

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

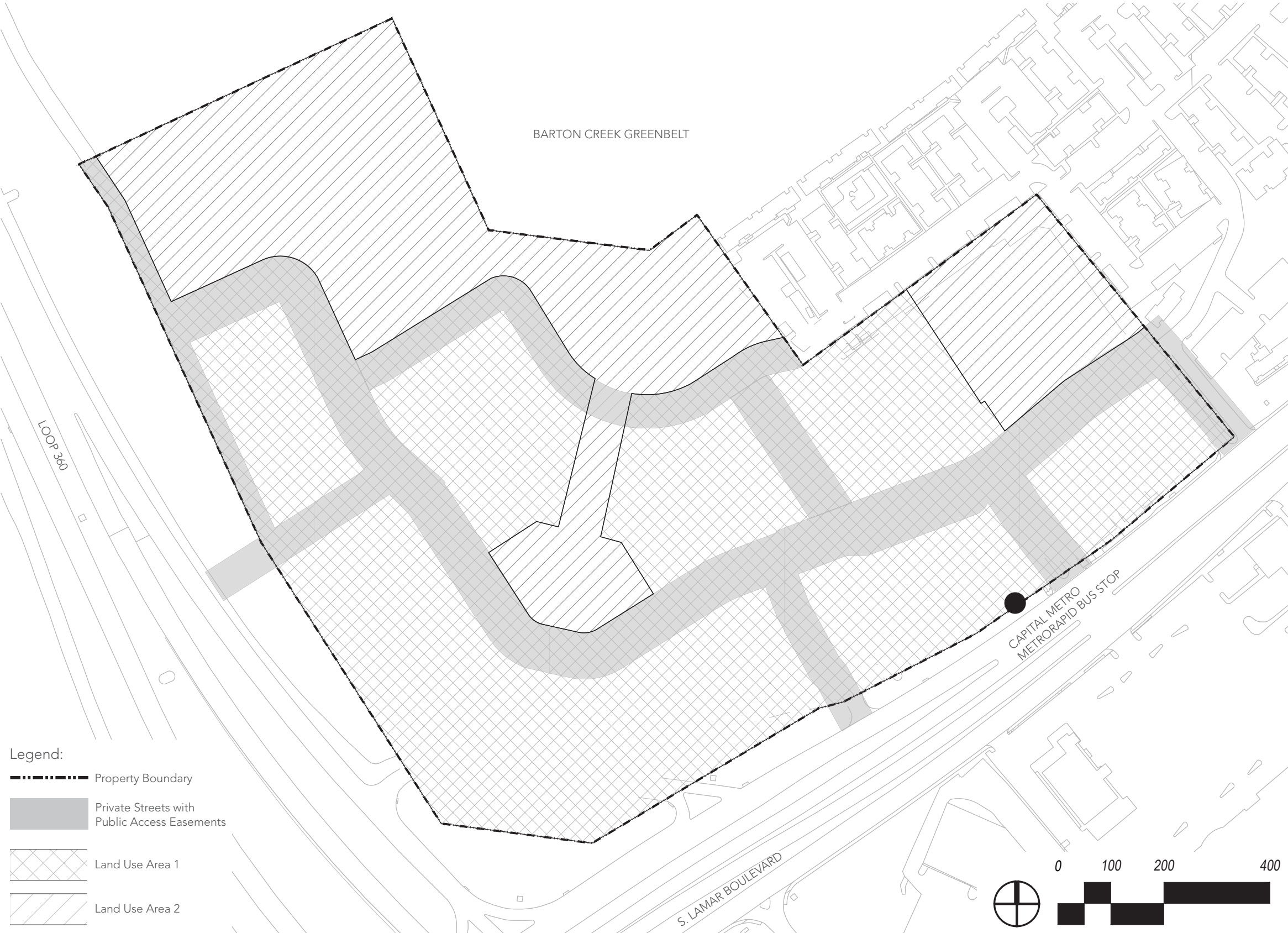


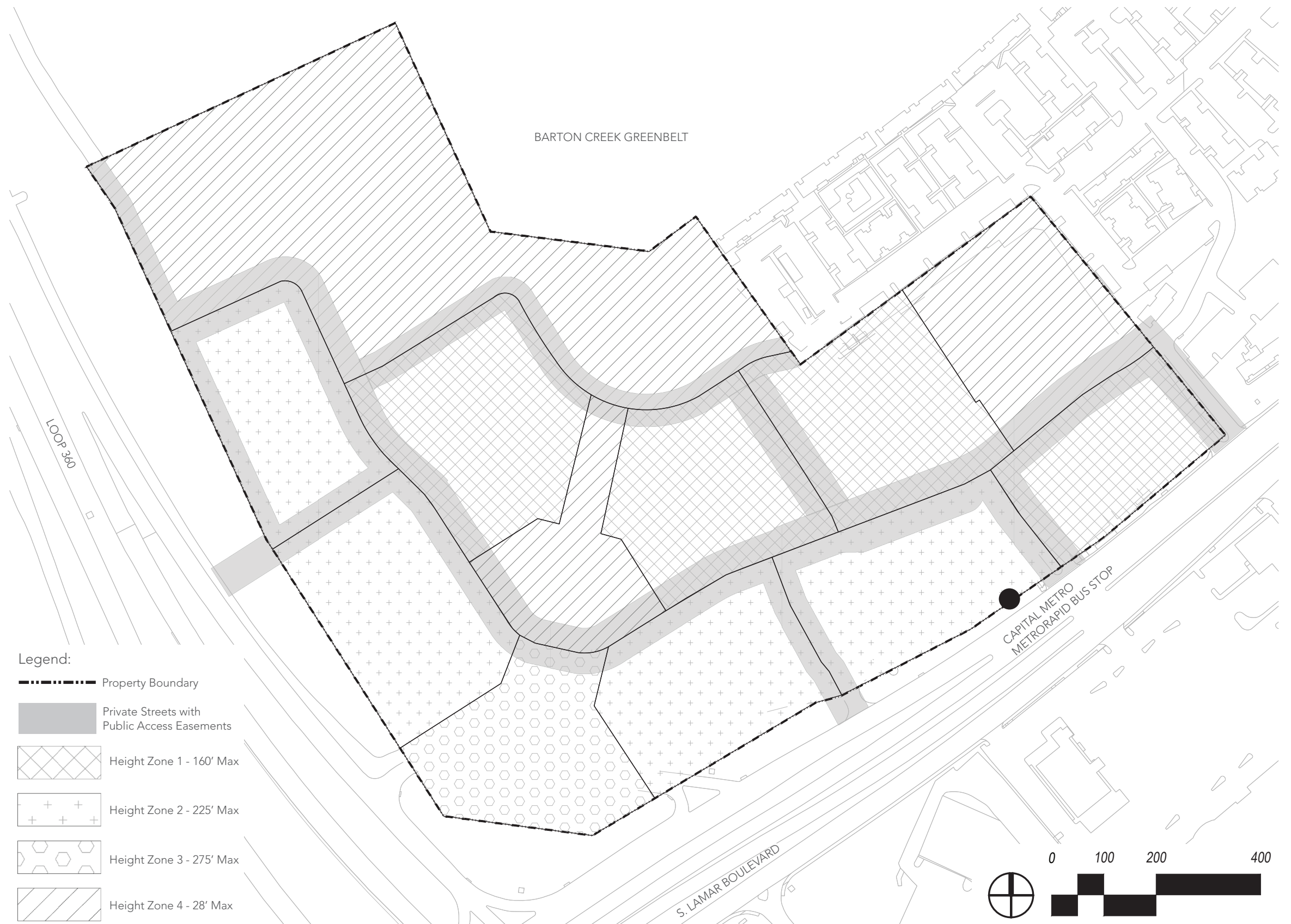
SITE METRICS	
Total Site Area	37.6 Acres / 1,637,856 Sq. Ft.
Proposed Impervious Cover	56% NSA; 54% GSA
Minimum Lot Size	5,750 Sq. Ft.
Minimum Lot Width	50 feet
Minimum Setbacks	
Front	0 feet
Street Side Yard	0 feet
Interior Side Yard	0 feet
Rear Yard	0 feet

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.





OVERLAND



**BUSS**



SPECK & ASSOCIATES LLC



LIONSTONE INVESTMENTS

BARSHOP & OLES  
COMPANY

**EXHIBIT C:**

**BRODIE LAND USE PLAN (PAGE 2)**

SUBMITTAL DATE: 11/17/2022

PUD CASE: C814-2021-0099 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		
<div></div>	Area where base height is increased	0.3 acres
<div></div>	Area where base height is decreased	1.3 acres
Difference		<b>1 acre</b>

