

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	18461	Agenda Number	95.
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Meeting Date:	9/27/2012	Department:	Office of Real Estate Services
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Subject

Set a public hearing to consider the change of use of approximately 130,283 square feet of land for construction, operation, maintenance, repair, and replacement of rainwater storage and irrigation system for the Seaholm Power Plant Redevelopment Project through dedicated parkland known as Shoal Beach at Town Lake Park, in accordance with Sec. 26.001 et seq. of the Texas Parks and Wildlife Code. (Suggested date and time, November 1, 2012, 4:00 p.m. at Austin City Hall, 301 W. Second Street, Austin, TX).

Amount and Source of Funding

All costs associated with construction, as well as any parkland restoration will be paid by requester.

Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	
Prior Council Action:	
For More Information:	Junie Plummer 974-7085; Fred Evins 974-7131; Lauraine Rizer 974-7078; Amanda Glasscock 974-7173.
Boards and Commission Action:	To be reviewed by the Parks and Recreation Board September 25, 2012.
MBE / WBE:	
Related Items:	

Additional Backup Information

Chapter 26 of the Texas Parks and Wildlife Code provides that the use of parkland for non-park purposes may be approved upon a finding that there is no feasible and prudent alternative to the use of this land.

The Economic Growth and Redevelopment Services Office ("EGRSO") is proposing to utilize adjoining parkland to install and operate innovative rainwater storage and storm water quality measures for the Seaholm Power Plant Redevelopment project. There are two components to the proposed parkland utilization.

Seaholm Power proposes to repurpose five 42" subsurface steel pipes (connecting the Seaholm Generator Building to the Seaholm Water Intake Structure in Town Lake Park) to store rainwater collected at the Seaholm Power Plant site. The proposed use will not require any disturbance of the parkland surface north of the Intake Structure or any new penetrations to the Intake Structure. The only modification would be the addition of steel pipes inside the Intake Structure to connect the pipes that currently penetrate the north face of the lower level to an existing pipe that

penetrates both the north and south face of the Intake Structure. The interconnected network of pipes would provide the air vent necessary for the rainwater collection system to function properly.

Seaholm Power proposes to irrigate the lawn area of the Shoal Beach at Town Lake Park (as well as the Seaholm Power Plant lawn areas) with some of the rainwater collected at the Seaholm Power Plant site. In order for the water quality system to operate optimally, approximately half of the total volume of the rainwater collection system must be emptied within 100 hours of a rain event to provide capacity in the system for subsequent rain events. Based on the absorption characteristics of surrounding soils, the combined area of the Seaholm Power Plant lawns and the Shoal Beach at Town Lake Park lawn will be required in order to absorb the required volume of captured rainwater within the 100 hour period. The disturbance to the Shoal Beach at Town Lake Park will be limited to the installation and occasional use of the sprinkler system.

Approval of the use of parkland is made on the condition that all restoration is completed in accordance with the Standard Specifications and Construction Standards of the City of Austin and the Parks and Recreation Department's "Construction in Parks Specifications". EGRSO is required to pay all costs associated with the restoration and tree mitigation as part of the site restoration process.

There is no feasible and prudent alternative to the use of the dedicated parkland, and all reasonable planning to minimize harm to such lands has occurred. The dates of public notification in the Austin American-Statesman are October 7, 14 and 21, 2012.