

# Legend

- GO: General Office
- LO: Limited Office
- SF-2: Single-Family Residence - Standard Lot
- GO-MU: General Office - Mixed Use
- GR: Community Commercial
- CH: Commercial Highway
- MF-2: Multi-Family Residence - Low Density
- CS: General Commercial Services
- CS-1: General Commercial Services - Liquor Store
- CS-V: Commercial Services - Vertical Mixed Use
- CS-1-V-CO: Commercial Services - Vertical Mixed Use Conditional Overlay
- LO-CO: Limited Office - Conditional Overlay
- GR-V-CO: Community Commercial - Vertical Mixed Use - Conditional Overlay
- GR-MU-CO: Community Commercial - Mixed Use - Conditional Overlay
- UNZ - Unzoned



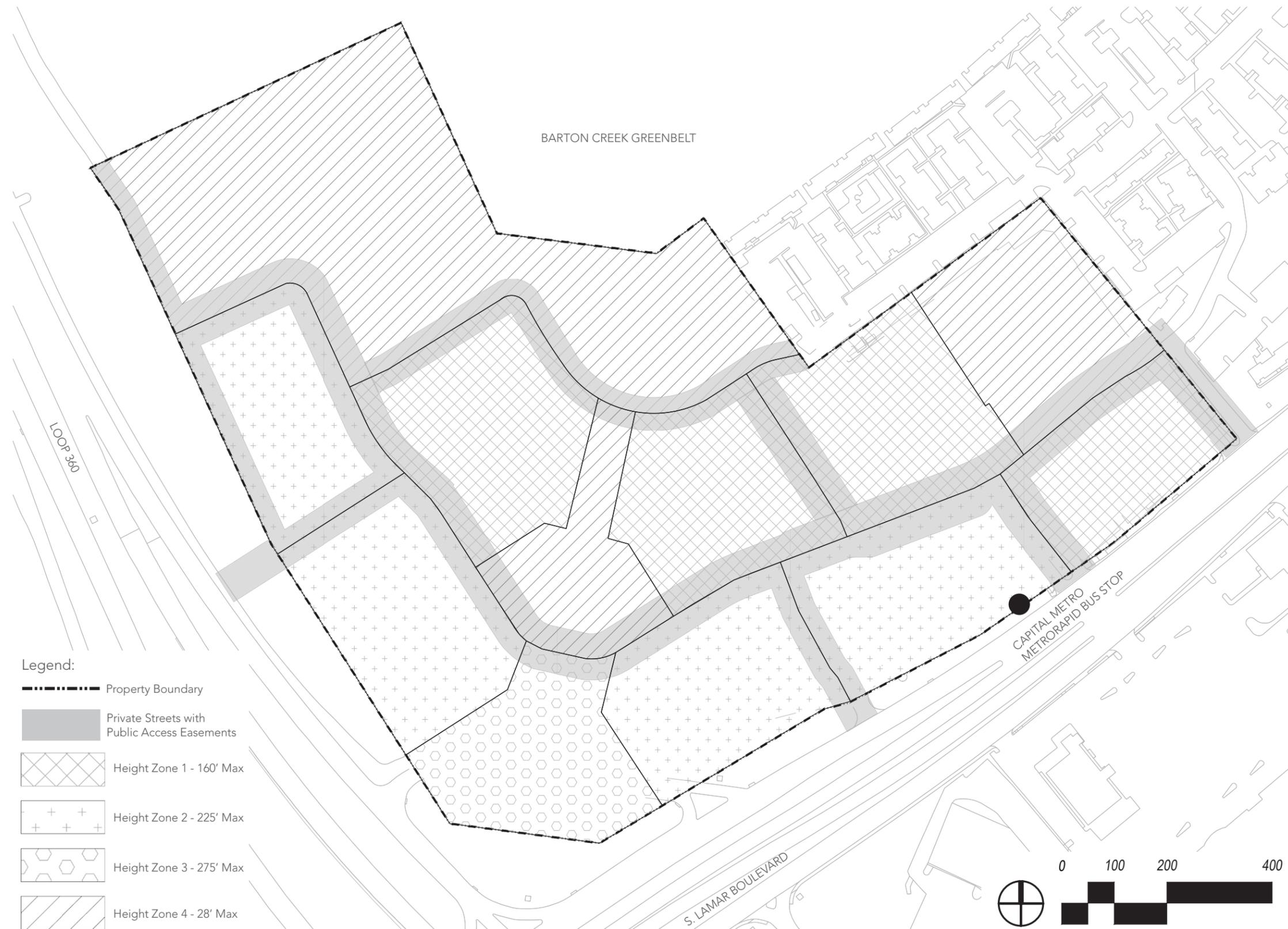
SITE METRICS	
Total Site Area	37.6 Acres / 1,637,856 Sq. Ft.
Proposed Impervious Cover	56% NSA; 54% GSA
Minimum Lot Size	5,750 Sq. Ft.
Minimum Lot Width	50 feet
Minimum Setbacks	
Front	0 feet
Street Side Yard	0 feet
Interior Side Yard	0 feet
Rear Yard	0 feet

LAND USE AREA METRICS								
	Acres	Building Cover	Impervious Cover*	Non-Residential	Maximum Hotel		Maximum Residential	
		Max.	Max. %	Max. Sq. Ft.	Keys	Sq. Ft.	Units	Sq. Ft.
Land Use Area 1	25.9	95%	95%	1,400,000	200	200,000	1,700	1,500,000
Land Use Area 2	11.7	.5%	7.5%	5,000	--	--	--	--
Site Total	37.6		56%					

\*Maximum impervious cover is based on Net Site Area (NSA) and will be tracked by site plan in compliance with Exhibit H - Brodie Oaks Redevelopment Phasing Plan. Impervious Cover will be higher on a site-by-site basis.

Maximum floor-to-area ratio is not applicable to the Brodie Oaks Redevelopment.





# Affordable Housing Commitments

## ESTABLISHING BASE HEIGHT

The base height used to calculate affordable bonus area is based on maximum height allowable under current zoning including overlay zoning districts. The area used to calculate the base has been modified to include whole buildings for simplicity of permitting and administration.

HILL COUNTRY AREA HEIGHT COMPENSATION	
	Area where base height is increased 0.3 acres
	Area where base height is decreased 1.3 acres
Difference <b>1 acre</b>	

## RESIDENTIAL BONUS AREA

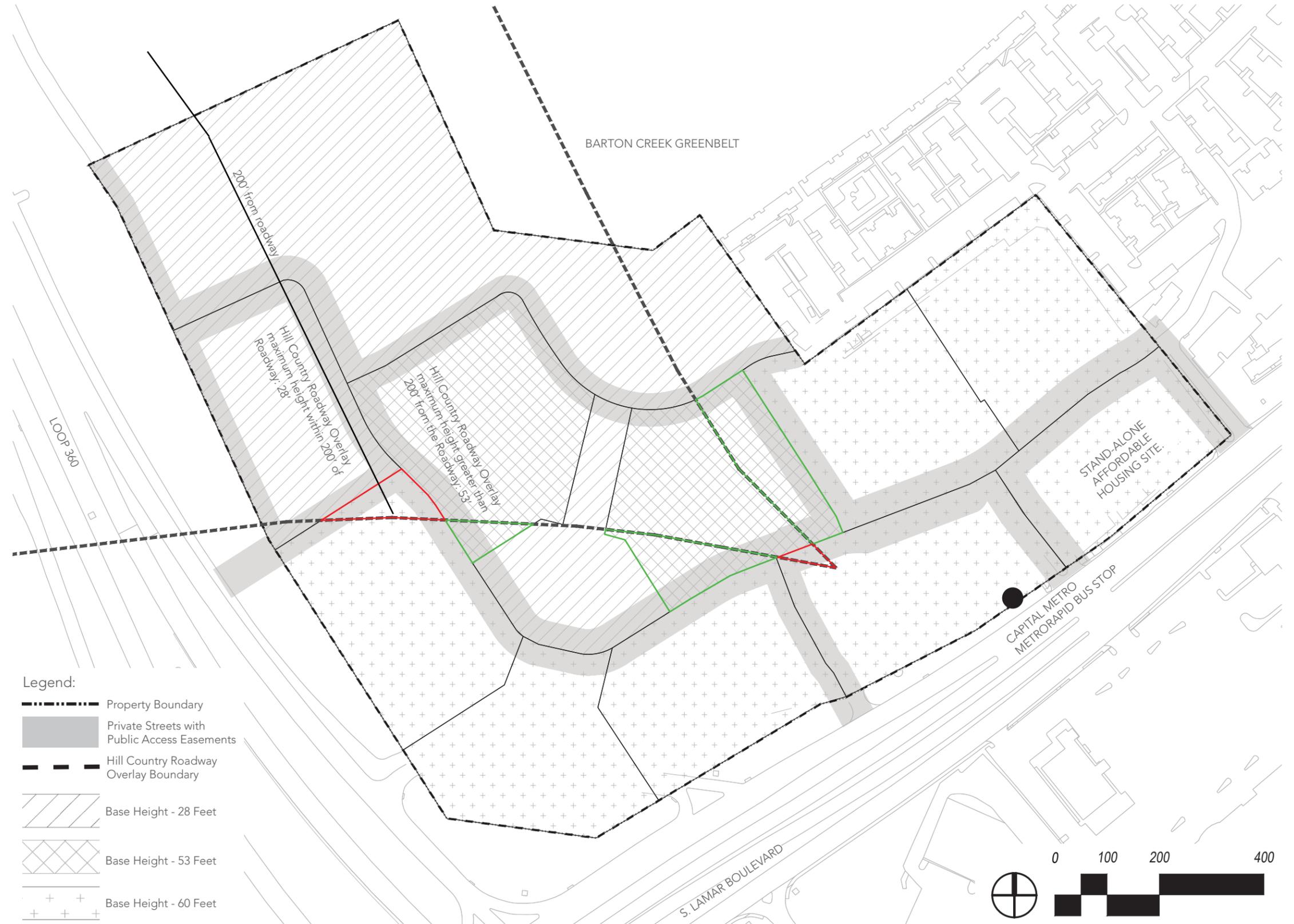
To the extent any residential buildings exceed the base heights established in this Exhibit C Brodie Land Use Plan (Page 4), the developer shall provide contract commitments and performance guarantees that provide affordable housing meeting or exceeding the requirements of Section 2.5.3 (Requirements for Rental Housing) and Section 2.5.4 (Requirements for Ownership Housing) equal to 10% of the total amount of occupiable square feet which exceeds the established base height.

Such calculation shall be made for each building at the time a building permit is issued.

## PHASING OF RESIDENTIAL BONUS AREA

In recognition that some buildings will contain more residential units than others, such obligation may be transferred between buildings as they come on line as long as the number of units never falls below the required obligation.

The total residential affordable housing square foot obligation will be tracked on each site plan in accordance with Exhibit H: Brodie Oaks Phasing Plan.



## NON-RESIDENTIAL BONUS AREA

To the extent any non-residential buildings exceed the base height established in this Exhibit C Brodie Land Use Plan (Page 4), the developer shall convey land to Foundation Communities for a standalone affordable housing project built on-site that must:

- Include a minimum of 130 family-oriented units with a higher percentage of 3-bedroom units than the site wide average;
- Be affordable to a household whose income is between 30 and 60 percent of the median family income in the Austin metropolitan statistical area;
- Remain affordable for 40 years from the date a certificate of occupancy is issued; and
- Be eligible for federal housing choice vouchers.

## ASSURANCES AND PHASING OF NON-RESIDENTIAL BONUS AREA

In recognition of these facts:

- Brodie will be constructed over time;
- A stand-alone Foundation Communities project will require additional tax credits and other funding sources for construction and operation that are likely but not certain and not within this developers control; and
- The best site for a stand-alone affordable housing project is located in Phase II of the development, adjacent to the planned neighborhood park, along the South Lamar frontage, and adjacent to the planned transit stop.

The affordable housing requirement attributed to non-residential square footage may be constructed no later than 5 years after the first building permit in Phase II is granted a Certificate of Occupancy.

In the event land has not been conveyed to Foundations Communities and a project is not in process by this time the developer will provide the amount established under Section 2.5.6 (In Lieu Donation) for each square foot of non-residential bonus square footage above the baseline to the Affordable Housing Trust Fund to be used for producing or financing affordable housing, as determined by the Director of the Neighborhood Housing and Community Development Department.

The fee-in-lieu amount form Phase I and Phase II will be assessed at the time of building permit and tracked on each site plan in accordance with Exhibit H: Brodie Oaks Phasing Plan.

OVERLAND



BUSS



SPECK & ASSOCIATES LLC



LIONSTONE INVESTMENTS

BARSHOP & OLES

COMPANY

EXHIBIT C:

BRODIE LAND USE PLAN (PAGE 4)

SUBMITTAL DATE: XX/XX/2022

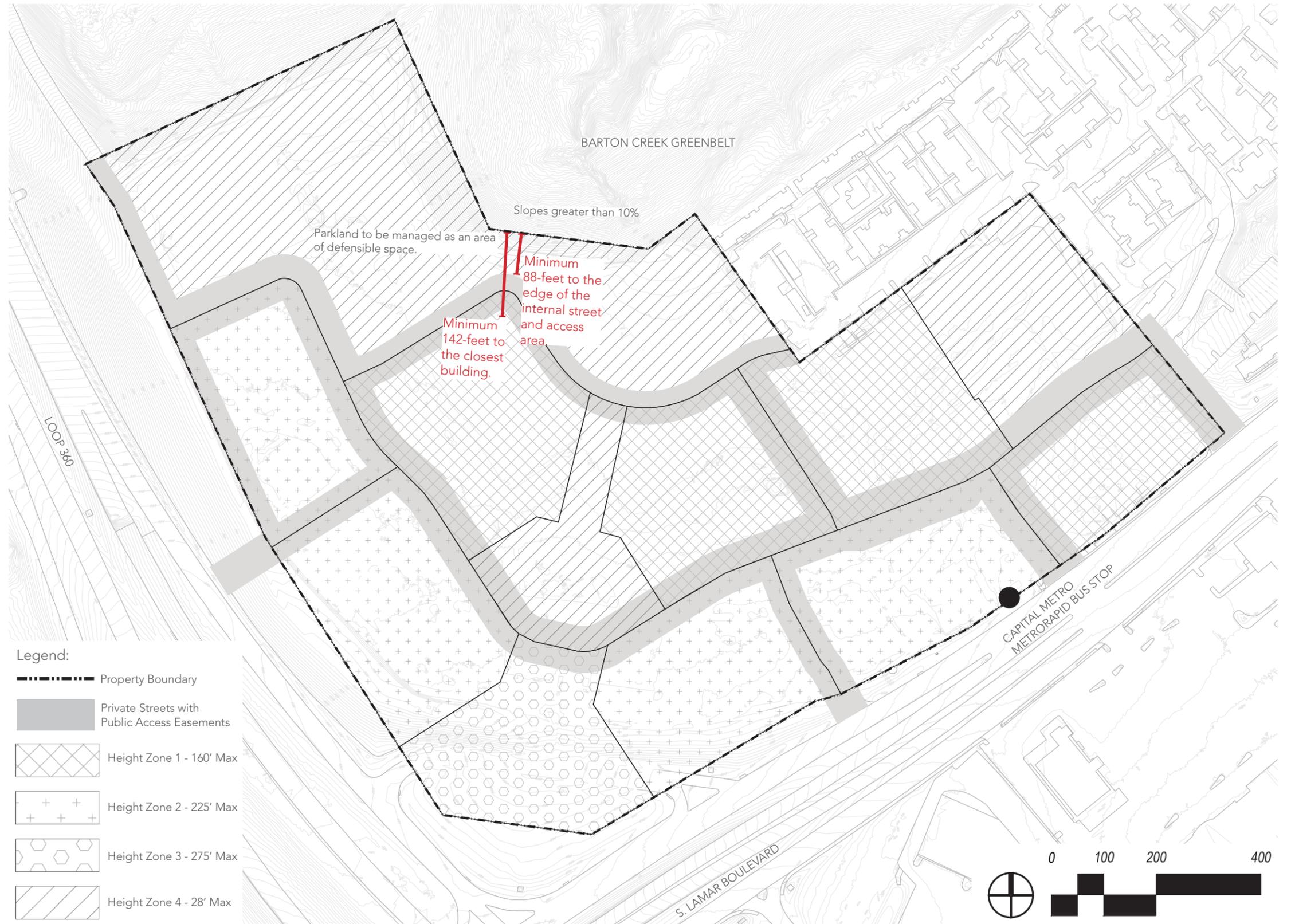
PUD CASE: C814-2021-076006 BRODIE OAKS REDEVELOPMENT

# Notes

Compliance will meet all aspects of the fire code and Wildland-Urban Interface, (WUI) Code, Ordinance No. 20200409-040 and may include the provision of defensible space within the parks identified on *Exhibit D: Brodie Parks and Open Space* which separate the developed area of the site from the existing greenbelt by a minimum of 88-feet and separate any buildings by a minimum of 142-feet at the closest point. Enhanced fire resistant construction standards for the buildings located in proximity to the fire hazard area may also be employed to meet the code.

