



# BRODIE OAKS

Development Assessment | City Council | March 23, 2021

# PROJECT TEAM

- **Landowner**

- Barshop & Oles
- Lionstone Investments

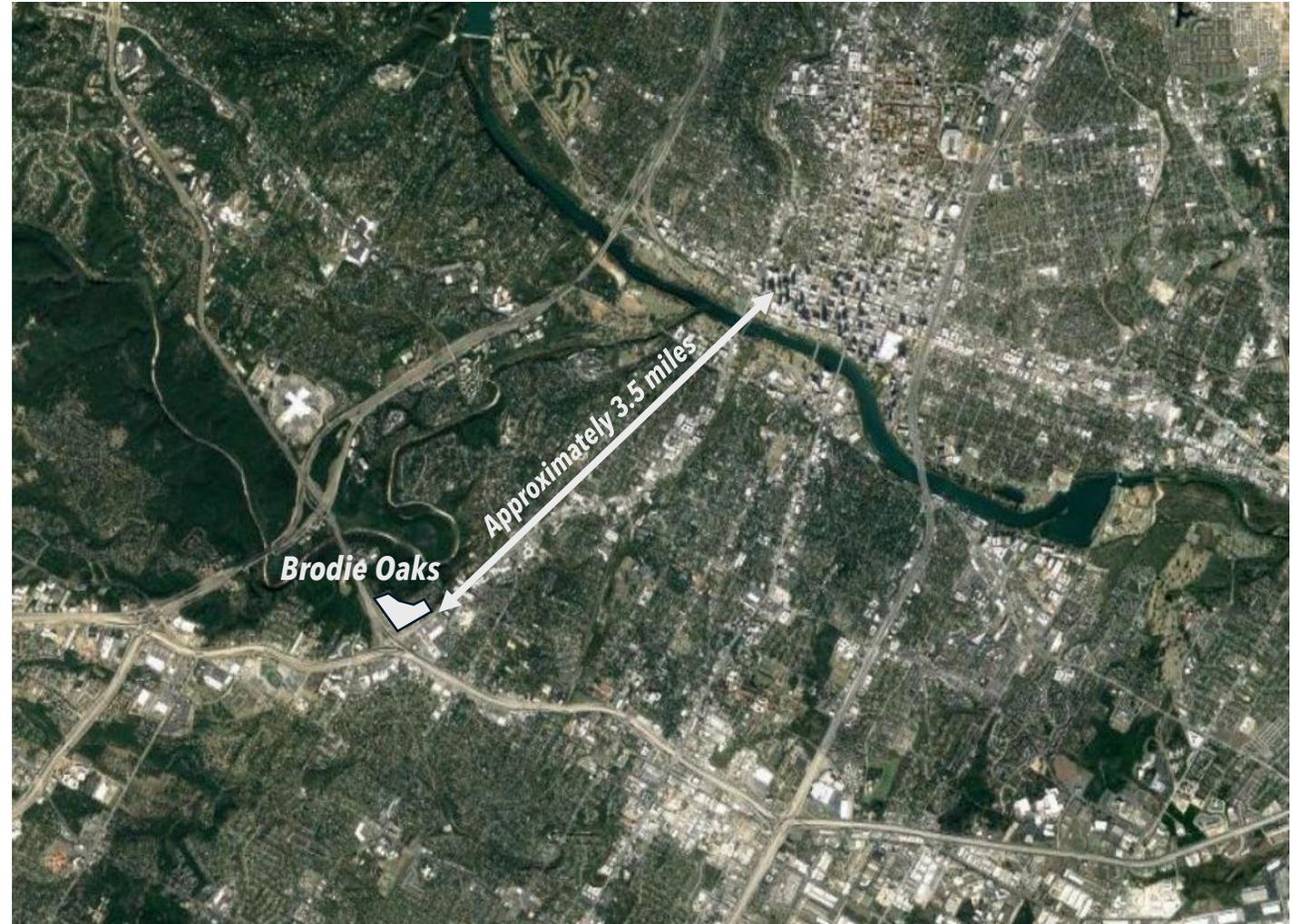
- **Planning & Design Team**