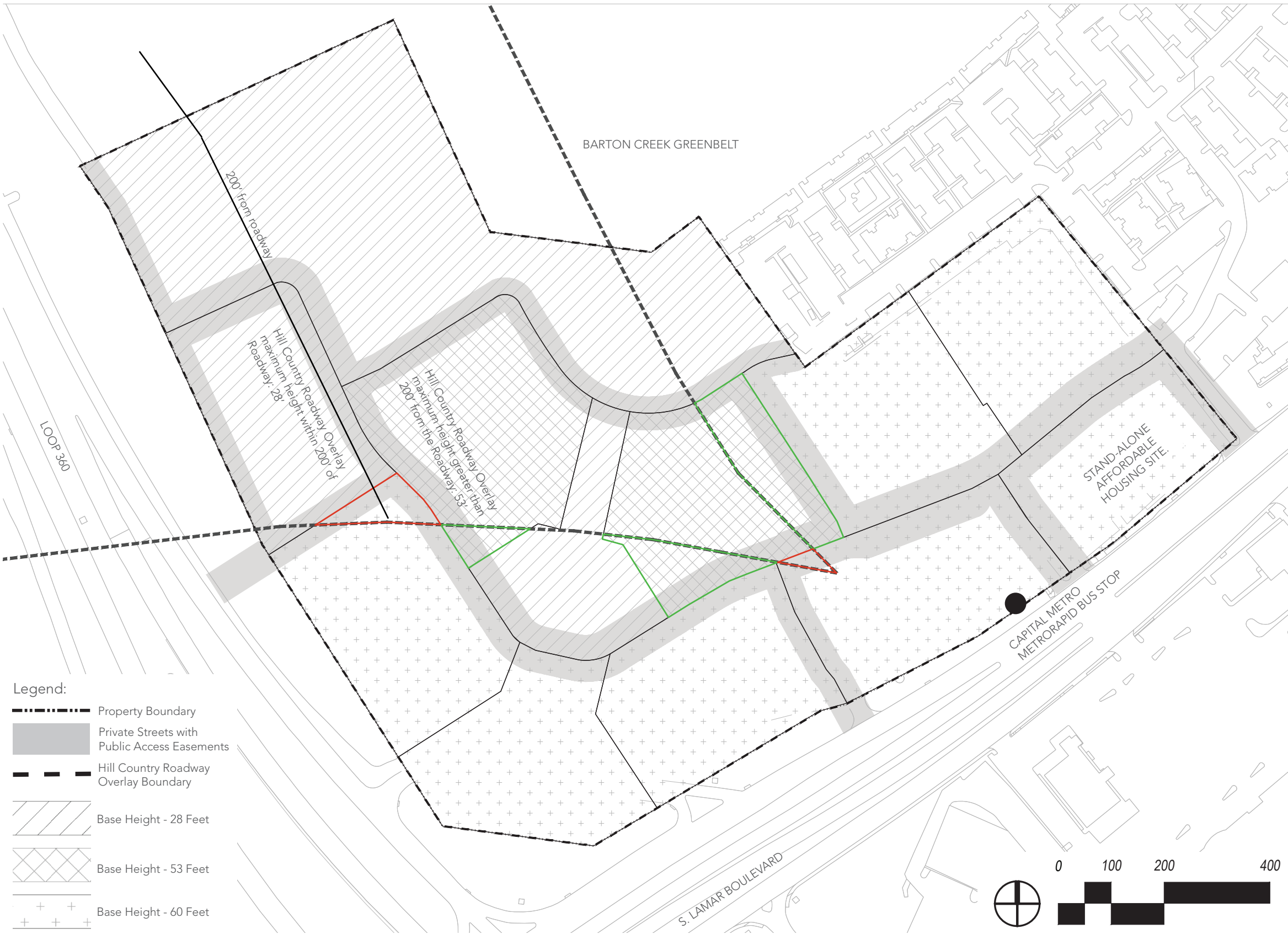
## AFFORDABLE HOUSING GENERAL

Affordable housing at Brodie will comply with the following provisions; Source of Income and Affirmative Marketing.

Source of Income. A person cannot deny a prospective tenant housing based solely on the prospective tenant's source of income.

In this division, source of income means lawful, regular, and verifiable income including, but not limited to, housing vouchers and other subsidies provided by government or non- governmental entities, child support, or spousal maintenance, but does not include future gifts.

Affirmative Marketing. A development subject to this division must prepare and utilize an affirmative marketing and outreach plan for the length of the affordability period that is approved by the director and consistent with U.S. Department of Housing and Urban Development regulations.





