



BRODIE OAKS

Development Assessment | Environmental Commission | February 17, 2021

PROJECT TEAM

- **Landowner**

- Barshop & Oles
- Lionstone Investments

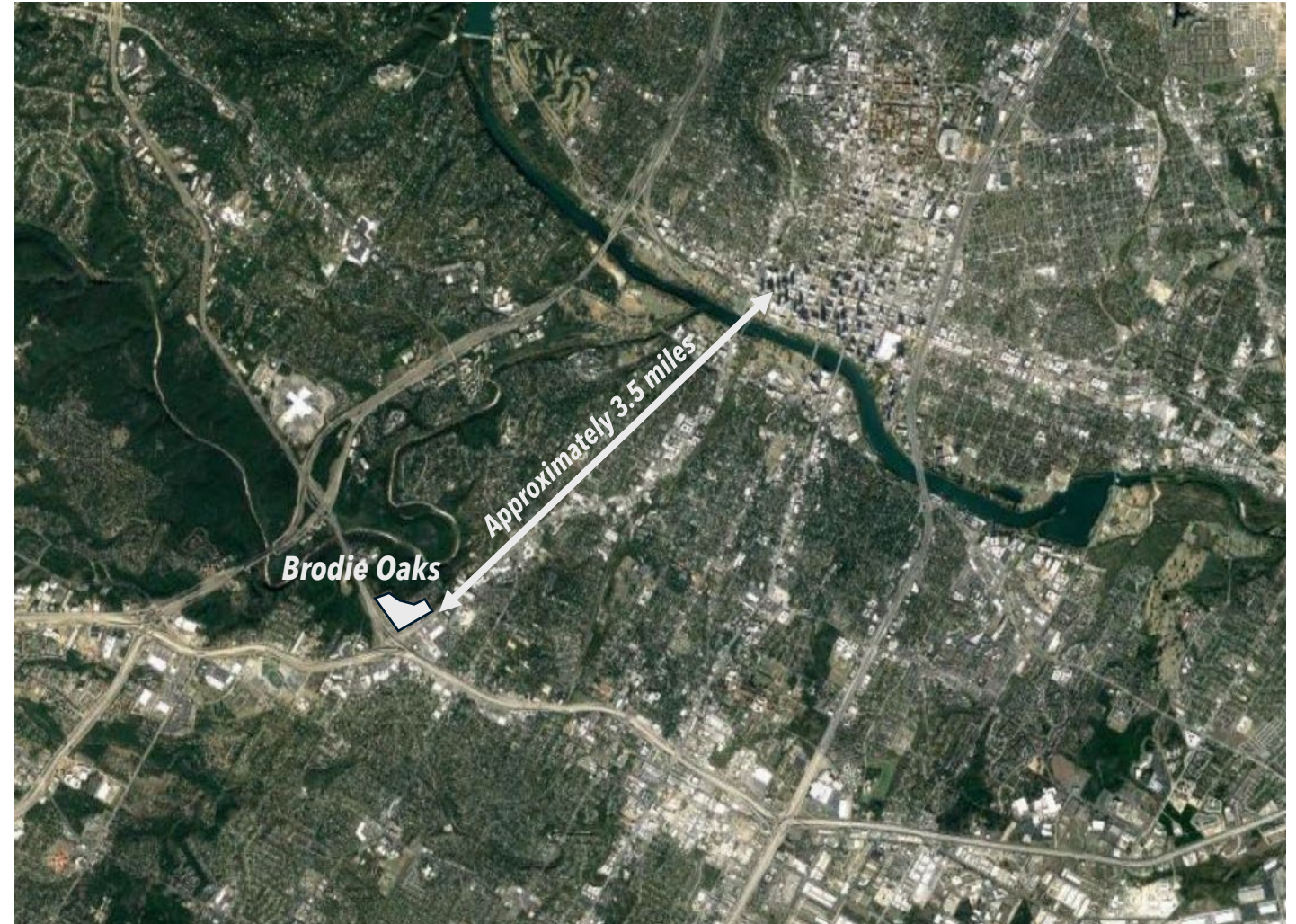
- **Planning & Design Team**

- Lionheart - Planning, Urban Design, & Landscape Architecture
- Armbrust & Brown - Legal
- LJA Engineering - Civil, Utilities, Drainage
- BOE Consulting - Transportation
- Nelson Nygaard - Parking Management and Travel Demand
- Overland - Architecture
- DPZ & Co. - Urban Design
- Speck & Associates - Urban Design and Transportation
- Terracon - Geotechnical Engineering



