CHAPTER 2

FRAMEWORK FOR THE VISION

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The Framework for the Vision provides the basis for design that is presented in the Park Vision Plan recommendations. It describes the existing conditions of the recreational, natural, operational and infrastructural inventory and discusses the applicable regulatory and permitting constraints along with an overview of the community engagement. The existing conditions helped identify the needs while the regulatory and permitting constraints and community engagement determined goals that needed to be met within the design recommendations.

2.1 EXISTING CONDITIONS

EXISTING CONDITIONS

The survey that is shown on the right-hand page maps out the existing conditions of the Park. The site analysis and inventory is broken into four parts of the park's physical development: recreational resource inventory, natural resource inventory, operational inventory and infrastructural inventory.

The Recreational Resource Inventory analyzes how individuals spend their time in the park and inventories the various active and passive recreational amenities that are existing on-site.

The Natural Resource Inventory analyzes existing sustainable resources that are on-site that contribute to keeping the land in its natural state.

The Operational Inventory analyzes how the park functions and inventories the various items that contribute to the daily operation of the park.

The Infrastructural Inventory analyzes what facilities park use and inventories the existing water and wastewater utilities, electrical service, parking and circulation.

EXISTING CONDITIONS BASE MAP

2.2 RECREATIONAL RESOURCE INVENTORY

EXISTING BOAT RAMP AND WATER ACCESS

Within the Boat Ramp and Water Access Area, there are two paved boat ramps and two boat docks with a constructed bulkhead between the docks that serves as erosion control, unpaved parking area with an overflow parking lot, and minimal lighting. The minimal lighting makes boat dock access difficult at night. Currently there are no buoys that separate the swimming area from the boat ramp area.

This area of the park serves as year-round emergency access for all watercraft-related injuries. When lake levels are lowered for maintenance of bulkheads and other related items, it is difficult if not impossible for this area to serve as an emergency access area because the boat ramps do not extend far enough into the water for boats to get in and out of the lake.

The Watershed Protection Department is currently designing and preparing to install a new stepped limestone boulder and riparian planting area between the boat docks to serve as a natural erosion control.

Northeast of the boat ramp and water access area is one of the existing wastewater disposal fields. This area is discussed in further detail in section 2.5.2 Existing Wastewater Analysis.

Shoreline Protection between the Boat Docks

Boat Ramp and Dock

Unpaved Truck and Trailer Parking Area

BOAT RAMP AND WATER ACCESS AREA

EXISTING CENTRAL LAWN, SWIMMING AND DAY USE

This area represents the most active recreational area within the park. Currently, the Central Lawn occupies roughly 13 acres and the Swimming and Day Use area occupies roughly 10 acres of the park. The majority of the park users that visit the park for the day visit this area.

EXISTING CENTRAL LAWN AND OTHER ADJACENT PARK AMENITIES

The roughly 13-acre Central Lawn is a large, relatively flat open area that provides space for picnicking, open play, and great views of Lake Austin. Volleyball courts are located within the Central Lawn along with unpaved parking areas. During late spring through early fall, this area tends to be overgrown with sandburs, making it difficult to enjoy the space. Looking at the aerial view of the Central Lawn on the following page, the lack of trees and shade canopies becomes apparent. Despite its strong potential to act as a central gathering space, the area is mostly vacant during hot summer months. This space acts as a strong connection point between the bluff campsites to the Day Use Area, but currently there are no trails or defined access available.

Adjacent to the Utility Area RV Campsites, see Page 45 Existing Camping Areas for the location, is a nature trail connection that connects park users into the non-preserve area of the Park. This is an unpaved trail that allows park users to explore the oak, ash and juniper woodland and the habitat.

Turkey Creek Pavilion is reservable pavilion for organized events which is accessed by an unpaved road extension just north of the entry station. Surrounding the pavilion is woodland area with picnic tables. See Page 37 Existing Conditions Base Map for its location.

Central Lawn

Volleyball Courts

Connection to Nature Trails

Turkey Creek Pavilion

CENTRAL LAWN, SWIMMING AND DAY USE AREA

EXISTING SWIMMING AREA

During the summer months, the swimming area is one of the most-utilized areas of the park. The Park features 250 linear feet of sand beach, two swimming docks, and one mile of lake frontage along Lake Austin. This provides visitors with the opportunity to fish along the shoreline and enjoy the views of Lake Austin and the surrounding areas.

For safety purposes, the swimming area is delineated by buoys, which discourage people from crossing boat traffic. There is minimal security lighting at the swimming docks, making it is challenging to see at night.

The swimming docks and ladders are showing signs of deterioration, making it difficult to get in and out of the water. The sand beach needs to be periodically restored and there is no containment band separating the sand from the grass, which causes maintenance issues.

The swimming area seems to have potential to be axially reinforced with the existing bathhouse plaza, which will better celebrate ones arrival to this popular park amenity.

Swim Docks

Sand Beach

Access to Lake Austin

Fishing along the Shoreline

EXISTING DAY USE AREA

The roughly 10-acre Day Use Area is a large, relatively flat open space that includes large shade trees, picnic tables and grills. The limited amount of paved parking dedicated to this park is located within this area, along with the waste station for the RV's and the bathhouse. A half-size basketball court, volleyball courts, large group reservable picnic area, and bathhouse plaza provide recreational opportunities. On a busy weekend, the shoreline becomes densely populated with park visitors who come to swim in Lake Austin, grill, picnic, and enjoy the outdoors.

There are very few sidewalks or trails located within this area that connect adjacent zones of the park or convey a strong overall park design concept. Accessibility is provided at the bathhouse, with a small sidewalk that extends to the sand beach.

The Bathhouse provides womens and mens restroom facilities and shower facilities for overnight campers. The separated restroom facilities are connected with a paved plaza space which features raised planters, an informational kiosk, drinking fountain, and minimal security lighting.

Bathhouse Plaza

Basketball Court

Open Lawn for Picnicking

Reservable Group Picnic Area

EXISTING CAMPING AREAS

The Park includes primitive tent campsites, water-utility tent campsites, and full-utility RV campsites on a year-round basis. As shown on the following page, there are three main campsites: Bluff Tent Campsites, Grove Tent Campsites and the Utility Area RV Campsites.

Bluff Tent Campsites

This area includes 30 bluff campsites located off of the one-way gravel road on the eastern edge of the park. Water connections are provided at every third campsite and no electrical utilities are available. Each campsite is equipped with a picnic table, grill, and trash receptacle and is roughly 60-feet-by-60-feet in size. Each site has space for multiple tents and space to park a car. There is not a strong connection between the Bluff Campsites and the Day Use Area, and there is very little afternoon/evening shade, making these spaces hot during summer months.

Grove Tent Campsites

There are 16 grove campsites located in the space between the Utility Area RV Campsites and the Bluff Tent Campsites. Each campsite is equipped with a picnic table, grill, and trash receptacle, and there are no utilities provided.

Utility Area RV Campsites

There are 20 RV campsites located along the northern edge of the park and along the lake front. Each site is equipped with a picnic table, grill, trash receptacle, water connection, and electrical pedestal. At this time, the electrical pedestals only allow for 20 or 30 amp connections. Due to the age of the park, the paved RV spaces are smaller than modern standards, making it difficult for larger RV's to access these spaces.

Campsite Restroom Building

There is a restroom building that serves the camping area. It is located within the Grove Tent Campsite area and is utilized by both RV campers and tent campers. The restroom building is past its life cycle and is in need of repair or replacement.

Campsite Restroom Building

The Bluff Tent Campsites

The Grove Tent Campsites

Utility Area RV Campsites

Legend

PARD Facilities

- Basketball
- Pier/Dock
- Picnic Ground or area
- Volleyball
- Parking Lot
- Restroom
- Public Campsites

Bluff Tent Campsites

Legend

PARD Facilities

- Parking Lot
- Restroom
- Public Campsites

Grove Tent Campsites

Legend

PARD Facilities

- Public Campsites

Utility Area RV Campsites

2.3 NATURAL RESOURCE INVENTORY

EXISTING WILDLIFE

Golden-cheeked Warbler and Black-Capped Vireo habitat have been identified within the Preserve Area of Emma Long Park. Please see section 1.3 Site Description for the Preserve Area location. Golden-cheeked Warblers begin nesting in mid-March and stay within the oak-juniper woodlands until the end of July when they travel south for the winter. Black-Capped Vireo begin nesting in mid-March and migrate back to the Pacific slopes of Mexico in early August.

Deer can be spotted within the Primary Use Area throughout the fall and winter seasons as they graze on the herbaceous plants and grasses that are commonly present within the park.

EXISTING TREE COVER

The majority of the existing trees that are located within the Primary Use Area are considered to be protected trees based on the guidelines set forth by the City of Austin Environmental Criteria Manual. The existing trees located on-site include cottonwood, weeping willow, black willow, cedar elm, pecan, sycamore, juniper, bald cypress, live oak, bur oak, post oak, chinquapin oak, and white and red oak. Extra care should be taken to protect and preserve as many trees as possible. The existing trees not only provide shade but they help contribute to the overall character of the park.

