Subchapter E, section 2.6.2 by a) Screening from view of person standing on property line on far side of adjacent public street: solid waste collection areas and mechanical equipment and rooftop equipment, not including solar panels (§ 2.6.2.A); **None proposed** b) Incorporate loading docks, truck parking, storage, trash collection/compaction, etc., into building/landscape design. **It is.** And c) add the following note: Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, principal building materials. **None proposed so is note needed?**

SP 16. All development subject to Section 2.7 of Subchapter E shall devote a minimum of 5% gross site area to one or more of the following types of private common open space or pedestrian amenities. **None of this property is private and I read this applicability is for private land adjacent to roadways. No changes have been made since this requirement is not applicable.**

*Please identify the area on the site plan with a specific demarcation.

*Show the amount of area provided in the site data table.

CAPITOL VIEW CORRIDOR

SP 17. This site is within the Mopac Bridge Capitol View Corridor. Show the limits of the view corridor on the plan. **Corridor map has been added to engineering report. Corridor is from Bridge above site. No blockage is proposed. No structures are proposed..**

Since a building is not proposed or an extreme amount of grading in this area a capital view corridor determination will not be required.

NATIONAL REGISTER HISTORIC DISTRICT

- SP 18. The site is located in the National Register of Historic Districts. The Historic Landmark Commission must review proposed exterior and site changes to City Historic Landmark properties in an effort to assist owners in retaining the historic character and defining architectural characteristics of important historic sites in Austin. The Historic Landmark Commission reviews Certificate of Appropriateness applications at its monthly meetings (typically the fourth Monday of each month). The applicant needs to be present at the meeting to answer any questions that may arise and to provide supplemental information as needed. Please contact Steve Sadowsky, Historic Preservation Officer at 512-974-6454 or at Steve.Sadowsky@austintexas.gov.
 ** This comment pending approval of site plan from the Historic Preservation Office. **Will do.**

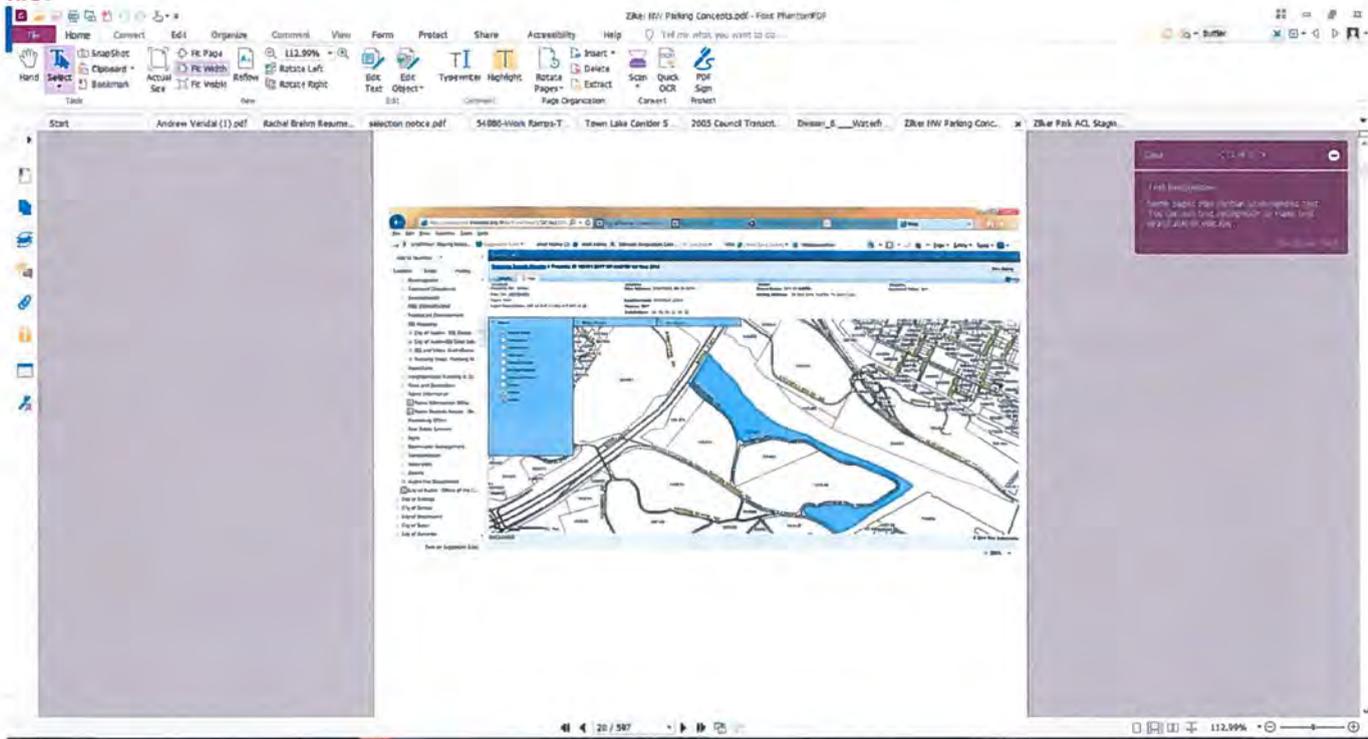
ADMINISTRATIVE SITE PLAN REQUIREMENTS

- SP 19. **Please declare a land use for the site. Staging area is not a Land Development Code defined use therefore a land use will need to be declared for the project. It would appear the use which would best fit the project is General Warehousing and Distribution. The proposed use would not be permitted in the P, public zoning district, because it's being used/developed by a private owner, and the Parks Department is only the owner of the property. [Section 25-2-624] Add note declaring the use to be PARKS AND RECREATION SERVICES (GENERAL)**
- SP 20. Please show all existing and future dedicated easements, including joint access, drainage, conservation, utility, communication, etc. Indicate volume and page or document number, or dedication by plat. **The City owns all of this property and has all of these rights reserved.**
- SP 21. FYI - All buildings, fences, landscaping, patios, flatwork and other uses or obstructions of a drainage easement are prohibited, unless expressly permitted by a license agreement approved by the City of Austin authorizing use of the easement. **Understood but there may not be dedicated easements and/or this plan is not significantly different than the city having drainage systems under roadways.**
- SP 22. Add the following note: "Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Approval by other governmental entities may be required prior to the start of construction. The applicant is responsible for determining what additional approvals may be necessary." **Put note on.**
- SP 23. Verify whether the development encroaches into the TXDoT right of way, under the Mopac Bridge. **The existing property boundary of this tract per TCAD are shown on the plans and the project does not leave the tract or extend into the MOPAC ROW.**
- SP 24. Provide a site data table for the development. Although buildings are not proposed, provide a place holder within the table which show zero buildings. **Table added**
- SP 25. The table will also need to provide the existing and proposed impervious cover, in percent and square feet. The information being requested for site plan requirements is based on gross site area. **We need a table for this . info will come from Q1/Q2 but be separate I think. Site Data Table.**

