



ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING
DATE REQUESTED: January 18, 2012

NAME & NUMBER OF PROJECT: STEINER RANCH APARTMENTS/ SP-2011-0200D

NAME OF APPLICANT OR ORGANIZATION: Crocker Consultants
(Sarah Crocker, 504-237-4288)

LOCATION: 4800 Steiner Ranch Blvd.

PROJECT FILING DATE: July 21, 2011

WPDR/ENVIRONMENTAL STAFF: Brad Jackson, 974-3410
brad.jackson@austintexas.gov

WPDR/ CASE MANAGER: Donna Galati, 974-2733
Donna.galati@austintexas.gov

WATERSHED: Bear West (Lake Austin) Watershed (Water Supply Rural)
Drinking Water Protection Zone

ORDINANCE: Comprehensive Watershed Ordinance, as amended by the
Steiner Ranch Subdivision Settlement Agreement.

REQUEST: Variance request is as follows:
1. Variance from LDC 25-8-341 - To allow cut up to a maximum of 20 feet.
2. Variance from LDC 25-8-342 - To allow fill up to a maximum of 16 feet.

STAFF RECOMMENDATION: Recommended with conditions.

REASONS FOR RECOMMENDATION: Findings-of-fact have been met.



MEMORANDUM

TO: Betty Baker, Chairperson
Members of the Zoning and Platting Commission

FROM: Brad Jackson, Senior Environmental Reviewer
Planning and Development Review Department

DATE: January 18, 2011

SUBJECT: Steiner Ranch Apartments (SP-2011-0200D)
4800 Steiner Ranch Blvd.

Variance Requests: Variance from LDC 25-8-341 – To allow cut up to a maximum of 20 feet.
Variance from LDC 25-8-342 – To allow fill up to a maximum of 16 feet.

The applicant is proposing a multi-family apartment complex with 23 apartment buildings, for a total of 298 units. There will also be a clubhouse, pool/amenity center, maintenance building, two water quality ponds, one detention pond, and a lift station. The cut is requested to provide an area behind five of the apartment buildings for fire access. The cut between 16 and 20 feet will cover about 1,200 square feet in area. The fill is requested to provide access to the sides of eleven of the buildings located on the steeper areas of the property. The fill between 12 and 16 feet will cover about 6,000 square feet in area.

Description of Project Area

This 52-acre site is situated in the COA 2-mile ETJ in the Drinking Water Protection Zone. The site is located within the Bear West Creek (Lake Austin) Watershed, which is classified as Water Supply Rural. Topographically, the site slopes down to the north from Steiner Ranch Blvd from an elevation of 971 feet to an elevation of 819 feet at the northwestern boundary of the site. The site has 36.5 acres of net site area. The subdivision is allowed 40% impervious cover through the Steiner Ranch Subdivision Settlement Agreement, Ordinance # 011025-49. The proposed impervious cover for the development is 9.65 acres (420,354 square feet), or 26.44% of net site area. 25.7 acres of this 52 acre site is dedicated preserve land for the Balcones Canyonland Conservation Plan. Please note, the exhibit shown in this packet only displays the limits of construction for the project, which is within the remaining 26.3 acres of the site.

Vegetation

According to the Soil Survey of Travis County, the site contains Brackett soils, rolling (BID) and Brackett soils and rock outcrop (BoF). Brackett soils are described as shallow and well drained soils

that develop under a prairie of mid to tall grasses and some trees. The geology at this site is characterized by thin clay soils covering weathered limestone. The site lies within the Glen Rose formation that consists primarily of limestone, dolomite and marl. The site vegetation is dense, consisting of scrubby hill country species like ashe juniper, live oak, cedar elm, and Texas red oak.

Critical Environmental Features

There are no Critical Environmental Features on or within 150 feet of this site.

Water/Wastewater

The project will receive water service from WCID #17. Wastewater will be handled through an eight inch wastewater line owned and maintained by WCID #17. Both water and wastewater will be available within the Steiner Ranch Blvd right-of-way.

Variance Requests

The variances being requested by this project are as follows:

1. **Variance from LDC 25-8-341 – To allow cut up to a maximum of 20 feet.**
2. **Variance from LDC 25-8-342 – To allow fill up to a maximum of 16 feet.**

On November 14, 2011, the applicant requested the above variances.

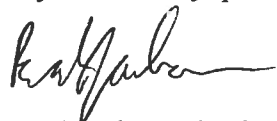
Recommendations

Staff recommends granting the variance request because the findings of fact have been met. Please see pages 5-8 for findings of fact from staff.

