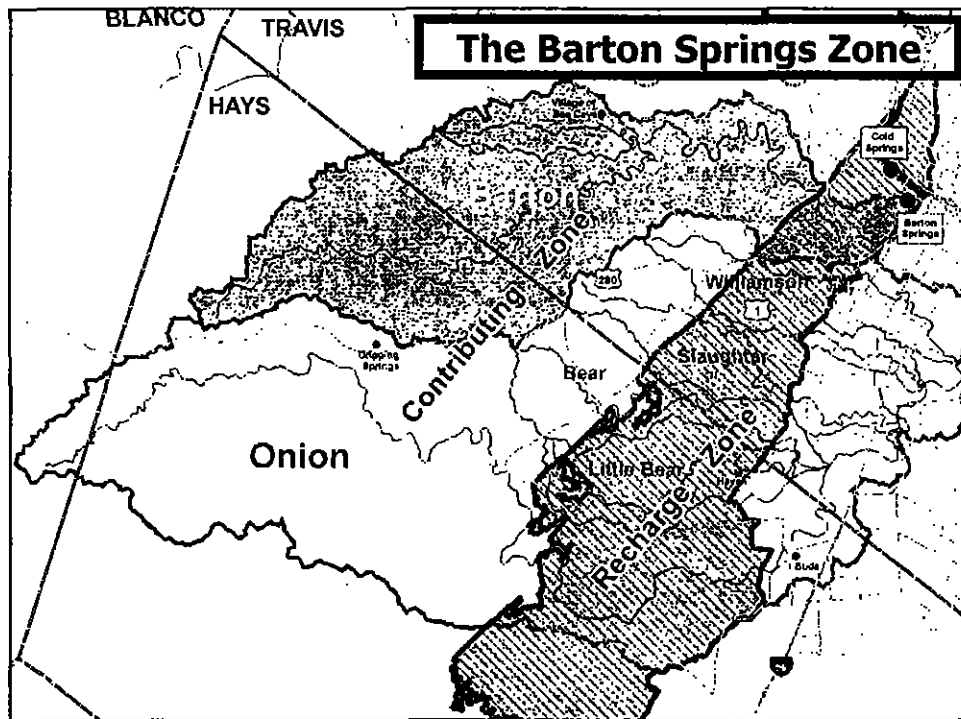


**Watershed Protection
and Development
Review Department**



**Regional Water Quality Plan:
Comparison with
Existing City Requirements**

City Council
February 2, 2006