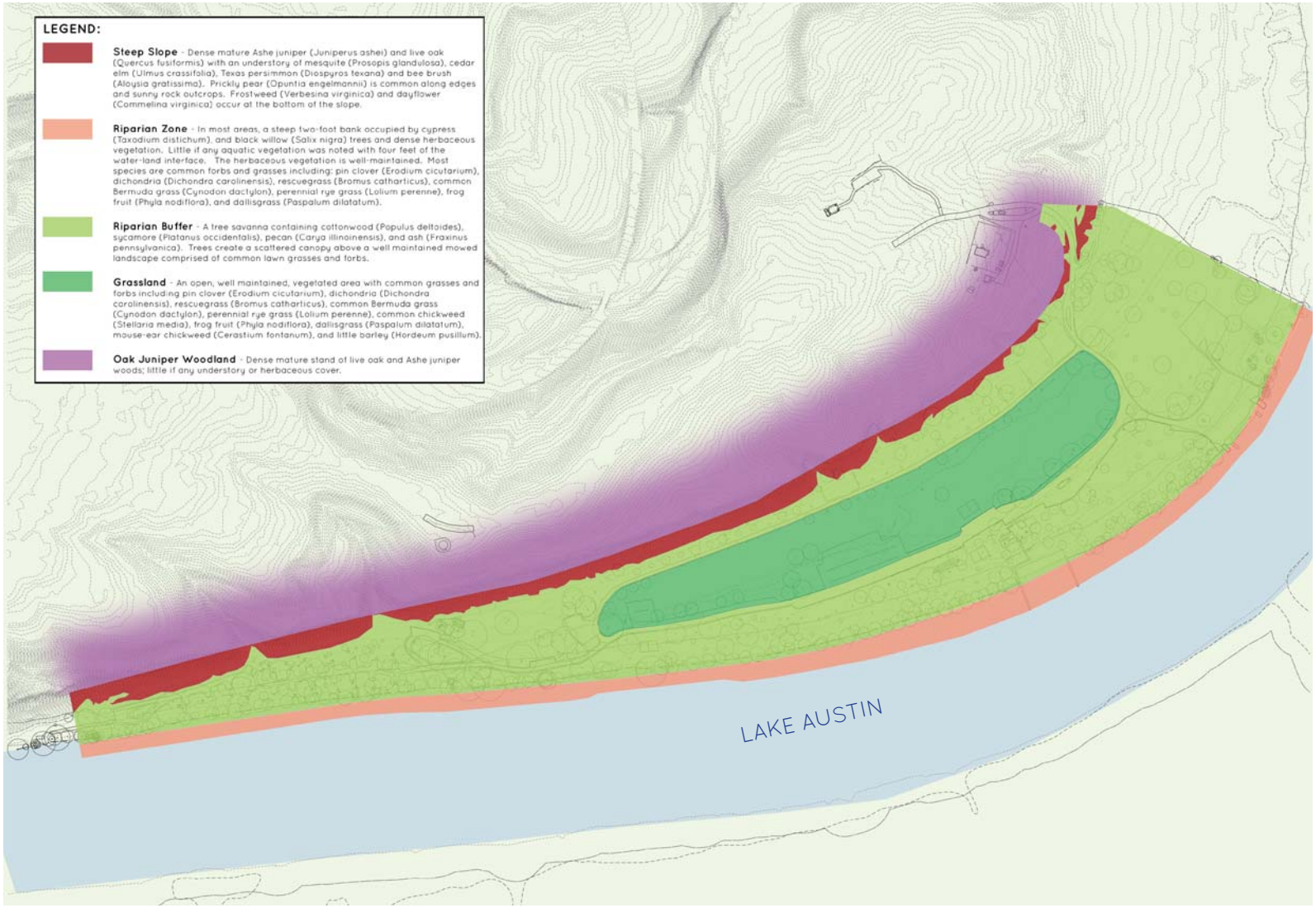
Bald cypress trees line the banks along Lake Austin

Pecans, black willow, and bald cypress trees provide shade for the Waterfront Campsites

Cedar elm, oaks, and pecan trees line the bluff along the edge of the park

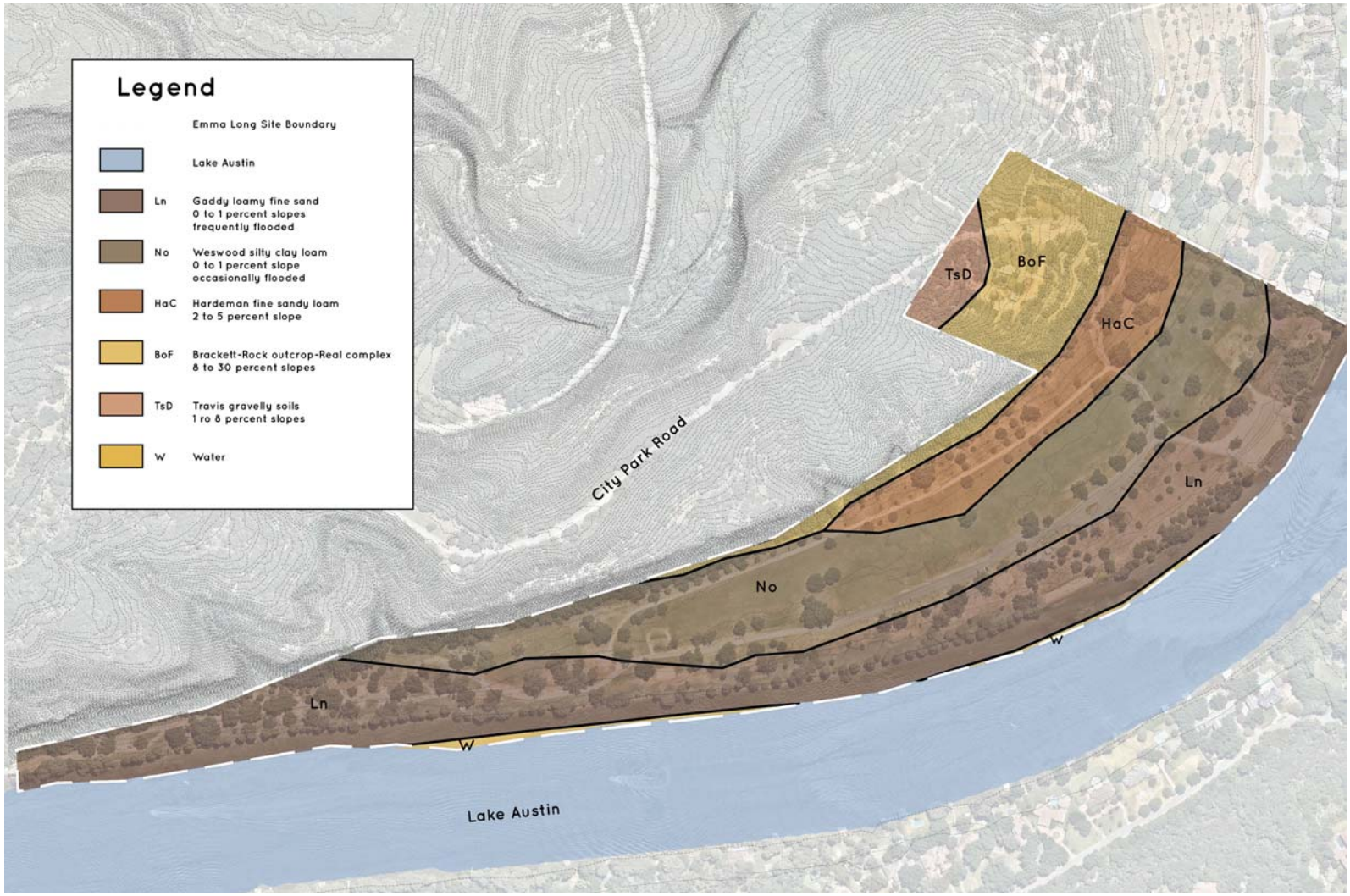
EXISTING ECOLOGICAL SYSTEMS

In the north section of the Primary Use Area, the non-preserve area of the park is covered in an oak juniper woodland that is characterized by live oaks and ashe junipers with very little understory. Past the bluff line and into the park, the ecological system becomes a riparian buffer, comprised of scattered canopy trees and mowed lawn grasses. Grassland, otherwise known as praireland, encompasses the Central Lawn and Secondary Lawn areas and is comprised of prairie grasses and herbaceous flowering plants. As you reach Lake Austin, the ecological system transitions into a riparian zone which is comprised of bald cypress trees and dense herbaceous vegetation. Please see the legend below for a list of plant material that is specific to each ecological system.



