

#150

Floodplain Variance Request

835 W. 6th Street

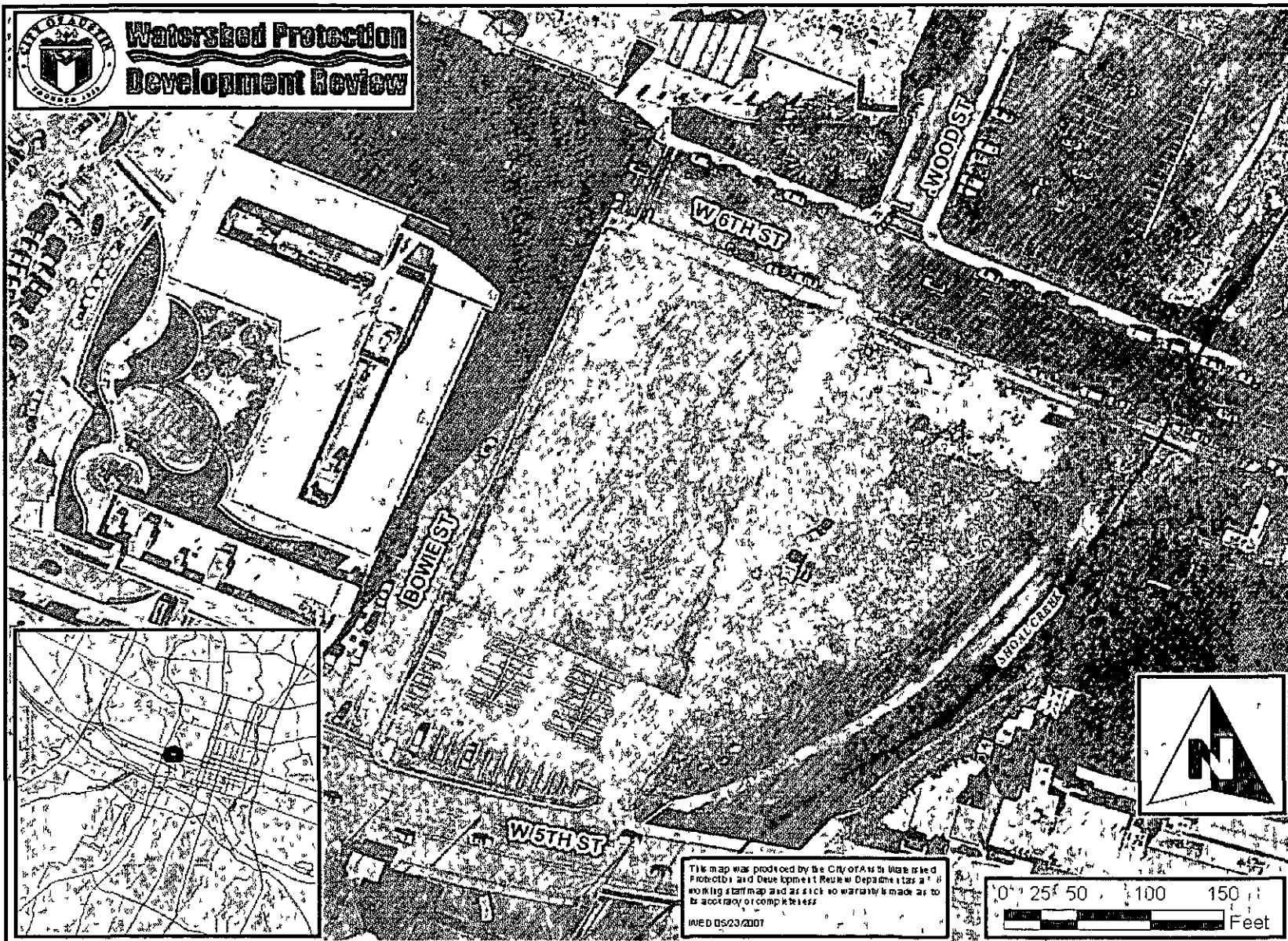
Shoal Creek Watershed

Applicant Request

1. Demolish surface level parking lot
2. Construct an eight-story mixed-use building, a five-story mixed-use building, and a three-level underground parking structure
 - 385,500 sq. ft. office/retail space
 - 942 parking places.
3. Exclude building footprint from drainage easement dedication to the full limit of the 100-yr floodplain.



Watershed Protection Development Review



835 West 6th
Site



Watershed Protection Development Review

Legend

- Creek Centerline
- COA, 25-Year Floodplain
- COA, 100-Year Floodplain



835 West 6th
100-year and 25-year Floodplains



PICA 29471 Austin History Center Austin Public Library

**After 1981 Memorial Day Flood
Site is Across Creek
6th Street Bridge is Upper Right**



Watershed Protection Development Review

Legend

- Parking Structure on Piers
- Mixed Use Building on Piers
- Building Location
- Creek Centerline
- COA 25-Year Floodplain
- COA 100-Year Floodplain

Property Address 835 W 6th Street

Proposed Aerial Bridge

FF=468.70



This map was produced by the City of Austin Watershed Protection and Development Review Department as a working draft map and as such no warranty is made as to its accuracy or completeness.

WED 06/20/2007

0 50 100 200 300 Feet

835 West 6th Proposed Structures and Floodplains



Watershed Protection Development Review

Legend

- Parking Structure on Piers
- Mixed Use Building on Piers
- Building Location
- Creek Centerline
- COA 25-Year Floodplain
- COA 100-Year Floodplain

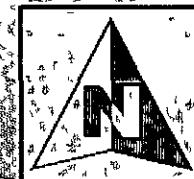
Property Address 835 W 6th Street

6th St Bridge modifications

Pedestrian/First Responder
Access Skyway

FF= 468.70

Channel Modification



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835 West 6th Proposed Structures at Grade and Elevated

SUMMARY of FINDINGS

1. **THE PROPOSED CONSTRUCTION IS WITHIN THE 100-YEAR AND 25-YEAR FLOODPLAINS OF SHOAL CREEK.** The site flooded significantly in 1981 and 2001.
2. **DRY ACCESS PROVIDED.** Dry access to the proposed structures will be provided by an aerial pedestrian crossway over Bowie Street connecting upper floor of the proposed structure with an existing multi-story building.
3. **ADDITIONAL OCCUPANCY IN THE FLOODPLAIN MITIGATED.** The proposed construction will increase the opportunity for human occupancy in the floodplain. However, adequate pedestrian access is provided during high-water events.
4. **NO ADVERSE FOODING IMPACT.** The applicant's engineer has demonstrated that floodplain impacts associated with the proposed building construction are mitigated by proposed modification of the Shoal Creek channel and the 6th Street bridge.

VARIANCE APPROVAL RECOMMENDED **WITH CONDITIONS**

Restrictive Covenants/Agreements:

1. Prohibit obstructions to flow of water beneath elevated portions of proposed structures.
2. Prohibit residential use of first-floor of proposed structures.
3. Perpetual maintenance of proposed Shoal Creek channel and bridge modifications.

City concurrence/FEMA approval of Floodplain Maps Revisions

Certifications Required:

1. Below-grade parking structures & elevator systems designed/constructed in accord with FEMA technical criteria.
2. Buildings & parking structures designed/constructed to withstand flood forces in accord with ASCE criteria.
3. Elevation of first floor of buildings, aerial pedestrian/first responder crossway, and entrances/exits to parking structure designed/constructed a minimum of two feet above 100-year floodplain elevation.
4. Below-grade parking structure dry flood-proofed to a minimum elevation of two feet above 100-year floodplain.

END