	Area	Percent
Tract Area		
Primary setback Area		
Secondary Setback Area		
Existing IC in Primary Setback		
Existing IC in Secondary Setback		
Total Existing IC		over total area
Proposed IC in Primary Setback		
Proposed IC in Secondary Setback		
Total Proposed IC		over total area
Total IC in Primary setback		

Total IC in Secondary Set Back

SP 26. Please show the boundary lot lines with bearing and dimensions for the 11 acre site. It appears it's shown only for the limits of construction. **Tract is 30.45 Acres. see sheet . turned on bearings and distances for the tract boundary lines we have in the file.**



SP 27. Identify the right of way boundaries for Stratford Lane and Lou Neff Road on the site plan sheet. If either street isn't dedicated right of way, please label as private drives. **The Parks Dept believes that these streets are Park Roads and not formally dedicated so we will label as such**

SP 28. Show the address as 2262 ½ Lou Neff Road on the coversheet and within the margin on each sheet. **I have had the address of 2236 ½ Stratford drive verified by the city so we will add that address to the margins. TCEQ uses that address, Elec. Uses it, etc.**

SP 29. The tract is not legal by subdivision, therefore a Land Status Determination is required to determine if it is a legal tract. In order to make this determination, contact the Development Assistance Center on the first floor [Section 25-1-61]. **Deed is 1931. MOPAC ROW came out of that but that still renders the tract as legal. Really need to go through this for City property?**

Site Plan Plumbing - Cory Harmon - 512-974-2882

APPROVED

The proposed site plan (SPC-2017-0482C) is approved from a plumbing code perspective.

R.O.W. Review - Reza Sedghy - 512-974-7912

ROW1 All utilities must be approved prior to ROW.

ROW2 AULCC is pending (UCC-180118-06-01).

Pending comments: AWU, and Street and Bridge.

Approval for this Site Plan is related to the plans received in this update. All revisions required to satisfy any other reviewer's comments, must not affect construction in the ROW. If revisions to this plan require changes to any elements or proposed construction within the Right-of-Way, a formal review by ATD- ROW and ATD-Traffic Control will be required.

Please note:

1. Approval of Site Plan does **not** permit any work in the Right-of-Way to be conducted without approved permit:
 - a. Excavations for utilities require an Excavation Permit (EX)
 - b. Driveways and Concrete work require a Driveway/Sidewalk Permit (DS)
 - c. Traffic Control and Pedestrian protection require a Temporary Use of Right-of-Way Permit (TURP)
 - d. All other permits such as Building Permit (BP) must be approved before use of the ROW will be allowed
2. Approved set of plans must be submitted to ROW Management before Excavation permits will be approved. Please deliver to:

Isaiah Lewallen
3701 Lake Austin Blvd. Austin TX 78703
(Isaiah.Lewallen@austintexas.gov) 512-974-1479
3. Development Services inspection fees must be paid and recorded, and DSD inspector assigned to job **before excavation permit can be issued**. Contact Stephen.Castleberry@austintexas.gov
Contractor to Obtain
4. If License Agreements or Encroachment Agreements are required all agreements must be approved and recorded before ROW permits can be approved. This also includes: **PARD**
 - a. All Plan Revisions/Corrections be submitted and approved
 - b. All updated engineering estimates for any plan revision/correction be submitted to Development Services
5. Coordinate with Austin Center for Events (Betty.Torres@austintexas.gov), Public Works Department, and any other projects identified as conflict at time of permitting **PARD to address**
6. Most ROW permits can be applied for online at: <http://www.austintexas.gov/rowman> **Contractor**

Traffic Control Review - Eva Moore - 512-974-7671

Approved based on conditions at time of review

Transportation Planning - Natalia Rodriguez - 512-974-3099

- TR1. Clarify if a building is proposed within the limits of construction for the proposed site plan application. Additional requirements may be generated per City Council Resolution # 20071129-046. **None shown, none Proposed**
- TR2. A Development of a site five acres or larger with frontage on a urban roadway shall comply with the Internal Circulation Routes (§2.2.5). Each internal block shall be no larger than 5 acres. The maximum length of any block face, as measured from intersection to intersection, shall be 800 feet. Identify (label) the ICRs on the site plan, or request AEC. (§2.2.5.C.1). **Is this a valid Comment? No subdivision is proposed. This is Zilker Park!**
- TR3. Publicly accessible sidewalks shall be provided along both sides of all ICRs (§2.2.5.B). Refer to §2.2.5.B) for the sidewalk sections required along ICRs. **No ICRs proposed**
- On portions of the street with building frontage meeting the requirements of §2.2.5.C, the sidewalk section shall consist of two zones: (i) Planting zone must be 7 feet minimum, must be continuous, and located adjacent to curb. The zone shall be planted with street trees at an average spacing not greater than 30 feet on center, or up to 60 feet on center with approval of the Director if parallel or head-in parking is provided pursuant to §2.2.2.B.5 and (ii) Clear Zone must be 5 feet minimum (§2.2.3.B.1-2). Contact the Environmental Reviewer for a list of approved shade street trees.
 - On portions of the street that do not contain building frontage, a five-foot unobstructed sidewalk shall be provided, all of which shall be located within 12 feet of the curb. Dimension and label the Planting Zone and the Clear zone on the Site Plan.
- TR4. Sidewalks, designed in accordance with the Commercial Design Standards, are required along Urban Roadways (Stratford Drive and Lou Neff Road) (§2.2.3.B). The sidewalk section shall consist of two zones: (i) Planting zone must be 7 feet minimum, must be continuous, and located adjacent to curb; and (ii) Clear Zone must be 5 feet minimum (§2.2.3.B.1-2). Dimension and label the planting zone and the clear zone on the site plan along Stratford Drive and Lou Neff Drive. FYI – the sidewalk is required to the edge of the LOC lines along both streets. **Roads are Park Roads not Urban Roads**
- TR5. All utility lines shall be underground from the building to the property line. Utility lines within the right-of-way shall be placed underground or relocated to the rear of the site to the maximum extent practicable. (§2.2.3.B). Clarify why power poles are proposed (near the proposed driveways). The utilities shall be placed underground. **Poles by driveways are light poles, cannot be underground. There are no lines to these poles. No changes**
- TR6. Provide private drive or public street connections to existing private drives or public/private streets on adjacent sites, or stub-outs if connections are not feasible. If a stub-out is proposed, provide a callout indicating “stub-out for future connectivity”. (§2.3.1.A). **All connections needed are provided , these represent paved entrances to the staging lot not ICRs..**
- TR7. Where a public street is adjacent to the property line, provide direct pedestrian and bicycle access from that street to a customer entrance/use. The pedestrian and bicycle access points must be fully accessible during operating hours. (§2.3.1.B) **there are no buildings or customer entrances. Proposed sidewalk provides access to all site.**
- TR8. All sites must provide at least two options to improve connectivity 2.3.2 (Table B). If the project provides surface parking in excess of 125% of the required parking, then the project must provide at least three measures of improvement (§2.3.2) Show the options on the plans and provide a table indicating the chosen options. **This project is to provide a staging area not a parking lot. Not applicable.**