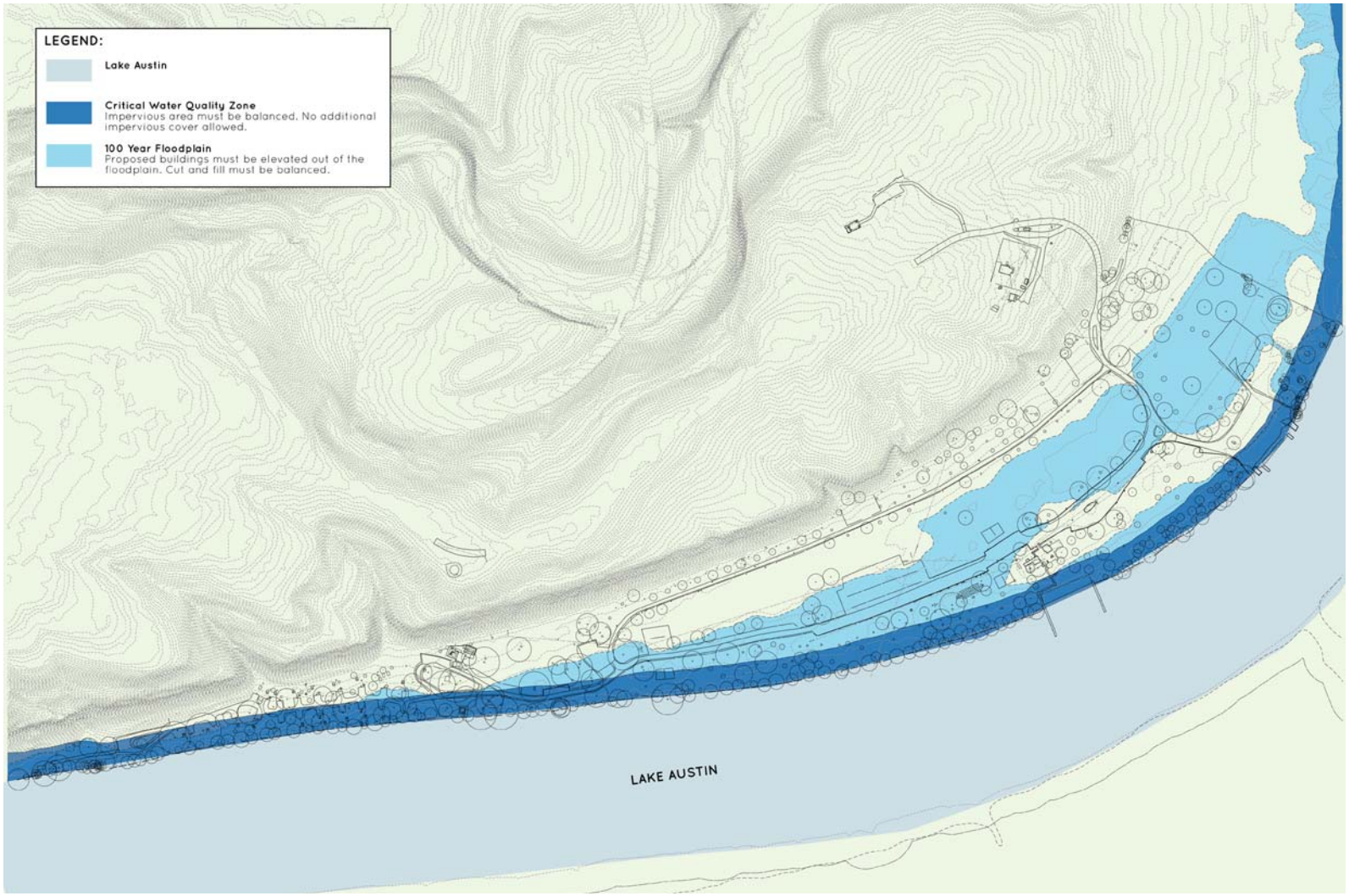
EXISTING SOILS

Soils identified within the study area include: Gaddy loamy fine sand, and Weswood silty clay loam, Hardeman fine sandy loam. Each of these soils occur along the historic floodplain of the Colorado River. Gaddy loamy sands exist along the shoreline of Lake Austin and up to the access road or approximately through half the park study area. Weswood silty clay loams occupy approximately half of the next terrace where Hardeman fine sandy loam also occurs. These sandy soils are somewhat unstable for some construction activities. However, these soils reduce the difficulties encountered during excavation. Brackett and Travis soils are found on the site outside of the old floodplain and are typical of hill country sites.



EXISTING HYDROLOGY CONDITIONS

The water levels of Lake Austin are held at a constant water surface elevation of 492.8 which allows the boat docks and swimming docks to be permanent structures that do not fluctuate with the rise and fall of the water. The dark blue shown below indicates the Critical Water Quality Zone (CWQZ) which has stringent regulatory restrictions that includes no increase in impervious cover, no buildings or permanent structures, among other requirements. Trails are allowed within the CWQZ and do not count as impervious cover for stormwater calculations.
The 100-year floodplain zone in turquoise is shown to help indicate where building or other permanent enclosed structures would have to be placed above the 100 year floodplain line in order to help reduce the chances of being flooded.



2.4 OPERATIONAL INVENTORY

PARK ENTRY

Due to only having one access point for the park, the fire marshal set a 500-car limit within the Primary Use Area. Once the maximum amount of cars are in the park, the Park Control Gate at the intersection of City Park Road and Pearce Road South, is closed and no other cars are allowed to enter the park for the day. Past the Park Control Gate is the pay station, where park personnel collect park entrance fees which range between $5 to $25.

North of the Pay Station is the Park Maintenance Building Area and fueling station for the various park operations. In the mid-60s, this area was used as the living quarters for the Park Caretaker. Park operations have since transitioned from full-time overnight staffing to providing a daily staff presence for Park maintenance and operations.

Control Gate at City Park Road and Pearce Road South

Pay Station at the Park Entrance

Park Maintenance Building

Fueling Station for Park Maintenance Vehicles

TRASH COLLECTION

Due to the large number of people that visit the park on weekends and holidays, trash collection is an ongoing concern. Currently, there are enclosed and unenclosed trash receptacles located throughout the park that serve the various recreational areas. Park personnel collect bags of trash from each receptacle and place them in several 10-yard dumpsters. A designated trash collection agency then comes and empties the dumpsters.

During the public input process, park users indicated that the unenclosed trash receptacles have issues with animals getting into them at night and spreading trash throughout the park. Another issue is that the park users take the trash receptacles out of the enclosures and move them to other locations. Because the receptacles are not anchored, they may blow over or get knocked over, causing trash spills.

Within the boat ramp area, there are multiple 30-yard dumpsters that are used for the park and surrounding areas. These dumpsters take up three to four parking spaces within the truck and trailer area and require the designated trash collection agency to drive into the park to access them.

Unenclosed Trash Receptacle

Enclosed Trash Receptacle

10-Yard Dumpsters throughout the Park

30-Yard Dumpsters in the Truck and Trailer Parking Area

2.5 INFRASTRUCTURAL INVENTORY


Clear well with treated water

EXISTING WATER UTILITIES

The information shown below summarizes existing water and wastewater utilities site conditions and data collection information from the Park. The project team analyzed the deficiencies of the existing water and wastewater utility systems.

The existing system utilized to provide treated water at the Park includes pumping raw water from the Colorado River, treating and disinfecting the water on-site, and then storing the potable water in a steel storage tank at a high elevation to provide water service on-site via gravity flow. The City Park Department purchases all materials, chemicals, equipment, supplies, and maintenance associated with the water utilities and water treatment plant, and pays Austin Water Utility (AWU) to run the plant as required. If problems arise, the Park operators call AWU. Technical details of each of these water system components are given below:

- *Raw Water Pump Station and Intake* – The intake consists of two three-inch intake pipes into the Colorado River. Based on the 1984 Water Treatment Improvement Plans, the normal water elevation of the river is 483-ft MSL, while the low-water elevation is 469.7-feet MSL. Two 1-HP motors power two raw water pumps, capable of pumping 35 Gallons per Minute (GPM) at 40 feet of head. These pumps are housed in a 20-foot-by-20-foot CMU building, with a concrete slab floor and roof. Appurtenances for each pump include three-inch discharge piping, a silent check valve, pressure gauge, and a one-inch outlet with gate valve. Electrical control panels are mounted on the wall.
- *Water Treatment Process* – Two three-inch PVC pipelines bring raw water from the Raw Water Pump Station to the Water Treatment Plant (WTP) and combine into a single three-inch PVC pipeline in the Treatment Building. The approximate ground elevation of the water treatment plant area is 495.16-ft MSL. The water is then treated with the following chemicals:
    - o Pre-Chlorination – Encourages disinfection.
    - o Alum – Coagulant to promoted aggregation of small particles onto larger particles for a more settable floc, which also decreases the pH of the water.
    - o Soda Ash – Used to raise the pH of the water and soften the water.

An inline mixer is utilized to promote rapid mixing after addition of the aforementioned chemicals. From here, the water continues to a flocculator clarifier, which performs both flocculation (combining and settling of solids) as well as clarifying (removal of the solids). The water continues to final clarifier tanks and filters before flowing by gravity to a clear well. Additional components within the treatment plant include a chlorine room, backwash system, and settling pond.

- *Treated Water Distribution* – Two centrifugal pumps deliver water from the clear well up to a ground storage tank through a six-inch cast iron pipeline. Appurtenances for each pump include three-inch discharge piping, a pump control valve, and a gate valve. The two pump discharges combine into a single header that includes a pressure gauge, pH meter, flow totalizer meter, and turbidimeter. Electrical control panels are mounted on the wall.
- *Ground Storage Tank* – The 50,000 gallon galvanized bolted steel ground storage tank (GST) sits at the top of a hill, at a ground elevation of 611.03-ft MSL. Appurtenances for the GST include six-inch ductile iron inlet/outlet piping with an isolation valve, a manual drain line and splash pad, six-inch overflow for emergency spilling, manway for entry into the pipe, and a roof vent and hatch. The GST appeared recently painted and in adequate shape.
- *Water Services* – Treated water flows from the GST (or from the distribution pumps) to services throughout the Park. Based on AWU mapping, distribution lines are two- to three-inch PVC pipelines. Water services are provided to the two restroom facilities, some picnic areas, and RV camp sites.

