

ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING

DATE REQUESTED: OCTOBER 20, 2010

NAME & NUMBER OF PROJECT: Holly Street Power Plant Decommissioning Project
Temporary Off-site Improvements/SPC-2010-0137C

NAME OF APPLICANT OR ORGANIZATION: Axiom Engineers, Inc.
(Nicole F. Findeisen, 506-9335)

LOCATION: 2319 ½ Canterbury Street

PROJECT FILING DATE: May 21, 2010

**PDR/
CASE MANAGER:** Sarah Graham, 974-2829
sarah.graham@ci.austin.tx.us

WATERSHED: Town Lake Watershed (Urban)
Desired Development Zone

ORDINANCE: Current code

REQUEST: EV Board Courtesy review (in Waterfront Overlay District)

STAFF RECOMMENDATION: Recommended for consent approval



MEMORANDUM

TO: Members of the Environmental Board

FROM: Sarah Graham, Senior Planner
Planning and Development Review Department

DATE: October 20, 2010

SUBJECT: Holly Street Power Plant Decommissioning and Demolition Project –
Temporary Off-Site Improvements - SPC-2010-0137C

ADDRESS: 2319 ½ Canterbury St

REQUESTS:

From the Environmental Board:

Approval of LDC 25-2-721A(4) – Recommendation of the Environmental Board for a site plan within the Waterfront Overlay Combining District.

From the Waterfront Overlay Advisory Board:

Approval of LDC 25-5-143(C) – Recommendation of a site plan in the Waterfront Overlay to be presented to the Land Use Commission.

From the Planning Commission:

Approval of LDC 25-2-625(D)(2) – Conditional Use Permit related to P - Public zoning.

Project Area Description

The Holly Street Power Plant Decommissioning and Demolition Project - Temporary Off-Site Improvements (the Project) is the next phase in the redevelopment of the recently retired, gas-fired, electric generating power plant that sits on the banks of Lady Bird Lake in East Austin. The Project's temporary off-site work is necessary to support the demolition and restoration within the Holly Street Power Plant Site. The Holly Street Power Plant Demolition and Decommissioning Project has been submitted under a separate Site Plan (SPC-2009-0199D), which was permitted in June 2010. This current site plan application for Temporary Off-Site Improvements (SPC-2010-0137C) consists

of two phases. The first phase provides a temporary roadway connection to the Power Plant site and constructs a temporary parking area where a baseball field currently exists. The second phase returns the site to its existing conditions, including removing the parking area, rebuilding the baseball field, closing off the temporary roadway connection, and rebuilding the sidewalk network.

The demolition of the Holly Street Power Plant will require multiple trips daily by large trucks in an out of the site to remove construction debris. Much of the debris will be trucked out of the downtown Austin area. Since the area surrounding the plant is made up of single-family homes, parks and schools, a route analysis was performed to determine the safest and least disturbing route through the neighborhood's streets to a major thoroughfare. Several routes were analyzed, and with input from the neighborhood community, a route from the northeast corner of the property, along Pedernales Street, to Cesar Chavez, and ultimately to Pleasant Valley, was chosen.

The Metz Park and Community Center occupies the property to the north of the Holly Street Power Plant where the temporary construction will be located. The Metz Park site is 10.6 acres of land, bounded by Lady Bird Lake and Pedernales Street to the east, Holly Street Power Plant to the south, Canterbury Street to the north, and residential homes to the west. The park and recreation center shares the site with the Canterbury Lift Station. Other improvements on the site include a playground, baseball fields, a splash park, basketball courts and picnic areas. A portion of Pedernales Street along the east site of the property is paved and has head-in and parallel parking spaces along both sides. The spaces are provided for patrons of the park, the recreation center and the hike and bike trail. In order to provide the temporary haul road for construction, the existing pavement will need to be extended to the south to the Holly Street Power Plant site. In order to provide the safest situation for park patrons and the construction activities, the section of haul road from the power plant site to the intersection of Pedernales and Canterbury Street will be closed to traffic and will be surrounded by concrete barriers and security fencing. As such, parking for the site will be relocated to a temporary parking lot to be constructed to the west of the recreation center in an area currently occupied by a baseball field. Upon completion of the Holly Street Power Plant Demolition and Decommissioning Project, the temporary parking lot and haul road will be removed and the area will be restored to pre-construction conditions.