Recommended Conditions of Variance Approval

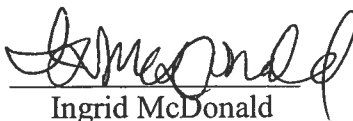
1. All areas of disturbance outside of the landscaped entrance drive will be revegetated with native grasses.
2. The developer will plant 1,000 inches of native trees within the development.

If you have any questions or need additional information, please feel free to contact me at 974-3410.



Brad Jackson, Senior Environmental Reviewer
Planning and Development Review

Environmental Program Coordinator:


Ingrid McDonald

Watershed Protection:


Chuck Lesniak

Similar Cases

Judge's Overlook– SP-2011-0051D requested a variance from LDC 25-8-341/342 to allow cut up to 8 feet and fill up to 8 feet for the construction of an office building. The EV Board recommended approval on July 20, 2011 by a vote of 6-0-1-2, with the following conditions:

Conditions

1. Areas of cut and fill will be revegetated with no greater than a 3:1 slope or be structurally contained.
2. Landscaping will be provided to ensure all parking areas are buffered from Bee Caves Road and Canon Wren Drive.
3. At least one tree will be planted within 50 feet of each uncovered parking space.
4. Implementation of an Integrated Pest Management (IPM) plan.
5. A water quality biofiltration pond will be constructed to capture and treat all new impervious cover proposed in this site plan.

The Zoning and Platting Commission approved this variance on August 16, 2011.

Bulldog Storage– SP-2007-0673D requested a variance from LDC 25-8-341 to allow fill up to 12 feet for the construction of storage buildings. The EV Board recommended approval on September 17, 2008 by a vote of 4-0-0-2, with the following conditions:

Conditions

1. Only clean fill of soil, dirt, rock, sand or other natural man-made materials are to be used as fill on the site.
2. Submittal and City approval of a Pollution Attenuation Plan for the site must be obtained prior to site plan approval.
3. All trees over 8 caliper inches will be mitigated for and replaced with Class 1 native trees.
4. All fill over four feet will be structurally contained.

The Zoning and Platting Commission approved this variance on August 30, 2008.



Planning & Development Review Department
Staff Recommendations Concerning Required Findings
Of Fact

Application Name: Steiner Ranch Apartments
Application Case No: SP-2011-0200D

Code Reference: Land Development Code Section 25-8-341

Variance Request: To allow cut up to 20 feet for the development of an apartment complex.

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.
YES. *Other properties similarly situated, like the Judge's Overlook, have requested variances to allow cut required by fire access requirements behind buildings on sights with significant slopes.*

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

YES. *The development is not based on a condition caused by the method chosen by the applicant to develop the property. The area of cut is required by the fire department for accessing the areas behind the apartment buildings.*

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

YES. *The site has been designed to utilize the areas of less steep slopes as much as possible and reduce the need for excessive cut. The applicant has worked with staff to reduce the depth of cut as much as possible. The applicant reduced the cut from 24 feet to 20 feet, eliminating 3,100 square feet of cut area over 8 feet in depth.*

- c) Does not create a significant probability of harmful environmental consequences; and

YES. *This variance does not directly create a significant probability of harmful environmental consequences. The areas of cut will be stabilized with a retaining wall.*

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes. The proposed project will result in water quality that is at least equal to the water quality achievable without the variance because the site will be providing two water quality ponds to treat run-off from the impervious cover.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met;

N/A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

N/A

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

N/A

Reviewer Name: Brad Jackson

Reviewer Signature:



Date: January 9, 2011

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).



Planning & Development Review Department
Staff Recommendations Concerning Required Findings
Of Fact

Application Name: Steiner Ranch Apartments
Application Case No: SP-2011-0200D

Code Reference: Land Development Code Section 25-8-342

Variance Request: To allow fill up to 16 feet for the development of an apartment complex.

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.
***YES.** Other properties similarly situated, like the Judge's Overlook have requested variances to allow fill required due to fire access requirements beside and behind buildings, and to provide parking areas on sights with significant slopes.*

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

***YES.** The development is not based on a condition caused by the method chosen by the applicant to develop the property. The area of fill over 8 feet is required to provide parking and access to 11 of the buildings on the steeper sloped areas of the site.*

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

***YES.** The site has been designed to utilize the areas of less steep slopes as much as possible and reduce the need for excessive fill. The applicant has worked diligently with staff to reduce the amount of fill by eliminating 3 buildings and redesigning the building driveway locations. The fill originally proposed was reduced by 5 feet after 2 redesigns, reducing the total square footage of the area of fillover 8 feet by 16,373 square feet.*

c) Does not create a significant probability of harmful environmental consequences; and
YES. *This variance does not directly create a significant probability of harmful environmental consequences. The areas of fill will be stabilized with a retaining wall or revegetated with native grasses on no steeper than a 3:1 slope.*

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes. *The proposed project will result in water quality that is at least equal to the water quality achievable without the variance because the site will be providing two water quality ponds to treat run-off from the impervious cover and utilize native grass reseeding on the majority of the site.*

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met;

N/A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

N/A

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

N/A

Reviewer Name: Brad Jackson

Reviewer Signature:



Date: January 9, 2012

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).