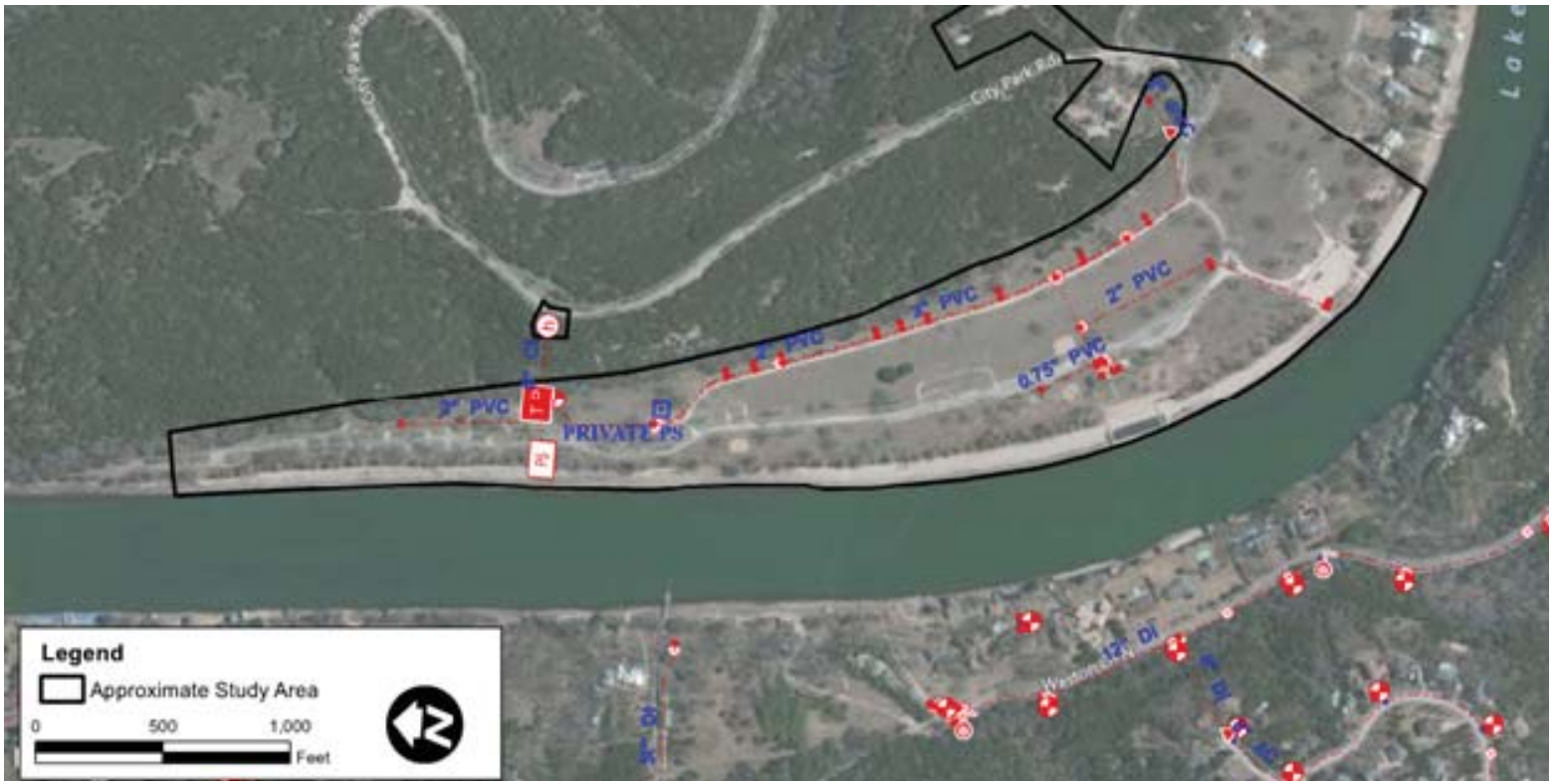
50,000 Steel GST

The WTP is used infrequently throughout the year to fill the storage tank. Throughout the winter, the plant is typically run for two to five days each month. During spring and fall, it runs around three to seven days per month, and 10 to 15 days during peak summer demands. The plant is typically run at an average flow of 15-30 GPM.

Settling pond and drainage basin

WTP, flocculator and clarifier on the left, filter on right

EXISTING WATER UTILITIES



EXISTING WASTEWATER UTILITIES

The existing wastewater system at the Park includes services throughout the primary use area of the park, a separate disposal field near the WTP, a lift station, force main, and treatment facilities that flow into a disposal field. The City Park Department owns and operates the wastewater system, including the pipelines, septic fields, lift station, and all services, including all maintenance and upgrades required. Technical details of these components are given below:

- *WTP Disposal Field* – Based on discussions with Park staff, a separate disposal field is located adjacent to the restroom facilities near the WTP. No information on this disposal field is available.
- *Gravity Pipeline* – Wastewater flows by gravity from the main restrooms located near the basketball courts and from the RV dump station through gravity pipelines (unknown type/size) to the existing lift station.
- *Lift Station* – The lift station is located approximately 290 feet away from the Colorado River at an approximate elevation of 490-ft MSL. The lift station consists of two submersible grinder pumps, with a stationary beam to lift the pump for maintenance, with a control panel and lighting on site in a fenced area.
- *Treatment Tank* – From the lift station, the water flows through a six-inch force main into a septic and flow equalization tank. A four-inch PVC gravity pipe from the North also flows to this tank. The treatment tank consists of two treatment zones, two flow equalization areas, and a pump manhole. The pump manhole contains two submersible 0.4-HP effluent pumps. These pumps pump to the disposal field.
- *Disposal Field* – The disposal field consists of two two-inch PVC Schedule 40 headers flowing to two separate beds filled with eight 1.25-inch PVC lateral disposal lines with holes.

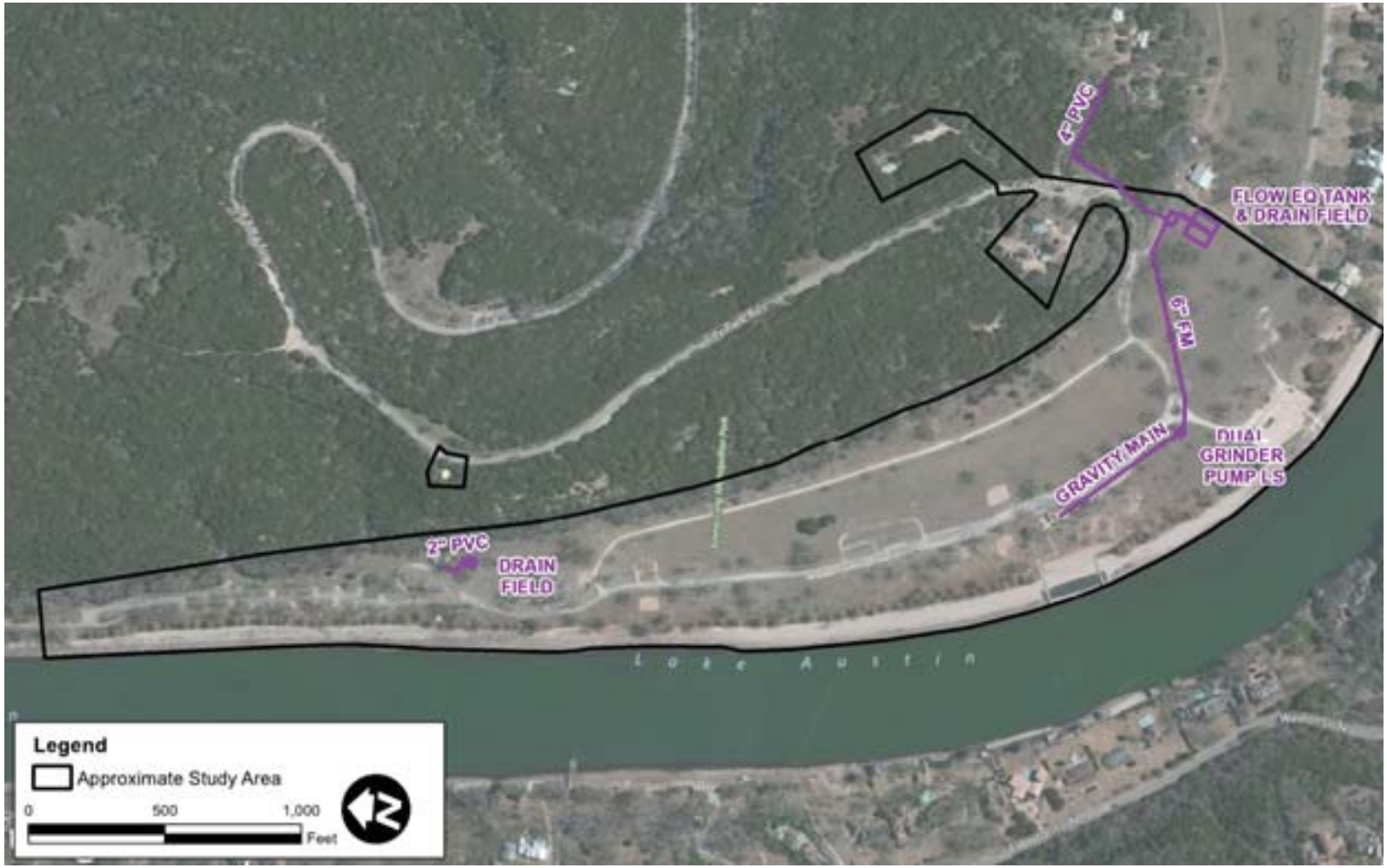
No information on average useage of wastewater infrastructure is available.

POTENTIAL PROBLEM AREAS

Identification of problem areas was done by visual assessment, conversations with Park staff, and conversations with AWU.

- *Water Treatment Plant* – The plant was placed in service in 1985, and AWU took over operations in 1998, where the plant was found to be in fair condition due to a lack of preventative maintenance. Corrosion of plant components is an issue. Equipment is older and must be replaced frequently.
- *Clogging of Wastewater System* – The current grinder pumps installed are not adequate for removing obstacles from entering the system and clogging.
- *Water and Wastewater Pipelines* – Ductile Iron lines that were installed 30+ years ago are likely corroding.
- *Site Security* – Security for lift stations, treatment plants, and above-grade facilities was lacking.

EXISTING WASTEWATER UTILITIES



Wastewater Treatment Tank leading to Disposal Field

Lift Station with stationary lifting beam.

Wastewater Treatment Tank control panel

EXISTING ELECTRICAL ANALYSIS

Jose I. Guerra, Inc. (JIG) evaluated the current state of the electrical systems within the 75-acre primary use area at Emma Long Metropolitan Park. This involved gathering information about areas for improvement through site observation, review of as-built documents, and discussion of known deficiencies with park personnel. The project team analyzed the deficiencies of the existing electrical systems, which are shown below:

Applicable Standards and Codes Considered

- 2012 International Building Code (IBC)
- 2012 International Energy Conservation Code (IECC)
- 2014 National Electrical Code (NEC)
- ASHRAE Standard 90.1-2010 Energy Standard for Buildings Except Low-Rise Residential Buildings
- Austin Energy Design Criteria 2013; NFPA 70E - Standard for electrical safety in the workplace

OVERHEAD ELECTRICAL PRIMARY SERVICE

CURRENT CONDITIONS

The Park's electrical system is fed from an overhead 12470V Austin Energy primary service. A large Austin energy primary is run overhead through the Primary Use Area of the park heading northwest where it is extended over Lake Austin via a primary pole located north of the main bathroom facility.

The cabling which provides the Park's electricity branches off of this primary feed from another pole, located north of the bathroom. This branch proceeds overhead along the lakefront portion of City Park Road both north and south supported by approximately 15 power poles. Five of these power poles have pole-mounted transformers, which feed various electrical needs throughout the park via secondary wiring overhead.

