



**ITEM FOR ENVIRONMENTAL BOARD AGENDA**

**BOARD MEETING**  
**DATE REQUESTED:** SEPTEMBER 5, 2012

**NAME & NUMBER OF PROJECT:** BROADSTONE PUD  
C814-2012-0071

**NAME OF APPLICANT OR ORGANIZATION:** Bury & Partners, Inc.  
(Melissa Neslund 328-0011)

**LOCATION:** 201 S 1<sup>st</sup> St / 422 W Riverside Dr

**PROJECT FILING DATE:** June 29, 2012

**PDR STAFF:** Heather Chaffin, 974-2122  
heather.chaffin@austintexas.gov

**PDR/  
CASE MANAGER:** Heather Chaffin, 974-2122  
heather.chaffin@austintexas.gov

**WATERSHED:** Ladybird Lake (Urban)  
Desired Development Zone

**ORDINANCE:** Current Land Development Code

**REQUEST:** Variance request is as follows:  
No environmental variances have been requested. The applicant is requesting a single-building PUD to exceed a 60 foot building height limit with a maximum building height of 75 feet (LDC 25-2-713).

**STAFF RECOMMENDATION:** Recommended for consent.

**REASONS FOR  
RECOMMENDATION:** The project will comply with all Tier One PUD development standards.



## **PROJECT BRIEFING SUMMARY SHEET**

**ZONING CASE NUMBER:** C814-2012-0071

**PROJECT NAME:** Broadstone at the Lake

**LOCATION:** 422 W. Riverside Drive, 201 S. First Street

**WATERSHED:** Ladybird Lake

**CLASSIFICATION:** Urban

### **DEPARTMENT COMMENTS:**

The Applicant has requested Planned Unit Development (PUD) zoning at the location listed above. The 1.53 acre site is currently zoned Limited Industrial (LI) services zoning. The PUD proposes a 353,000 square foot building that will include 9,000 square feet of pedestrian oriented commercial uses on the first and second floor, a maximum of 240 multifamily units above, and a three-level parking garage. The three-level parking garage will be constructed with one level aboveground, and two levels underground. The proposed maximum building height is 75 feet.

The project site is located in the South Shore Central District of the Waterfront Overlay, the Riverside Drive Scenic Roadway Overlay, and the Bouldin Creek Neighborhood Plan Area. The Future Land Use Map of the Neighborhood Plan identifies the property for mixed use. Imagine Austin designates the overall area as Mixed Use Corridor on the Growth Concept Map. This project is not located over the Edwards Aquifer Recharge Zone.

The project is not seeking any environmental variances under LDC Section 25-8, but is required to be presented to the Environmental Board as part of the PUD process. The project will comply with all Tier One PUD development standards. The applicant proposes that the multifamily residential portion of the development will either set aside 10% of the units for affordable housing (residents at 80% MFI), or pay a fee-in-lieu. A waiver from stormwater detention is requested, and the applicant proposes paying a fee-in-lieu of on-site water quality controls.

### **STAFF RECOMMENDATION:**

Current staff recommendation is for approval of PUD request, with conditions. This recommendation is subject to modification.

- Staff supports proposed building setbacks.
- Staff supports proposed building height.
- Staff supports proposed floor to area ratio (FAR).
- Staff supports proposed permitted/prohibited land uses.
- Staff supports proposed building use mix.

### **STAFF CONDITIONS:**

- Staff recommends that fee in lieu will be allowed for up to 1 acre. Water quality treatment must be provided for the remaining 0.53 acres.
- A waiver from detention is available for this site provided that direct conveyance to Lady Bird Lake is provided. The applicant must show direct conveyance is available or will be provided with a site plan application.

- Staff recommends that license agreements for improvements in the ROW be a condition of PUD approval.