SARAH PUTNAM CROCKER CROCKER CONSULTANTS

4934 W. HWY 290

Austin Texas 78745

January 9, 2011

Planning & Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

RE: Steiner Ranch Apartments
4800 Steiner Ranch Blvd.
Lot 4, Block 3 Steiner Ranch Phase Ten Section Two
SP-2011-0200D
Request for Variance 25-8-341 & 25-8-342 Cut and Fill in excess of 8 feet
Cut 8-20' 8962.39 sf
Fill 8-16' 25,140.33 sf

To Whom It May Concern:

On behalf of the applicant I am requesting a variance for cut and fill in excess of eight (8) feet for the proposed development of a 298 unit multi-family development at Steiner Ranch Blvd. Subsection B (3, (i)), of Article VIII of The Steiner Ranch Development Agreement allows for cut and fill of up to 8' sf administratively.

This site is subject to the Steiner Ranch Development Agreement which was approved by City Council in October 2000. Attached you will find the justification and findings of fact to support this variance request.

This tract is not located in the Edwards Aquifer Recharge zone. It is located in the Lake Austin Watershed which is classified as Water Supply Rural and will be developed in accordance with Chapter 15 of the City of Austin Code and the Steiner Ranch Development Agreement.

Should you have any questions or need anything further, please don't hesitate to contact me.

Sincerely,



Sarah Crocker
Authorized Agent

SARAH PUTNAM CROCKER CROCKER CONSULTANTS

4934 W. HWY 290

Austin Texas 78745

Findings of Fact

Project: Steiner Ranch Apartments
4800 Steiner Ranch Blvd
Lot 4, Block B
Steiner Ranch Phase Two
Section 10

Austin, Texas
SP-2011-0200D

Ordinance Standard: **25-8-341 Cut in excess of 8 feet**
8-12' 8962.39 s.f.
12-16' 3335.33 s.f.
16-20' 1243.62 s.f

Justification:

1. Are there special circumstances applicable to the property involved where strict application deprives such property owner of privileges or safety enjoyed by other similarly situated property with similarly timed development? **YES**

This is a 51.92 tract of which 25.67 acres is dedicated preserve land. The developable portion of the property is located along the frontage of Steiner Ranch Blvd. The tract slopes more than 30' from Steiner Ranch Blvd to the boundary of the preserve land. There are 3 separate and distinct areas of 0-15% slope suitable for building placement; every effort has been made to situate the buildings in these areas. We have worked with EV staff to minimize this variance request, including a redesign of the project in December. Almost all of cut variance request is located behind two of the buildings on the east side of the development and is required to meet the 150 foot hose lay rule for first responders and provide adequate drainage area for the buildings. Additional terracing techniques were considered for these areas but were abandoned due to the fact that these methods would have significantly increased the area of site disturbance.

2. Does the project demonstrate minimum departures from the terms of the ordinance necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences? **YES**

- A. *Historically, site design and development in Steiner Ranch created a conflict with the 4' cut and fill standards set forth in the LDC due to the topography of the Hill Country. This condition was recognized and (for the most part) was addressed in Section 3 of the Steiner Ranch Development Agreement between the Developer and the City Council which sets forth Certain Administrative Variances and Waivers allowing cut and fill up to 8' for construction driveways, building and residences on slopes up to 35% (with acceptable structural containment). This section of the Development Agreement exempted 100% of the residential development after the Agreement was adopted. However, Commercial development is subject to different standards of the Code.*
- B. *The boundaries of the Conservation Easement (which constitutes 50% of the lot) had to be taken into consideration and affected placement of drainage facilities and site design.*
- C. *We are relocating the existing water quality pond in order to erect two buildings on 0-15% slope which will result in increased capture volume(.50% to .78%) for the run-off from Steiner Ranch Blvd.*
- D. *This development translates into a yield of 8 units per acre. In order to keep Development away from steep slopes we obtained a 15' reduction in the front building line setback from the Architectural Review Committee. It should be noted that the front building line setback for this development exceeds the front building setback required by the City of Austin by 15 feet even with the variance.*

3. The proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development, and is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land. **YES**

The subdivision process did not create the need for these variances. This is a one lot subdivision. The proposed density for this tract is approximately 8 units to the acre. There are 3 other commercial tracts along Steiner Ranch Blvd of which two are already developed. This is a one lot subdivision.

