



SOUTH 1ST

NICHOLAS DAWSON PARK

GIBSON

3RD ST

0' 40' 80'
SCALE

LEGEND
— WASTEWATER LINE
- - - PARK BOUNDARY



300 E. RIVERSIDE

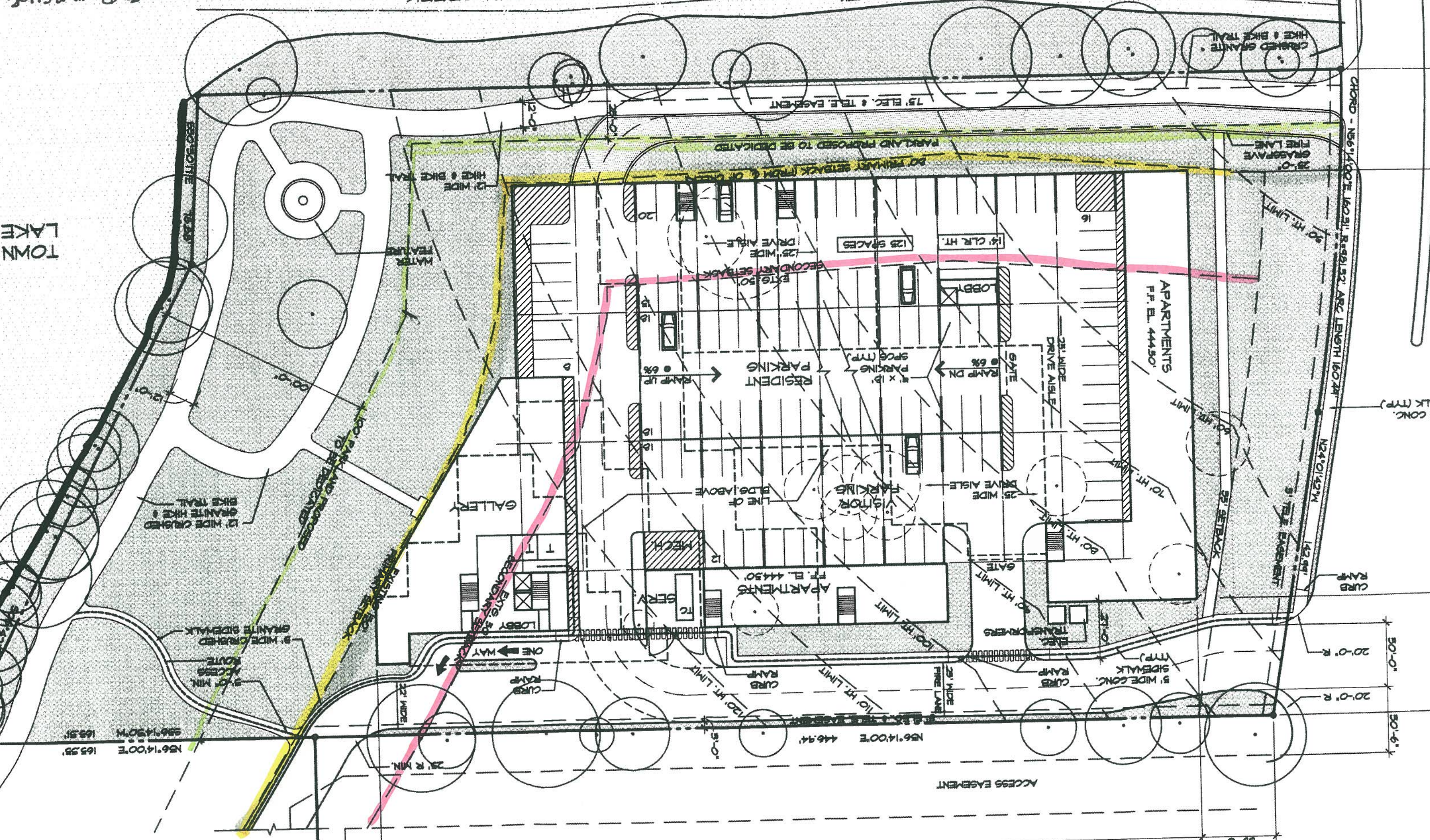
BOULDIN CREEK

15' ELEC. & TEL. EASEMENT

CRUSHED GRANITE
HIKE & BIKE TRAIL

CHORD - N56°14'00"E 160.31' BEARING 132° ARC LENGTH 160.24'

TOWN
LAKE



N56°14'00"E 165.55'
S56°14'30"W 165.51'