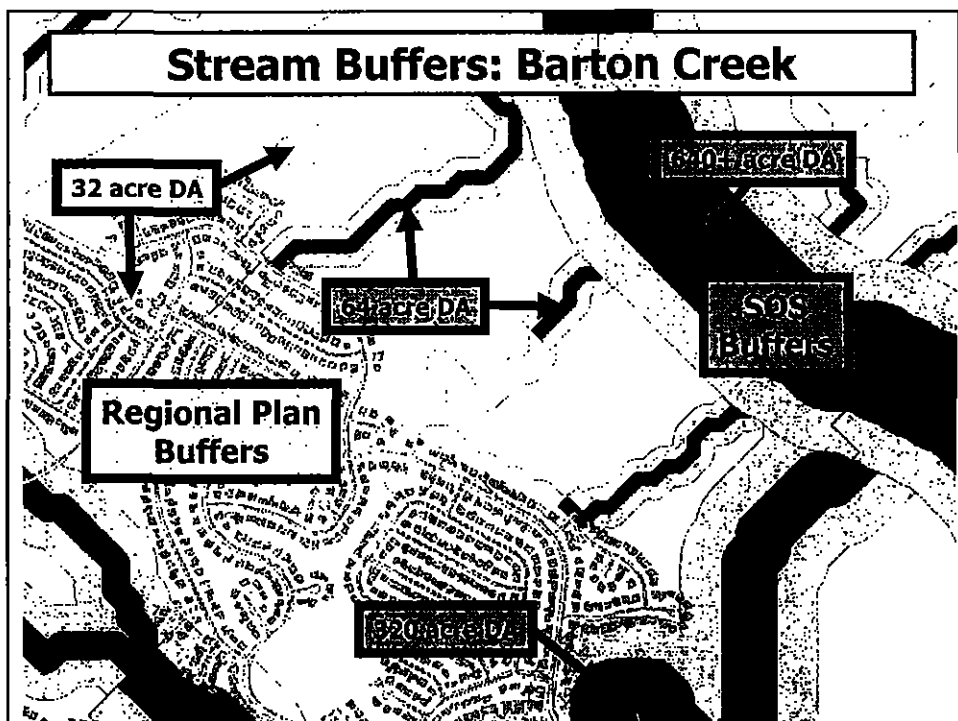
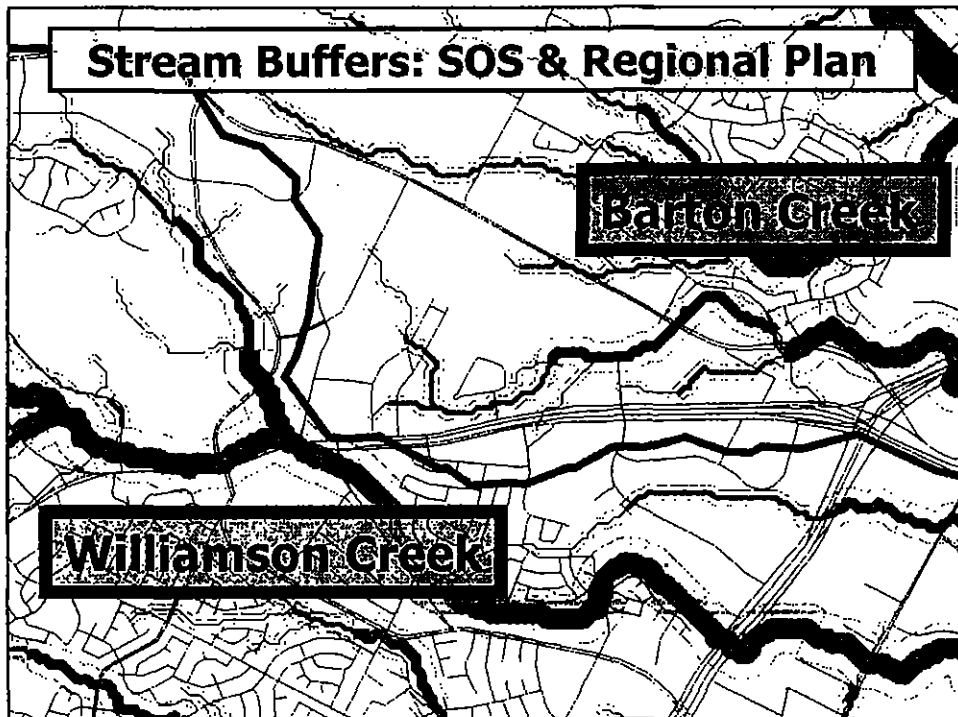


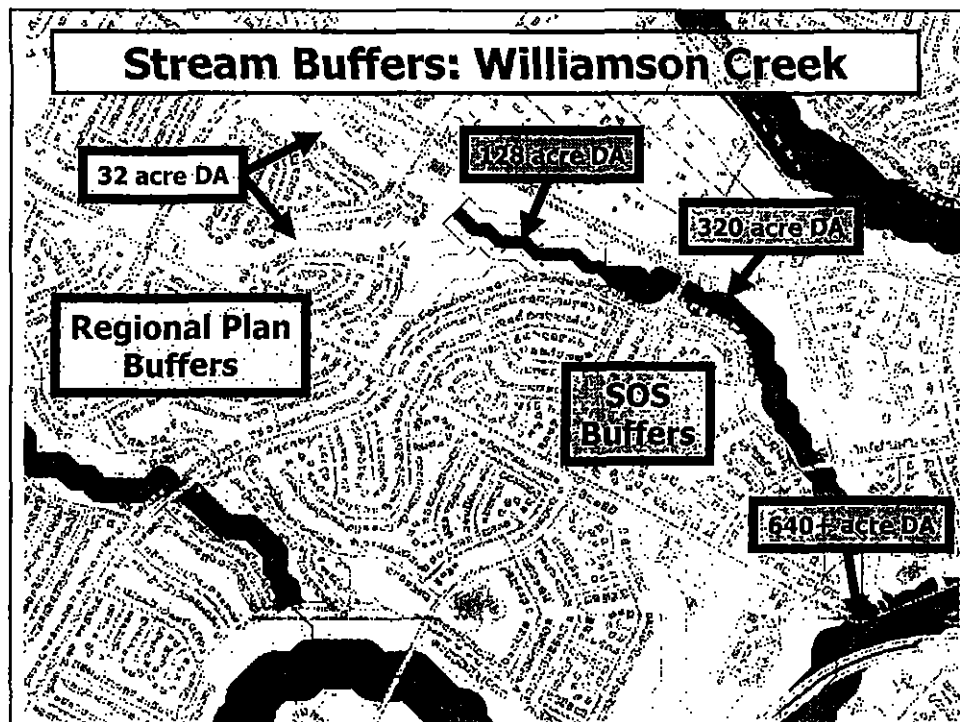
Differences between City of Austin Requirements and Regional Water Quality Plan