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 satisfy the Affordable Housing obligation for any non-residential buildings that exceed the base height established in this Exhibit C Brodie Land Use Plan (Page 4), the developer shall file a restrictive covenant requiring land to be conveyed to a qualified builder of affordable housing for a standalone affordable housing project built on-site that must:

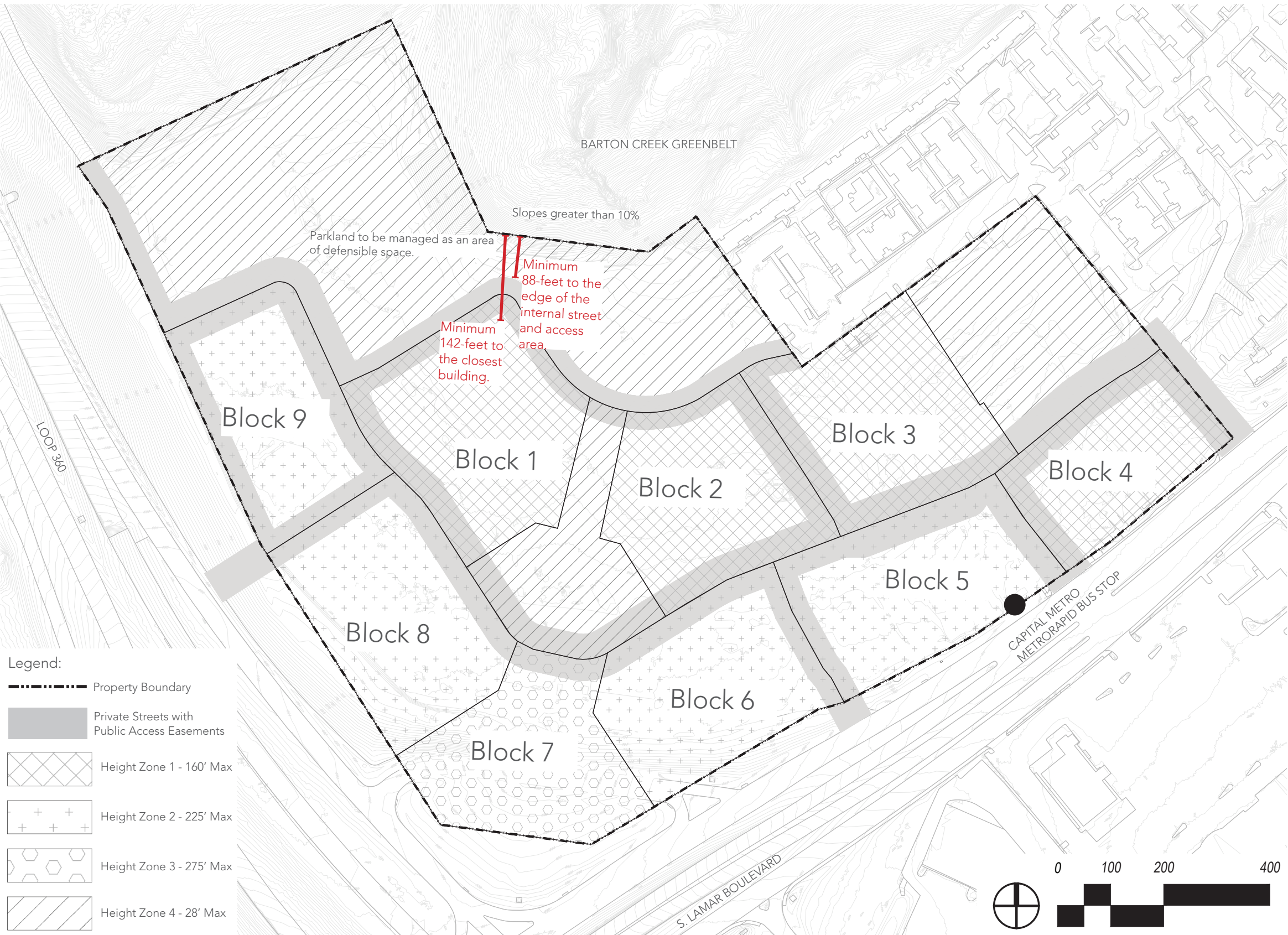
- Include a minimum of 100 family-oriented units with a material mix of 2 and 3 bedroom units;
- Be affordable to a household whose income is between 30 and 60 percent of the median family income in the Austin metropolitan statistical area; and
- Remain affordable in perpetuity, subject to the terms of the Restrictive Covenant.

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.