4. For a variance from the requirements for development within the Critical Water Quality Zone and/or Water Quality Transition Zone: Does the application of restrictions leave the property owner without any reasonable, economic use of the entire property? **N/A**

SARAH PUTNAM CROCKER CROCKER CONSULTANTS

4934 W. HWY 290

Austin Texas 78745

Findings of Fact

Project: Steiner Ranch Apartments
4800 Steiner Ranch Blvd
Lot 4, Block B
Steiner Ranch Phase Two
Section 10

Austin, Texas
SP-2011-0200D

Ordinance Standard: **25-8-342 Fill in excess of 8 feet**
8-12' 9654.35 sf
12-16' 5981.67 sf

Justification:

1. Are there special circumstances applicable to the property involved where strict application deprives such property owner of privileges or safety enjoyed by other similarly situated property with similarly timed development? **YES**

This is a 51.92 tract of which 25.67 acres is dedicated preserve land. The developable portion of the property is located along the frontage of Steiner Ranch Blvd. The tract slopes more than 30' from Steiner Ranch Blvd to the boundary of the preserve land. There are 3 separate and distinct areas of 0-15% slope suitable for building placement; every effort has been made to situate the buildings in these areas. We have worked with EV staff to minimize this variance request, including a redesign of the project in December.

96% of the fill variance is triggered by the private road. The Development Agreement allows private roads to be treated as public ROW for the purposes of cut and fill. The most significant areas of fill are located adjacent to the private road which is identical to the conditions for other private roads in residential subdivisions throughout Steiner Ranch (which were not required to get variances.) Staff determined that the area of fill adjacent to this private road could not be exempted due to the fact that parking will be constructed in these areas. However, in order to provide adequate access for

any development in Steiner Ranch it is virtually impossible not create a variance condition.

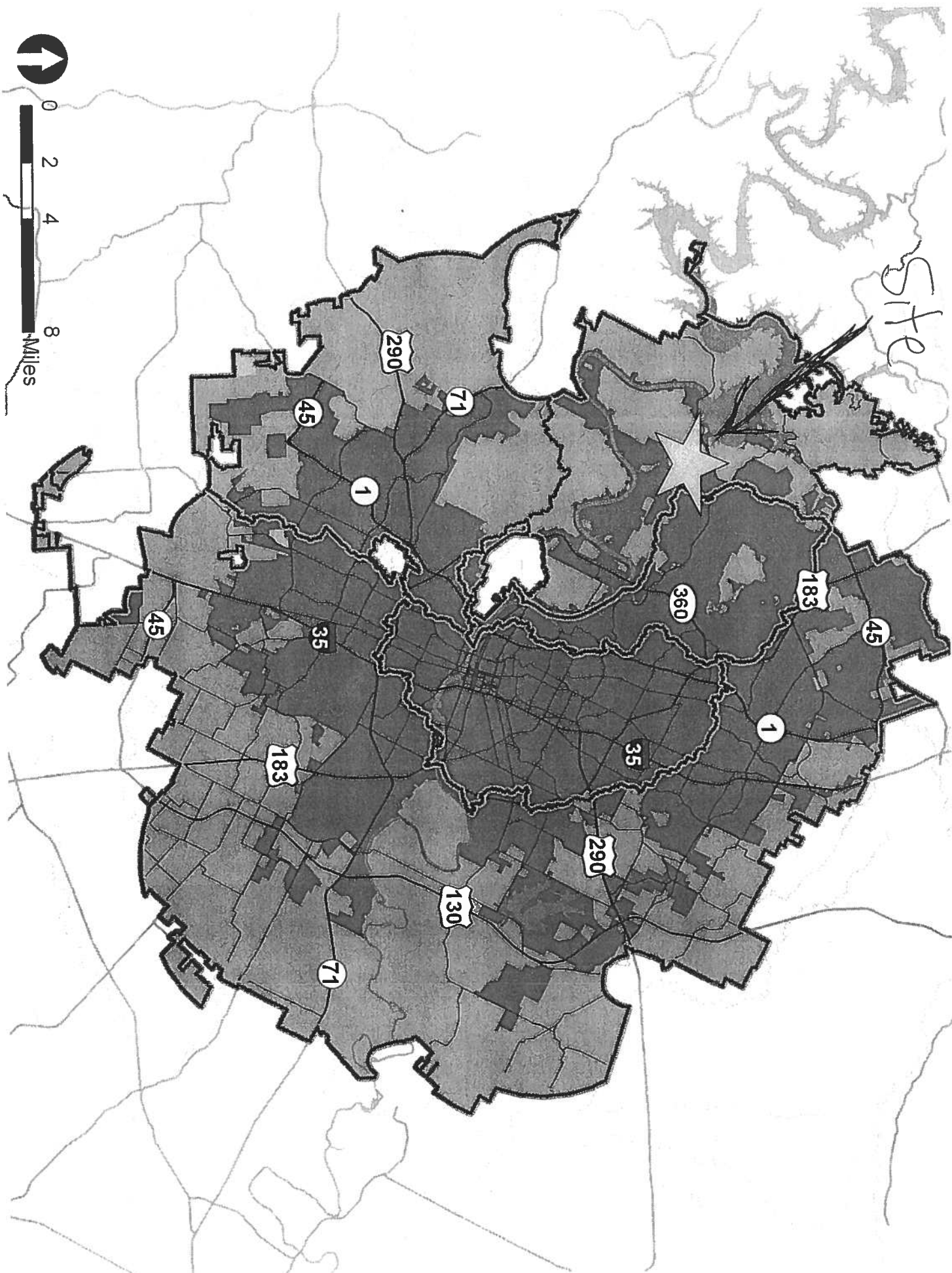
2. Does the project demonstrate minimum departures from the terms of the ordinance necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences? **YES**

