

# EXPLORING CONSERVATION DESIGN IN CENTRAL TEXAS

FRIDAY, JANUARY 24TH, 2014 • 9am - 4pm • Lady Bird Johnson Wildflower Center  
PROGRAM GUIDE

## 9 to 12 CONSERVATION DESIGN PRESENTATION

### Randall Arendt

Mr. Arendt will describe and illustrate a practical, easy-to-use technique that enables local officials and others to work together to accomplish development in such a way that helps to build a community-wide network of permanent conservation land. The presentation illustrates numerous financially successful examples of "conservation subdivision design", together with a straight-forward methodology of laying out residential developments around the central organizing principle of open space conservation. Developments of this nature are "twice green" simultaneously achieving both economic and environmental goals.

Together with the varied examples of conservation subdivisions that have been designed, proposed, reviewed, approved, financed, built, sold, and lived in, this program describes a simple four-step design process through which this kind of development can be easily laid out. In addition to illustrating several case studies in which this four-step process has been successfully followed, the program describes some additional design enhancements that improve marketability and bottom-line profitability (through lot premiums and faster absorption).

Lastly, hear how this design process can fit into the local regulatory framework through specific provisions in municipal comprehensive plans, zoning ordinances, and subdivision regulations. As each conservation subdivision is completed, another link in the community-wide network of open lands is expanded, until ultimately an interconnected network of conservation areas is preserved.

2.5 AICP CMs / 2.5 ASLA CEUs



## 1 to 2:45

### TRACK A: HANDS-ON DESIGN EXERCISE

#### Randall Arendt

1.5 AICP CMs / 1.5 ASLA CEUs

This participatory workshop is offered to provide attendees with an opportunity to learn first-hand how to design a neighborhood around the special features of any given property, using the four-step design approach. Workshop participants have a chance to internalize what they have seen and heard during the powerpoint, by applying the four-step design process to a real parcel of land. This participatory workshop is where the learning curve rises steeply, and is especially recommended for those without much background in creative neighborhood design, such as local officials, engineers, surveyors (and some land-use planners whose training was light on design).



### TRACK B: PANEL DISCUSSION: LOCAL OPPORTUNITIES AND BARRIERS

1.5 AICP CMs / 1.5 ASLA CEUs

Why don't we see more conservation design in Central Texas and what are some strategies to encourage it moving forward? This panel will explore existing conservation development ordinances, projects that have been proposed and ideas for realizing more on-the-ground conservation development and low impact projects in our region.

*Moderator: Matt Hollon, City of Austin, Environmental Conservation Program Manager, Watershed Protection Department*

*Panelists: Anna Bolin, Travis County, Division Director of Development Services and Long Range Planning • Pete Dwyer, Principal at Dwyer Realty, landowner in Walnut Springs Conservation Development • Peter French, San Antonio and Austin area developer, Director of Operations, Plum Creek Development • Andy Linseisen, Supervising Engineer, Development Review Group, City of Austin • Jordan Maddox, City of Georgetown, Principal Planner • Keenan Smith, Principal City Lights Design, City of Dripping Springs Planning Consultant*

## 3 to 4 LOW IMPACT DESIGN SPECIFICS

Karen L. Bishop, Supervisor, Executive Services/Leader, Sustainable Watersheds Implementation Program, San Antonio River Authority

1 AICP CMs / 1 ASLA CEUs

The San Antonio River Authority through the Bexar Regional Watershed Management program released in October 2013 the San Antonio River Basin Low Impact Development Technical Guidance Manual. The manual is tailored for both technical and non-technical audiences, with Chapters 1 – 5 providing a comprehensive overview of a suite of ten LID best management practices, their design and sizing basics, benefits to stormwater quality and quantity, construction, operations and maintenance considerations, and the review process as distinguished from traditional design reviews. A series of appendices developed for engineering and design professionals takes these basic concepts a step further, providing technical guidance through curves, equations, sample problems, plant lists, and other resources. The manual addresses LID design for the physical conditions as well as the existing policies within the River Authority's four-county jurisdiction of Bexar, Wilson, Karnes, and Goliad counties.

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