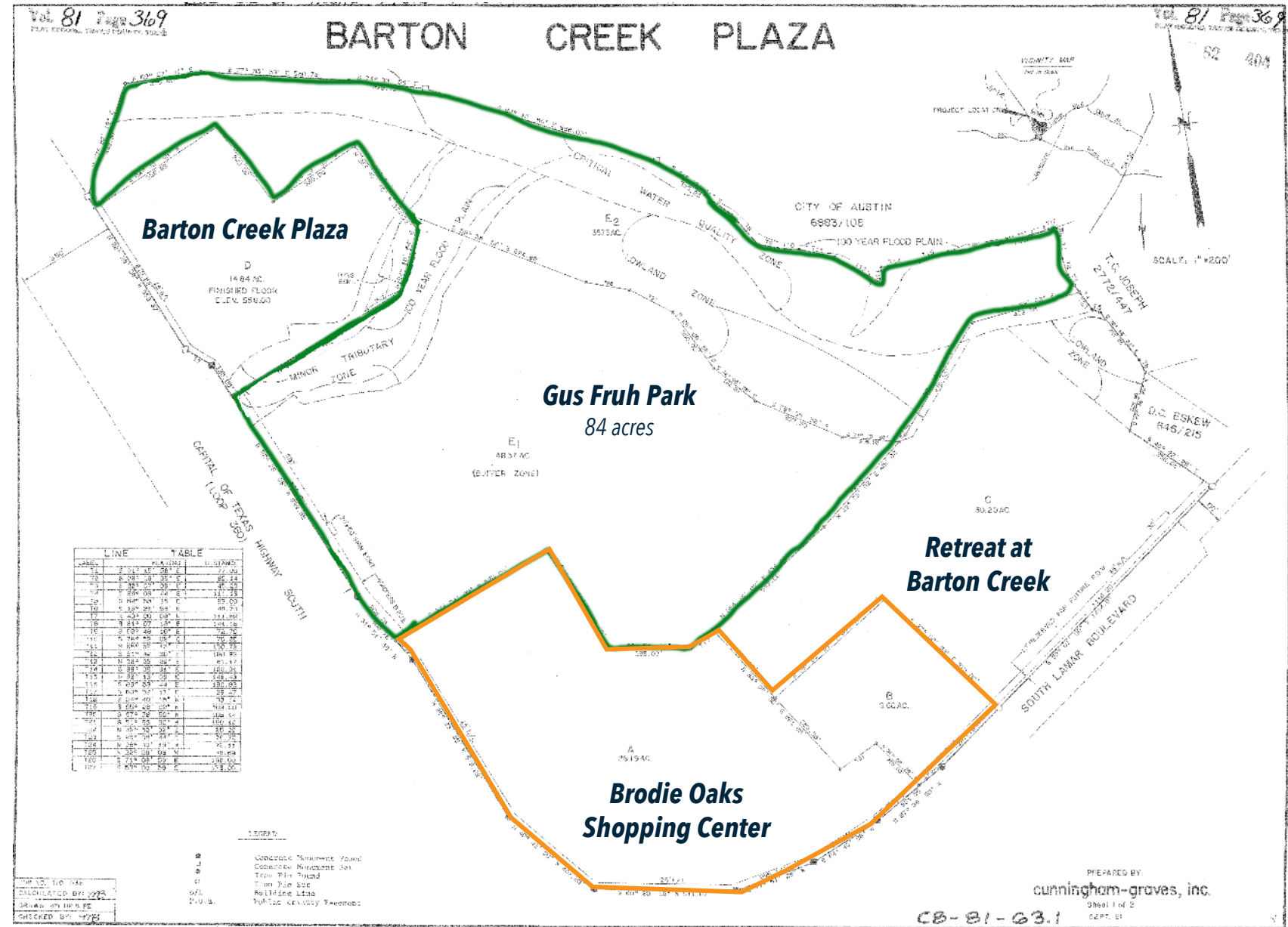
BRODIE OAKS PROPERTY

- 37.6 acres
- 3.5 Miles from Downtown
- Major intersection of Loop 360, HWY 290, and S. Lamar Boulevard
- High-Capacity Transit Route
- Barton Creek Greenbelt

