

Late Backup

5-15-08
#35

Water Treatment Plant 4

Site Development Ordinance

City Council Presentation
May 15, 2008

WTP4 Ordinance - Background

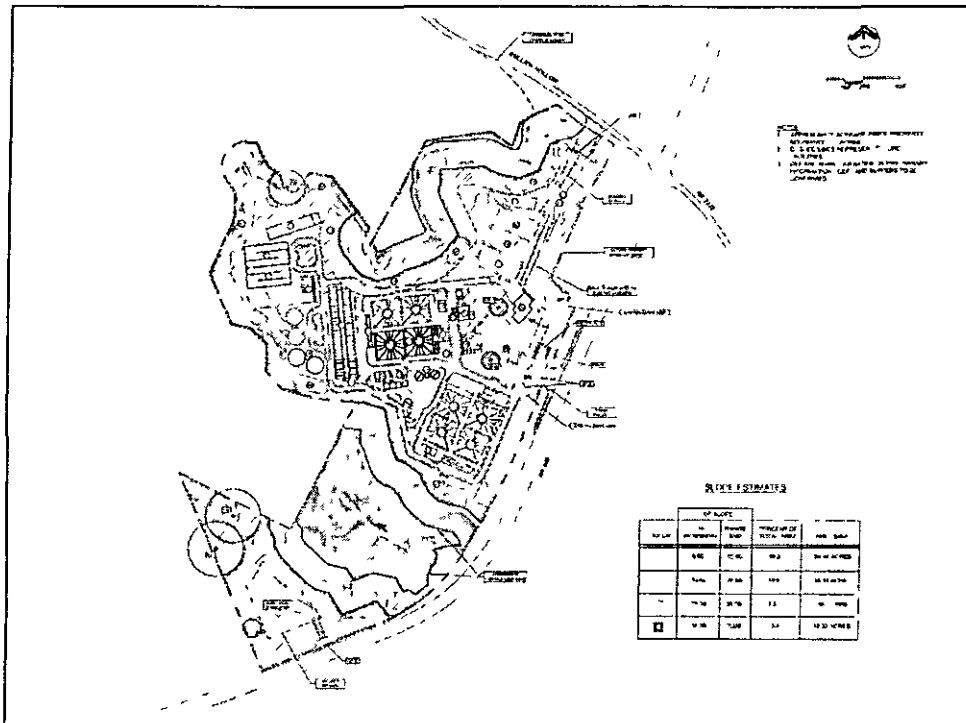
- At Council's direction, AWU selected a new site for Water Treatment Plant No. 4 at the SW corner of Bullick Hollow Rd. and RR 2222
- The Bullick Hollow site is much less environmentally fragile than the former Bull Creek site.

Comparison of Bull Creek and Bullick Hollow Sites

Bull Creek	Bullick Hollow
<ul style="list-style-type: none"> ➤ JPS present on-site and nearby downstream ➤ Listed karst invertebrates present ➤ Bird impacts expected ➤ In Bull Creek headwaters ➤ Elevated foundations required ➤ Surrounded by BCP Preserve and high quality streams ➤ Multiple springs and seeps ➤ No other development planned 	<ul style="list-style-type: none"> ➤ No JPS ➤ No karst invertebrates found on site ➤ Mitigation available for bird or KI ➤ Less greenhouse gas emissions ➤ Only small, wet weather streams nearby ➤ No elevated foundations required ➤ Preserve or acquisition land on 3 sides ➤ Few springs and seeps ➤ Site planned for intense development

WTP4 Ordinance - Justification

- The site relocation process resulted in a delay of the initial plant completion to 2014, which coincides with anticipated water demand
- Construction of WTP4 on the Bullick Hollow site and on related sites will require certain environmental variances
- An efficient development process is needed to design and construct the initial phase of WTP4 on schedule
- The proposed ordinance is similar to ordinances passed for ABIA, ACWP, Town Lake Park, Palmer Auditorium and the Long Center



WTP4 Ordinance Highlights

- In order to provide certainty that the overall plant layout and design are acceptable
 - Impervious cover and critical water quality zone (CWQZ) variances are granted to ensure all phases of plant build-out are achievable
- In order to allow the project to stay on schedule and to avoid redesign costs
 - Administrative variance authority is granted for cut and fill and for construction on slopes to provide early certainty for key design issues

Ordinance Summary

- Permanently preserves the Bull Creek site
- Grants variance for impervious cover up to 50%
- Grants variance for construction of intake in Lake Travis
- Authorizes administrative consideration of variances for
 - Cuts up to 30' and fills up to 40' on the plant site and cuts up to 60' on pump station site
 - Construction of buildings and driveways on slopes greater than 15%
- Provides for notification and appeal of administrative variances by the Environmental Board and the public

WTP 4 Ordinance Support

- AWU and WPDR recommends approval of the ordinance
 - Preserves the Bull Creek site
 - Facilitates completion of plant on schedule
 - Provides for efficient permitting and accountability

- Recommended by:
 - Environmental Board
 - Zoning and Platting Commission
 - Planning Commission