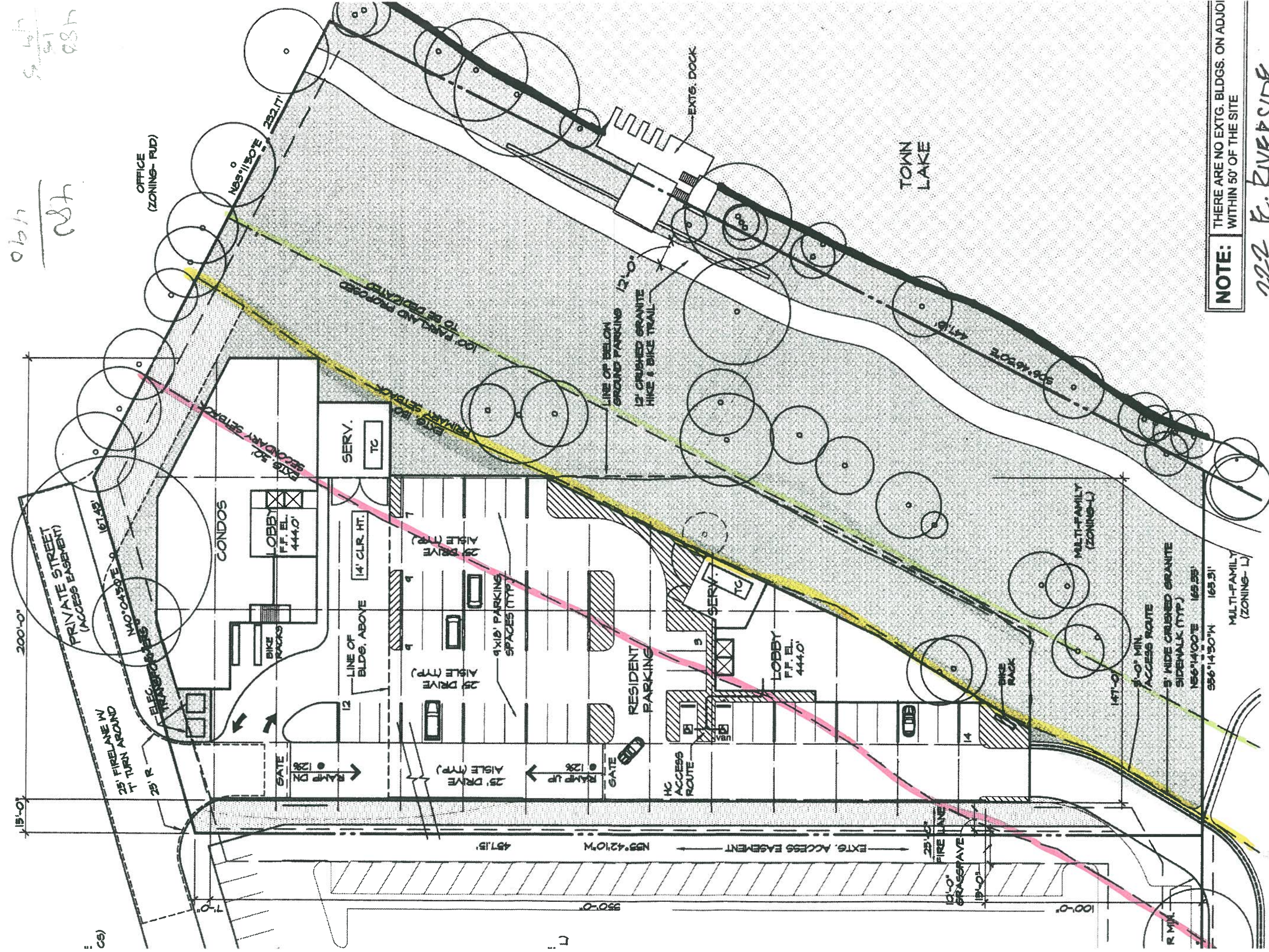
ACCESS EASEMENT

CONC.
LK (TMP)

50'-0" R

50'-0" R

50'-6" R



NOTE: THERE ARE NO EXTG. BLDGS. ON ADJOI WITHIN 50' OF THE SITE

222 E. RIVERSIDE



**Information Packet
For Parkland Use Agreement**

**ACWP – Govalle 1, South 2nd Street
Wastewater Improvements
Project CIP 4570-237-4559
Subproject ID No. 4926.090**

**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 the Mary Dawson Park for construction staging purposes. Mary Dawson Park is located at 650 Dawson Road, near the intersection of Dawson and Post Oak, just south of Barton Springs Road. This parkland is proposed for use as a temporary staging and materials storage site (TSAAMS) for the ACWP Govalle 1 – South 2nd Street Wastewater Improvements project. Access will be taken from the existing street at the south end of the park. The entire park area is approximately 0.92 acres, which will be used in its entirety for a temporary staging and materials area. There are no park improvements currently in this park, but there are large trees, which will be protected with tree protection fencing.

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. Some wastewater lines within the project are being re-routed, and others are being replaced in the same alignment. The EPA directed that all wastewater lines contributing to overflows be replaced or rehabilitated by June 2009.

The overall project involves construction on both sides of Bouldin Creek and extends from Barton Springs Road (at Bouldin Street) to Oltorf (at South 2nd Street). Due to the large work area, more than one staging area will be required. The project will be separated into two construction contracts and this will necessitate the acquisition of separate storage space for each contractor.

For this reason we are proposing use of the small Mary Dawson Park as a staging and materials storage area in addition to other sites. This park area may be used as the primary TSAAMS for the duration of the project, approximately one year. Construction should begin in January of 2008 and continue through January of 2009.

Because the Bouldin neighborhood area is highly developed, with few open parcels and tracts available, Mary Dawson Park provides one of the best solutions for a temporary staging area and materials storage site for the project. Impacts to the park will be mitigated with re-planting, or as determined by the Parks Department.

Alternatives to the use of Parkland

The engineer has evaluated the existing neighborhood and available land and has been unable to locate additional property fitting the needs of a TSAAMS. Other vacant lots within the neighborhood have been evaluated but were unsuitable or could not be acquired. One privately owned lot is currently under negotiations, and will be used during the initial phases of construction for the south end of the project.