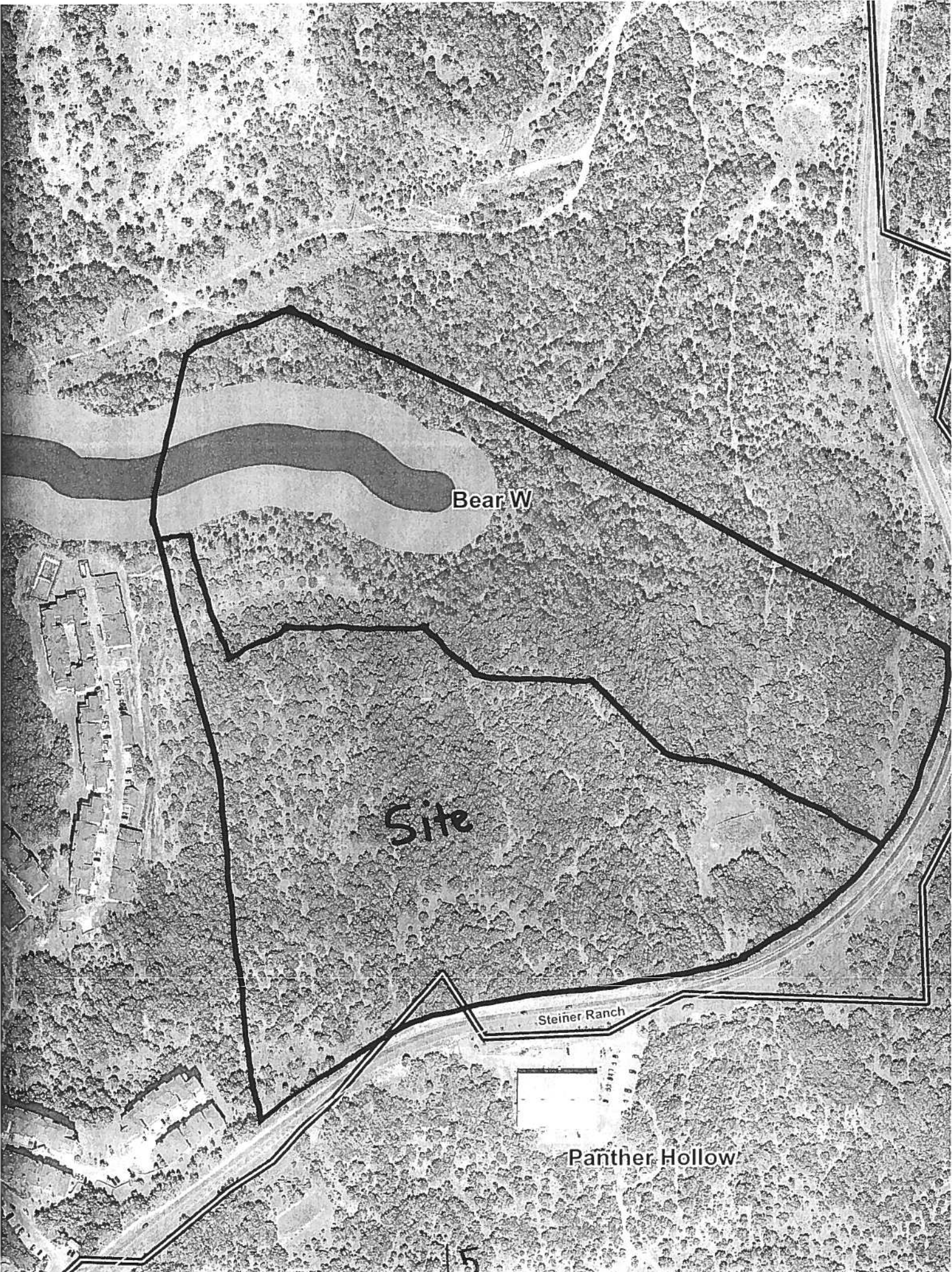
- A. *Historically, site design and development in Steiner Ranch created a conflict with the 4' cut and fill standards set forth in the LDC due to the topography of the Hill Country. This condition was recognized and (for the most part) was addressed in Section 3 of the Steiner Ranch Development Agreement between the Developer and the City Council which sets forth Certain Administrative Variances and Waivers allowing cut and fill up to 8' for construction driveways, building and residences on slopes up to 35% (with acceptable structural containment). This section of the Development Agreement exempted 100% of the residential development after the Agreement was adopted. However, Commercial development is subject to different standards of the Code.*
- B. *The boundaries of the Conservation Easement (which constitutes 50% of the lot) had to be taken into consideration for site design and affected placement of drainage facilities and site design.*
- C. *We are relocating the existing water quality pond in order to erect two buildings on 0-15% slope which will result in increased capture volume(.50% to .78%) for the run-off from Steiner Ranch Blvd.*
- D. *This development translates into a yield of 8 units per acre. In order to keep development away from steep slopes we obtained a 15' reduction in the front building line setback from the Architectural Review Committee. It should be noted that the front building line setback for this development exceeds the front building setback required by the City of Austin by 15 feet even with the variance*