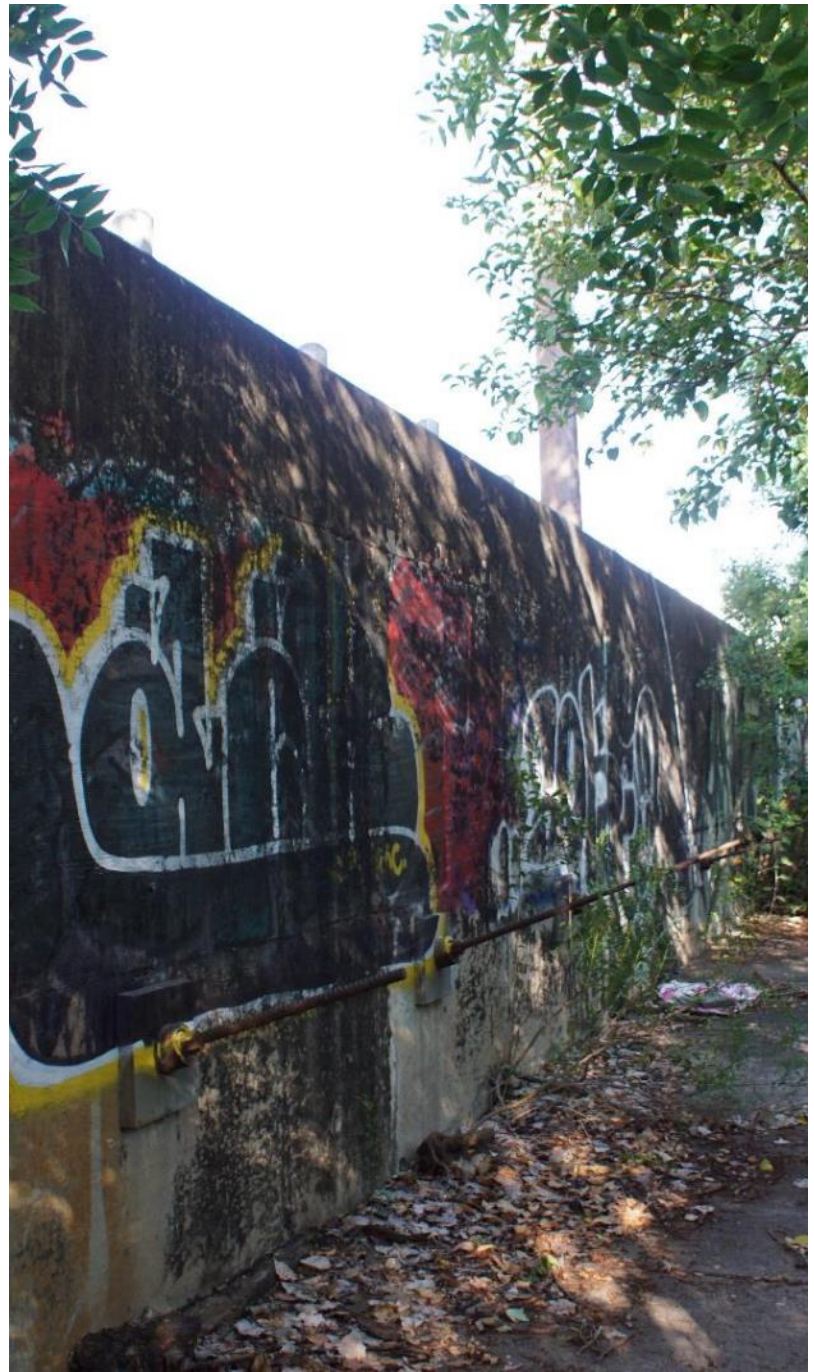
