



# Update on the City's Webberville Property

City Council Meeting

February 14, 2008

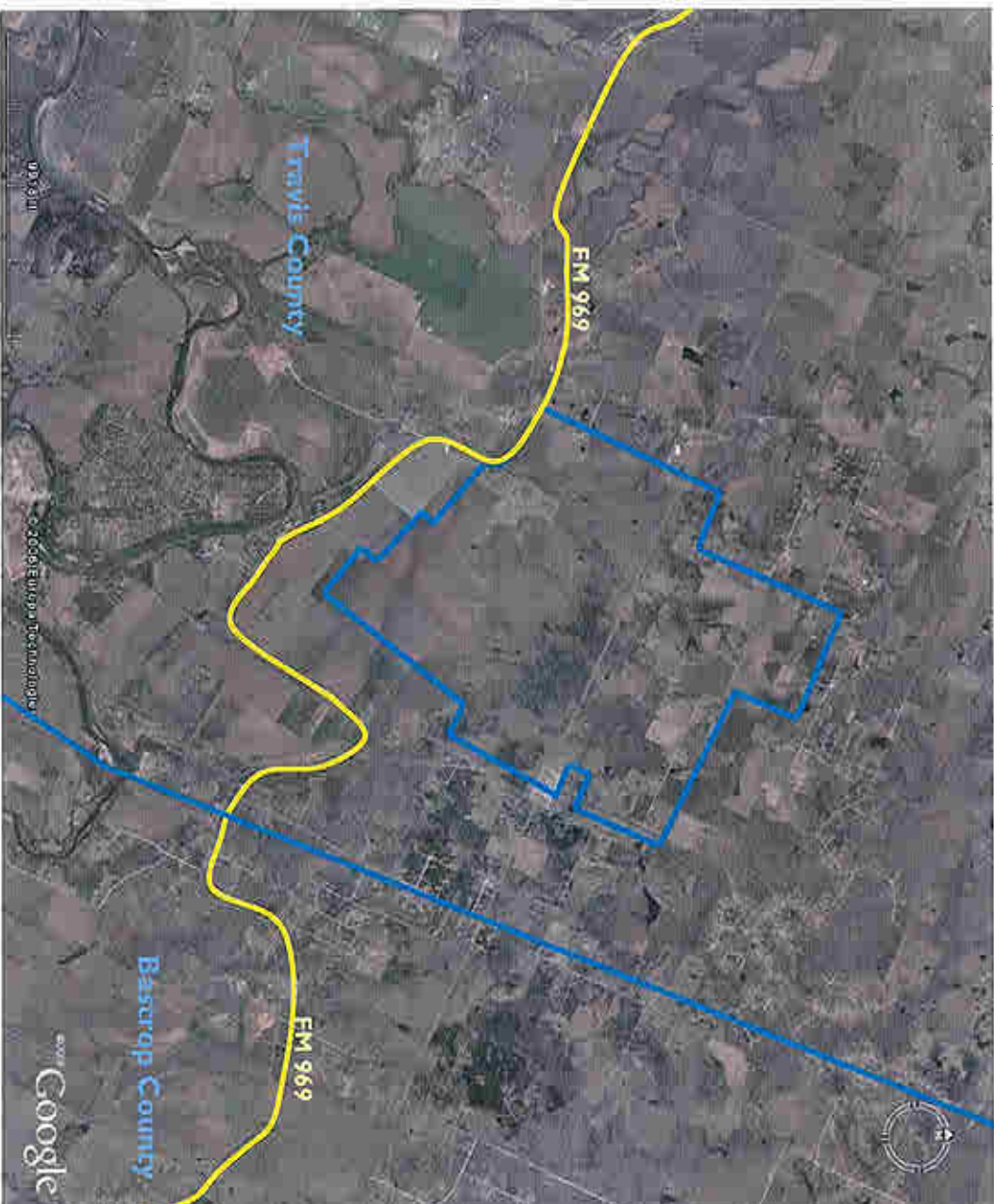


## The Site

- Council's resolution declaring intent to maintain ownership of the Webberville tract
- Presented an update on the preliminary site assessment on the property



# Location of Site





# Infrastructure Needs

- Land ideal for housing major infrastructure needs
- These needs become necessities as population grows
- Some proposed services include:
  - A waste water treatment plant
  - An Austin Energy Austrop sub-station
  - Services in the area of Solid Waste management



# Site Suitability Analysis

- Purpose of analysis to evaluate the following:
  - Technical aspects
  - Regulatory aspects
  - General suitability



## Assessment Findings

- This property can accommodate the various municipal uses being considered
- Consultant reports "No fatal flaws"



# Coordinated Site Evaluation

- The City has engaged three Consultants  
Geo-Matrix, Shaw-Hicks and Klotz  
Associates
- Coordinated site assessment for  
development of a Solid Waste  
Environmental Area, a wastewater  
treatment facility and other city uses
- The current site evaluation will build on the  
preliminary findings of the previous study



# Assessment

- Continue the groundwater review;
- Springs and wetlands assessment;
- Options for 100-year flood plain;
- Archeological assessment;
- Placement options for a wastewater treatment plant; and
- Alignments for water and wastewater utilities.





# Next Steps

- Staff seeks Council's direction for the property's development
- Staff recommends selection of a consultant to develop a Master Plan for the site which will incorporate:
  - Green Project principles
  - Integrated municipal utility facility
  - Eco-Environmental Project
- Staff recommends priority uses