3. The proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development, and is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land. **YES**

The subdivision process did not create the need for these variances. The proposed density for this tract is approximately 8 units to the acre. There are 3 other commercial tracts along Steiner Ranch Blvd of which two are already developed. This is a one lot subdivision.

4. For a variance from the requirements for development within the Critical Water Quality Zone and/or Water Quality Transition Zone: Does the application of restrictions leave the property owner without any reasonable, economic use of the entire property? **N/A**





Bear W

Site

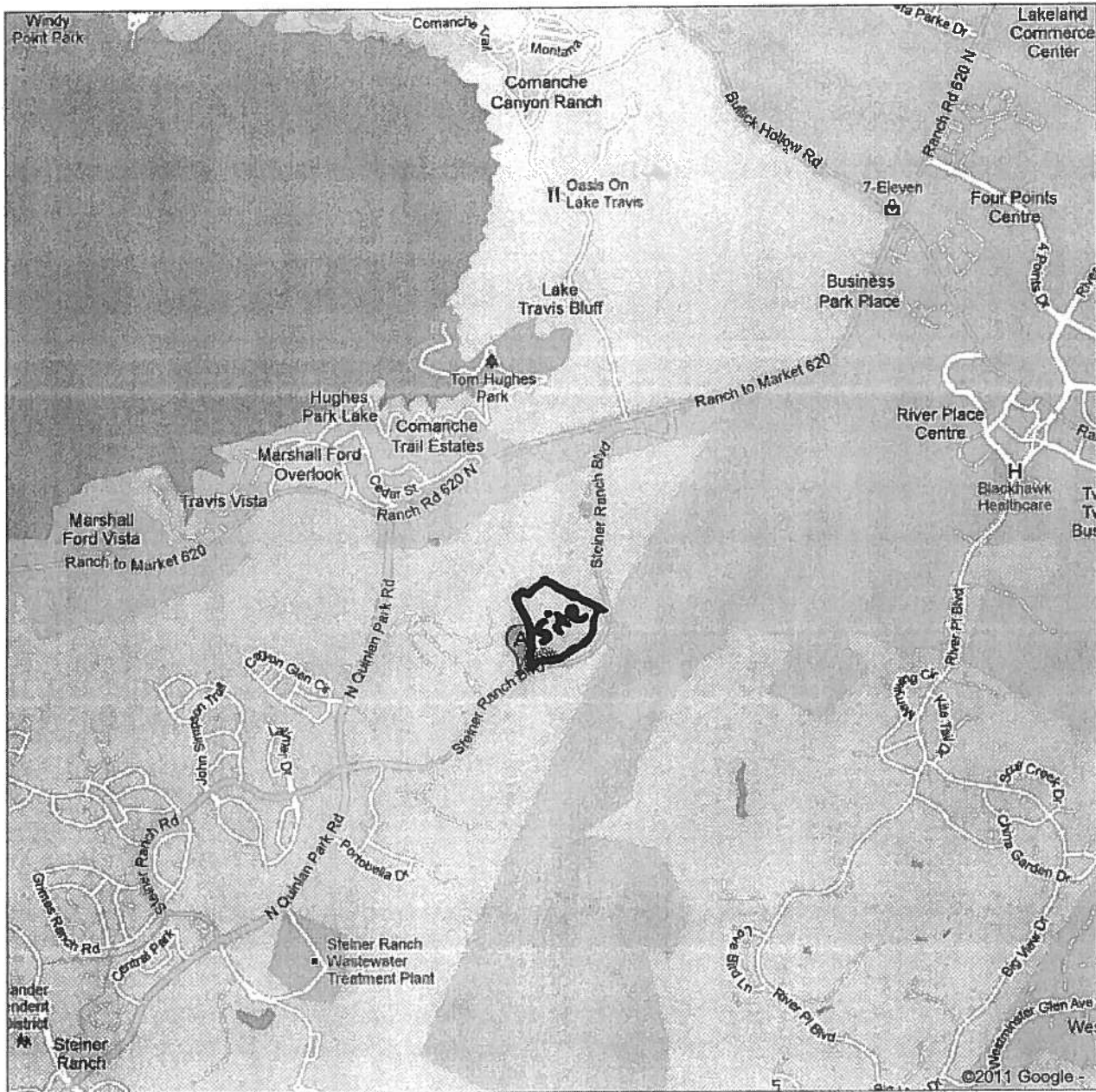
Steiner Ranch

Panther Hollow

Driving Directions to Steiner Ranch Apartments

