5 ac/1000 people
Based on zoning density
100 units x 2 people = 200 "

Table illustrating the differences between 3 site plans for 222 & 300 East Riverside Drive

222 East Riverside Drive	Old Site Plan (Nov. 06)	Revised Site Plan (Dec. 06)	Revised Site Plan (Tentative Feb. 07)
Number of Units	486	No change	477
Height/Stories	200 feet, 17 stories with 3 levels below for underground parking	No change	No change
Density: units per acre	162.49	No change	159.48
	1. Requesting 80 ft. Primary setback from Town Lake. The Code requires a 150 ft. setback from Town Lake.	No change	Requesting 113 ft. Primary setback from Town Lake and 0 ft. Secondary setback from Town Lake.
	2. Requesting to place a building in Primary setback. The Code does not allow buildings in the Primary setback.	No change	If setback variances were approved, there would not be any buildings within the 113' Primary setback.
	3. Requesting to place a fire lane and driveway in the Primary setback. The Code does not allow a roadway in the Primary setback.	No change	With revised plan, there are no paved fire lanes or paved driveways within the Primary setback. Emergency vehicle access is provided using turf reinforcement only.
	4. Requesting to place surface parking in the Primary & Secondary setbacks. The Code does not allow parking in the Primary or Secondary setback.	No change	If setback variances were approved, there would not be surface parking within the 113' Primary setback.
	5. Requesting to exceed the impervious cover limit in the Primary setback. The Code requires a maximum of 15% impervious cover.	No change	If setback variances were approved, impervious cover within the 113' Primary setback would be a maximum of 15%.
	6. Requesting to exceed the impervious cover limit in the Secondary setback. The Code requires a maximum impervious cover of 30%.	No change	If setback variances were approved, there would be no Secondary setback.

1 ac

1 ac valued at ~500k
fee in lieu of
1 ac trail to come
in Site Plan

2/27/2007

300 East Riverside Drive			
Number of Units	352	450	443
Height/Stories	200 feet, 17 stories with 4 levels below for underground parking	200 feet, 17 stories with 3 leve below for underground parking	200 feet, 17 stories with 3 levels below for underground parking
Density: units per acre	90.51	115.71	113.91
	1. Requesting an 80 ft. Primary setback to Town Lake. Code requires a minimum setback of 150 ft.	No change	Requesting 113 ft. Primary setback from Town Lake and 0 ft. Secondary setback from Town Lake.
	2. Requesting to place a fire lane and driveway in the Primary setback. Code does not allow a roadway in the Primary setback.	No change	No change.
	3. Exceeding impervious cover in the Primary & Secondary setbacks for Town Lake & Bouldin Creek. Code requires a maximum of 15% impervious cover in the Primary setback and 30% in the Secondary setback.	No change	With revised plan, there are no paved fire lanes or paved driveways within the Primary setback. Emergency vehicle access is provided using turf reinforcement only.
	4. Requesting surface parking in the Primary & Secondary setbacks of Town Lake & Bouldin Creek. Code does not allow parking in Primary & Secondary setbacks.	No change	If setback variance were approved, impervious cover within the 113' Primary setback would be a maximum of 15% and there would be no Secondary setback.
	5. Places buildings in the Primary & Secondary setbacks of Town Lake. The Code does not allow buildings in the Primary & Secondary setbacks.	No change	If setback variance were approved, there would not be surface parking within the 113' Primary setback.
	6. Places buildings in the Primary & Secondary setbacks of Town Lake. The Code does not allow buildings in the Primary & Secondary setbacks.		If setback variance were approved, there would not be any buildings within the 113' Primary setback.

Information Packet
For Parkland Use Agreement

ACWP –Govalle 4-UT/West 40th Street
Wastewater Improvements
Project CIP 4570-237-4571
Subproject ID No. 4926.098

Prepared by the
Austin Clean Water Program

on behalf of the
City of Austin
Austin Water Utility
and
Department of Public Works

Introduction

The Austin Clean Water Program (ACWP), on behalf of the Austin Water Utility (AWU) and the Public Works Department (PWD), is proposing to use a portion of the southwest corner of the Hancock Golf Course as a temporary staging and storage area for the ACWP Govalle 4-UT/West 40th Street Wastewater Improvements project. The temporary staging and storage area is proposed to be 100 foot wide by 100 foot long, or 10,000 square feet, located at the corner of West 38th Street and Peck Street. The staging area is not located within any active greens or fairways. The construction entrance to the staging and storage area will be located on Peck Street so that the impact to traffic along heavily traveled West 38th Street will be kept to a minimum.

Project Need and Justification

The ACWP is an Austin Water Utility (AWU) based program developed to provide wastewater system improvements that address overflows related to deteriorated infrastructure and insufficient pipe capacity. The United States Environmental Protection Agency (EPA) issued an Administrative Order to the City of Austin mandating that the AWU eliminate all sources of wastewater overflows. In order to ensure that no future overflows occurred in this area, the AWU directed the ACWP to design and construct the subject new lines in the same general location, so that the existing private property lateral lines could easily be connected. The EPA directed that all wastewater lines contributing to overflows be replaced or rehabilitated by June 2009.