Waterfront Overlay

This Project is located within the Festival Beach portion of the Waterfront Overlay Combining District. In June 2009, City Council passed an ordinance to amend the district's development allowances, and to establish a Waterfront Overlay Board. According to LDC § 25-5-143, the director shall request a recommendation from the Waterfront Planning Advisory Board to be presented to the Land Use Commission. As this site is zoned P-NP (Public – Neighborhood Plan), this site plan is considered a Conditional Use Permit, and must be approved by the Land Use Commission - Planning Commission in this case. According to §25-2-721, Planning 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.

The demolition of the old Power Plant, which was permitted through a separate site plan, and the subsequent temporary off-site improvements to remove construction debris are in alignment with the Goals and Policies of the Waterfront Overlay Combining District, per LDC 25-2-710. The goals include ensuring that zoning decisions in the Colorado River corridor achieve the highest degree of land use compatibility by eliminating industrial uses from the confluence of Longhorn Dam; phasing out resource extraction; and providing the public visual and physical access to the Colorado River. Goals also strive to protect, enhance, and interpret natural values and environmentally sensitive areas of the Colorado River Corridor through appropriate mitigation for new development affecting identified landforms; and maintenance of natural shorelines and bluffs along the waterfront, except where otherwise required by subdistrict regulations or for necessary stabilization. The final goal of the District is to recognize the potential of the waterfront as an open space connector, form-shaper of urban development, and focal point for lively pedestrian-oriented mixed uses as defined by the subdistrict goals of the Town Lake Corridor Study.

Environmental

The applicant requested an administrative variance as the site plan proposes construction within the Critical Water Quality Zone in an Urban Watershed (LDC Article 7, Division 1) along Lady Bird Lake. City staff granted the variance, as the Findings of Fact (LDC 25-8-42(C)) have been met. Please see the attached Administrative Variance Action Form, which was approved on September 3, 2010 (see attached letter). The work in the CWQZ will consist of about 180-feet of temporary haul road that connects the power plant site to an existing parking lot off-site. Work within the CWQZ has been minimized as much as possible to allow transport of demolished materials out of the power plant site. Two crepe myrtles will be removed during this Project, and the applicant is providing 14 inches of Pecan and American Elm as replacement trees. Fiscal estimate for Erosion and Sedimentation Control has not been posted yet (\$30,814) and administrative variance fee has not been posted (\$330). These fees shall be paid prior to permitting.

Drainage

Since the project will result in a net decrease of impervious cover and due to its proximity to Town Lake, no 2 or 25/100-year detention ponds are proposed. After demolition of the plan infrastructure, drainage from the site will be restored to existing flow patterns that discharge to Town Lake.

Water Quality

Water Quality will be protected during demolition through the use of temporary erosion control devices installed and maintained in accordance with the City of Austin Environmental Criteria Manual. Construction will proceed in a manner that will maximize the use of temporary erosion control devices and by installing tree protection fencing.