From One Texas Center, take Barton Springs Road west towards Mopac (Loop One). Take Mopac North to the 2222 exit, go left on 2222 heading west past 360 until you reach 620. Turn left on 620 heading south for about 2 miles until the intersection of 620 and Steiner Ranch Boulevard. Turn left onto Steiner Ranch Blvd and the site is about a quarter of a mile down on the right.

Google

Address 4800 Steiner Ranch Blvd
Austin, TX 78732Notes Steiner Ranch Apartments
SP-2011-0200D



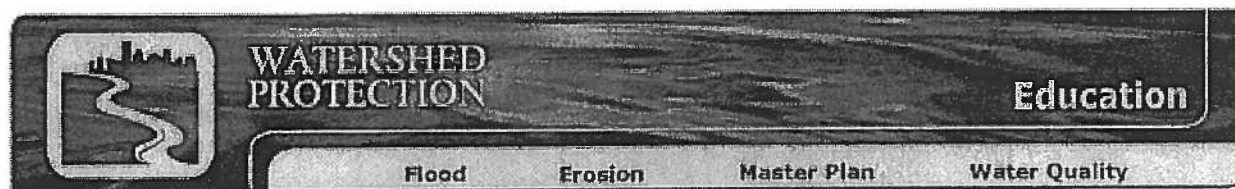
Search

Find!

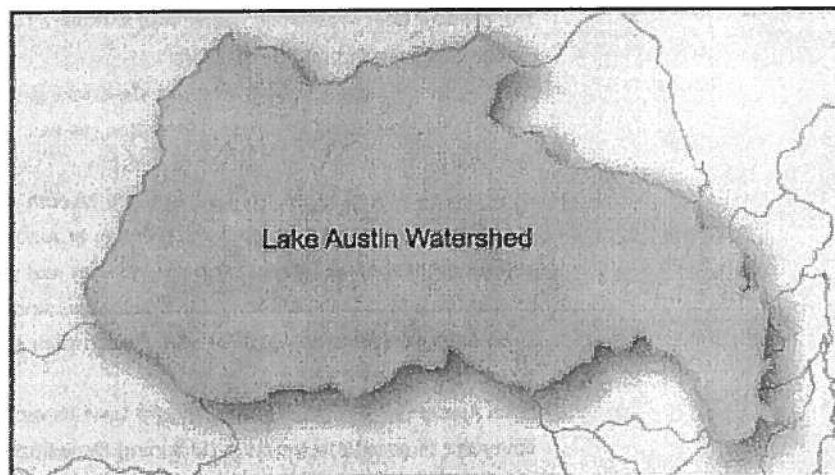
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Austin's Watersheds


[Fast Facts](#)
[Environmental Creek Assessments](#)
[Photo Gallery](#)
[Hydrilla](#) | [Lake Austin Update](#)

Fast Facts

Population	2000: 23,303	
	2030 78,558	
Creek Length	26 miles	
Drainage Area	24 square miles	
Drains To	The Gulf of Mexico	
Well Known Sites	Steiner Ranch Elementary School, Bridge Point Elementary School, Commons Ford Ranch Park, Emma Long Park, Stelner Ranch	
Land Use	Residential	14%
	Business	1%
	Civic	1%
	Parks	23%