Alternatives to the use of Parkland

Because the area is highly developed, with little to no open tracts available, this open portion of the golf course provides the best solution for a temporary staging and storage area for the project.

In addition, there is approximately 900 linear feet of new 8-inch wastewater line that needs to be installed on West 38th Street, from west of Waller Creek to Duval Street. Therefore, having a staging and storage area at this location is ideal given the heavy traffic on West 38th Street.

Project Description and Schedule

The project entails installing approximately 11,550 linear feet of new 8-inch wastewater pipe, the majority of which will be installed in the Hyde Park neighborhood adjacent to the golf course. Many of the existing lines in the Hyde Park neighborhood are extremely old and deteriorated which has been causing wastewater overflows. The project goal is to replace and abandon the old lines and eliminate the overflows. All pipe will be located within existing street right-of-way. No wastewater lines will be installed on parkland. Open trench methods will be used to install the new lines.

The project is scheduled to begin in November 2007 and be completed by November 2008.

Short Term Effects of Construction

The contractor will install a chain link security fence on all sides of the staging and storage area.

There is a dirt path that traverses the corner in which the staging area will sit. Though it is not an official City of Austin trail, a temporary path will be installed around the staging area (on the golf course side) so that there is minimal disruption to pedestrian traffic.

Any trees that are adjacent to the work areas will be protected. No trees will be removed as part of the project.

Long Term Effects of Construction

There will be no adverse long-term affects to the golf course as a result of this project. Construction of the proposed wastewater lines will allow for the existing wastewater lines to be decommissioned and ultimately eliminating sewage overflows in the area.

Restoration Plan

All disturbed land will be restored and revegetated to existing or better conditions using native species. Any land used for the proposed work will be restored to original grade. All site restoration will be completed in accordance with the *Standard of Specifications and Construction Standards of the City of Austin*. All construction and site restoration for this project within parkland shall be completed in accordance with PARD's *Construction in Parks Specification*. As with all City construction projects, the Contractor will be required to provide a one-year warranty of his work including restoration and revegetation.