**OWNERS/APPLICANTS:** David Dunlap (Brandon Easterling)

**AGENT:** Bury & Partners (Melissa Neslund)/Graves, Dougherty, Hearon & Moody (Michael Whellan)

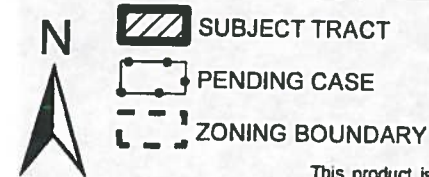
**CITY COUNCIL BRIEFING DATE:** June 28, 2012

**WATERFRONT PLANNING ADVISORY BOARD:** August 13, 2012: *TO DENY P.U.D. ZONING. MOTION BY WALTON, 2<sup>ND</sup> BY RINDY. (6-0)*

**ASSIGNED STAFF:** Heather Chaffin

Email: [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)

Phone: 974-2122



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## Broadstone at the Lake PUD Tier 1 & Tier 2 Outline

| Tier 1 Requirements |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Will this PUD meet Tier 1 Reqs?                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A.                  | Meet the objectives of the City Code                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Yes.                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| B.                  | Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 (General Intent) than development under the regs in the Land Development Code.                                                                                                                                                                                                                                                                                                | Yes.                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| C.                  | Provide total amount of open space that equals or exceeds 10 percent of the residential tracts within the PUD, except that:<br><div><div>1.</div><div>A detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity; and</div><div>2.</div><div>The required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided.</div></div> | Yes, 15% of the gross site area will be provided for open space. Open Space can be counted on the ground and upper floors.<br><br>PUD Tier 1 Requirements:<br>5,794 sf (10% of residential)<br>1,800 sf (20% of commercial)<br>7,565 TOTAL required                                                                                                                                                                                                         |
| D.                  | Comply with the City's PUD Green Building Program                                                                                                                                                                                                                                                                                                                                                                                                                                       | 9,997 sf proposed per PUD<br>32% more than required                                                                                                                                                                                                                                                                                                                                                                                                         |
| E.                  | Be consistent with applicable neighborhood plans, and compatible with adjacent property and land uses.                                                                                                                                                                                                                                                                                                                                                                                  | Yes, 2-star greenbuilding will be achieved.<br>Yes, the Future Land Use Map designation is Mixed Use.                                                                                                                                                                                                                                                                                                                                                       |
| F.                  | Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones, and greenbelt areas, CEF's, soils, waterways, topography, and natural and traditional character of the land.                                                                                                                                                                                                                                                         | Yes, the proposed redevelopment will increase the sites environmental protection by adding trees, landscaping, and removing the current surface parking lot. Water quality onsite will be improved by removing the existing surface parking lot, thereby removing hydrocarbons and pollutants associated with a surface parking lot. Parking for the proposed development will be in an underground, structured parking garage that has a maintenance plan. |



# **Broadstone at the Lake PUD** **Tier 1 & Tier 2 Outline**

|                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| G. Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities.                              | Yes, based on City of Austin record data, sufficient infrastructure exists and therefore no additional public facilities are anticipated.                                                                                                                                                                                                                                                                                                                                                                              |
| H. Exceed the minimum landscaping requirements of the City Code.                                                                                                                                              | Yes, larger diameter trees (3" , rather than 1 ½ caliper inch) will be provided on-street to create a canopy and shading.                                                                                                                                                                                                                                                                                                                                                                                              |
| I. Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails and roadways. | Yes, a Bus Rapid Transit (BRT) stop is planned at the site and is currently being coordinated with CapMetro.                                                                                                                                                                                                                                                                                                                                                                                                           |
| J. Prohibit gated roadways                                                                                                                                                                                    | Yes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| K. Protect, enhance and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance.                                                      | Yes. The site itself does not have historical, environmental or cultural significance; however, because of its close proximity to Lady Bird Lake and Auditorium Shores, the applicant has been attentive to the pedestrian aesthetics. The proposed project will remove a surface parking lot, upgrade existing sidewalks and provide an open public plaza. The project will enhance the pedestrian experience in this area and provide an inviting gateway to the Butler Trail, Lady Bird Lake and Auditorium Shores. |
| L. Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.                                                                | Yes, the project is characterized by special circumstances. The property is located in a dense, urban block, including two tracts directly adjacent with structures or plans that allow 200'. The Future Land Use Map of the Neighborhood Plan identifies this property for mixed use, recognizing that this area is intended for dense use and use denser than can be accommodated in 60 feet of height given the configuration of the property resulting                                                             |



