

STAFF RECOMMENDED REVISIONS TO THE 9/3/08 NBG REGULATING PLAN

City Staff recommends the following revisions be made to the 9/3/08 Draft NBG Regulating Plan, which was presented to Planning Commission on Sept. 9, 2008. These amendments are recommended to add clarification to the standards.

Recommendation: Revise Section 3.3.2.B.3 *[Accommodating Bicycle Facilities]* as follows:

3. Accommodating Bicycle Facilities

- a. If the adjacent street is identified as an NBG Core Transit Corridor or NBG Pedestrian Priority Collector, sidewalks may only encroach in the street right-of-way (ROW) to the extent that enough ROW ~~and/or pavement~~ remains to be able to accommodate a 6-foot wide bicycle ~~lane~~ off-street one-way bikeway and 2-foot buffer zone (total of 8 feet) on both sides of the roadway in the future. Alternative Equivalent Compliance may be sought for relief from this standard if bicycle lanes are provided in the street ~~or~~ if bicycle accommodations are provided as part of the sidewalk streetscape (one-way or two-way shared use facility); subject to review and approval by the Directors of the Public Works and Watershed Protection and Development Review Departments.
- b. Along NBG Highways, a minimum 8 foot clear zone is required in order to provide a shared use path that could be used for both pedestrian and bicycle travel.

Recommendation: Revise Section 3.3.2.B.4 *[Utilities]* as follows:

4. Utilities

- c. 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 as determined by the Director (see Figure 3-6).
- d. Where existing electric utilities remain overhead and are located behind the curb, an overhead utility zone shall be provided so that no portion of the building is located within a 10-foot radius of the energized conductor. In addition, street trees shall be set back from an energized conductor by a minimum of ten feet as measured from the centerline of the tree. Options for street tree planting and sidewalk placement in combination with overhead utilities are illustrated in Figures 3-7 and 3-8.
- e. Utility compatible trees may be used so that the trees can be located beneath, rather than offset from, the overhead electric utilities if the Director determines that one of the following conditions is met:
 - (i) If the depth of a lot is 120 feet or less and electric utilities remain overhead and are located behind the curb; or
 - (ii) If, in order to meet all of the requirements of this section, the building façade would be required to set back 30 feet or more beyond the curb face (Note: if the requirements of this section can be met within existing right-of-way, utility compatible trees may not be used).

Recommendation: Revise Section 3.3.4 [*Sidewalk Exemption for Edge Streets*] as follows:

3.3.4. Sidewalk Exemption for Edge Streets

If the Director determines that a street(s) is not required by the Collector Street Plan and is aligned along an interior and/or rear property line and a street connection to adjacent property is not feasible, the sidewalk standards in this section are not required along the outside edge of the street (Figure 3-9).

Recommendation: Revise Sections 3.5.1.B and D. as follows:

- B. All projects must provide a Project Circulation Plan as part of the site plan ~~subdivision~~ review process. ~~(or site plan if a subdivision plan is not required).~~ The Project Circulation Plan shall be developed and reviewed for its consistency with this Section 3.5 and the NBG Collector Street Plan (Figure 3-12), which illustrates conceptual locations for new collector streets in the NBG Planning Area. ...
- D. ... A ~~subdivision or~~ site plan may not be approved if the Project Circulation Plan is not approved. The Directors' decision is subject to the standard City process for appeals of administrative decisions.

Recommendation: Revise Figure 3-12 (NBG Collector Street Plan) to recognize that future roadway connections on the University of Texas Pickle Research Campus are subject to UT authorization. (See attached Revised Figure 3-12).