DRIVEWAYS

- TR9. Existing non-conforming driveways may be required to conform with City standards, including driveway closing and curb construction where appropriate. LDC 25-6-295, 25-6-321, 25-6-322; TCM, 5.3.1.R. A driveway means a surfaced area providing vehicular access between a street

and an off-street parking or loading area. LDC 25-1-21. It does not appear that off-street parking or loading are proposed with this site plan application. Please remove all driveways and curb ramps and indicate that curb and gutter is proposed and will be constructed in accordance with City of Austin standards (along Lou Neff Road), or revise the plans to show proposed off-street parking. If parking is proposed, show and dimension the driveway widths at the property line, curb return radii, throat length, spacing, etc. in accordance with the Transportation Criteria Manual. Additional comments may be generated after further review. **Most of Lou Neff has curb and gutter and will remain. No additional curb and gutter is proposed for these park roads. The entire project is an off-street loading area ie. staging area. Driveways are dimensioned on sheet 6 and 7. Existing non-conforming driveways will be removed and replaced with driveways shown on plans.**

PARKING

- TR10. Clarify what the proposed crushed stone staging area and pervious pavers will be used for. Based on existing Google Images, this area is being used as surface parking. Additional comments may be generated after further review. **This project is to create a staging area to support the production of the ACL festival. This area is not proposed as a parking lot.**
- TR11. Provide a parking table indicating the proposed and existing land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces (if proposed) by type (standard, compact, handicapped, bicycle, loading, etc.). LDC 25-6-472, Appendix A. If a parking table does not exist for the site, provide the information listed above and staff will provide a Special Parking Determination. **This project is not a parking lot.**
- TR12. Identify the location of bicycle parking on the site plan, note the number of spaces to be provided, and show a detail of the bicycle rack (City of Austin standard detail #710S-1 or S-2, approved 2012). The minimum requirement is 5% of the motor vehicle spaces prior to reductions, or 5 spaces whichever is greater, LDC 25-6-477, Appendix A. TCM, 9.2.0, #11. **This project is not a parking lot.**

SIDEWALKS

- TR13. Confirm that the existing hike and hike trail will not be reconstructed or revised with this proposed site plan application. **The trail will not be significantly modified or reconstructed except to install the drainage improvements under a short section of the trail. The trail will be re-established as is.**
- TR14. The sidewalk locations shall comply with the Subchapter E Commercial Design Standards (7-foot planting zone and 5-foot clear zone). Please remove the 2-foot dimension between the property line and the edge of the clear zone (as required by the TCM). **We will modify the detail as instructed. Sheet 20**

RIGHT-OF-WAY

- TR15. Show the existing right-of-way and pavement width for Stratford Drive and Lou Neff Road and remove "existing" from their callouts. Additional right-of-way dedication may be required after further review. **Remove the word Existing from street name. Legend will indicate the pavement is existing. Provide a call out of the ROW width based upon the Property tract lines we have in the file.**
- TR16. Remove the ramp detail on sheet 5, typical driveway detail on sheet 6. The City of Austin details are shown on sheet 20. **Ramp detail on sheet 5 is required due to the special circumstances of this installation to provide contractor with needed information where the std. does not strictly apply.**

TR17.

ACCESSIBILITY

TR18. Provide the following note on the site plan: "Approval of these plans by the City of Austin indicates compliance with applicable City regulations only. Compliance with accessibility standards such as the 2010 Standards for Accessible Design or the 2012 Texas Accessibility Standards was not verified. The applicant is responsible for compliance with all applicable accessibility standards."

Add note

TR19. Accessible routes within the boundary of the site must be provided from public transportation stops, accessible parking and passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. [IBC1104.1]. Provide accessible routes along the sidewalk within the right-of-way in accordance with TAS standards. **added a dash line along sidewalk indicating the accessible route**

TR20. Provide the following notes:

- a. Slopes on accessible routes may not exceed 1:20 unless designed as a ramp. [ANSI 403.3]
- b. Accessible routes must have a cross-slope no greater than 1:50. [ANSI 403.3] **Added note**

TR21. Curb ramps must be located so as to provide a continuous accessible path of travel. Show a curb ramp at the intersection of Stratford Drive and Lou Neff Road going across Stratford Drive (for the "t" intersection) and provide the "T" intersection COA standard detail 432S-3C. TCM, 4.3.0.G. [TCM, 4.3.0; City of Austin Standard No. 432S-3 thru 432S-3F]. **There is no purpose for a crosswalk across Stratford as the only think on the other side of the road is a cliff. The continuity is provided by the crosswalk across Lou Neff.**

MISCELLANEOUS

TR22. Clarify if this site is within an overall site plan which includes the green lawn (soccer fields area), volleyball courts, botanical gardens, etc. If there is an overall site plan, please provide the overall park site plan sheet showing the existing and proposed improvements. **The Parks Dept. does not have an overall site plan for the park other than master plans.**

TR23. Clarify if trash dumpsters is proposed within the LOC. **None are shown, none are planned**

TR24. Show all existing and proposed physical obstructions (utility poles, trees, etc.) in the right-of-way which could affect sidewalk or driveway locations. For information: You may have to relocate not utilities at your own expense if they interfere with sidewalk or driveway locations. **Please see the existing conditions sheet. All features were surveyed.**

Additional comments may be provided as a result of information or design changes provided in your update.