Variance Request

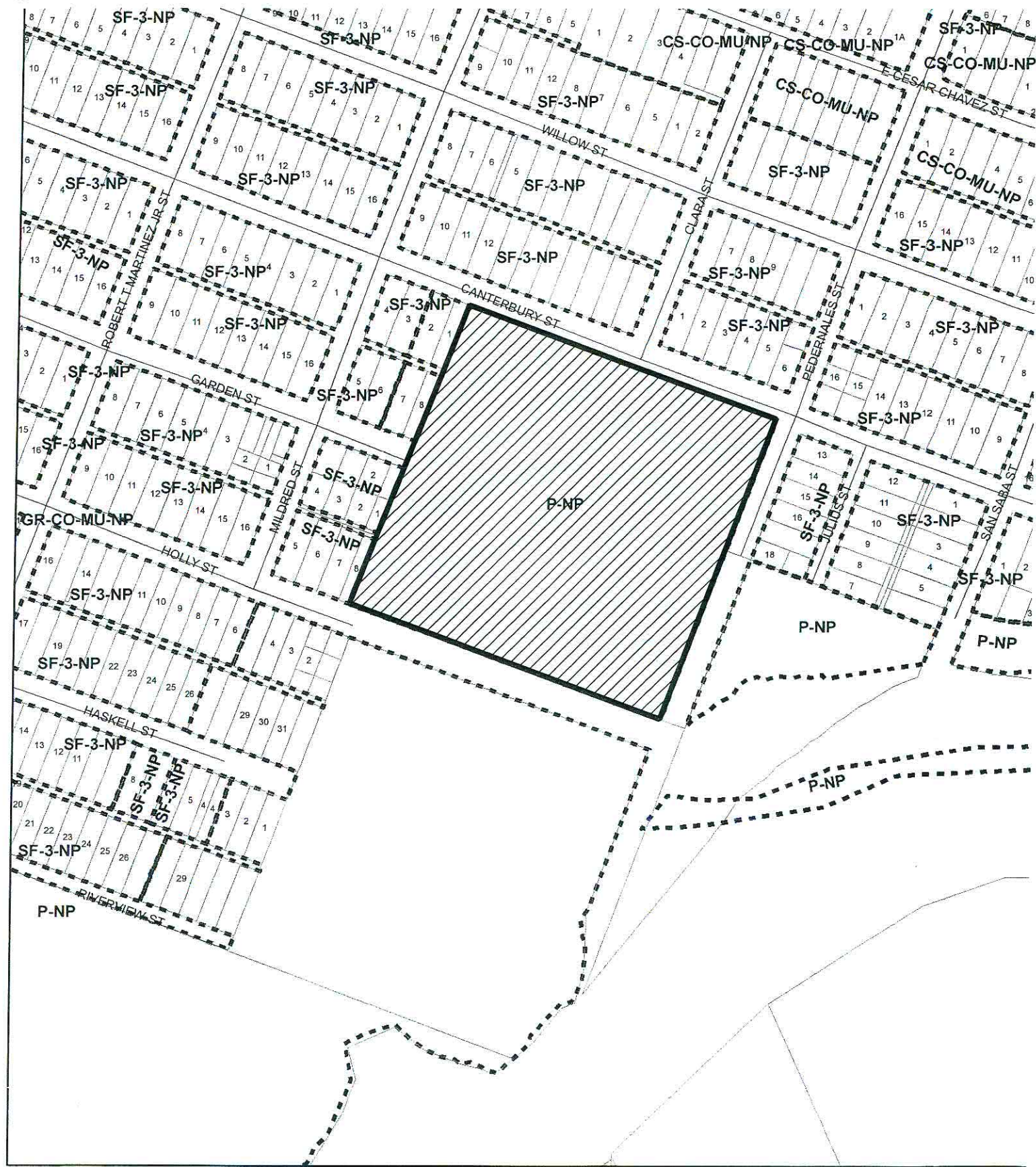
The following is the only variance request for the Project:
Administrative variance from Land Development Code 25-8-261 to allow development within the Critical Water Quality Zone

<u>Summary</u>	<u>Existing Conditions</u>	<u>Interim Conditions</u>	<u>Post Restoration Conditions</u>
Total area	10.6 acres	10.6 acres	10.6 acres
Impervious	1.46 acres	1.85 acres	1.46 acres
Cover (%)	(13.8%)	(17.4%)	(13.8%)

Recommendation



Staff recommends approval of this site plan without conditions.