All compliance will be demonstrated on a fire protection plan for the proposed development at the time of subdivision, site plan, and building permits as applicable.

The development will meet Section 402.1.1 Access as demonstrated in Exhibit E: Brodie Transportation Plan.



# Hill Country Roadway Overlay

Hill Country Roadway Overlay Requirements shall apply differently to Land Use Area 1 (LU1) and Land Use Area 2 (LU2) as indicated in the Hill Country Roadway Overlay (HCRO) standards chart in Exhibit C: Land Use Plan (page 5).

TREE TABLE	TOTAL	LOW SUITABILITY	ADJUSTED TOTAL*	PRESERVED	% PRESERVED
Native Heritage Trees (24" and above)	12	0	12	12	100%
Native Protected Trees (19" - 23'11")	2	0	2	2	100%
Native Regulated Trees (8" - 18'11")	51	12	39	32	82%
Small Native Regulated Trees (6" or more; and Tree clusters)	1	1	0	0	-

**TREE INDEX**

TAG NO. TYPE INDICATES MULTI TRUNK

INDIVIDUAL TRUNK DIA. (IN INCHES) TOTAL (ROOT ZONE)

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

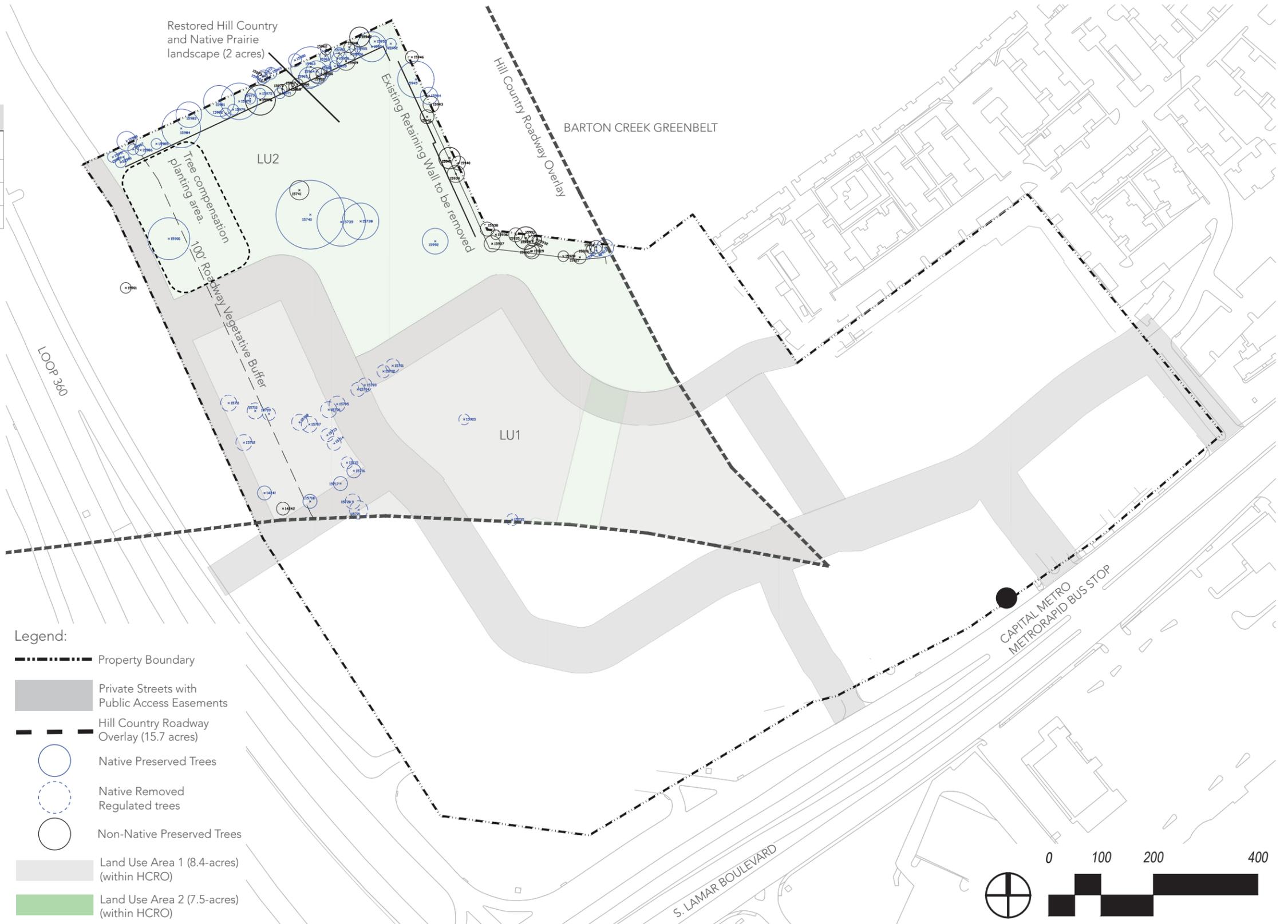
HILL COUNTRY CLUSTERS ARE REPRESENTED WITH A 10 FT. RADIUS CIRCLE

16198 CLUSTER 6 LIVE OAK (3,4) MAX. SIZE IN INCHES

16200 CEDAR 6 4 4 MIN. SIZE IN INCHES MULTI TRUNK 6", 4", AND 4"

AE = AMERICAN ELM  
 ASH = ASH  
 BUM = BUMELIA  
 CB = CHINABERRY  
 CDR = CEDAR  
 CE = CEDAR ELM (NATIVE)  
 CHE = CHINESE ELM  
 CHTW = CHINESE TALLOW CLUSTER (SEE ABOVE)  
 CRM = CREPE MYRTLE  
 CTN = COTTONWOOD  
 HB = HACKBERRY  
 HSCH = HUISACHE  
 LIG = LIGUSTRUM  
 LO = LIVE OAK (NATIVE)  
 MNL = MOUNTAIN LAUREL (SMALL NATIVE)  
 MSQ = MESQUITE  
 PALM = PALM  
 PEC = PECAN (NATIVE)  
 SYC = SYCAMORE  
 WIL = WILLOW

NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS D244; HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.



# Notes

## HILL COUNTRY ROADWAY OVERLAY

### Hill Country Roadway Overlay Standards Table

HCRO STANDARDS	LU1	LU2	NOTES
Floor-To-Area Ratio (25-2-1122)	Modified	Modified	See the site metrics table on the Land Use Exhibit. FAR is not being regulated for the Brodie Site.
Construction on Slopes (25-2-1123)	Meets	Modified	The existing park road is constructed on slopes that exceed 15 percent gradient for a short portion of the roadway within the property and for a longer distance off-site. Due to the location of this road within the Balcones Canyon Land Preserve no modifications are proposed to the road where it enters the site.
Building Height (25-2-1124)	Modified	Exceeds	The Brodie PUD is in a high intensity area and thus is restricted to 28' in height within 200' of the ROW and 53' if further than 200' from the ROW. The Brodie PUD Height exhibit shows that all land within Land Use Area 2 will be restricted to 28' providing enhanced views of the Hill Country. Height has been modified in Land Use Area 1 in proximity to the intersection of Loop 360 and S. Lamar Blvd.
Location of On-Site Utilities (25-2-1125)	Meets	Meets	All utilities will be underground
Building Materials (25-2-1126)	Modified	Meets	No buildings area proposed in Land Use Area 2. Building materials will meet the requirements of the HCRO on the ground floor only in Land Use Area 1.
Native Trees (25-2-1022)	Meet	Exceed	All Heritage and Protected Trees within the HCRO area are being preserved. Eighty percent (80%) of the inches from native trees and small native trees less than 19" and determined as suitable for preservation by the submitted arborist report within the HCRO area are being preserved. Any native trees that are removed from Land Use Area 1 will be compensated for in Land Use Area 2 at a mitigation rate of 60%. The priority tree planting area within Land Use Area 2 for compensating trees will be within and adjacent to the highway vegetative buffer area.
Roadway Vegetative Buffer (25-2-1023)	Modified	Exceed	All buildings and impervious cover with the exception of the existing park road which is necessary for site access will be removed from Land Use Area 2. The vegetative area in Land Use Area 2 will extend all the way back to the edge of the property and the Barton Creek Greenbelt and be dedicated as parkland. Public access and views will be restored in Land Use Area 2.
Natural Area (25-2-1025)	Modified	Modified	The project is removing all buildings and surface parking lots from Land Use Area 2 representing over 45% of the HCRO area. This area will be vegetated and dedicated as City of Austin Parkland therefore some of the area will be used for recreation and not meet the HCRO revegetation requirements. A minimum of two acres or 12% of Land Use Area 2 will be revegetated utilizing the HCRO standard with an increased commitment to 1/3 the standard density from the code required 1/4 of the standard density and a native prairie standard as identified on this exhibit.

HCRO STANDARDS	LU1	LU2	NOTES
Parking Lot Medians (25-2-1026)	Modified	Meet	The Brodie PUD may include temporary parking areas on cleared land within Land Use Area 1 while the site is awaiting full buildout of each phase. These parking areas will not be subject to this code section. No permanent surface parking lots are proposed in the Brodie PUD.
Visual Screening (25-2-1027)	Modified	Meet	The existing berm on Loop 360 will remain and provides screening of the park road. Buildings in LU1 will not be screened.

### HCRO Revegetation Standards

- One acre within LU2 shall be re-vegetated according to the HCRO revegetation criteria included in Appendix A of the Environmental Criteria Manual.

The Brodie Oaks Site was developed prior to the Hill Country Roadway Overlay Ordinance going into effect and meets the criteria for Low Density revegetation and requires restoration at 1/4 the standard density. This PUD will increase the density of revegetation to 1/3 the standard density.

- One acre within LU2 shall be re-vegetated according to a native prairie standard as indicated below:

Goal: Establish a native prairie ecology. The desired outcome is to have a herbaceous understory reflective of native prairie established within 12 - 18 months of seed application.

Source: Seed

Application: 50/50 mix of Riparian Recover mix and Native Prairie mix of net acre of native prairie area.

Time of Year Application: October 1st -December 15th or March 15th - May 15th. Fall preferred.

Acceptance: At two years from Implementation:  
- 80% groundcover/vegetative coverage.

# Notes

## LAND USES

1. The following uses are permitted uses within Land Use Areas 1.

### Residential Uses

- Bed & Breakfast (Group 1)
- Bed & Breakfast (Group 2)
- Condominium Residential
- Group Home, Class I (General)
- Group Home, Class I (Limited)
- Group Home, Class II
- Multifamily Residential
- Townhouse Residential
- Short-Term Rental (Types 1 and 3)

### Commercial Uses

- Administrative and Business Office
- Art Gallery
- Art Work Shop
- Automotive Sales
- Automotive Rentals
- Automotive Repair Services
- Business or Trade School
- Business Support Services
- Cocktail Lounge (up to 25,000 sq. ft. gross floor area by-right; A CUP is required for any additional gross floor area)
- Commercial Off-Street Parking
- Communications Services
- Consumer Convenience Services
- Consumer Repair Services
- Convenience Storage
- Electronic Prototype Assembly
- Electronic Testing
- Financial Services
- Food Preparation
- Food Sales
- General Retail Sales (Convenience)
- General Retail Sales (General)
- Hotel-Motel
- Indoor Entertainment
- Indoor Sports and Recreation
- Kennels
- Laundry Services
- Liquor Sales (up to 25,000 sq. ft. gross floor area)
- Medical Offices – exceeding 5,000 sq. ft. gross floor area

- Medical Office – not exceeding 5,000 sq. ft. gross floor area
- Off-Site Accessory Parking
- Outdoor Entertainment
- Outdoor Sports and Recreation
- Pedicab Storage and Dispatch
- Personal Improvements Services
- Personal Services
- Pet Services
- Plant Nursery
- Printing and Publishing
- Professional Office
- Recreational Equipment Maint. & Stor.
- Recreational Equipment Sales
- Research Assembly Services
- Research Services
- Restaurant (General)
- Restaurant (Limited)
- Service Station
- Software Development
- Theater
- Vehicle Storage
- Veterinary Services

### Industrial Uses

- Custom Manufacturing

### Agricultural Uses

- Community Garden
- Indoor Crop Production
- Urban Farm

### Civic Uses

- Administrative Services
- Camp
- Club or Lodge
- College and University Facilities
- Communication Service Facilities
- Community Events
- Community Recreation (Private)
- Community Recreation (Public)
- Congregate Living
- Convalescent Services
- Counseling Services
- Cultural Services
- Day Care Services (Commercial)
- Day Care Services (General)
- Day Care Services (Limited)
- Family Home
- Hospital Services (General)
- Hospital Services (Limited)
- Local Utility Services

- Major Utility Facilities
- Maintenance and Service Facilities
- Park and Recreation Services (General)
- Park and Recreation Services (Special)
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Religious Assembly
- Safety Services
- Telecommunication Tower

2. The following uses are permitted uses within Land Use Area 2.

### Commercial Uses

- Commercial Off-Street Parking
- Outdoor Entertainment (See note 4)
- Outdoor Sports and Recreation
- Pedicab Storage and Dispatch
- Recreational Equipment Maint. & Stor.

### Agricultural Uses

- Community Garden

### Civic Uses

- Camp
- Community Events
- Community Recreation (Private)
- Community Recreation (Public)
- Cultural Services
- Park and Recreation Services (General)
- Park and Recreation Services (Special)
- Religious Assembly

3. A site can cross a public or private street or right-of-way.
4. A site plan for the construction of an amphitheater, pavilion or other outdoor venue located in Land Use Area 2 that is associated with a commercial, civic, or residential use and designed for a maximum occupancy of 2,000 people may be approved administratively. Larger amphitheaters will require the approval of a CUP.
5. The temporary sale of alcohol associated with an event in Land Use Area 2 may be allowed subject to approval by the City of Austin Parks and Recreation Department special event permit and applicable TABC permitting.

## PARKLAND DEDICATION

1. Parkland dedication shall be satisfied in accordance with Exhibit D- Brodie Oaks Redevelopment Parks and Open Space Plan.