# Backup

- Backup

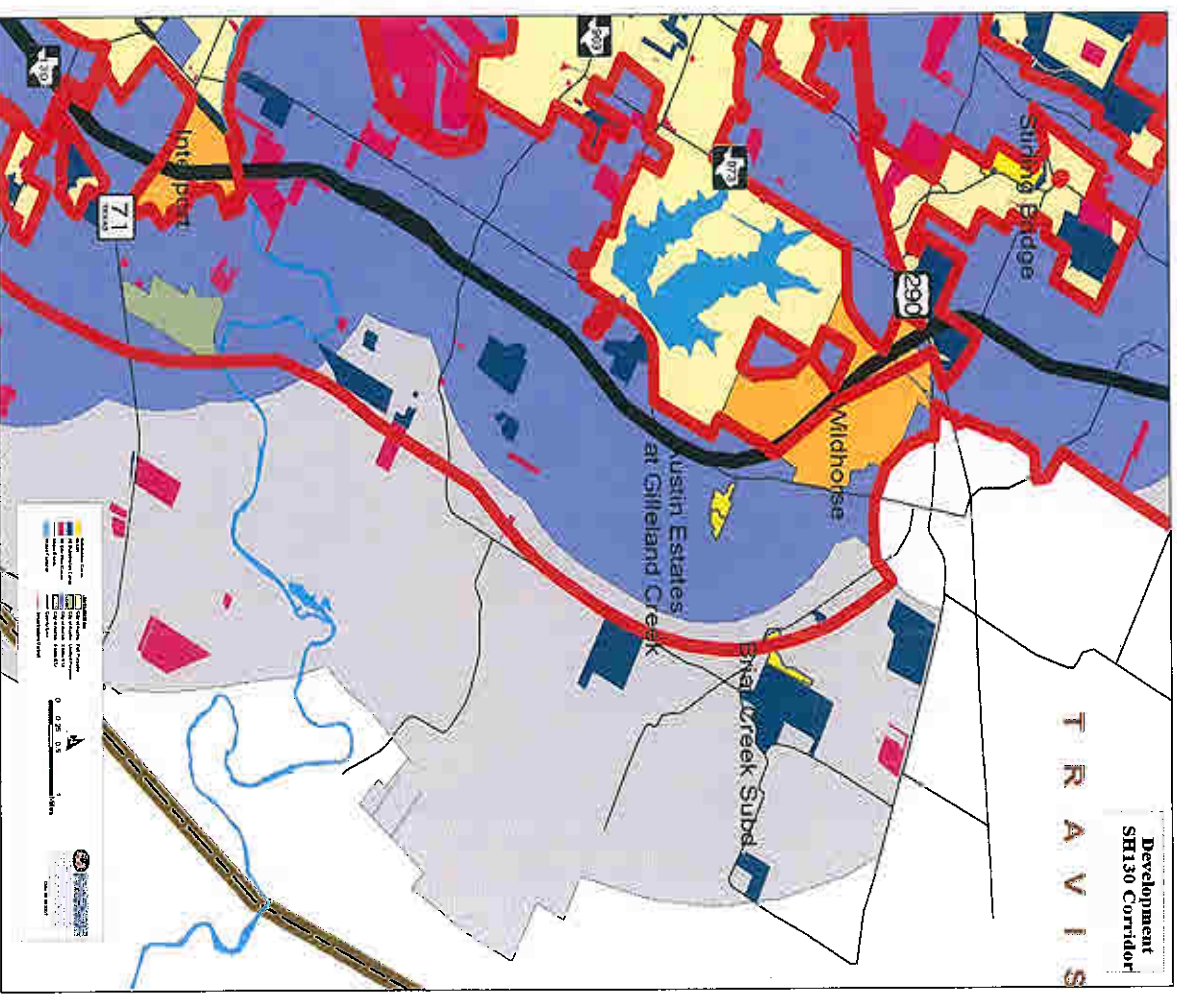


# Development

## SH 130 Development Area Present Situation

- Area currently lacks infrastructure
- SH - 130 will increase development in this area

Major Roads	
Subdivision Cases on List	
All Subdivision Cases	
All Site Plan Cases	
Major Roads	
Water Features	
Jurisdiction	
City of Austin - Full Purpose	
City of Austin - Limited Purpose	
City of Austin - 2 Mile ETJ	
City of Austin - 5 Mile ETJ	
County Line	
Infrastructure District	





## Public Use of Site Technical Considerations

- Geology and Groundwater Use
- 100-Year Floodplain
- Property Size
- Neighboring Land Use
- Proximity to Service Areas
- Road Access

## Public Use of Site Conclusions

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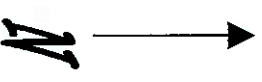
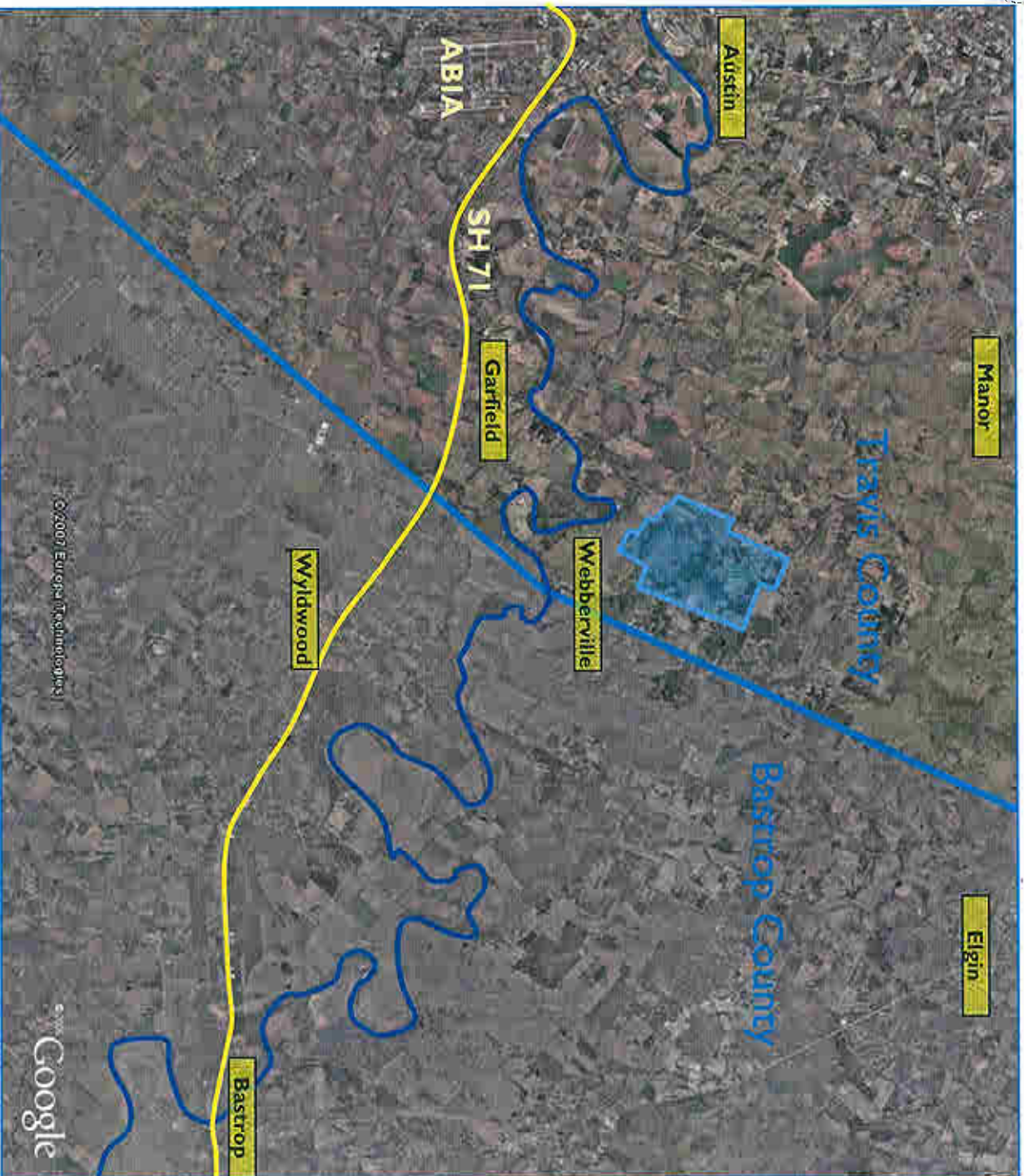
### **Large Areas of the Site are Suitable for a Variety of Public Uses**

