

ENVIRONMENTAL CONSERVATION COMMISSION
AGENDA ITEM NO: 3
April 1, 2008

CONSENT ITEM [] REGULAR ITEM [] WORK SESSION ITEM [X]

FROM: Matthew Woods, Director, Environmental Services *MW*
THROUGH: Bart Stevenson, Executive Director, Community Services *BS*
PRESENTERS: Bobby Dollack, G&A Consultants, Inc.
Ron Stewart, Environs Group
ITEM: The River Walk at Central Park

- [] Recommendation
 - [] Motion
 - [] Direction
 - [X] Information
-

I. ITEM SUMMARY:

This item is to allow the Commission to review a presentation by the applicant and discuss the proposed concept plan and tree preservation plan for The River Walk at Central Park development.

II. FISCAL IMPACT:

N/A

III. BACKGROUND INFORMATION:

The Forums property consists of an approximate 158 acre site located between FM 2499 and Morriss Road, north of FM 1171. The applicant has submitted applications for amending the Master Plan, rezoning the property, and to create a new zoning classification. The applicant will present the proposed plan for tree preservation and tree establishment for the project. The applicant will also present information relative to the proposed plan for the southern portion of the development site.

IV. LEGAL ISSUES:

N/A

V. OTHER CONFLICTS OR ISSUES:

N/A

VI. ATTACHMENTS:

1. Tree Preservation and Establishment
2. Existing Tree Canopy
3. Possible Revised Layout for Retail Area

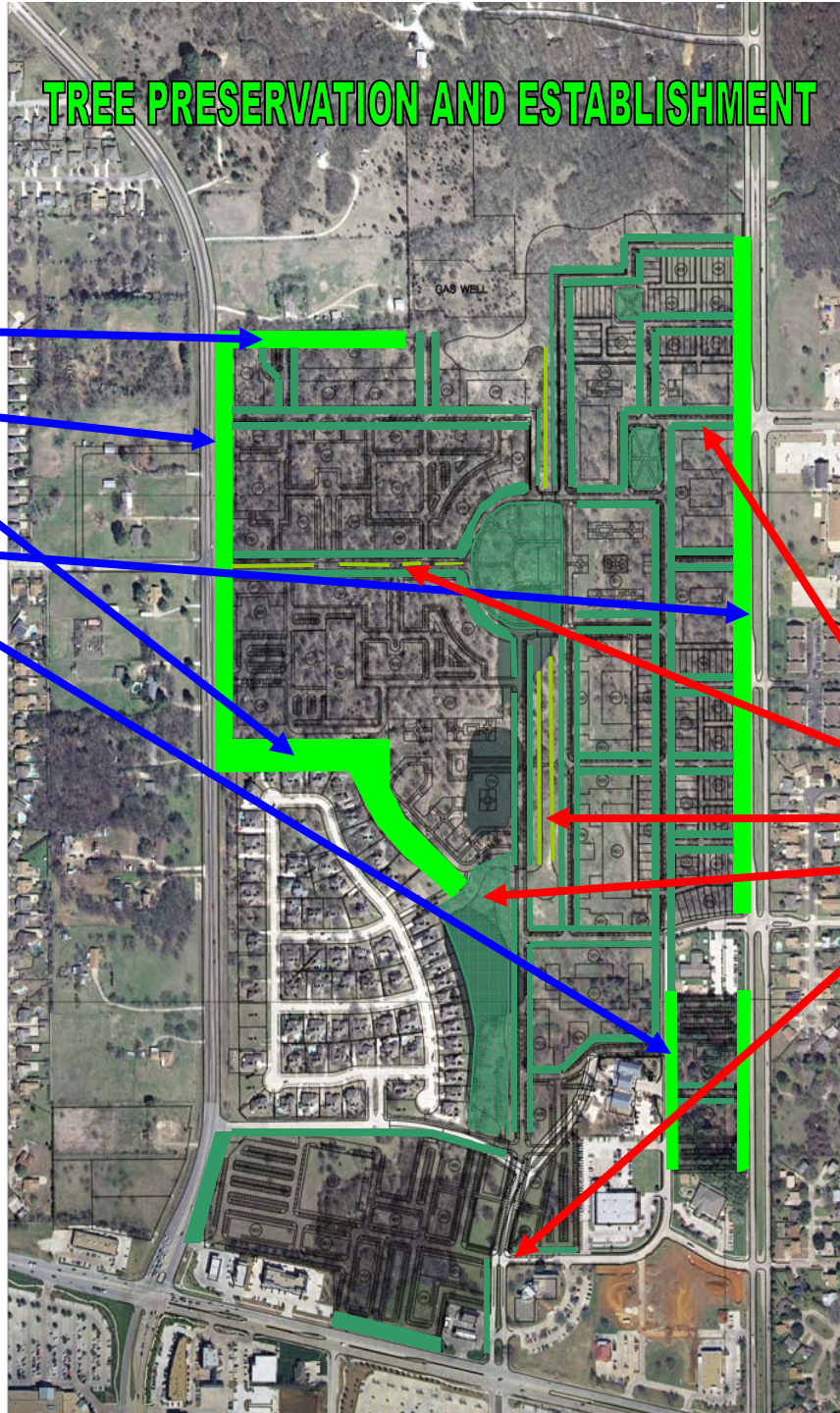
VII. ALTERNATIVES AND OPTIONS:

N/A

VIII. RECOMMENDED MOTION AND/OR ACTION:

This item is for informational purposes; therefore no action is required.

TREE PRESERVATION AND ESTABLISHMENT



Northwest Buffer, 20' width- 51 Trees

FM 2499, Variable Buffer 25-50' width (North of Euclid)- 224 Trees

Saturn Park Variable Buffer, Min 130' width- 102 Trees

Morriss Road Buffer, 25' width- 177 Trees

Olympia Street Buffer, 15' Buffer- 42 Trees

Total Preserved Buffer Trees- 596 Trees

Total Buffer Trees Preserved and Required Zoning Ordinance Trees Installed= 4,108 Trees

Street Trees: 1,096 (6" cal.)

Median Trees: 28 (6" cal.)

River Walk Trees: 146 (6" cal.)

Public Space Trees: 368 (3" cal.)

Existing Roads Street Buffer Trees: 204 (3" cal.)

Total 6" caliper trees= 1,270 trees (x) 2 (factor for TOFM standard)= 2,540 Trees

Total 3" caliper trees= 572 Trees

Grand Total of Equivalent required provided trees: 3,112 (3" cal.)

EXISTING TREE CANOPY

- SITE: 158 ACRES
- Existing tree canopy as per aerial 71.8 acres (46%)
- 70% of existing tree canopy= 50.26 acres
- Preserved Tree Canopy 12.4 acres
- Projected Tree Canopy from Planted Trees 1,842 trees @ 1,000 s.f. canopy= (42.3 acres)
- Post Development Future Tree Canopy= 54.7 acres (76% of existing tree canopy)



Possible Revised Layout for Retail Area