HILL COUNTRY CLUSTER

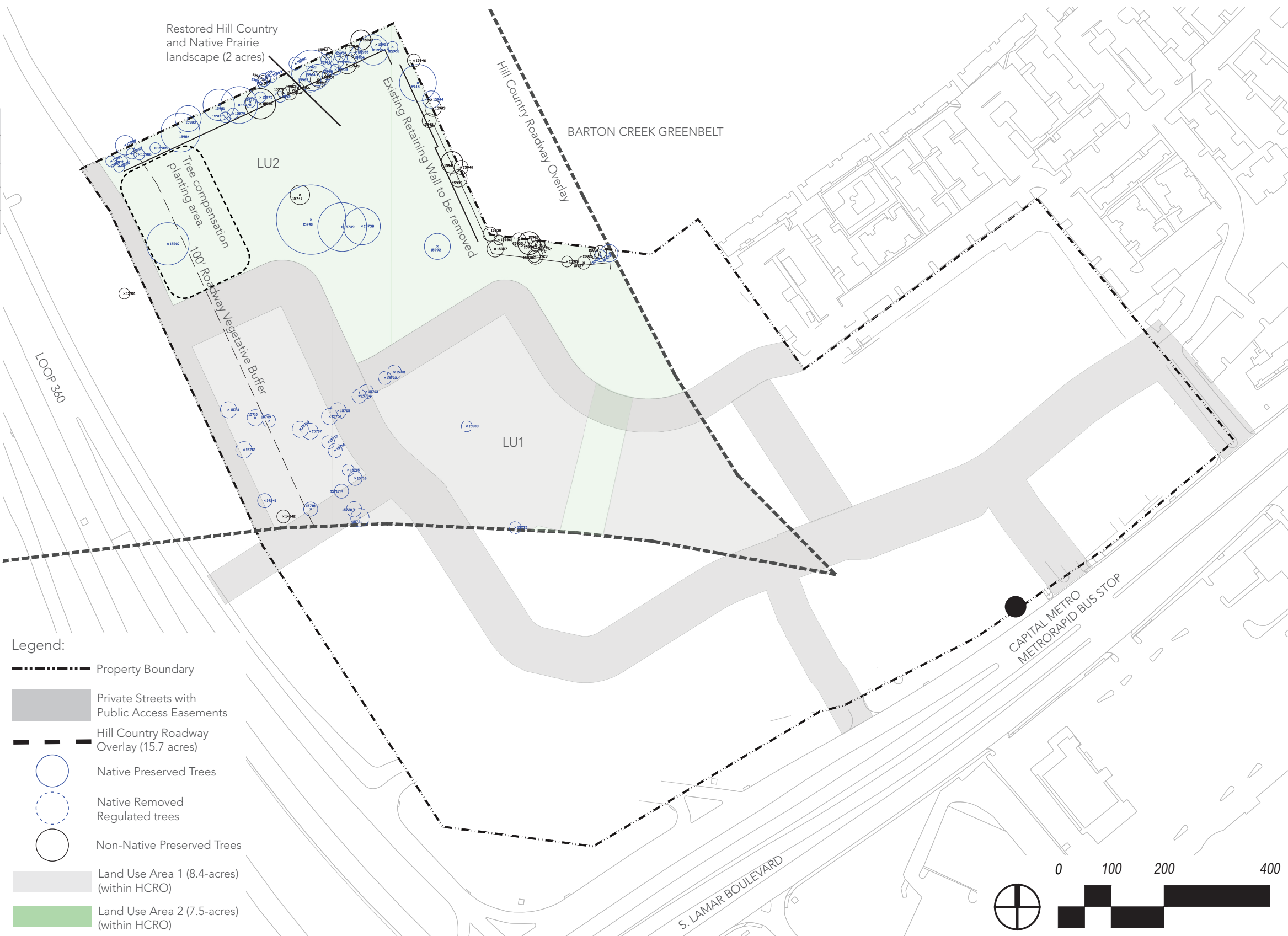
16198 CLUSTER 6 LIVE OAK 3 4 MAX. SIZE IN INCHES

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 DEAD; 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 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. The Brodie PUD is proposing to restore 2-acres total within the HCRO. One acre will exceed the HCRO Revegetation Standard by increasing the density of planting from ¼ of the standard density to 1/3 of the standard density. The second acre will meet a new native prairie criterion for revegetation 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
- Local Utility Services
- Major Utility Facilities

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	5.9
Central Green	1.3	Yes		Yes	1.0
Neighborhood Park	2.2	Yes		Yes	2.0
<b>Total</b>	<b>11.6</b>	<b>11.6</b>	<b>2.0</b>	<b>11.6</b>	<b>8.9</b>
<b>% of Site (37.6 acres)</b>	<b>30.8%</b>	<b>30.8%</b>	<b>5.3%</b>	<b>30.8%</b>	<b>23.6%</b>

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	3.7	3	1.4	0	0	4.4	5.9
Central Green	1.3	.7	.6	0	0	0	.6	1.0
Neighborhood Park	2.2	1.8	.4	0	0	0	.4	2.0

