

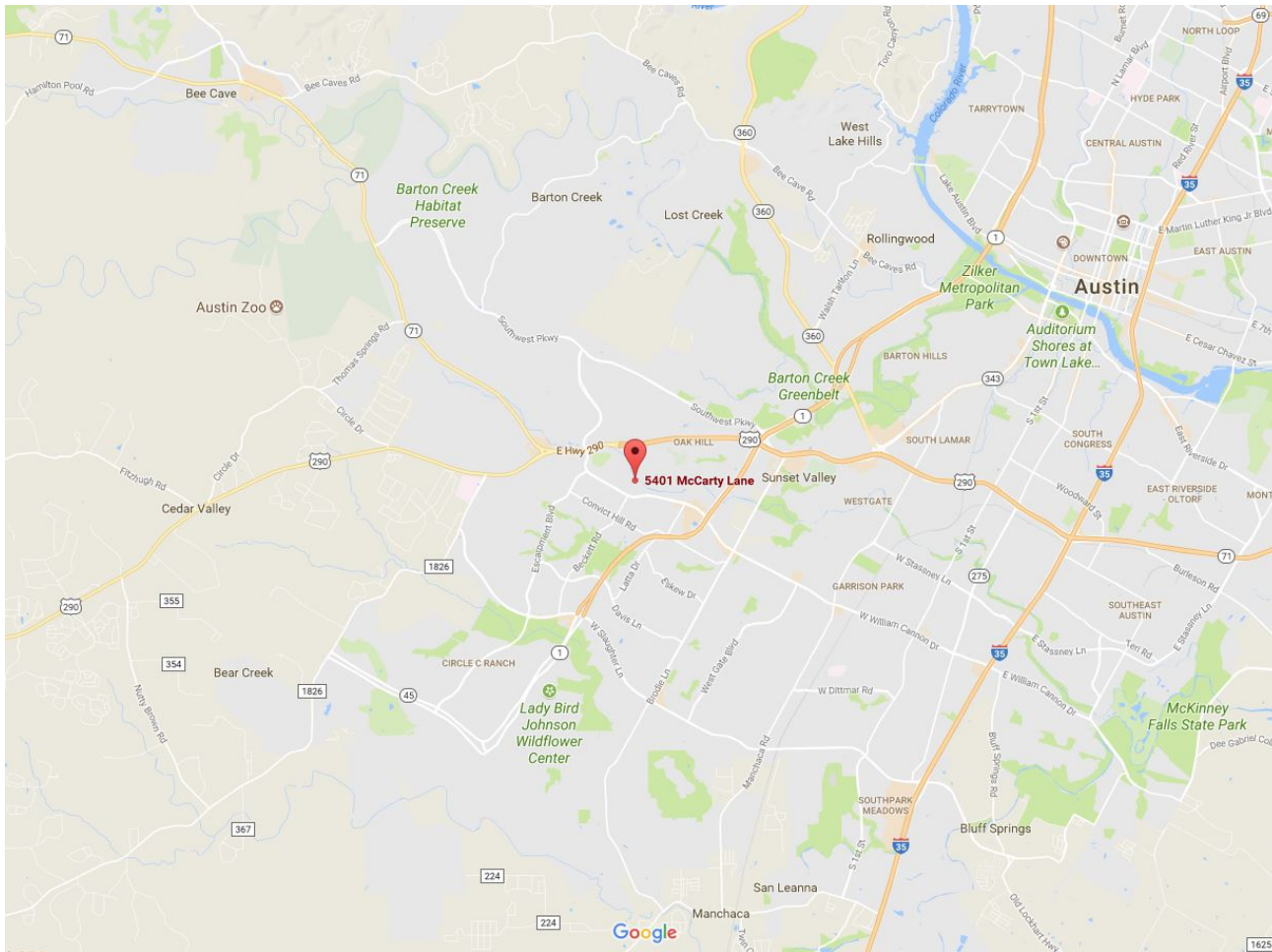
Redevelopment of Fire Station #27/EMS Station #11

Presentation to the Environmental Commission
December 6, 2017

Project Introduction

- The Fire Station was first constructed on this site in the mid 1980's.
- The EMS Station was subsequently constructed separately in the late 1980's.
- The SOS ordinance was enacted in 1992.
- The need for modifying the Fire Station is due to a gender equity program which affords women fire fighters equal dressing & locker room facilities in existing Fire Stations. This is the 5th Phase of an ongoing program to provide equal facilities at all AFD stations.
- The need to modify the EMS Station is due to new ambulances being larger than the existing station bays can currently accommodate.
- The overall purpose of this project is to provide continued public safety to the residents of this neighborhood.

