Ricardo Soliz

PARKS & RECREATION BOARD

May 27, 2008

Austin Parks and Recreation

The Parks Department wants to ensure that a **"Letter of Intent"** is provided by the property owner of the two zoning cases described above for a public easement to Walnut Creek Greenbelt. The first public easement would be to access the greenbelt just north of Shropshire Blvd. and the second on the most southern end of the property near the Dessau Road bridge. The agreement to provide these two entry points, will allow the public to access this portion of the greenbelt system.

If you have any questions, please contact me at 974-6765.

CC: [Click **here** and type name]

#5

INLET Site Park Mitigation Cost Estimate

No.	Description	Quantity	Unit	$/Unit	Cost	Factor *	Final	
1	**Site re-grading and landscaping to improve use.**							
	Rough stone, wall, over 18" thick	37,500	cf	$27.52	$1,032,000	20%	$206,400	A
	Backfill, 300' haul, dozer backfilling, excludes compaction	21,039	lcy	$1.33	$27,982	20%	$5,596	
	Compaction, riding, vibrating roller, 2 passes, 6" lifts	16,728	ecy	$0.34	$5,688	20%	$1,138	
	Topsoil in place	5,726	lcy	$15.00	$85,890	0%	$0	
	Seeding, mechanical seeding, fine grading and seeding, with equipme	16,303	sy	$2.37	$38,638	30%	$11,591	
	Shrubs	300	Ea	$50.00	$15,000	25%	$3,750	
	Trees	50	Ea	$400.00	$20,000	0%	$0	B
					$1,225,198		$228,475	
2	**New ADA compliant bridges and paths south of 14th St.**							
	Concrete paving surface treatment	5,567	sy	$25.46	$141,736	25%	$35,434	
	Precast concrete, complete in place, 8' wide, 100 foot span	900	sf	$97.15	$87,435	0%	$0	C
	Brick pavers laid on edge (7.2 bricks/sf)	14,738	sf	$14.88	$219,301	30%	$65,790	
	Base course, crushed stone 3/4", 6" deep	273	ecy	$57.45	$15,684	25%	$3,921	
	Rough stone, wall, over 18" thick	3,238	cf	$27.52	$89,110	0%	$0	D
					$553,266		$105,145	
3	**New Public Restrooms along Trail.**	500	sf	$350.00	$175,000	60%	$105,000	E
4	**Hardscape venue area (accessible load bearing roof)**							
	Brick pavers laid on edge (7.2 bricks/sf)	34,891	sf	$14.88	$519,178	25%	$129,795	F
5	**New equipment delivery road to eliminate park vehicle damage**							
	Concrete paving, 4,500 psi, fixed form, unreinforced, 12' x 6" thic	650	sy	$25.46	$16,549	30%	$4,965	G
6	**Area irrigation system**							
	Underground sprinklers irrigation system, for lawns, custom 1 - 1-1,	259,459	sf	$0.99	$256,864	60%	$154,118	H
7	**New Park Scenic overlook with educational signs (Sunshade/designs)**							
	Shade Trellis	6,688	sf	$10.00	$66,880.00	30%	$20,064	
	Educational Signs	5	ea	$500.00	$2,500.00	0%	$0	I
					$69,380.00		$20,064	
				Total	$2,815,434.37		$747,562.26	
				PARD Calculation		$	744,813.00	*
						$	(2,749.26)	