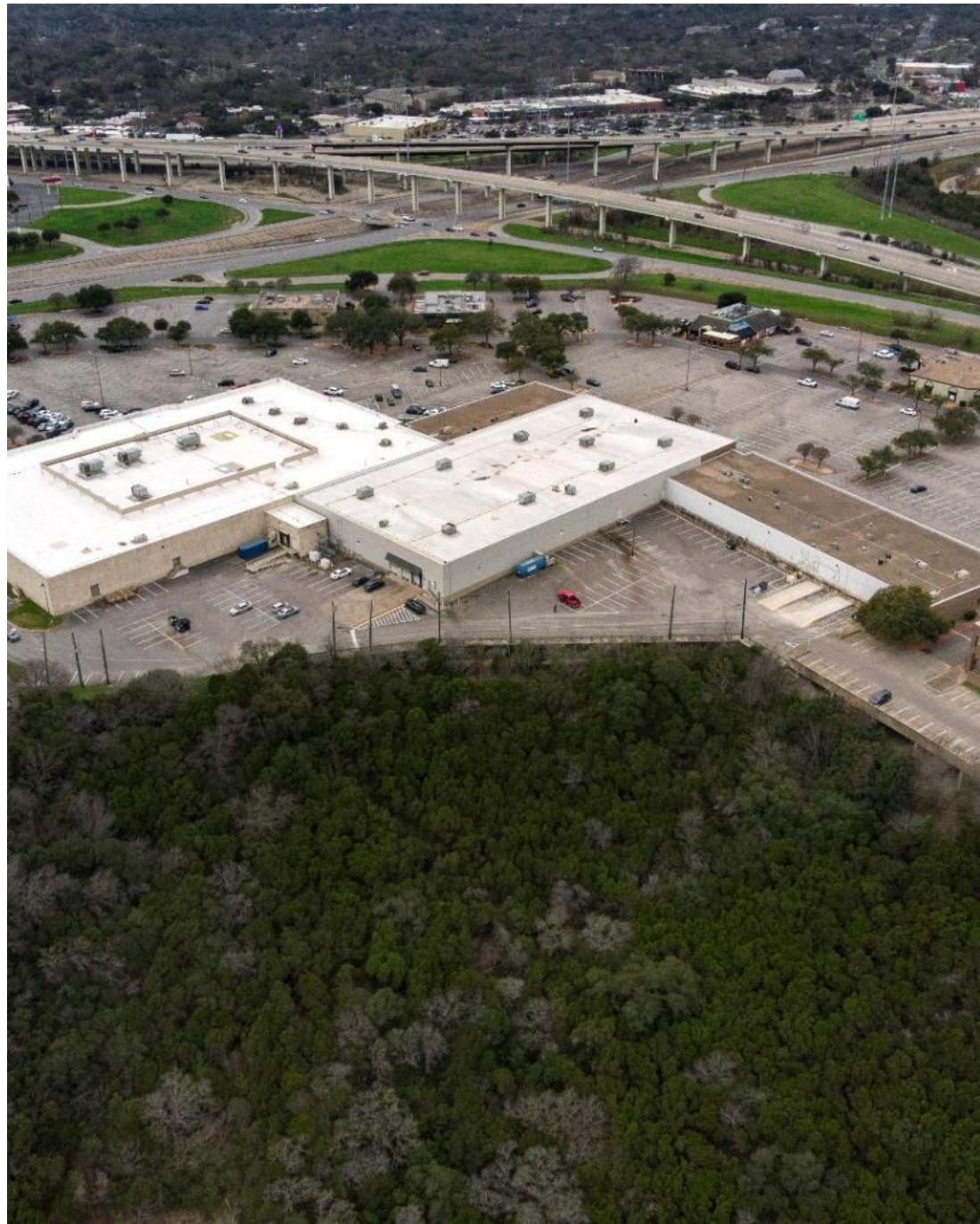