The existing creek and topography limit the locations of wastewater line construction and the parkland appears to be the only feasible alternative during construction of the north and central portions of the project. As construction progresses southward, the parks areas will be vacated and returned to parks use as soon as possible, but may be needed for the entire duration.

Project Description and Schedule

The project entails installing approximately 15,000 LF of wastewater construction. The project also includes demolition of an aerial wastewater line crossing Bouldin creek, abandonment of many unstable lines, and provides re-routed private laterals for several homes in the Bouldin neighborhood.

Both open trench and trenchless methods will be used to install the new lines throughout the project. Many portions of the project will require deep excavations and tunneling construction methods.

The project construction phase is scheduled to begin in January 2008 and be completed within approximately one year.

Short Term Effects of Construction

The contractor will install a chain link security fence at the perimeter of the staging and storage areas. Gates will be installed to limit access.

Mary Dawson Park will need to be closed during construction. Mary Dawson Park will be used for surface storage and staging only. Any disturbed areas will be revegetated to Parks Department satisfaction following completion of construction. The short term effects are minimal.

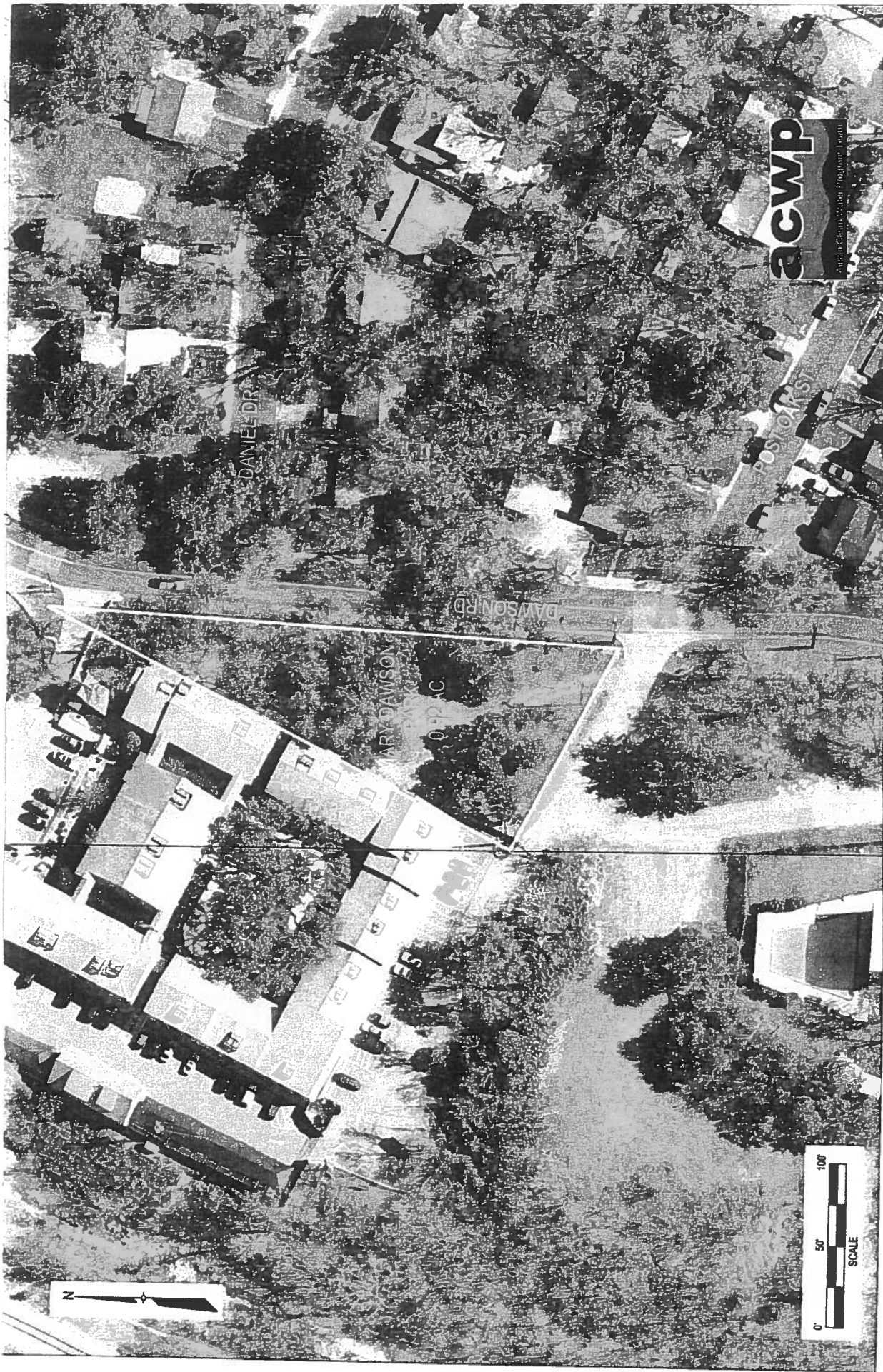
Any trees that are adjacent to the work areas will be protected with standard City of Austin tree protection. Erosion and sedimentation controls (including silt fence, inlet protection and other controls) will be installed to prevent sediment transport into the neighboring creeks. Stabilized construction entrances will be installed to prevent tracking of dirt onto adjacent roads.