Recommendation: Revise Section 4.4.2.A as follows:

- B. Minimum Parking Requirement:
60 percent of that prescribed by the LDC Section 25-6 Appendix A (Tables of Off-Street Parking and Loading Requirements)

Recommendation: Revise Section 4.11.4 Innovative Water Quality Controls as shown below and Appendix C as shown in the attachment. The revisions include an option of providing green infrastructure on site for the two urban watersheds (Shoal Creek and Little Walnut Creek) or utilizing traditional on site sedimentation filtration, or a regional water quality approach. While green infrastructure is allowed in all watersheds through the provisions of alternative control standards in the Environmental Criteria Manual (ECM), all water quality treatment must be provided on site for the Walnut Creek suburban watershed, as there is no structure in place to allow partial treatment through green infrastructure and a fee-in-lieu for the remainder, as in urban watersheds. The larger size of the North Burnet/Gateway area, as well as its strategic location at the upper reaches/headwaters of the watersheds prompted the need to allow options for treatment, rather than a prescribed requirement for green infrastructure onsite.

4.11.4 Innovative Water Quality Controls

A. Water quality controls are required by LDC Section 25-8-211 for new or redevelopment projects, including those to be built in the NBG Zoning District.

B. For development in an urban watershed (Shoal or Little Walnut Creek), the volume of on-site water quality controls may be reduced in cases where site-specific circumstances limit the ability to treat 100% of the Water Quality Volume (WQV) on-site as follows: If at least 75% of WQV is achieved with on-site Innovative Controls, staff may allow the remaining 25% of WQV to be fulfilled via fee-in-lieu. Innovative Water Quality Controls are those presented in Environmental Criteria Manual (ECM) Section 1.6.7. WPDR staff will maintain the ability currently allowed by ECM 1.6.4 to further reduce the level of required WQV on-site control if special circumstances exist which warrant the reduction.

~~a minimum of 75% of the required Water Quality Volume (WQV) must be treated on-site using Green Infrastructure (i.e. Innovative Water Quality Controls per Environmental Criteria Manual (ECM) Section 1.6.7.) All the Innovative Controls that use the landscape as part of the treatment system require sustainable landscape practices in the form of native vegetation and Integrated Pest Management Plans.~~

~~In urban watersheds, ECM 1.6.4 allows for payment of a fee-in-lieu of on-site controls, if certain criteria are met. If at least 75% of WQV is achieved with on-site Innovative Controls, staff may allow the remaining 25% of WQV to be fulfilled via fee-in-lieu.~~

C. Appendix C illustrates Innovative Water Quality Controls (ECM 1.6.7) and other Water Quality Control Best Management Practices as described in ECM Section 1.6.

~~Development projects and new streets in a suburban watershed (Walnut Creek) are encouraged to incorporate Innovative Water Quality Controls as described in the Environmental Criteria Manual Section 1.6 and illustrated in Appendix C.~~

Recommendation: Revise Section 6.2.1.F (*Fee-in-lieu Payments for Affordable Housing and Community Benefits*) as follows:

4. The developer must pay the fee prescribed by this section prior to the issuance of the Certificate of Occupancy.

Recommendation: Revise the definition of Glazing in Article 7 as follows to remain consistent with Subchapter E: Design Standards & Mixed Use:

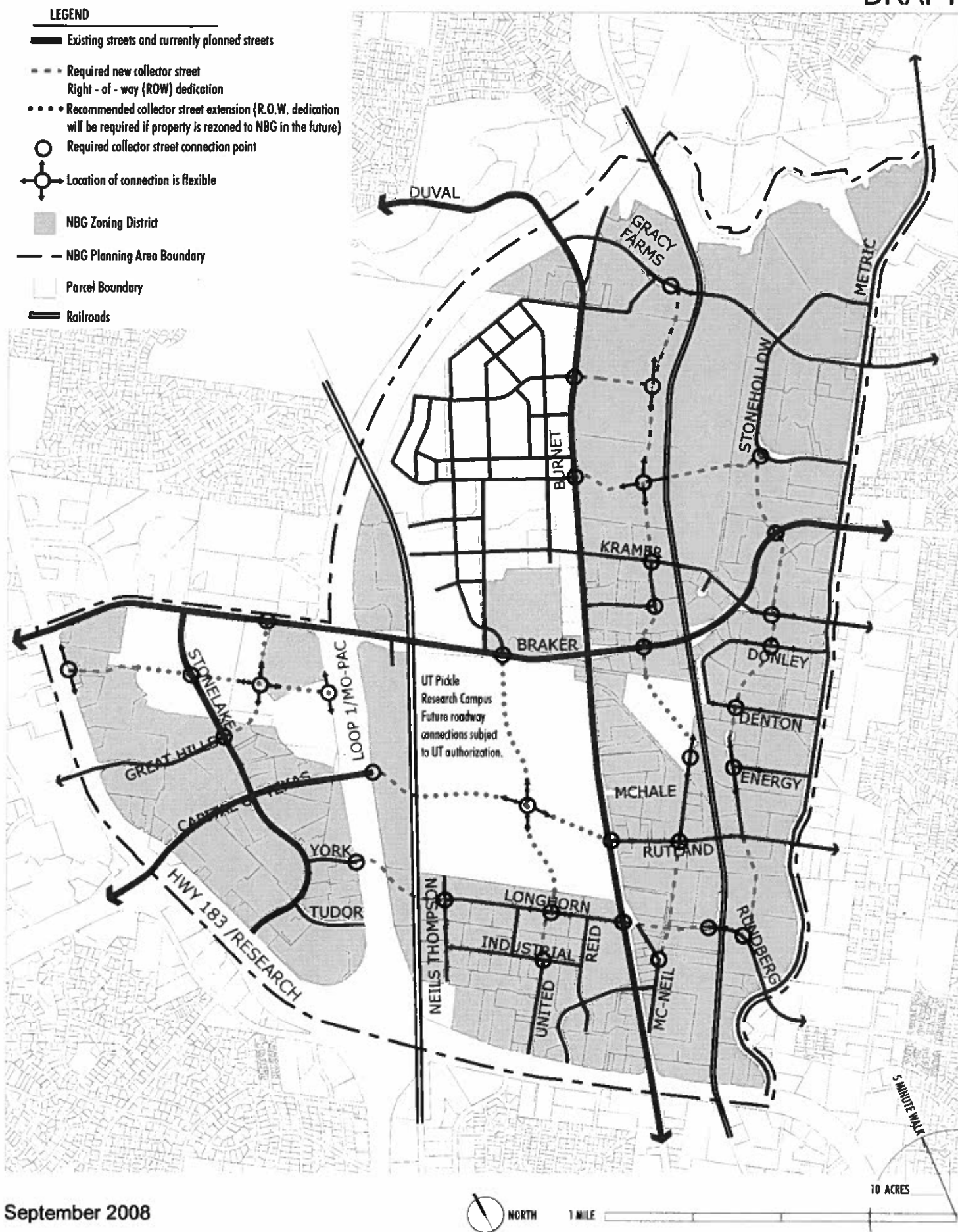
Glazing

The panes or sheets of glass or other ~~transparent~~ non-glass material made to be set in window frames, as in windows or doors. ~~which allow visibility of interior building spaces or window displays.~~

Recommendation: Revise the Primary Collector Street cross-sections options in Appendix A to reflect (30 ~~35~~ M.P.H. or less) and (Greater than 30 ~~35~~ M.P.H.) and include a Collector Street Cross-Section Identification Plan. – See revised figures attached.

Figure 3-12 : North Burnet / Gateway (NBG) Zoning District
Collector Street Plan

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APPENDIX A

This appendix includes NBG Street Cross-Section Standards for new streets built within the North Burnet/Gateway Zoning District.

