

CITY OF AUSTIN
CANYON CREEK FIRE/EMS STATION

DESIGN COMMISSION | APRIL 24 , 2023

PGAL

PREVIOUS COA FIRE/EMS STATIONS

DEL VALLE FIRE/EMS

- 12,700 square feet
- Single story structure
- 4 pull-through apparatus bays
- Completed July, 2020



TRAVIS COUNTRY FIRE/EMS

- 15,000 square feet
- 2 story structure due to site size
- 4 back-in apparatus bays
- Completed July, 2021



DAVENPORT RANCH FIRE/EMS

- 13,500 square feet
- 2 story structure due to site constraints
- 4 back-in apparatus bays
- Completed January, 2023



GOODNIGHT RANCH FIRE/EMS

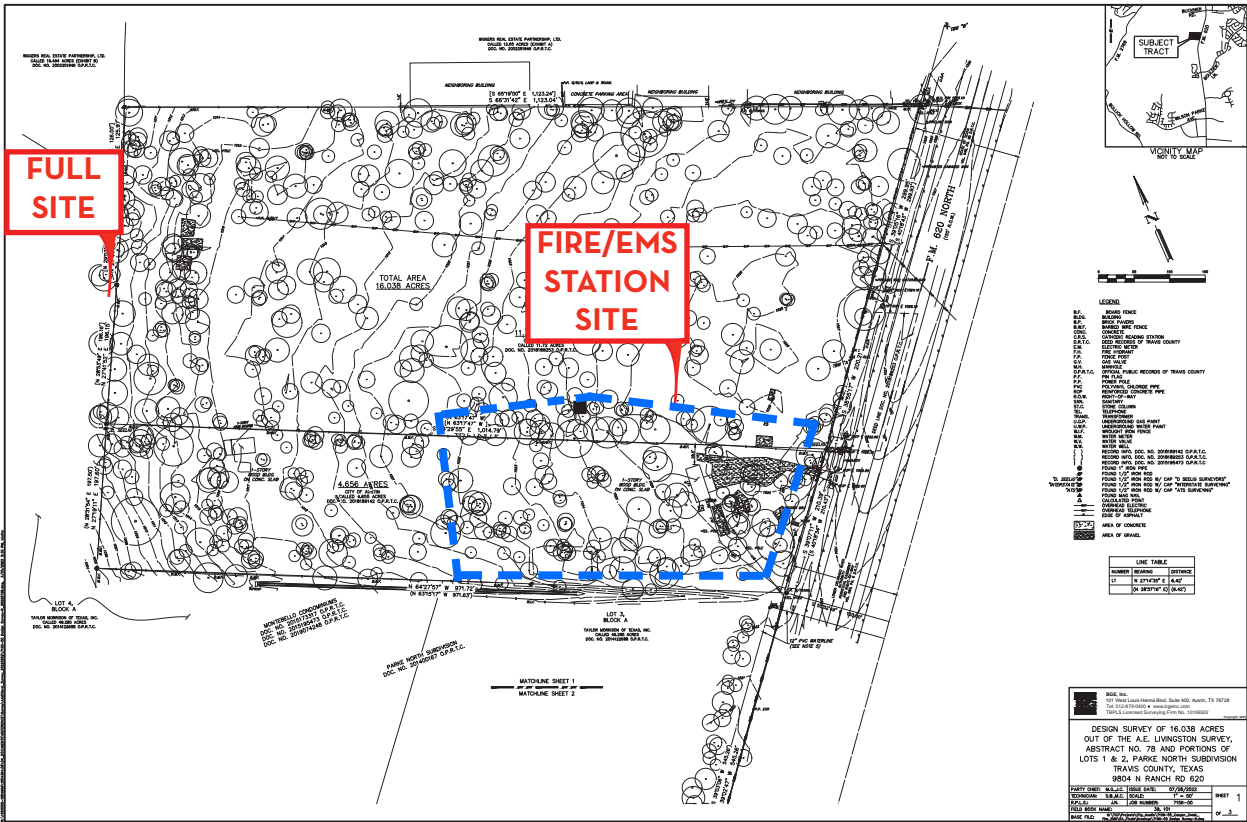
- 15,200 square feet
- 2 story structure due to site size
- 4 pull-through apparatus bays
- Expected completion February, 2024



CANYON CREEK FIRE/EMS STATION

SITE & CONTEXT:

- On busy FM 620 road
- No public transport within 1/4 mile
- Located within city limits
- Site has existing structure, natural rock and heavily wooded conditions
- Utilities provided by COA and PEC.
- Adjacent Zoning and Uses: ETJ to the north and I-RR (Interim Rural Residential) to the south.