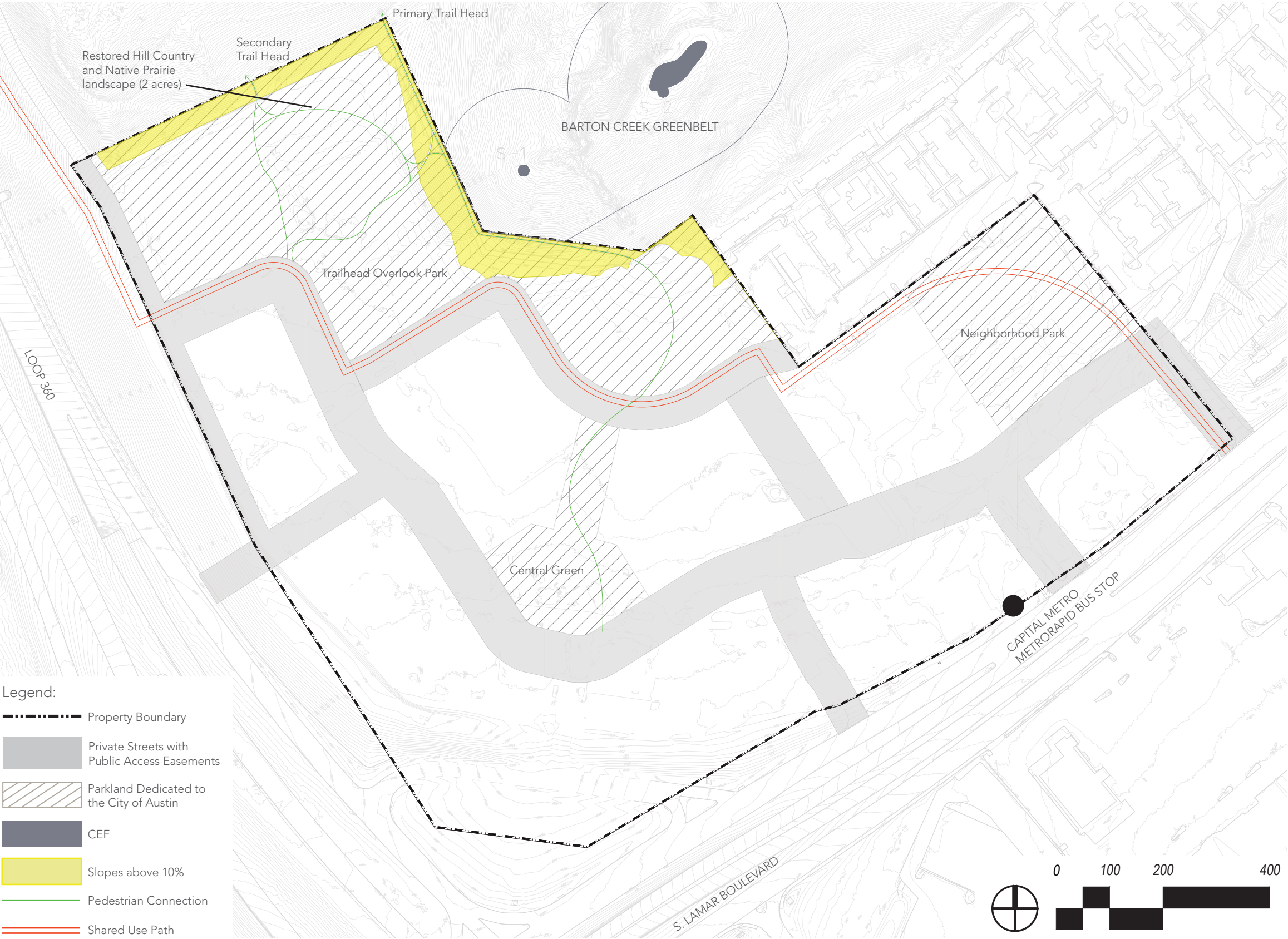
Percent Credited		100%	50%	50%	50%	50%		
<b>Total</b>	<b>11.6</b>	<b>6.2</b>	<b>2*</b>	<b>.7</b>	<b>0</b>	<b>0</b>	<b>5.4</b>	<b>8.9</b>

\* 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.

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): 8.9 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 space and allocate 40 to Overlook / Trailhead Park and 10 to Neighborhood Park. Parking spaces will be reserved for park users. Parking spaces allocated to Overlook / Trailhead Park will be provided in phase 1 as indicated in Exhibit H: Brodie Phasing Plan and parking spaces allocated to Neighborhood Park will be constructed in Phase II.