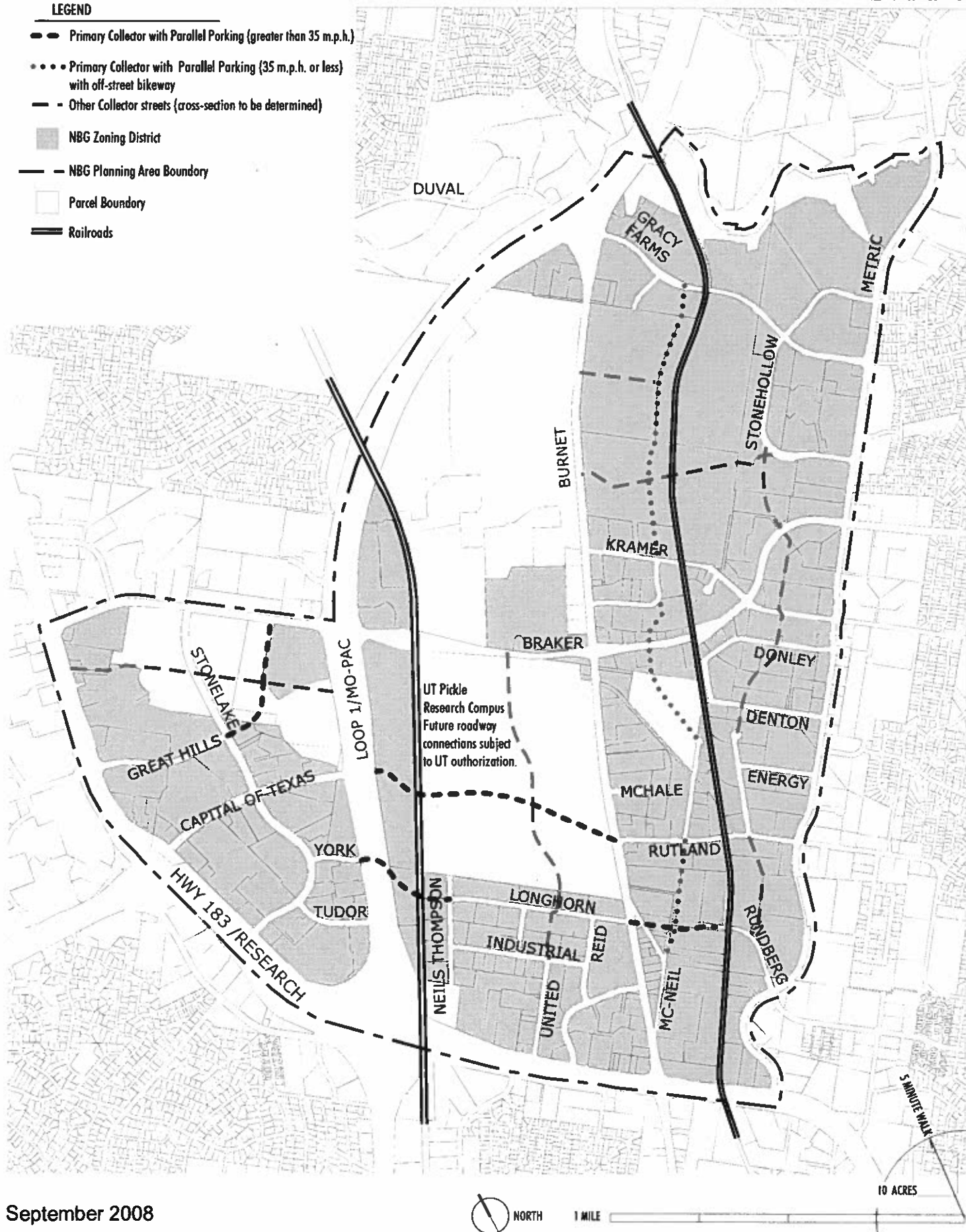
A Collector Street Identification Plan is also included which specifies NBG cross-sections for some of the required collector streets (See Section 3.5.2 *[Dedication of NBG Collector Streets]* and Figure 3-12 in the NBG Regulating Plan for a description of collector street requirements.)