ZONING & EXISTING TOPOGRAPHY

CITY OF AUSTIN

Development

SERVICES DEPARTMENT

One Texas Center | 505 Barton Springs Road, Austin, TX 78704 | 512.978-4000

General Information	
Location:	9804 N FM 620 RD
Parcel ID:	0167370280
Grid:	MD36
Planning & Zoning	
*Right click hyperlinks to open in a new window.	
Future Land Use (FLUM):	No Future Land Use Map
Regulating Plan:	No Regulating Plan
Zoning:	GR-CO
Zoning Cases:	C14-06-0027
Zoning Ordinances:	20060727-131 20141120-123 20220324-066 860109-C
Zoning Overlays:	Hill Country Roadways Overlay: RM 620/MODERATE INTENSITY Scenic Roadways Overlay: RM 620 Wildland Urban Interface: Proximity Class - Within 150 feet of a wildland area
Infill Options:	--
Neighborhood Restricted Parking Areas:	--
Mobile Food Vendors:	--
Historic Landmark:	--
Urban Roadways:	No

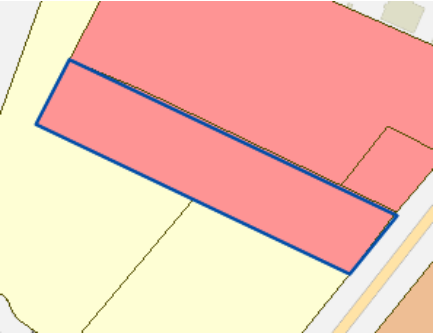
Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental	
Fully Developed Floodplain:	No
FEMA Floodplain:	No
Austin Watershed Regulation Areas:	WATER SUPPLY RURAL
Watershed Boudaries:	Lake Travis
Creek Buffers:	No
Edwards Aquifer Recharge Zone:	NORTH
Edwards Aquifer Recharge Verification Zone:	Yes
Erosion Hazard Zone Review Buffer:	No

Political Boundaries	
Jurisdiction:	AUSTIN LTD
Council District:	10
County:	TRAVIS
School District:	Leander ISD
Community Registry:	Austin Lost and Found Pets, Friends of Austin Neighborhoods, Leander ISD Population and Survey Analysts, Neighborhood Empowerment Foundation, SELTexas, Sierra Club, Austin Regional Group, TNR BCP - Travis County Natural Resources, The Parke HOA, Volente Neighborhood Assn.

Property Profile Report



Zoning Map



Current Imagery



Vicinity Map

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Date created: 4/13/2022



SITE BIRDSEYE VIEW



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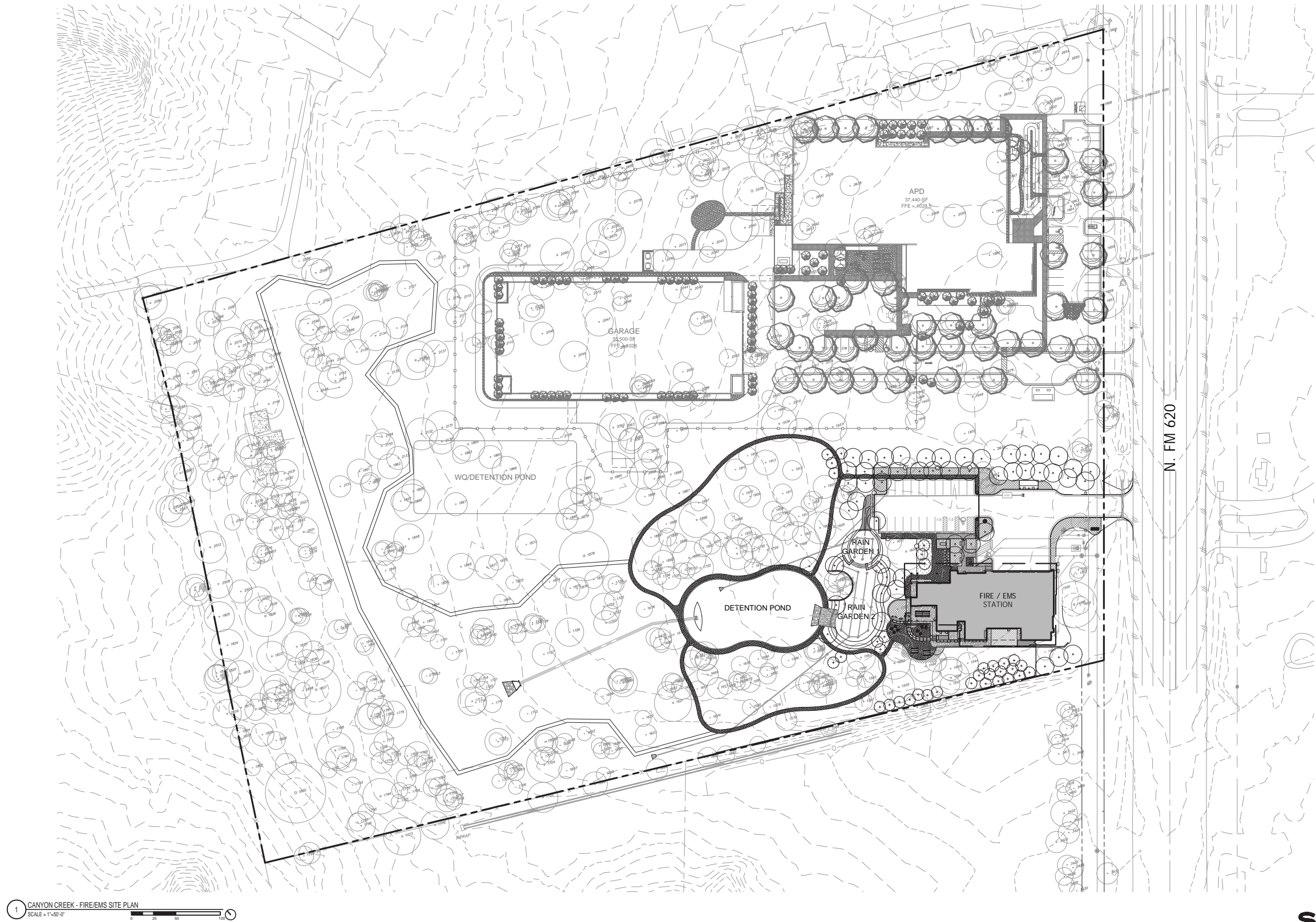
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SITE PHOTO: EXISTING CONDITIONS