OUTLET Site Park Mitigation Cost Estimate

No.	Description	Quantity	Unit	$/Unit	Cost	Factor	Final	
1	**Site re-grading and landscaping to improve use.**							
	Rough stone, wall, over 18" thick	15,000	cf	$27.52	$412,800	50%	$206,400	J
	Backfill, 300' haul, dozer backfilling, excludes compaction	12,500	lcy	$1.33	$16,625	50%	$8,313	
	Compaction, riding, vibrating roller, 2 passes, 6" lifts	12,500	ecy	$0.34	$4,250	50%	$2,125	
	Seeding, mechanical seeding, fine grading and seeding, with equipme	12,500	sy	$2.37	$29,625	100%	$29,625	
	Shrubs	300	Ea	$50.00	$15,000	50%	$7,500	
	Trees	50	Ea	$400.00	$20,000	0%	$0	B
					$498,300		$253,963	
2	**New ADA compliant paths**							
	Concrete paving surface treatment	5,567	sy	$25.46	$141,736	75%	$106,302	
	Brick pavers laid on edge (7.2 bricks/sf)	14,738	sf	$14.88	$219,301	75%	$164,476	
	Base course, crushed stone 3/4", 6" deep	273	ecy	$57.45	$15,684	75%	$11,763	
	Rough stone, wall, over 18" thick	3,238	cf	$27.52	$89,110	30%	$26,733	
					$465,831		$309,274	
3	**New Public Restrooms along Trail.**	500	sf	$350.00	$175,000	75%	$131,250	K
4	**Boathouse and Docks**							
	Boathouse difference	1	LS	$1,210,500	$1,210,500	100%	$1,210,500	L
	Dock upgrade and relocation	1	LS	$157,600	$157,600	100%	$157,600	
					$1,368,100		$1,368,100	
5	**New road to eliminate park vehicle damage**							
	Concrete paving, 4,500 psi, fixed form, unreinforced, 12' x 6" thic	650	sy	$25.46	$16,549	50%	$8,275	M
6	**Area irrigation system**							
	Underground sprinklers irrigation system, for lawns, custom 1 - 1-1,	259,459	sf	$0.99	$256,864	90%	$231,178	H
7	**New overlook, eco-system, trail markers, and educational signs**							
	Eco-system landscaping	6,688	sf	$10.00	$66,880.00	60%	$40,128	
	Educational Signs	5	ea	$500.00	$2,500.00	25%	$625	
	Viewing walk	50	lf	$250.00	$12,500.00	75%	$9,375	
	Trail Markers	3	ea	$5,000.00	$15,000.00	100%	$15,000	N
					$96,880.00		$65,128	
				Total	$2,877,524.00		$2,367,166.35	*
				PARD Calculation		$	2,356,313.00	
						$	(10,853.35)	

* Factor - portion of this item that would not be considered if not being done to enhance Park Property

