

**AISD/COA LAND
DEVELOPMENT
STANDARDS AGREEMENT
4TH AMENDMENT**

**BRIEFING TO THE
ENVIRONMENTAL
COMMISSION**

June 7, 2017

JAMES BOWIE HIGH SCHOOL

- **Constructed: 1989**
- **Designed Perm. Capacity: 2,400 Students**
- **2016-17 Student Enrollment: 2,900 Students**
- **Building Size: 422,688 GSF**
- **Gross Site Size: 64.405 ac.**
- **Design Watershed Ordinance: Pre-Comprehensive Watershed Ordinance**
- **Orig. Allowable Impervious Cover: 40 % GSA**
- **Orig. Impervious Cover: 31.53% GSA**

BOWIE HIGH SCHOOL SITE/FACILITY CHANGES

- **11 Portable Classroom Buildings added to site over time.**
- **2010 Science Classroom Addition – Two-story structure constructed w/in footprint of original one-story structure.**
- **2014 Construction of athletic/band practice fields on Slaughter Lane tract acquired in 2011.**

NEW SOUTH HIGH SCHOOL

- **2008 Bond Program provided funds for purchase of site for future south high school.**
- **After initial investigations, AISD determination that additional student capacity needed in the southwest might be accommodated by expanding Bowie rather than building a new school in the southwest.**

EXPANSION OF BOWIE SITE

- In lieu of acquiring a new southwest high school site, AISD has pursued acquiring tracts to increase the size of Bowie's campus.
- Presently, AISD has pending the purchase of two tracts:
 - 39.792-ac. North tract (12.01 net site acres)
 - 12.00-ac. South tract (7.84 net site acres)
- Additional site acreage: In 2011 AISD acquired the 50-acre Slaughter Lane practice field site (appx. 21.5 net site acres).
- Adding the net site areas of the three tracts to Bowie's net site area, totals 96.186 acres.
- With Bowie's current IC of 20.307 acres, the resultant IC percentage is 21%.

EXPANSION OF BOWIE FACILITIES

- Since 1994, AISD has had an independent school district Land Development Standards Agreement (LDSA) with the COA.
- Over time the Agreement has been modified by three amendments.
- In order for AISD to utilize the Redevelopment Exception to the COA Land Development Code a 4th amendment to the LDSA is required.

EXPANSION OF BOWIE FACILITIES (CONT.)

- **Bowie's development under Amendment Four provides for:**
 - **Expansion/Redevelopment to occur over the site's existing IC (no net increase).**
 - **SOS water quality treatment for all existing and redeveloped impervious cover**
 - **Feasible, beneficial strategies for reuse of storm-water to be implemented may include:**
 - **Rainwater harvesting**
 - **Internal non-potable water use**
 - **Landscape & athletic field irrigation**

EXPANSION OF BOWIE FACILITIES (CONT.)

- Anticipated redevelopment of the Bowie site in the AISD's proposed November Bond referendum include:
 1. Modification/enlargement of existing storm water quality ponds; creation of additional water quality ponds; creation of pump & irrigation/re-irrigation water quality system for SOS non-degradation.
 2. Demolition of single story structures and construction of new two story classroom space.
 3. Construction of new structures over existing IC (i.e., parking and courtyard/sidewalk paving).
 4. Expansion of program space into existing paved areas
 5. Renovations/modernization within existing structures