**STUDIO
BALCONES**

OVERALL SITE PLAN



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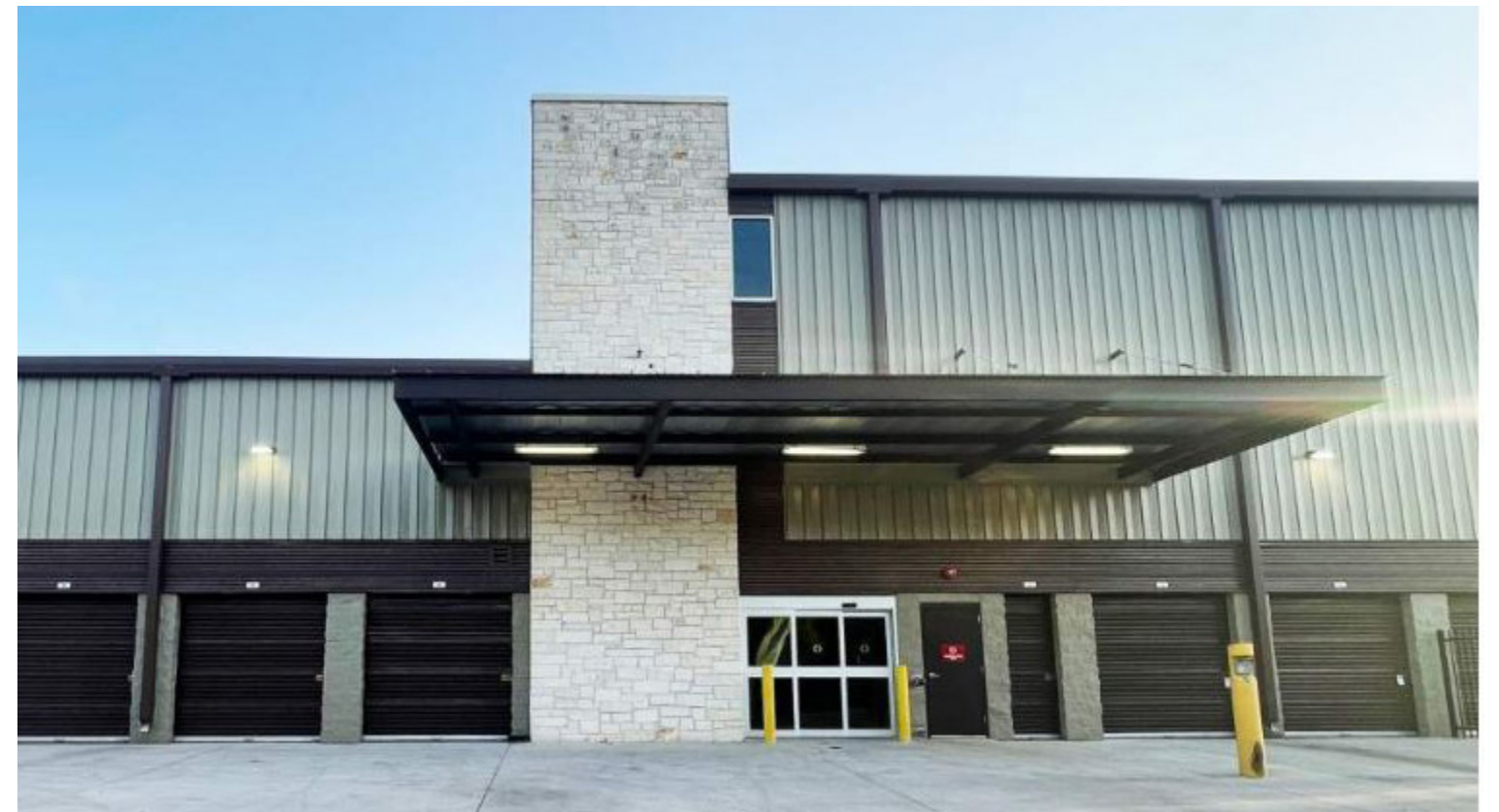


ARCHITECTURAL CONTEXT

EXISTING ARCHITECTURE:

- Residential Housing and Apartments
- Industrial style buildings
- Religious buildings
- Outdoor retail





SUSTAINABLE

WHAT DOES IT MEAN?