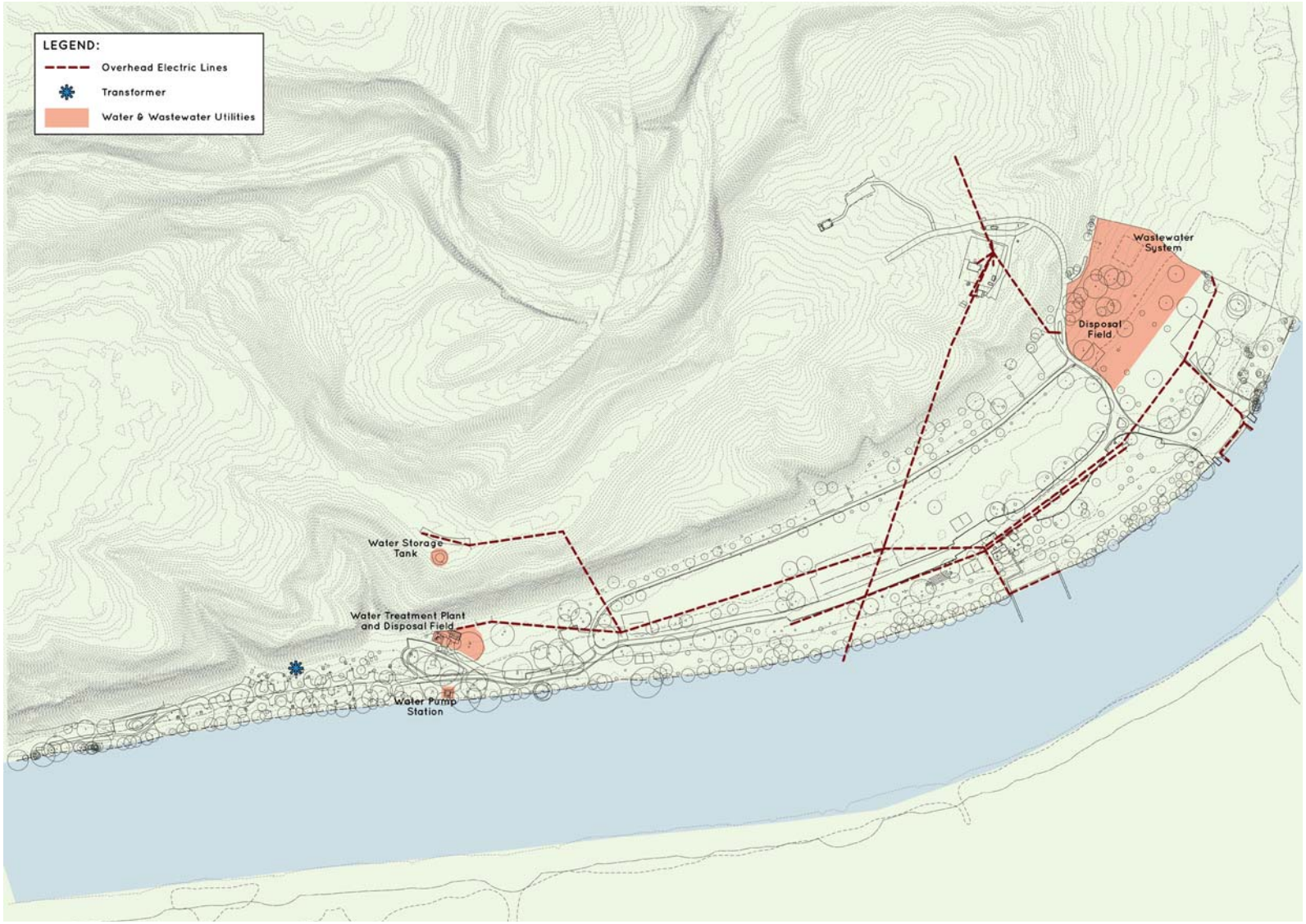
The north branch is a single-phase feed which serves one pole-mounted transformer at the WTP. The electrical primary then transitions to underground at the WTP and serves one pad-mounted transformer for power to the Recreational Vehicle parking area.

The south branch is a larger three-phase feed which serves four pole-mounted transformers within the park and continues south to serve the adjacent neighborhood. See the Existing Electrical Service Layout for locations of the electrical service items.

AREAS TO IMPROVE

The team discussed investigating the feasibility of relocating as much of the overhead electrical wiring underground as possible for aesthetic reasons.

EXISTING ELECTRICAL SERVICE LAYOUT



ELECTRICAL SERVICE TO RECREATIONAL VEHICLE AREA

CURRENT CONDITIONS

The transformer serving the Utility Area RV Campsites is a 100KVA at 120/240V capable of supplying 400 Amps. The transformer supplies two 200A fused disconnects branching off to feed the RV outlet pedestals via 4/0 copper conductors. The transformer itself is still functional, although it appears to be nearing the end of its lifespan.

The RV area of the park consists of 20 parking spaces, each served by an outlet pedestal with space for a 20-, 30- and 50-Amp outlet.

Each pedestal is designed to provide a 50-Amp power feed; however, when the Park attempts to serve too many large RVs, the system often experienced blown fuses. As a result, the park downgraded the breakers on the pedestals to have either a 20- or 30-Amp feed to limit the total demand.

The peak demand on the transformer, as metered by the power company, is 42KVA over the past two years. However, this demand has been kept artificially low by the downsized pedestal breakers installed by the park.

See the Existing Electrical Service Layout for location of pad mounted transformer serving the RV area.

RV Water Spigot and Electrical Hookup

AREAS TO IMPROVE

The primary electrical concern of the park is the inability to simultaneously serve 20 RV camping spaces with the electrical requirements expected for a modern recreational vehicle.

SITE LIGHTING

CURRENT CONDITIONS

The current site lighting is provided by Austin Energy-owned 100W high-pressure sodium fixtures mounted to utility poles in approximately six locations.

AREAS FOR IMPROVEMENT

The site lighting layout is somewhat sparse and provides only a minimal amount of lighting. It is not desired that the park have a large amount of site lighting or lights on all night, but a few more light sources, strategically placed, would increase the ability of Park visitors to move around in the hours after sunset. The lighting by the boat dock is not fully functional, which creates a hazard when a boating party returns after sunset.

PRIMARY RESTROOM IMPROVEMENTS

Prior discussions have indicated that the existing primary bathhouse facility may be renovated. If significant upgrades are planned for the building, a new power transformer to handle the load would be required. A new service disconnect and panel will be required to feed all loads. Remodeling will require all components to be brought up to energy code, including energy-efficient lighting and lighting controls, as well as requirements for emergency egress lighting.

CAMPSITE RESTROOM IMPROVEMENTS

There is a secondary restroom located adjacent to the WTP. The electrical system is fed from the pole-mounted transformer northeast of the facility. The restroom would benefit from replacement of the current interior lighting, and from increased building-attached exterior lighting for safety and security purposes. All lighting renovations will comply with energy codes for lighting power density and control. Further electrical upgrades in the restroom, such as the addition of electric hand dryers, should be evaluated. Increased load or extensive electrical work will likely require an upgrade to the building electrical transformer and electrical panel.

FRONT GATE

To increase the security at the park, a gate may be added to the drive at the front entrance to the Primary Use Area. The gate would be closed after a set time and visitors could be given an access code. The entrance should also have a site light added to illuminate the new gate area. There is an existing pole-mounted transformer and panel located where the gate would be placed. The transformer and panel should be upgraded to support the additional load of the gate and to bring the installation up to code.

ELECTRICAL SERVICE TO PRIMITIVE CAMPING AREA

Prior discussions have indicated that there would be some benefit to adding basic electrical service to the primitive camping areas. A bollard-mounted 120V 20A GFCI weatherproof receptacle could provide a basic level of service to a campsite. The quantity of receptacle feeds would need to be determined but, for example, 20 receptacles could be powered from a small pad-mounted 50KVA transformer and distributed along the primitive camping area along the lakefront. The new transformer could be fed from the overhead electrical primary service which also serves the campsite restroom facility and the Utility Area RV Campsites pad-mounted transformer.

EXISTING PARKING, CIRCULATION, TRAFFIC CONTROL, AND SIGNAGE

In order to reach the Primary Use Area, park visitors will drive six miles, from the intersection of FM 2222 and City Park Road to the Pay Station.

Parking

There are paved parking spaces within the Day Use Area. Some of the spaces are striped and other areas are not, leading to inefficient parking. Beyond the Day Use Area, the parking areas consist of compacted subgrade that is delineated with bollards and cables. There are roughly 400 parking spaces throughout the park, but they are not distributed in a way that optimizes access to Park amenities. See the Existing Parking and Circulation map on the following page for parking locations.

The gravel truck and trailer parking area is not paved or striped, which leads to inefficient parking and circulation within the area. There is an overflow parking lot south of the truck and trailer parking lot that serves the park on busy weekends.

The RV campsite area has 20 paved parking spaces that are undersized for today's larger recreational vehicles. The parking spaces within this area are 90 degree parking spaces, which are difficult to use when parking an RV.

Circulation

When driving to the park, there are very few turnarounds along City Park Road, and if the park is at capacity, this create a traffic backup. During busy weekends, cars stack along City Park Road waiting for entrance into the Park which leads to traffic backups and congestion that makes it difficult for surrounding neighbors to get to their houses. Within the park, there is an existing an one-way road for access to the tent camping area and multiple two-way roads that extend throughout the park. A new road overlay was added along the Day Use area, but the pavement within the RV area is in need of repair. Ultimately, all of the roads within the park should be reconstructed.