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



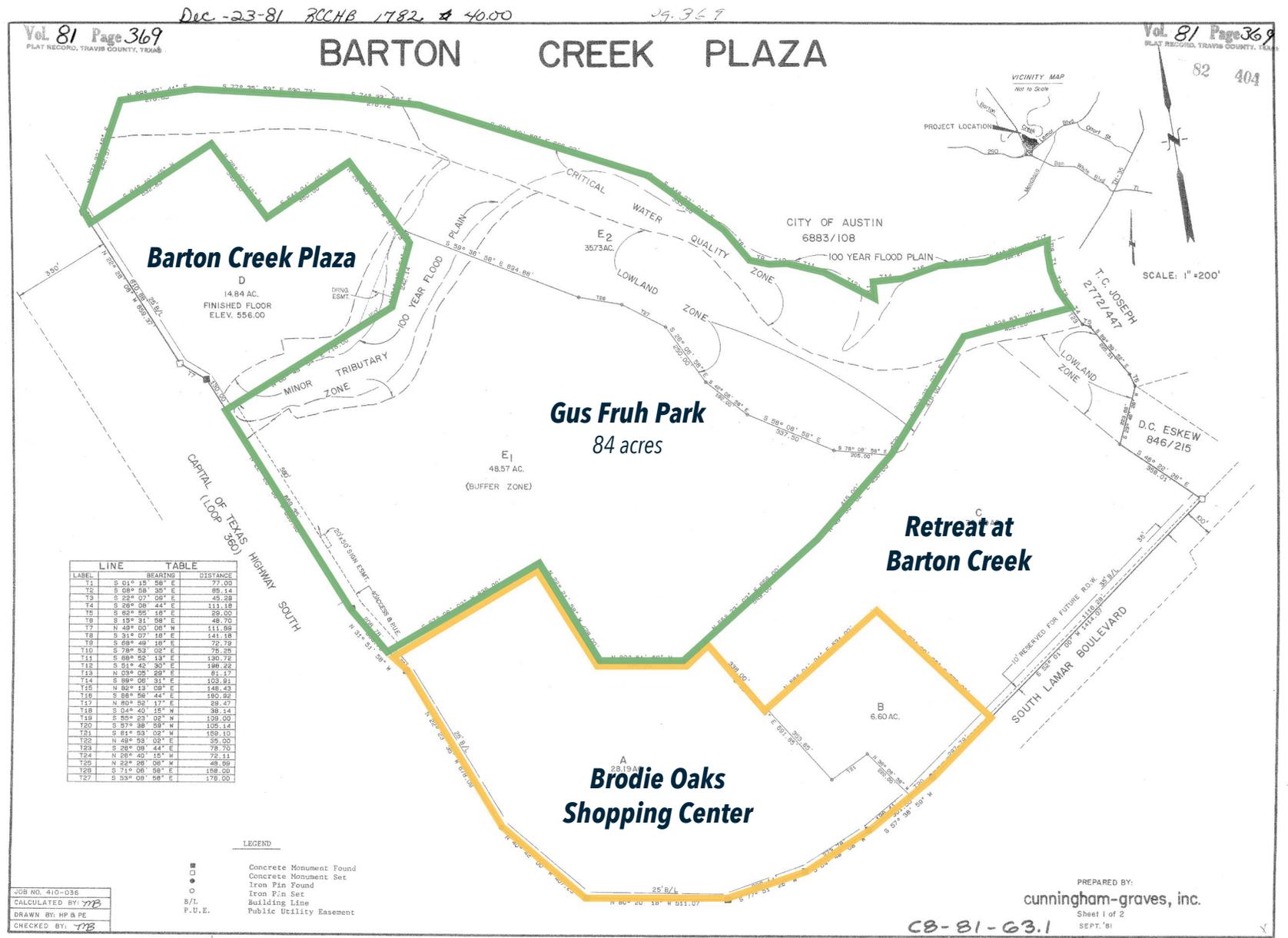
# BRODIE OAKS PROPERTY

- 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

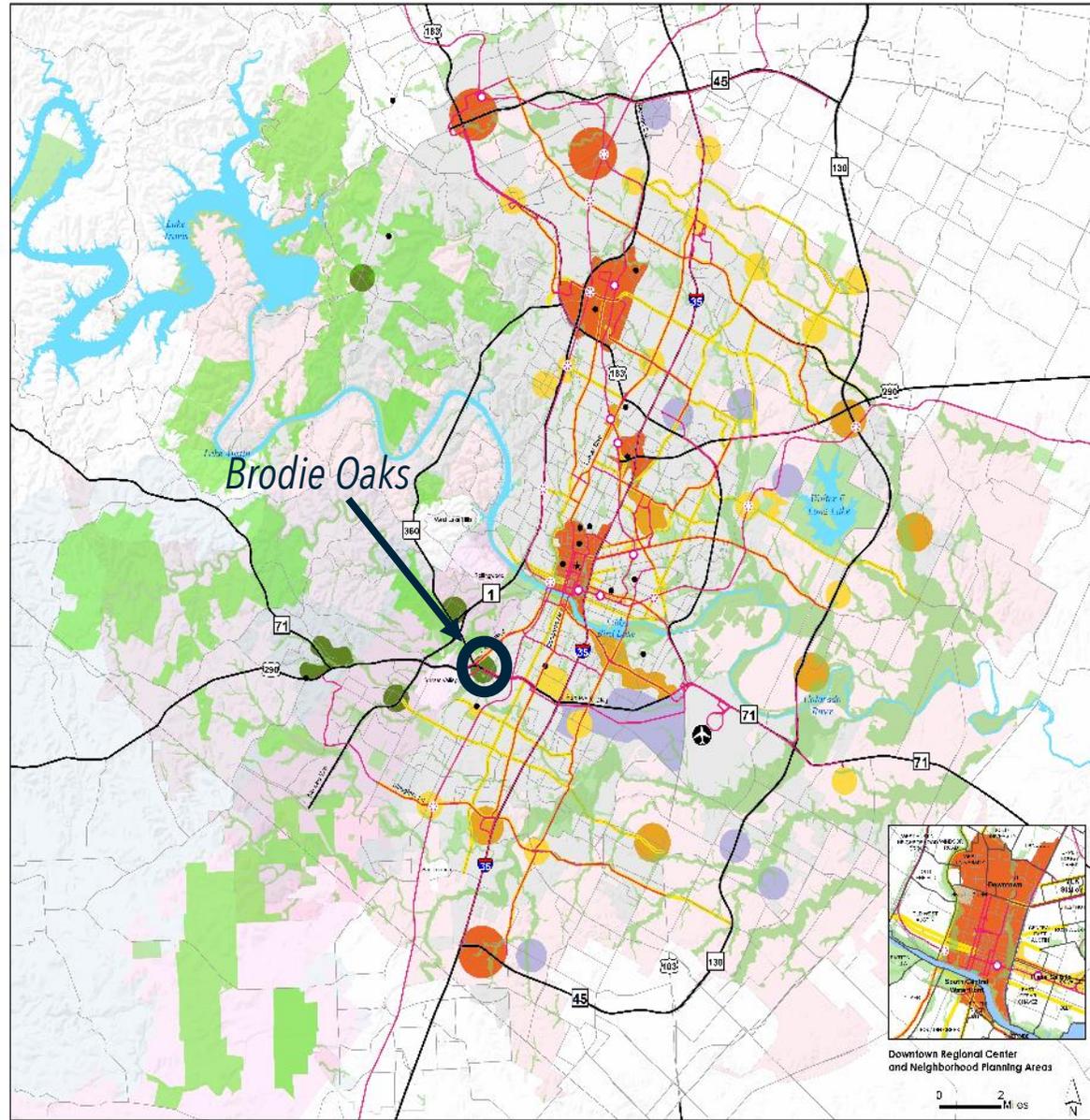






# GUIDING VISION

- First Actual Redevelopment of a Green Dot.
- Transit-Oriented Development on the High-Capacity Transit Corridor.
- Alleviates Pressure for Density on Neighborhoods – A Desire Expressed in CodeNext and LDC Revision Attempts.
- Provides Affordable Housing Near Jobs and Transit.