HOW DOES IT MANIFEST?

**ENV RESPONSIBLE
AUSTIN LEADERSHIP**

**DAYLIGHT
SHADE
ORIENTATION
SOLAR PANELS**

REGIONAL

**LOCAL CLIMATE
LOCAL CONTEXT**

**ROOF OVERHANGS
MASONRY**

CIVIC

**PRESENCE
SOLID
STABLE
RECOGNIZABLE**

MASONRY

DESIGN CONCEPTS

SUSTAINABLE

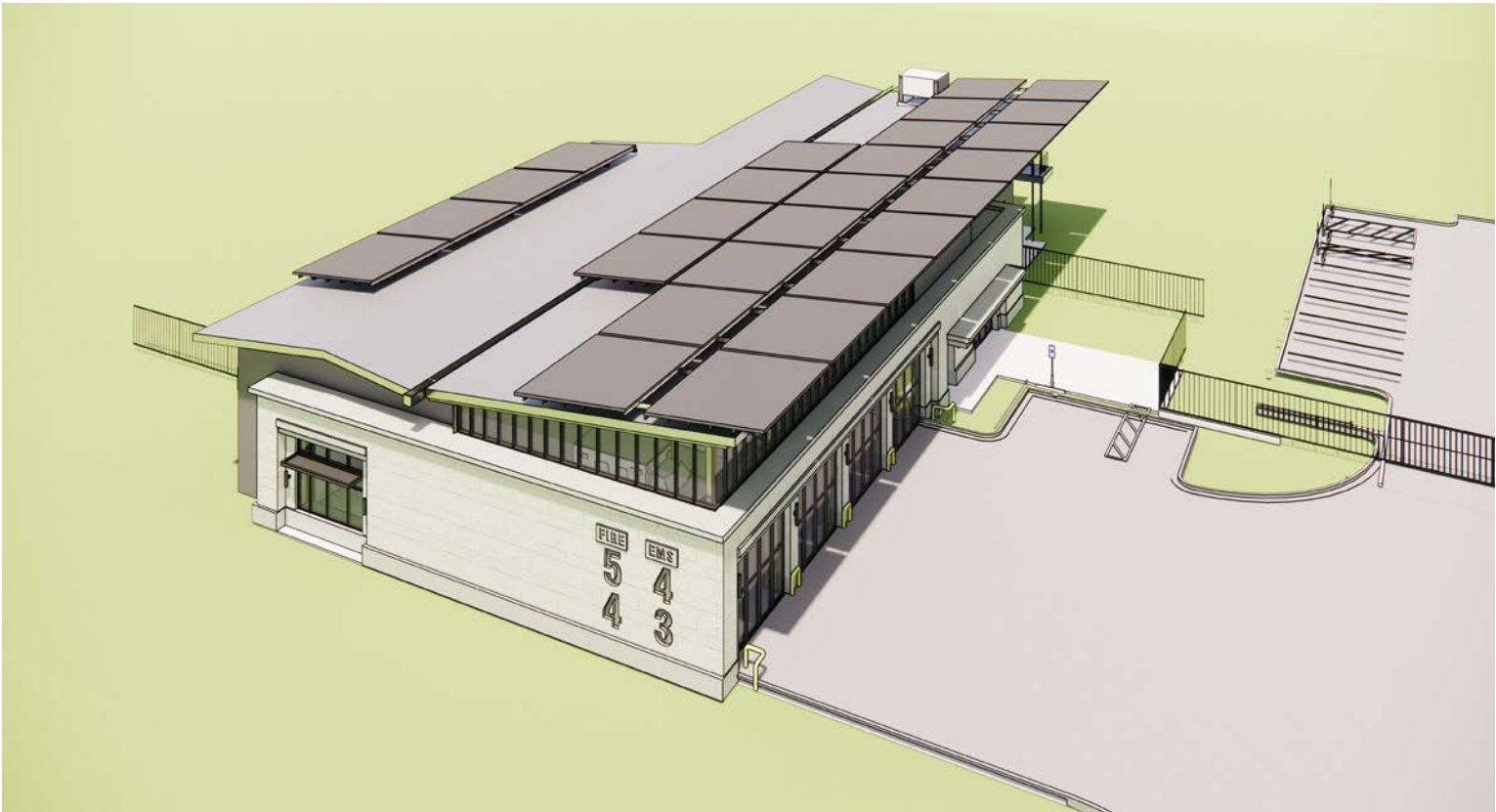
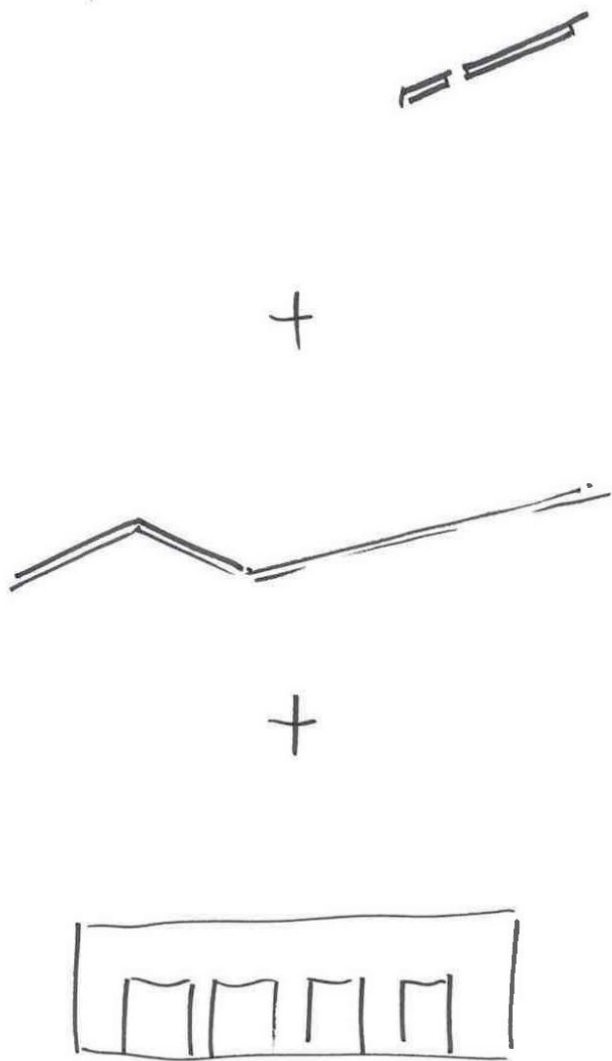
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SOLAR