ORIGINAL DEVELOPMENT 1981

- 4 years prior to Hill Country Overlay
- 11 years prior to SOS
- 31 years prior to Imagine Austin







PROJECT GOALS



Meet highest environmental standards.



Create a walkable mixed-use activity center.



Connect the site to its surroundings.

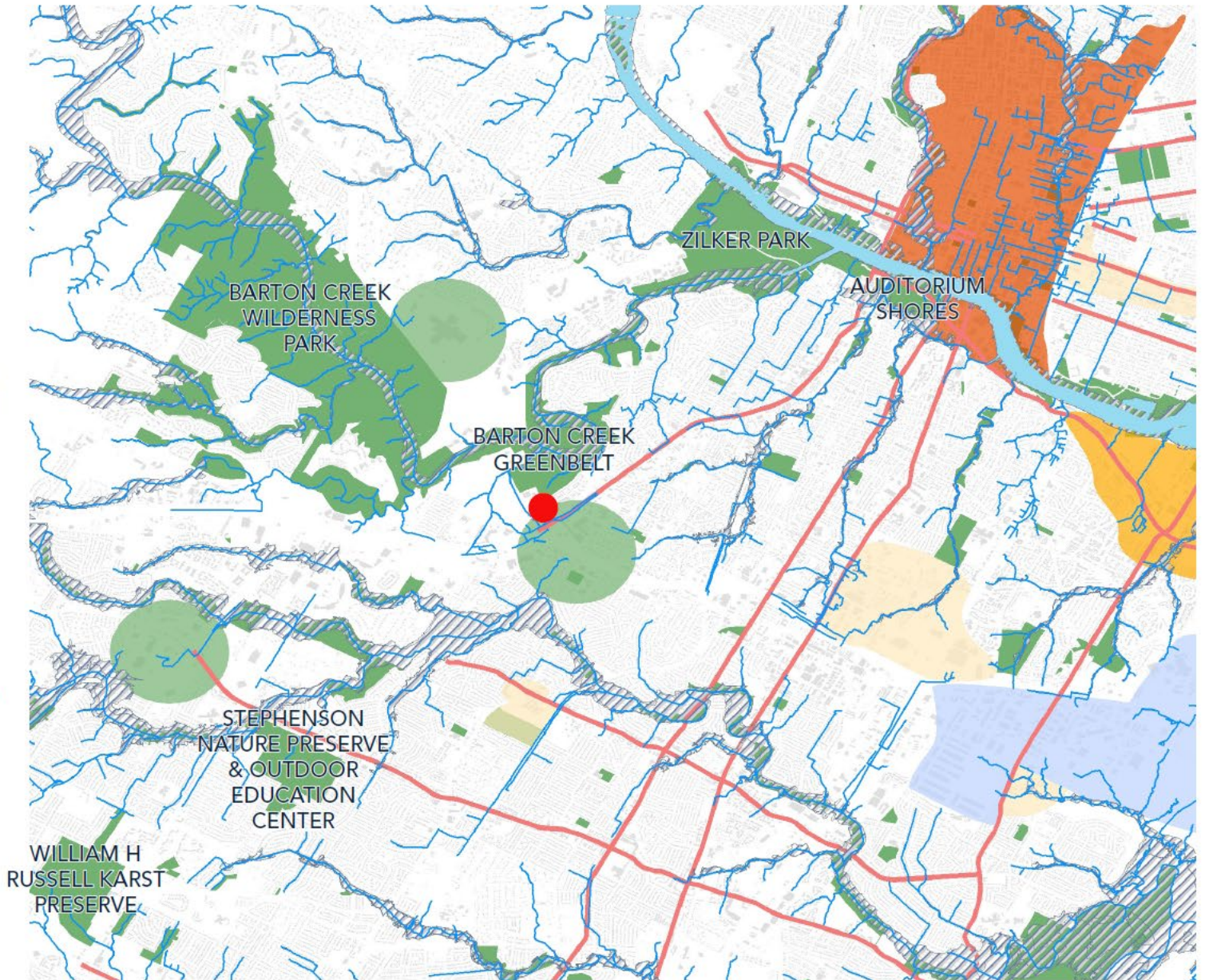
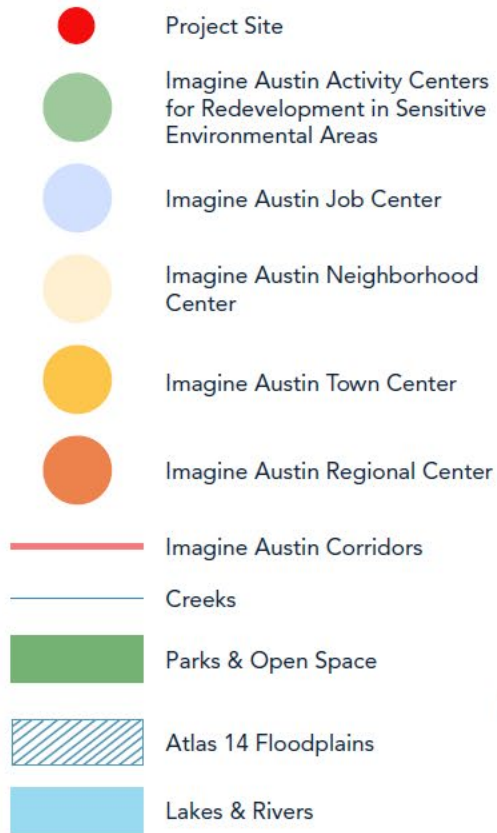