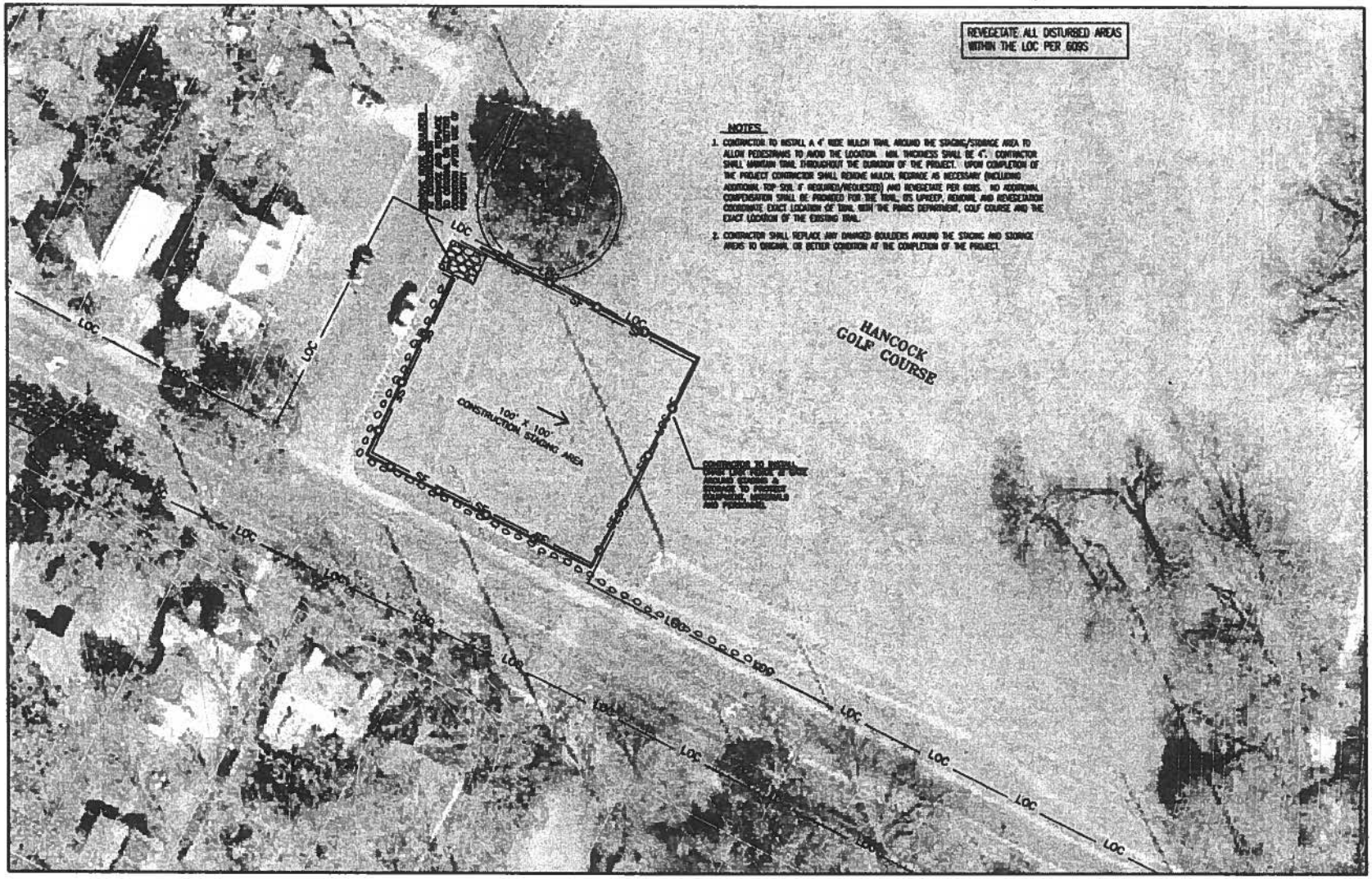
PROPOSED LEGEND

- LOC — LIMITS OF CONSTRUCTION
- SF — SILT FENCE
- CHAIN LINK FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- DIRECTION OF SURFACE WATER FLOW