Name	Total Acres	Open Space	Restored Landscape	Dedicated Parkland	Credited Acres*
Overlook Trailhead Park	8.1	Yes	Yes (2 acres)	Yes	6.7
Central Green	1.3	Yes		Yes	1.3
Neighborhood Park	2.2	Yes		Yes	1.9
<b>Total</b>	<b>11.6</b>	<b>11.6</b>	<b>2.0</b>	<b>11.6</b>	<b>9.9</b>
% of Site (37.6 acres)	30.8%	30.8%	5.3%	30.8%	26.3%

### PARKLAND CREDIT CALCULATIONS

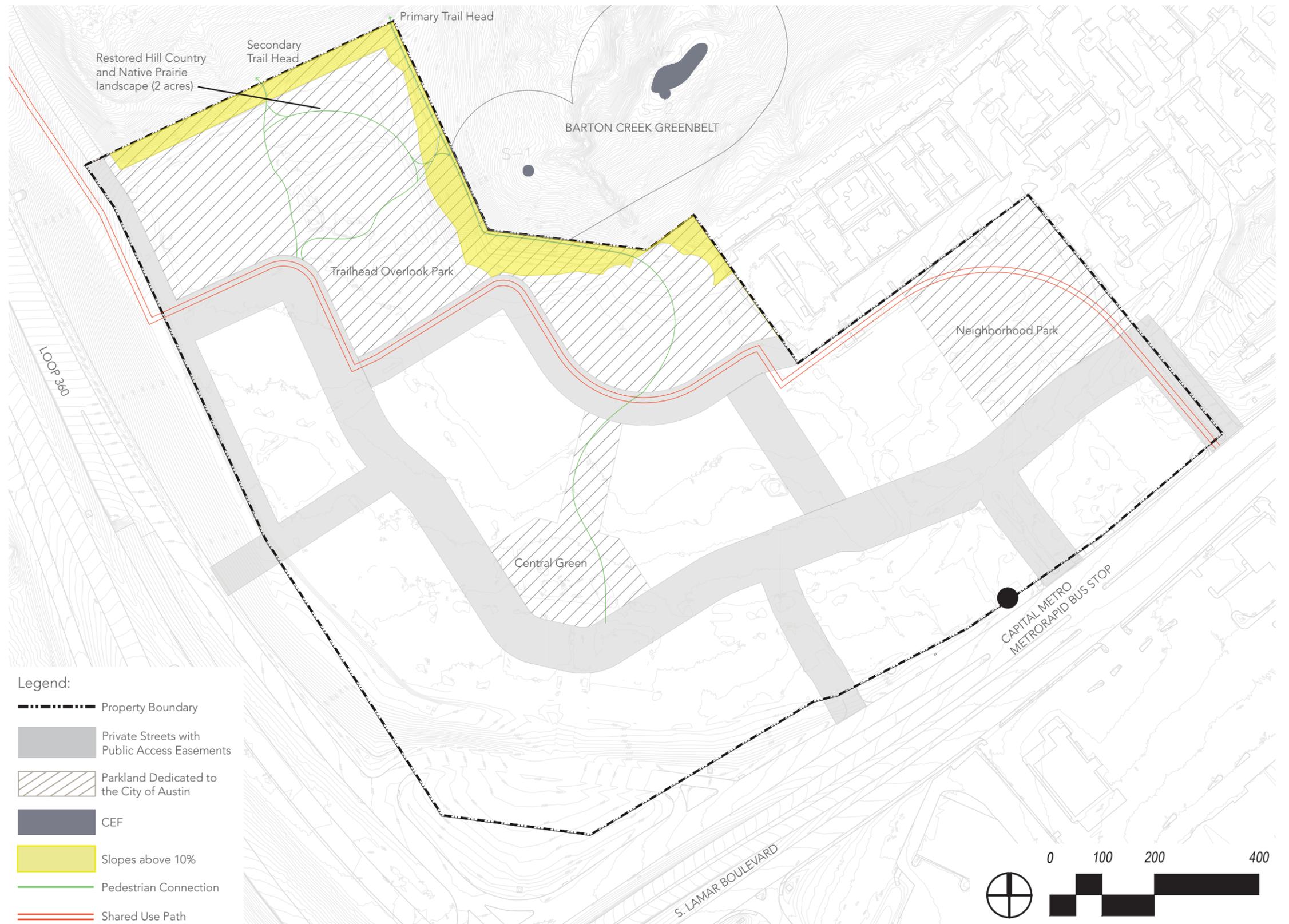
	Total Acres	Unencumbered	Water Quality System and Easements*	Slopes > 10%	Ponds	Floodplain; CWOZ; CEF	Total Encumbered	Credited Acres (Minimum)
Overlook Trailhead Park	8.1	1.0	5.5	1.4	.2	0	7.1	4.6
Central Green	1.3	.7	.6	0	0	0	.6	1.0
Neighborhood Park	2.2	1.8	.4	0	0	0	.5	2.0
Percent Credited	100%	50%	50%	50%	50%			
<b>Total</b>	<b>11.6</b>	<b>3.5</b>	<b>3.3*</b>	<b>.7</b>	<b>.1</b>	<b>0</b>	<b>8.1</b>	<b>7.6</b>

\* The size and location of easements associated with the SOS water quality system including sub-surface ponds and reirrigation areas will be determined at the time of dedication and after execution of the parks maintenance agreement. Easement areas represented in the parkland credit calculation table represent the maximum amount of acres needed and include accommodation for an additional 2.5 acres of reirrigation area over the anticipated 3 acres in the event that watershed protection department requires additional water quality measures during extreme storm frequencies. Unlike the standard retention/irrigation system mentioned above where reirrigation occurs after every rain event, this system would only be used after extreme events. In comparison, the standard retention/irrigation system would irrigate after every rain event, whereas the rainwater system would only irrigate 0-2 times/year.

All re-irrigation areas will be designed as restored habitat with trails or will be designed to allow for some recreation. Subsurface ponds will allow full use on the surface and may be credited up to 100%. Exact credit assigned at dedication must generally comply with the Standards for Dedicated Parkland and the Parkland Dedication Operating Procedures, as amended but at no time will they be credited at less than 50%.

### Notes

1. Parkland must generally comply with the Standards for Dedicated Parkland and the Parkland Dedication Operating Procedures, as amended.
2. Any surface pond or wetland area will be designed as an amenity in accordance with the Parkland Dedication Operating Procedures, as amended



**OPEN SPACE**

The open space required to meet the PUD Tier I (Sec.2.3.1c) "superior development" standard is 10 percent of the residential tracts and 20 percent of non-residential tracts. The Brodie Oaks Redevelopment is a mixed use development consisting of both residential and non-residential uses and uses the commercial designation.

Mixed Use developments are classified as non-residential and use the 20 percent:

- Developed Area: 26.0 acres
- Open space required to meet Tier I: 5.2 acres (20% of 26.0 acres)
- Total open space provided: 11.6 acres (45% of 26.0 acres)

The open space required to meet the requirements in PUD Tier II (Sec.2.4) is open space at least 10 percent above the requirements of Section 2.3.1.A. (Minimum Requirements). Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (Design Standards and Mixed Use), 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 Department.

- Developed Area: 26.0 acres
- Open space required to meet Tier II: 7.8 acres (30 percent of 26 acres)
- Total open space provided: 11.6 acres (45% of 26.0 acres)

**PARKLAND**

According to the parkland dedication operating procedures (Sec.14.3.9B) to be considered "superior development," land proposed for dedication must:

1. Include at least 10.4 credited acres per 1,000 residents,
2. Be developed in accordance with a plan approved by PARD; and
3. Be dedicated to a governmental entity.

Brodie is proposing to meet this requirement with the following parkland dedication.

- Total Parkland Required: 29.6 acres
- Total Land Provided (minimum): 7.6 acres (See Parkland Credit Calculations Table on previous sheet.)
- Total Parkland Fee-in-lieu: The balance between required and dedicated parkland will be satisfied as a fee-in-lieu of dedication.

**PARKLAND DEVELOPMENT**

The Brodie Oaks Redevelopment will develop, operate, and maintain all open space on site in accordance with an executed park maintenance agreement for the site.

Brodie will develop 50 parking spaces. Parking spaces will be reserved for park users and provided in phase 1 as indicated in Exhibit H: Brodie Phasing Plan.

The Brodie Oaks Redevelopment will strive towards achieving SITES Silver Certification for Parks.

The Brodie Oaks Redevelopment is committing to exceed the Parkland Development Fee in effect at the time of site plan by \$700 per unit for both residential and hotel units.

This fee may be used for the following within the parkland dedicated with this PUD.:

- Required and allowed parkland amenities listed in the parkland amenities table;
- All Shared Use Paths (SUP) and trails within the parks;
- Landscaping and planting within the parks;
- Irrigation of landscaping and planting materials within the parks;
- Lighting installed within the parks;
- Park signage and wayfinding to include interpretive signage within the parks;
- Park security facilities and amenities; and / or
- The installation of wet or dry utilities installed to service park facilities.

The Brodie Oaks Redevelopment is committing to develop a minimum of three amenities per park area. As indicated in the table below some amenities are required while others are optional. Final park amenities and designs must be approved by PARD, and additional amenities not listed on the table may be added with mutual approval between the developer and PARD.

	Co-located with Re-irrigation	Overlook / Trailhead	Central	Neighborhood
Seating	Yes	A	A	A
Trailhead	Yes	R		
Trail Connections		A		
Restored Landscape	Yes	R		
Dog Run	No			A
Playground	No		A	R
Cyclist Amenities	Yes	A	A	A
Sidewalk or Shared-use Path	Yes	R	A	A
Volleyball Courts	No	A		A
Markets	Yes	A	A	A
Nature Playground	Yes	A	A	
Trails and Pathways	Yes	R		
Interpretive Signage	Yes	A		
Dedicated Parking Area	No	A		
Playfields	Yes	A		A
Outdoor Fitness Station	Yes	A		A
Open Lawn	Yes	A	A	A
Social Games	No	A	A	A
Interactive Water Feature	No		A	
Shade Sail / Structure / Pavilion	No		R	
Restrooms	No	A		
<b>Legend:</b>				
R = Required Amenity				
A = Allowed Amenity				

**CO-LOCATING RE-IRRIGATION**

Where re-irrigation is co-located with park amenities one of the following mitigation measures will be used to ensure full use of the amenity.

- Directional Spray - The re-irrigation system will be designed so that it can be directed away from the amenity.
- Final re-irrigation operation details will be reviewed by PARD and require PARD approval

**TRAILHEAD AND CONNECTION TO BARTON CREEK GREENBELT**

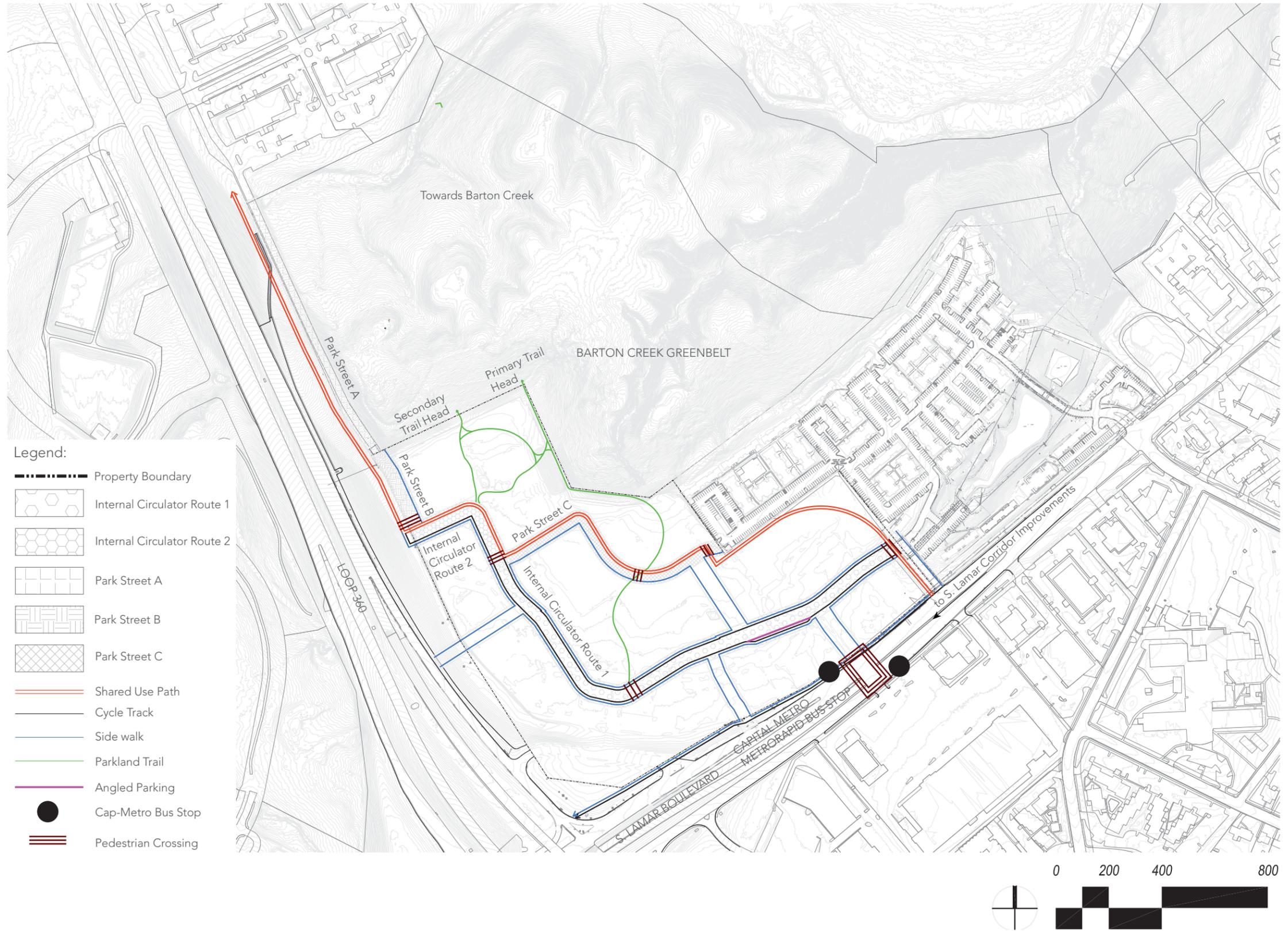
The project is currently working with local organizations like the Hill Country Conservancy, Save Barton Creek Association, and Austin Parks Foundation to explore how the project can support the construction and ongoing maintenance of a trail connection to the Barton Creek and regional Violet Crown Trail systems.

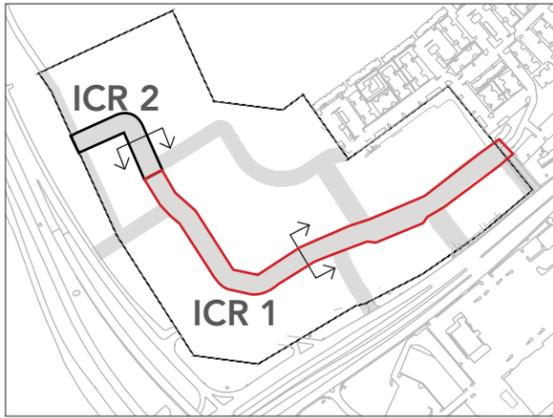
**DOG PARK OR DOG RUN**

Any dog run or dog park will be designed with PARD and WPD approval. All Stormwater from the Park areas will be captured into the subsurface ponds as such there no stormwater is directly discharged off site of any developed areas. The dog park will not be co-located with any re-irrigation area.

# Notes

1. The Brodie PUD is proposing the construction of a shared use path to connect Brodie to the Barton Creek Plaza. The existing Park Street A is constructed within a 40' easement and located within COA Parkland and the Balcones Canyonland Preserve. No increase in impervious cover is permitted within the preserve. Based on this the shared use path is proposed to be located within TxDOT ROW and will be subject to approval by TxDOT at the time of permitting.
2. The shared use path will remain in TxDOT ROW until the first intersection within the Brodie PUD where a safe crossing can be provided.
3. The shared use path and cycle track will connect to S. Lamar Blvd at the northern most entrance to the project.
4. Electric Vehicle Charging Stations will be provided.
5. Gated roadways are prohibited.
6. All tree zones are a minimum of 7' wide and will include trees a minimum of 3 inches in diameter when measured 6 inches above the root flare at the time of planting.
7. Where the buffer and bike lane are adjacent to the street edge, they will be constructed of reinforced concrete with integral terracotta coloring to allow for deployment of outriggers for fire ground setup.
8. All internal drives shall remain private; however, the drives have been designed to adhere to the Transportation Criteria Manual, Section 2 where possible.