- Site Size is a Great Advantage
- Site Usability Would Be Enhanced by Changes to 100-Year Floodplain
- Additional Study Needed on Archeology
- Access Roads and Bridges would Require Upgrades for Heavy Hauling or High Traffic



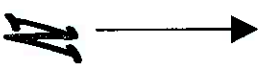
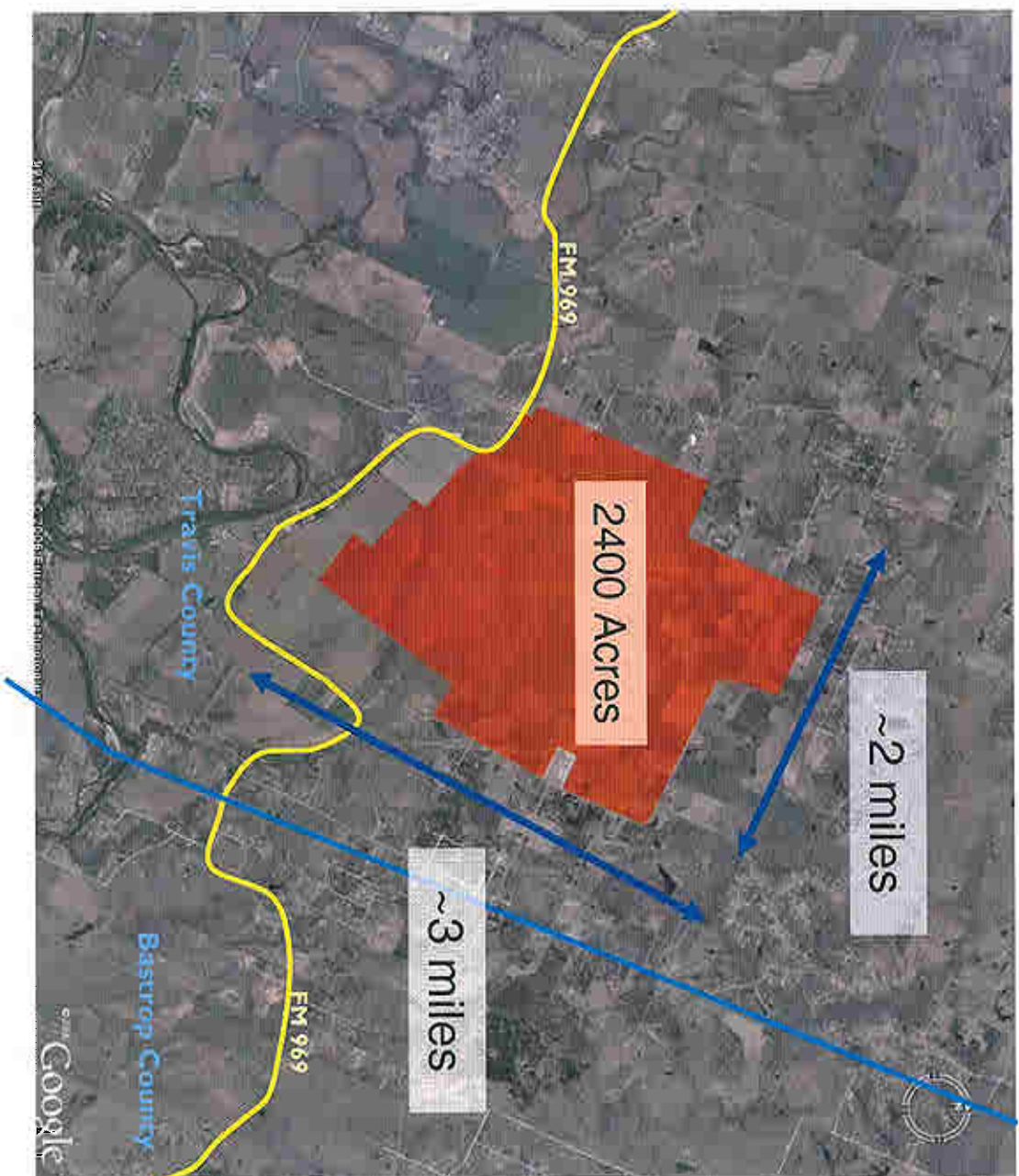