**IMAGINEAUSTON**  
Vibrant. Livable. Connected.

## Growth Concept Map

- Legend**
- Regional Center
  - Town Center
  - Neighborhood Center
  - Activity Corridor
  - Activity Centers for Redevelopment in Sensitive Environmental Areas
  - Job Center
  - Current Open Space
  - Future Open Space
  - Barton Springs Contributing Zone
  - Barton Springs Recharge Zone
  - College/University
- Transportation**
- High Capacity Transit Stop
  - Proposed High Capacity Transit Stop
  - High Capacity Transit
  - Highway
  - Other Streets
- Boundaries**
- City Limits
  - ETJ
  - County Boundaries

The Growth Concept Map applies the Imagine Austin vision statement to the city's physical development. Generated through a public scenario-building process, it defines how we plan to accommodate new residents, jobs, mixed use areas, open space, and transportation infrastructure over the next 30 years.

Map Disclaimers: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Adopted June 15, 2017

# 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.**

# 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.*



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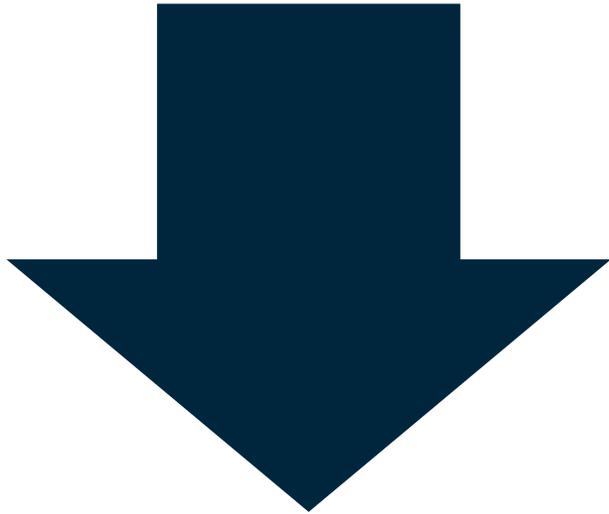


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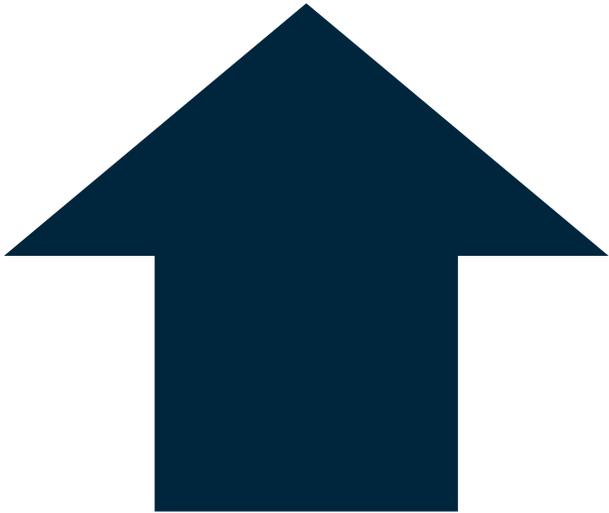




*Environmental  
Sensitivity*



*Activity Center &  
Transit-Supportive  
Density*



# CRITICAL QUESTIONS – LAND AREA REQUESTS

<b>Agency</b>	<b>Amount of Land</b>	<b>Impervious/ Pervious</b>
Watershed/SOS Ordinance	12 acres of reirrigation and ponds	Pervious
PARD	13.7 acres of on-site land dedication <i>[They have requested all parkland be outright dedicated. They have said that SOS ponds and reirrigation area will receive less than 100% credit.]</i>	Mix of Pervious and Impervious
Austin Energy	3 to 5 acres for substation	Impervious
Austin Water Utility	PUEs will not be guaranteed to be in the private streets. <i>[They have not given a specific land area.]</i>	Mix of Pervious and Impervious
Austin Transportation/ Capital Metro	Transit stop/transfer station <i>[They have not given a specific land area.]</i>	Impervious

