



MEMORANDUM

TO: Marisa Perales, Chair, and Members of the Environmental Commission

FROM: Chuck Lesniak, Environmental Officer *CL*
Watershed Protection Department

DATE: October 12, 2017

SUBJECT: Proposed agreement with AISD for redevelopment of school campuses within the Barton Springs Zone

On June 7, 2017, the Environmental Commission reviewed and recommended approval of an agreement with the Austin Independent School District (AISD) establishing site development standards and an impervious cover transfer process for redevelopment of Bowie High School. The agreement states that AISD's undeveloped Travis Country site will be permanently protected and its impervious cover entitlement (approximately 6.225 acres) may be used for redevelopment of the Bowie campus. The agreement also states:

“Impervious cover from the Transferring Tract not used for redevelopment of the Bowie Site may be used only for redevelopment of other AISD school campuses as specified in a separate agreement between the City and AISD.”

City Council approved the Bowie agreement on June 22, 2017, and directed staff to work with AISD to prepare a second agreement that would allow impervious cover from the Travis Country site to be transferred to other school campuses within the Barton Springs Zone (BSZ).

A draft term sheet for this second agreement is attached for your review. This agreement would apply to all school campuses within the BSZ, except for Bowie H.S. In order to redevelop, a campus would need to comply with the impervious cover limit specified in the existing development agreement with AISD, which is 25% of net site area (NSA) for all campuses within the BSZ except for four sites (including Travis Country) that vary from 31% to 50% NSA. However, campuses where the existing or proposed conditions exceed the impervious cover limit would be allowed to comply by using an impervious cover transfer from the Travis Country site. (For example, a campus that exceeded the impervious cover limit by 0.5 acres would need to transfer 0.5 acres of impervious cover from the Travis Country entitlement.)

Consistent with the existing agreement, the redeveloped campus would also need to provide no-discharge water quality controls for all existing, new, and redeveloped areas on the site. Water quality treatment would need to be provided on-site to the maximum extent feasible, as determined by the Watershed Protection Department (WPD). However, because of the small size of if WPD determines that water quality requirements cannot be fully met using on-site controls,

treatment of an equivalent off-site area would be allowed. Most determinations about the feasibility of on-site controls would be made when AISD submits a site plan for a redevelopment project. However, AISD has prepared conceptual plans for redevelopment of four campuses and WPD reviewed the campuses for the feasibility of on-site controls. The minimum amount of on-site water quality treatment required for those campuses is therefore specified in the agreement.

AISD intends to remove existing impervious cover the Akin tract, which is one of the parcels that comprise the Bowie campus. However, the Akin tract is currently used as a life estate for the previous owner and it may not be feasible to remove some of the impervious cover when the rest of the campus redevelops, which would require using more of the Travis Country impervious cover than anticipated. As such, AISD has requested, and City staff has agreed, to include in the agreement that if AISD uses an impervious cover transfer for the Bowie redevelopment and then later removes existing impervious cover from the Akin tract, a credit for the removed impervious cover may be returned to the Travis Country entitlement. (For example, if AISD uses four acres of impervious cover credits for the Bowie redevelopment and later removes one acre of impervious cover from the Akin tract, one acre of impervious cover credit shall be returned to the Travis Country entitlement.)

Recommendation

I recommend approval of the proposed agreement because the proposed agreement:

- Implements Council's direction to allow AISD to utilize the undeveloped Travis Country impervious cover for redeveloping existing campuses once the Travis Country site is permanently conserved; and
- Is consistent with the original AISD/CoA agreement that limited impervious cover at most BSZ campuses to 25% net site area if SOS compliant water quality controls are provided; and
- Provides sufficient flexibility for AISD in meeting SOS water quality requirements by allowing treatment of untreated impervious at other AISD properties within the BSZ.