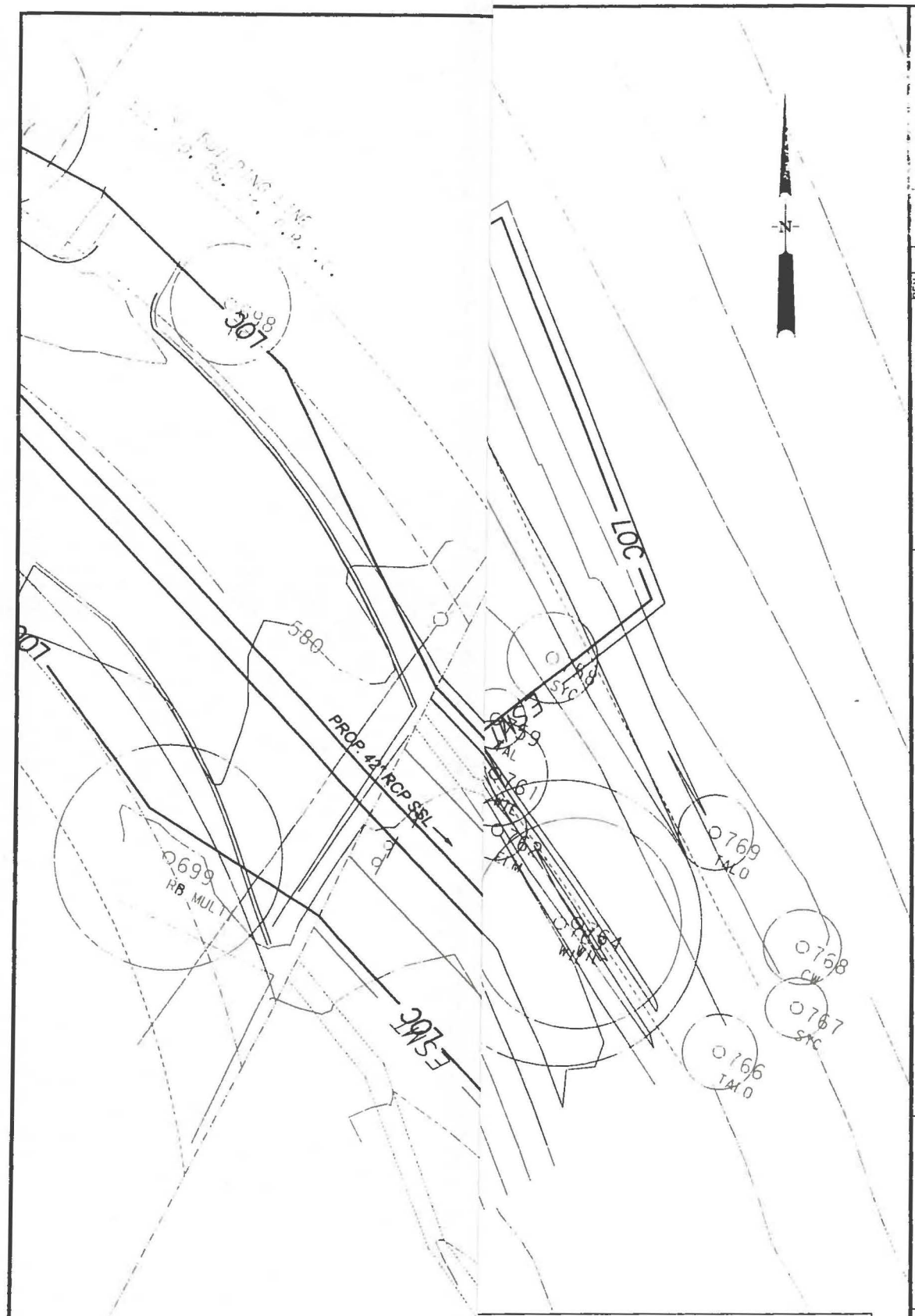
Evaluation Coding

- A All easement area shall be graded
- B Permit requirement
- C Bridge relocation for flood control
- D Replace existing
- E Replaces old RR
- F Replaces existing roof
- G Trail upgrade
- H Permit requires temp system
- I Council request
- J Boat house request
- K Plumbing is part of building
- L Existing value already subtracted
- M Path upgrade for Boathouse access
- N Trail Foundation Request

	Seeding, mechanical seeding, fine grading and seeding, with equipme	12,500	sy	$2.37	$29,625	100%	$29,625	
	Shrubs	300	Ea	$50.00	$15,000	50%	$7,500	
	Trees	50	Ea	$400.00	$20,000	0%	$0	B
					$498,300		$253,963	
2	**New ADA compliant paths**							
	Concrete paving surface treatment	5,567	sy	$25.46	$141,736	75%	$106,302	
	Brick pavers laid on edge (7.2 bricks/sf)	14,738	sf	$14.88	$219,301	75%	$164,476	
	Base course, crushed stone 3/4", 6" deep	273	ecy	$57.45	$15,684	75%	$11,763	
	Rough stone, wall, over 18" thick	3,238	cf	$27.52	$89,110	30%	$26,733	
					$465,831		$309,274	
3	**New Public Restrooms along Trail.**	500	sf	$350.00	$175,000	75%	$131,250	K
4	**Boathouse and Docks**							
	Boathouse difference	1	LS	$1,210,500	$1,210,500	100%	$1,210,500	L
	Dock upgrade and relocation	1	LS	$157,600	$157,600	100%	$157,600	
					$1,368,100		$1,368,100	
5	**New road to eliminate park vehicle damage**							
	Concrete paving, 4,500 psi, fixed form, unreinforced, 12' x 6" thic	650	sy	$25.46	$16,549	50%	$8,275	M
6	**Area irrigation system**							
	Underground sprinklers irrigation system, for lawns, custom 1 - 1-1,	259,459	sf	$0.99	$256,864	90%	$231,178	H
7	**New overlook, eco-system, trail markers, and educational signs**							
	Eco-system landscaping	6,688	sf	$10.00	$66,880.00	60%	$40,128	
	Educational Signs	5	ea	$500.00	$2,500.00	25%	$625	
	Viewing walk	50	lf	$250.00	$12,500.00	75%	$9,375	
	Trail Markers	3	ea	$5,000.00	$15,000.00	100%	$15,000	N
					$96,880.00		$65,128	

