

# **AISD/COA LAND DEVELOPMENT STANDARDS AGREEMENT 4<sup>TH</sup> 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 4<sup>th</sup> 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

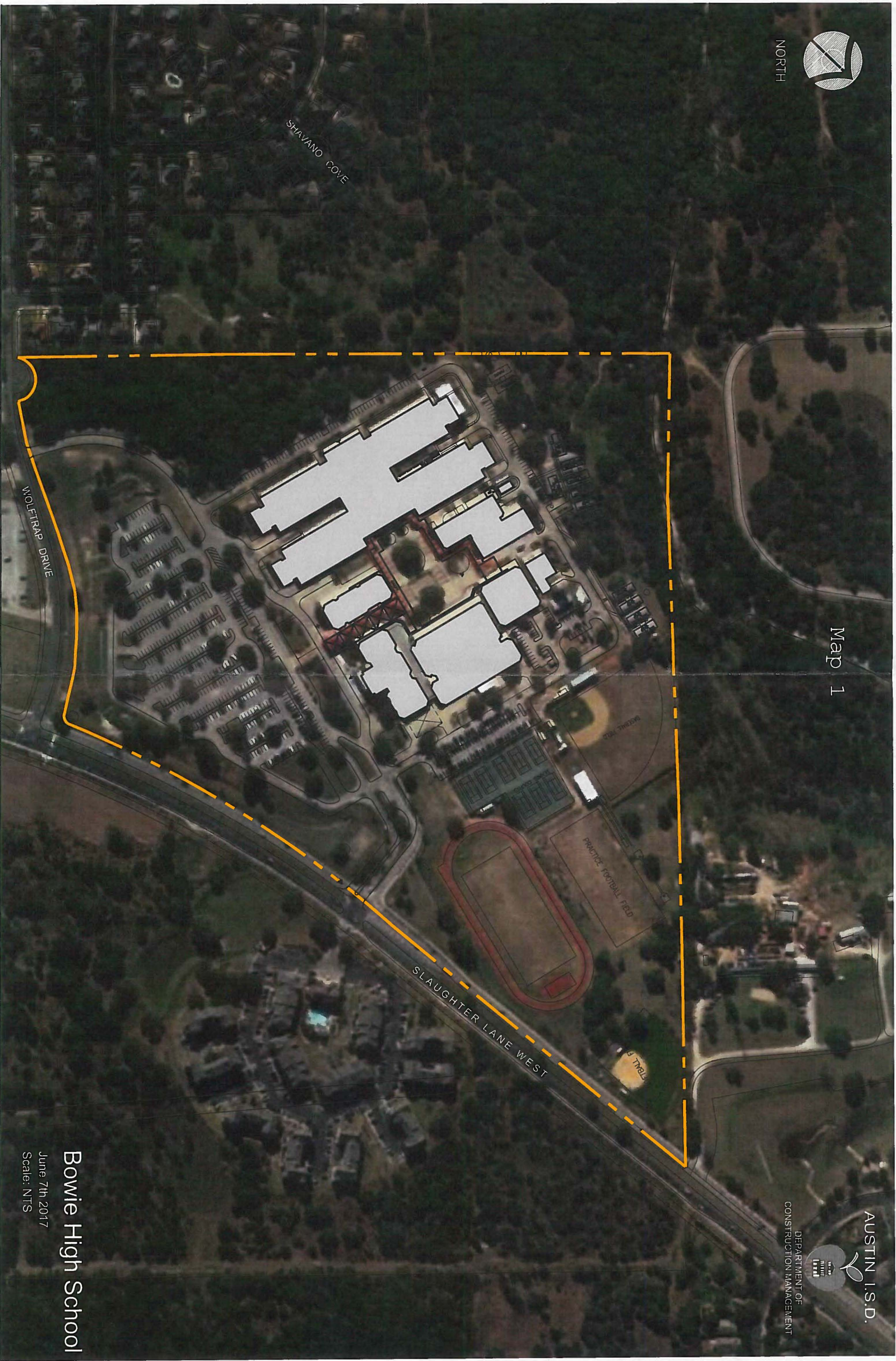
- AISD's acquisition expenses for high school property in the southwest is reduced
- The development of a 75-100 acre tract of undeveloped land is avoided
- No new school related destination and traffic activities will be generated
- The expanded Bowie campus will not generate any new (net) impervious 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