# Site Location



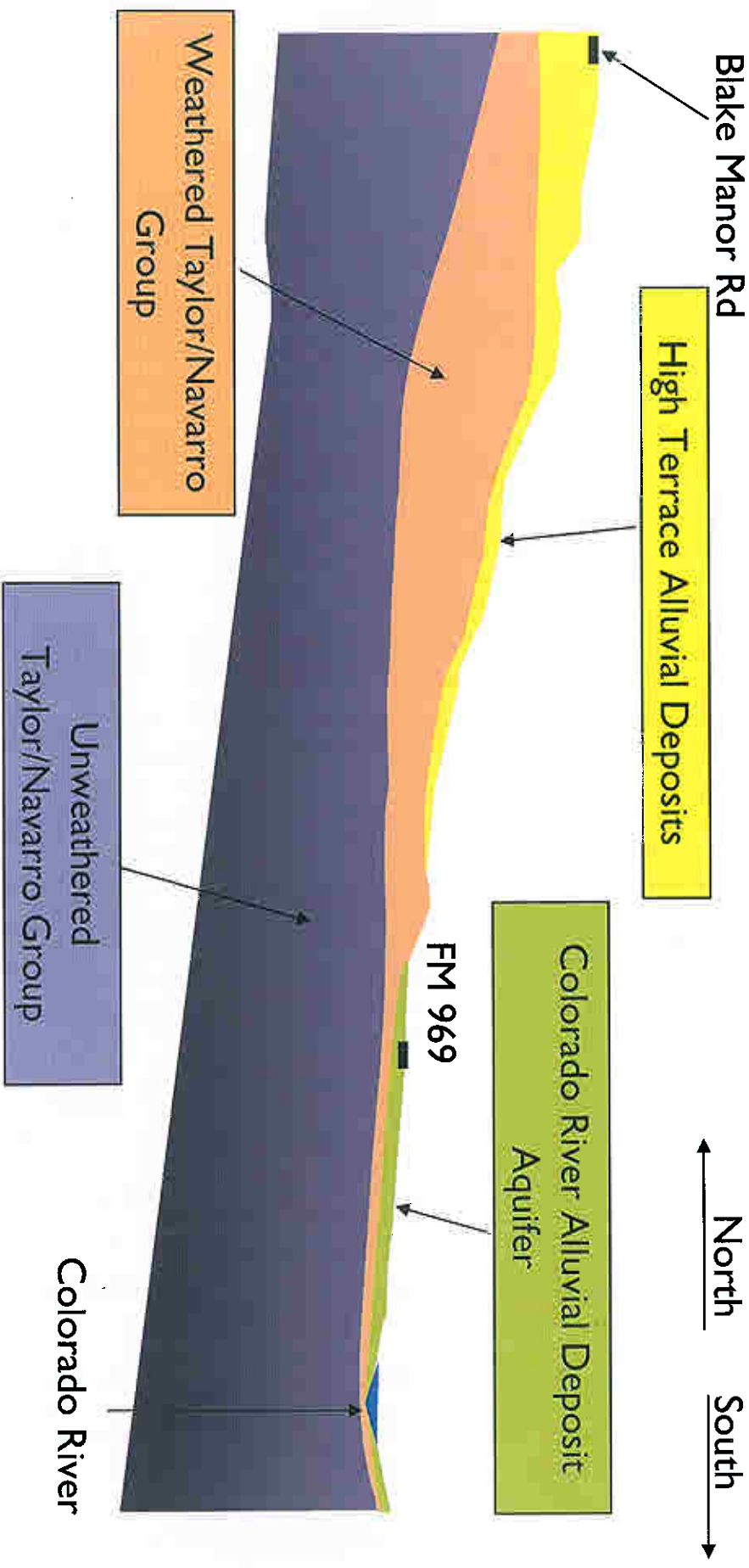


# Large Property Size





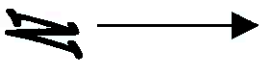
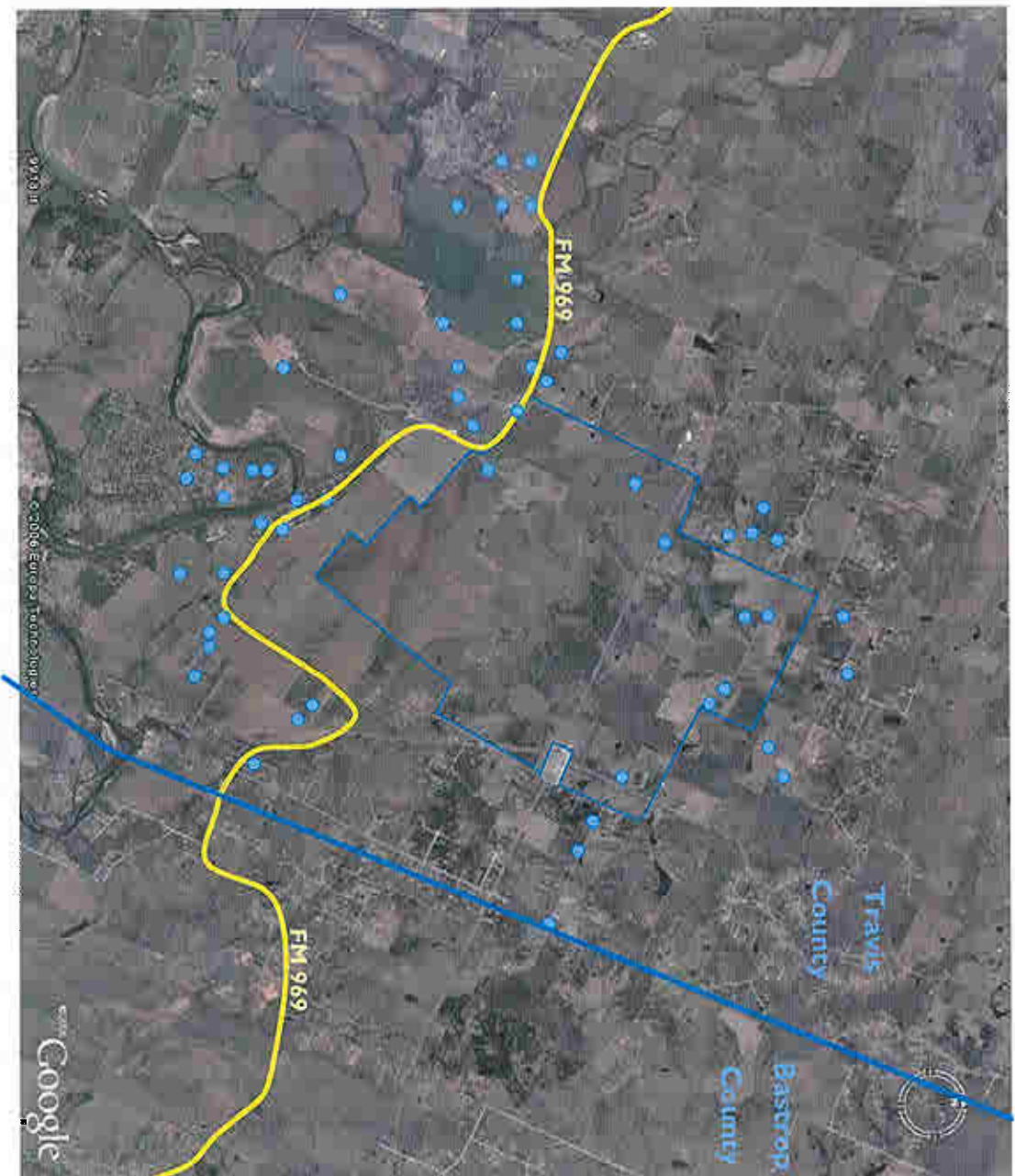
# Site Geology