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 Play	Yes	A	A	R
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	
Access to Public Restrooms	No	R		R
Scoop the Poop Stations	Yes	R	R	R
Trash Cans	Yes	R	R	R
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, Austin Parks Foundation, and the Balcones Canyonlands Preserve 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. The project will explore methods to fund off-site Barton Creek Greenbelt preservation and management on an ongoing basis through the Balcones Canyonlands Preserve Trail Master Plan process. The applicant commits to working with the entities listed above to submit a Trail Master Plan application prior to the issuance of a site plan for the Overlook / Trailhead Park.

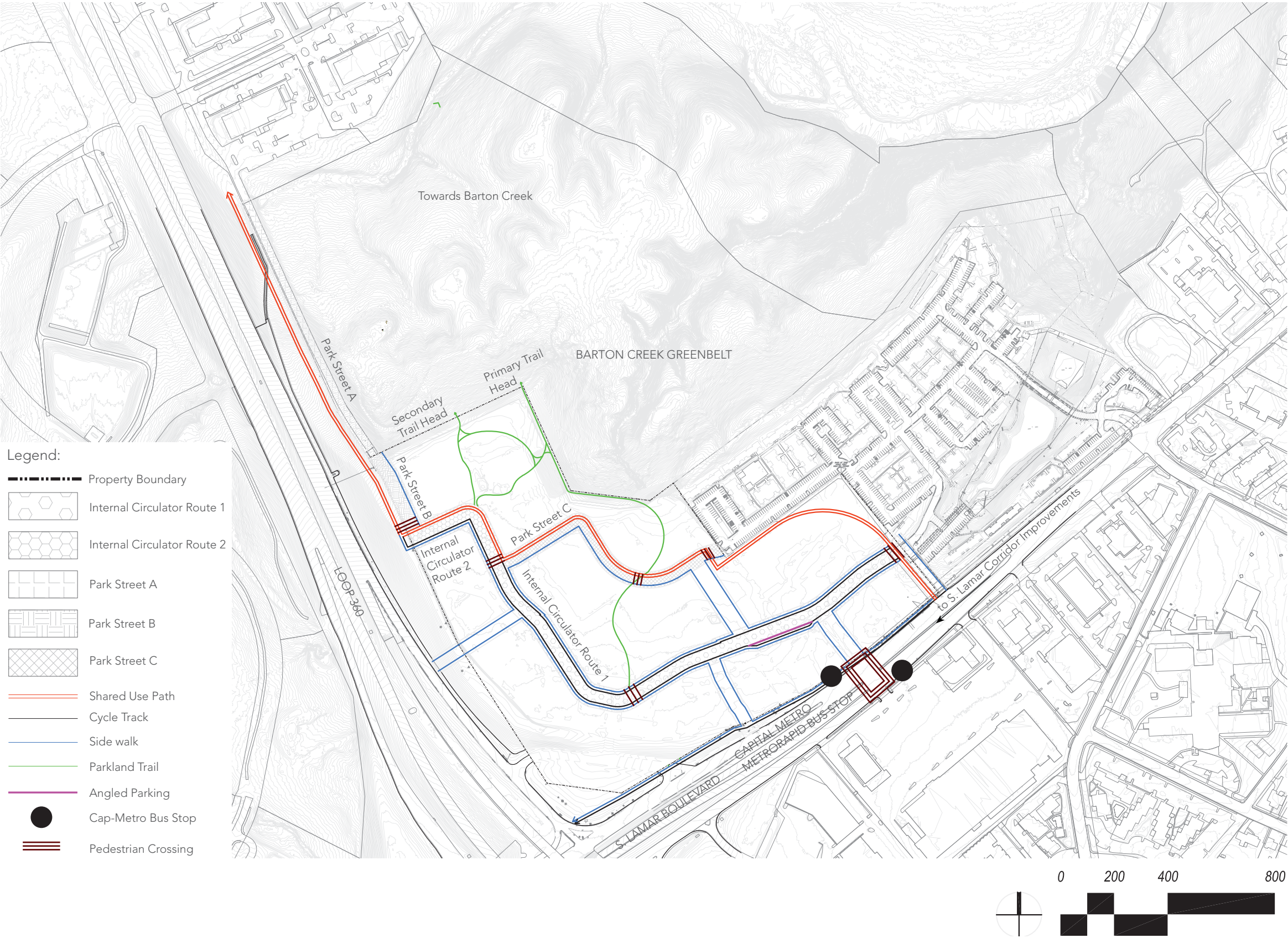
DOG PARK OR DOG RUN

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.