AW Utility Development Services - Neil Kepple - 512-972-0077

WW1. The site plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water construction must be inspected by the City of Austin.

FYI: For plan review status contact Pipeline Engineering at 512-972-0154. The Landowners Engineer will be notified by Pipeline Engineering once the red-lines/comments are ready for pickup at the Austin Water Utility Waller Creek office located on the 3rd Floor at 625 E. 10th St. Austin, TX 78701.

Water Quality Review - Joydeep Goswami - 512-974-3568

DATE REVIEWED: 02/08/18
UPDATE #: U0
FORMAL UPDATE REQUIRED.

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ 1. Per LDC 25-1-83(D)(2), 2) if the site overlies a closed municipal solid waste land fill, one of the following is required: (a) a development permit from the Texas Commission on Environmental Quality; (b) written notification from the Texas Commission on Environmental Quality that a development permit is not required. **TCEQ does not issue development permits but the appropriate approval is in process.**

WQ 2. Per the meeting held on 02/08/18, the sedimentation/filtration pond that is currently shown on the plans will be change to a sedimentation/biofiltration pond. The ECM Appendix R-6 table for biofiltration ponds will be reviewed once submitted. **Updated**

WQ 3. Please provide a planting plan of the proposed biofiltration pond. **Updated**

WQ 4. Please provide a copy of the on-going IPM plan that has been approved for PARD projects. **PARD to Provide**

WQ 5. An impermeable liner under the water quality basin is required for sites located over the Edwards Aquifer Recharge Zone per ECM 1.6.2(C). An impermeable liner is proposed. However, the depth of liner may be revised per the meeting on 02/08/18. This comment is pending final resolution. **section now has 12" above the liner so we will need to excavate 18" of existing material to do the 18" and then the liner and 12" of cover to get back to your grades. Need to hold grade so we keep the volume.**

WQ 6. Per comment WQ 5, a protective soil layer is required over the impermeable liner per ECM 1.6.2(C). the depth of the protective soil layer may be revised per the meeting on 02/08/18. This comment is pending final resolution. **grading not revised but add a section to show how we can accomplish and then we will need to run by TCEQ to see if they buy it. If they do not then we will go back to city on the final section.**

WQ 7. A Quality Assurance/Quality Control (QA/QC) plan is required for the construction, installation, and on-going maintenance of the impermeable liner per ECM 1.6.2(C). Please provide this plan. **Will provide**

WQ 8. The rock flow spreader as shown on detail E/16 should be a minimum of 2' in width per ECM Figure 1.6.5A. **Updated**

WQ 9. This reviewer is confirming with Field Operations staff that the proposed access paths are adequate.

WQ 10. Please provide City of Austin standard signage and gate for ponds maintained by the City of Austin. **Updated with data from ECM**

WQ 11. Please show the water quality water surface elevation on the pond cross-section provided as A/16 on Sheet 16 **Updated**

Additional comments may be generated once the information from the above comments is provided.

Wetlands Biologist Review - Ana Gonzalez - 512-974-2929

WB 1 **Update 0** The proposed water quality pond encroaches within the boundary of the wetland CEFs and their respective 150' standard CEF buffer. Please either adjust your proposed

LOC outside this area or propose what mitigation strategy will address these impacts. Please be aware that 1:1 mitigation is required per ECM 1.10.3 for both the CEF buffer as well as the wetland. **The wetlands south of the trail are a violation of the State rules for operation of a closed landfill and could result in an enforcement action by the TCEQ for the City allowing the wetlands to develop on the landfill cap. It seems in appropriate to protect, preserve or mitigate these illegal wetlands.**

WB 2 **Update 0** Additional comments may be generated as additional information becomes available

AW Pipeline Engineering - Britt Jones - 512-972-0235

Red-lined comments have been provided on the plans submitted to the Development Service Department.

The red-lined plans are ready to be picked up at Waller Creek Center, 625 E. 10th Street, Suite #300, Austin, TX. 78701.

The applicant is responsible for submitting the red-lined plans along with the updated revised plan set to the Development Services Department as part of the formal update submittal process. If the red-lined plans are not submitted with the formal update, the formal update will not be accepted for review by the Development Services Department.

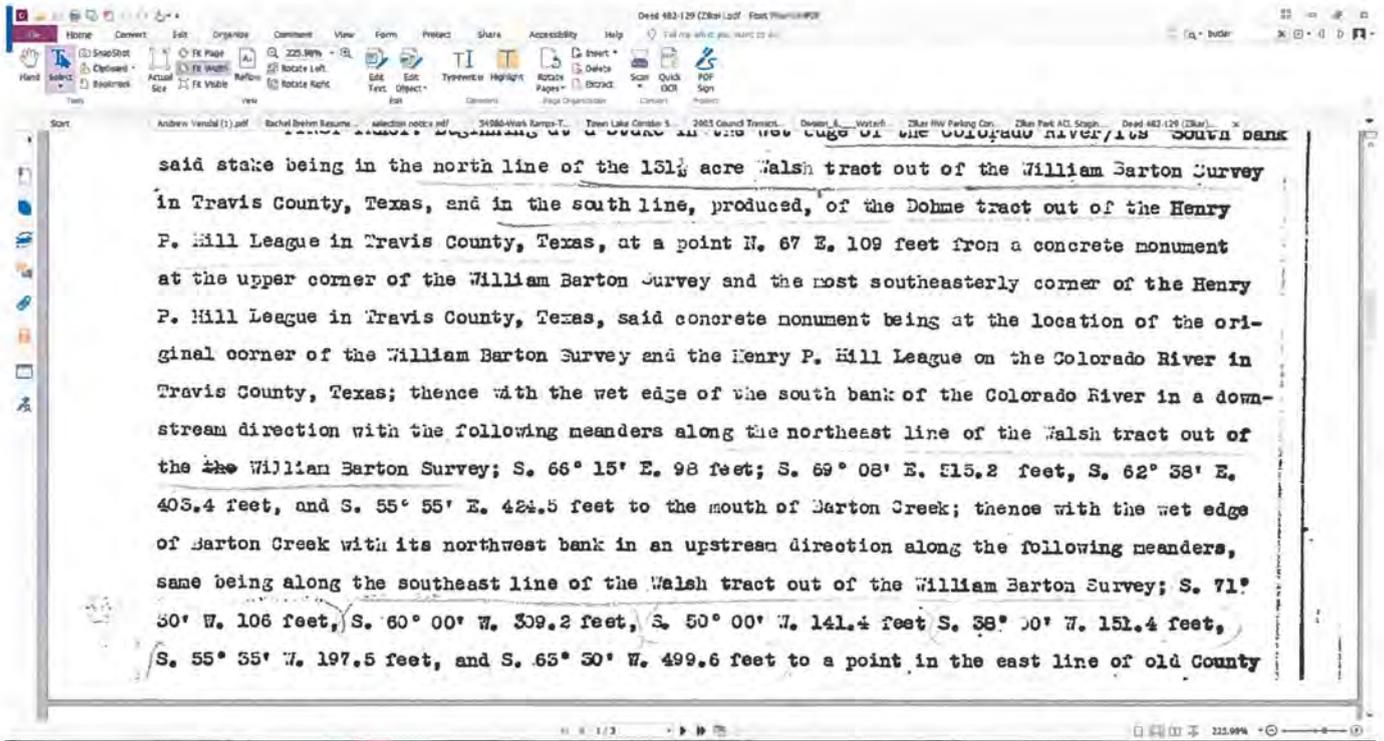
Planner 1 Review - Cindy Edmond - 512-974-3437

