

ABIA Site Development Ordinance Briefing



City of Austin
Environmental Board Briefing
April 4, 2012

Drainage Master Plan Team

- CDM
 - Crespo Consulting, Inc.
 - Axiom Engineers, Inc.
- Watershed Protection Department
- Planning and Development Review Dept.
- Law Department
- Public Works Department
- Aviation Department



History

- 1995 – First Drainage Master Plan – “Opening Day” conditions
- Converted the Air Force Base to commercial airport
- Included the passenger terminal, public parking lots and garage, the east runway system, and mid-field cross taxiways



History

- 2003 – Second Drainage Master Plan – provided the airport with complete hydrologic calculations for the entire campus
- Provided airport with baseline data needed for future development
- Opportunity to participate in RSMP and concept of on-site remote detention.



Purpose of Today's Presentation

- Present the need for a new site development ordinance for Austin-Bergstrom International Airport (ABIA)
- Provide an overview of key environmental provisions of the proposed new ordinance with explanation of Variance requests
- Receive Environmental Board recommendation

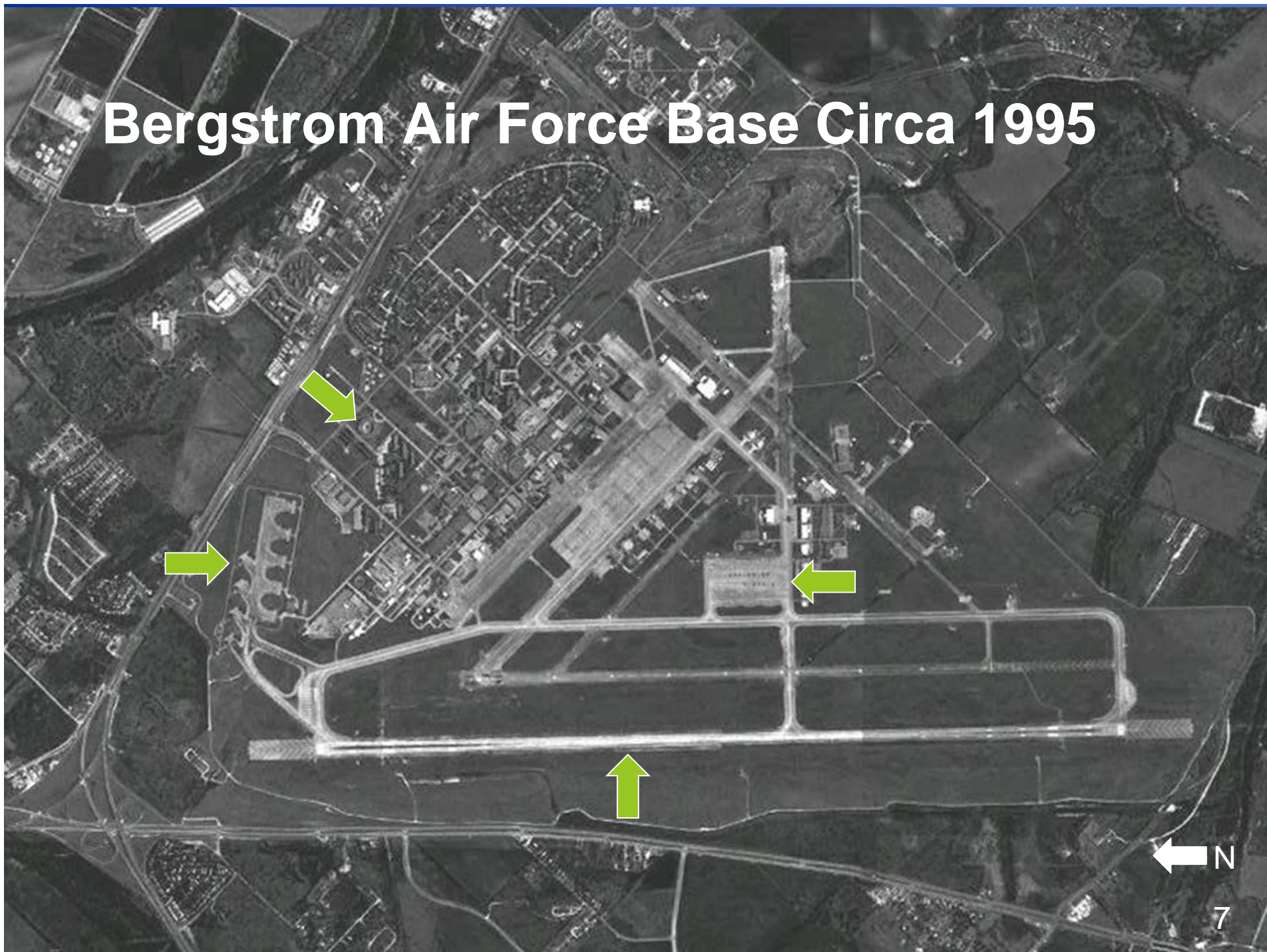


Background

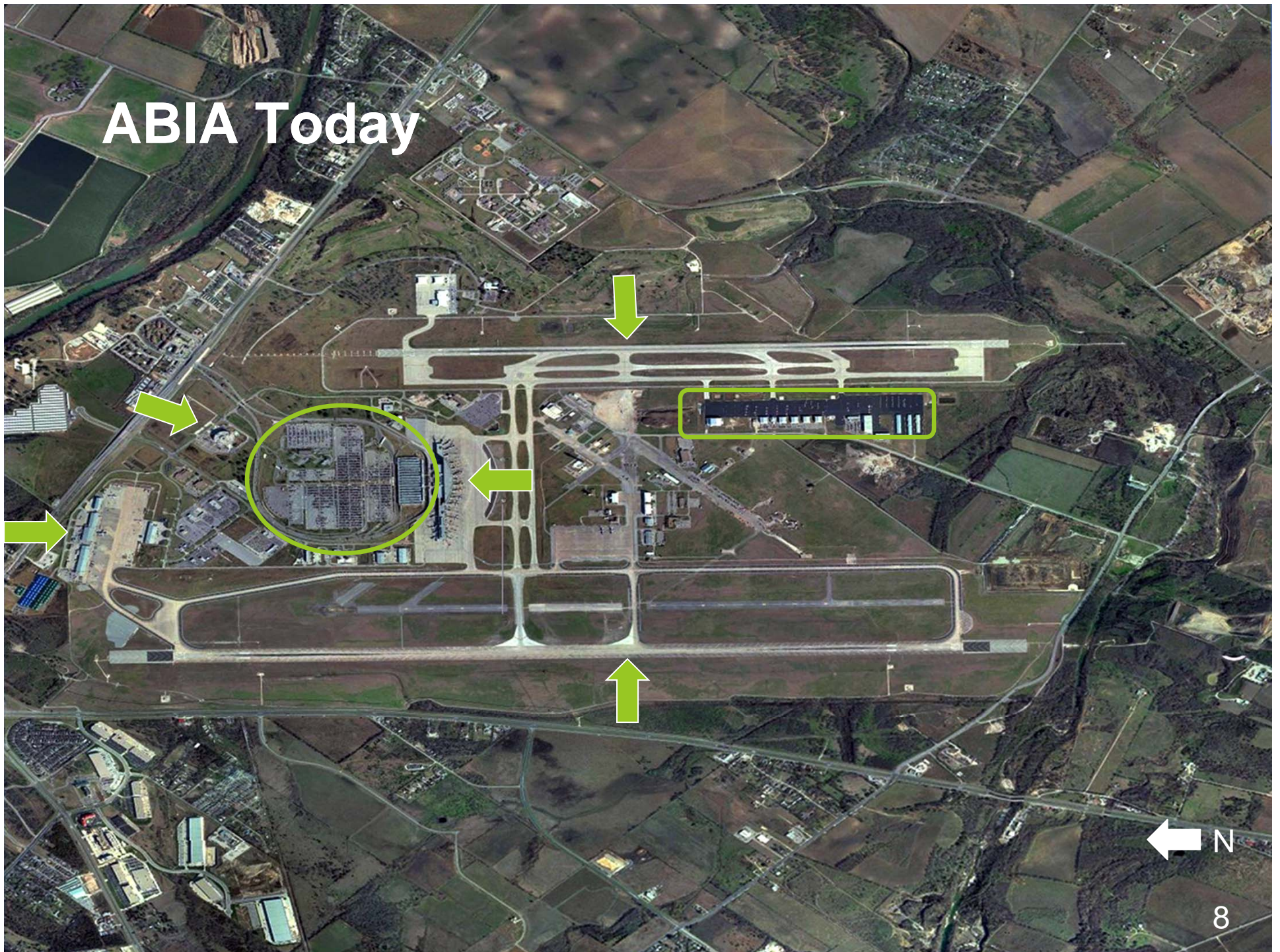
- Construction of ABIA was governed by Ordinance 94-1117-L
 - All facilities included in Ordinance 94-1117-L have been constructed
- A new ordinance is needed to establish future permitting and development requirements for ABIA