* Factor - portion of this item that would not be considered if not being done to enhance Park Property

Evaluation Coding	**Total**	**$2,877,524.00**	**$2,367,166.35**
A All easement area shall be graded			
B Permit requirement	**PARD Calculation**		**$ 2,356,313.00**
C Bridge relocation for flood control			**$ (10,853.35)**
D Replace existing			
E Replaces old RR			
F Replaces existing roof			
G Trail upgrade			
H Permit requires temp system			
I Council request			
J Boat house request			
K Plumbing is part of building			
L Existing value already subtracted			
M Path upgrade for Boathouse access			
N Trail Foundation Request			



REV. NO.	BY	DATE	DESCRIPTION

DRAFT

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ON 05-MAY 2008 UNDER THE AUTHORITY OF

CITY OF AUSTIN, TEXAS
DEPARTMENT OF PUBLIC WORKS
ENGINEERING SERVICES DIVISION

BLUNN CREEK - LONG BOW
STORM DRAIN IMPROVEMENTS
PROJECT NAME

BLUNN CREEK PRESERVE
PROPOSED EASEMENT MAP
SHEET TITLE

ENGINEERING CITY OF AUSTIN FOUNDED 1839 DESIGN

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

0 10 20
SCALE IN FEET

SHEET NUMBER 3 OF 7

ES TO BE REMOVED:

NO.	*SIZE*	*TYPE*
4	*4"*	*CEDAR*
	6"	*CEDAR*

AL INCHES OF TREES TO BE REMOVED:
DAR=10"

SED EASEMENT AREAS:
NENT 15' DRAINAGE EASEMENT=2920 SF
RARY 10' WORKING EASEMENT=6565 SF

M E M O R A N D U M O F U N D E R S T A N D I N G

TO: **Gopal Guthikonda** M.O.U. # PARD – 08 - 025
Assistant Director, Austin Water Utility Department

FROM: Stuart Strong
Acting Director, Parks and Recreation Department

SUBJECT: **In Shoal Creek from 9th Street to 10th Street**
C.I.P. #; 4570-237-8596

DATE: 05/09/08

Austin Water Utility is allowed to use the parkland located at Duncan Park along Shoal Creek north of 9th Street as part of the work site for the above referenced project. The tract is to be used for access and staging to construct two manholes on an existing wastewater line.

The estimated Project Start Date is June 2, 2008 .

The estimated duration of the project is 20 Working Days.

Estimated Date of Final Completion (Restoration complete and accepted by Environmental Inspector and PARD; Parkland open for Public Use) is **June 27, 2008**.

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 the use of parkland for a temporary staging area and for temporary access will be $2,560 or $91.43 per day.

Extension/modification of parkland use must receive prior written approval from PARD. Additional fees will be assessed at the same daily rate as stated in Attachment "A" of this M.O.U.

As discussed at our meeting of 03/26/08

- AWU will need a 4,000 sq.ft. staging area and temporary access only during our four week project.
- A temporary trail closure will be in effect throughout the duration of this project.
- A trail detour will be established to route pedestrian traffic across 9th Street throughout the duration of the project.