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.

- P1. FYI – An appointment is required in order to receive the site development permit. The permit will be released *after* the flash drive has been submitted with the Intake Staff and the site plan approval blocks have been finished. Contact the Planner I listed above at Cindy.Edmond@austintexas.gov to set up an appointment to receive the site plan permit.
- P2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold. Updated**
- **Sheet numbers**
 - File number: **SPC-2017-0482C**
 - Application date: **Nov 27, 2017**
 - (if the case is administrative) Under Section **112** of Chapter **25-5** of the City of Austin Code
 - (if the case is approved by Commission) Under Section **142** of Chapter **25-5** of the City of Austin Code
 - Case Manager: N Hoelter
 - Zoning:
- If the Site Plan Approval Blocks are not filled out, the applicant will need to make an appointment to fill them out by hand. If the applicant wishes the Planner 1 to fill them out, there could be a delay in receiving the site development permit. **we are to be commission approved. fill out the block as above.**
- P3. FYI – FLASH DRIVE REQUIREMENT

All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Department by the applicant after site plan approval. For more information, contact the Intake Staff.

End of report



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Hand Select Snapshot Clipboard Actual Size Fit Width Fit Height Rotate Left Rotate Right Zoom In Zoom Out Typefaces Highlight Record Pages Extract Scan Quick OCR PDF Sign Project

Start Andrei Vental (1).pdf Rachel Stehm Resume selection 2004.pdf 54980-Work Kamp-T... Town Lake Corridor S... 2005 Council Transit... Dewart_6... Worksh... Zhan NW Parking Co... Zhan Park ACL Sign... Dred 483-129 (2)w... x

and Bee Cave Road, as fenced, N. 65° 27' W. for a distance of 129 feet to a stake for corner, N. 70° 04' W. 131 feet to a stake for corner; and N. 31° 50' W. for a distance of 112 feet to a stake for corner, said stake being at the intersection of the East line of the Delana tract with the north line of the Austin and Bee Cave Road as fenced; thence with the southeast line of the Delana property adjoining this tract on the Northwest, along the division line as fenced, N. 55° 55' E. for a distance of 919.6 feet to a stake N. 35° 14' E. for a distance of 1004.1 feet to a stake; N. 55° 11' E. for a distance of 911.9 feet to a stake for corner at a large 48 inch elm stump; thence along fence N. 35° 30' W. 320 feet to a stake; N. 29° 00' W. 27 feet to a stake; N. 1° 00' W. 190 feet to a stake at a fence corner; and N. 46° 30' E. for a distance of 49 feet to a stake in the wet edge of the Colorado River on its south bank; thence with the wet edge of the Colorado River along the meanders of its south bank in a downstream direction as follows: S 72° 24' E. 395.3 feet S. 46° 54' E. 536.7 feet, S. 57° 01' E. 288.1 feet, S. 34° 05' E. 294.8 feet, S. 4° 00' W. 175.5 feet S. 57° 10' E. 570.4 feet, S. 31° 40' E. 291 feet, S. 51° 02' E. 193.2 feet, S. 49° 45' E. 312.6 feet S. 38° 13' E. 315.8 feet S. 62° 42' E. 546.1 feet S. 65° 10' E. 490.5 feet and S. 66° 15' E. 284.1 feet to the place of the beginning, containing in all 230.5 acres of land, which includes approximately 80 acres out of the Walsh tract in the William Barton Survey, 192.5

4 / 2 / 1 225.98%

ATTACHMENT B

**POLO FIELD PARKING FOR BARTON SPRINGS POOL
(Sunday, May 27, 3 pm)**



ATTACHMENT C



Atkins North America, Inc.
6504 Bridge Point Parkway, Suite 200
Austin, Texas 78730

Telephone: +1.512.327.6840
Fax: +1.512.327.2453

www.atkinsglobal.com/northamerica

January 18, 2018

Attachment #1

Disturbance of Final cover over Closed Municipal Landfill
Butler Landfill
2236 ½ Stratford Drive
City of Austin

Existing Conditions Summary

The cap over the bulk of the landfill area to be disturbed by this project is intact and measures 3 to 5' of thickness based upon approved borings on a portion of the site. Little grass vegetation exists on most of the site as the area has been used for parking and a portion of the site has been covered with open graded crushed stone. The eastern end of the site has a depression in the cap up to 10' deep creating essentially a pond. This area has grass vegetation on top of several feet of cap material except for the area covered by trees, about ½ of the area where there is no grass. There is a culvert to discharge runoff from this area and its contributing area but there has been significant blockage over time that has allowed a wetland to be created in the bottom of the depression. A swale was previously constructed on the north side of the land fill area which drains to the depression. A culvert on this swale has created a small area of wetland community prior to flowing into the wetland on the bottom of the depression. This swale and the hike and bike trail are between the proposed work area and Lady Bird Lake. There is a steep wooded slope from the top of the land fill cap to the lake edge. Currently, uphill runoff flows across the cap to the north side swale and into the depression.