Roadways	5%
Undeveloped	52%

Watershed Facts

- Lake Austin is a 1600 acre lake formed by Tom Miller Dam on the Colorado River. The lake stays at a constant level with an operating level of 492.8 feet above sea level.
- The primary Inflow to Lake Austin comes from deep water releases from Lake Travis.
- Flow is controlled by the Lower Colorado River Authority (LCRA), which uses the water to produce electricity and provide irrigation for rice farmers downstream.
- Lake Austin is the sixth in a chain of seven lakes known as the Highland Lakes. First dam (Austin Dam) was built in 1893 and destroyed in a major flood in 1900. A second partially constructed dam was destroyed by flooding in 1935. The present dam, Tom Miller Dam, was completed in 1939, with a hydroelectric power plant coming on line in 1940.
- Lake Austin is used for public and private drinking water, flood and irrigation water conveyance, hydropower generation, as well as recreation
- The last major flood occurred in July 2002.
- Lake temperatures range from 52 °F to 80 °F with an average of 65°F
- Clear, clean water and proximity to the City of Austin makes this lake a popular recreation destination for water skiing, fishing and swimming.
- In response to citizen complaints, investigators find an average of 22 pollution spills each year in Lake Austin; the most common spill type is sediment, followed by petroleum, then sewage.
- Lake Austin is an excellent large-mouth bass fishery due to the substantial coverage of aquatic vegetation (including the invasive exotic plant Hydrilla; see www.cityofaustin.org/watershed/hydrilla.htm).
- Efforts such as lake drawdowns and recent introduction of sterile Asian grass carp have shown some promise in controlling the hydrilla infestation.
- The City of Austin monitors six tributaries within the immediate Lake Austin watershed (below Mansfield Dam) to keep track of local influences on this reservoir.

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Creek Assessments

Environmental

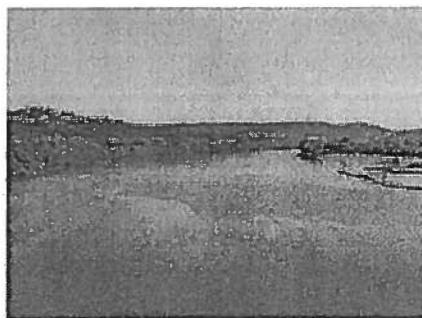
Index	Score	Category	Notes
Overall Score	82	Very Good	Lake Austin ranks 2 out of 46 watersheds in overall quality
Water Chemistry	67	Good	Water quality is above average, ammonia is high

Sediment Quality	89	Excellent	PAHs are very low, herbicides/pesticides are very low, metals are very low
Recreation	94	Excellent	During dry weather conditions, bacteria is not a threat
Aesthetics	91	Excellent	Litter is not a problem, no odor
Habitat	76	Very Good	Some sediment deposition
Aquatic Life	73	Good	Benthic macroinvertebrate community is good, diatom community is excellent

- The Lake Austin tributaries are characterized by high gradient Hill Country streams common on the Edwards Plateau with varying levels of development but generally healthy riparian corridors.

[Learn More](#)

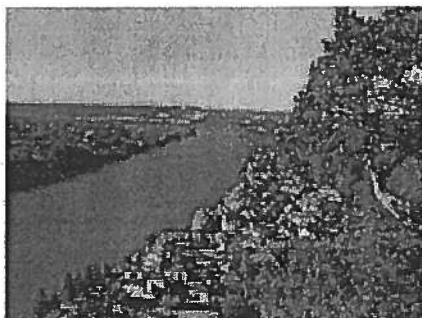
Photo Gallery



Lake Austin at 360 bridge



Lake Austin



Lake Austin at Mt Bonnell



Lake Austin at FM 2222

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SARAH PUTNAM CROCKER CROCKER CONSULTANTS

4934 W. HWY 290

Austin Texas 78735

CUT AND FILL VARIANCE REQUEST /Steiner Ranch Apartments

CUT	Original Design	Re-Design	Revised re-design	Reduction%
24-20	77.12	0	0	-77.12
21-20	0	8.56	0	-8.56
20-16	1671.49	1243.62	1243.62	-427.38
16-12	3557.58	3335.33	3335.33	-222.25
12-8	11305.57	8962.39	8962.39	-2343.18
TOTAL	16,611.76	13,541.34	13,541.34	-3,078.49 18.5% reduction
FILL	Original design	Re-Design	Revised re-design	
16-21	2205.59	0	0	-2205.59
16-19	Included above	325.72	0	-325.72
12-16	10495.28	8092.95	5981.67	-4,513.61
8-12	28813.01	24071.66	19158.66	-9,654.35
TOTAL	41,513.88	32,490.33	25,140.33	-16,373.55 53% reduction

	# of Buildings Original Design	# of Buildings Re-Design
Type I	15	5
Type II	6	5
Type III	5	3
Type IV**	0	10**
TOTAL # BUILDINGS	26	23

** New building type