REGIONAL

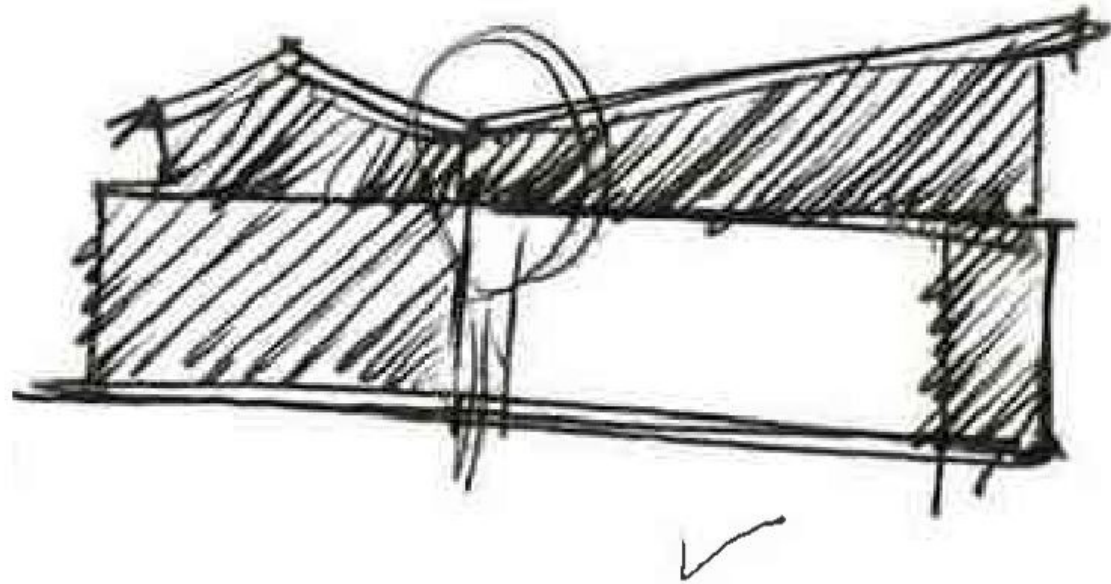
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SHADE