Austin Water Utility Point of Contact is: Michael Russ (512) 703-6641

PARD Point of Contact is: Ricardo Soliz (512 974-6765

Parks & Recreation Board Approval: **(Scheduled for May 27, 2008)**
(Required by Chapter 26, Parks and Wildlife Code)

City Council Approval: (Date)

_____

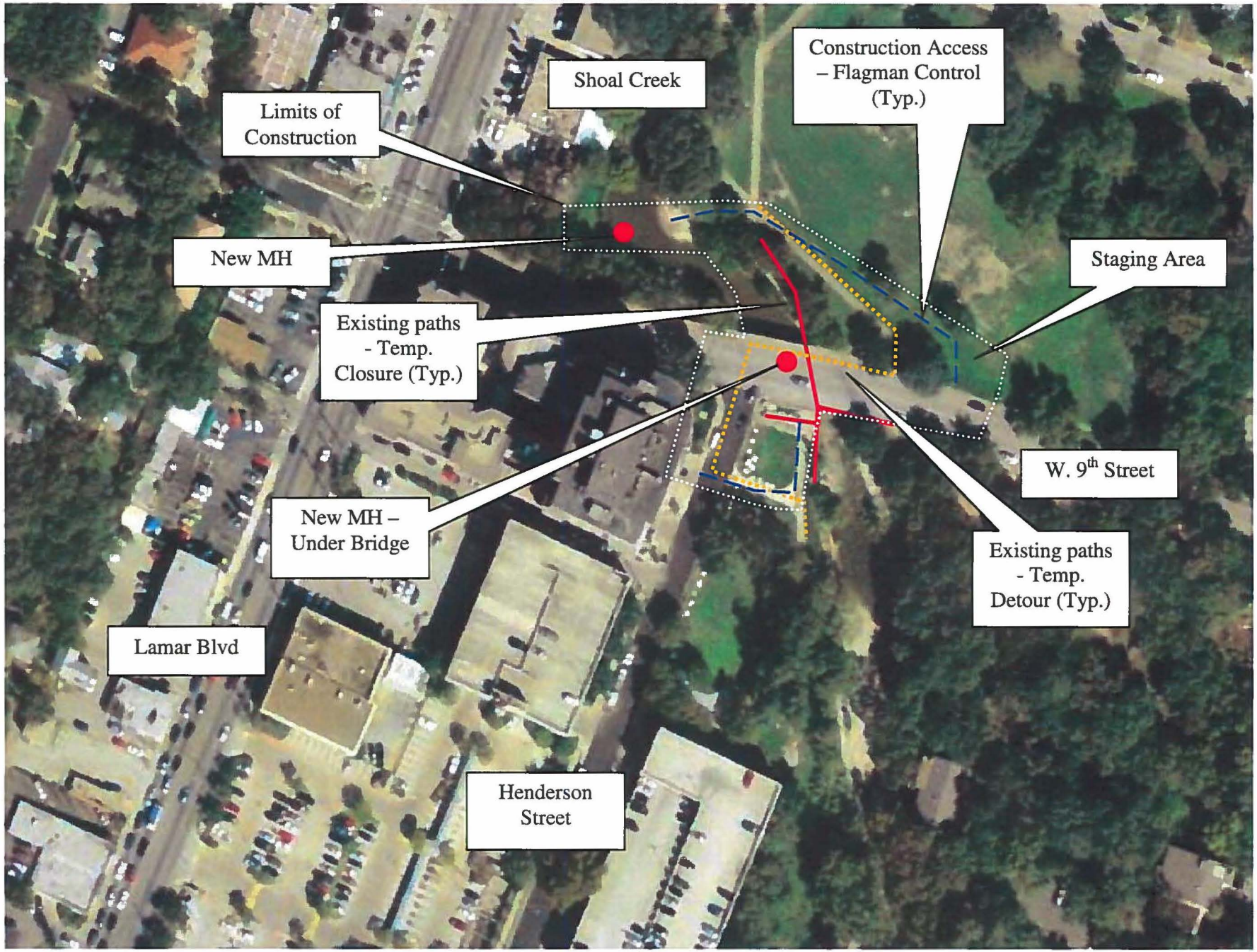
Stuart Strong
Acting Director, Parks and Recreation Department Date