Bergstrom Air Force Base Circa 1995



ABIA Today



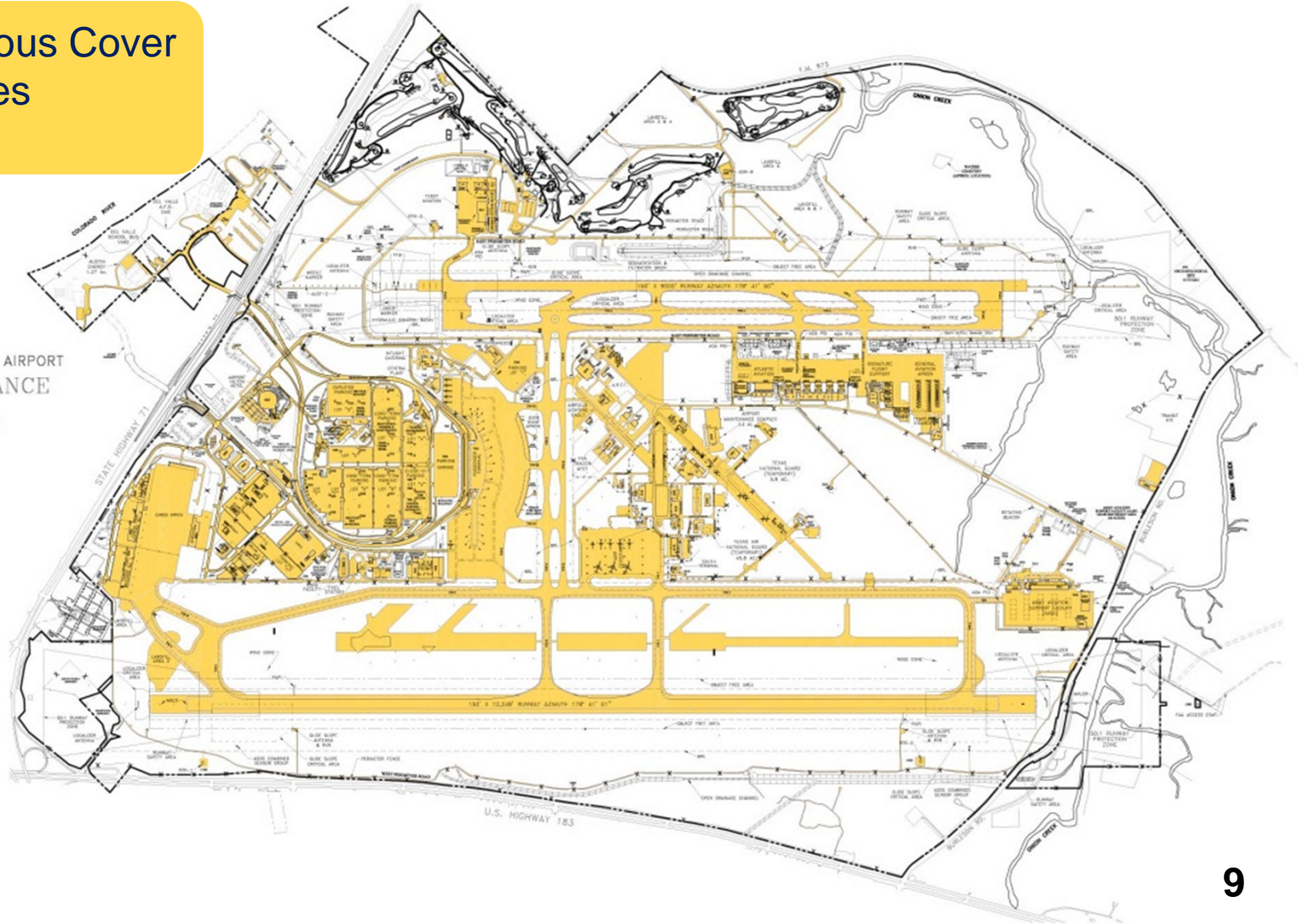
Existing Site Plan

Existing Impervious Cover
992 acres
23.8%

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT
DEVELOPMENT ORDINANCE
CURRENT SITE PLAN