If you need further details, please feel free to contact me at 974-2826.
Sarah Graham, Senior Planner
Planning and Development Review Department



SITE PLAN



 **SUBJECT TRACT**
 **ZONING BOUNDARY**

CASE#: SPC-2010-0137C
 ADDRESS: 2319 1/2 Canterbury St
 MANAGER: SARAH GRAHAM



0 75 150 300 Feet


This map has been produced by site plan review for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

**Driving directions to Holly Street Power Plant Decommissioning and Demolition
Project – Temporary Off-Site Improvements - 2319 ½ Canterbury St**

Beginning point:
505 Barton Springs Rd
Austin, TX 78704

From Barton Springs Road and S. 1st Street, head north on S. 1st Street.
Cross over Lady Bird Lake
Take a right at Cesar Chavez St (at City Hall)
Continue on E Cesar Chavez St past Robert Martinez Jr St (intersection has a stoplight)
After Robert Martinez Jr St, take first right at Mildred St
Take the 2nd left onto Canterbury St
Metz Park will be on the right

End point:
2319 ½ Canterbury St
Austin, TX 78702



June 1, 2010

Department Director
City of Austin
Watershed Protection & Development Review Department
P.O. Box 1088
Austin, Texas 78767

Re: City File No: SPC-2010-0137C
Holly Street Power Plant Decommissioning Project Temporary Off-Site Improvements
Construction in CWQZ Variance

Dear Director:

On behalf of the owner of the above referenced subdivision, we wish respectfully request a variance from the following provision of the *Land Development Code*:

25-8-261 Critical Water Quality Zone Development

This section of this provision prohibits development within the Critical Water Quality Zone. In conjunction with the demolition and decommissioning of the Holly Street Power Plant, trucks will be leaving the site daily filled with construction debris material. Since the plant is located in a residential area with schools and parks nearby, several haul routes were analyzed to determine the most direct route from the plant to an arterial roadway. The route analysis looked at the conditions of the existing roads, clearance from nearby overhead utilities, truck maneuverability as well as effects on the neighborhood. It was decided that the safest and most direct route was along Pedernales Street. As such, the existing road is to be extended to the Holly Street Power Plant site through Metz Park. This roadway will be removed at the end of the project and the area will be restored to pre-existing conditions. The magnitude of the construction within the CWQZ is the minimum required to construct the roadway. We believe that the variance is appropriate and justified. Our reasoning is outlined in the attached *Findings of Fact* for your review. Your favorable consideration and support of our request would be appreciated.

If you have any questions, please feel free to call.

Very truly yours,

Axiom Engineers Inc.

A handwritten signature in black ink that reads "Nicole Folta Findeisen". The signature is written in a cursive, flowing style.

Nicole Folta Findeisen, P.E.