CONCURRENCE

_____

Gopal Guthikonda
Assistant Director, Austin Water Utility Department Date

Overall Plan - Shoal Creek at W 9th Street



Action Item #5

Information Packet
For Parkland Use Agreement

Waller Creek Tunnel Project
Project CIP: 4971 8207 7000
Subproject ID No. 6521.001

Prepared by
Waller Creek Project Team

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT
And
WATERSHED DEVELOPMENT AND REVIEW DEPARTMENT

Introduction

The purpose of the project is to divert up to the 100-year storm event flows from the lower Waller Creek channel by use of a by-pass tunnel, and to limit the rise of water in the lower portion of the creek up to the 100-year storm event. The reduction in floodplain area as a result of the project would significantly increase the amount of developable land area in the lower Waller Creek watershed. The tunnel is estimated to be 26 ft. in diameter and 5400 ft. in length. The Inlet shaft to the tunnel will be located in Waterloo Park. The Tunnel alignment is generally under Sabine Street until near Cesar Chavez, and then the Tunnel is under the Creek to the Outlet shaft discharge at Lady Bird Lake. The Outlet structure includes a shaft from the tunnel, but it is hidden by a natural lagoon. Two Weir Inlets are spaced along the creek downstream of Waterloo Park to further manage flood flows.

Project Need and Justification

The components of the Tunnel project will allow the City to divert flood flows in Waller Creek to the tunnel and then to Lady Bird Lake. The tunnel will result in the removal of 12 roadways and 42 buildings from the existing 100-year floodplain. Approximately 28 acres of land will be newly available for redevelopment. It is expected the development will be mixed use and create a total increase in assessed value of $1.7 billion (in 2006 dollars). The tunnel components will improve water quality in the lower creek, prevent further erosion of the creek banks, rebuild two limited lengths of the creekbanks, facilitate streambank protection and redevelopment by others, provide the potential for expanded hike and bike trails as well as additional amenities along the creek, and improve safety by controlling water flows. The opportunities for redevelopment of private and public properties within the district surrounding the creek will contribute to and facilitate efforts to link East Austin to Downtown, and allow for Palm Park to be revitalized (this park is under developed and under-utilized because it currently resides in the flood area).

Alternatives to the use of Parkland

The Tunnel design is based on the natural geography of the creek basin. The Tunnel alignment is proposed to require the minimum area of public and private land, and thus is located below Sabine Street to the extent possible. Based on these criteria, no practical alternative to using parkland at Waterloo or Lady Bird Lake is available for consideration. All hydraulic and design considerations minimize construction disturbance and assure proper restoration of the natural areas as well as improve local environmental conditions within the watershed. The Tunnel project will result in parkland disturbance only at the Inlet site in Waterloo Park and at the Outlet site at Lady Bird Lake. The only other surface work sites are the two weir inlet locations, which are not on Park properties. The remainder of the Tunnel length is underground and will not cause surface disturbance.

Project Description and Schedule

The Waller Creek Tunnel Project is a proposed storm water bypass tunnel beginning with an Inlet structure in Waterloo Park and ending at an Outlet structure at Lady Bird Lake near Waller Beach. The tunnel will be approximately 26-feet in diameter and almost one mile long. The project is expected to reduce the size of the 100 year floodplain of the lower Waller Creek watershed by an estimated 28 acres and allow denser development in a very desirable area of downtown. The tunnel system will have the capability to divert flood events (up to the 100-year flood) into the Inlet at