Difference betw. RWQP & COA Requirements	Regional Water Quality Plan (RWQP)	City of Austin (LDC, ECM) ¹ Requirements
Water Quality Buffers		
<i>Minimum Drainage Area for Buffer</i>	Protects buffer areas for drainages as small as 32 acres.	Protects stream buffer areas for drainage areas as small as 64 acres.
<i>Buffer Consistency for Watersheds</i>	Buffer areas same for all watersheds.	Slaughter and Williamson receive protection beginning at 128 acres, higher than others.
<i>Buffers & 100-Year Flood Plain</i>	Extends buffer protection to 25 feet beyond a defined 100-yr flood plain.	Buffer protection may not incorporate the entire 100-yr flood plain.
<i>One Stream Buffer vs. Two (Critical & Transitional)</i>	Stream buffer development limits are similar to SOS; however, the limits are the same throughout the entire buffer.	Limits buffer development in critical and transition zones; limits are zone based, with more allowed in transition than in critical zone.
Impervious Cover (IC)		
<i>Gross Site Area (GSA) vs. Net Site Area (NSA) Calculation of IC</i>	IC limits calculated for gross site area; incorporates entire site.	Limits calculated on net site area, which excludes: water quality buffers, wastewater irrigation areas, and slopes (part or all) in excess of 15, 25 and 35%.
<i>Preferred Growth Corridors vs. Uniform IC Requirements:</i>	Regional IC target for recharge zone = 10%, contributing zone = 15%. Site IC limits vary from 5 to 45%, can be increased in certain areas with rainwater harvesting (see below).	No preferred growth areas; same limits within each of 3 areas (recharge, Barton contributing, Onion et al. contributing).
<i>IC Focus on Region vs. Individual Site</i>	Higher IC limits allowed inside "Preferred Growth Areas;" use of TDRs (see below) to achieve overall max. IC goal.	Limits vary by zone and watershed; must comply on each site (no TDR/off-site mitigation); NSA calcs. IC limits as follows: recharge zone = 15%; Barton contributing = 20%; Onion/other contributing = 25%
<i>Transfers of Development Rights (TDRs) vs. On-Site IC Requirements</i>	Use of Transfers of Development Rights (TDRs) to achieve overall max. IC goal.	No TDRs allowed; IC maximums enforced for all sites.
<i>Nonstructural Controls</i>	Simplified development approval for tracts with low IC (5% recharge zone, 7.5% contributing zone max.) if use disconnected IC, sheet flow, natural drainage conveyance, etc.	Structural controls ("ponds") required for all IC levels.
<i>Uniform vs. Differentiated IC among Watersheds</i>	Contributing zone IC limits same for all creeks (Onion, Williamson, Slaughter, Bear, Little Bear, & Barton).	Contributing zone IC limits for Barton Creek lower (20%) than for other creeks (25%).
<i>Rainwater Harvesting for Higher IC</i>	Limits vary from 5 to 45%, can be increased in certain areas with rainwater harvesting.	Limits vary by zone and watershed.
¹ LDC = Land Development Code; ECM = Environmental Criteria Manual.		

Differences between City of Austin Requirements and Regional Water Quality Plan

Difference betw. RWQP & COA Requirements	Regional Water Quality Plan (RWQP)	City of Austin (LDC, ECM) ¹ Requirements
Stormwater Management		
<i>Stormwater Treatment for Golf Courses</i>	Requires stormwater treatment for managed landscapes, including golf courses.	LDC requires treatment of all developed areas, but "development" not clearly defined to include golf courses. For all other non-Urban (non-SOS) watersheds, LDC requires treatment of golf courses.
<i>Stormwater Treatment for Wastewater Disposal Areas</i>	Requires stormwater treatment for areas that receive wastewater effluent spray irrigation.	ECM requires wastewater irrigation areas to meet SOS pollution reduction requirements, but is not clear whether pertains to stormwater runoff or wastewater effluent.
¹ LDC = Land Development Code; ECM = Environmental Criteria Manual.		