Express the South Austin character.



Position the project for the future.

SYSTEMS ANALYSIS



CONCEPTUAL MASTER PLAN

- Comply with SOS Ordinance.
- Create destination quality public space (parks and streets).
- Develop at Transit-Supportive Densities.
- Include a Mix of Uses.
- Commit to 10% of Bonus Area as Affordable Housing.



The content on these slides is conceptual in nature and is subject to change.



The content on these slides is conceptual in nature and is subject to change.



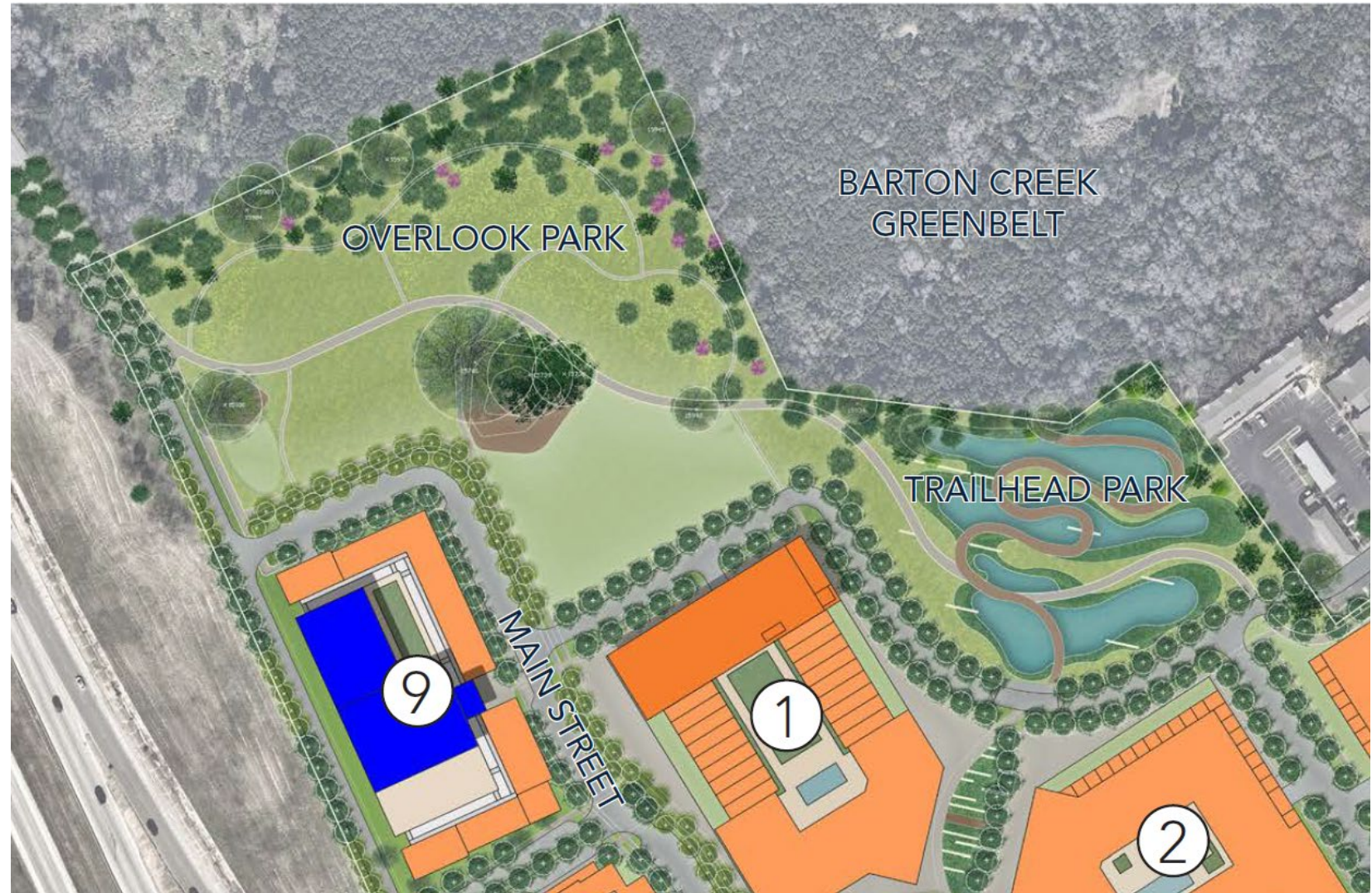
The content on these slides is conceptual in nature and is subject to change.