Waterloo Park, convey the floodwaters through the tunnel to the Outlet shaft at Lady Bird Lake, where the floodwaters are discharged to the lake. In addition, two Inlet weirs along the creek will increase the ability to maintain safe water levels in the creek below Waterloo Park during storm events, and will enhance water quality by adding stilling ponds and riffles in the creek. By controlling water levels in the creek below Waterloo Park, no further deterioration of the creekbanks will occur as a result of erosion, and future redevelopment of the creekbanks will be made possible. The Tunnel Inlet facility consists of the inlet structure and shaft to the Tunnel, a small dam, a water quality wet pond, a facility building with mechanical systems including a pump facility, and significant park improvements with landscaping enhancements. The Inlet includes mechanical screens to capture and remove debris from the Creek. The pump station at the Inlet will maintain constant water flow in the creek, improve water quality, and allow a creek side atmosphere for public venues and enhanced natural settings. The project is the first phase of an area master plan to address development, public use, hike/bike access, and aesthetics for the Waller Creek District. The tunnel project's overall costs are forecast at approximately $127 million. It is funded by $25 million in venue bonds issued in 1999, and by bonds to be issued that will be reimbursed by the Waller Creek Tax Increment Financing Reinvestment Zone #17. The separate Master Plan effort is funded by proceeds of the 1999 venue bonds. The tunnel project will consist of several construction projects, which will be designed during 2009, with initial construction in 2009, and all construction contracts planned to be substantially completed in late 2014.

Short Term Effects of Construction

The hike and bike trails at the Inlet site and at the Outlet site will not be closed during construction. The contractor will construct permanent relocation of the existing trails prior to closing those portions of trails that are within the work zones. The contractor will also work with trail users to safely accommodate foot and bicycle traffic where trails intersect with construction entrances. The trees on the site will be protected. The design was modified to minimize the number of trees to be removed.

Long Term Effects of Construction

There will be no long term adverse effects at the Outlet as a result of this project. There will be changes to a portion of Waterloo Park, but significant improvements to the park amenities will be provided to offset these impacts. The view from 12th street into Waterloo Park will change but every effort to reduce the visual impact of the facility building will be made, and incorporate the facility roof into the public space improvements at Waterloo Park.

Restoration Plan

The restoration plan is extensive. The project shall use a dedicated site restoration contractor to provide dedicated crews for Park and Landscape work. Many Park amenities, irrigation systems, public restrooms, scenic overlooks, landscaped gardens, safety systems, venue support systems, habitat ecosystems, and ADA compliant trails shall be added during construction within the limits of construction and also the park areas surrounding the work sites. All site restoration shall be completed as accepted by City of Austin Parks Department and shall meet or exceed the *Standard of Specifications and Construction Standards of the City of Austin* and PARD's *Construction in Parks Specifications*. As with all City construction projects, the Contractor shall be required to provide a one-year warranty of his work.

Evans, Stan

From: Jackson, Gary
Sent: Monday, May 05, 2008 8:56 AM
To: breis@espeyconsultants.com; dfrench@browngay.com
Cc: Evans, Stan; Springer, Kimberly
Subject: PARD Contracts
Importance: High

Brian,
As you should know by now, the Chapter 26 negotiation is not a precise science. I have written the MOU for PARD but included some very rough estimates for Waterloo mitigation. I do not need cost estimates since no matter how precise we are, they will be questioned. All I need is acceptable budget numbers to start the negotiations. Here is what I have:

Outlet:

1.	New Boat House and Docks	$1,368,100.00
2.	New ADA Compliant Pedestrian Bridge for Hike/Bike Trail	$330,000.00
3.	New Public Restrooms along the Trail	$210,000.00
4.	New Trail Markers and signage	$15,000.00
5.	Site re-grading and landscaping to improve use	$30,000.00
6.	Area irrigation system	$42,000.00
7.	New Park Scenic overlook with educational signs and Eco-system	25,000.00
8.	Total Mitigation work to be performed	$2,020,100.00

Inlet:

1.	Site re-grading and landscaping to improve use	$500,000.00
2.	New ADA Compliant Bridges and Paths	$60,000.00
3.	New Public Restrooms in Park	$200,000.00
4.	Hardscape venue area (Accessible load bearing roof)	$500,000.00
5.	New equipment delivery road to eliminate Park vehicle damage	$60,000.00
6.	Area irrigation system	$50,000.00
7.	New Park Scenic overlook with educational signs (Sunshade/signs)	25,000.00
8.	Total Mitigation work to be performed	$1,935,000.00

REMEMBER – We need to start with what they roughly cost but will end with what they are worth to PARD so a number for each area would be nice. Please let me know what you think they should be.