Location Map



Fire Station #27 / EMS Station #11

Aerial Map



Fire Station #27 / EMS Station #11

Redevelopment Exception (LDC 25-8-26)

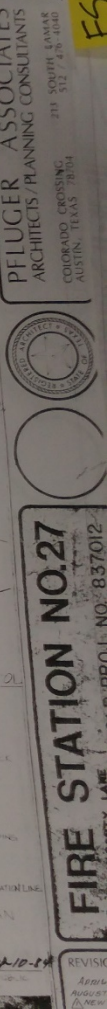
- (E) The requirements of this subchapter do not apply to the redevelopment of property if the redevelopment meets all of the following conditions:
- (1) The redevelopment may not increase the existing amount of impervious cover on the site.
 - (2) The redevelopment may not increase non-compliance, if any, with Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), [Section 25-8-281](#) (*Critical Environmental Features*), [Section 25-8-282](#) (*Wetland Protection*), or [Section 25-8-482](#) (*Water Quality Transition Zone*).
 - (3) The redevelopment must comply with [Section 25-8-121](#) (*Environmental Resource Inventory Requirement*) and all construction phase environmental requirements in effect at the time of construction, including [Chapter 25-8](#), Article 5 (*Erosion and Sedimentation Control; Overland Flow*) and [Section 25-8-234](#) (*Fiscal Security in the Barton Springs Zone*).
 - (4) The water quality controls on the redevelopment site must provide a level of water quality treatment that is equal to or greater than that which was previously provided.
 - (5) For a commercial or multifamily redevelopment, the owner or operator must obtain a permit under [Section 25-8-233](#) (*Barton Springs Zone Operating Permit*) for both sedimentation/filtration ponds and SOS ponds.
 - (6) For a site with more than 40 percent net site area impervious cover, the redevelopment must have:
 - (a) sedimentation/filtration ponds for the entire site; or
 - (b) SOS ponds for a portion of the site, and sedimentation/filtration ponds for the remainder of the redeveloped site.
 - (7) For a site with 40 percent or less net site area impervious cover, the redevelopment must have SOS ponds for the entire site.
 - (8) The property owner must mitigate the effects of the redevelopment, if required by and in accordance with Subsection (H).
 - (9) Redevelopment may not be located within the Erosion Hazard Zone, unless protective works are provided as prescribed in the Drainage Criteria Manual.

Waterway Setbacks



Fire Station #27 / EMS Station #11

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Existing Conditions

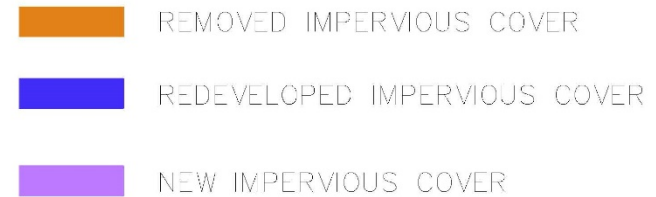
A



B



Impervious Cover



IMPERVIOUS COVER			
Site Area	Acres/SF	3.13/136,327	
Existing Impervious Cover Area	Acres/SF	0.461/20,106	14.7%
Roof & Concrete	SF	14145.5	
Proposed Impervious Area	Acres/SF	.441/19,223	14.1%
Roof	SF	2564	
Pavement	SF	1183	

Recap

- Project is necessary to provide gender equity and meet the demands of public health and safety.
- Proposed improvements are designed to minimize impact to the existing site conditions by remaining within the developed portion of the property.
- Impervious cover is decreasing.
- Restoration of stormwater management facilities enhance the quality of runoff when compared to the previous design and existing conditions.