## Notes

1. This ICR section is a typical section. Parallel parking on both sides of the street will be included for approximately 60% of the street extent. Where the street intersects other streets parallel parking may be dropped from one side of the street or the other at various points. The back of curb section will remain consistent along the entire ICR.
2. Where the buffer and bike lane are adjacent to the street edge, they will be constructed of reinforced concrete with integral terracotta coloring to allow for deployment of outriggers for fire ground setup.
3. All tree zones along the ICR are a minimum of 7' wide when an additional row of trees is provided within the section. This additional row of trees increases the total tree zone space from a required 16' to 21' for the section. Trees planted within the ICR must be at least 6 feet in height and have a trunk diameter of three (3) inches measured 6 inches above the ground at the time it is planted.

Legend:

SUP: Shared Use Path

CZ: Clear Zone

TZ: Tree Zone

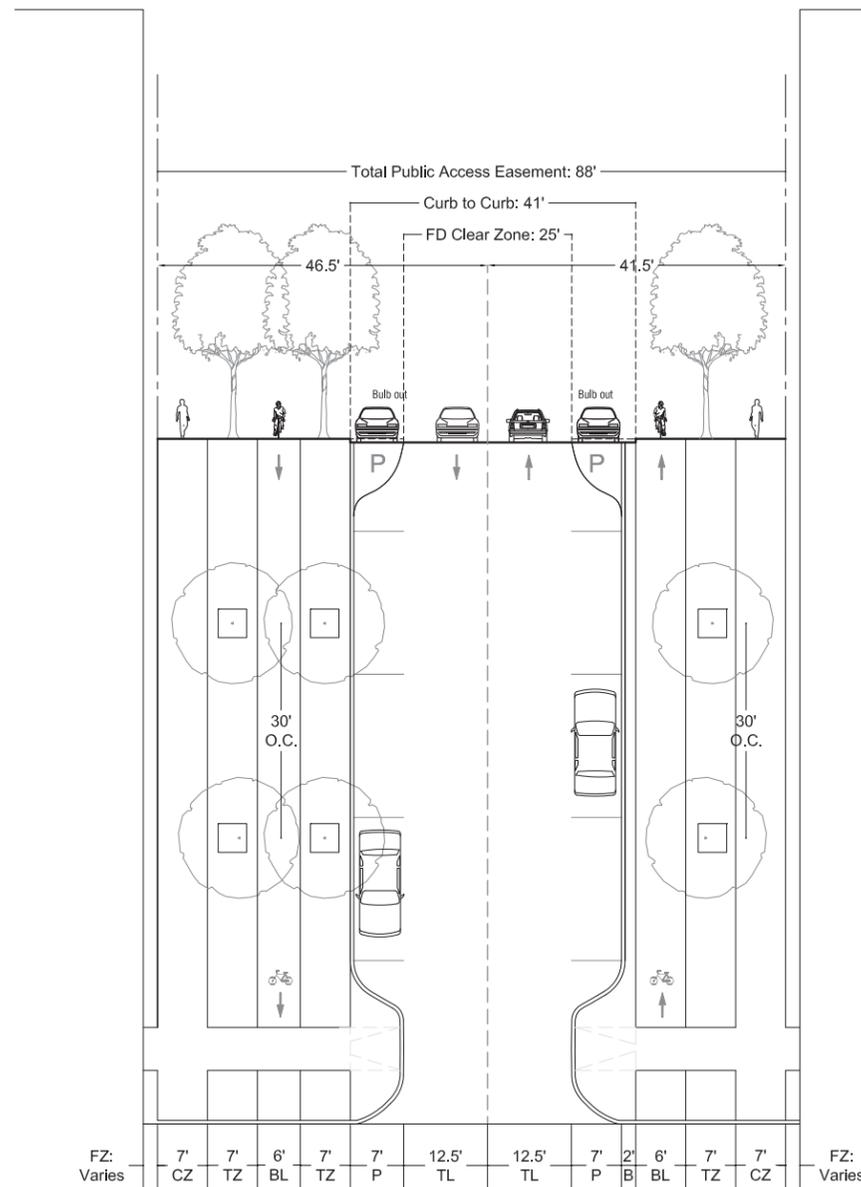
BL: Bicycle Lane

TL: Travel Lane

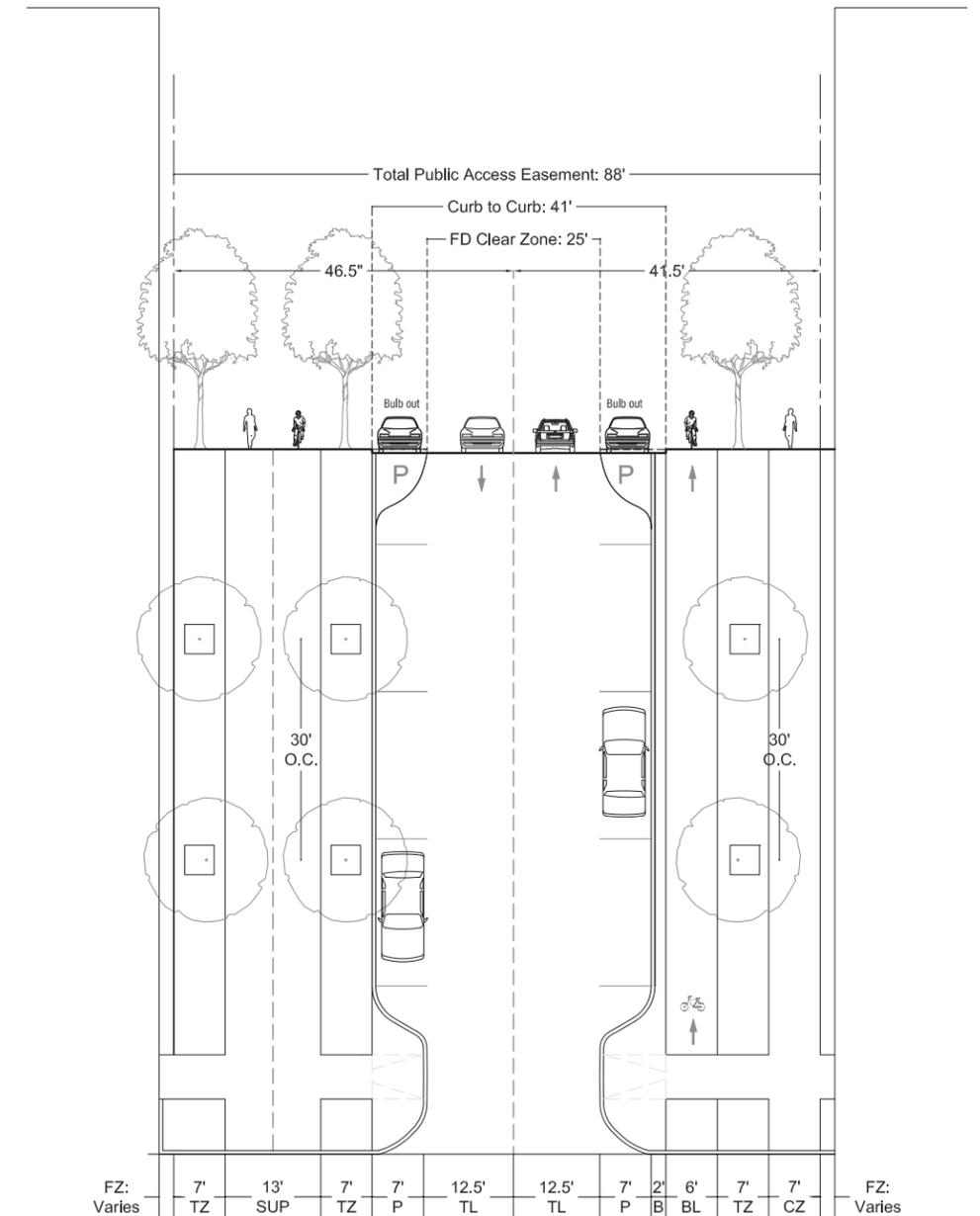
B: Buffer

P: Parking

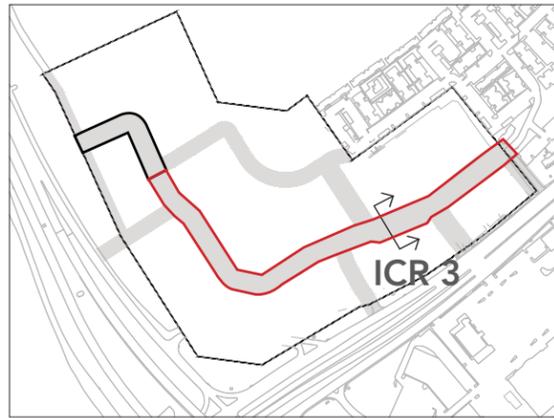
FZ: Frontage Zone



**INTERNAL CIRCULAR ROUTE 1**  
 Typical Section, varies with Parking  
 (Modified Street Level 2, Fig. 2-18 of the TCM)



**INTERNAL CIRCULAR ROUTE 2**  
 With Shared Used Path  
 (Modified Street Level 2, Fig. 2-18 of the TCM)



## Notes

1. Where the buffer and bike lane are adjacent to the street edge, they will be constructed of reinforced concrete with integral terracotta coloring to allow for deployment of outriggers for fire ground setup.
2. All tree zones along the ICR are a minimum of 7' wide when an additional row of trees is provided within the section. This additional row of trees increases the total tree zone space from a required 16' to 21' for the section. Trees planted within the ICR must be at least 6 feet in height and have a trunk diameter of three (3) inches measured 6 inches above the ground at the time it is planted.

Legend:

SUP: Shared Use Path

CZ: Clear Zone

TZ: Tree Zone

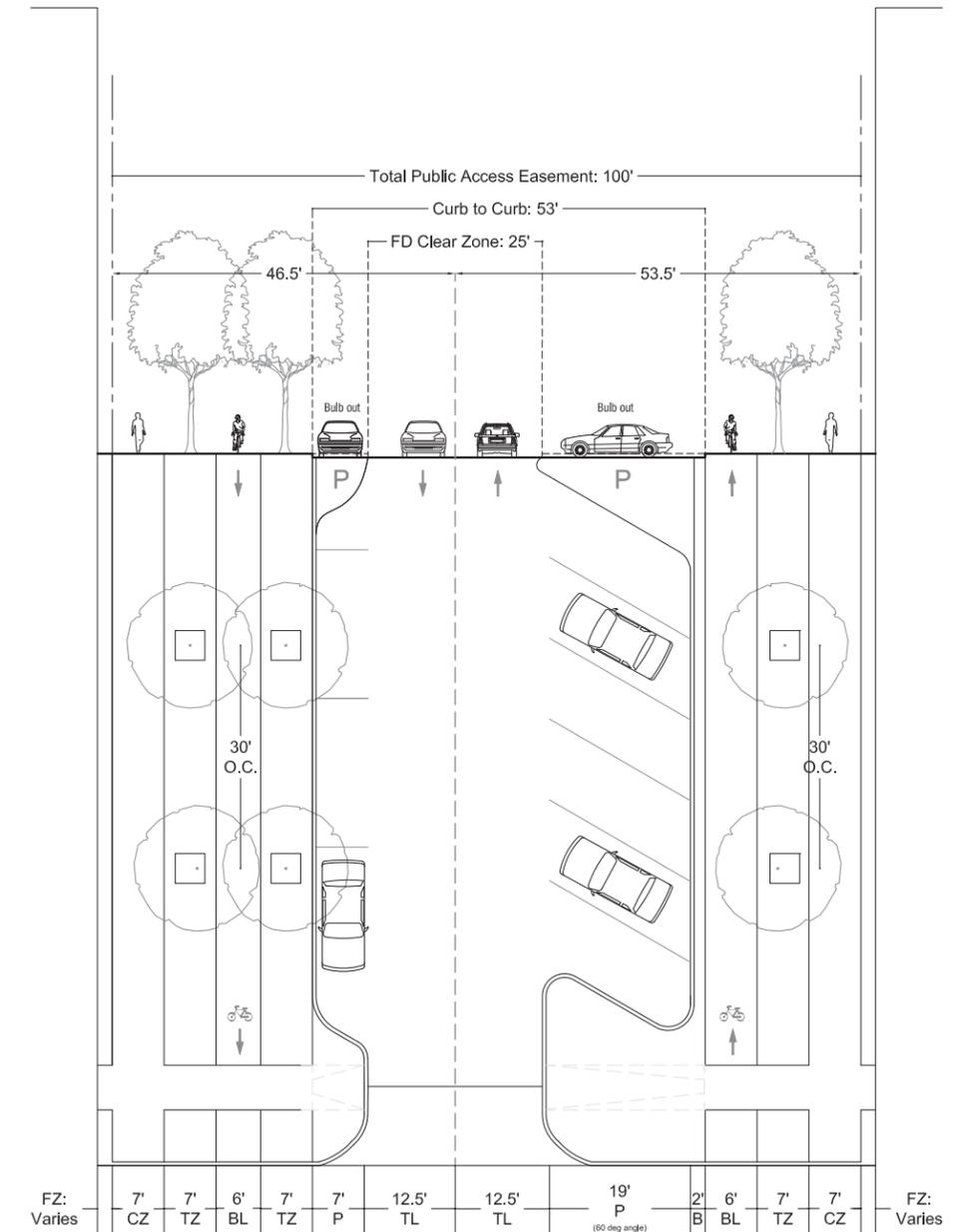
BL: Bicycle Lane

TL: Travel Lane

B: Buffer

P: Parking

FZ: Frontage Zone



**INTERNAL CIRCULAR ROUTE 3**  
**With Angled Parking**  
 (Modified Street Level 2, Fig. 2-18 of the TCM)

OVERLAND



BUSS



SPECK & ASSOCIATES LLC



LIONSTONE INVESTMENTS

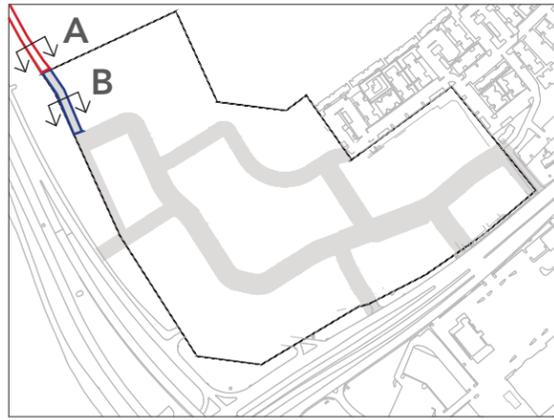


**EXHIBIT E:**

**BRODIE TRANSPORTATION PLAN (PAGE 3)**

SUBMITTAL DATE: XX/XX/2022

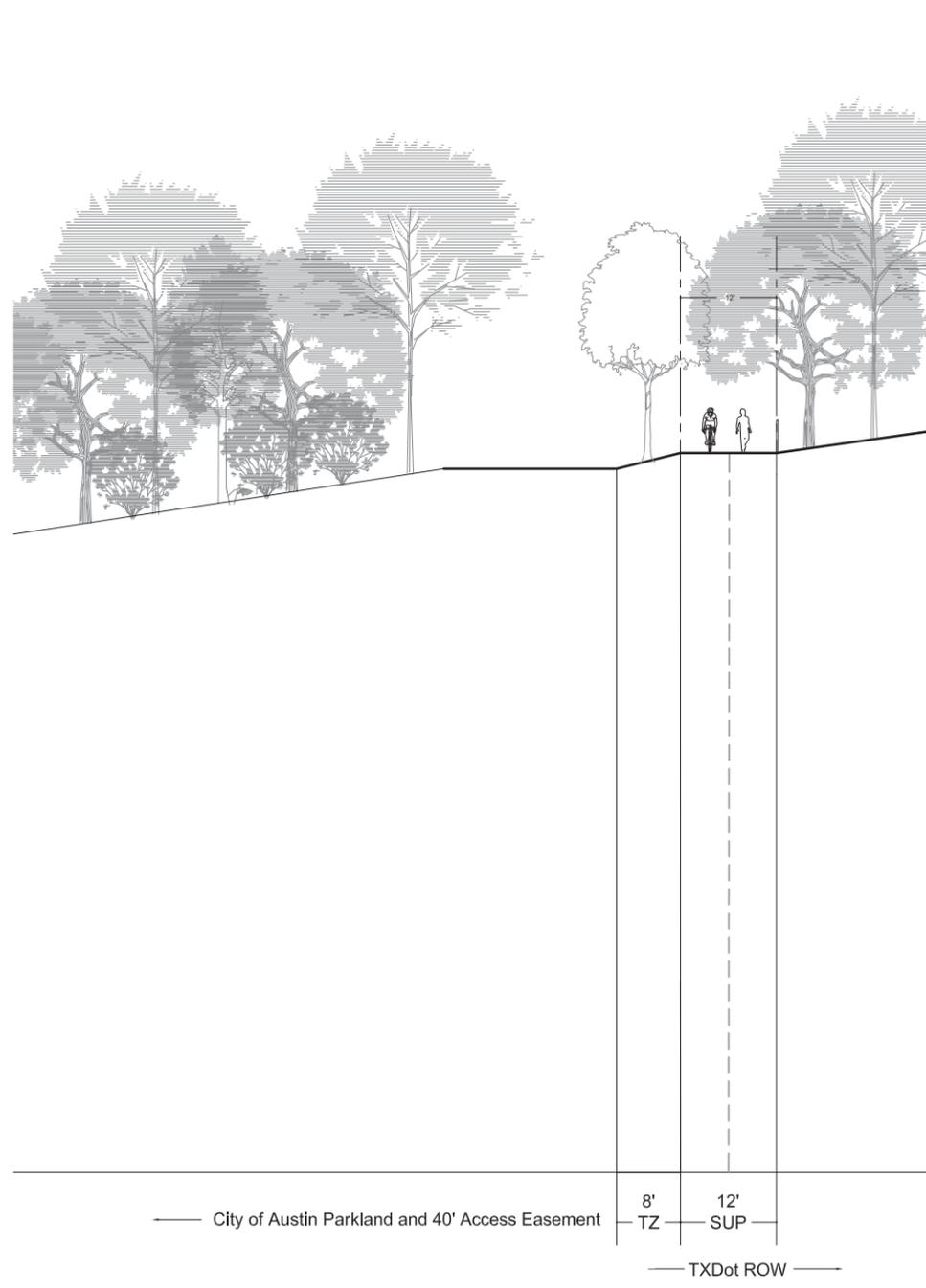
PUD CASE: C814-2021-076006 BRODIE OAKS REDEVELOPMENT



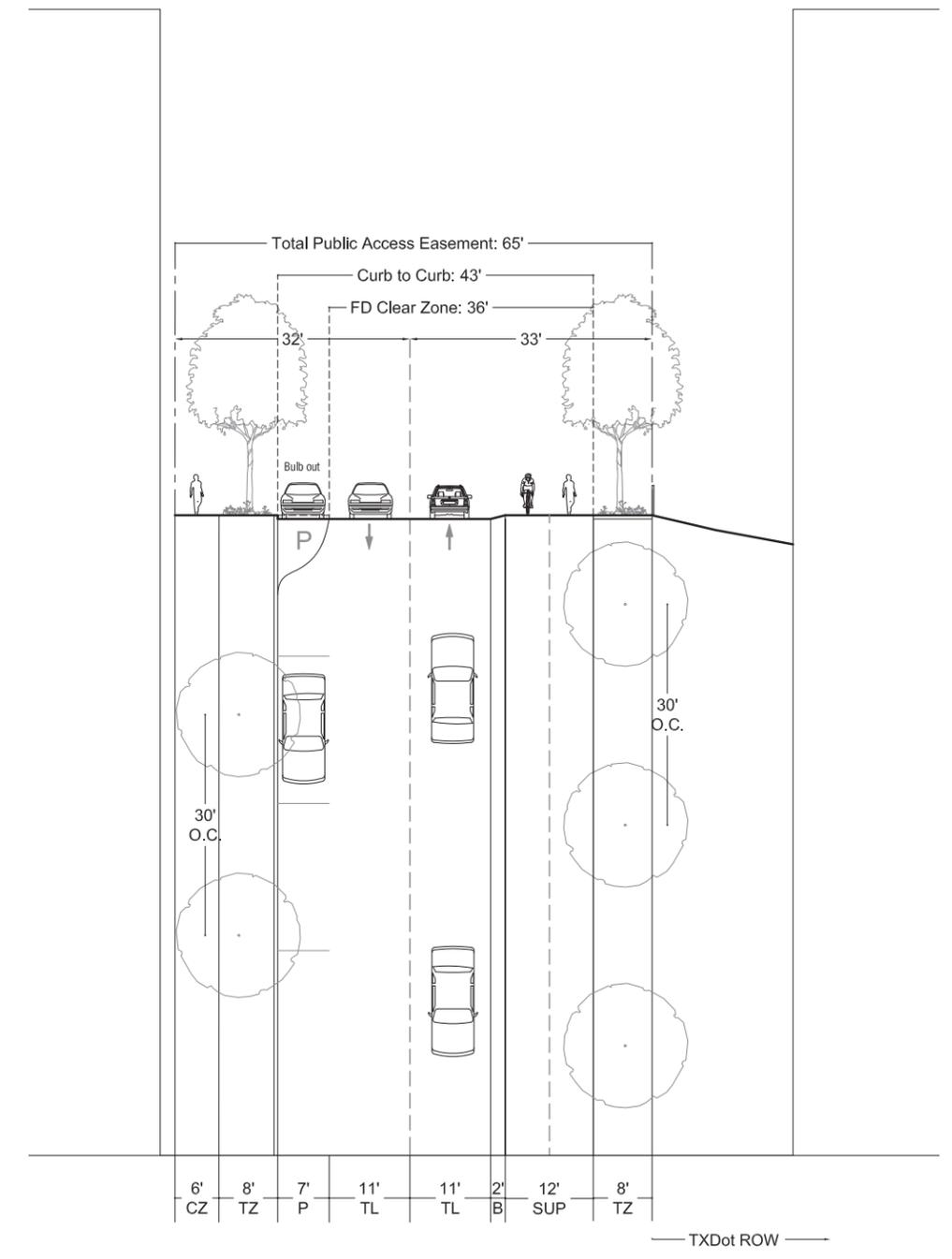
## Notes

1. The Brodie PUD is proposing the construction of a shared use path to connect Brodie to the Barton Creek Plaza. The existing Park Street A is constructed within a 40' easement and located within COA Parkland and the Balcones Canyonland Preserve. No increase in impervious cover is permitted within the preserve. Based on this the shared use path is proposed to be located within TxDOT ROW and will be subject to approval by TxDOT at the time of permitting.
2. The shared use path will remain in TxDOT ROW until the first intersection within the Brodie PUD where a safe crossing can be provided.
3. The shared use path and cycle track will connect to S. Lamar Blvd at the northern most entrance to the project.
4. Park Street B, per TCM Figure 2-16, is applicable for buildings fronting street 4 stories or more in height. Bulb-outs for fire deployment zones. Additional speed management devices to be placed at maximum 300' spacing to intersection or another device mid block.
5. Buffer and bike lane to be constructed of reinforced concrete with integral terracotta coloring to allow for deployment of outriggers for fire ground setup.

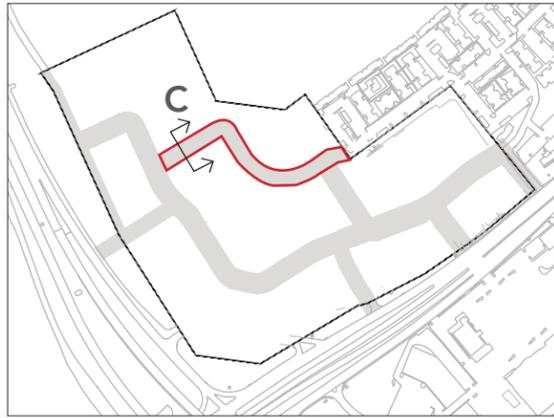
Legend:  
 SUP: Shared Use Path  
 CZ: Clear Zone  
 TZ: Tree Zone  
 BL: Bicycle Lane  
 TL: Travel Lane  
 B: Buffer  
 P: Parking  
 FZ: Frontage Zone



PARK STREET A



PARK STREET B  
 (Modified Street Level 1, Fig. 2-16 of the TCM)



## Notes

1. The Park Street and associated shared use path connects the Brodie Oaks Redevelopment and Barton Creek Trailhead to the Barton Creek Plaza office park.
2. Buffer and bike lane to be constructed of reinforced concrete with integral terracotta coloring to allow for deployment of outriggers for fire ground setup.
3. Park Street C, per TCM Figure 2-16, is applicable for buildings fronting street 4 stories or more in height. Bulb-outs for fire deployment zones. Additional speed management devices to be placed at maximum 300' spacing to intersection or another device mid block.

Legend:

SUP: Shared Use Path

CZ: Clear Zone

TZ: Tree Zone

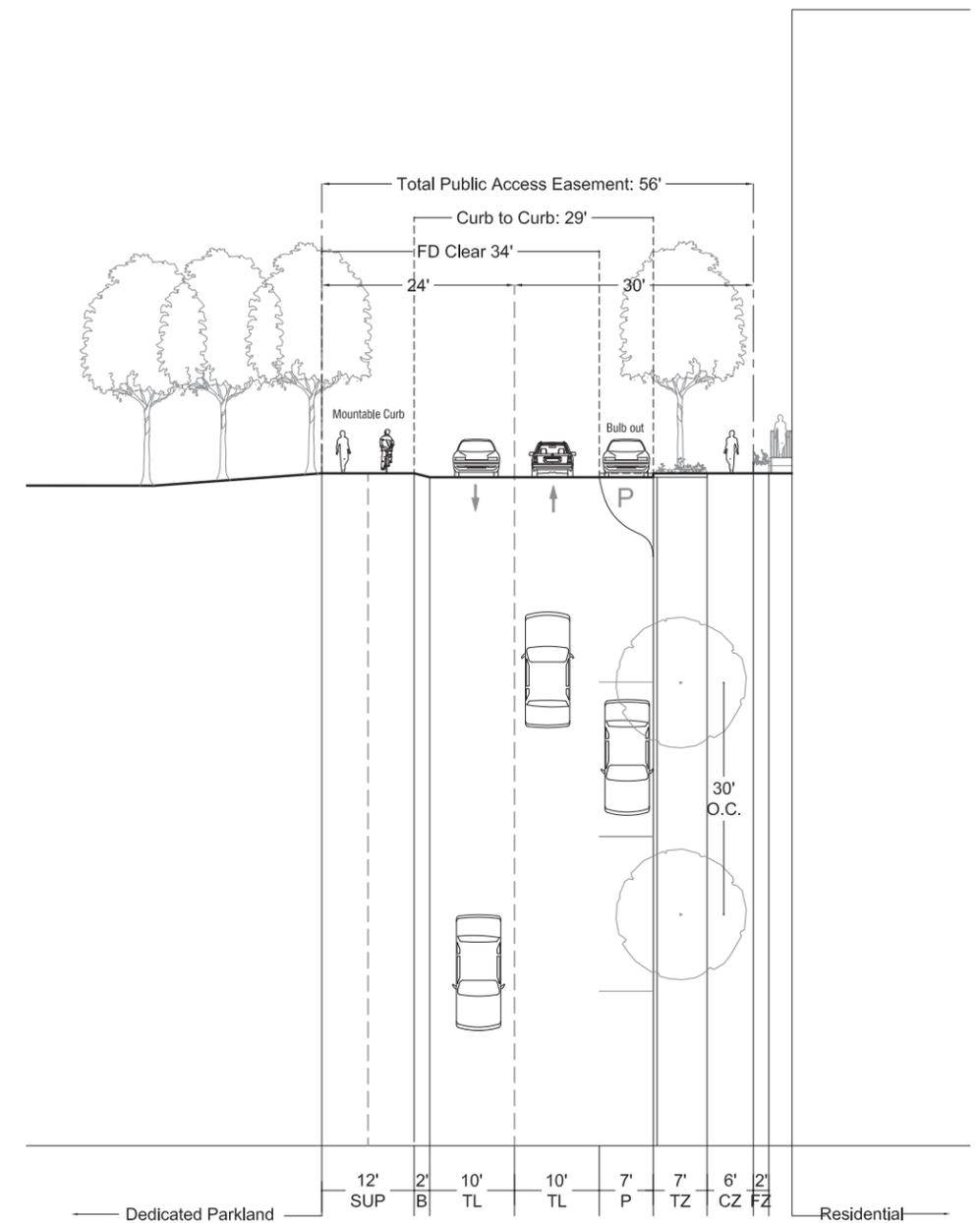
BL: Bicycle Lane

TL: Travel Lane

B: Buffer

P: Parking

FZ: Frontage Zone



**PARK STREET C**  
(Modified Street Level 1, Fig. 2-16 of the TCM)

OVERLAND



BUSS



SPECK & ASSOCIATES LLC



LIONSTONE INVESTMENTS

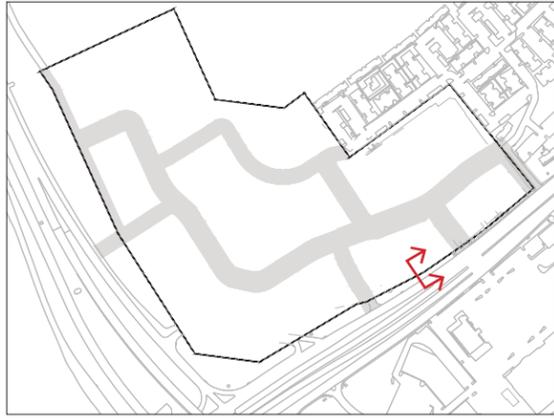


EXHIBIT E:

**BRODIE TRANSPORTATION PLAN (PAGE 5)**

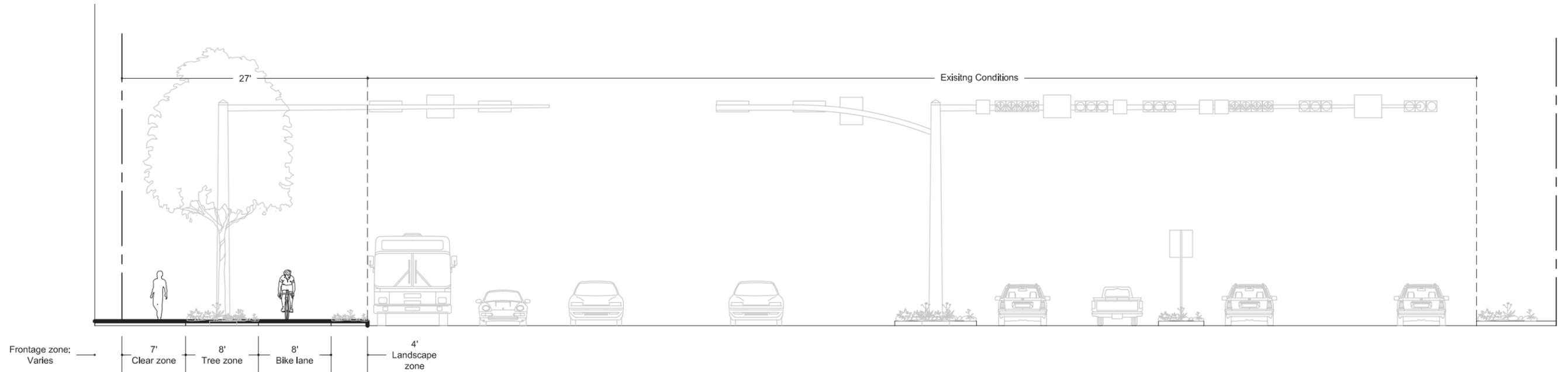
SUBMITTAL DATE: XX/XX/2022

PUD CASE: C814-2021-076006 BRODIE OAKS REDEVELOPMENT



**Notes**

- 1. Applicant will construct all back of curb improvements compliant with the South Lamar Blvd 2016 Mobility Bond plan requirements and dedicate any space, right-of-way, or easement, necessary for such improvements.