## Broadstone at the Lake PUD Tier 1 & Tier 2 Outline

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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|  | <p>from the long-existing prior development of this area. The site also provides an opportunity to transition appropriately at the intersection of two core transit corridors which have 80 to 130 feet of right-of-ways and are across the street from large nearby structures – the City offices and the Long Center. The applicant's proposal seeks to extend a multi-family structure one story above the 60-foot height limit set forth in the South Shore Central Subdistrict Regulations and the only way in which this limitation can be modified is with a PUD.</p> |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Tier Two Requirements |                                                                                                                                                                                                                                                                                                                                                                                                                                                             | How will this PUD meet this Tier Two Requirement?                                                                                                                                                                                                                                                                                                       |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Open Space            | <p>Provides open space at least 10% above the requirements of Section 2.3.1.A. (<i>Minimum Requirements</i>). Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (<i>Design Standards and Mixed Use</i>), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Dept.</p> | <p>15% of gross site area is proposed to meet open space requirements. This equates to 32% more open space than required per Tier 1 PUD regulations for residential and commercial.</p> <p>This parcel is within the Urban Roadway boundary and is planning to provide bike lanes toward Butler Trail on Lady Bird Lake, subject to Staff approval.</p> |

## Broadstone at the Lake PUD Tier 1 & Tier 2 Outline

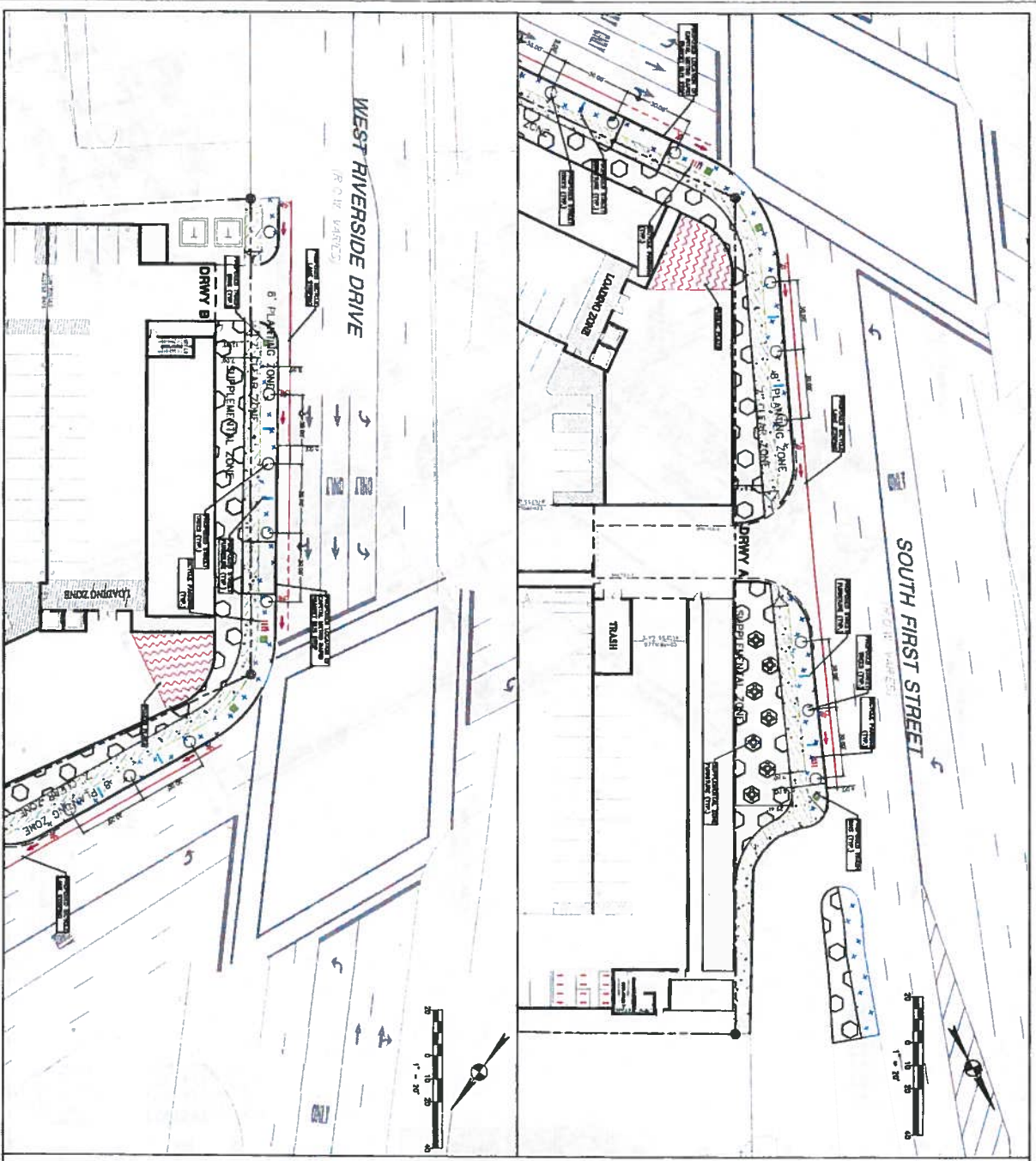
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|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Environment     | Prohibits uses that may contribute to air or water quality pollutants.                                                                                        | Yes, Automotive related uses and Service Stations are prohibited.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Transportation  | Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.    | Yes, the applicant is working to design bike lanes along the Core Transit Corridors toward Butler Trail on Lady Bird Lake, subject to Staff approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Building Design | Exceeds the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2, Subchapter E ( <i>Design Standards and Mixed Use</i> ). | <p>Yes, one point is required per the Design Standards and Mixed Use Ordinance. However, the following will be achieved equating to 7 points.</p> <p>One Point Options:</p> <ul style="list-style-type: none"> <li>• Achieve star rating under the City of Austin Greenbuilding program.</li> <li>• Provide façade articulation.</li> <li>• Provide primary entrance design.</li> <li>• Provide roof design.</li> <li>• Provide building materials meeting the standards of this section.</li> <li>• Improve storefronts to new regulatory standard of Section 3.2.2 for glazing type/size and shading.</li> <li>• 100% of glazing on ground-floor facades that face any street or parking lot have a Visible Transmittance (VT) of 0.6 or higher.</li> </ul> |