LEGEND
EXISTING IMPERVIOUS COVER



Master Development Site Plan

2012
Existing Impervious Cover
992 acres
23.8%

2022
Near Term Improvements
177 acres
28.1%

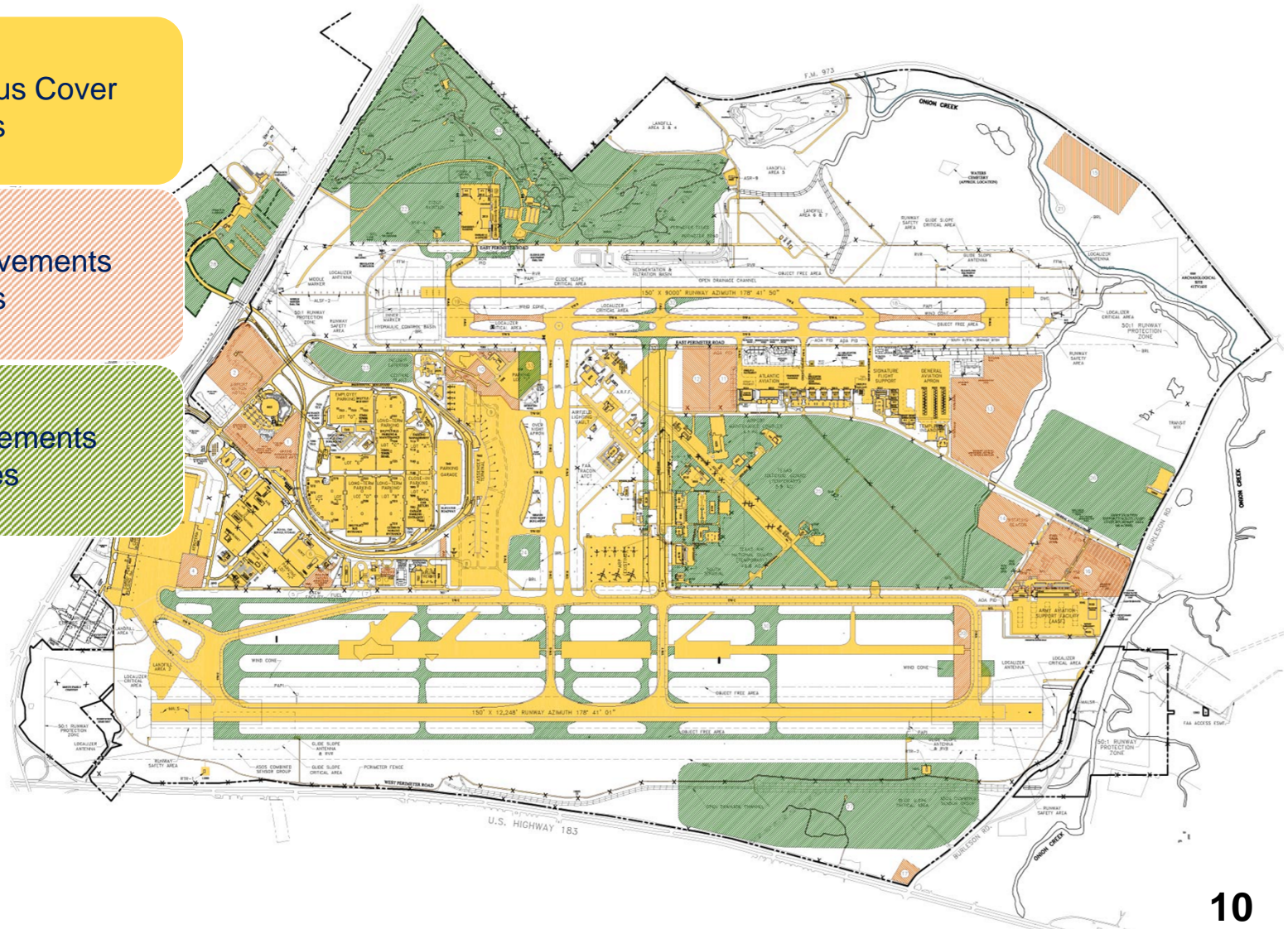
2062
Ultimate Improvements
825.7 acres
47.9%