0 20 40 FT

TREE LIST

500 24" ELM



REV NO	BY	DATE	REVISION DESCRIPTION

2/02/07

HEJL, LEE & ASSOCIATES, INC.
601 FARLEY DRIVE, AUSTIN, TX. 78753
PH. (512) 836-1848 FAX. (512) 836-6499

GOVALLE 4 - UT/ WEST 40TH
WASTEWATER LINE REPLACEMENT

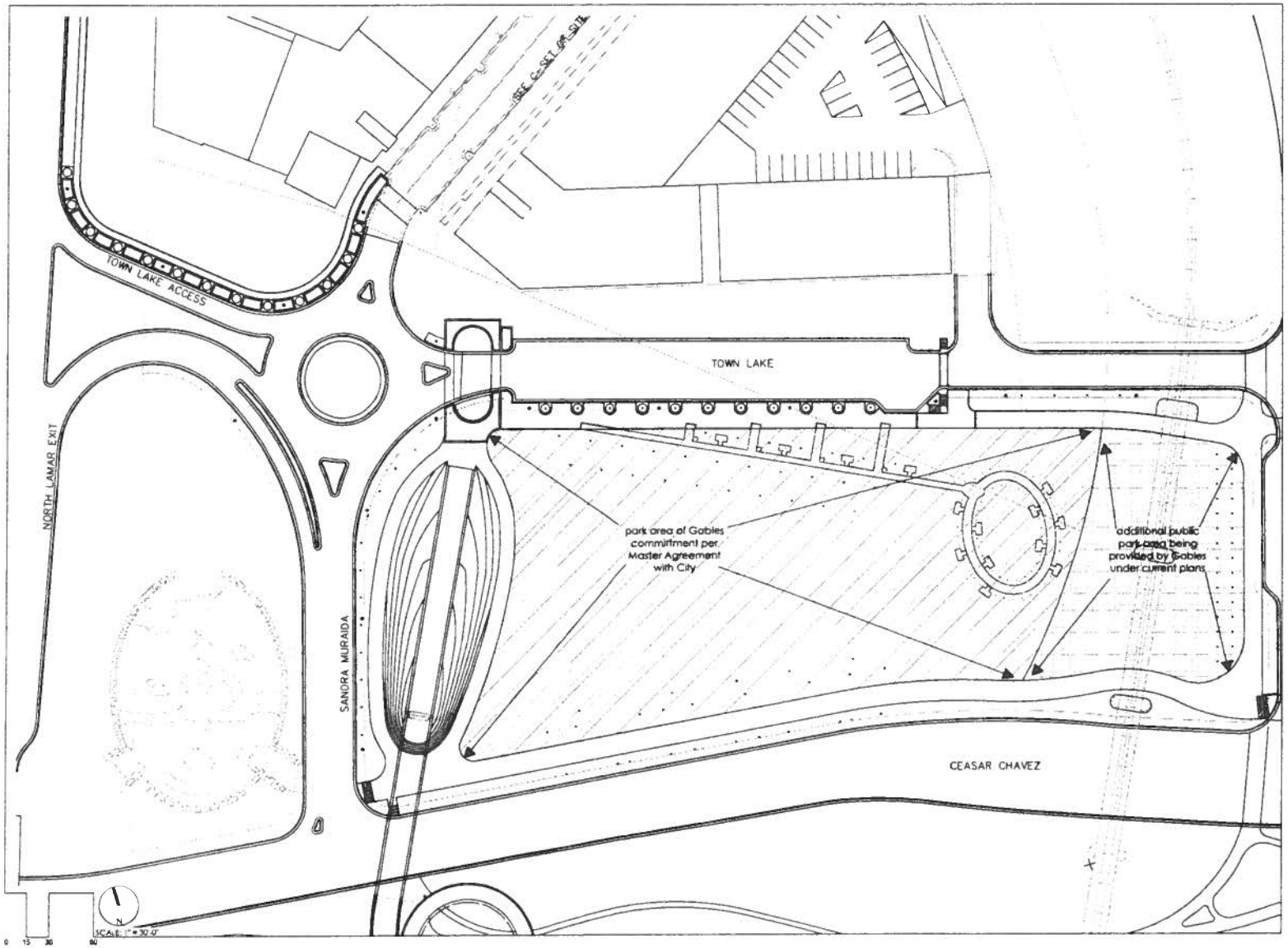
TEMPORARY CONSTRUCTION STAGING AREA
PECK STREET AND E. 38TH STREET

100% SUBMITTAL

NOTES	NAME	DATE
SURVEY BY	-	-
DRAWN BY	FND	2/02/07
CHECKED BY	DPH	-
DESIGNED BY	VMB	2/02/07
REVIEWED BY	CL	-
SCALE: AS NOTED		
CADD REF NO.	13747 STAGINGCT.DWG	
CADD DIR	13747	
ST-1		
SHEET NUMBER	12 OF 115	

The following drawings relate to the Sand Beach Reserve Park Design.

Submitted on February 22, 2007 for the
February 07 Parks & Recreation Board Meeting



* NOT FOR CONSTRUCTION.
* FOR REVIEW and PRICING ONLY.

PROJECT NO./NAME	SHEET NO.	TITLE
Sand Beach Park & Public Dock	Embed	Park Area per Master Agreement