# **Broadstone at the Lake PUD** **Tier 1 & Tier 2 Outline**

|                            |                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                       |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Structure Frontage | In a commercial or mixed use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) ( <i>Waterfront Overlay District Uses</i> ) in ground floor spaces. | The parking will be sub-grade and underground.                                                                                                                                                        |
| Affordable Housing         | Provides for affordable housing or participation in programs to achieve affordable housing.                                                                                                                                                                     | Yes, onsite affordable housing or a payment of a fee-in-lieu will be provided (as detailed further in the proposed site development regulations E-4).                                                 |
| Community Amenities        | Provides community or public amenities, which may include spaces for community meetings, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.                                                                | A public plaza area will be provided at the corner of South 1 <sup>st</sup> Street and Riverside Drive.<br><br>A Supplemental Zone will provide additional opportunity for community gathering space. |
| Community Benefit          | Coordinating with Stakeholders.                                                                                                                                                                                                                                 | Applicant is coordinating with Stakeholders to identify additional community benefits.                                                                                                                |





- NOTES:**
1. THE NUMBER AND LOCATION OF THE STREET TREES, BENCHES, TRASH BINS, AND OTHER FURNITURE REFLECTED HEREON ARE SIMPLY FOR ILLUSTRATIVE PURPOSES. THE OWNER SHALL DETERMINE THE NUMBER AND SET FORTH ON THE SITE PLAN DEVELOPMENT PERMIT THE NUMBER, TYPE, AND LOCATION OF THESE ITEMS.
  2. THE BICYCLE LANE STRIPING REFLECTED HEREON IS SUBJECT TO THE REVIEW AND APPROVAL OF THE PUBLIC WORKS AND TRANSPORTATION DEPARTMENT.
  3. THE SIZE AND CONFIGURATION OF THE PUBLIC PLAZA AT THE INTERSECTION OF SOUTH FIRST STREET AND RIVERSIDE DRIVE AS SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES. THE OWNER SHALL ESTABLISH AND SET FORTH ON THE SITE PLAN DEVELOPMENT PERMIT THE SIZE AND CONFIGURATION OF SUCH PUBLIC PLAZA.