The content on these slides is conceptual in nature and is subject to change.

THE RESTORATION

- Acres of parking lot and buildings converted to green space = 13.7 (36% Of the Site)
- Trails and interpretive material provided to educate, engage and connect people with the environment.



The content on these slides is conceptual in nature and is subject to change.

THE RESTORATION



The content on these slides is conceptual in nature and is subject to change.

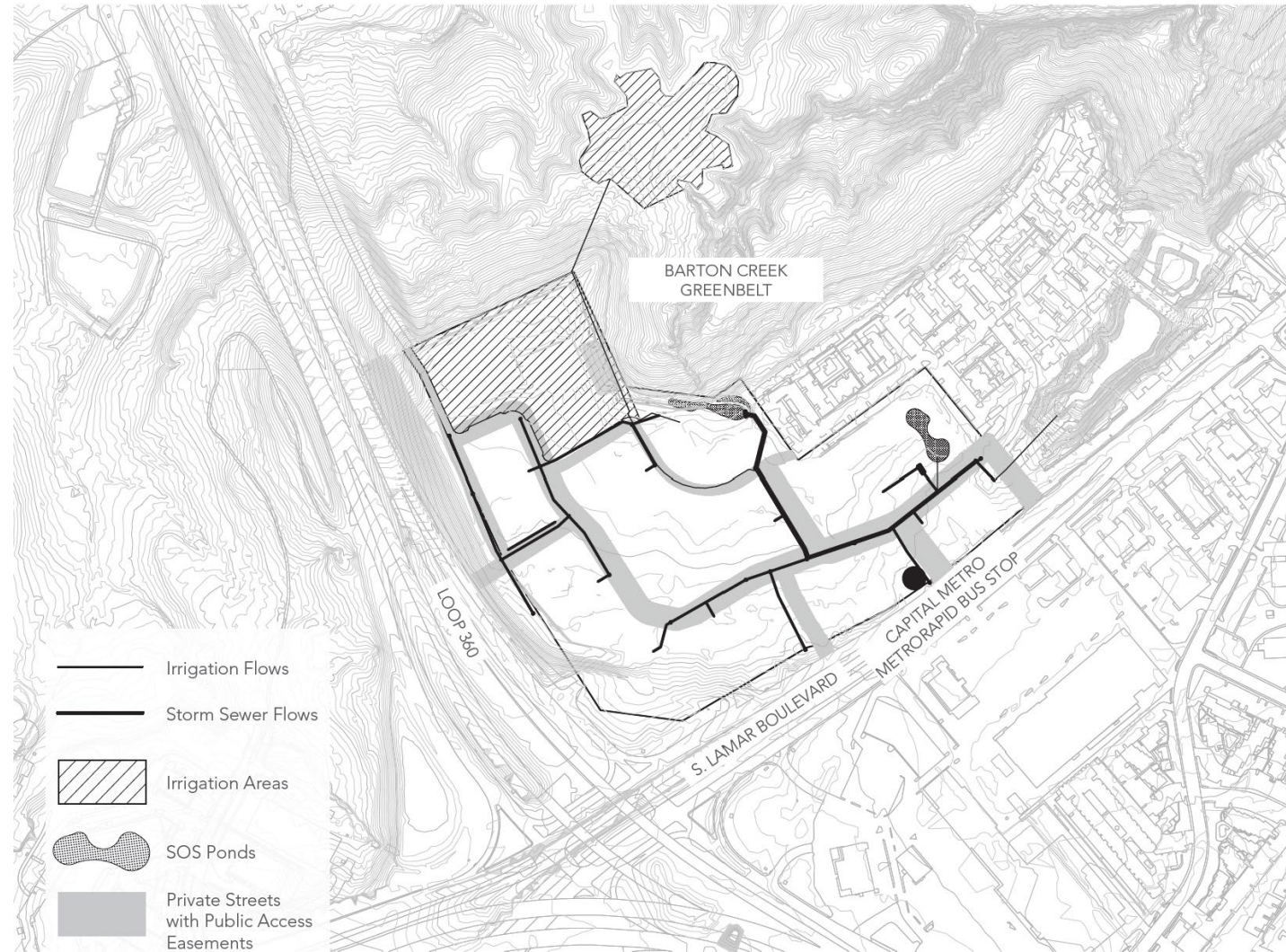
SOS ORDINANCE

Impervious Cover = 54%
(down from 84%)

SOS Pond Size =
Sized per SOS Criteria
(currently no on-site storage; most flows to ponds
at Retreat at Barton Creek)

Reirrigation Area* = 10 Acres
(currently no recharge)

***Reirrigation within Barton Creek Greenbelt is allowed by the Recorded
Covenants Doc. #7649-274.**



The content on these slides is conceptual in nature and is subject to change.

TREE PRESERVATION

Heritage Trees Preserved In Place = 21

Heritage Trees To Be Moved On-Site = 8

Protected Trees will either be preserved in place or mitigated.

New trees will be planted in the restoration areas.

Street trees on all streets.



The content on these slides is conceptual in nature and is subject to change.



Meet highest environmental standards.