Proposed Project Description

See following Engineering Report

Description of Construction/Investigation Process

The project site has been investigated through site observations of the existing environmental conditions, Existing conditions topographic surveys, owner interviews, utility route investigation and through soil borings on the cap. The following Environmental Resource Inventory describes the findings of the investigation. Utility and topographic information is shown on the plans.

Procedures for managing methane, water and excavated waste

The soil borings were performed while monitoring for methane. None was detected. Water was not encountered in any boring. All activities have been designed to minimize/avoid any disturbance of the existing cap materials. With the exception of the new storm drain line, the proposed disturbance of the cap should not penetrate the cap into the trash below.

Groundwater is not expected to be encountered during the excavation process, but if it is and requires removal, then it will be containerized, characterized, and disposed at an authorized facility.

The removal of the wooded area/wetland will likely require some removal of the top layer of the cap material prior to replacement with new thicker material. Any encountered trash materials, utility or storm trenching or pond construction, will be separated from the cap material

and hauled to an approved landfill. Cap materials will be used for backfill or trenches or replacement of the cap liner.

ATTACHMENT D



SUMMARY OF BUTLER LANDFILL BORINGS

Boring Number	Year Drilled	Total Hole Depth (ft)	Cover Depth (ft)	Layer 1 Soil Type	Layer 1 Soil Depth (ft)	Layer 2 Soil Type	Layer 2 Soil Depth (ft)	Layer 3 Soil Type	Layer 3 Soil Depth (ft)	Layer 4 Soil Type	Layer 4 Soil Depth (ft)
MW-1	1984	26.00	7.00	clay	4.00	sand	3.00	trash/refuse	12.00	sand	4.00
MW-2	1998	39.00	no trash	clay loam	5.00	sand	7.00	sandy clay loam	10.00	sand	17.00
MW-3	1998	47.50	2.00	cover soil	2.00	trash/refuse	2.00	clay loam	7.00	sand content	29.00
MW-4	1998	33.00	no trash	clay loam	33.00						
MW-5	1998	38.00	no trash	cover soil	2.00	gravely clay	12.00	clayey sand	4.00	sand	2.00
MW-6	1998	39.00	0.50	cover soil	0.50	trash/refuse	9.50	clay	14.00	sand	15.00
MW-7	1998	34.50	5.00	clay loam	5.00	trash/refuse	7.50	sand	2.50	clay loam	2.00
B-1	2017	6.00	no trash	silty lean clay	6.00						
B-2	2017	5.50	no trash	silty lean clay	3.00	limestone	2.50				
B-3	2017	5.00	no trash	silty lean clay	3.00	limestone	2.00				
B-4	2017	3.50	no trash	silty lean clay	2.25	limestone	1.25				
B-5	2017	6.00	no trash	silty lean clay	6.00						
B-6	2017	6.00	no trash	silty lean clay	6.00						
B-7	2017	6.00	5.50	silty lean clay	5.50	trash/refuse	0.50				
B-8	2017	5.00	4.00	silty lean clay	4.00	trash/refuse	1.00				
B-9	2017	6.00	no trash	silty lean clay	6.00						
B-10	2017	4.50	3.50	silty lean clay	1.50	clayey sand	2.00	trash/refuse	1.00		
B-11	2017	6.00	no trash	silty lean clay	6.00						
B-12	2017	6.00	5.50	silt	5.50	trash/refuse	0.50				
B-15	2017	6.00	5.00	silt	5.00	trash/refuse	1.00				
B-16	2017	5.00	1.50	silty lean clay	1.50	poorly graded sand	2.50	poorly graded gravel	0.50	trash/refuse	0.50
B-22	2017	5.50	4.75	crushed stone	0.25	silty lean clay	4.75	trash/refuse	0.50		
B-23	2017	5.00	no trash	crushed stone	0.25	silty lean clay	3.75	limestone	1.00		
B-24	2017	6.00	2.25	crushed stone	0.25	silty lean clay	2.25	poorly graded sand	3.00	trash/refuse	0.50
B-25	2017	5.50	2.50	crushed stone	0.25	silty lean clay	2.50	trash/refuse	2.75		
B-26	2017	6.00	no trash	crushed stone	0.25	silty lean clay	5.25	limestone	0.50		
B-32	2017	6.00	no trash	crushed stone	0.25	silty lean clay	5.25	limestone	0.50		

The 2017 borings were drilled to a maximum depth of 6' unless trash was encountered first.

Borings B-13, B-14, B-17, B-18, B-19, B-20, B-21, B-27, B-28, B-29, B-30, and B-31 were authorized but never performed.

Cover depths ranged from 0.5' to 7'.

The cover material in only one of the borings consisted of clay. The cover material in the other borings consisted of cover soil, clay loam, silty lean clay, clayey sand, or silt.

ATTACHMENT E



4201 Freidrich Lane, Suite 110
Austin, Texas 78744
512.447.9081 Ph
512.443.3442 Fax
www.hvj.com

Request to Disturb Final Cover over a Closed Municipal Solid Waste Landfill for Non-Enclosed Structures

To: TCEQ

From: Jason Schwarz, PE, Project Manager – Geotechnical
HVJ Associates,

Inc. DATE: March 22, 2018

The Butler Landfill is owned by the City of Austin and is located along the southern shore of Town Lake along the MoPac bridge. The landfill covers stockpiles of fill material and four 55 gallon drums containing monitoring well purge water. HVJ drilled and sampled 20 locations with a skid steer loader equipped with an auger. The borings were drilled through the top cover of the landfill to a maximum depth of 6 feet. The borings served as a liner verification and were not drilled through the existing landfill waste. HVJ used an OVM meter during drilling operations to monitor the levels of methane gas. One boring B-23 had detected levels of methane, and the remaining borings did not evidence detectable levels of methane. The borings were backfilled with bentonite chips and compacted back to existing grade. Groundwater was encountered in boring B-15 at a depth of 3.5 feet.

Final design plans will be submitted to TCEQ upon completion using the information gathered in this boring activity. The bores are intended to help define the extent of landfilled materials in the subject area. Atkins will be providing all plans and specifications.