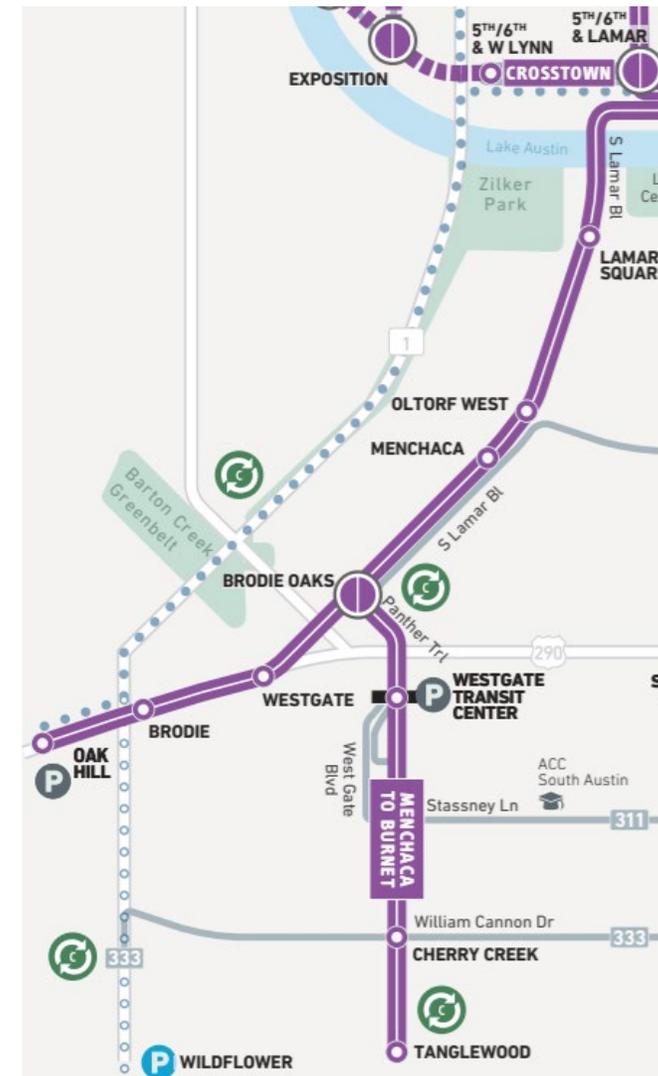
# CRITICAL QUESTIONS - HEIGHT LIMITATIONS

## Employment Density:

Target 20-75+ jobs/acre within walking distance of transit stop.  
The plan has 54 jobs/acre in our development.

## Residential Density:

Target 50 - 75 DU/acre within walking distance of transit stop.  
The plan has 54 DU/acre in our development.

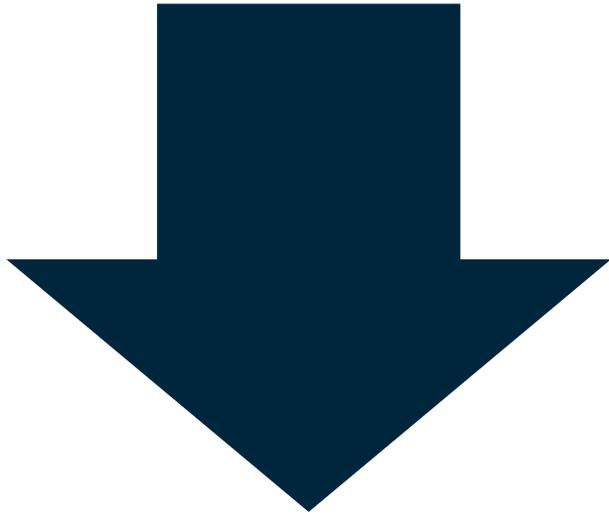


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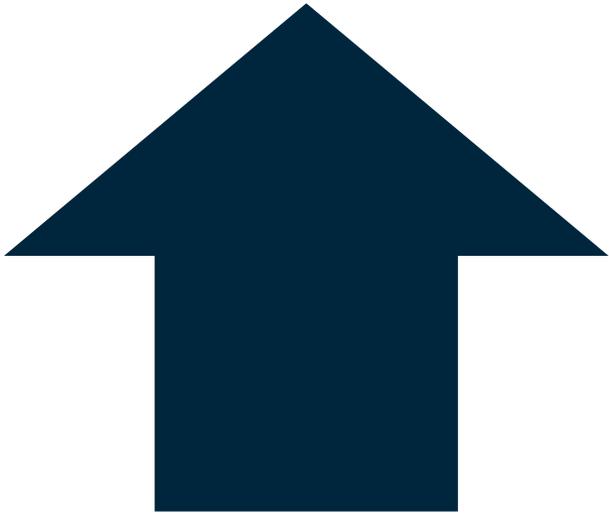




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# TEAM CONTACTS

## Property Owner

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