Long Term Effects of Construction

There will be no adverse long-term affects to the parks 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, or species chosen by the Parks Department. Any land used for the proposed work will be restored to original grade. All site restoration will be completed in accordance with the *Standard 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.



acwp

Aerials Clear, View, Map, Plan, Learn



Information Packet
For Parkland Use Agreement

ACWP –Manor/Comal/ Rosewood Ave Wastewater Improvements

Project CIP 4570-2307-4569

Subproject ID No. 4926.095

Parcel # 5111.56

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 Department of Public Works, is proposing to install 2,250 linear feet (LF) of new 24-inch wastewater line on a City of Austin Tract adjacent to Nile Street (the tract is not parkland but is maintained by the Parks Department). The proposed alignment is parallel to the existing curb line along Nile Street. The line will tie into an existing 24-inch wastewater line at the creek on the southern end of the tract. The proposed wastewater line will extend 2,250 LF from Boggy Creek, at the south end to a proposed bore across Pleasant Valley Road. The proposed wastewater line will be bored for 275 LF under the roadway on Pleasant Valley Road. From Pleasant Valley Road, the proposed wastewater line will extend another 1,390 LF across tracts owned by the Watershed Protection Development and Review Department (WPDRD) to the railroad tracks off Walnut Avenue. The entire WPDRD tracts are in an existing PUE and drainage easement.

The contractor will access work sites from both the north side on Walnut Avenue, Rosewood Avenue, and Hargrove Street and the south side on Pleasant Valley Road and Nile Street and will travel along the designated temporary and permanent easements. The access route shall be kept clear of all construction equipment except for those en route to and from the work zone. A temporary staging and storage area located on the Southwest corner of Pleasant Valley Road and Rosewood Avenue will be used to minimize the transport of equipment over surrounding streets. Any movement of equipment out of the staging area shall be escorted by 2 flag men, one preceding the equipment and another trailing. The WPDRD has approved all plans.

Project Need and Justification

The ACWP was developed to provide wastewater system improvements that addressed overflows related to deteriorated infrastructure and insufficient capacity. The United States Environmental Protection Agency (EPA) issued an Administrative Order to the City of Austin mandating the elimination of all overflows. In order to ensure that no future wastewater overflows occurred in this area, the AWU directed the ACWP to design and construct the new line 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 wastewater overflows be replaced or rehabilitated by June 2009.

Alternatives to the use of Parkland

Based on the existing alignments, no practical or cost effective alternative was feasible. The project was designed with the intent to minimize disturbance to the area as well as improve local watershed conditions within the Govalle 4 watershed basin.

Project Description and Schedule

The total project includes the installation of 3,915 LF of wastewater main line and 13 manholes. The segment of wastewater line within the City of Austin Tract boundary contains 2,250 LF of 24-inch wastewater pipe and 6 proposed manholes. The new line will replace

aging and deteriorating 8-inch and 15-inch lines. With the exception of the bore across Pleasant Valley road, the line will be installed using open cut methods.

The entire project, of which the City of Austin Tract is one of 10 segments, is scheduled to begin in October 2007 and completed in October 2008.

It is anticipated that work in the City of Austin Tract area will occur within the first 6 months of construction and will last approximately 6 to 8 weeks. The AWU is requesting a 15 foot wide permanent wastewater easement (0.568 acres) in the City of Austin Tract to replace the existing wastewater line in the creek.

Short Term Effects of Construction

At the request of the Parks Department and the WPDRD, the contractor will install a chain link security fence around entire staging area off Rosewood Avenue. Contractor shall also abide by all special provisions set forth with the staff of the Parks Department and the WPDRD.

During construction it is anticipated that the adjacent restroom will be closed while the service lateral connections will be installed. The Pavilion will remain closed until the contractor has installed the first 300 LF of the proposed wastewater line because of its close proximity to the work area and limited access to the site. Access will be permitted to the City of Austin Tract to all areas except the 300 LF sections due to the barricades around work site.