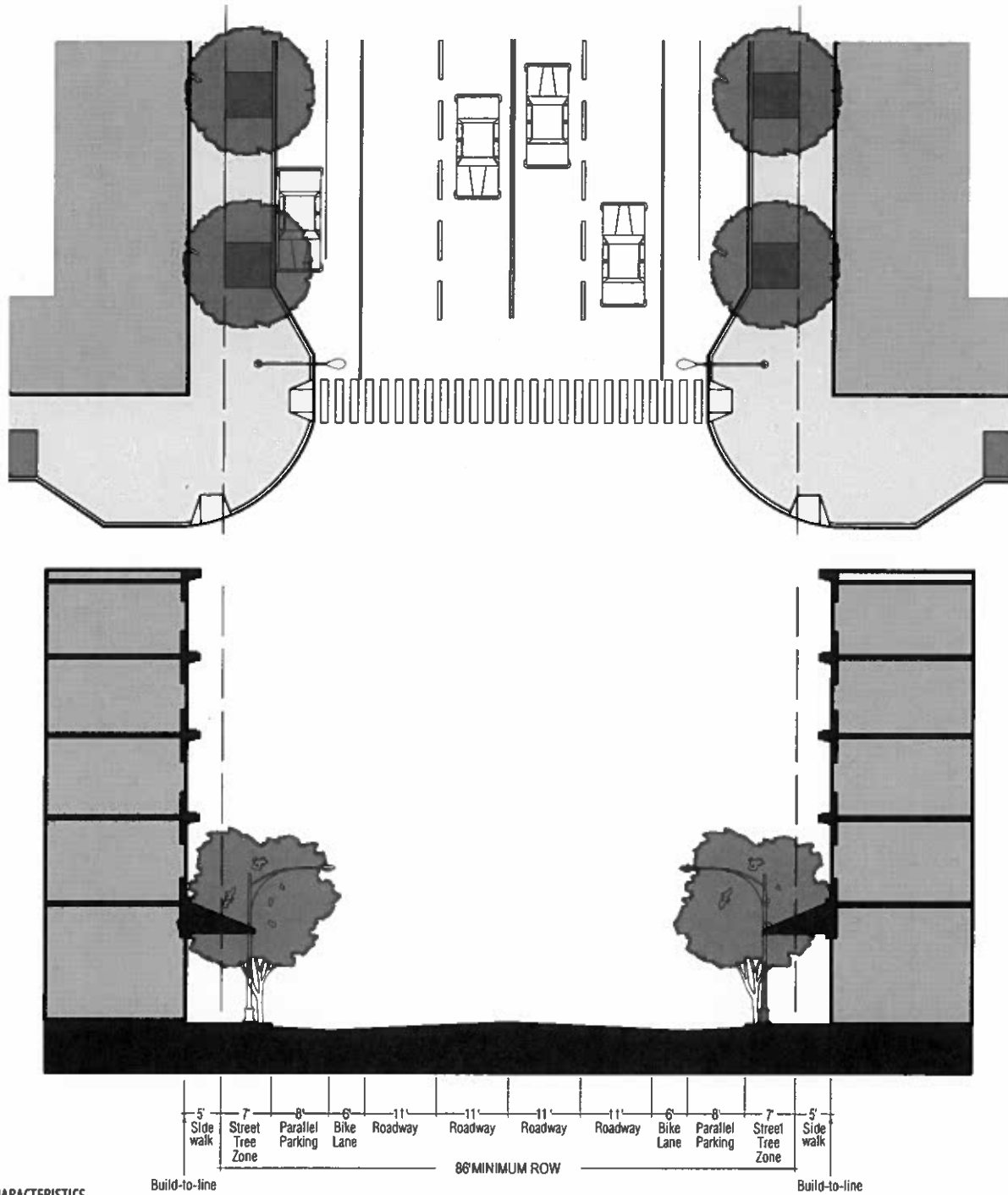
Appendix A: North Burnet / Gateway (NBG) Zoning District Collector Street Cross Section Identification Plan

