


Watershed Protection Department  
Planning & Development Review Department

**Tarlton 360  
Townhomes:  
Barton Springs Zone  
Redevelopment  
Exception**

August 26, 2010



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**Existing Site Information**



- Barton Creek Cinemark (movie theater)
- Built in 1996, Closed 2007
- Barton Creek Watershed
- Recharge Zone
- 16.24 acres
- 53.57% Impervious Cover
- Sand Filtration Pond

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**Proposed Site Information**



Dick Clark Architecture

- Mixed Use Project
  - 229 Residential Units
  - 75,000 sq ft Office Use
  - 12,000 sq ft Retail/Restaurant Uses
  - Parking Garage
- Same Impervious Cover
- Retention-Irrigation Pond
- \$410,525 Payment into BSZ Mitigation Fund (~23.9 acres)

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## Tarlton 360 Townhomes BSZ Redevelopment Exception

## BSZ Redevelopment Exception (Adopted November 2007)

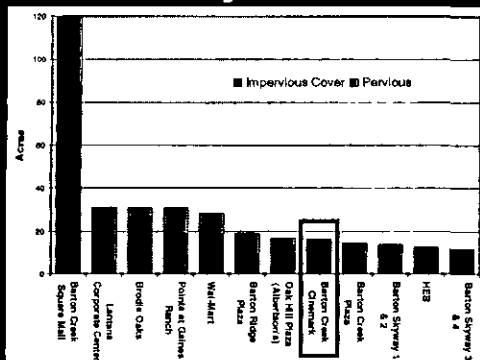
### Goal:

**Achieve better environmental controls and enhanced water quality by providing an opportunity for high-quality redevelopment.**

### Strategies:

**Retrofit water quality structural controls where no or poor controls existed before.**

**Offset highly impervious sites with off-site land mitigation.**



## Tarlton 360 Townhomes BSZ Redevelopment Exception

## Redevelopment Exception for Commercial Properties

- **Property may maintain but not exceed existing IC.**

<b>Sites with &lt; 40% IC</b> (NSA)	<b>Sites with &gt; 40% IC</b> (NSA)
Must use non-degradation controls.	Minimum of sedimentation/ filtration required on-site.
No mitigation land required.	Must be mitigated by the purchase of off-site land to reach an overall impervious cover (IC) target of 20%.

## Baseline Environmental Requirements

1. May not increase the existing amount of impervious cover
  - Project will be built at an impervious cover level at or below the existing approved use
2. May not increase non-compliance with stream or critical environmental feature (CEF) setback requirements
  - Site does not have any classified waterways or CEFs

## Baseline Environmental Requirements

3. Must comply with construction phase requirements in effect at the time of construction
  - Project is subject to the latest/revised erosion and sedimentation control provisions
4. Must provide a level of water quality treatment that is equal to or greater than that which was previously provided
  - Project proposing a retention/irrigation pond, which provides pollutant removal equal to or greater than what was previously provided (sand filter)

## Tarlton 360 Townhomes BSZ Redevelopment Exception

### Baseline Environmental Requirements

5. For Commercial/Multifamily projects, must obtain an Operating Permit for WQ ponds
  - Operating permit will be obtained for proposed retention/irrigation pond
6. For sites with >40% net site area IC, provide sediment/filtration ponds or a combination of SOS ponds and sediment/filtration ponds
  - Project proposing a retention/irrigation pond to provide sediment/filtration equivalency for most of site and full SOS treatment for 1.68 acres

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### Baseline Environmental Requirements

7. For sites with <40% net site area IC, provide SOS ponds for the entire site
  - Not applicable: Site has >40% IC
8. Provide mitigation for portion of property treated by sediment/filtration ponds
  - Project will pay approximately \$410,525 into the BSZ Mitigation Fund
  - Portion of the site treated to full SOS-level of water quality does not require mitigation

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### Thresholds for Council Consideration

- Includes more than 25 residential dwelling units.
- Located outside the City's zoning jurisdiction.
- Existing land use is civic or industrial.
- Inconsistent with approved neighborhood plan.
- Generates more than 2,000 additional vehicle trips per day.

Note: Simple majority required for passage.

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# Tarlton 360 Townhomes BSZ Redevelopment Exception

## City Council Considerations

City Council shall consider the following factors in determining whether to approve a proposed redevelopment:

1. Benefits of the redevelopment to the community;
2. Whether the proposed mitigation or manner of development offsets the potential environmental impact of the redevelopment;
3. The effects of offsite infrastructure requirements of the redevelopment; and
4. Compatibility with the city's long-range planning goals.

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### 1. Benefits of the redevelopment to the community

- Removes existing, abandoned buildings and return the site to positive use
- Provides mix of residential & commercial uses compatible with adjacent land uses
- Increases tax base
- Provides parkland dedication where none provided by previous use

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### 2. Whether proposed mitigation/manner of development offsets potential environmental impact of redevelopment

- Complies with baseline environmental requirements of BSZ Redevelopment Exception, including paying \$410,525 into BSZ Mitigation Fund
- Proposes a retention-irrigation water quality pond for greater removal of nutrients than minimum sedimentation/sand-filtration requirement
- IPM Plan/Grow Green/One-Star Green Building

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Tarlton 360 Townhomes BSZ  
Redevelopment Exception

**3. The effects of offsite infrastructure requirements of the redevelopment**

- Produces larger volume of wastewater; peak production would not increase
- Proposes replacing a 6" wastewater force main with an 8" gravity wastewater line
- No net increase in traffic is expected from the project

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**4. Compatibility with the city's long-range planning goals**

- Located in the Urban Core and must meet all relevant requirements, including compatibility standards and Commercial Design Standards
- Mixed-use project with residential, office, retail and restaurant uses
- Required to blend with the Hill Country setting
- Located directly along Capital Metro bus route
- Area has good bicycle-pedestrian connectivity and is located along existing and planned bicycle route facilities

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**Conclusion**

- Meets spirit and function of SOS Ordinance.
- Removes existing pollution with enhanced WQ controls.
- Preserves open space.
- Reuses existing development/avoids loss of greenfields & sprawl.
- Pays for WQ retrofit with private funding.
- Provides improved community benefits from central location.

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