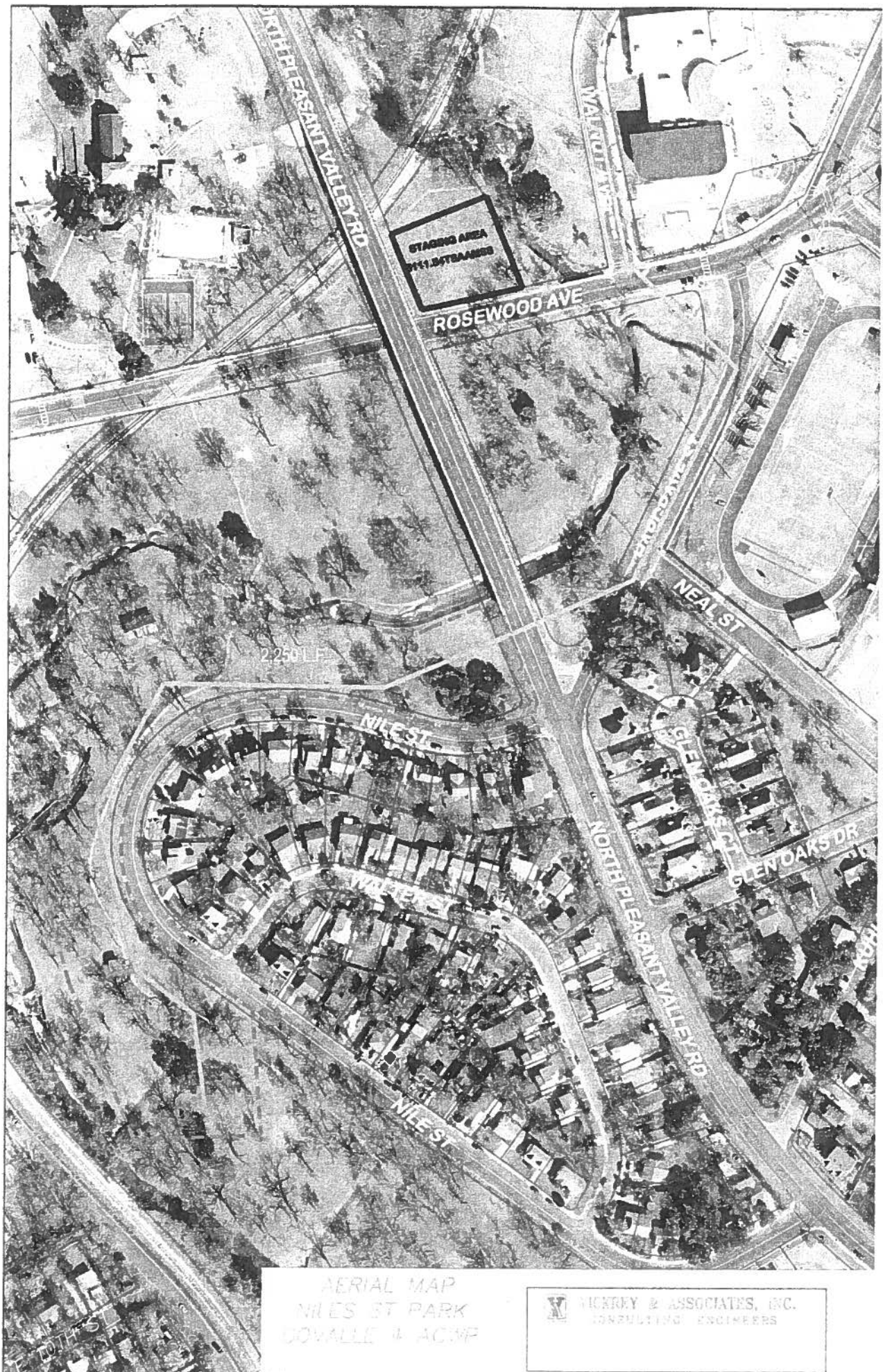
Any trees that are adjacent to the work areas will be protected. No trees will be removed as part of the project; however, at the direction of the WPDRD's environmental inspector low hanging branches will be trimmed.

Long Term Effects of Construction


There will be no adverse long-term affects of this project. Construction of the proposed wastewater line will allow for the current wastewater line to be decommissioned and ultimately eliminating sewage overflows.

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 City of Austin Tract 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.



AERIAL MAP
NILES ST PARK
DOVALLE & ASSOC

 VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS



MEMORANDUM

To: Parks and Recreation Board

From: Warren W. Struss, Director
Parks and Recreation Department

Date: August 28, 2007

Subject: Two-Slip Boat Dock at 7904 Big View
Case Number SP-06-0418DS

A request has been received from Jeff Walker on the behalf of Gary Smith to revise an approved site plan at 7904 Big View.

The Parks and Recreation Department staff has reviewed plans for the proposed boat dock and finds they do not meet the requirements of Article XIII, Section 25-2-1176, (Regulations for the Construction of Boat Docks) of the Land Development Code. The proposed two-slip boat dock extends further than 30 feet from the existing shoreline.

Approval of the Parks and Recreation Board is required for structures that extend further than 30 feet from the shoreline.

Warren W. Struss, CPRP
Director, Parks and Recreation Department



MEMORANDUM

To: Parks and Recreation Board

From: Warren W. Struss, Director
Parks and Recreation Department

Date: August 28, 2007

Subject: Boat Dock at 2900 Rivercrest Dr.
Case Number SP-2007-0446DS

A request has been received from Phil Moncada with A.C.E. INC on behalf of Bismark MTN Development to construct a boat dock at 2900 Rivercrest Dr.

The Parks and Recreation Department staff has reviewed plans for the proposed project and finds they do not meet the requirements of Article XIII, Section 25-2-1176, (Regulations for the Construction of Boat Docks) of the Land Development Code. The proposed dock is greater than 20 percent of the shoreline width of the lot on which the structure is to be constructed.

Parks and Recreation Board approval is required for structures greater than 20 percent of the shoreline width of the lot on which the structure is to be constructed.

Warren W. Struss, CPRP
Director, Parks and Recreation Department



MEMORANDUM

To: Parks and Recreation Board

From: Warren W. Struss, Director
Parks and Recreation Department

Date: August 28, 2007

Subject: Texas Rowing Center Expansion at 1541 W. Cesar Chavez

A request has been received from Mathew Knifton with the Texas Rowing Center to add an additional 48 feet of dock measured parallel to the shoreline.

The Parks and Recreation Department staff has reviewed plans for the proposed boat dock and finds they meet the requirements of Article XIII, Section 25-2-1176, (Regulations for the Construction of Boat Docks) of the Land Development Code.

The Parks and Recreation Board shall make a recommendation to the Director regarding the Texas Rowing Center's dock expansion.