Traffic Control

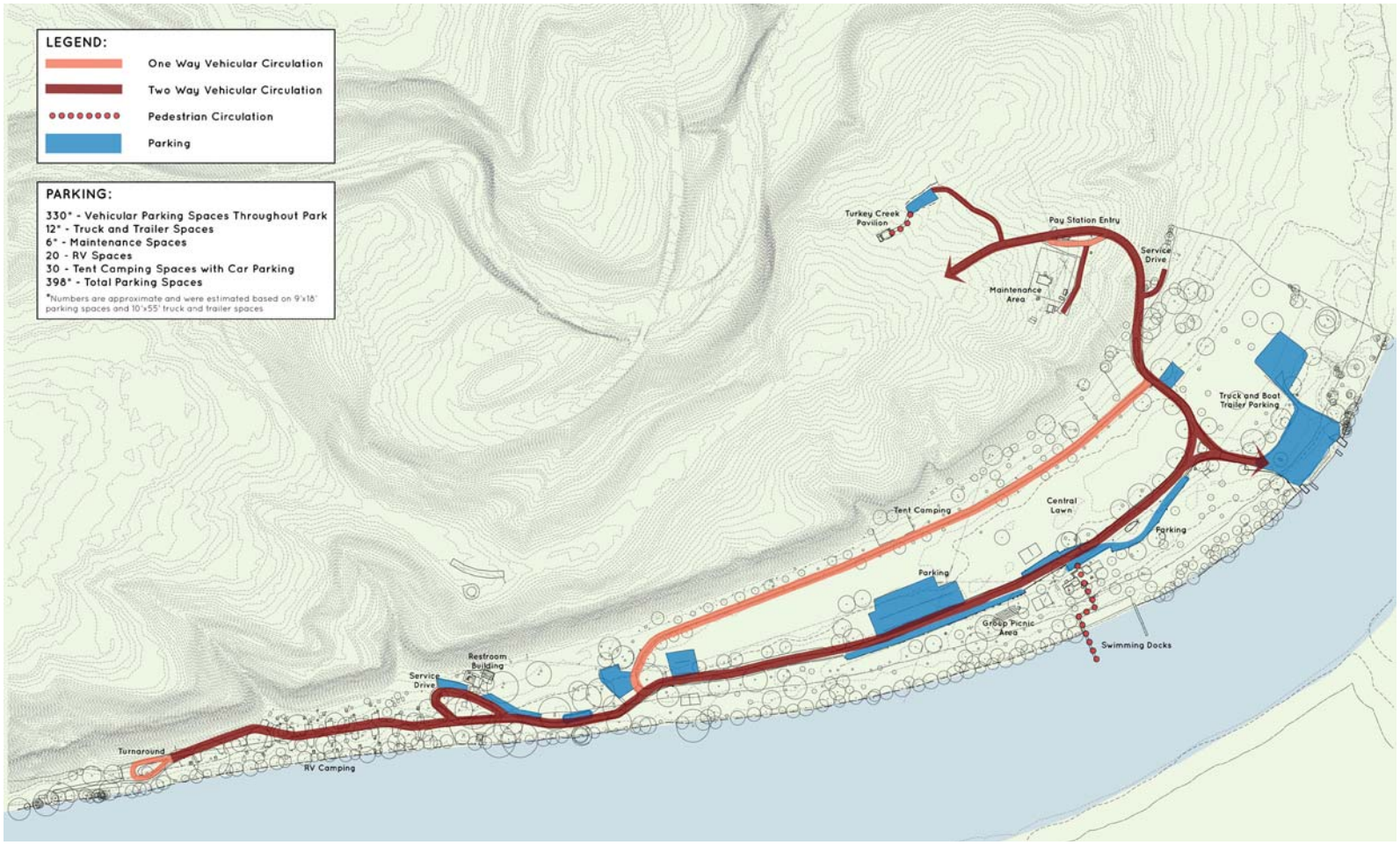
The majority of the park utilizes a cable and bollard system to help delineate the park roads, paved and unpaved parking areas and areas where no parking is allowed. This system is effective, but it creates visual clutter throughout the park.

Signage

There is a lack of directional, wayfinding, and informational signage within the park. Once you reach FM 2222 and City Park Road, there is not a large enough sign indicating that the park is full which leads people to drive all the way to the park only to discover that it is full. Along City Park Road, there are very few directional signs that direct visitors towards the park increasing traffic in surrounding neighborhoods from lost drivers. There is not a large park entry sign to truly announce that you have arrived at the park, and once you are within the park, there are very few directional signs directing you where to go.

In general, it appears as though all signage has been placed periodically in an attempt to solve an immediate problem. Because of this, the signage does not have a unified appearance, are scattered loosely, and are not providing enough information for park users.

EXISTING PARKING AND CIRCULATION



Bollard-and-Cable System for Parking Delineation

Pavement within the RV Area

Park Signage

2.6 REGULATORY AND PERMITTING CONSTRAINTS

HABITAT PROTECTION

Golden-cheeked Warbler habitat has been identified adjacent to the study area. To limit potential disturbance to nesting songbirds, construction could be scheduled to occur outside of the nesting season, August through February. In addition, limiting construction of additional structures along the periphery of the study area would be preferred by regulatory agencies.

CONSTRUCTION ACTIVITIES THAT AFFECT OVER ONE ACRE OF LAND

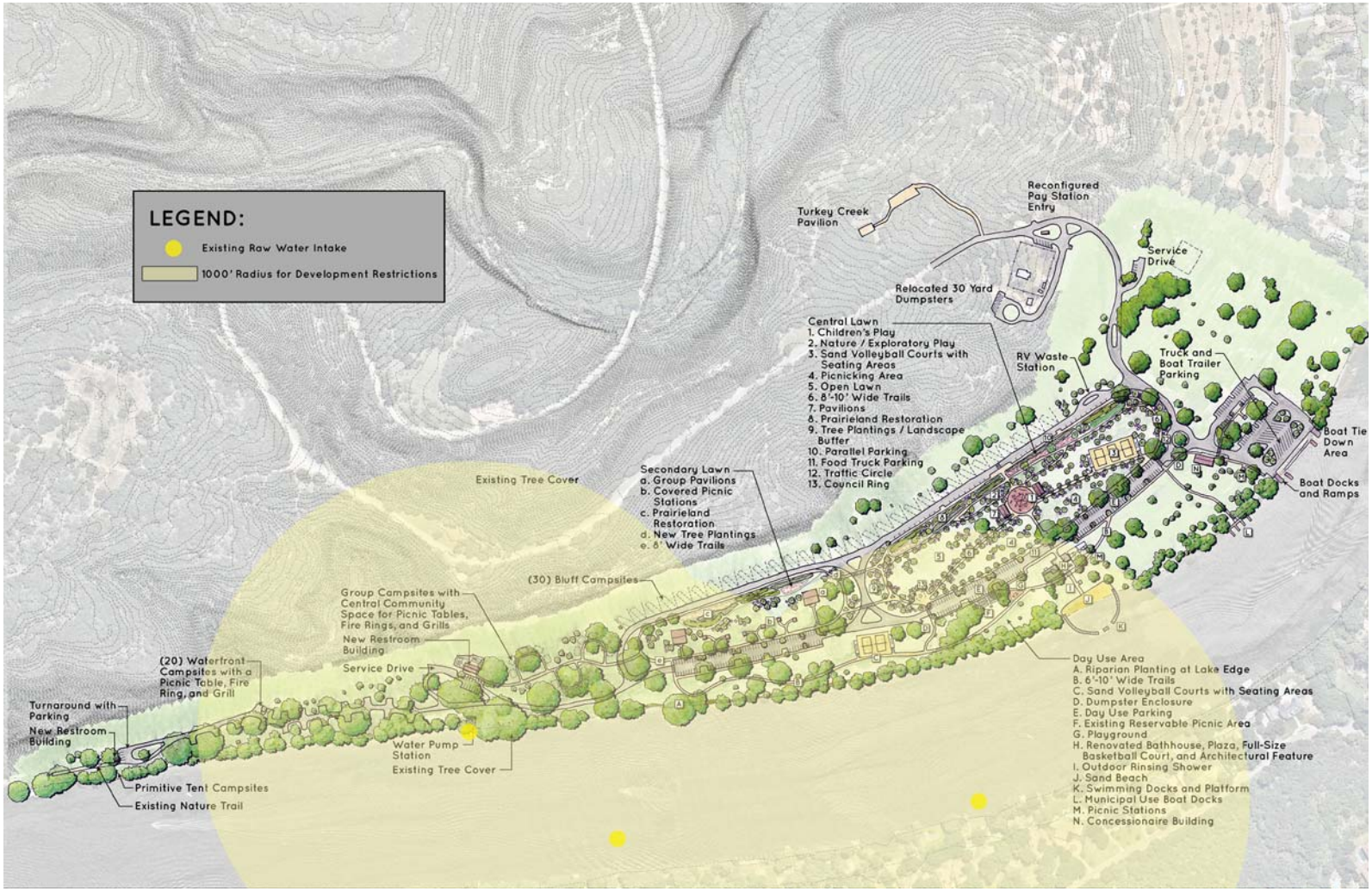
For construction activities that disturb greater than one acre, a Stormwater Pollution Prevention Plan (SWPPP) is required by the Texas Commission on Environmental Quality (TCEQ). Projects disturbing over 10 acres require the site operator to provide TCEQ with a Notice of Intent (NOI) prior to initiating construction.

STATE OF TEXAS REGULATION AFFECTING DEVELOPMENT AROUND EXISTING RAW WATER INTAKES

There are three existing raw water intakes located within the vicinity of the Park. Please see the exhibit on the following page for the raw water intake locations. In order to replace the existing swimming docks, a variance will have to be approved in order to meet the Raw Water Intake regulation that is shown below:

According to the Texas Administrative Code Title 30 Chapter 290 Subchapter D Rule 290.41
(e) Surface water sources and development
(2) Intakes shall be located and constructed in a manner which will secure raw water of the best quality available from the source.
(B) Raw water intakes shall not be located within 1,000 feet of boat launching ramps, marinas, docks, or floating fishing piers which are accessible by the public.
(C) A restricted zone of 200 feet radius from the raw water intake works shall be established and all recreational activities and trespassing shall be prohibited in this area. Regulations governing this zone shall be in the city ordinances or the rules and regulations promulgated by a water district or similar regulatory agency. The restricted zone shall be designated with signs recounting these restrictions. The signs shall be maintained in plain view of the public and shall be visible from all parts of the restricted area. In addition, special buoys may be required as deemed necessary by the executive director. Provisions shall be made for the strict enforcement of such ordinances or regulations.

RAW WATER INTAKE LOCATIONS



VARIANCES FOR DEVELOPMENT

The majority of the Park Vision Plan recommendations will have to go through one of two variance processes due to the likely classification of the bluff line as a critical environmental feature (due to presence of rimrock) and the Critical Water Quality Zone (CWQZ). It is likely that all recommendations shown within the Park Vision Plan can be permitted and constructed.

CRITICAL ENVIRONMENTAL FEATURE

The Watershed Protection Department anticipates that the bluff area located along the eastern edge of the park will likely qualify as a Critical Environmental Feature due to part of the bluff being considered as Rimrock. Refer to LDC 25-8-1 and LDC 25-8-281 for more information.