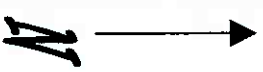
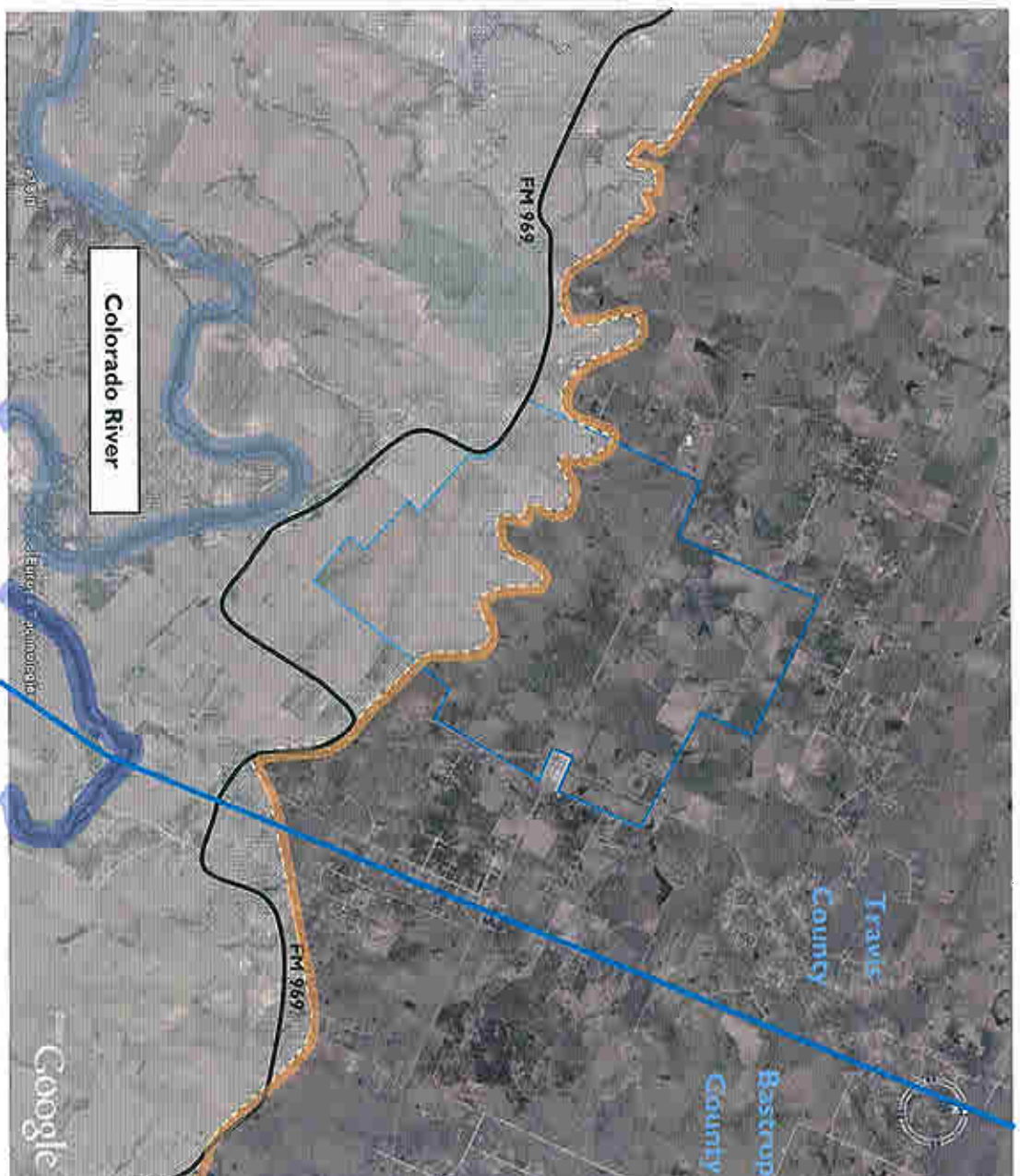


