

Name	Total Acres	Open Space	Restored Landscape	Dedicated Parkland	Credited Acres*
Overlook Trailhead Park	8.1	Yes	Yes (2 acres)	Yes	4.7
Central Green	1.3	Yes		Yes	1.0
Neighborhood Park	2.2	Yes		Yes	2.0
Total	11.6	11.6	2.0	11.6	7.7
% 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	1.2	5.5	1.4	0	0	6.9	4.7
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

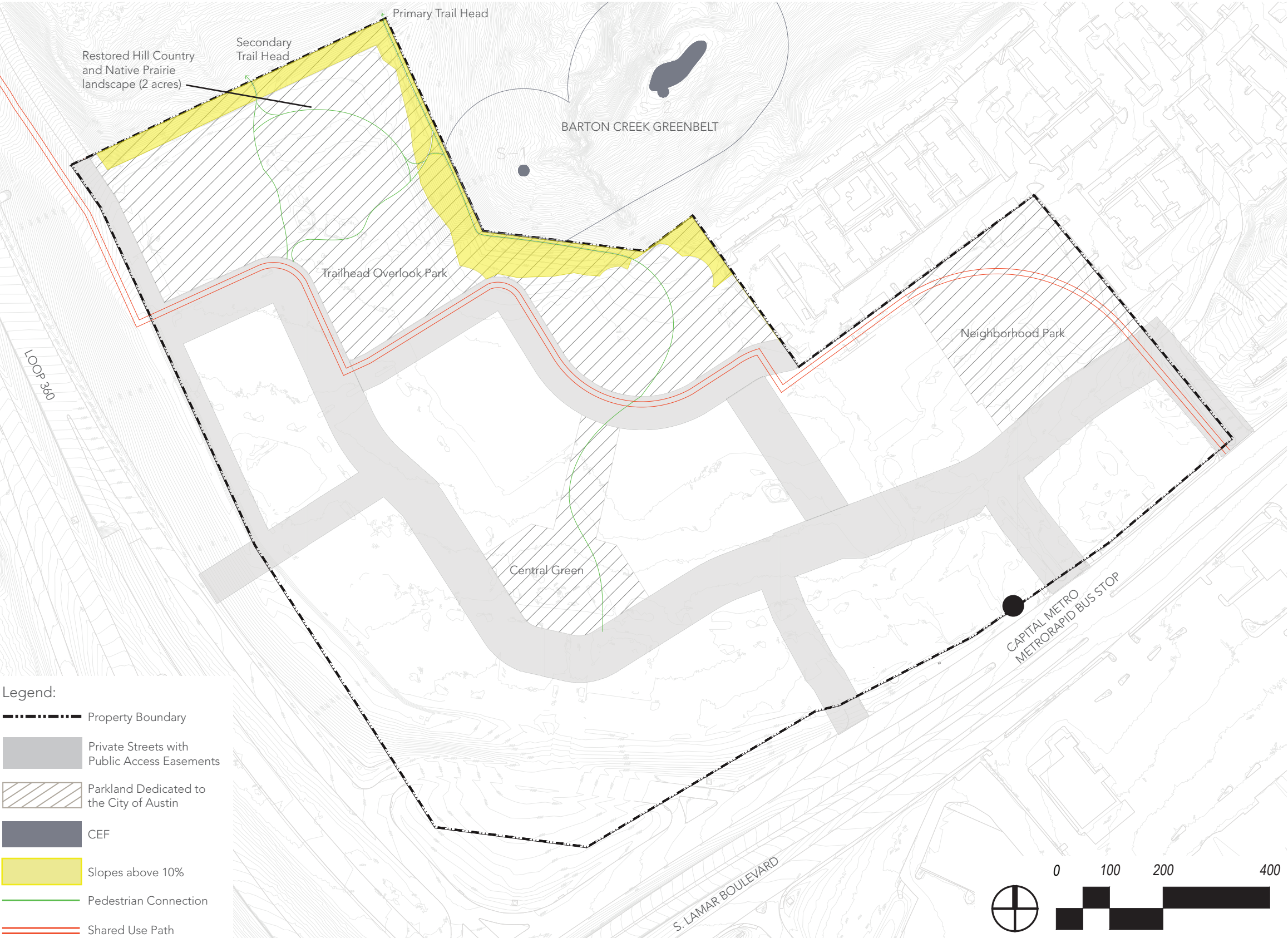
Percent Credited		100%	50%	50%	50%	50%		
Total	11.6	3.5	3.3*	.7	0	0	8.1	7.7

* 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:

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

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

- Total Parkland Required: Approximately 29-acres (Final parkland calculation is determined at the time of development in accordance with Exhibit H: Phasing Plan.
- 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

Brodie 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.

Brodie will achieve SITES Silver Certification for Parks.

Brodie 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.

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				

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.