Zilker Disturbance

Sincerely,

HVJ ASSOCIATES
Firm License No. F-18091



3-22-18

Jason Schwarz, PE
Senior Project Manager

JS

ATTACHMENT F

Attachment D: Exception to the Required Geologic Assessment

Although the proposed project site is located within the Edwards Aquifer Recharge Zone, a geological assessment exception is requested. Existing geological features have been covered by the landfill and cap and no natural geologic formations remain. The site was excavated as a quarry and subsequently filled with mostly domestic waste and then covered with an imported clay cap approximately 4 feet thick. The limits of construction are fully within the existing Butler Landfill cap and no undisturbed areas will be disturbed by the project. Please refer to the following project boring logs, geologic and soils maps, and landfill information.

ATTACHMENT G

30f. Why has the project required so many amendments? (Garcia)

As noted above, the original contract has been expanded to actually provide three separate construction projects involving approximately 2.5 times the original apron area, plus fifty hangars for GA aircraft. Those projects were done as extensions of the original contract because of the urgent need to provide facilities for GA aircraft as quickly as possible.

30g. Has the work by Martinez, et al. up to this point been completed on time and on budget? (Garcia)

Yes. The Supplemental Amendments to the contract were based on additional requests from the Department of Aviation and not as result of schedule or budgeting issues with the project.

31a. Are there specific parks uses planned for his area, including soccer fields? (Wynn)

After seeds have been established and the grass has reached 1½" growth (approximately one month from project completion), the area will be used for overflow parking during PARD events.

31b. Do "permanent erosion controls" for this contract include anything other than the addition of topsoil and seeding? (Griffith)

No, only topsoil, hydromulch and any watering necessary to establish the grass.

31c. What measures have been taken to mitigate leeching from the landfill into Town Lake? (Garcia)

The surface of the former landfill was reworked to reduce ponding and infiltration of stormwater that can contribute to leachate formation. A clean soil "cap" was placed over the surface of the former landfill site, to a depth of approximately 1 foot, and graded so stormwater will run off the landfill surface to drainage swales and then into existing culverts under the hike and bike trail. This project establishes grass as a permanent erosion control measure to keep the fill material in place and provide an appropriate surface that is compatible with the surrounding area.

31d. When was the landfill in operation? (Garcia)

The Zilker Landfill was in operation from 1944-1967.

31e. What is in the landfill? Are there any concerns of methane leaks or abrupt settling of the landfill? (Garcia)

The composition of the garbage placed in this landfill is expected to be typical of municipal solid waste (rubbish, paper, yard trimmings, household garbage including small quantity hazardous waste, etc.).

The consultant confirmed the presence of methane, and recommended additional monitoring of gas and groundwater to determine if the methane is impacting groundwater at the site. Methane may impact groundwater quality, but does not represent a threat to park users since there are no structures in the vicinity where methane could accumulate. Migration of contaminated groundwater or landfill leachate is expected to be mitigated by the improvements made to the cap to reduce the infiltration of water and the generation of leachate.

Abrupt settlement of the landfill is not a concern. Additional subsidence of the landfill may occur due to decomposition of the landfill materials, but this would not be abrupt, and the consultant attempted to allow for this in the design of the final grades. Periodic inspection and monitoring of this site will continue.

31f. There is a significant difference in the bids for what appears to be a relatively straightforward project. Why is that? (Garcia)

Staff can only assume that differences the costs of topsoil and delivery, and estimates for additional watering could have caused the variations in bids. The contractor is responsible for watering the hydromulch as needed to reach the 1-1/2" of growth. Watering could be achieved by various means (water truck, temporary irrigation system, etc.) and the amount of watering will also vary depending on the amount of rain.

31g. Did Robert Jentsch Construction submit a cost breakdown for their work? (Garcia)

Answer forthcoming.

31h. Where is Jentsch getting the topsoil? (Garcia)

Capital Aggregates.

32a. Rainbow Materials is listed as supplying the concrete for this job. Are they still dumping excess concrete in the Colorado River? (Griffith)

Watershed Dept staff reported that the Rainbow Materials Del Valle facility is not engaged in illegal dumping at their facility.

Public Works (29-36)**29h. What is the status of determining the liability for the pipe problem? (Griffith)**

The repair of the pipeline will ultimately be paid for by the responsible party or parties. The issue of who is or is not a responsible party is the subject of potential litigation. All evidence indicates that the City is not at fault. Formal written notice of the City's claim has been given to the appropriate parties, and settlement negotiations have begun. Since this is the subject of potential litigation, any further discussion should be limited to private consultation with the City's attorneys.

29i. Why are we approving another contract increase for repairs? (Griffith)

The Ullrich TM is an essential component of the water distribution system. There is a need for this TM to be functional they summer. From the time that we identified the problem, in order to have the TM functional this summer, the City approach was to make the repairs then seek to recover the cost from the responsible party.

29j. How much has the city approved (with this increase) for repairs thus far that we anticipate being able to re-coup from others (contractors or pipe vendor)? (Griffith)

The City will seek to recover all of this cost from the responsible party. (Griffith)

29k. What is the current total estimate for all repairs to get this pipe fixed? (Griffith)

The estimated cost is \$6,376,125.60,

29l. When are the repairs scheduled to be completed? (Griffith)

The current schedule is to have the repairs completed and the TM functional by May 1, 2002.

31g. Did Robert Jentsch Construction submit a cost breakdown for their work? (Garcia)

Not yet. After contract award, the contractor will submit a schedule of values showing the breakdown of scopes of work and costs associated with each scope.

31h. Is this related to the placement of the excavated material from the CSC and City Hall projects at Zilker park? (Griffith)

Yes. This was arranged in advance with the Parks Department because they needed fill at Zilker Park and the City Hall site had soil which needed to be excavated and disposed of. The City Hall excavation was bid with the requirement that the contractor haul 30,000 cubic yards of clean alluvial soil to the Zilker Park site.

31i. Was there any cost savings for either CSC or City Hall by using this area to dump the excavated material, if so how much did we save? (Griffith)

Both the City Hall project and Parks Department benefited from this arrangement. Staff very conservatively estimates that the City saved \$435,260 on the Zilker Landfill project by using the City Hall excavation spoils. This quantity is based on the minimum thickness of the cap (1.5') recommended by the engineer. The City Hall Project also benefited from lower hauling costs for the shorter distance and no tipping fees to dispose of the soil at Zilker Park, however savings cannot be estimated at this time.