**LEGEND**

|  |                   |
|--|-------------------|
|  | STREET TREE       |
|  | BENCH             |
|  | TRASH BIN         |
|  | PLANTING ZONE     |
|  | CLEAR ZONE        |
|  | SUPPLEMENTAL ZONE |
|  | PUBLIC PLAZA      |

**EXH**  
1 OF 2

**SHEET**

DESIGNED BY: BAT  
REVIEWED BY: OUR  
PROJECT NO.: 100025-10005

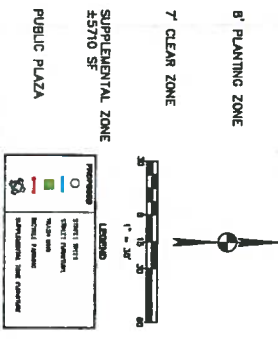
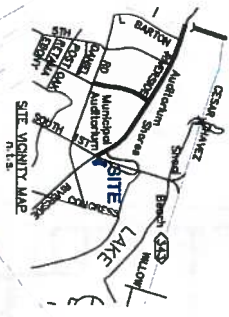
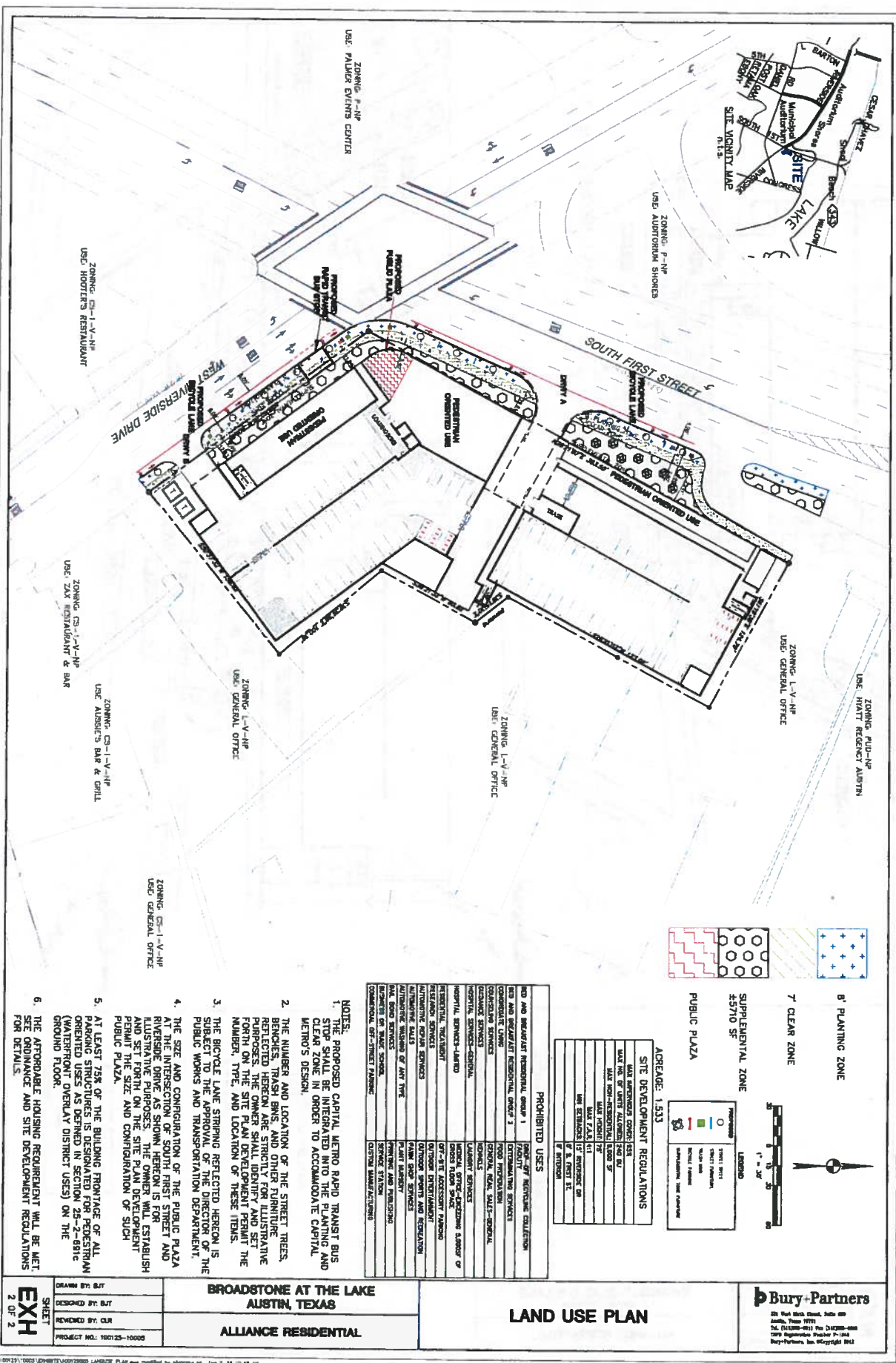
**BROADSTONE AT THE LAKE  
AUSTIN, TEXAS**