- Reduce vehicle miles traveled by supporting multi-modal travel.
- Convert 13.7 acres of parking lot and buildings to green space (36% Of the Site).
- Reduce impervious cover by more than one third (from 84% to 54%).
- Meet the non-degradation goals (water quality) of the Save Our Springs (SOS) ordinance.
- Reduce heat island effect by reducing pavement and planting more trees.
- Preserve in place or transplant on-site all heritage trees.
- Allow the public to access the beautiful Hill Country and Downtown skyline views.
- Develop a trailhead and secure public access for the Barton Creek Greenbelt.
- Provide active trails and sidewalks.
- Develop interpretive materials about the Edwards Aquifer and Barton Creek.

The content on these slides is conceptual in nature and is subject to change.

TEAM CONTACTS

Property Owner

Milo Burdette – Barshop & Oles: milo@barshop-oles.com

Planning

Rebecca Leonard – Lionheart Places: rebecca@lionheartplaces.com

Abby Gillfillan – Lionheart Places: abby@lionheartplaces.com

Legal

David Armbrust – Armbrust & Brown: darmbrust@abaustin.com

Jewels Cain – Armbrust & Brown: jcain@abaustin.com

Civil

Joseph Longaro – LJA Engineering: jlongaro@lja.com

Transportation

Bobak Tehrany – BOE Consulting Services: bobak@bo-engineering.com