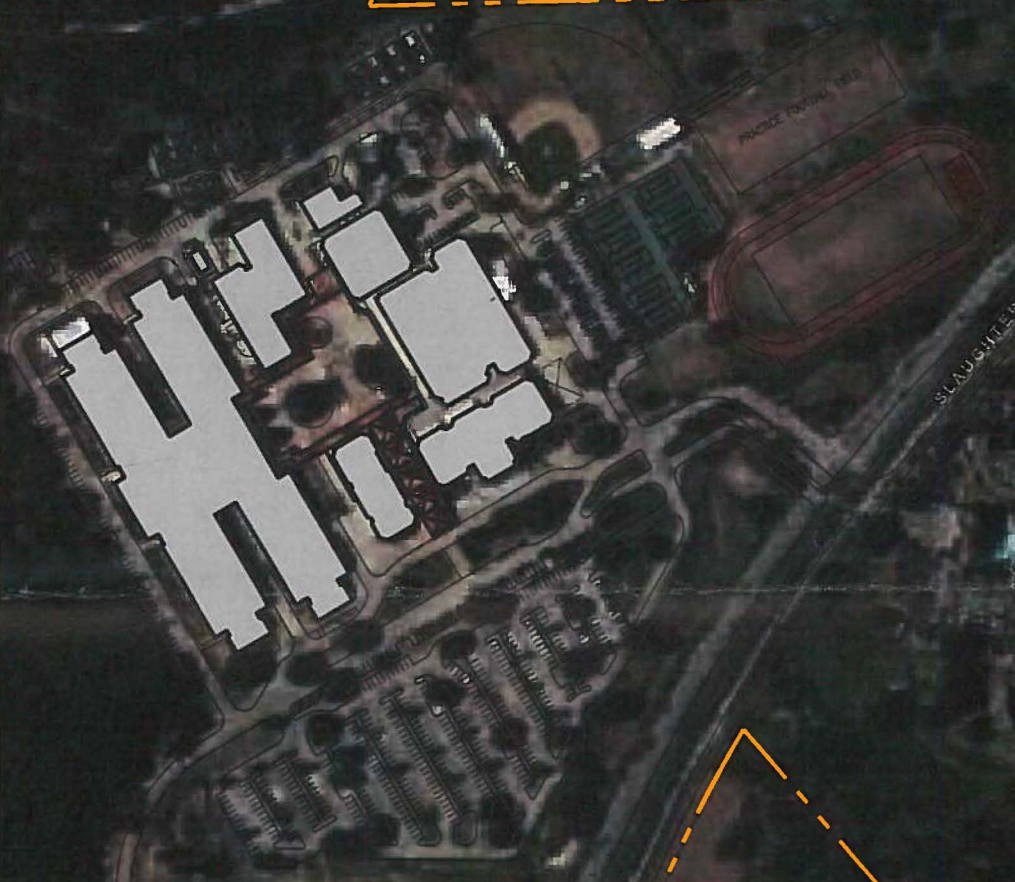
NORTH

MAP 2

AUSTIN I.S.D.



DEPARTMENT OF  
CONSTRUCTION MANAGEMENT



Bowie High School

June 7th 2017

Scale: NTS



HIBISCUS VALLEY DRIVE

SLAUGHTER LANE WEST

WOLFTRAP DRIVE

JODY LANE

BRODIE LANE

BRODIE LANE

STEAMBOAT DRIVE

RAYONE COURT

ASPEN GREEN PARKWAY

SAWMILL DRIVE

COLE DRIVE





NORTH

MAP 3

SHAVANO COVE

WOLETRAP DRIVE

SLAUGHTER LANE WEST

PRACTICE FOOTBALL FIELD

1 TRAIL

Bowie High School

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