# Protection of Shallow Groundwater



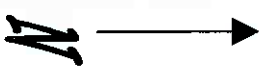
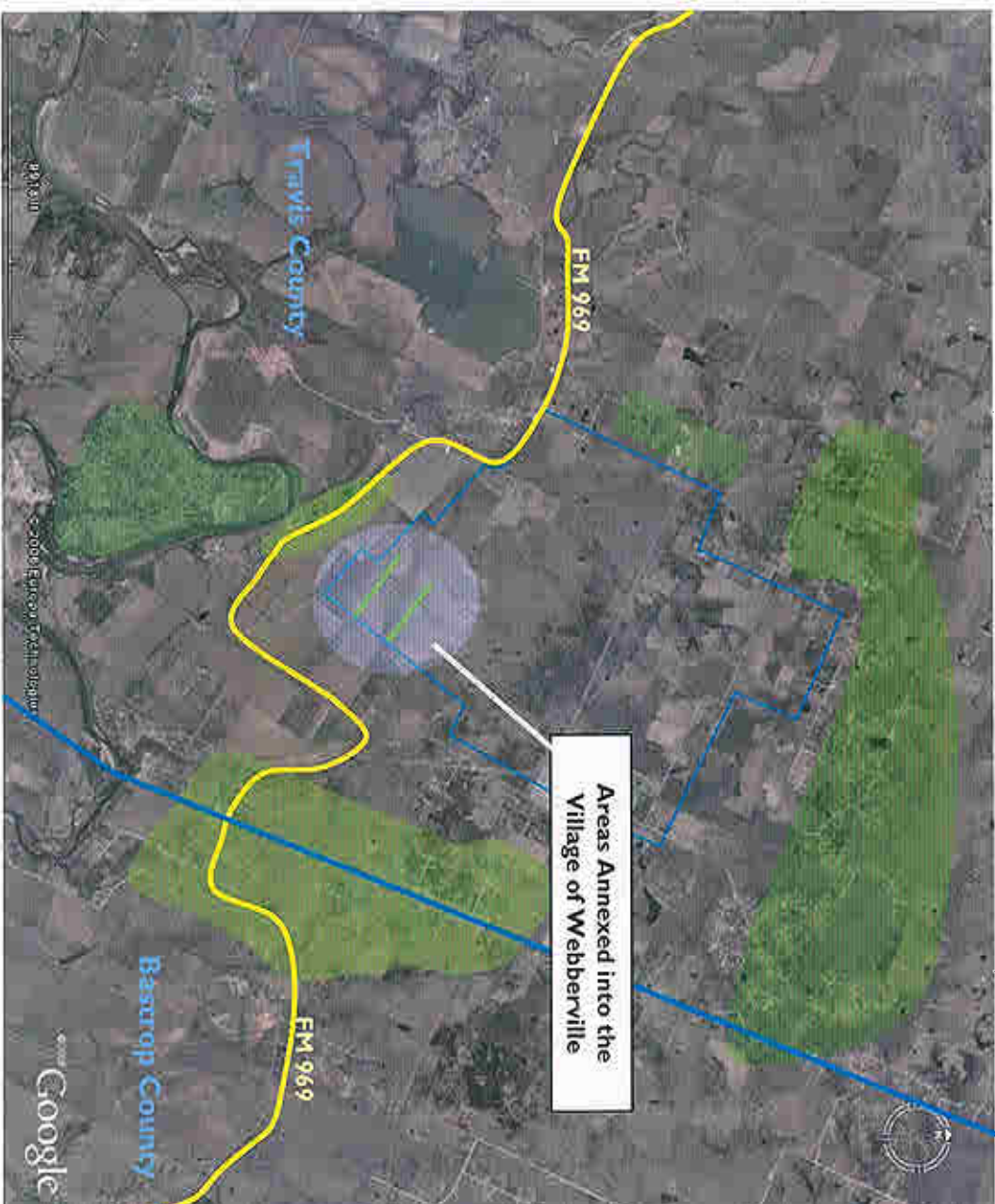


# Colorado Alluvial Deposit Aquifer



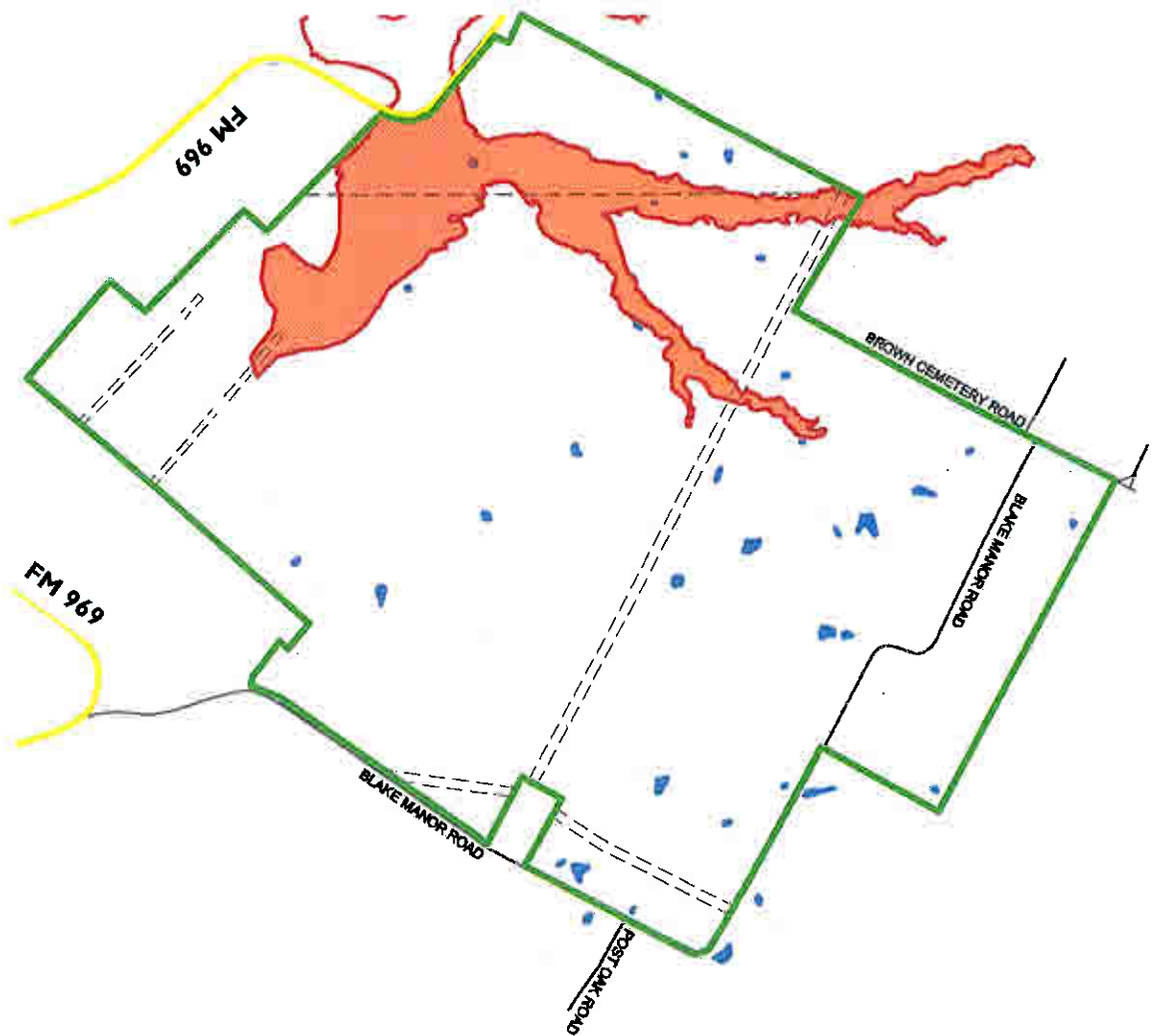
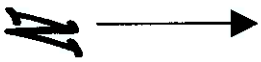