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LEGEND

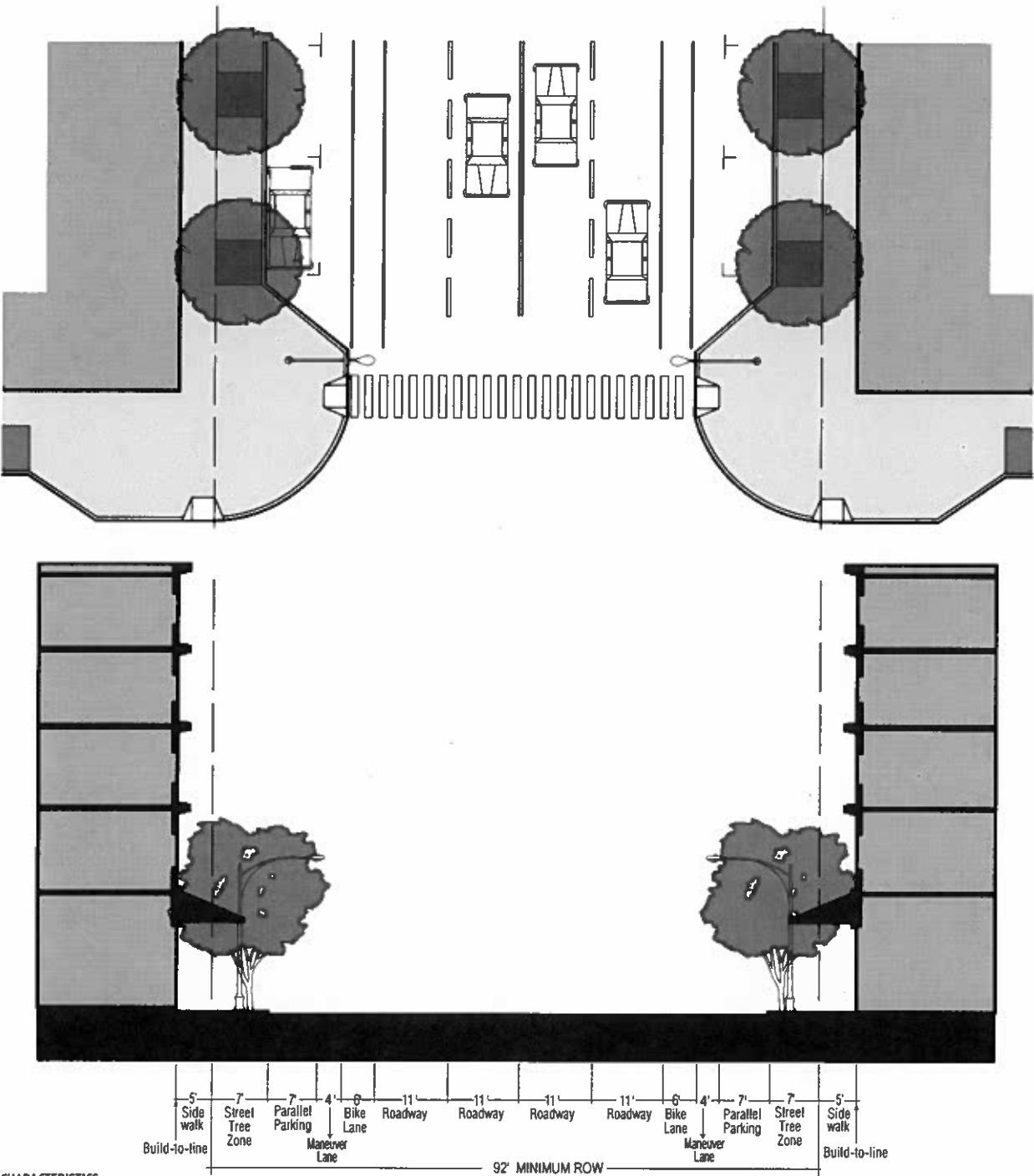
- Primary Collector with Parallel Parking (greater than 35 m.p.h.)
- ... Primary Collector with Parallel Parking (35 m.p.h. or less) with off-street bikeway
- - - Other Collector streets (cross-section to be determined)
- NBG Zoning District
- - - NBG Planning Area Boundary
- Parcel Boundary
- == Railroads