Warren W. Struss, CPRP
Director, Parks and Recreation Department



MEMORANDUM

To: Parks and Recreation Board

From: Warren W. Struss, Director
Parks and Recreation Department

Date: August 28, 2007

Subject: Two-slip boat dock at 3337 Far View
Case Number SP-2007-0435DS

A request has been received from Bruce Aupperle on the behalf of Wade Threadgill to construct a two-slip boat dock at 3337 Far View.

The Parks and Recreation Department staff has reviewed plans for the proposed dock and finds they meet the requirements of Article XIII, Section 25-2-1176, (Regulations for the Construction of Boat Docks) of the Land Development Code.

The proposed dock is located on a bluff and extends thirty feet from the existing shoreline. The Parks and Recreation Board shall make a recommendation on the distance that a proposed dock may extend into the lake without constituting a hazard.

Warren W. Struss, CPRP
Director, Parks and Recreation Department



MEMORANDUM

To: Parks and Recreation Board

From: Warren W. Struss, Director
Parks and Recreation Department

Date: August 28, 2007

Subject: Installation of Bulkheading at 8800 Big View Dr.
Case Number SP-2007-0232CS

A request has been received from Jeff Walker on the behalf of James and Karen Sherriff to install 114 linear feet of bulkheading at 8800 Big View Dr.

The Parks and Recreation Department staff has reviewed plans for the proposed boat dock and finds they meet the requirements of Article XIII, Section 25-2-1176, (Regulations for the Construction of Boat Docks) of the Land Development Code.

The Parks and Recreation Board shall make a recommendation on the effect the shoreline modifications will have on the recreational and natural character of the lake.

Warren W. Struss, CPRP
Director, Parks and Recreation Department



MEMORANDUM OF UNDERSTANDING

TO: Gopal Guthikonda
Director, Austin Water Utility Department

M.O.U. # PARD-07-007

FROM: Warren W. Struss
Director, Parks and Recreation Department

SUBJECT: ACWP – Govalle I, South 2nd Street Wastewater Improvements
C.I.P. #: 4570-237-4559; Subproject I.D.: 4926.090

DATE: 8/28/07

Austin Water Utility is allowed to use the parkland located at Mary Dawson Park, 650 Dawson Road, near the intersection of Dawson and Post Oak as part of the work site for the above referenced project. The tract is to be used for staging area for equipment and materials to support wastewater project..

The estimated Project Start Date is January 2008.

The estimated duration of the project is 360 Calendar Days.

Estimated Date of Final Completion (Restoration complete and accepted by Environmental Inspector and PARD; Parkland open for Public Use) is January, 2009.

Extension/modification of parkland use must receive prior written approval from PARD.

Austin Water Utility is in agreement to provide the following mitigation in return for use of the parkland:

The mitigation for this staging area will be for improvements to Nicholas Dawson Park located at 604 Gibson Street.

Apply and pay the fees to vacate the Right-of-Way to the portion of James Street east of 3rd Street to convert to parkland. The improvements after the vacation will include:

1. Remove the asphalt and sod the area.
2. Design and construct a trailhead in the new area.
3. Plant double the amount of caliper inches removed as Class I trees to the new area.
4. Create an ADA parking space along 3rd Street adjacent to the park and make connection into the park.
5. Develop a tree planting plan approved by PARD that includes a vegetative screen of the neighbor to the south.
6. Provide irrigation for new landscape improvements.

If for some reason, the above mitigation plan cannot be implemented, then AWU will continue to work with PARD to negotiate an alternate mitigation plan during negotiations for use of Nicholas Dawson Park.

Austin Water Utility Point of Contact is: Sharon Hamilton

(512)479-1642

PARD Point of Contact is: Ricardo Soliz

(512) 974-6765

Parks & Recreation Board Approval:
(Required by Chapter 26, Parks and Wildlife Code)

City Council Approval:

Director, Parks and Recreation Department

Date

CONCURRENCE

Director, Austin Water Utility Department

Date



MEMORANDUM OF UNDERSTANDING

TO: Gopal Guthikonda
Assistant Director, Austin Water Utility Department

M.O.U. # PARD-07-008

FROM: Warren W. Struss
Director, Parks and Recreation Department

SUBJECT: ACWP – Manor/Comal/Rosewood Ave. Wastewater Improvements
C.I.P. #: 4570-2307-4569; Subproject I.D.: 4926.095

DATE: 08/28/07

Austin Water Utility is allowed to use the parkland located at Rosewood Avenue at Pleasant Valley along Boggy Creek as part of the work site for the above referenced project. The tract is to be used for the installation of a new 24-inch wastewater line.

The estimated Project Start Date is October 2007.

The estimated duration of the project is 360 Calendar Days.

Estimated Date of Final Completion (Restoration complete and accepted by Environmental Inspector and PARD; Parkland open for Public Use) is October, 2008.

Extension/modification of parkland use must receive prior written approval from PARD.

Austin Water Utility is in agreement to provide the following mitigation and proceed with the items requested with a not-to-exceed limit of \$40,000 in return for use of the parkland:

The mitigation plan for the use of parkland for the improvements to the wastewater lines includes:

1. Additional plantings associated with the Conley Pavilion plan.
2. Improvements to the older picnic shelter that includes a drinking fountain, electrical upgrades to the pavilion, and two new picnic tables.
3. Upgrades to the restroom along Nile Street. These improvements include: an exterior face-lift, removal of graffiti, and new interior fixtures such as new toilets and sinks.