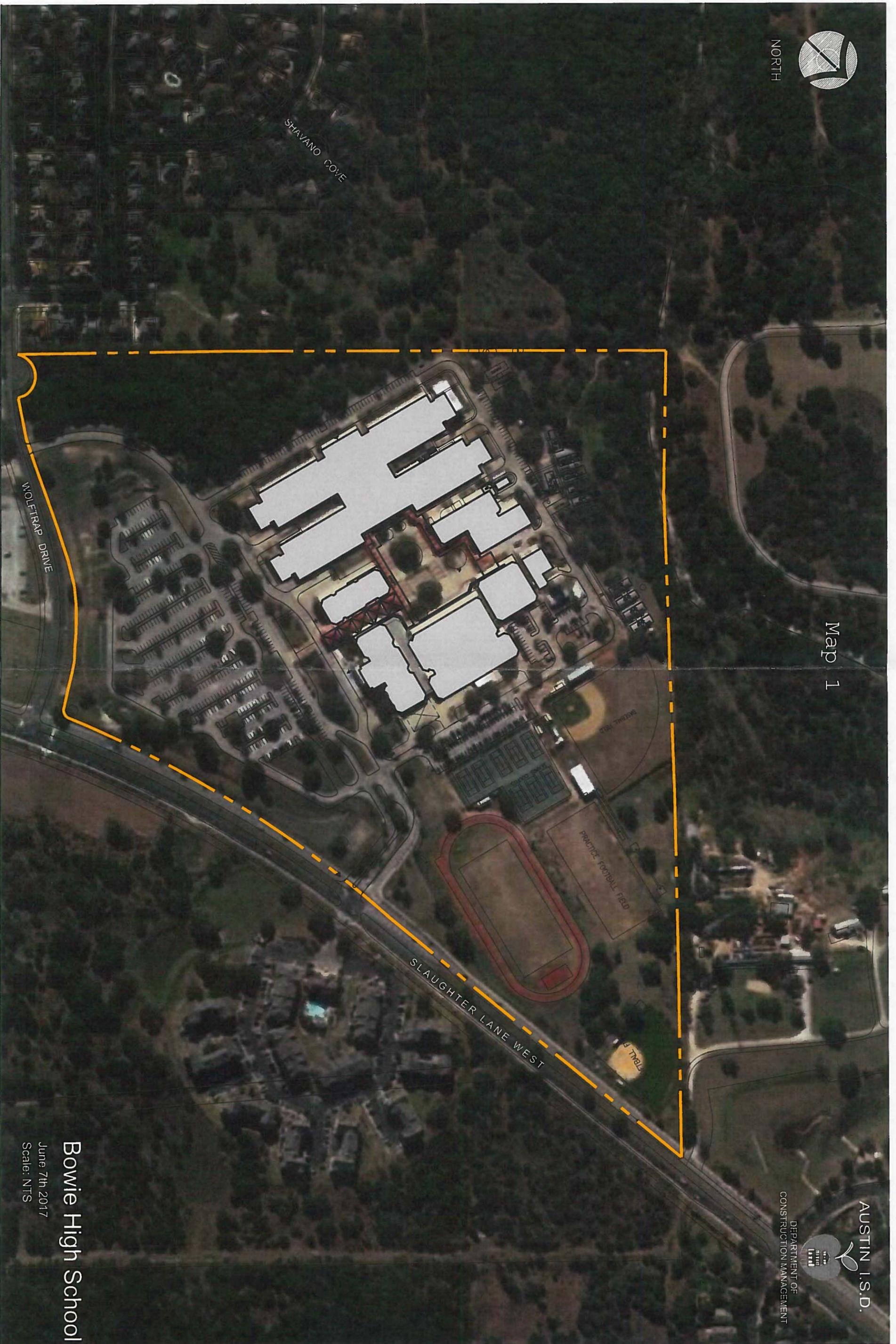
MUTUAL BENEFITS

- AISD's acquisition expenses for high school property in the southwest is reduced
- The development of a 75-100 acre tract of undeveloped land is avoided
- No new school related destination and traffic activities will be generated
- The expanded Bowie campus will not generate any new (net) impervious cover, will have non-degradation SOS water quality treatment for the entire site, and will include the implementation of beneficial storm water re-use systems



NORTH

Map 1



AUSTIN I.S.D.

DEPARTMENT OF
CONSTRUCTION MANAGEMENT



Bowie High School

June 7th 2017
Scale: NTS



NORTH

CAMA VALLEY COVE

HIBISCUS VALLEY DRIVE

MAP 2

AUSTIN I.S.D.



DEPARTMENT OF CONSTRUCTION MANAGEMENT



STAVANO COVE

WILE DRIVE

ASPEN GREEN PARKWAY

FALONE DRIVE

FALONE COURT

STEAMBOAT DRIVE

SAWMILL DRIVE

SAWMILL DRIVE

WOLFTRAP DRIVE

SLAUGHTER LANE WEST

BRODIE LANE

BRODIE LANE

SLAUGHTER LANE WEST

JODY LANE

Bowie High School

June 7th 2017

Scale: NTS



NORTH

SHAVANO COVE



1

WOLFTRAP DRIVE

1

5

1

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SLAUGHTER LANE WEST

PRACTICE FOOTBALL FIELD

Trail

MAP 3

DEPARTMENT OF
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