**ALLIANCE RESIDENTIAL**

**EXHIBIT E-1**

**Bury+Partners**

201 West 20th Street, Suite 200  
Austin, Texas 78701  
Tel: (512) 476-4411 Fax: (512) 476-4412  
TSS Registration Number: 2-104  
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ACREAGE: 1.533

**SITE DEVELOPMENT REGULATIONS**

|                                |                            |
|--------------------------------|----------------------------|
| MAX. BUILDING COVER PER LOT    | 40%                        |
| MAX. LOT COVER PER LOT         | 40%                        |
| MAX. NON-RESIDENTIAL LOT COVER | 40%                        |
| MAX. HEIGHT                    | 7'                         |
| MAX. F.A.S. (F.T.)             | 4:1                        |
| MAX. STAIRS                    | 12' INCLINATION OR 8' RISE |
| MAX. STAIRS                    | 8' RISE                    |

**PROHIBITED USES**

|                              |                              |
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- NOTES:**
1. THE PROPOSED CAPITAL METRO RAMP TRANSIT BUS STOP SHALL BE INTEGRATED INTO THE PLANTING AND CLEAR ZONE IN ORDER TO ACCOMMODATE CAPITAL METRO'S DESIGN.
  2. THE NUMBER AND LOCATION OF THE STREET TREES, LANDSCAPE, AND OTHER FURNITURE REFLECTED HEREON ARE FOR ILLUSTRATIVE PURPOSES. THE OWNER SHALL IDENTIFY AND SET FORTH ON THE SITE PLAN DEVELOPMENT PERMIT THE NUMBER, TYPE, AND LOCATION OF THESE ITEMS.
  3. THE BICYCLE LANE STRIPING REFLECTED HEREON IS SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION DEPARTMENT.
  4. THE SIZE AND CONFIGURATION OF THE PUBLIC PLAZA AT THE INTERSECTION OF SOUTH FIRST STREET AND WEST RIVERSIDE DRIVE SHALL BE ESTABLISHED FOR ILLUSTRATIVE PURPOSES. THE OWNER SHALL ESTABLISH AND SET FORTH ON THE SITE PLAN DEVELOPMENT PERMIT THE SIZE AND CONFIGURATION OF SUCH PUBLIC PLAZA.
  5. AT LEAST 75% OF THE BUILDING FRONTAGE OF ALL PARKING STRUCTURES IS DESIGNATED FOR OFF-PEDESTRIAN (WATERFRONT OVERLAY DISTRICT USES) ON THE GROUND FLOOR.
  6. THE AFFORDABLE HOUSING REQUIREMENT WILL BE MET BY THE DEVELOPER AND SITE DEVELOPMENT REGULATIONS FOR DETAIL.

**BROADSTONE AT THE LAKE**  
AUSTIN, TEXAS

**ALLIANCE RESIDENTIAL**

**LAND USE PLAN**

**Bury+Partners**

201 West North Street, Suite 200  
Austin, Texas 78701  
Tel: (512) 476-1000 Fax: (512) 476-1001  
100% Regenerative Practice P-100  
Bury+Partners, Inc. 05/2019 © 2019

DRAWN BY: BUT  
DESIGNED BY: BUT  
REVIEWED BY: CLR  
PROJECT NO.: 180123-10000

**SHEET**  
**EXH**  
**2 OF 2**