Austin-Bergstrom
International Airport
Department of Aviation

LEGEND

- EXISTING IMPERVIOUS COVER
- NEAR TERM IMPROVEMENTS
- ULTIMATE IMPROVEMENTS



Storm Water Master Plan Update

- Create an updated framework and processes for development of Storm water Facilities at ABIA, that:
 - Protects the Environment
 - Improves the efficiency of ABIA Permitting and Development Process
 - Maximizes the Beneficial Use of Developable Property at ABIA
- Develop technical basis for revisions to the ABIA Site Development Ordinance



Key Results of the Storm Water Master Plan Update

- Participating in City of Austin Regional Storm Water Management Program (RSMP) for up to 300 acres of new impervious cover at ABIA
- Created a Campus-wide Water Quality Plan that Exceeds Water Quality Requirements
- Involve key City Stakeholders throughout project life cycle



Water Quality versus Stormwater Detention Ponds

- Water Quality Ponds capture the “first flush” of runoff which carries the highest pollutant concentration, then remove pollutants through settling (sedimentation) and filtration processes
- Stormwater Detention ponds are large ponds designed to minimize the impact of off-site flooding by holding large volumes of water on-site prior to release into the receiving water



Pond System Close-up



Key ABIA Ordinance Environmental Provisions

- Commitment to Enhanced Water Quality Treatment
- Extension of Environmental Variances previously granted in the original ordinance to certain future development shown in the Master Development Plan, related to:
 - Section 25-5-81 (*Site Plan Expiration*) and Chapter 25-1, Article 12 (*Project Duration*)
 - Section 25-7-61 (A) (5) (*Criteria for Approval of Plats, Construction Plans, and Site Plans*)



Key ABIA Ordinance Environmental Provisions

- Section 25-8-392 (*Critical Water Quality Zone*)
- Section 25-8-393 (*Water Quality Transition Zone*)
- Section 25-8-341 (*Cut Requirements*)
- Section 25-8-342 (*Fill Requirements*)
- Addition of the Constrained Development Area 1/2-inch capture provision
 - Subsection (B) (2) of Section 25-8-213 (*Water Quality Control Standards*)



DISCUSSION OF REQUESTED VARIANCES



#1 - Site Plan Expiration and Project Duration

- DOA requests that the Master Development Plan have no expiration
- Ordinance requires periodic review and approval every 10 years
- Allows for a long-term planning horizon which is needed for the effective and economical development of the airport campus



#2 – Construction of Facilities without Preserving the Natural Character of the Land


- New terminal facilities south of the mid-field taxiway
- Additional runway/taxiway infrastructure
- South campus facilities including terminal, parking, and general aviation facilities
- West side air cargo terminal and aprons
- East side general aviation



AUSTIN-BERGSTROM INTERNATIONAL AIRPORT
DEVELOPMENT ORDINANCE
MASTER DEVELOPMENT PLAN



LEGEND

 CONSTRUCTION WITHOUT PRESERVING
NATURAL CHARACTER OF LAND