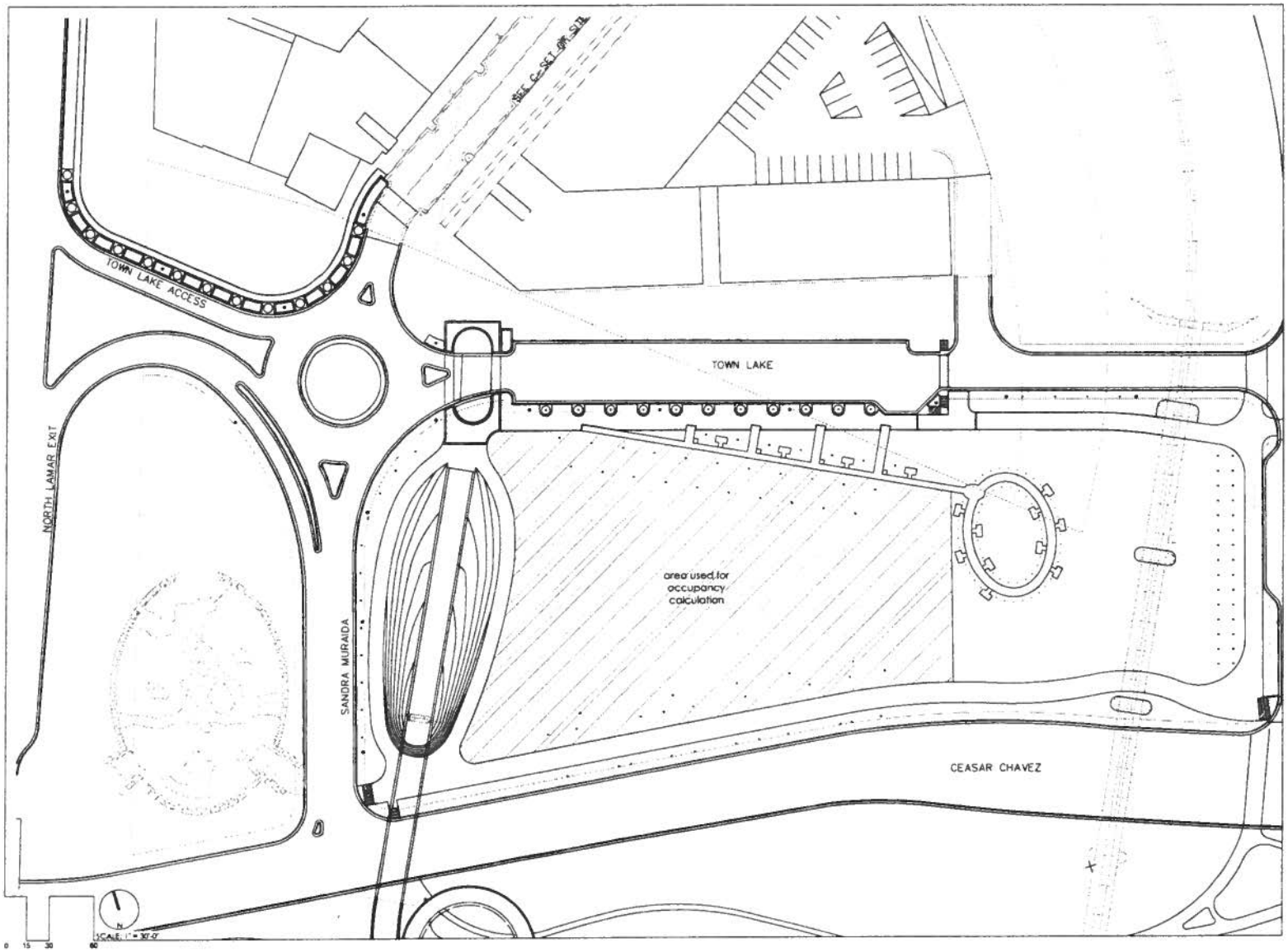
Park Plaza - Sand Beach Improvements

Sandra Muraida Way
Austin, Texas

Kevin Sloan Studio

TX Registration No. 2296
4145 Travis, Suite 103
Dallas, TX 75204-1840
214.379.1061

TX Registration No. 2296
Kevin Sloan, AIA



NOTES:

- Only shaded park area is used for calculation
- Shaded park are is 54,723 sf
- Occupancy calculation based on 10 sf per person assumed average
- Possible occupancy for shaded area at assumed 10 sf per person average is 5,472

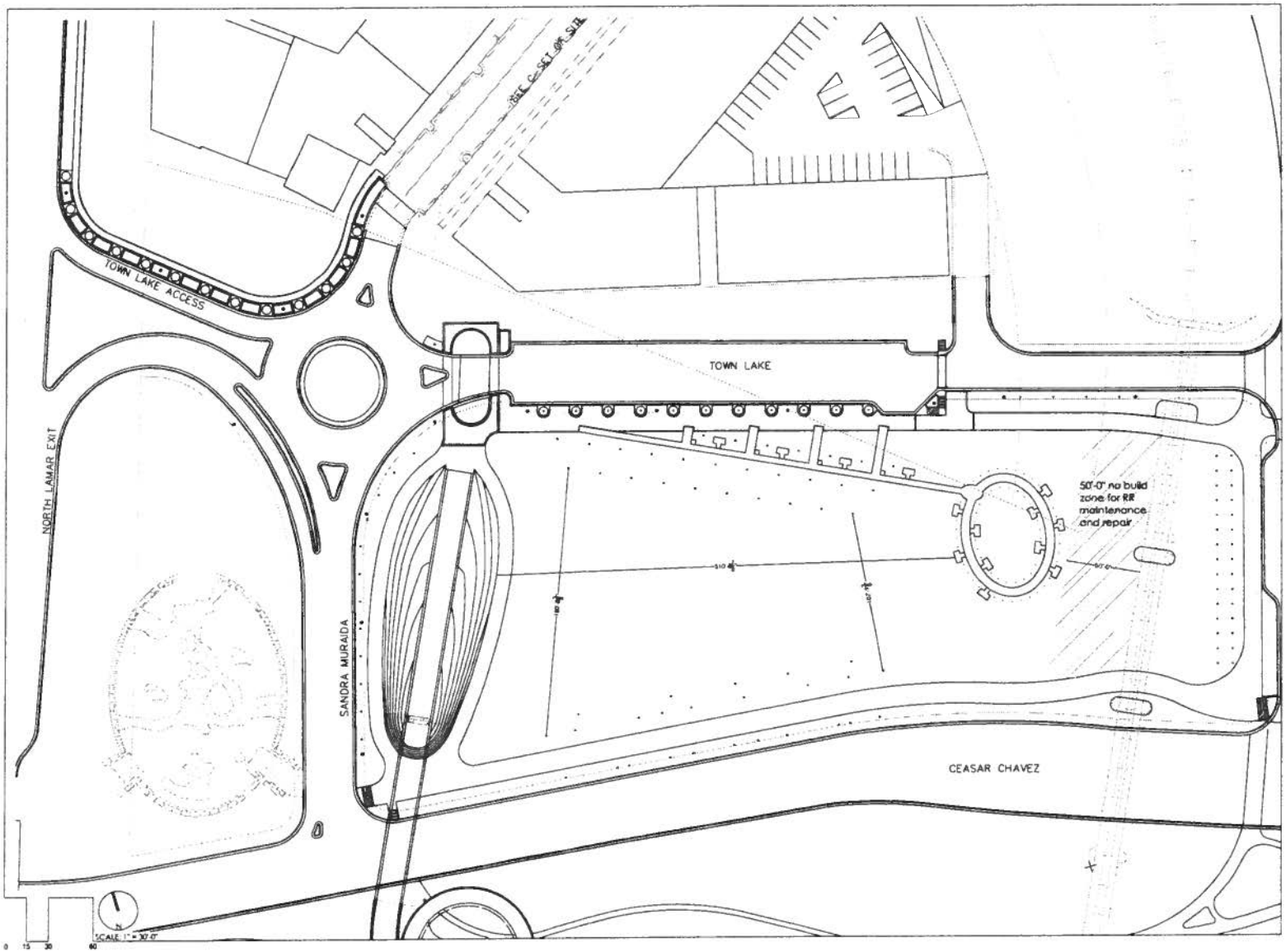
*** NOT FOR CONSTRUCTION.**
*** FOR REVIEW and PRICING ONLY.**