CIVIC

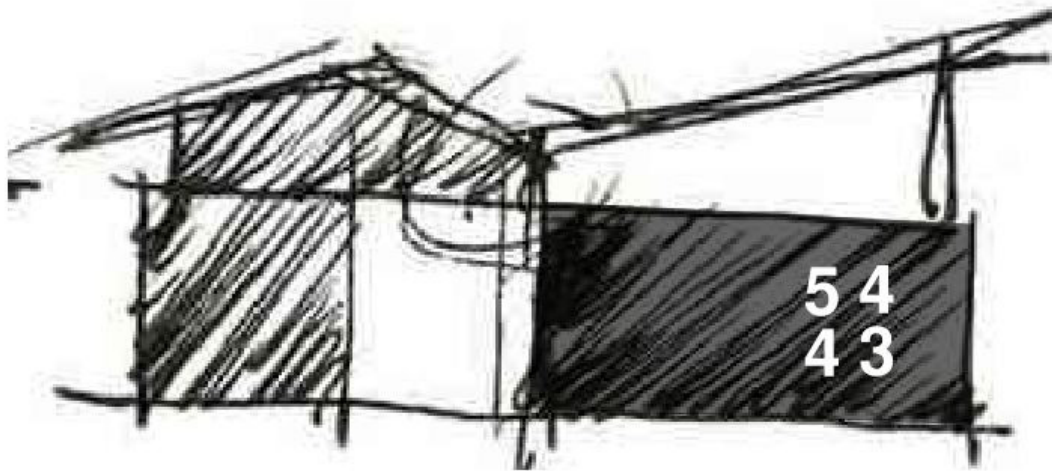
≡
STABLE



DESIGN CONCEPTS



COMPETES WITH BAY DOORS
(TRUE FRONT)



1. FUNCTIONAL CLERESTORY LOCATION
2. DOOR @ DOMESTIC ROOF
3. SOLID WALL + CARVED NUMBERS



RENDERING: PERSPECTIVE VIEW





RENDERING: PERSPECTIVE VIEW



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RENDERING: VIEW OF ENTRY AND VISITOR PARKING





RENDERING: VIEW OF ENTRY AND VISITOR PARKING



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RENDERING: VIEW FROM FM 620



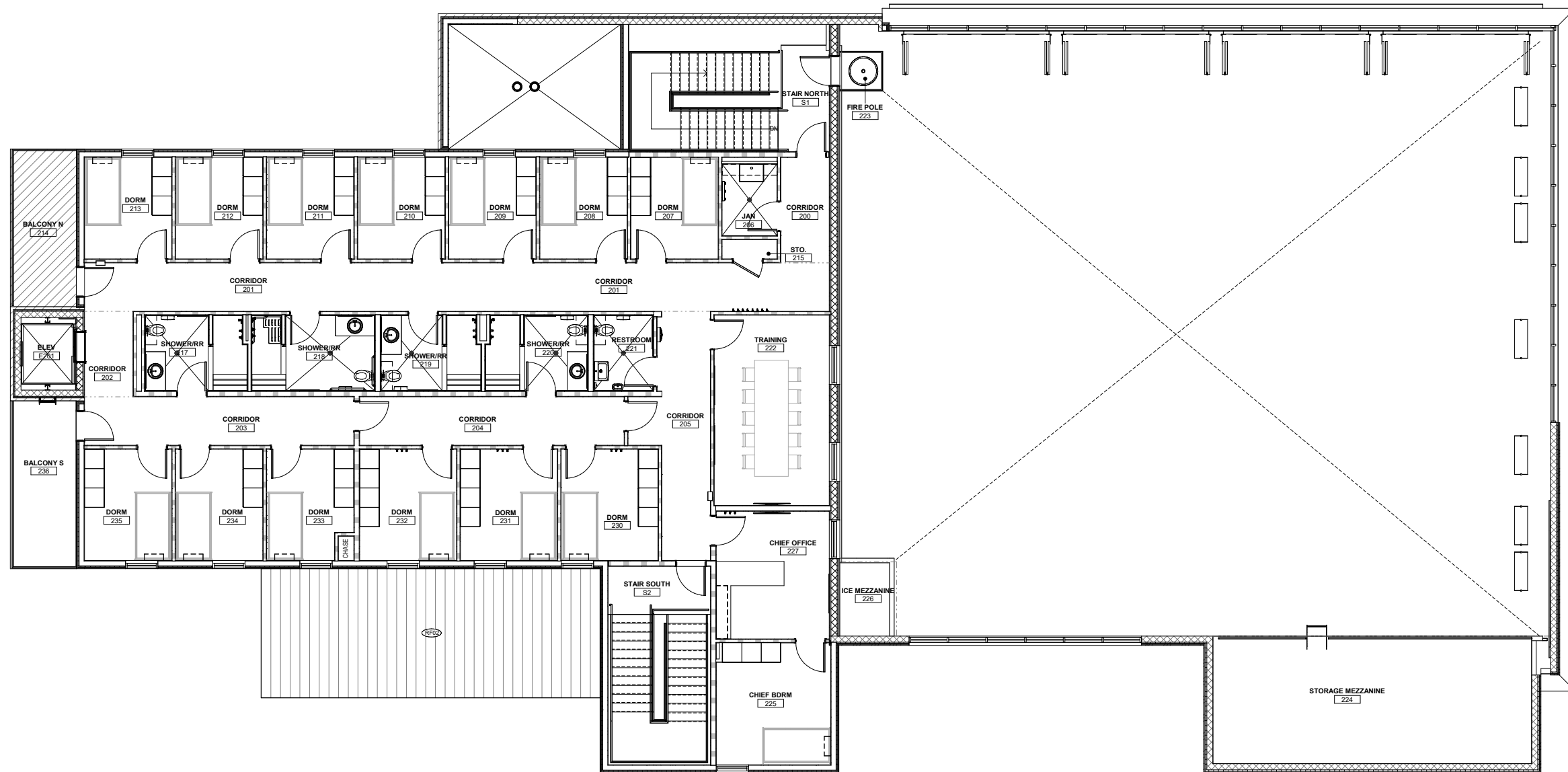
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RENDERING: VIEW FROM BACK YARD



