

Austin Parks and Recreation Department
Presentation on:

Brodie Oaks Planned Unit Development

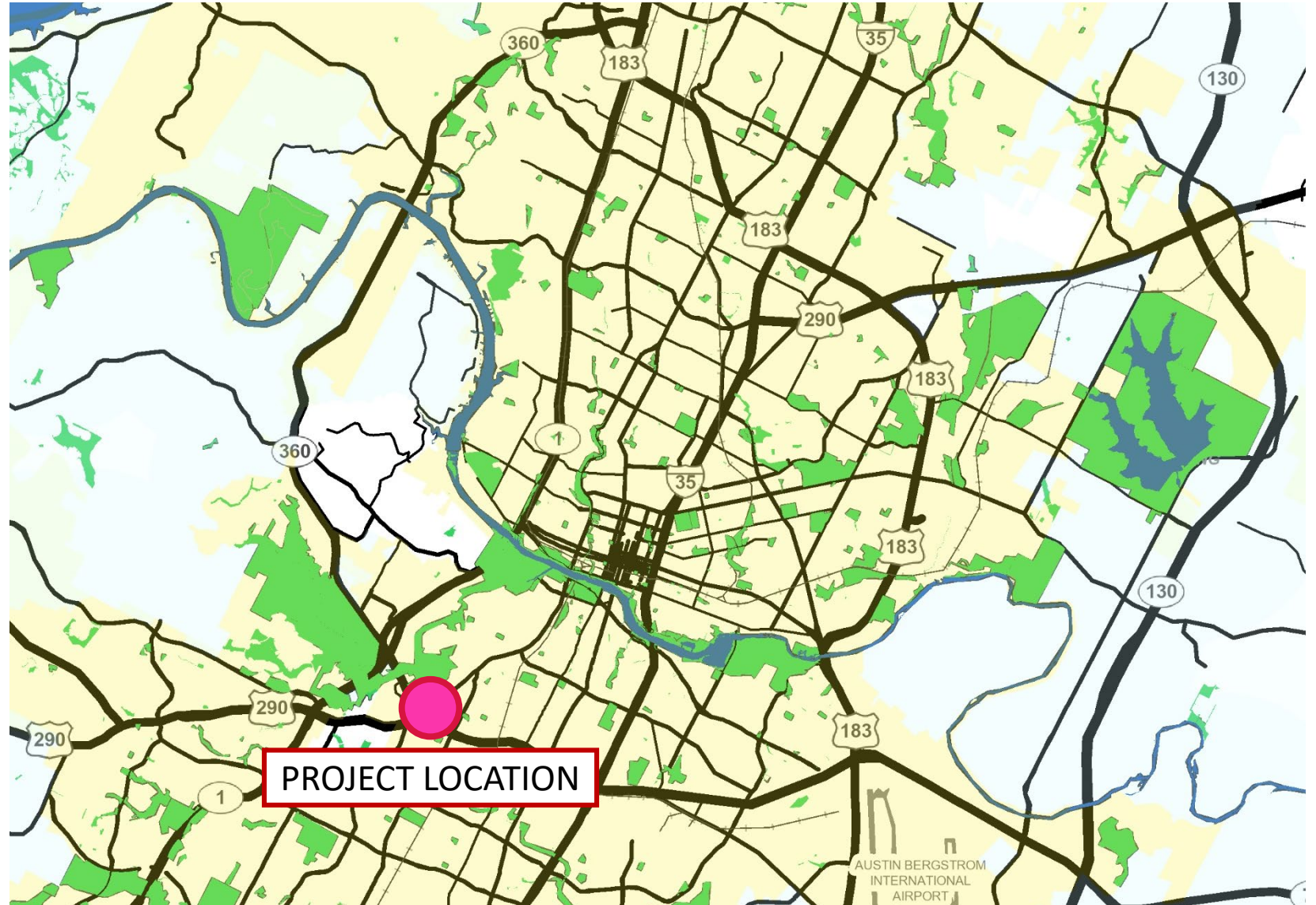
September 26, 2022

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Development Overview

Existing Use:
Retail

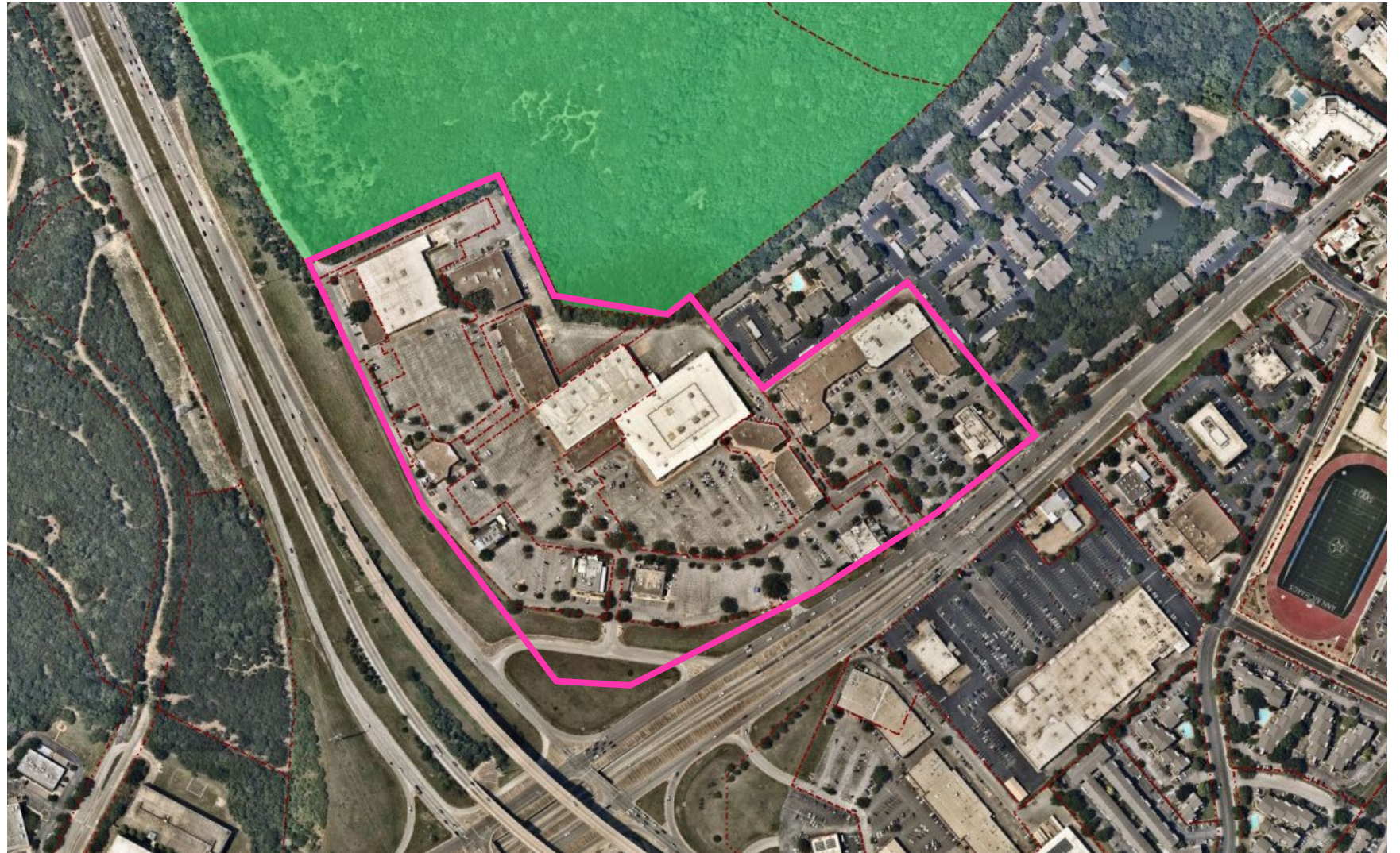
Proposed Use:
Mixed-use Activity
Center with 1,700
residential units on
37.6 ac located at
Loop 360 and
Highway 290, just
south of Barton Creek
Greenbelt



Development Overview

Part of original 128-acre development in 1981; included dedication of Barton Creek Greenbelt

Currently features 84 percent of impervious cover



Parks and Open Space Plan

Gross parkland to be dedicated:
11.6 acres

Minimum amount of required
credited parkland:
7.6 acres

Number of parks:
3

Parkland owed:
~30 acres

Remaining amount of
requirement to be paid via fee
in-lieu:
76%



Parks and Open Space Plan

Park development must exceed the park development fee in effect at the time of permitting by \$700 per unit for both residential and hotel units.

Current park development fee in effect: \$598.15 per unit

Estimated park development funds available for amenities: ~\$2.2 million

Each park must include a minimum of three amenities.

Final park development to be approved by PARD at the time of the overall project permitting.

Parks to be developed and maintained by the applicant.

PARKLAND AMENITIES LIST				
	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		A
Legend:				
R = Required Amenity				
A = Allowed Amenity				



Additional Features

- Parks to include underground ponds and some reirrigation of stormwater. Applicant is limited to a maximum of 6.5 acres on parkland for both.
- Temporary sales of alcohol for events may be allowed with PARD approval for Central Green.
- Brodie Oaks will develop 50 parking spaces reserved for park users and provided in the development's first phase.
- Brodie Oaks will achieve SITES Silver Certification for Parks.
- Brodie Oaks will restore the landscape and regrade the area adjacent to the existing Barton Springs Greenbelt to connect and extend into the existing parkland.

PARD Staff currently supports this Planned Unit Development for superiority with respect to parkland dedication.

Board Consideration

Consider a recommendation to City Council whether the Brodie Oaks Planned Unit Development application is superior with respect to parkland dedication.