STREET CHARACTERISTICS

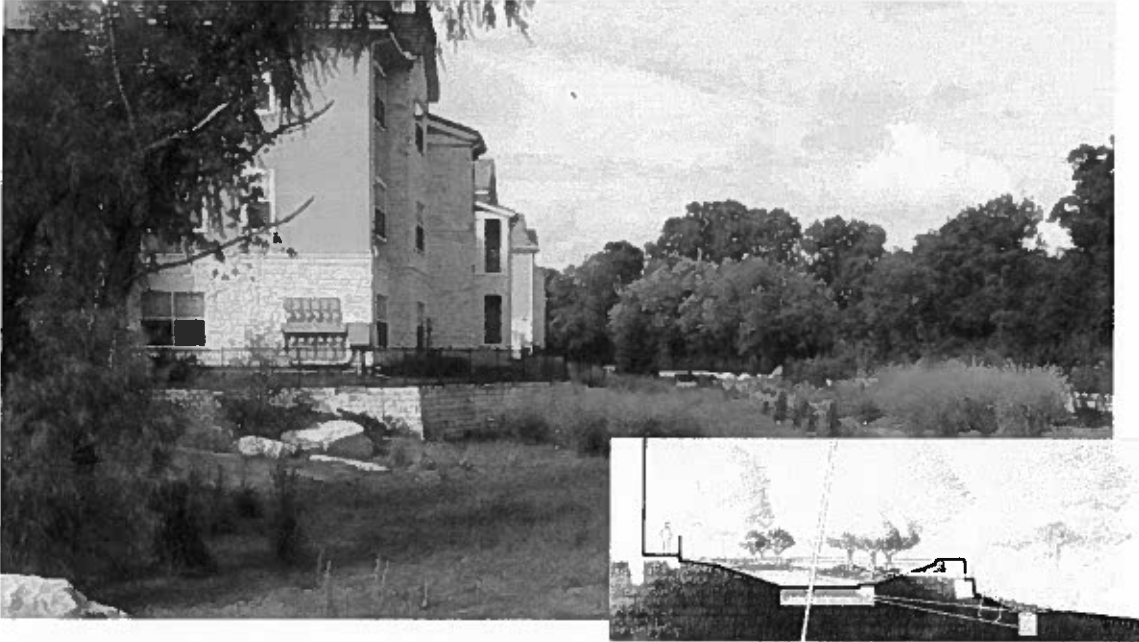
Min. Right of Way	86'
Pavement Width	72'
Target Speed	30 mph
Parking	parallel, both sides
Curb Radius	20'



STREET CHARACTERISTICS	
Min. Right of Way	92'
Pavement Width	78'
Target Speed	greater than 35 mph
Parking	parallel, both sides
Curb Radius	20'

Appendix C: Examples of Urban Water Quality Control Best Management Practices (BMPs)

Development projects and new streets within the NBG Overlay District are encouraged to incorporate Innovative Water Quality Controls and other BMPs as described in the City of Austin Environmental Criteria Manual Section 1.6. This appendix provides examples of projects in Austin that have incorporated these BMPs.



Biofiltration Pond at Blunn Creek Apartments (Woodward Street). Biofiltration enhances the traditional sedimentation/sand filter design, adding an organic filtration media with vegetation to remove pollutants. Biofiltration systems can serve as aesthetic amenities and, unlike sed./sand ponds, may be eligible for landscaping credit. These systems are excellent candidates for dense, highly impervious sites because they can be flexibly incorporated into numerous small landscaped areas and islands. Other examples of urban projects using biofiltration include Star Riverside at IH-35 and Riverside Drive as well as a regional biofiltration pond being constructed as part of the Sand Beach Improvements at Lamar Blvd. and Sandra Muraida Way. For design criteria, see Environmental Criteria Manual 1.6.7(C).



Wet Pond at the Austin Convention Center (3rd and Red River). Instead of using a clay liner, this compact wet pond was constructed with a concrete basin. It treats 35 acres of downtown drainage that is almost entirely impervious (99 percent). Wet ponds can treat from 20 to 320 acres of drainage—making them an attractive regional water quality solution. Other examples of urban projects with wet ponds include Central Park, Mueller, and the Triangle, each featuring wet ponds as a significant public amenity. For design criteria, see Environmental Criteria Manual 1.6.6.