Per the Land Development Code, Canyon Rimrock refers to a rock substrate that:
(a) has a gradient that exceeds 60 percent for a vertical distance of at least four feet; and
(b) is exposed for at least 50 feet horizontally along the rim of the canyon.

CRITICAL WATER QUALITY ZONE (CWQZ)

A. Extends 100 feet from shoreline

1. LDC 25-8-261-C (At least 50 percent of the area within 25 feet of the shoreline must be restored to a natural condition as prescribed by the Environmental Criteria Manual) is only applicable for bulkhead areas pending upcoming code amendment. Current code says this requirement is in effect for any areas that are disturbed by development.

B. Erosion Hazard Zone does not apply to Lake Austin

C. No new parking is allowed within the CWQZ (environmental variance required)

D. Minimal utility improvements are allowed in CWQZ under LDC 25-8-261-D:

1. A utility line, including a storm drain, is prohibited in the CWQZ, except as provided in subsection (E) or for a necessary crossing. A necessary utility crossing may cross into or through a CWQZ only if:

a. the utility line follows the most direct path into or across the CWQZ to minimize disturbance;

b. the depth of the utility line and location of associated access shafts are not located within an erosion hazard zone, unless protective works are provided as prescribed in the Drainage Criteria Manual

Methods of obtaining variances

A. Any variances to 25-2 Zoning regulations are granted by the Board of Adjustment

1. Can be applied for at any time, but site plan/permitting phase is recommended

B. Environmental variance through Environmental Commission/Zoning & Platting Commission

1. First, an environmental resource inventory is needed. Depending on scope of request, the Watershed Protection Department (WPD) would be willing to generate together with PARD looking for critical environmental features such as seeps, wetlands, bluffs, rimrock, etc.
2. Alternatively, an Environmental Resource Inventory waiver could be granted by Watershed Protection Department although this is not likely if Critical Environmental Features are present.
3. A site plan must be submitted and review comments substantially completed prior to the environmental variance request
4. The environmental officer and Development Services Department (DSD) and/or WPD staff make recommendations based on Findings of Fact, per LDC 25-8-41
5. Then the application will go to the Environmental Commission for recommendation with staff recommendation
6. The Zoning and Platting Commission makes final decision; a Public Notice is required to be sent out for the Zoning and Platting meeting, but not for the Environmental Variance Commission.

C. No administrative variances can be issued for any environmental variances related to water quality (25-8 Subchapter A) within 500 feet of Lake Austin

REQUIREMENTS FOR IMPERVIOUS COVER

Because Lake Austin is a water supply rural watershed, Section LDC 25-8-453(D)(2) applies:

(D) This subsection applies to a commercial, multifamily residential use, or mixed-use.

(1) Impervious cover may not exceed:

(a) 20 percent; or

(b) if development intensity is transferred under Section 25-8-454 (Transfer Of Development Intensity), 25 percent.

(2) At least 40 percent of the uplands area of a site must be retained in or restored to its natural state to serve as a buffer. The buffer must be contiguous to the development, and must receive overland drainage from the developed areas of the site unless a water quality control is provided. Use of the buffer is limited to fences, utilities that cannot reasonably be located elsewhere, irrigation lines not associated with wastewater disposal, and access for site construction. A wastewater disposal area may not be located in the buffer.

It is anticipated that the Park will meet this requirement because it is part of an 1,147-acre park, and the majority of the park is preserved.

Impervious Cover Definition

A. Total allowable is 20 percent Net Site Area, but entire parkland parcel can be considered

1. LDC 25-8-62 - NET SITE AREA.

a. Net site area includes only the portions of a site that lie in an uplands zone and have not been designated for wastewater irrigation.

b. For land described in Subsection (A), net site area is the aggregate of:

i. 100 percent of the land with a gradient of 15 percent or less;

ii. 40 percent of the land with a gradient of more than 15 percent and not more than 25 percent; and

iii. 20 percent of the land with a gradient of more than 25 percent and not more than 35 percent.

c. Net site area does not apply in the urban and suburban watersheds.

B. Development in excess of 8000 square feet of new or redeveloped impervious cover will trigger water quality improvements

1. Reference LDC 25-8-211(B)

C. Crushed granite sidewalks and trails are not considered impervious within rights-of-way (ROWs) and in City-owned parkland (for trails or overflow parking areas)

D. The Redevelopment Exception LDC 25-8-25 will not apply to PARD's proposed project, as impervious coverage amounts are increasing

PROJECT SPECIFIC CONSIDERATIONS

Boat Ramp and Water Access Pavement Improvements:

Paving of existing boat launch parking area could be permitted if considered maintenance, otherwise environmental a variance will be required

1. Might utilize water quality benefits from Watershed's current bulkhead project (CIP ID: 6660.034) to offset some of the water quality requirements of paving work, if project construction demonstrates compliance with water quality requirements and is confirmed by Watershed Protection Department staff

Reconfiguration of existing roadways, park amenities in central lawn:

1. If bluff area is considered a Critical Environmental Feature due to rimrock, there is a 150 foot setback in each direction, but due to topography sloping toward the lake, the proposed functions could be considered under environmental variance

Improved Docks and Water Access Points:

Improved docks and water access points are permissible but must be under 30-foot projections into lake

1. Swim dock will require Board of Adjustment variance as shown and must be less than 20 percent of total lake width
2. Total extensions into water must occupy less than 20 percent total area of shoreline

Texas Historical Commission:

The project team recommends a coordination letter to the Texas Historical Commission (THC) for historical and cultural resources if excavation exceeds 5,000 cubic yards or five acres in size.

United States Army Corps of Engineers Coordination (USACE):

If the shoreline of Lake Austin is not disturbed, then there will be no impacts to waters of the U.S. and coordination with USACE will not be required.

REQUIREMENTS WITHIN THE FLOODPLAIN

The information presented below directly applies to the Park and was obtained from City of Austin's Land Development Code.

25-7-92 - ENCROACHMENT ON FLOODPLAIN PROHIBITED

(A) Except as provided in Section 25-7-96 (Exceptions in the 25-Year Floodplain), a development application may not be approved if a proposed building or parking area encroaches on the 25-year floodplain.

(B) Except as provided in Sections 25-7-93 (General Exceptions), 25-7-94 (Exceptions in Central Business Area), and 25-7-95 (Exceptions for Parking Areas), a development application may not be approved if a proposed building or parking area encroaches on the 100-year flood plain.

(C) The director may grant a variance to Subsection (A) or (B) if the director determines that:

(1) the finished floor elevation of a proposed building is at least two feet above the 100-year floodplain;

(2) normal access to a proposed building is by direct connection with an area above the regulatory flood datum, as prescribed by Chapter 25-12, Article 1 (Building Code);

(3) a proposed building complies with the requirements in Chapter 25-12, Article 1, Section 25-12-3 Appendix G (Flood Resistant Construction) and Section 1612 (Flood Loads);

(4) the development compensates for the floodplain volume displaced by the development;

(5) the development improves the drainage system by exceeding the requirements of Section 25-7-61 (Criteria for Approval of Development Applications), as demonstrated by a report provided by the applicant and certified by an engineer registered in Texas;

(6) the variance is required by unique site conditions; and

(7) development permitted by the variance does not result in additional adverse flooding impact on other property.

(D) The director shall prepare written findings to support the grant or denial of a variance request under this section.

25-7-96 - REQUIREMENTS IN THE 25-YEAR FLOODPLAIN

(A) This section establishes requirements that apply to development in the 25-year floodplain.

(B) A development application with a proposed building or parking area that encroaches on the 25-year floodplain may be approved if:

(1) the building or parking area is located on parkland, a golf course, or other public or recreational land;

(2) the building, if any, is either:

(i) a restroom or bath facility, concession stand, tool shed, or pump house, with an area of less than 1,000 square feet; or

(ii) a dock that is located in the 25-year floodplain of Lady Bird Lake, Lake Walter E. Long, or Lake Austin and constructed, or proposed to be constructed, in compliance with the regulations of this title;

(3) the parking area, if any, is smaller than 5,000 square feet; and

(4) the director determines that the proposed development:

(a) will not result in additional adverse flooding impact on other properties; and

(b) otherwise complies with the requirements of this title.

(C) A development application approved under this section must comply with the flood proofing requirements of Chapter 25-12, Article 1 (Building Code).

25-7-95 - REQUIREMENTS FOR PARKING AREAS

(A) This section establishes requirements that apply to the development of a parking area.

(B) A development application with a proposed parking area that encroaches on the 100-year floodplain may be approved if:

(1) the level of water detention or waterflow in the parking area during the 100-year storm does not exceed:

(a) an average depth of eight inches; or

(b) a maximum depth of 12 inches at any point; and

(2) appropriate signs, approved by the director, are posted to notify persons that the water detention or waterflow in the parking lot may exceed a depth of eight inches.

(C) Notwithstanding the requirements of Subsection (B), a development application with a proposed parking area that encroaches on the 100-year floodplain may be approved if the parking area is:

(1) accessory to a single-family or duplex residential structure on a lot in a subdivision recorded before September 25, 1983;

(2) authorized by a waterway development permit issued under Chapter 9-10 before September 25, 1983; or

(3) in the 100-year floodplain of:

(a) Lady Bird Lake; or

(b) the Colorado River downstream from Longhorn Dam

2.7 COMMUNITY ENGAGEMENT

PARD wanted to ensure the vision for Emma Long Metropolitan Park was a blend between the department's vision, park needs, and user needs and wants. In order to make this happen, the department developed a robust public engagement plan to identify goals in achieving a Vision Plan that reflects the diversity and values of the park and its users.
Below is a summary of these goals and how they were reached:

IDENTIFIED GOALS

TOOLS AND METHODS

Create public awareness of the Emma Long Park Vision Plan and facilitate active and collaborative participation by the public

- Developed database of stakeholders to share information
- Held public meetings
- Placed Spanish advertisement
- Posted information on Facebook, Twitter, and Nextdoor
- Used email campaigns to share information

Maintain an open and transparent process throughout the engagement effort

- Posted all project information, comments, survey results, and public meeting materials on project website
- Provided project updates as they were available

Provide relevant information to the public so they may share meaningful input with the City and project team

- Created handouts with background and project information
- Shared project visualizations
- Provided project updates

Use public input and comments in the development and refinement of the Plan

Highlights of input incorporated into plan:

- Park overcrowding
- Litter on City Park Road
- Maintain natural look
- Online reservation system
- Locations of tent and RV camping
- Improvements to infrastructure

Engage a broad range of diverse stakeholders in the process including:

- Local park users
- Campers
- Potential park users
- The surrounding community
- The general public

- Reached park users and campers onsite
- Conducted community outreach
- Used promotional materials in surrounding community
- Used social media posts to inform the general public
- Outreach to park interest groups

Develop a process with easily accessible and exciting opportunities to get involved

- Held public meetings onsite and offsite that included activities for children
- Held meetings at various times of the day

PUBLIC MEETING – NOVEMBER 2015

The first public meeting was held at the Park on a Saturday morning to announce the project and begin the vision plan process by sharing project information and collecting input from attendees. The meeting was an Open House with a short presentation and five different stations covering specific areas in need of improvements. Input was collected through comments on visualization maps, written comment cards, an online survey, and email.