Austin Water Utility Point of Contact is: Brenda Baker

479-1635

PARD Point of Contact is: Ricardo Soliz

974-6765

Parks & Recreation Board Approval:
(Required by Chapter 26, Parks and Wildlife Code)

City Council Approval:

Director, Parks and Recreation Department

Date

CONCURRENCE

Assistant Director, Austin Water Utility Department

Date

PARD Staff's Notes on
222/300 East Riverside
Site plan submitted on 8/23/07

222 East Riverside Drive		Site Plan submitted in August 23, 2007	Site Plan Submitted in- Dec. 06	Site Plan submitted in - Nov. 06
Number of Units		390	477	486
Height/Stories		No change	No change	200 feet, 17 stories with 3 levels of underground parking
Density: units per acre		130 per acre	159.48	162.49
Primary Setback from Town Lake				
No buildings or parking allowed in Primary Setback Code Reference: 25-2-721 (B)(1)		No buildings within the Primary Setback	Requesting 113 ft. Primary setback from Town Lake instead of 150 ft. and 0 ft. Secondary setback from Town Lake instead of 50 feet.	Requesting 80 ft. Primary setback from Town Lake instead of 150 ft. and 0 ft. Secondary setback from Town Lake instead of 50 ft.
		No buildings within the Primary Setback	Requesting to place a building in Primary setback. The Code does not allow buildings 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.	Requesting to place a fire lane and driveway in the Primary setback. The Code does not allow a roadway in the Primary setback.
Impervious Cover maximum is 15% Code Reference: 25-2-721 (B)(2)(b)		Impervious cover reported within the Primary Setback is 10.2%.		Requesting to exceed the impervious cover limit in the Primary setback. The Code requires a maximum of 15% impervious cover.

PARC Staff's Notes on
 222/300 East Riverside
 Site plan submitted on 8/23/07

222 East Riverside Drive	Site Plan submitted on August 23, 2007	Site Plan Submitted in- Dec. 06	Site Plan submitted in - Nov. 06
Secondary Setback from Town Lake Uses allowed within the Secondary Setback are: Fountains, patios terraces, outdoor restaurants and similar uses. Code Reference: 25-2-721 (C)(1)	Site plan shows residential buildings. (Variance Required)	Residential buildings are located within the T.L Primary & secondary setbacks.	No change
	Site plan shows surface parking (Variance Required)		Requesting to place surface parking in the Primary & Secondary setbacks. The Code does not allow parking in the Primary or Secondary setback.
Impervious Cover maximum is 30% Code Reference: 25-2-721 (C)(2)	Site plan shows a 78% impervious cover.	Requesting to exceed the impervious cover limit in the Secondary setback. The Code requires a maximum impervious cover of 30%.	Requesting to exceed the impervious cover limit in the Secondary setback. The Code requires a maximum impervious cover of 30%.

PARD Staff's Notes on
222/300 East Riverside
Site plan submitted on 8/23/07

300 East Riverside Drive		Site Plan submitted on August 23, 2007	Site Plan Submitted in- Dec. 06	Site Plan submitted in - Nov. 06
Number of Units		325	443	352
Height/Stories		200 feet, 17 stories	200 feet, 17 stories with 3 levels below for underground parking	200 feet, 17 stories with 4 levels below for underground parking
Density: units per acre		83.6 units per acre	113.91	90.51
Primary Setback from Town Lake (150 feet)				
No buildings or parking allowed in Primary Setback Code Reference: 25-2-721 (B)(1)			Requesting 113 ft. Primary setback from Town Lake and 0 ft. Secondary setback from Town Lake.	Requesting 80 ft. Primary setback from Town Lake and 0 ft. Secondary setback from Town Lake. The Code requires a 150 ft. setback from Town Lake.
		Site plan shows two (2) sidewalks. (Variance Required)		
		Site plan shows a fire lane. (Variance Required)	Requesting to place a fire lane and driveway in the Primary setback. Code does not allow a roadway in the Primary setback.	No change.
Secondary Setback from East Bouldin Creek				
Uses allowed within the Secondary Setback are: Fountains, patios terraces, outdoor restaurants and similar uses. (Variance Required) Code Reference: 25-2-721(C)		Site plan shows residential/Gallery and surface parking. <i>Variance</i>	Requesting 0 ft. Secondary setback from East Bouldin Creek.	No change.

PARD Staff's Notes on
222/300 East Riverside
Site plan submitted on 8/23/07

300 East Riverside Drive	Site Plan submitted on August 23, 2007	Site Plan Submitted in- Dec. 06	Site Plan submitted in - Nov. 06
Secondary Setback from Town Lake Code Reference: 25-2-721(C)			
		Places buildings in the Primary & Secondary setbacks of Town Lake. The Code does not allow buildings in the Primary & Secondary setbacks.	No change.
	Site plan shows surface parking. (Variance Required)	Requesting surface parking in the Primary & Secondary setbacks of Town Lake & Bouldin Creek. Code does not allow parking in Primary & Secondary setbacks.	No change.
Impervious Cover maximum is 30% Code Reference: 25-2-721(C)	Site plan shows an impervious cover of 84.7%. (Variance Required)	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.