Rooftop Garden and Non-Required Vegetation at Whole Foods Market (Lamar and 5th). Besides creating a unique landscaping feature for the site, this rooftop garden and additional non-required plantings at ground-level were used to mitigate the urban heat island effect as well as to treat stormwater runoff. Stormwater can be collected in either a retention basin or, in this case, a rainwater harvesting tank and then used to irrigate rooftop and ground-level vegetation. Examples of other planned urban projects that will utilize this technique are the Market Place at 6th and Lamar and Crescent Austin at Riverside and S. Congress. For non-required vegetation criteria, see Environmental Criteria Manual 1.6.7(G). For rainwater harvesting criteria, see Environmental Criteria Manual 1.6.7(D).



Rainwater Harvesting Tank at Escarpment Village (Slaughter and Escarpment). Although rainwater tanks can be located underground to save space, they can also serve as attractive, above-ground features. Several sites with rainwater harvesting tanks develop accompanying signage for public education purposes. Rainwater harvesting also promotes water conservation by using stormwater runoff instead of potable water for landscaping irrigation or cooling water. For design criteria, see Environmental Criteria Manual 1.6.7(D).



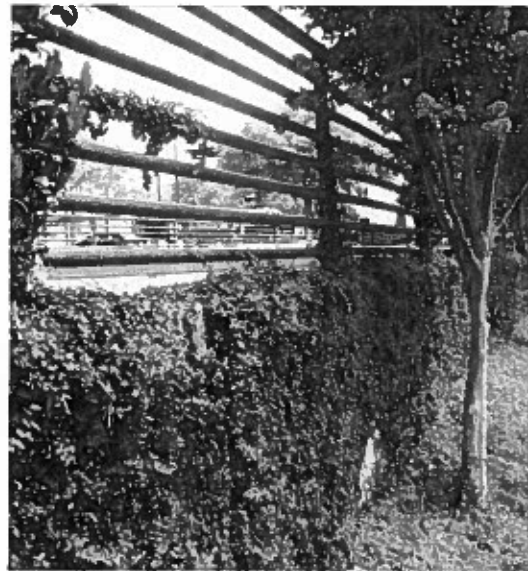
Porous Pavement at Escarpment Village. Porous pavement is a permeable concrete surface with underlying layers of gravel and rock that reduces pollutants in stormwater runoff and provides ground water recharge through infiltration. Porous pavement for pedestrian use (e.g. sidewalks and trails) can be counted as pervious area. Although porous pavement does not directly receive water quality credit, it can reduce the overall water quality volume required for the site—thus decreasing the amount of space needed for on-site controls. For design criteria, see Environmental Criteria Manual 1.6.7(E).



Vegetative Filter Strip/Disconnected Impervious Cover at Rosedale Village (Burnet and 49th). Vegetative filter strips (VFS) use the filtration properties of plants and soils to remove pollutants from runoff. They are typically used in relatively low-density developments as a passive, low maintenance water quality control. However, partial water quality credit can be received for the disconnection of impervious cover that allows stormwater runoff to filter over smaller vegetated strips. For design criteria, see Environmental Criteria Manual 1.6.7(F).



Rain Garden Example. Rain gardens are small, landscaped infiltration or filtration areas similar to biofiltration, but with a drainage area of less than an acre and a ponding depth not to exceed 6 inches. Unlike conventional centralized systems (i.e. sedimentation/sand filtration), this approach can employ multiple controls dispersed across a development, and incorporated into the landscape, providing aesthetic as well as ecological benefits. For design criteria, see Environmental Criteria Manual 1.6.7(H).



Partial Sedimentation/Sand Filtration Pond in the parking lot of the REI/Bookpeople Site (Lamar and 5th). The pond is located between the surface parking and the street, taking up approximately one percent of the total site area. Rather than being placed below ground, this pond is left open—making inspection and maintenance significantly easier. The wall of the pond facing Lamar Blvd. is landscaped to blend into the surroundings. Utilizing a biofiltration media and plantings within the pond would allow it to further serve as a site amenity and landscaping feature. Sedimentation/sand filtration ponds can be constructed underground if space is not available on the site. Examples of urban projects with subsurface sedimentation/sand filtration ponds include AMLI Residential at 3rd and Guadalupe and The Shore at Davis and Rainey Street. For design criteria, see Environmental Criteria Manual 1.6.5(B).