WHAT WE HEARD

- Problems with overcrowding, illegal parking, and litter along City Park Road
- Needed improvements to infrastructure and existing amenities
- Top 5 requested amenities
  1. More trails and walking paths
  2. Additional trash cans
  3. Increased shaded seating
  4. Water fountains
  5. More restrooms and showers

ONSITE SURVEY – MARCH 2016

Onsite surveys were conducted at the park over two weekends to give park users the opportunity to provide their input on the Vision Plan. These surveys asked respondents to rate their level of support for the preliminary concepts of the Vision Plan. Surveys were administered in both English and Spanish.

WHAT WE HEARD

- Majority in favor of camp store
- Mixed feelings on tent and RV camping locations
- Strong support for improvements to the boat launch area and water access

PUBLIC MEETING – APRIL 2016

The second public meeting was held offsite in the evening to share preliminary visual concepts developed from input at the first public meeting, the online survey, and the focus groups. This meeting was also an open house with a short presentation and five different stations illustrating the initial concepts for different areas of Emma Long Park. Input was collected through comments on visualization maps, written comment cards, an online survey, and email.

WHAT WE HEARD

- Majority in favor of proposed central lawn improvements
- Mixed feelings on tent and RV camping locations
- Majority in favor of improvements to the boat launch area and water access

PUBLIC MEETING – JULY 2016

A third public meeting was held at Emma Long Metropolitan Park on a Saturday morning to present final concepts to the public and show them how their input helped shape the Vision Plan. The meeting was an open house with a presentation and stations covering different areas of the park and prioritized improvements, public engagement process, and staff recommendations based on park usage and demographics. Input was accepted via written comment cards and email.

WHAT WE HEARD

- Majority in favor of keeping the RV spaces in their current locations along the lake frontage
- Mixed feelings on how the new reservation system will provide the same priority of the camping spaces to non City of Austin residents
- Additional walking and bicycle trails are desired within the non-preserve area of the park

FOCUS GROUPS

Three focus groups were held during the planning process to collect more focused information from park users, the general public, and City staff.

- Friends of Emma Long Motorcycle Park – A focus group was conducted to discuss the Vision Plan and ensure the group's concerns were heard and addressed regarding the Motorcycle Park within Emma Long

- General Public - A focus group was held following the first public meeting with the general public to discuss park issues and possible solutions
- City of Austin Staff - A focus group was held with City of Austin staff to provide an inside perspective of the potential concepts developed in collaboration with public input to date

MEDIA AND SOCIAL MEDIA

PARD sent media releases for each public meeting outlining the project, meeting details, and how to get involved. As a result, public meetings were covered by major news outlets such as: Community Impact, the *Austin-American Statesman*, and KXAN.

Social media was also used to promote the project and generate interest in the Vision Plan. Facebook, Twitter, and Nextdoor were used at different stages to remind people to submit comments, attend public meetings, and take surveys.

EMAIL CAMPAIGNS

Email campaigns were also used to promote public meetings, focus groups, comment periods and surveys. Email campaigns were sent to subscribers of the Parks and Recreation Department's newsletter and the database developed for the Vision Plan.

2.8 OTHER PLANNING FRAMEWORK

IMAGINE AUSTIN COMPREHENSIVE PLAN

The Imagine Austin Comprehensive Plans acts as a framework that guides future planning and development efforts for the City of Austin. The Emma Long Metropolitan Park Visioning Document was created using the ideas established in Chapter 4: Shaping Austin: Building the Complete Community. This Visioning Document provides an opportunity to put some of the Building Block policies into action. Connections between the Imagine Austin Comprehensive Plan and the Emma Long Metropolitan Park Visioning Plan include:

INFRASTRUCTURAL CONNECTIONS

Land Use and Transportation - Urban Design Policy 32
Assure that new development is walkable and bikable and preserves the positive characteristics of existing pedestrian-friendly environments.

Conservation and Environment Policy 11
Integrate development with the natural environment through green building and site planning practices such as tree preservation and reduced impervious coverage and regulations. Ensure new development provides necessary and adequate infrastructure improvements.

City Facilities and Services - Wastewater, Potable Water, and Drainage Policy 2
Maintain water, wastewater, and stormwater infrastructure regularly throughout its useful life and replace aged infrastructure as conditions warrant. Continue to ensure safe and reliable service.

City Facilities and Services - Wastewater, Potable Water, and Drainage Policy 6
Protect the public water supply and the health and safety of users.

OPERATIONAL CONNECTIONS

Conservation and Environment Policy 15
Reduce the overall disposal of solid waste and increase reuse and recycling to conserve environmental resources.

City Facilities and Services - Public Safety Policy 29
Increase the use of joint or shared facilities between public safety and other city service providers, when possible, to provide residents with efficient services, reduce costs, and maintain public safety infrastructure.

NATURAL CONNECTIONS

Land Use and Transportation - Historic Preservation Policy 43
Continue to protect and enhance important view corridors such as those of the Texas State Capitol District, Lady Bird Lake and other public waterways.

Land Use and Transportation - Historic Preservation Policy 44
Preserve and restore historic parks and recreational areas.

Conservation and Environment Policy 6
Enhance the protection of creeks and floodplains to preserve environmentally sensitive areas and improve the quality of water entering the Colorado River through regional planning and improved coordination.

Conservation and Environment Policy 14
Establish policies that consider the benefits provided by natural ecosystems, such as ecological processes or functions in wetlands and riparian areas, that have value to individuals or society.

City Facilities and Services - Wastewater, Potable Water, and Drainage Policy 7
Reduce the threats flooding poses to public safety and private property.

City Facilities and Services - Wastewater, Potable Water, and Drainage Policy 14
Integrate erosion, flood, and water quality control measures into all City of Austin capital improvement projects.

City Facilities and Services - Recreation and Open Space Policy 45
Expand the amount of permanently protected natural and environmentally sensitive areas for use as open space and passive recreational areas.

RECREATIONAL CONNECTIONS

Land Use and Transportation - Urban Design Policy 29
Develop accessible community gathering places such as plazas, parks, farmers' markets, sidewalks, and streets in all parts of Austin, that encourage interaction and provide places for people of all ages to visit and relax.

Land Use and Transportation - Historic Preservation Policy 37
Promote historic, arts, culture, and heritage-based tourism and events.

Conservation and Environment Policy 8
Improve the urban environment by fostering safe use of waterways for public recreation, such as swimming and boating, that maintains the natural and traditional character of waterways and floodplains.

City Facilities and Services - Public Building Policy 40
Serve Austin's diverse, growing population and provide family-friendly amenities throughout the city by developing new parks and maintaining and upgrading existing parks.

City Facilities and Services - Recreation and Open Space Policy 41
Ensure and increase equitable access to and opportunities for arts, recreation, and leisure activities for all ages throughout the City.

City Facilities and Services - Recreation and Open Space Policy 43
Maximize the role of parks and recreation in promoting healthy communities and lifestyles.

City Facilities and Services - Recreation and Open Space Policy 44
Feature superior design in parks and recreational facilities and include opportunities for public art and sustainable design solutions.

City Facilities and Services - Recreation and Open Space Policy 46
Foster the use of creeks and lakes for public recreation and enjoyment in a manner that maintains their natural character.

LAKE AUSTIN TASK FORCE (LATF) REPORT AND RECOMMENDATIONS

The LATF report was used throughout the Park's Vision Planning process. This report acts as a guide for future planning and development efforts along Lake Austin. The Visioning Document utilized the following ideas that were established in the LATF Report. Connections between the LATF Report and the Emma Long Park Visioning Plan are identified below:

Erosion:
E1. Support stream and creek bank stabilization and restoration and education about these issues.

Commercial Activities:
CA3. Conduct a feasibility study of possible commercial operations such as canoe, kayak, paddleboat rentals at Emma Long Metropolitan Park or other locations.

CA4. Provide for boat launching fees at public ramps and employ attendants to collect the fees.

CA6. Research possible public-private partnerships, or other funding strategies, for construction of new concessions and/or City facilities.

CA7. Improve public boat ramps and parking.

Traffic:
T1. Collect a fee for launching at the City of Austin public ramps. Revenue should be dedicated to Lake Austin needs, such as maintaining boat ramps, improving boat ramp trailer parking areas, converting vertical bulkheads and dealing with invasive species.

T4. Special attention is needed at Emma Long Metropolitan Park to keep swimmers inside of the swim areas. More buoys may need to be added along the shoreline of the camping area to separate boat traffic and campers.

T6. The Task Force recommends moving the Lake Patrol marina to Emma Long Metropolitan Park.

BALCONES CANYONLANDS PRESERVE (BCP) LAND MANAGEMENT PLAN

The BCP Land Management Plan establishes environmentally sensitive areas with the City of Austin and puts measures in place to protect the preserves. The most notable wildlife that takes refuge within the Park's Preserve is the Golden-cheeked Warbler. Even though the Golden-cheeked Warbler nests outside of the Primary Use Area, special attention and care should be taken to ensure the preserve is not impacted during any construction activities. The map below distinguishes the extent of the BCP area relative to the Primary Use Area at Emma Long Park.

PRESERVE VS. NON-PRESERVE AREA