

A G E N D A



Recommendation for Council Action

Austin City Council		Item ID	19212	Agenda Number	56.
Meeting Date:	11/1/2012		Department:	Office of Real Estate Services	
Subject					
Conduct a public hearing in accordance with Section 26.001 et seq. of the Texas Parks and Wildlife Code and consider a resolution approving the use of approximately 130,283 square feet of land for construction, operation, maintenance, repair, and replacement of a rainwater storage and water quality 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. Related to Item #7.					
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; Gregory Montes 974-9458; Lauraine Rizer 974-7078; Amanda Glasscock 974-7173.				
Boards and Commission Action:	Recommended by the Parks and Recreation Board.				
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") through the City of Austin's development partner, Seaholm Power Development LLC, is proposing to utilize parkland to install and operate a rainwater storage and storm water quality system 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 and landscaped areas) with 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 of Shoal Beach at Town Lake Park will be limited to the installation and occasional use of the sprinkler system.

If the proposed parkland uses are approved by Council, the City intends to execute a license agreement with the requestor setting out the responsibilities of the parties for construction, operation, maintenance, repair and replacement of the planned improvements.

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 any restoration or tree mitigation required as part of the site restoration process.

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