SECOND LEVEL FLOOR PLAN





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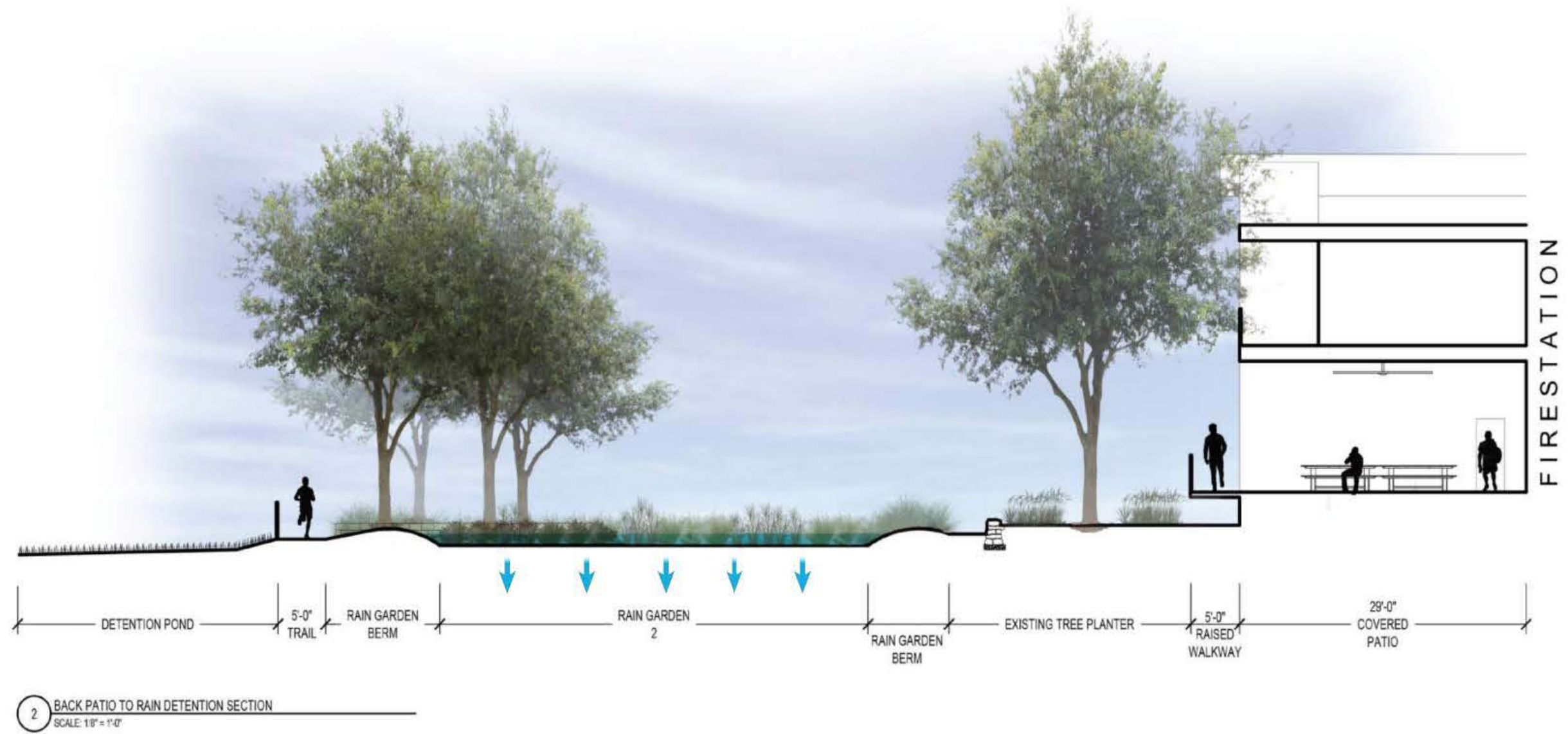
ARCHITECTURAL SITE PLAN



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LANDSCAPE RENDERING



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LANDSCAPE RENDERING



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SUSTAINABILITY OVERVIEW

Certification Goal: LEED 4.0/4.1 Silver & AEGB 3 Star

Location and Transportation: The suburban location provides the biggest challenge to the project with only two credits held as yes.