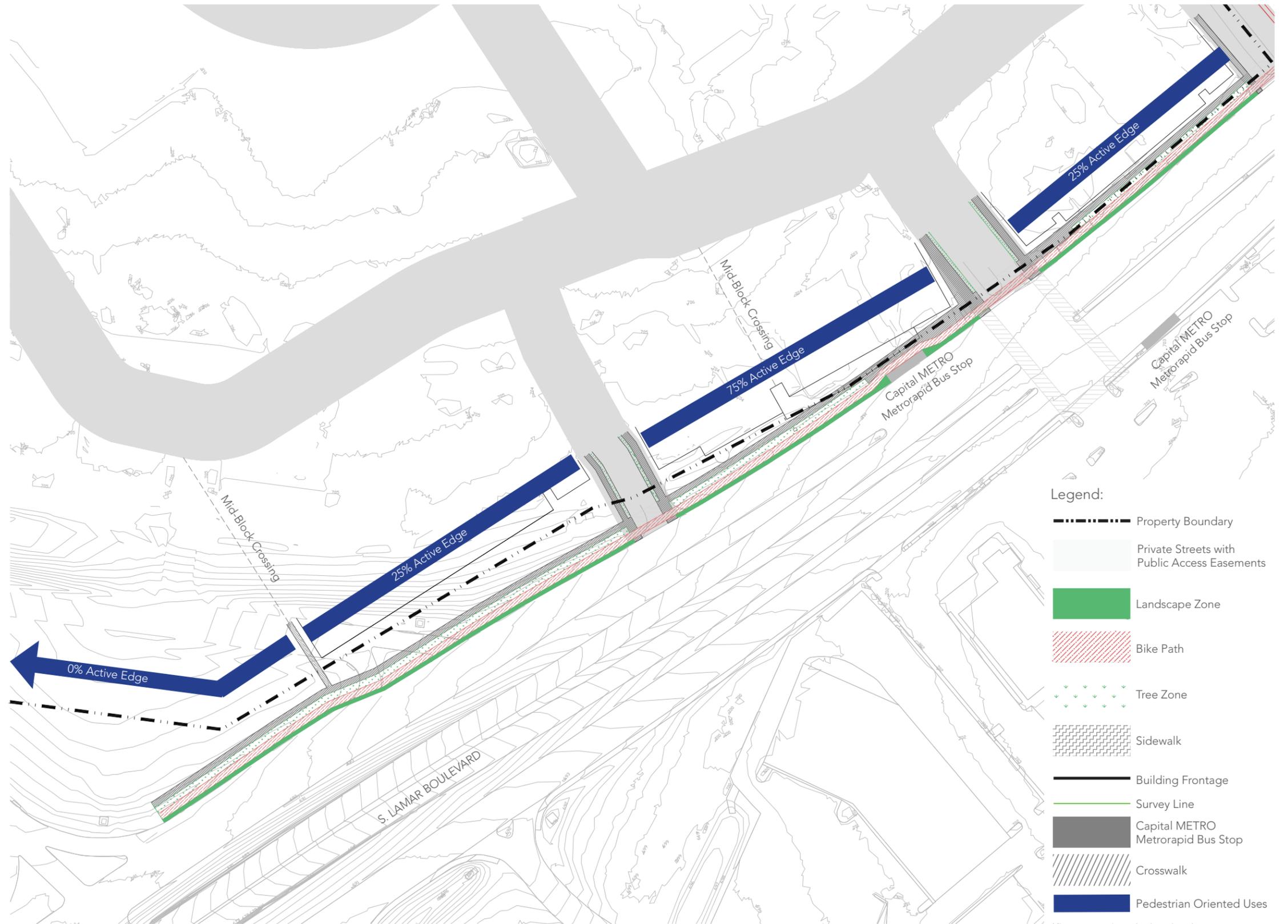


**SOUTH LAMAR BOULEVARD**

# Notes

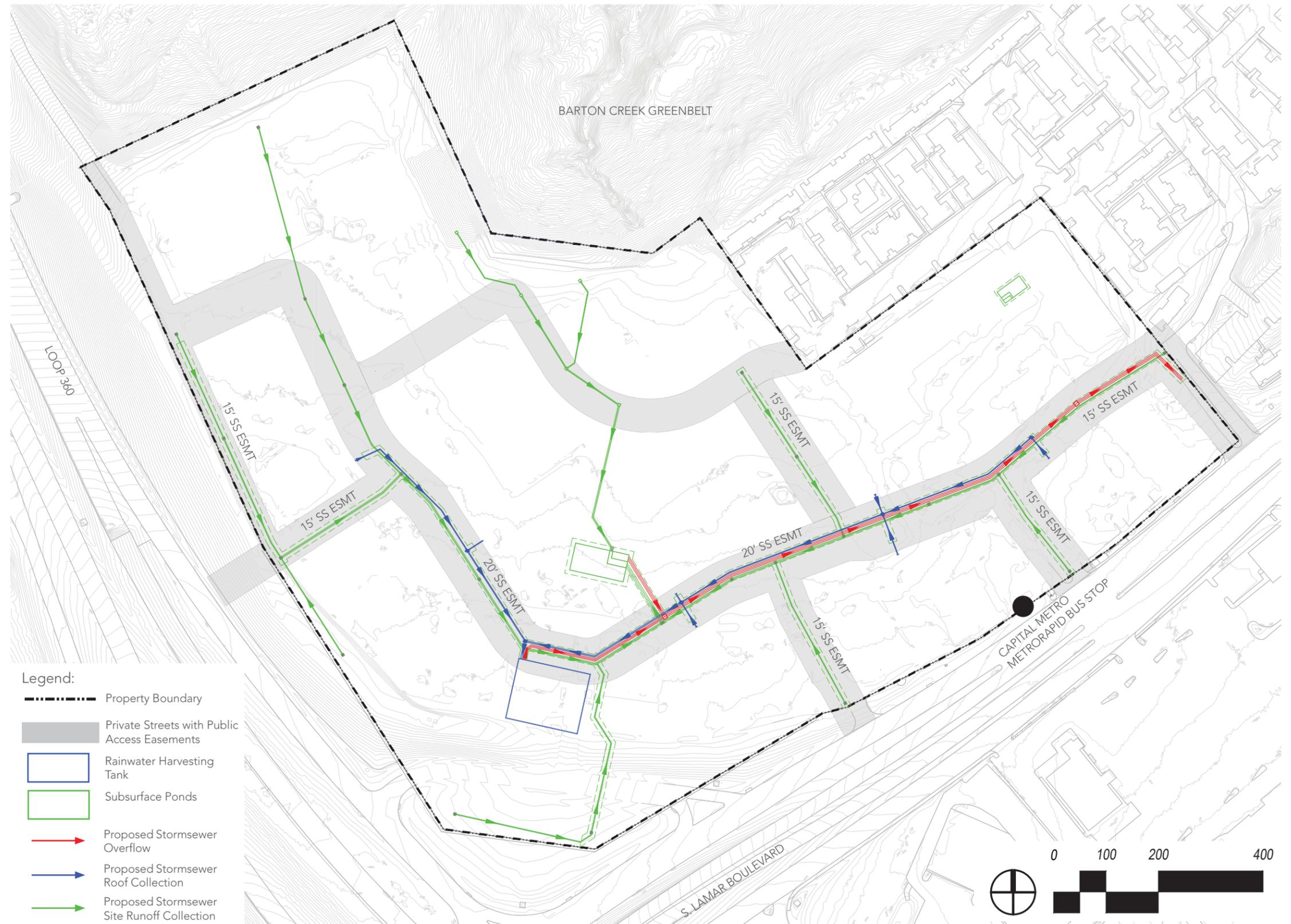
## Active Edge

1. An active edge imposes specific land use and design requirements for development along S. Lamar Blvd. It requires building facades to be located adjacent to or near to the clear zone.
2. Design elements of an active edge include the use of at least one of the following frontage elements:
  - A building where the first 30' from the frontage of S. Lamar is designed to accommodate an active use in the future. Active uses include commercial, retail, restaurant, entertainment, and lobbies for civic, hotel, or multi-family uses.
  - Building entrances oriented towards S. Lamar Blvd.,
  - Window treatments oriented towards S. Lamar Blvd.,
  - Awnings and canopies,
  - Plaza spaces,
  - Screened parking, or
  - Public art.



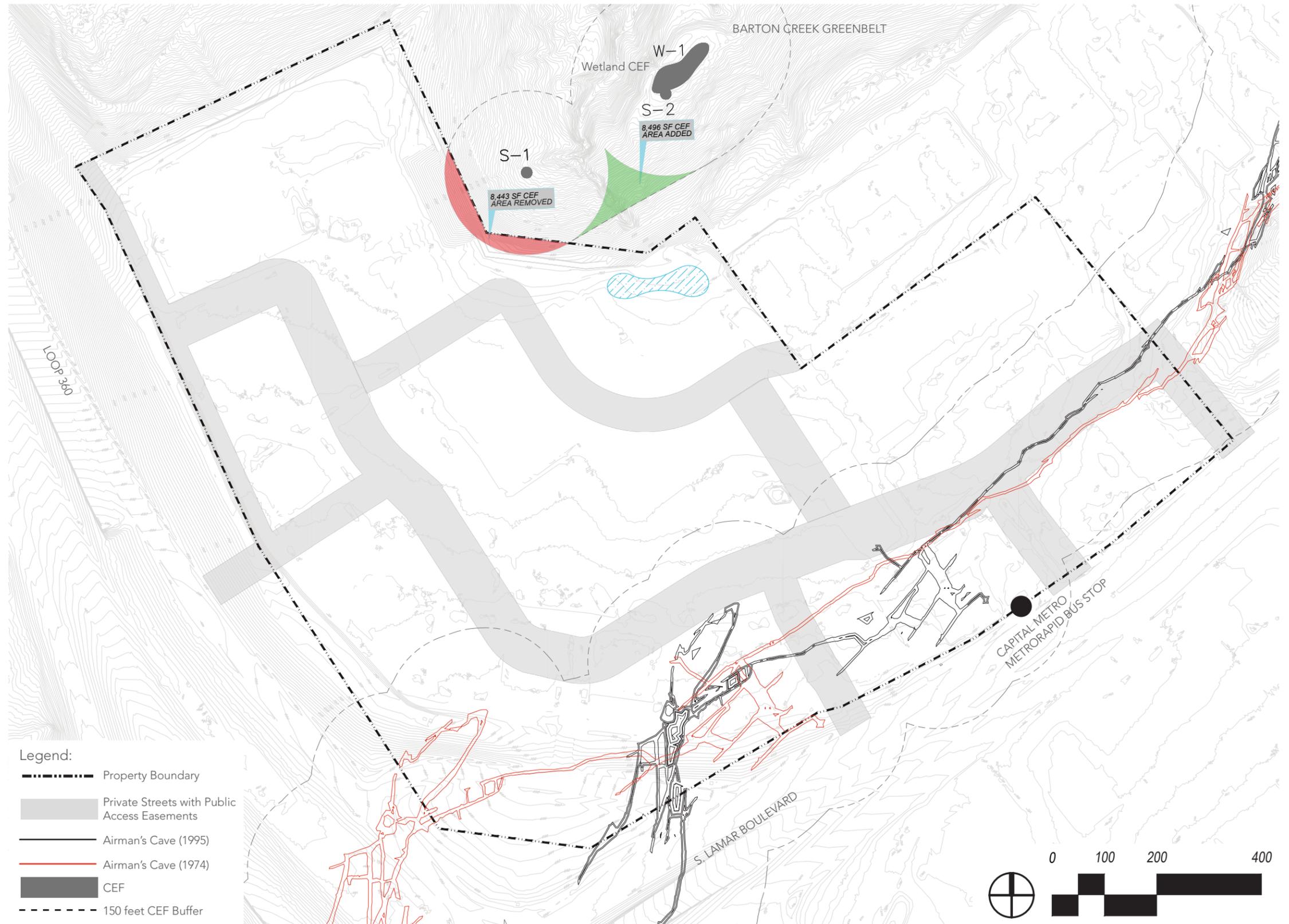
# Notes

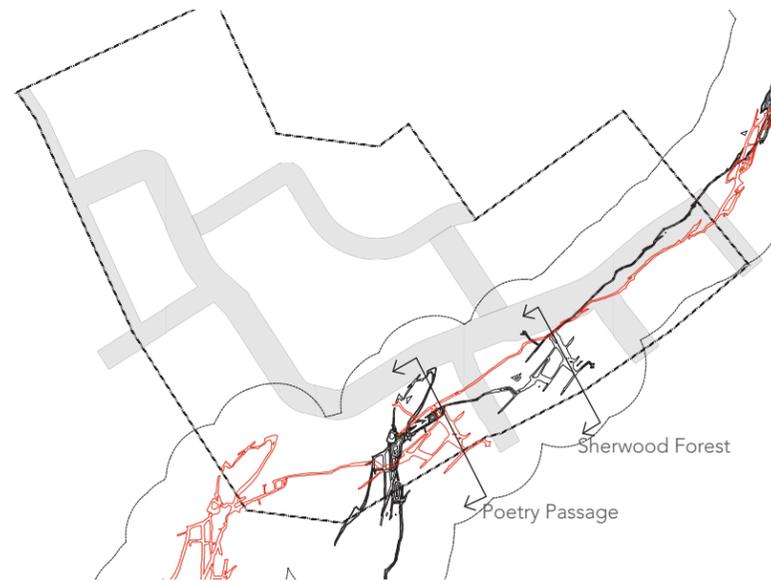
1. The Brodie PUD will fully comply with the SOS pollutant removal requirements. This is being accomplished through two separate methods. The first method will capture stormwater runoff from the site (excluding the rooftops of the buildings) and will not deviate from the City of Austin requirements and meet all aspects of the Environmental Criteria Manual for Retention/Irrigation Systems. The second method will be Rainwater Harvesting where the water will be used for beneficial reuse such as cooling tower make-up water and landscape irrigation, as further described in the PUD Code Modifications. Condensate water is proposed to be used when it does not interfere with the operation of the tank for SOS compliance.
2. Infiltration testing will be provided as part of the full engineering design to be submitted for permit. Engineered soils may be considered to improve infiltration.
3. This project is subject to the Void and Water Flow Mitigation Rule (COA ECM 1.12.0 and COA Item No. 658S of the SSM) provision that all trenching greater than 5 feet deep must be inspected by a geologist (Texas P.G.) or a geologist's representative.