Gross Site Area vs. Net Site Area

City of Austin SOS: Net Site Area

0% Creek/CEF

20% Creek/CEF

40% Creek/CEF

60% Creek/CEF

80% Creek/CEF

Recharge Zone

15% IC

12% IC

9% IC

6% IC

3%

Barton Creek
Contributing Zone

20% IC

16% IC

12% IC

8% IC

4%

Onion Creek
Contributing Zone

25% IC

20% IC

15% IC

10% IC

5% IC

Regional Water Quality Plan: Gross Site Area

Recharge Zone

10% IC

10% IC

10% IC

10% IC

10% IC

Contributing Zone

15% IC

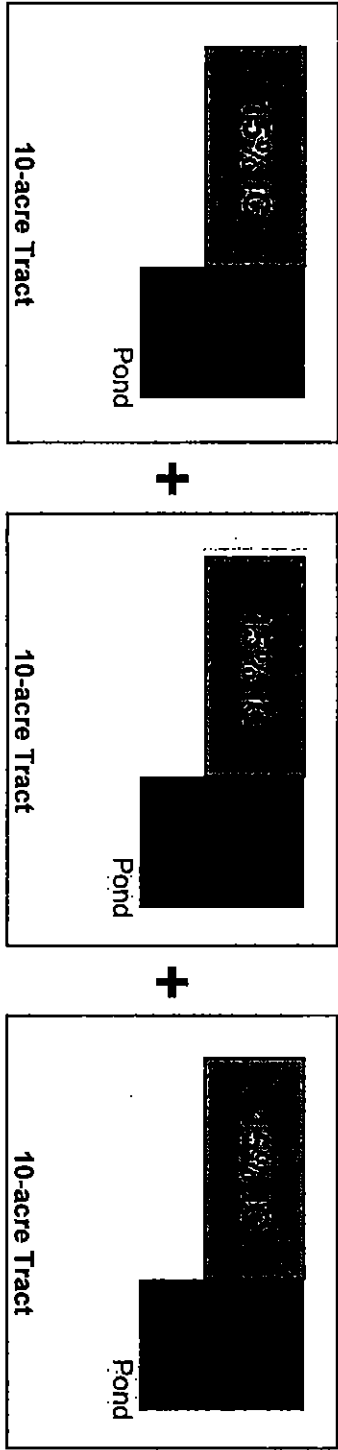
15% IC

15% IC

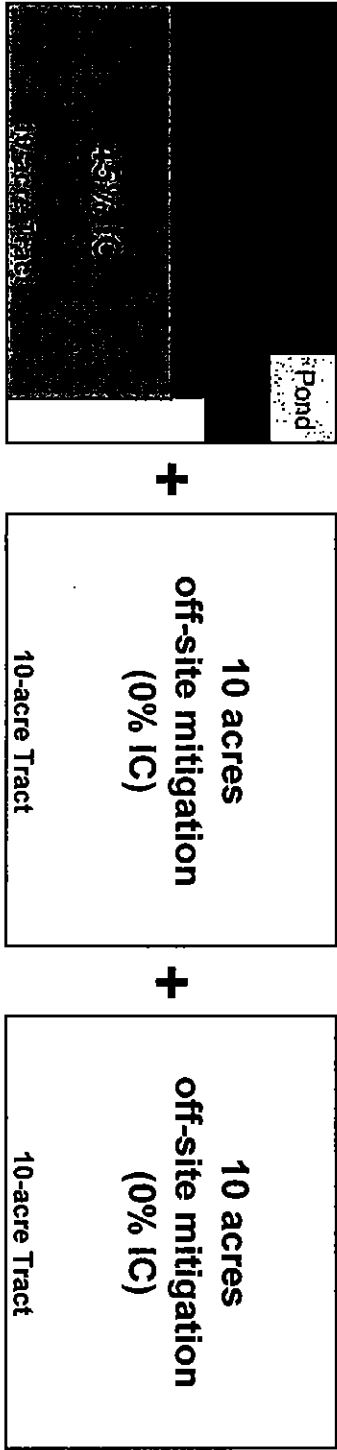
15% IC

15% IC





SOS: Comply with 15% IC Site-by-Site (example)*



Regional Water Quality Plan: Use TDRs to Comply with 15% IC



Key:

	Impervious Cover (IC)		Pervious: Natural/Undisturbed	* Assume 15% Imperv. Cover (IC). Actual limits vary by contributing zone & watersheds.
	Retention-Irrigation Pond		Pervious: Irrigated/Intensive	