SITE PLAN



SUBJECT TRACT



ZONING BOUNDARY

0 75 150 300 Feet

CASE#: SPC-2010-0137C
ADDRESS: 2319 1/2 Canterbury St
MANAGER: SARAH GRAHAM

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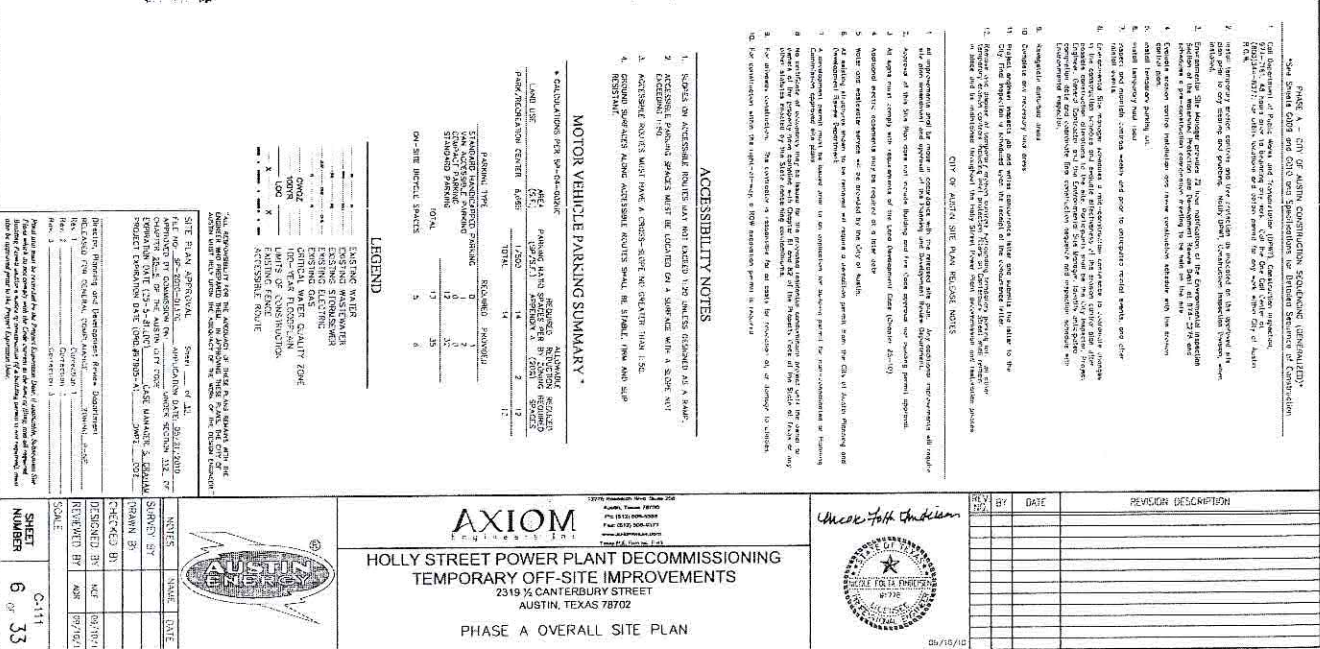
BUILDING SUMMARY	
BUILDING NAME	BUILDING 1
FASTING /REL	INDICES INFORMATION
	FOCALITY
TOTAL AREA (SQ. FT.)	0.000
NO. OF STORIES	1
TOTAL AREA FLOOR (SQ. FT.)	9.500
BASINMENT HEIGHT (FT.)	11.770
FINISHED FLOOR ELEVATION	400.0
FOUNDATION TYPE	SLAB AND PILE FOUND.
4/1000 TD AREA RATIO	0.001-0.01

FOSSING
CLAYTON (P)
STATION

20

28 JUL

29 JUL

[illegible]

Shuck Felt Anderson

STATE OF TEXAS
COUNTY OF [illegible]
I, CLARENCE A. [illegible], Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as same appears from the records of said County.

Dated this 10th day of May, 1968.
CLARENCE A. [illegible]


05/10/68

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**HOLLY STREET POWER PLANT DECOMMISSIONING
TEMPORARY OFF-SITE IMPROVEMENTS**
2319 1/2 CANTERBURY STREET
AUSTIN, TEXAS 78702

PHASE A OVERALL SITE PLAN

	
NOTES	NAME DATE
SURVEY BY	
TRAIN BY	
CHECKED BY	
DESIGNED BY	KCF 06/10/04
REVIEWED BY	KMR 09/16/04
SCALE	
SHEET NUMBER	C-111 6 OF 33



BUILDING SUMMARY	
BUILDING NAME	BUILDING 1
EXISTING USE	INDOOR RECREATION FACILITY
TOTAL AREA (SF)	6,665
NO. OF STORIES	1
TOTAL AREA FLOOR 1 (SF)	6,665
BUILDING HEIGHT (FT.)	11/17
FINISHED FLOOR ELEVATION	462.8
FOUNDATION TYPE	SLAB ON GRADE
FLOOR TO AREA RATIO	0.01:1.00