Gary P. Jackson, **PMP**
Project Manager
Department of Public Works
City of Austin, Texas
(512) 974-7115
Building Austin's Tomorrow, Today!

ATTACHMENT "A" - M.O.U. MITIGATION FEES CALCULATION WORKSHEET

Permanent Use Agreement - Downtown		Project:	Waller Creek Tunnel - **Outlet** (at Lady Bird Lake)
TCAD Land Value of adjacent properties ($):	**$288,000.00**		
Avg. Lot Size (sq. ft.):	**7200.0**	*Based on closest residential lot*	
Value per square ft. ($):	**$40.00**		
Requested Area (sq. ft.):	**75451.0**		
Preliminary Mitigation Value ($):	**$3,018,040.00**		
Disturbance Value (%):	**25.00%**	*Based on limitations on future development for that portion of parkland (see table below)*	
Final Mitigation Value ($):	**$754,510.00**		

DISTURBANCE VALUES

25%	Area can still be developed with minimal or no limitations *(underground work/materials with no/few above ground appurtenances/fixtures)*
50%	Area can still be developed with moderate limitations *(underground work/materials with some small/medium appurtenances/fixtures)*
75%	Development severely limited *(underground work/materials with several small/medium appurtenances/fixtures)*
100%	No future park development possible in the area - dedicated to installation *(underground and/or surface appurtenances/fixtures)*

ATTACHMENT 'A' - M.O.U. MITIGATION FEES CALCULATION WORKSHEET

	Project:	Waller Creek Tunnel - **Outlet** (at Lady Bird Lake)
Temporary Use - Downtown		
Average Daily Cost to park car ($):	**$8.00**	*Based on average for downtown parking lot fees*
Average lot size (sq. ft.):	**350.0**	*Based on standard parking space*
Requested Area (sq. ft.):	**191,997.0**	
Equivalent Number of Parking Spaces:	**548.563**	
Daily Mitigation Rate ($):	**$4,388.50**	
Days requested:	**365**	
Total Mitigation Fee ($):	**$1,601,803.54**	

ATTACHMENT "A" - M.O.U. MITIGATION FEES CALCULATION WORKSHEET

Permanent Use Agreement - Downtown		Project:	Waller Creek Tunnel - Inlet (at Waterloo Park)
TCAD Land Value of adjacent properties ($):	**$225,000.00**		
Avg. Lot Size (sq. ft.):	**8437.5**	*Based on closest residential lot*	
Value per square ft. ($):	**$26.67**		
Requested Area (sq. ft.):	**40,572.0**		
Preliminary Mitigation Value ($):	**$1,081,920.00**		
Disturbance Value (%):	**25.00%**	*Based on limitations on future development for that portion of parkland (see table below)*	
Final Mitigation Value ($):	**$270,480.00**		

DISTURBANCE VALUES

25%	Area can still be developed with minimal or no limitations *(underground work/materials with no/few above ground appurtenances/fixtures)*
50%	Area can still be developed with moderate limitations *(underground work/materials with some small/medium appurtenances/fixtures)*
75%	Development severely limited *(underground work/materials with several small/medium appurtenances/fixtures)*
100%	No future park development possible in the area - dedicated to installation *(underground and/or surface appurtenances/fixtures)*

ATTACHMENT 'A' - M.O.U. MITIGATION FEES CALCULATION WORKSHEET

		Project:	Waller Creek Tunnel - **Inlet** (at Waterloo Park)
Temporary Use - Downtown			
Average Daily Cost to park car ($):	**$8.00**	*Based on average for downtown parking lot fees*	
Average lot size (sq. ft.):	**350.0**	*Based on standard parking space*	
Requested Area (sq. ft.):	**56,855.0**		
Equivalent Number of Parking Spaces:	**162.443**		
Daily Mitigation Rate ($):	**$1,299.54**		
Days requested:	**365**		
Total Mitigation Fee ($):	**$474,333.14**		