Sand Beach Park & Public R.O.W.	Exhibit 2	Occupancy Estimation

Park Plaza - Sand Beach Improvements

Sandra Muraida Way
Austin, Texas

Kevin Sloan Studio
TX Registration No. 2296
4145 Travis, Suite 100
Dallas, TX 75204 840
214.279.1061



NOTES:

- The oval of flowering trees is 25% smaller than previously shown
- The southern-most trees in the park have been reduced in number and moved farther south to straddle the Lance Armstrong bikeway
- There is a 50' zone adjacent to the UP railroad trestle that needs to remain clear of vegetation for maintenance and repair of the track and trestle

*** NOT FOR CONSTRUCTION.**
*** FOR REVIEW and PRICING ONLY.**

PROJECT NAME	SHEET NO	TITLE
Sand Beach Park & Public B.O.W	Exhibit 3	Plan with Dimensions

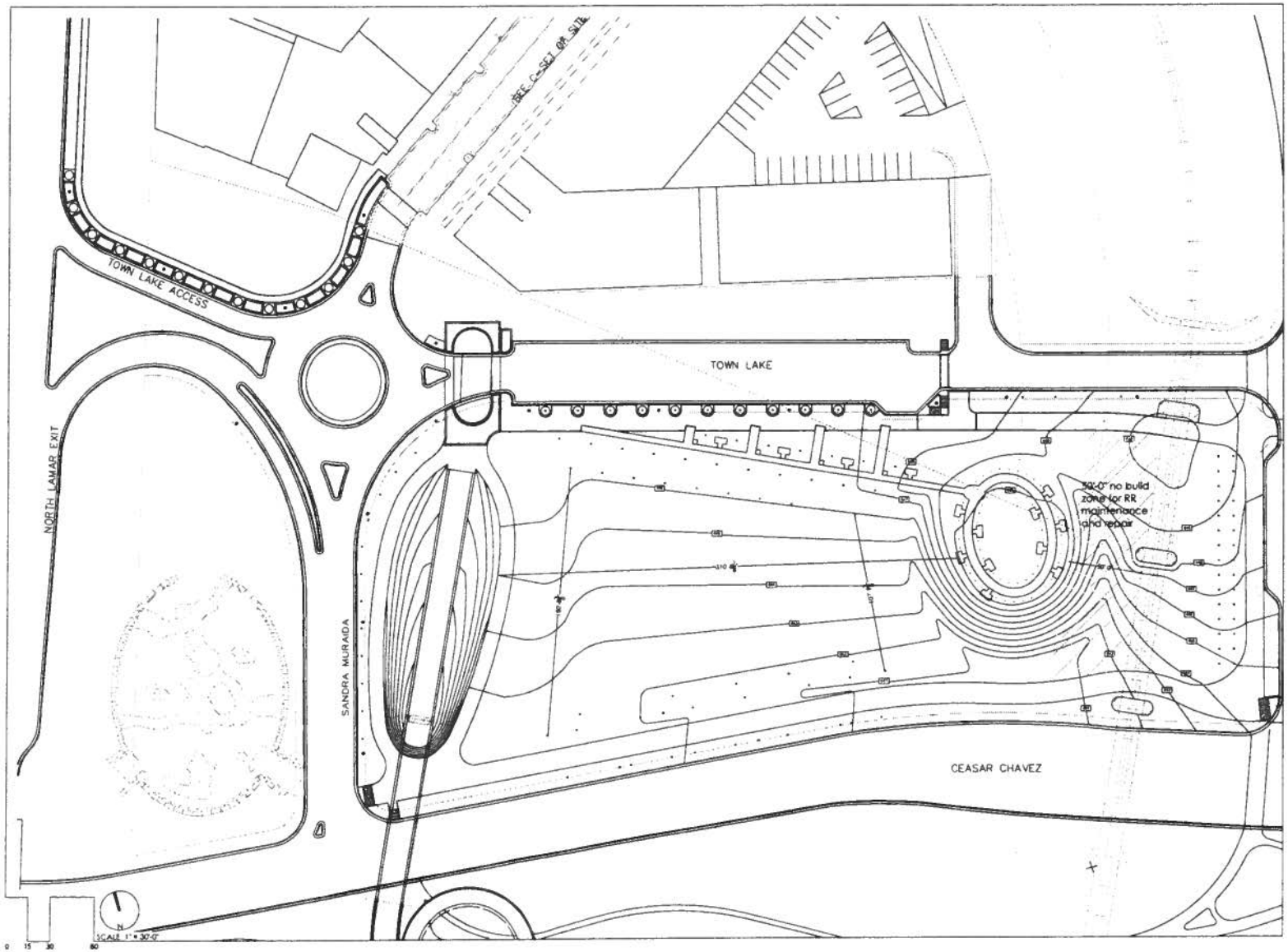
Park Plaza - Sand Beach Improvements

Sandra Muraida Way
Austin, Texas

Kevin Sloan Studio

TX Registration No. 2296
4145 Travis, Suite 105
Dallas, TX 75204-3140
214-373-1061

TX Registration No. 2296
Kevin Sloan, R.L.A.



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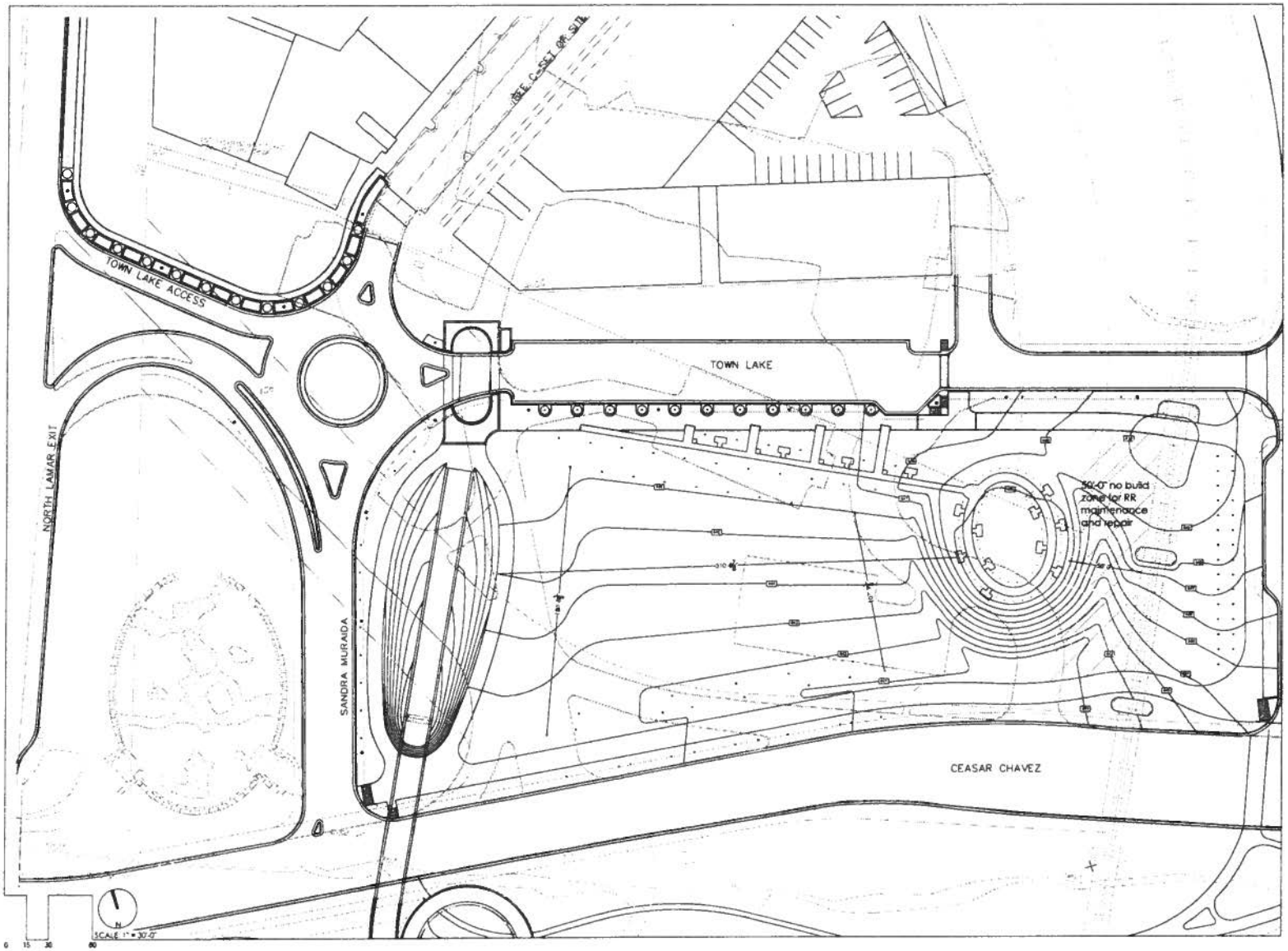
*** FOR REVIEW and PRICING ONLY.**

PROJECT NAME	SHEET NO.	TITLE
Sand Beach Park & Public R.O.W.	Sheet 4	Plan with Dimensions and Topography

Kevin Sloan Studio
TX Registration No. 2596
4145 Travis Suite 105
Dallas TX 75204-6412
214.559.1761

Park Plaza - Sand Beach Improvements
Sandra Muraida Park
Austin Texas

TX Registration No. 7296
Kevin Sloan, P.L.A.



