

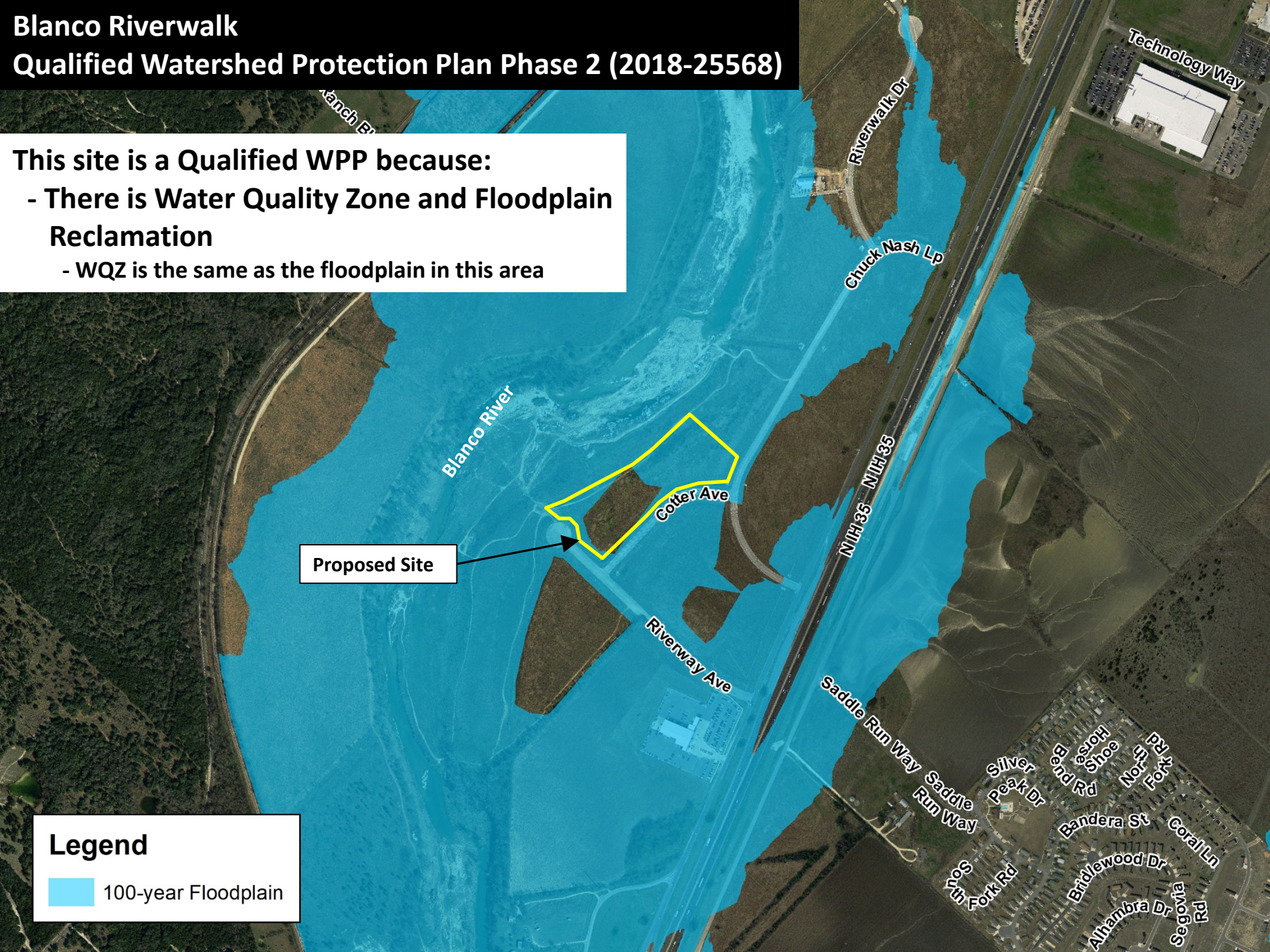
2018-25568 (Corner of Cotter and Riverway Avenues)

Hold a public hearing and consider a request by The Brownstone Group, Inc. for approval of a Qualified Watershed Protection Plan Phase 2 for Lot 1A, Block C of the Blanco Riverwalk Subdivision consisting of 13 acres located at the corner of Cotter and Riverway Avenues.
(G. Schwarz)

**Blanco Riverwalk
Qualified Watershed Protection Plan Phase 2 (2018-25568)**

This site is a Qualified WPP because:

- There is Water Quality Zone and Floodplain Reclamation
- WQZ is the same as the floodplain in this area