32b. Didn't Council Member Wynn, at a recent Council meeting, request that the City pay debt owed to Rainbow Materials and discontinue contracts with the company? (Griffith)

Council Member Wynn had initially suggested this at the meeting of January 31, 2002. Consequently, ratification for the debt owed was approved, however the new contract award was not acted on. The matter of the pending award was brought back to Council for action at the February 14, 2002 meeting. An executive session was held prior to action for award of contract. Based on the information provided to Council, a new contract was approved on consent at the February 14, 2002 meeting, with Council Member Slusher making the motion with the second by Council Member Wynn. Rainbow Materials has made every effort to cooperate with the City and the other regulatory agencies to solve problems related to the site.

33e. Did the town Lake Park Stakeholder group or the Parks Board Land and Facilities committees review this proposal? (Griffith)

No, neither the Parks Board nor the stakeholders reviewed the proposed extension of the existing parking garage design contract to address photovoltaics. The PV project does not affect the park funding as it is funded completely through Austin Energy, independent of the venue.

36c. What measures will need to be taken to ensure the security of office equipment, especially computer systems in the proposed new open office environment at the new location? (Griffith)

This item has been postponed indefinitely.

ATTACHMENT H



Zilker Park Stratford Drive Upgrades Fact Sheet

As you may know, the Parkland Events Task Force was created by Council Resolution and the Task Force developed recommendations to ensure that all City Parks, particularly Auditorium Shores, Zilker Park and Festival Beach, remain assets for community members to enjoy and that they are preserved and enhanced for future generations to experience and enjoy. As part of the Task Force Recommendations, PARD was asked to develop parking and traffic recommendations for parks that would reduce usage of green space parking, such as the Polo Field at Zilker Park. With the rehabilitation of the existing landfill on Stratford Drive (in cooperation with C3), PARD's intention is to improve the space in an environmentally sensitive manner and act upon the recommendation to reduce green space parking at Zilker Park. This plan provides an opportunity to stabilize a space that is currently a concern, potentially reduces parking on the polo field, and provides for much needed parking access to the Zilker Botanical Garden, Austin Nature and Science Center, the Hike and Bike trail, and Zilker Park.

The rehabilitation of the existing Landfill project on Stratford Drive will include landscape enhancements, new stormwater detention, and upgrades intended to protect the landfill by reducing or eliminating erosion of the clay cap and limiting the infiltration of water into the landfill. These improvements will provide a safe area for event staging, overflow parking when needed, and an overall beautification of the park. The design has been completed in an environmentally sensitive manner, with guidance from environmental partners in Watershed Protection and TCEQ, to name a few.

With regard to studies, the consulting engineers performed soil borings to establish the approximate thickness of the cap, and biologists performed a wetlands delineation survey. The City has periodically written reports about the landfill and cap status. The exhaustive studies mentioned in the C3 press release, involved multiple design iterations and evaluations of alternative solutions that had to meet performance objectives related to TCEQ (Landfill Group and Edwards Group) and City requirements.

Currently, several identified issues constitute potential concerns from TCEQ about the integrity of the existing landfill cap. The proposed project will address these issues:

1. Offsite runoff flows across the cap, providing additional water that the cap must shed to keep it from percolating into the landfill.
2. There are undulations, pockets, and depressions in the top of the cap that trap and hold water potentially percolating into the landfill, creating hazardous and environmentally unsafe conditions.
3. There are trees growing in the cap and probably into the landfill that are not allowed under TCEQ Cap requirements. The trees can provide a direct connection from the surface run off to the landfill and if blown over, disrupt the cap, and expose the landfill below.
4. There is an existing area of wetland on the cap, which is essentially a pond. Ponds are not allowed on the cap per TCEQ rules. (The proposed water quality pond has been carefully engineered and will be double lined and only hold water for 48 hours after a rain event.)
5. The outfall structure from the depression area of the cap is a potential erosion problem that could discharge significant material into the lake, and potentially erode the trail.
6. The outlet pipe from the drainage basin contributing to the existing depressed area of the cap is too small, which could therefore cause the trail to be overtopped and eroded away.
7. The cap area has been used during wet periods causing ruts and depressions, which disturbs the cap.

A subset of design solutions were evaluated by multiple groups at TCEQ and City Departments. The evaluation of these options led to the path forward to comply with jurisdictional requirements.

Design concepts evaluated:

- Evaluation of surface materials – TCEQ would prefer concrete but could accept crushed stone
- Use of large open graded stone is not impervious, and while TCEQ agreed with this approach the City did not.
- Minimize Cap disturbance – we cannot change the existing grade significantly
- Offsite mitigation for Water Quality, as water quality treatment is required at multiple locations around the park. This treatment would cause significant disruption, increased maintenance costs, and visual distraction.
- Re-irrigation of runoff; There is currently insufficient land area close-by as most surrounding land is on the landfill cap. The Polo fields are further away and this would be a greater disruption of the park and require use restrictions.
- Creation of a Water Quality pond on cap; While the City accepts this plan, it has not previously been allowed by TCEQ. However, TCEQ will accept the pond with a double liner and minimal water retention time.

Below is a brief summary of the features of the proposed solution in response to the issues identified above:

- Capture and piping offsite drainage across the cap
- Re-grading the underlying cap materials to create a self-draining surface
- Removal of existing trees and re-planting new trees in appropriate and carefully selected places
- Removal of the wetland and replacement with a double lined water quality pond, which will provide a greater water quality benefit than the wetland
- Replacement of and appropriately sizing the outlet pipe to minimize erosion and trail over topping
- Topping the cap with a stable layer of crushed stone, which will minimize cap erosion, avoid future disturbance of the cap and allow operation in most weather conditions

Please know that there are other elements of the project, unrelated to the landfill cap, that add significant value to the park and the visitors' experience, including:

- Adding sidewalk along Stratford Dr. from the Great Lawn to MOPAC, addressing pedestrian safety
- Adding a roadside swale to Stratford Drive, draining the low point that currently ponds, thus improving the pavement durability.
- Providing designated access points with lighting to control traffic and protect pedestrians
- Provide a replacement parking area for the MOPAC lot when it goes under construction
- Improving the trailhead and connection to the trail from the lot
- Improving the usability of the area along Lou Neff, flat areas and defined slopes
- Installing fence, gates and barriers to control traffic from getting into inappropriate areas of landscaping, allowing PARD to control use of lot

For further information, please contact the PARD Acting Director, Kimberly McNeeley at (512) 974-6722 or via email at Kimberly.McNeeley@austintexas.gov.

ATTACHMENT I

BUTLER LANDFILL PARKLAND WEST OF MOPAC BRIDGE