NOTES:

- The oval of flowering trees is 25% smaller than previously shown
- The southern-most trees in the park have been reduced in number and moved farther south to straddle the Lance Armstrong bikeway
- There is a 50' zone adjacent to the UP railroad trestle that needs to remain clear of vegetation for maintenance and repair of the track and trestle

*** NOT FOR CONSTRUCTION.**
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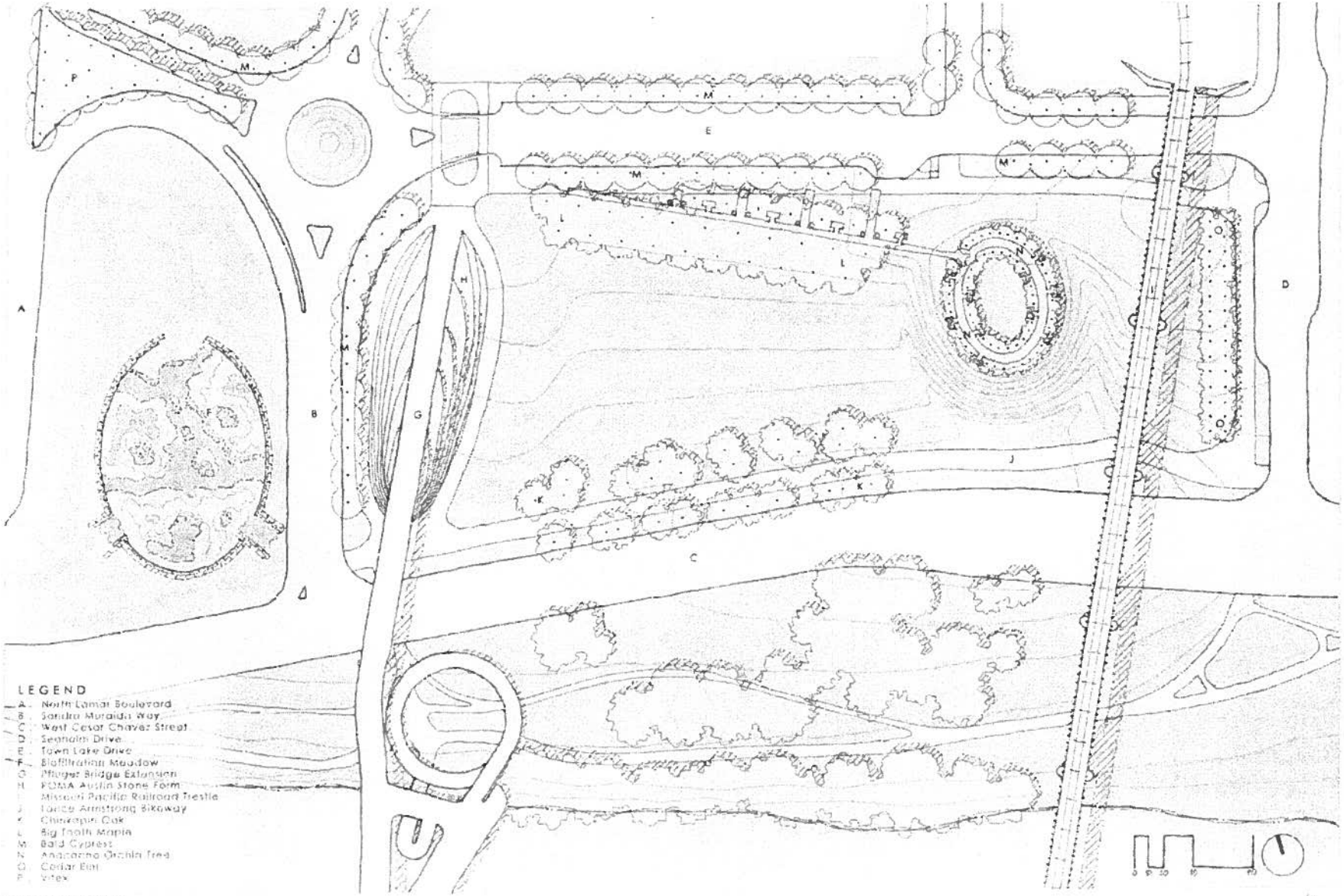
Sand Beach Park & Public L.O.W.	Exhibit 5	Plan with Dimensions and Existing Conditions

Kevin Sloan Studio

Park Plaza - Sand Beach Improvements

Sandra Muraida Way
Austin Texas



SAND BEACH PARK - AUSTIN, TEXAS

GABLES