## Land Use & Relatively Low Population Density









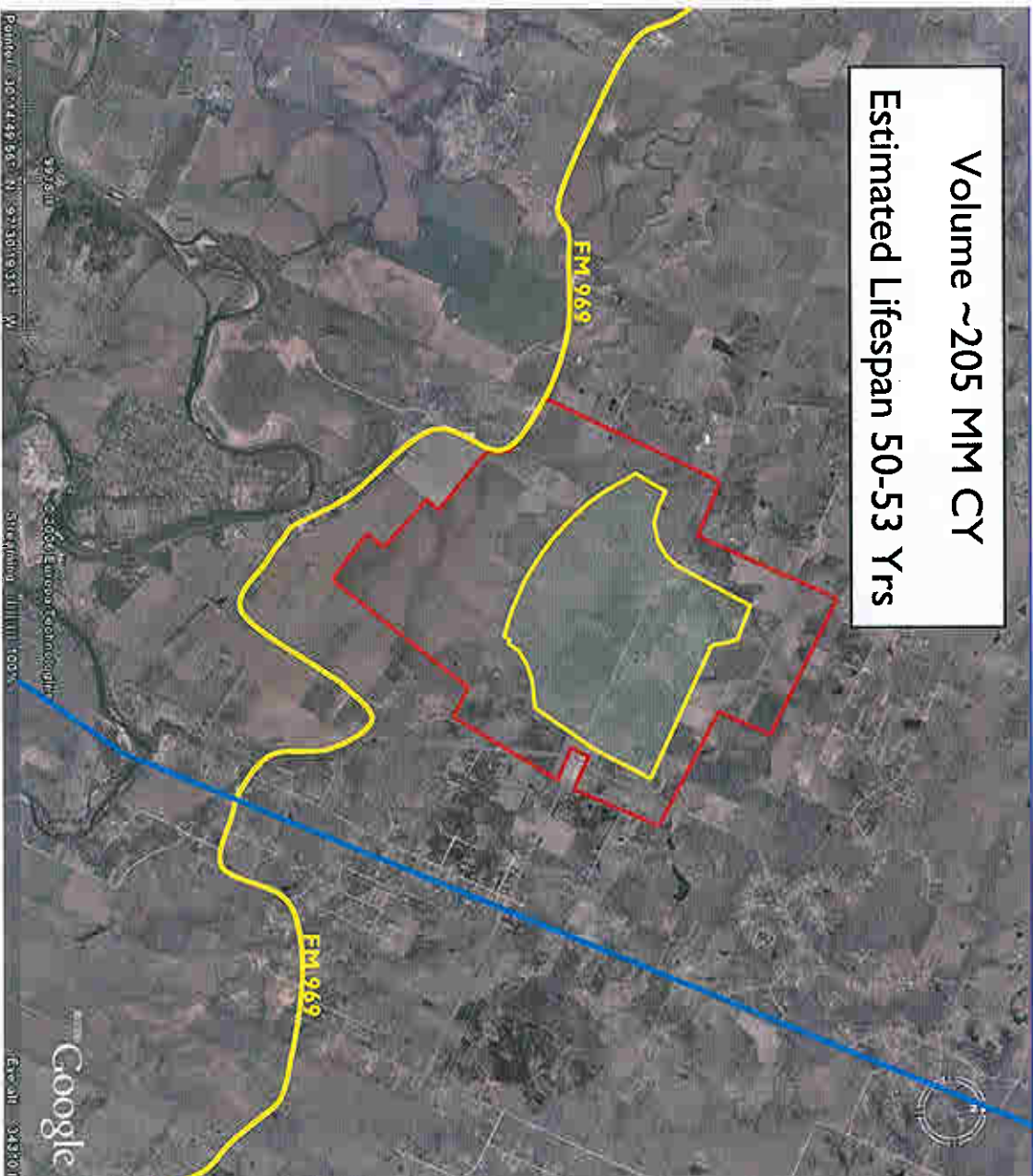
# 100-Year Floodplain







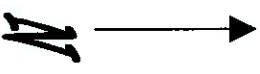
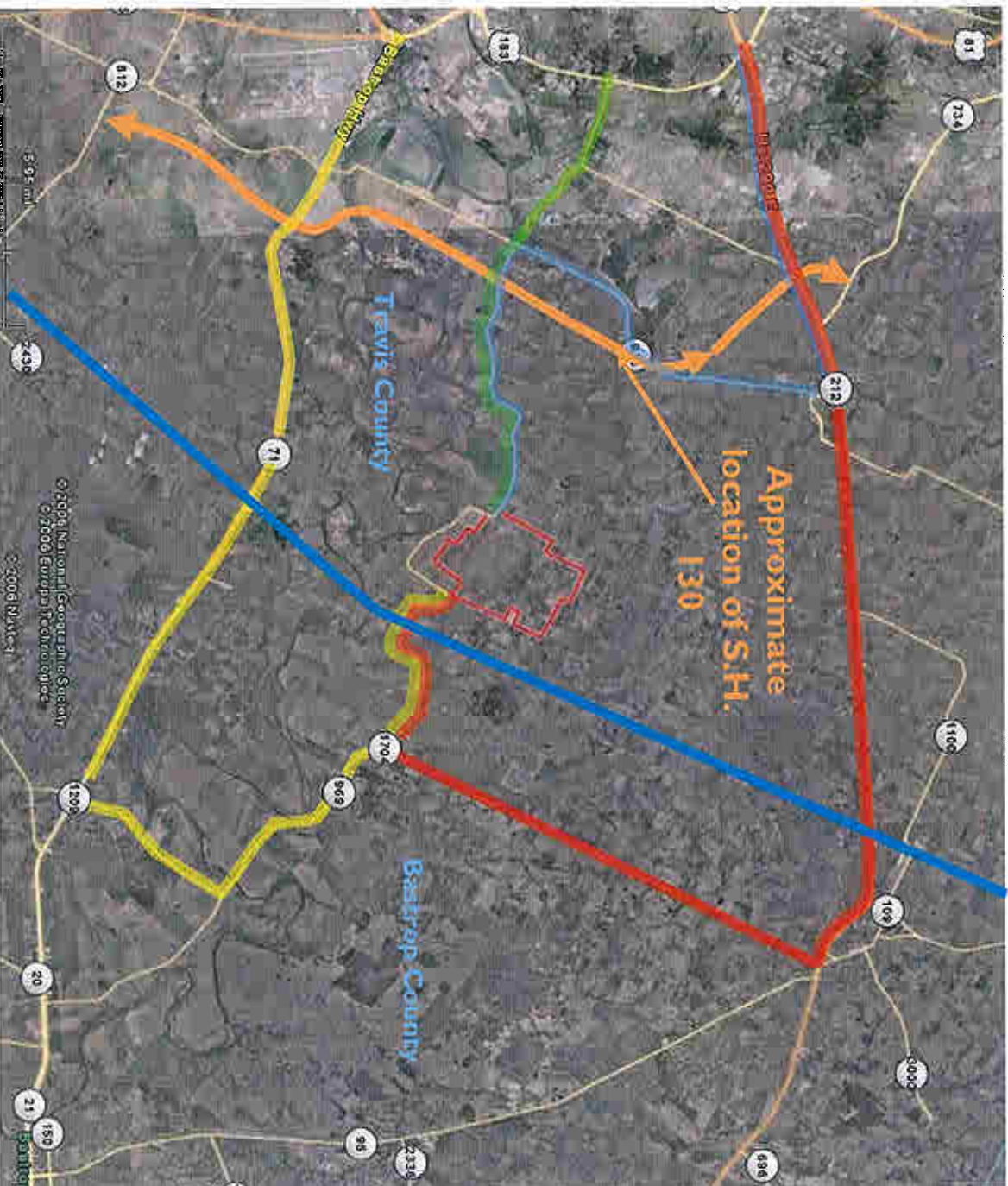
# Capacity and Lifespan - Continuous Cell