Proposed Site

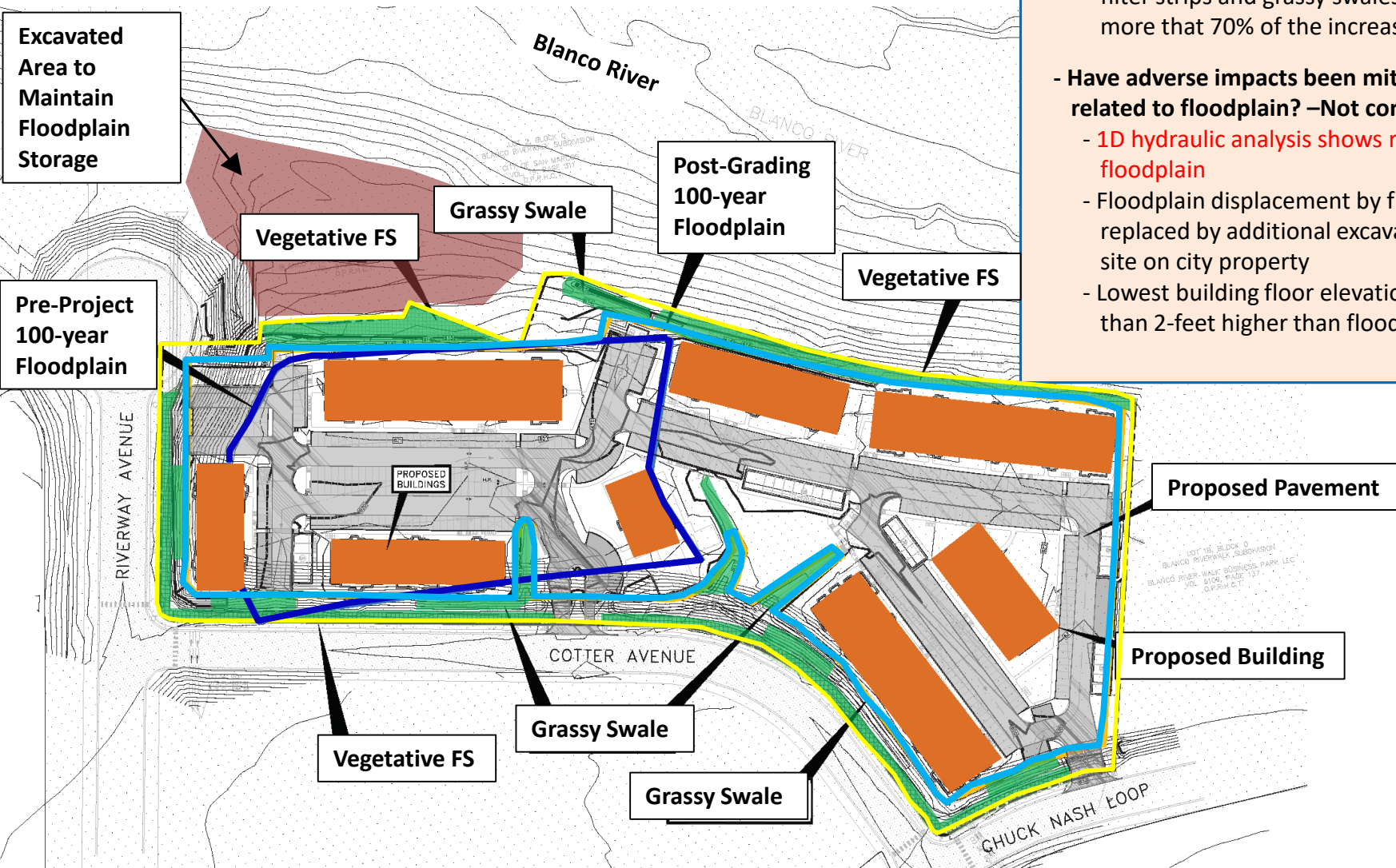
Legend



100-year Floodplain

Blanco Riverwalk Qualified Watershed Protection Plan Phase 2 (2018-25568)

- **CRITERIA FOR APPROVAL**
- Based on Previous Code
- Does it meet requirements of Ch. 5 Environmental Regs? - Yes
- Have adverse impacts been mitigated related to water quality? – Yes
 - Site improvements include vegetated filter strips and grassy swales to remove more that 70% of the increase in TSS
- Have adverse impacts been mitigated related to floodplain? –Not completely
 - 1D hydraulic analysis shows rise in floodplain
 - Floodplain displacement by fill is replaced by additional excavation off-site on city property
 - Lowest building floor elevation is more than 2-feet higher than floodplain



Recommendation:

Staff has reviewed the request and determined the development meets the requirements of the Code Environmental Regulations, adequately mitigates for adverse impacts to the Water Quality Zone and meets the requirements of the Flood Damage Prevention Ordinance with exception to showing no-rise in the floodplain. Staff recommends **approval** of 2018-25568 Qualified Watershed Protection Plan Phase 2 with the **condition** of the project showing no-rise in the floodplain.