PARD Staff's Notes on
222/300 East Riverside
Site plan submitted on 8/23/07

Parkland Dedication Table

Number of Units for 222 E. Riverside		Amount Due	Amount Paid	Proposed	Balance
390 units	Fees	\$1,796,836.80	\$462,822		*\$1,334,014 or
	Land	3.3 acres	.85 acres City holds a letter of Credit	2.1 acres given to the City with a 12ft granite/gravel trail.	.35 acres / or \$190,575 still owed to the City
2006 TCAD shows \$544,496 an acre)					

The proposed site plan indicates a 92,250 sqft. or 2.1 acres of proposed dedicated parkland. Therefore, the applicant need to satisfy the balance owed above.

* 222 E. Riverside Drive is the only property required to contribute towards Parkland Dedication.

Notes

Parkland Dedication Formula:

1. Required parkland based on 390 units = 3.3 acres or \$1,796,836
(5) x (390 # of units) x (1.7 density) / 1,000 = 3.3 acres
2. The site plan does show an area of parkland dedication of 92,250 sqft. / or 2.1 acres
 - Town Lake portion will include a 100 ft x 815 ft or 81,500 sqft. (or 1.87 acres)
 - East Bouldin Creek portion will include an area of 25 ft x 430 ft or 10,750 sqft. (or .2 acres)



Information Packet
For Parkland Use Agreement

ACWP – Govalle 1, South 2nd Street
Wastewater Improvements
Project CIP 4570-237-4559
Subproject ID No. 4926.090

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 parkland for construction and staging purposes.

Mary Dawson Park

Mary Dawson Park is located at 650 Dawson Road, near the intersection of Dawson and Post Oak, just south of Barton Springs Road. This parkland is proposed for use as a temporary staging area and materials storage site for the ACWP Govalle 1 – South 2nd Street Wastewater Improvements project. Access will be taken from the existing street at the south end of the park. The entire park area is approximately 0.92 acres, which will be acquired in its entirety for a temporary staging and materials area. Approximately half of the area is open space that can be used for materials storage area. There are no park improvements currently in this park, but there are large trees, which will be pruned and protected with tree protection fencing.

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. Some wastewater lines within the project are being re-routed, and others are being replaced in the same alignment. The EPA directed that all wastewater lines contributing to overflows be replaced or rehabilitated by June 2009.

The overall project involves construction on both sides of East Bouldin Creek and extends from Barton Springs Road (at Bouldin Street) to Oltorf (at South 2nd Street). Due to the large work area, more than one staging area will be required. The project will be separated into two construction contracts and this will necessitate the acquisition of separate storage space for each contractor.

For this reason we are proposing use of the small Mary Dawson park as a staging and materials storage area in addition to other sites. This park area may be used as the primary TSAAMS for the duration of the project, approximately one year. Construction should begin in first half of 2008 and continue through mid-2009. Duration of parks use should be about one year.

Because the Bouldin neighborhood area is highly developed, with few open parcels and tracts available, Mary Dawson park provides one of the best solutions for a temporary staging area and materials storage site for the project, on the west side of the creek. Impacts to the park will be mitigated by seeding with native and wildflower seed, or as determined by the Parks Department. Any additional mitigation will be deferred and determined as part of the Nicholas Dawson park use also associated with this project.

Alternatives to the use of Parkland

The engineer has evaluated the existing neighborhood and available land and has been unable to locate additional property fitting the needs of a TSAAMS on the west side of East Bouldin Creek, and for the north half of the project. Other vacant lots within the neighborhood have been evaluated but were unsuitable or could not be acquired due to conflicting development schedules. One privately owned lot on Monroe is currently under negotiations, and will be used during the initial phases of construction for the south end of the project.

The existing creek and topography limit the locations of wastewater line construction and the parkland appears to be the only feasible alternative for staging during construction of the north and central portions of the project.

Project Description and Schedule

The project entails installing approximately 15,000 LF of wastewater construction. The project also includes demolition of an aerial wastewater line crossing East Bouldin creek, abandonment of many unstable lines, and provides re-routed connections for several homes in the Bouldin neighborhood.

Both open-cut and trenchless methods will be used to install the new lines throughout the project. Many portions of the project will require deep excavations and tunneling construction methods.

The project construction phase is scheduled to begin in first half of 2008 and be completed within approximately one year.

Short Term Effects of Construction

The contractor will install a chain link security fence at the perimeter of the staging and storage areas. Gates will be installed to limit access. The contractor may prune or limb up large trees with the review of an arborist. The lantana and existing trees will be protected with fencing.

Mary Dawson Park will need to be closed during construction. Mary Dawson Park will be used for surface storage and staging only. Any disturbed areas will be revegetated to Parks Department satisfaction with native and wildflower seed following completion of construction. The short term effects are minimal and will be completely mitigated with seeding.

All trees that are adjacent to the work areas will be protected with standard City of Austin tree protection fencing (also serving as staging area fencing for the contractor), per instruction of parks staff during site visits in August 2007. Erosion and sedimentation controls (including silt fence, inlet protection and other controls) will be installed if necessary to prevent sediment transport into the neighboring creeks. Stabilized construction entrances may be installed to prevent tracking of dirt onto adjacent roads if spoils are present at the staging area.

Long Term Effects of Construction

There will be no adverse long-term affects to the parks 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

Impacts to the park will be mitigated by seeding with native seed, or as determined by the Parks Department. Any additional mitigation will be deferred and determined as part of the Nicholas Dawson park use also associated with this project. All disturbed land will be restored and revegetated to existing or better conditions using native species, or species chosen by the Parks Department. Any land used for the proposed work will be restored to original grade. All site restoration will be completed in accordance with the *Standard 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.