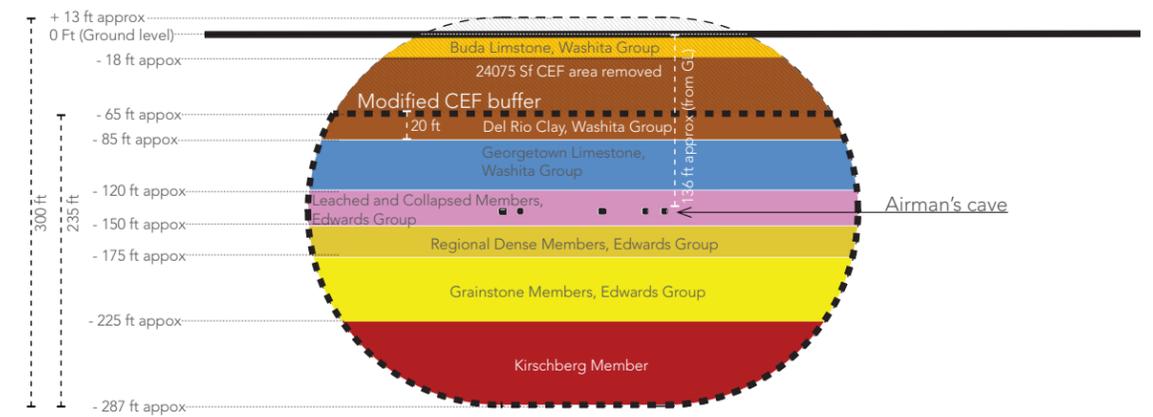
# Notes

1. The CEF setbacks for S-1 and S-2 have been adjusted. The CEF area removed from our site was 8,443 sf and we added 8,496 sf. to the CEF area.
2. The project is requesting a modification to the CEF buffer around Airman's cave. According to analysis performed by Nico Hauwert (Airman's Cave Hydro Study 2021), the cave is approximately 140' below the surface. The project is requesting an encroachment into the CEF buffer for the purpose of subsurface parking garages or ponds and structural supports of up to 80' with the condition that at minimum 20' of Del Rio Clay remains between any encroachment and the vertical extent of the cave. No open cut below 660' AMSL or structural borings to below 630' AMSL. Any groundwater encountered during boring, excavation, or any other construction activities will be disposed of according to all local, state, and federal guidelines
3. Perimeter fencing must be installed at the outer edge Critical Environmental Feature (CEF) setback area for all point recharge features. (CEF - F1 on ERI) Fencing must meet or exceed the criteria of COA Item No. 701S of the SSM. At least one four-foot wide, lockable access gate must be provided [LDC 25-8-281(C)(4)].
4. The presence of a Critical Environmental Feature on or near a property may affect development. All activities within the Critical Environmental Features (CEF) setback must comply with the City of Austin Code and Criteria. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited.
5. This project is located within the Edwards Aquifer Recharge Zone as defined by TCEQ Texas Administrative Code (30 TAC) Chapter 213."
6. The location of the CEF buffer for Airman's Cave will be determined based on the most up to date information from the Balcones Canyonlands Preserve.

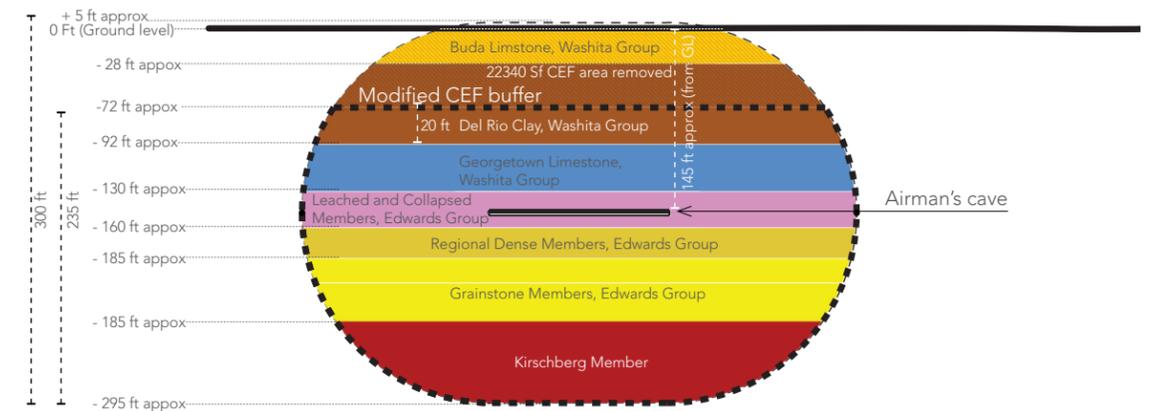




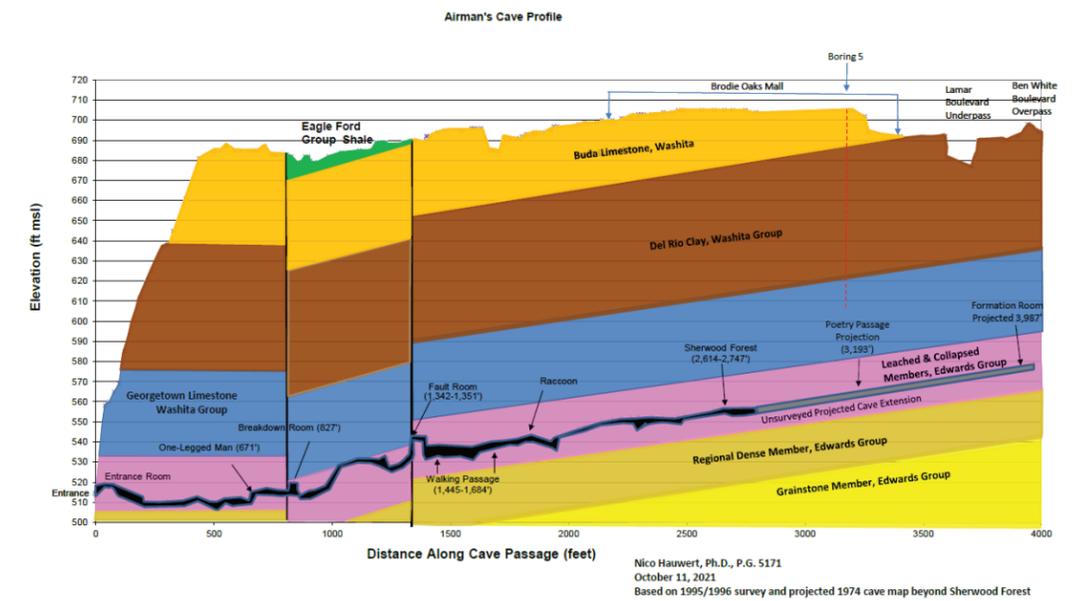
**Key Plan** based on 1995/1996 survey



**Section at Poetry Passage** based on 1995/1996 survey



**Section at Sherwood Forest** based on 1995/1996 survey



**Lateral Section of the Airman's cave**

# Notes

- Brodie has committed to a tree health and maintenance plan for all preserved or relocated trees.

TREE TABLE	TOTAL	PRESERVED IN PLACE	RELOCATED	REMOVED TREES (ADJUSTED*)	ADJUSTED* TOTAL	PRESERVED** (%)
Heritage (24" and up)	25	19	6	0	25	100%
Protected (19"- 23'11")	43	23	10	9	42	79%
Regulated (8" - 18'11")	171	101	4	31	136	77%

\* The Arborist Report submitted with the PUD application indicates which trees are not suitable for preservation. These trees have been removed from the adjusted numbers in this chart.  
 \*\* The percent preserved utilizes the adjusted total.

TREE #	TYPE	SIZE	TREE #	TYPE	SIZE	TREE #	TYPE	SIZE	TREE #	TYPE	SIZE
14233	LO	23.5	15820	LO	9.5	15882	LO	15	15945	LO	31.5
14234	LO	25	15821	LO	28	15883	LO	19.8	15946	CDR	12
14235	LO	19	15822	LO	20	15884	LO	15.5	15947	CB	18.5
14236	LO	18	15823	LO	23	15885	LO	17	15948	MSQ	10
14237	LO	15	15824	LO	18	15886	LO	13.6	15949	AE	17
14238	LO	20	15825	LO	26.3	15887	LO	15.8	15950	HB	10
14239	LO	23.7	15826	LO	14.5	15888	LO	22.1	15951	HB	15
14240	LO	34.2	15827	LO	20.5	15889	LO	17	15952	CE	12
14241	LO	14	15828	LO	9	15890	LO	21.5	15953	CE	12.5
14242	B.Pear	12	15829	LO	15	15891	LO	15.5	15954	CE	28
14243	LO	19	15830	LO	11.4	15892	LO	19	15955	CE	10
14244	LO	17	15831	LO	11	15893	LO	17.5	15956	CE	5
15701	LO	13	15832	LO	13	15894	LO	17.9	15957	CE	10.5
15702	LO	12	15833	LO	20	15895	LO	16	15958	CE	12
15703	LO	13	15834	LO	20.6	15896	LO	16	15959	CE	13.5
15704	LO	13	15835	LO	12.7	15897	CE	19	15960	CE	18
15705	LO	15	15836	LO	18.5	15898	LO	16	15961	CE	12
15706	LO	15	15837	LO	12.7	15899	LO	21	15962	CDR	10
15707	LO	15	15838	LO	13.6	15900	LO	39.4	15963	CE	37.5
15708	LO	15	15839	LO	23.1	15901	MSQ	10	15964	CE	20
15709	LO	13	15840	LO	11.9	15903	MNL	10.5	15965	CE	20
15710	LO	16	15841	LO	9.8	15904	LO	27.8	15966	AE	11
15711	LO	16	15842	LO	21	15905	LO	13.5	15967	AE	8
15712	LO	14	15843	LO	12.8	15906	CE	14.5	15968	AE	13
15713	LO	11	15844	LO	22.8	15907	CE	10.8	15969	CE	11
15714	LO	13	15845	LO	13.8	15908	CE	15.9	15970	AE	9
15715	LO	11	15846	LO	12.4	15909	PEC	20	15971	CE	15
15716	LO	12	15847	LO	13	15910	CDR	12.8	15972	CE	12
15717	LO	13	15848	LO	23.7	15911	CDR	19	15973	CDR	9
15718	LO	13	15849	LO	17.8	15912	LIG	9	15974	CE	9
15719	LO	10.5	15850	LO	23.9	15913	CDR	19	15975	CE	5
15720	LO	14	15851	LO	11.7	15914	MSQ	11	15976	CTN	28
15721	LO	16	15852	LO	13	15915	CB	9	15977	CE	18
15722	CRM	16	15853	LO	16	15916	HB	12.4	15978	CE	34
15723	LO	18	15854	LO	16	15917	HB	12	15979	CE	14
15725	LO	16	15855	LO	18	15918	CHTW	14	15980	CE	12
15727	LO	13	15856	LO	13	15919	CE	12.5	15981	LO	29
15728	LO	10.5	15857	LO	41	15920	CE	18	15982	CE	14
15730	LO	14.5	15858	LO	13	15921	CDR	11	15983	LO	24
15731	LO	20.4	15859	LO	22	15922	HB	11	15984	LO	36
15732	LO	25.4	15860	LO	17	15923	CE	16	15985	CE	5
15733	LO	20.1	15861	LO	10	15924	CDR	12	15986	CE	9
15734	LO	15.4	15862	LO	18	15925	CE	12	15987	CE	7
15735	LO	11.7	15863	LO	27.2	15926	CDR	8	15988	CE	18
15736	LO	16	15864	LO	25.3	15927	CTN	12	15989	CE	12
15738	LO	39.6	15865	LO	13	15928	CTN	10	15990	CE	12
15739	LO	45.6	15866	LO	19.5	15930	ASH	11	15991	CE	10.5
15740	LO	61	15867	LO	12.7	15931	CDR	10	15992	LO	24.4
15741	B.Pear	18.7	15869	LO	22.3	15932	CDR	9	15993	LO	12.5
15808	LO	20.5	15870	LO	23	15933	CDR	9	15994	LO	10.5
15809	LO	18.7	15871	LO	25.7	15934	CDR	21	15995	LO	14
15810	LO	16	15872	LO	16	15935	LIG	13	15996	LO	13.5
15811	BUM	14	15873	LO	20	15936	CDR	9	15997	LO	17
15812	BUM	13.5	15874	LO	27.3	15937	CTN	15	15998	LO	24.5
15813	CRM	22.7	15875	LO	14	15938	CHE	13	15999	LO	15
15814	LO	17	15876	LO	11.4	15939	SYC	16	16000	LO	22
15815	LO	18.7	15877	LO	23	15940	HB	13			
15817	LO	20.8	15878	LO	11	15941	AE	20			
15818	LO	8.7	15879	LO	20	15942	HB	13			
15819	LO	8.5	15880	LO	21	15943	CB	15			
			15881	LO	17	15944	LO	16.5			

**TREE INDEX**

TAG NO. TYPE INDICATES MULTI TRUNK  
 (11) (LO) 17 14 (1) (29.5)  
 INDIVIDUAL TRUNK DIA. TOTAL (ROOT ZONE)  
 (IN INCHES)

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

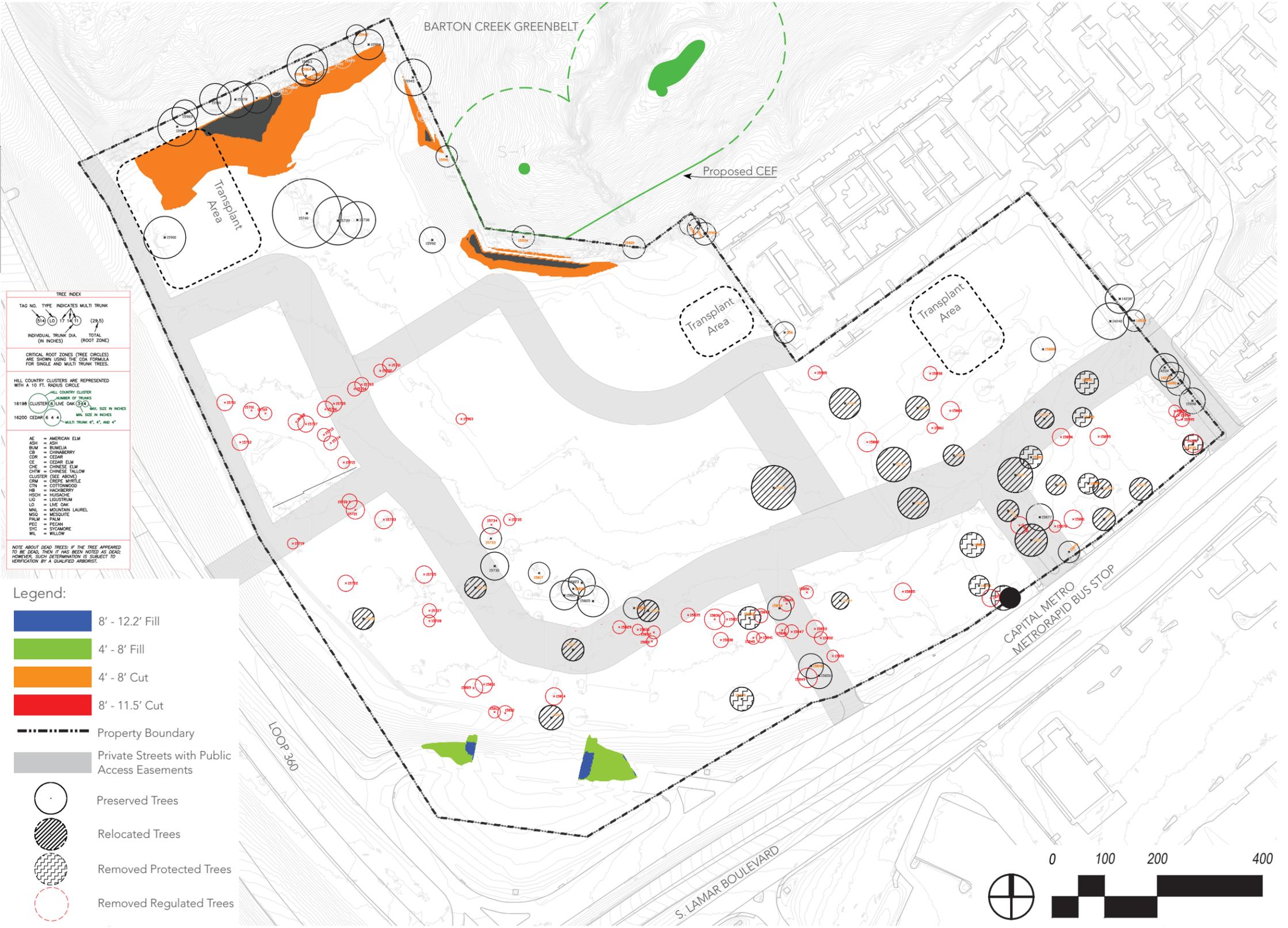
HILL COUNTRY CLUSTERS ARE REPRESENTED WITH A 10 FT. RADIUS CIRCLE  
 16188 CLUSTER (LIVE OAK) 20 20  
 16200 CEDAR 6 4 4  
 HILL COUNTRY CLUSTER HAVEN OF TREES  
 MAL. SIZE IN INCHES  
 MAL. SIZE IN INCHES  
 MULTI TRUNK 6", 4", AND 4"

AE = AMERICAN ELM  
 ASH = ASH  
 BUM = BUMELIA  
 CB = CHINA BERRY  
 CDR = CEDAR  
 CE = CEDAR ELM  
 CHE = CHINESE ELM  
 CHTW = CHINESE WILLOW  
 CLUSTER (SEE ABOVE)  
 CTN = COTTONWOOD  
 HSB = HICKS BERRY  
 HIG = HUISKACHE  
 LIG = LIGULUM  
 LO = LIVE OAK  
 MNL = METASTAN LAUREL  
 MSQ = MESQUITE  
 PALM = PALM  
 PEC = PECAN  
 SYC = STAMBORE  
 WIL = WILLOW

NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS DEAD; HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.