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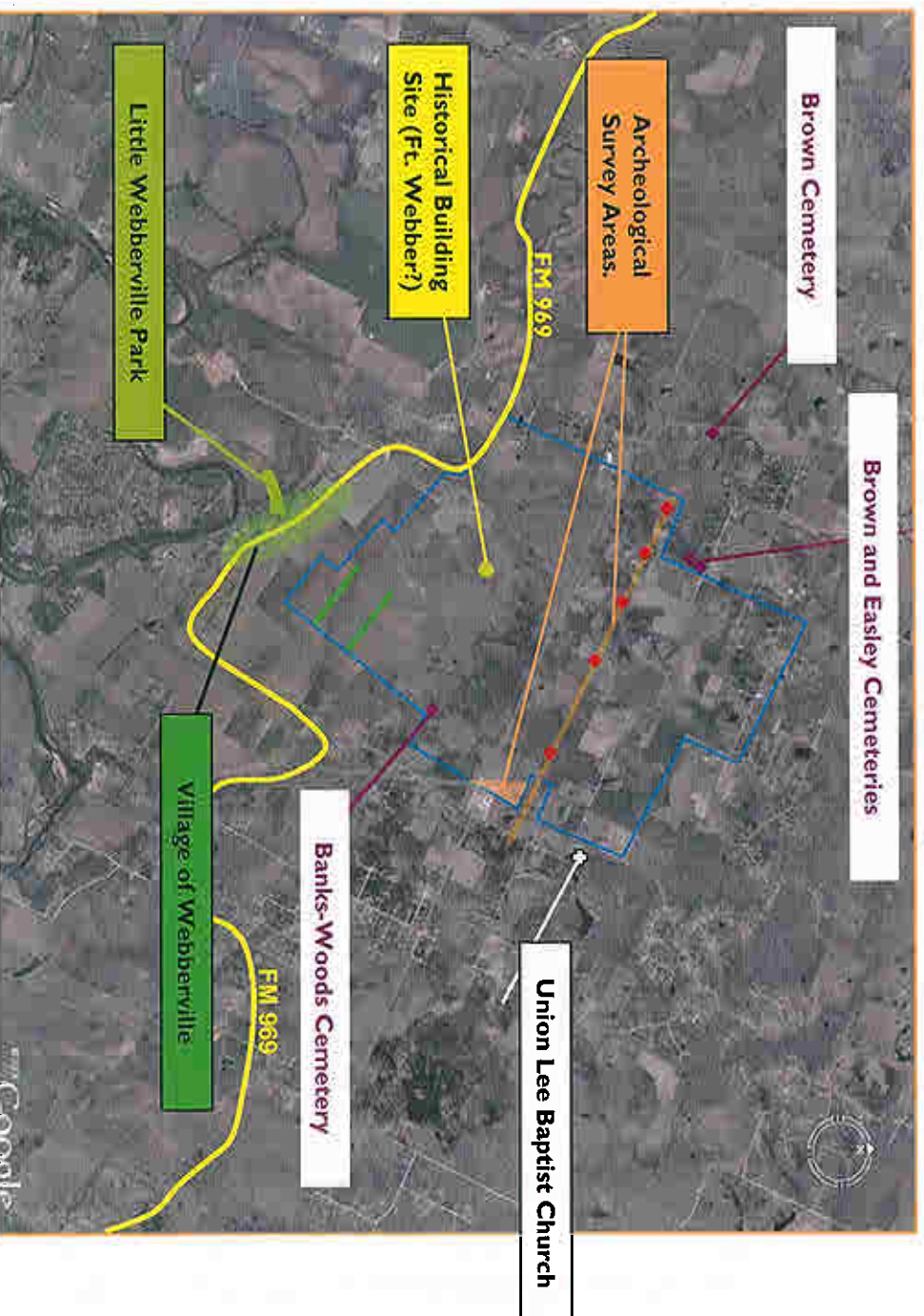
# Access Routes







# Cultural, Historical, & Archeological Sites





# Character of FM 969





## Next Steps

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- Identify potential uses for the site
- Finalize the preliminary report
- Progress report back to Council early December 2007

Assumptions

CAPCOG Map

LF Capacity

Population

Waste Generation

Capacity Calculator

Diversion



## Assumption

- Austin's current recycling efforts are continued and Zero Waste Initiatives enhance current programs
- Data From CAPCOG 2005 Report Used
- Only Austin will be used to evaluate Zero Waste Impact on Waste Diversion Starting in 2010
- No new landfill capacity will be permitted
- Any waste stream entering or leaving the CAPCOG Region is accounted for in their 2005 report
- No evaluation of outside CAPCOG Region landfill status and capacity
- No landfill operator actions (permitting additional capacity, increase compaction, etc.)
- Population increases continue as report in 2005 report
- No landfills outside the CAPCOG Region close

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