Sustainable Sites: The project will protect much of the existing site and preserve open space. Concrete paving will contribute to heat island reduction and exterior light fixtures will contribute to the reduction of light pollution.

Water Efficiency: Low flow plumbing fixtures, Energy Star appliances, drought resistant landscaping, and efficient irrigation systems will all contribute to potable water reduction.

Energy and Atmosphere: On-site renewable energy source and efficient mechanical systems will help reduce the energy load on the building.

Materials and Resources: Material selections include products with documented sustainable attributes. The storage and collection of recyclable materials and the diversion of construction waste will minimize the impact on the landfill.

Indoor Environmental Quality: Managing source control, installing low emitting materials, and implementing indoor air quality measures during construction contributes to improved environmental quality.

Innovation: Providing educational outreach, implementing comprehensive composting, and establishing a LED lamp purchasing policy are some innovative measures on this project.

Regional Priority: Renewable energy and optimizing energy reduction are two options for regional credits.



LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Y	?	N				
1				Credit	Integrative Process	1
2	0	1	13	Location and Transportation		16
				Credit	LEED for Neighborhood Development Location	16
1				Credit	Sensitive Land Protection	1
			2	Credit	High Priority Site - project does not qualify	2
			5	Credit	Surrounding Density and Diverse Uses	5
			5	Credit	Access to Quality Transit	5
		1		Credit	Bicycle Facilities	1
			1	Credit	Reduced Parking Footprint	1
1				Credit	Green Vehicles	1
7	1	1	1	Sustainable Sites		10
Y				Prereq	Construction Activity Pollution Prevention	Required
1				Credit	Site Assessment	1
2				Credit	Site Development - Protect or Restore Habitat	2
1				Credit	Open Space	1
	1	1	1	Credit	Rainwater Management	3
2				Credit	Heat Island Reduction	2
1				Credit	Light Pollution Reduction - BUG	1
3	1	0	7	Water Efficiency		11
Y				Prereq	Outdoor Water Use Reduction	Required
Y				Prereq	Indoor Water Use Reduction	Required
Y				Prereq	Building-Level Water Metering	Required
1			1	Credit	Outdoor Water Use Reduction	2
1	1		4	Credit	Indoor Water Use Reduction	6
			2	Credit	Cooling Tower Water Use	2
1				Credit	Water Metering	1
18	5	2	8	Energy and Atmosphere		33
Y				Prereq	Fundamental Commissioning and Verification	Required
Y				Prereq	Minimum Energy Performance	Required
Y				Prereq	Building-Level Energy Metering	Required
Y				Prereq	Fundamental Refrigerant Management	Required
5	1			Credit	Enhanced Commissioning	6
9	2	1	6	Credit	Optimize Energy Performance	18
			1	Credit	Advanced Energy Metering	1
			2	Credit	Demand Response	2
3				Credit	Renewable Energy Production	3
	1			Credit	Enhanced Refrigerant Management	1
1	1			Credit	Green Power and Carbon Offsets	2

Project Name: Canyon Creek Fire EMS Station
Date: 03.28.2023

5	0	1	7	Materials and Resources				13
Y				Prereq	Storage and Collection of Recyclables			Required
Y				Prereq	Construction and Demolition Waste Management Planning			Required
			5	Credit	Building Life-Cycle Impact Reduction			5
1			1	Credit	Building Product Disclosure Optimization - EPDs			2
1		1		Credit	Building Product Disclosure and Optimization - Raw Materials			2
1			1	Credit	Building Product Disclosure and Optimization - Material Ingredients			2
2				Credit	Construction and Demolition Waste Management			2
7	3	3	3	Indoor Environmental Quality				16
Y				Prereq	Minimum Indoor Air Quality Performance			Required
Y				Prereq	Environmental Tobacco Smoke Control			Required
2				Credit	Enhanced Indoor Air Quality Strategies			2
3				Credit	Low-Emitting Materials			3
1				Credit	Construction Indoor Air Quality Management Plan			1
	1		1	Credit	Indoor Air Quality Assessment - flushout or testing			2
	1			Credit	Thermal Comfort - controllability			1
1			1	Credit	Interior Lighting - 90% individual occupant spaces - 3 levels			2
			3	Credit	Daylight			3
		1		Credit	Quality Views			1
			1	Credit	Acoustic Performance			1
5	1	0	0	Innovation				6
4	1			Credit	Innovation - LED Lighting, Innovation, Pilot, Educational, EP			5
1				Credit	LEED Accredited Professional			1
1	1	0	2	Regional Priority				4
1				Credit	Regional Priority: Renewable Energy Production			1
				Credit	Regional Priority: Outdoor Water Use Reduction			1
			1	Credit	Regional Priority: Rainwater Management			1
	1			Credit	Regional Priority: Optimize Energy Performance			1

49	12	8	41	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					