**Legend:**

- 8' - 12.2' Fill
- 4' - 8' Fill
- 4' - 8' Cut
- 8' - 11.5' Cut
- Property Boundary
- Private Streets with Public Access Easements
- Preserved Trees
- Relocated Trees
- Removed Protected Trees
- Removed Regulated Trees



## Notes

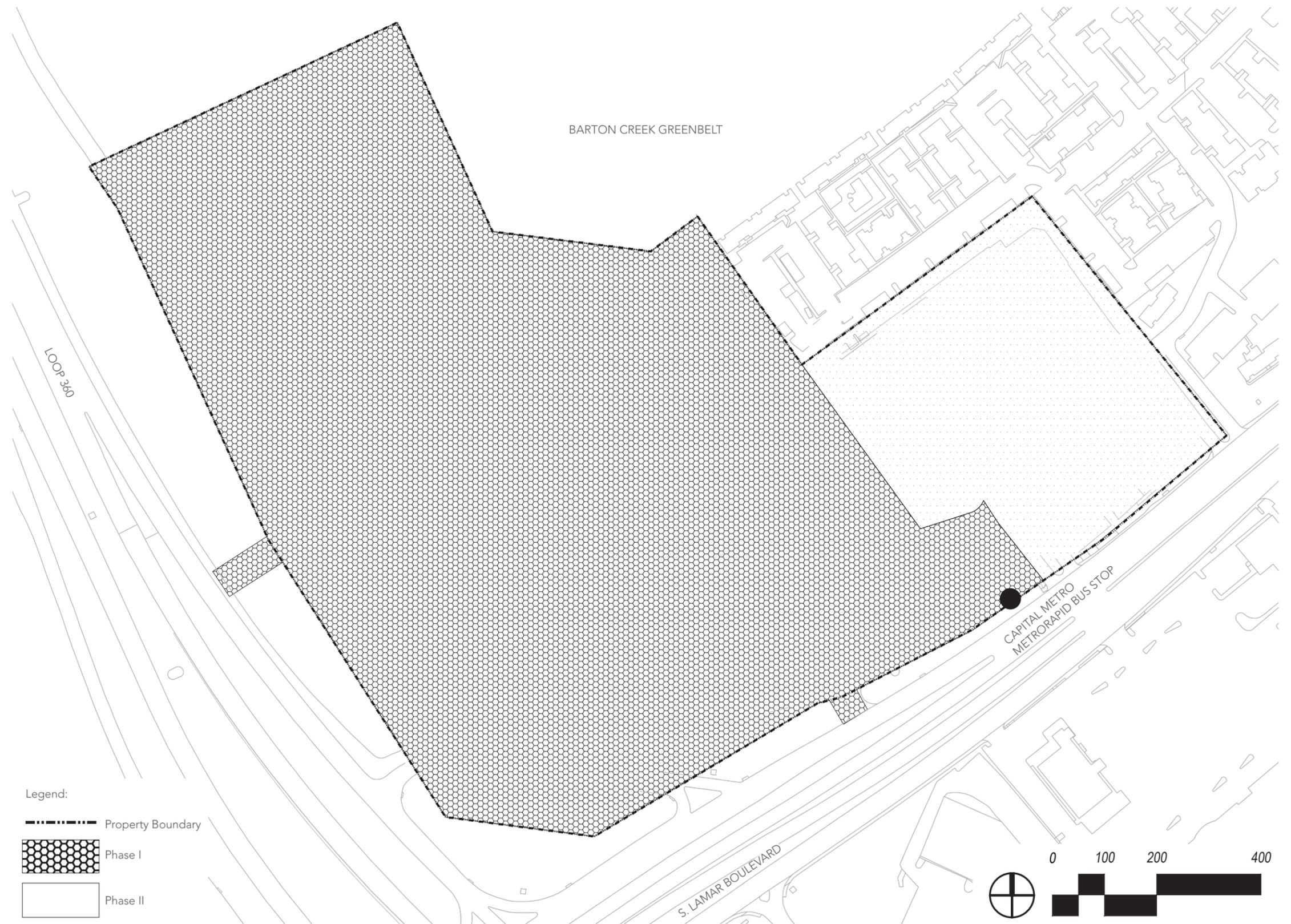
1. Each phase may be broken into sub-phases at the time of site plan.
2. During the construction of Phase I the entire area will be demolished. Portions of the site will be temporarily revegetated for the purposes of re-irrigation.
3. The Save Our Springs Ordinance water quality standards will be fully met by phase. The first site development permit will trigger full compliance with the SOS Ordinance for Phase 1 as identified by this PUD.
4. A tracking chart will be provided on each site plan to account for the following sitewide or land use area metrics:
  - Impervious Cover
  - Building Coverage
  - Affordable Housing
  - Parkland Fees

The tracking chart will include the following information for each metric:

- Sitewide or land use area total
- Previously developed by site plan
- Proposed with current plan
- Amount left for future development

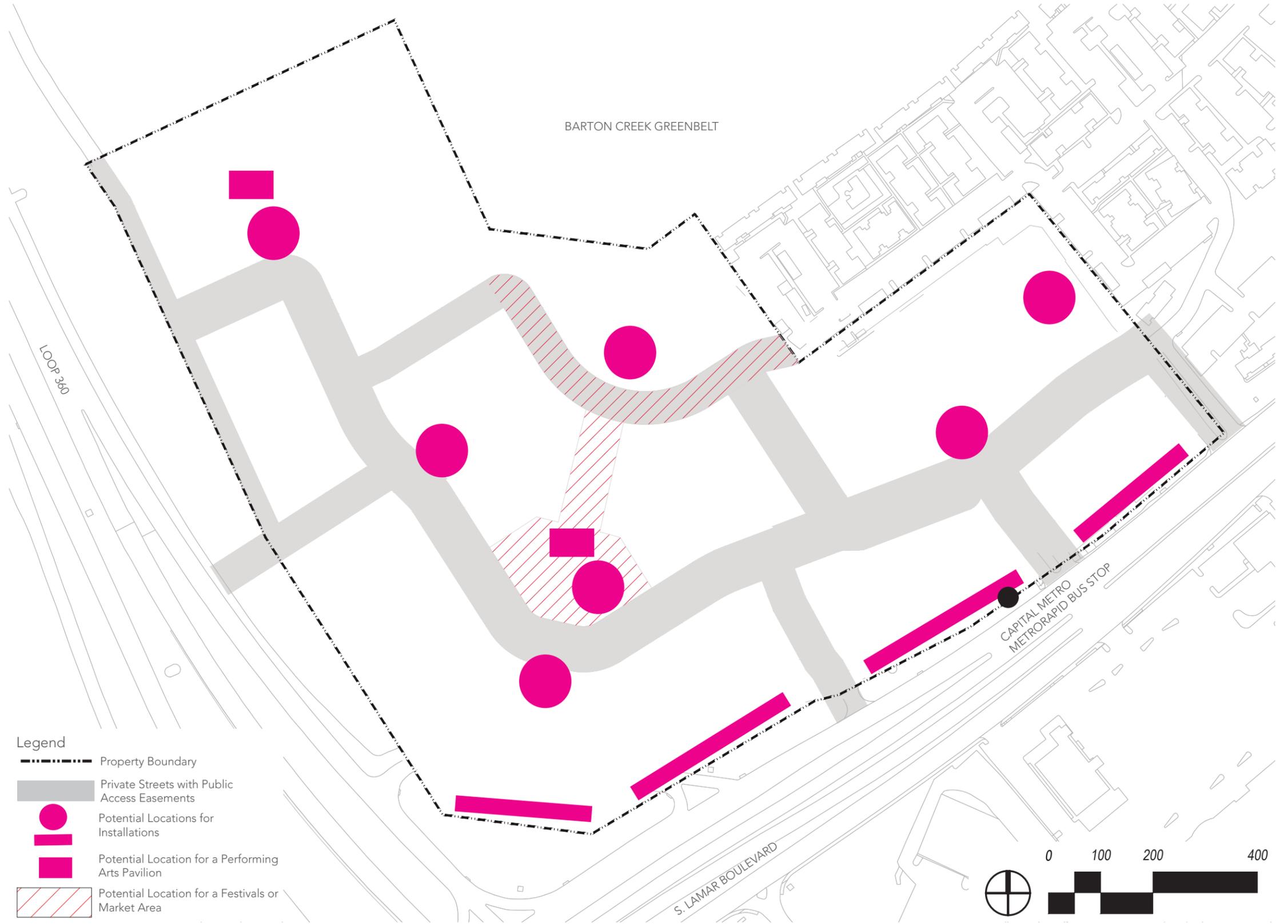
### PARKLAND TRIGGERS

1. Dedication of and full development of Trailhead Overlook, and Central Park are triggered by the first site plan in Phase I or when PARD and the developer mutually agree. The requested 50 parking spaces will be developed at this time as temporary surface lots located outside of the parkland or as structured parking within buildings in Phase I. All parking will be in structured garages by full build-out.
2. Dedication of and full development of Neighborhood Park is triggered by the first site plan in Phase II or when PARD and the developer mutually agree.



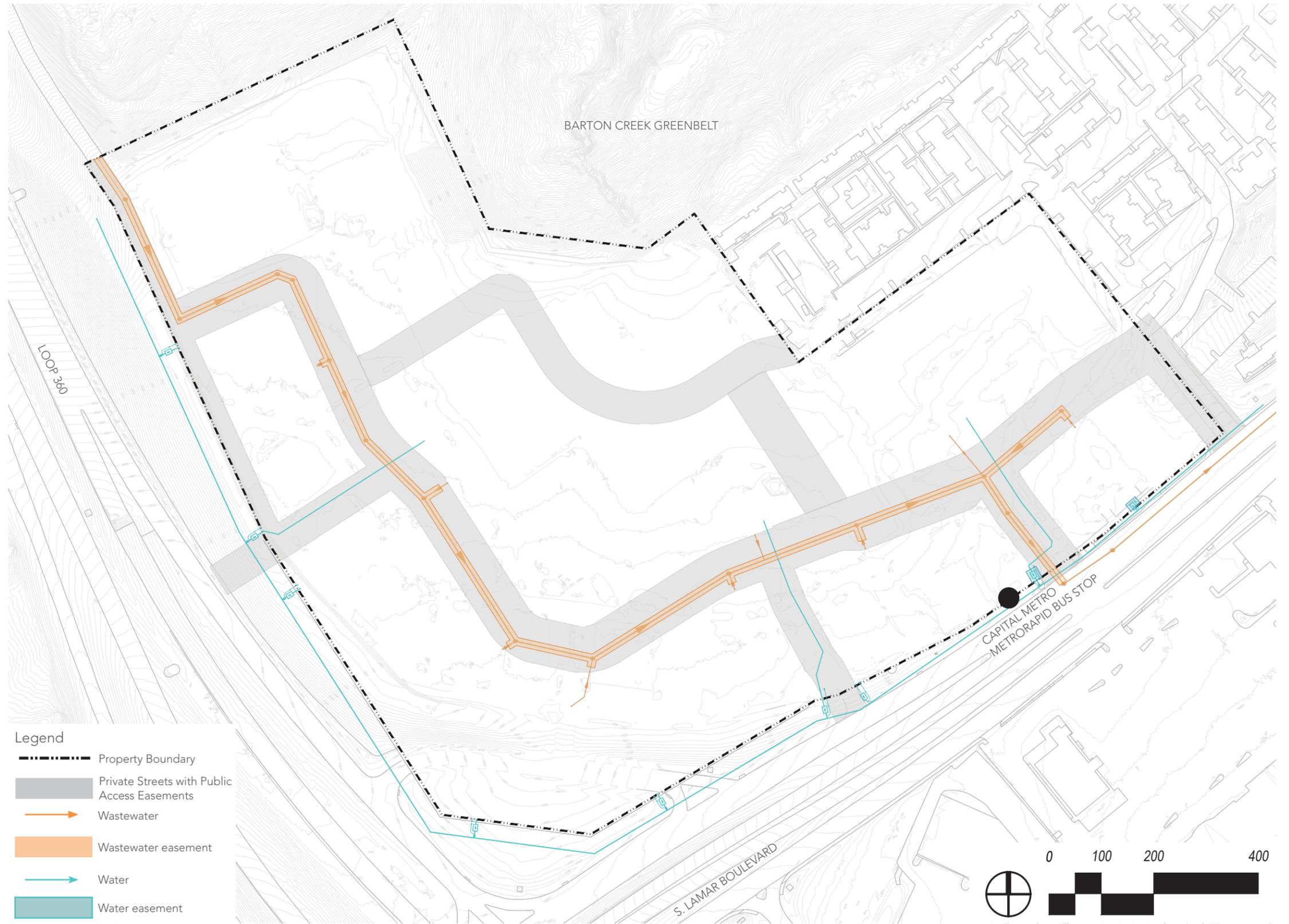
# Notes

1. The Brodie Oaks Redevelopment will commit to a minimum of 2 art installations from local artists to be located at any of the potential locations in the master plan.
2. The Brodie Oaks Redevelopment art installations will total a minimum of \$50,000 for the project with a minimum of \$25,000 being spent on art in Phase I of the project as represented in *Exhibit H: Brodie Oaks Redevelopment Phasing Plan*
3. The Brodie Oaks Redevelopment will design a portion of the Park Street and the Central Green to accommodate festivals and/or markets.
4. The Brodie Oaks Redevelopment will commit to 10,000SF of the planned retail space at 60% of market rents for artists. Lease rates will return to market rate and general retail use 120 days after efforts are made to market the lease to artists. The Economic Development Department and Economic Development Corporation will be notified of available discounted leases.
5. Brodie is committing to work with local businesses for a minimum of 25% of the planned retail space.



# Notes

1. Wastewater service will be provided pursuant to SER 4970 and will be located in a wastewater easement internal to the site that will cross multiple lot lines."



# Notes

Appendix Q-1

Net Site Area

Note: Net site area is only applicable to water sheds classified as water supply / water supply rural / Barton Springs zone.

Total gross site area = 37.58 Acres

Site Deductions:

Critical water quality zone (CWQZ) = 0.0 acres

Water quality transition zone (WQTZ) = 0.0 acres

Wastewater irrigation areas = 0.0 acres

Deduction subtotal = 0.0 acres

Upland area (Gross area minus total deductions) = 37.58 acres

Net Site Area Calculations:

Area of Uplands with Slopes 0-15% - 36.79 x 100% = 36.79 Acres

Area of Uplands with Slopes 15-25% - 0.27 x 40% = 0.11 Acres

Area of Uplands with Slopes 25-35% - 0.34 x 20% = 0.07 Acres

Area of Uplands with Slopes >35% - 0.18 x 0% = 0.00 Acres

Net Site Acres (subtotal) = 36.97 Acres