1. Call Department of Public Works and Transportation (DPWT), Construction Inspection, 974-7161, 48 hours prior to beginning any work. Call the Ona Call Center at (800)344-9377, for utility locations and obtain permit for any work within City of Austin 8.0 mi.
2. Install temporary erosion controls and tree protection, as indicated on the approved site plan prior to any clearing and grubbing. Notify DPWT, Construction Inspection Division, when installed.
3. Environmental Site Manager provides 72 hour notification of the Environmental Inspection Section of the Watershed Protection and Development Review Dept. at 974-2278 and schedules a pre-construction coordination meeting to be held on the site.
4. Evaluate erosion control installation and review construction schedule with the erosion control plan.
5. Install temporary parking lot.
6. Install temporary haul road.
7. Inspect and maintain controls weekly and prior to anticipated rainfall events, and after rainfall events.
8. Environmental Site Manager schedules a mid-construction conference to coordinate changes in the construction schedule and evaluate effectiveness of the erosion control plan after possible construction alterations to the site. Participants shall be the City engineer, Project Engineer, General Contractor and the Environmental Site Manager. Identify anticipated completion date and coordinate final construction sequence and inspection schedule with Environmental Inspector.
9. Revegetate disturbed areas.
10. Complete any necessary final drains.
11. Project engineer inspects job and writes concurrence letter and submits the letter to the City. Final inspection is scheduled upon the receipt of the concurrence letter.
12. Remove and dispose of temporary erosion controls surrounding temporary parking lot, all other temporary erosion controls including final protection filters on Contouring Street spoil ramp. In place and be maintained throughout the Holly Street Flow Plant decommission and restoration phases.

ACCESSIBILITY NOTES

1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
2. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
4. GROUND SURFACES ALONG ACCESSIBLE ROUTES SHALL BE STABLE, FIRM AND SLIP-RESISTANT.

* CALCULATIONS PER SP-04-0020C					
LAND USE	AREA (S.F.)	PARKING (SP/S.F.)	REQUIRED SPACES PER APPENDIX A	ALLOWABLE REDUCTION BY ZONING (20%)	REDUCED REQUIRED SPACES
PARK/RECREATION CENTER	6,655	1/500	14	2	12
		TOTAL	14		12

PARKING TYPE	REQUIRED	PROVIDED
STANDARD HANDICAPPED PARKING	0	1
MIN ACCESSIBLE PARKING	1	2
COMPACT PARKING	0	0
STANDARD PARKING	12	32
TOTAL	13	35
ON-SITE BICYCLE SPACES	5	6

— W — W —	EXISTING WATER
— WW — WW —	EXISTING WASTEWATER
— SS — SS —	EXISTING STORMSEWER
— GE — GE — GE —	EXISTING ELECTRIC
— G — G —	EXISTING GAS
— CWQZ —	CRITICAL WATER QUALITY ZONE
— 100YR —	100-YEAR FLOODPLAIN
— LOC —	LIMITS OF CONSTRUCTION
— X — X —	EXISTING FENCE
— — —	ACCESSIBLE ROUTE

"ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER."

SITE PLAN APPROVAL Sheet _____ of 33
 File No: SP-2010-0137C APPLICATION DATE: 05/21/2010
 APPROVED BY COMMISSION ON: _____ UNDER SECTION 112 OF
 CHAPTER 22-5 OF THE AUSTIN CITY CODE.
 EXPIRATION DATE (25-5-81.LDC) CASE MANAGER: S. GRAHAM
 PROJECT EXPIRATION DATE (ORD.#7909-A) DWPZ DDZ

 Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLAINTS _____ ZONING, P-NP _____

Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____

Final plat must be recorded by the Project Expiration Date, if applicable, Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permit and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

COX, F. H. Anderson

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. Inside the ring, the text "MECHANICAL ENGINEERING" is written vertically on the right side. In the center, there is a five-pointed star. Below the star, the text "F. H. ANDERSON" is written, and below that, the license number "91778" is displayed.