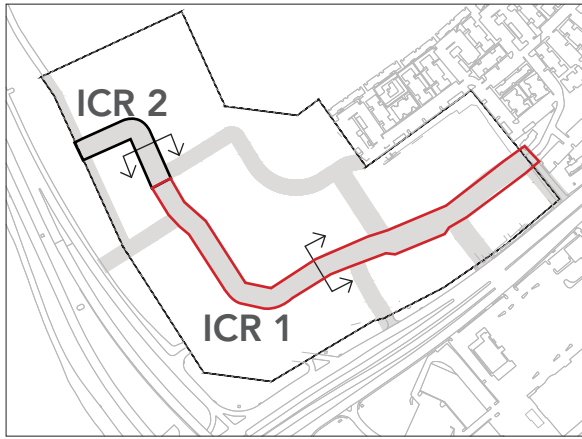


Notes

- 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

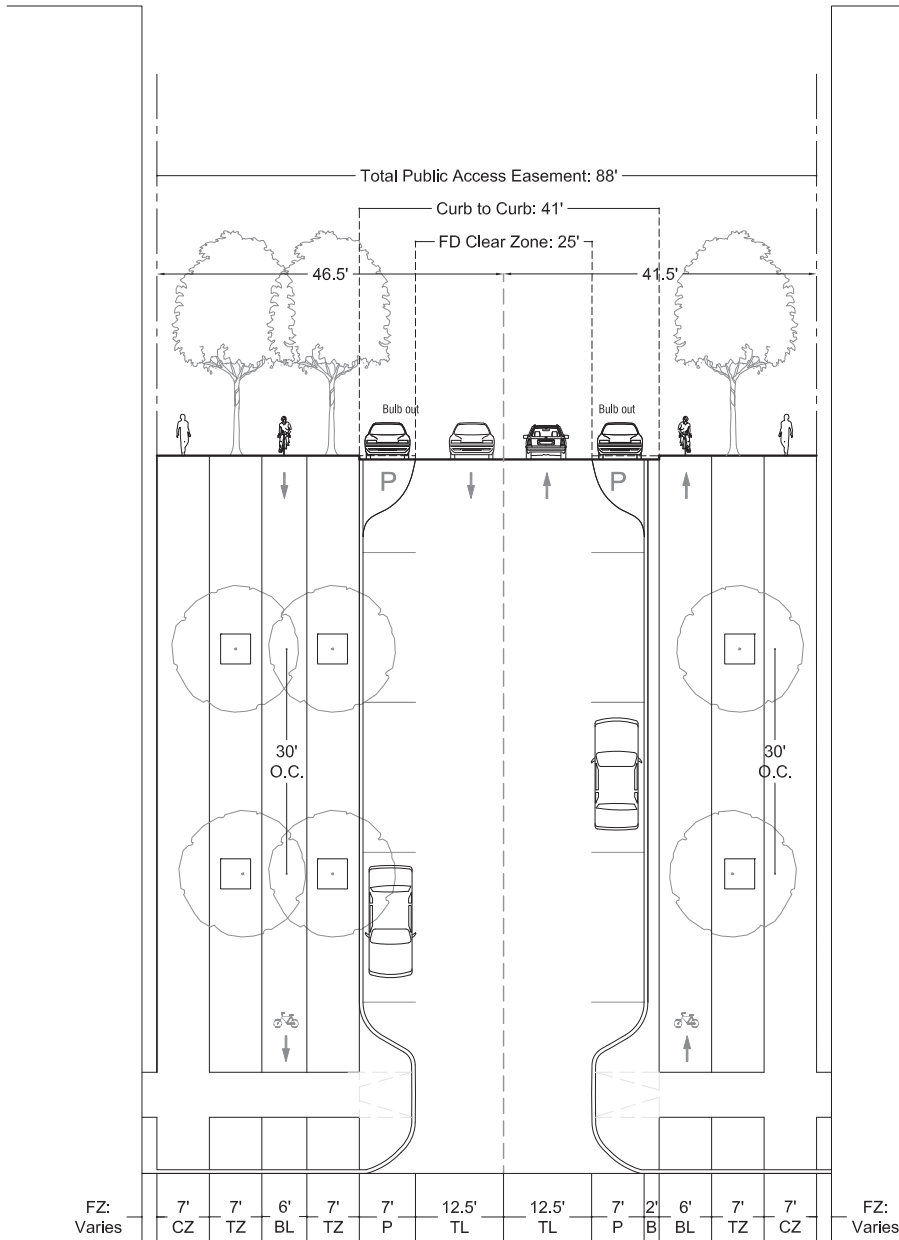
BL: Bicycle Lane

TL: Travel Lane

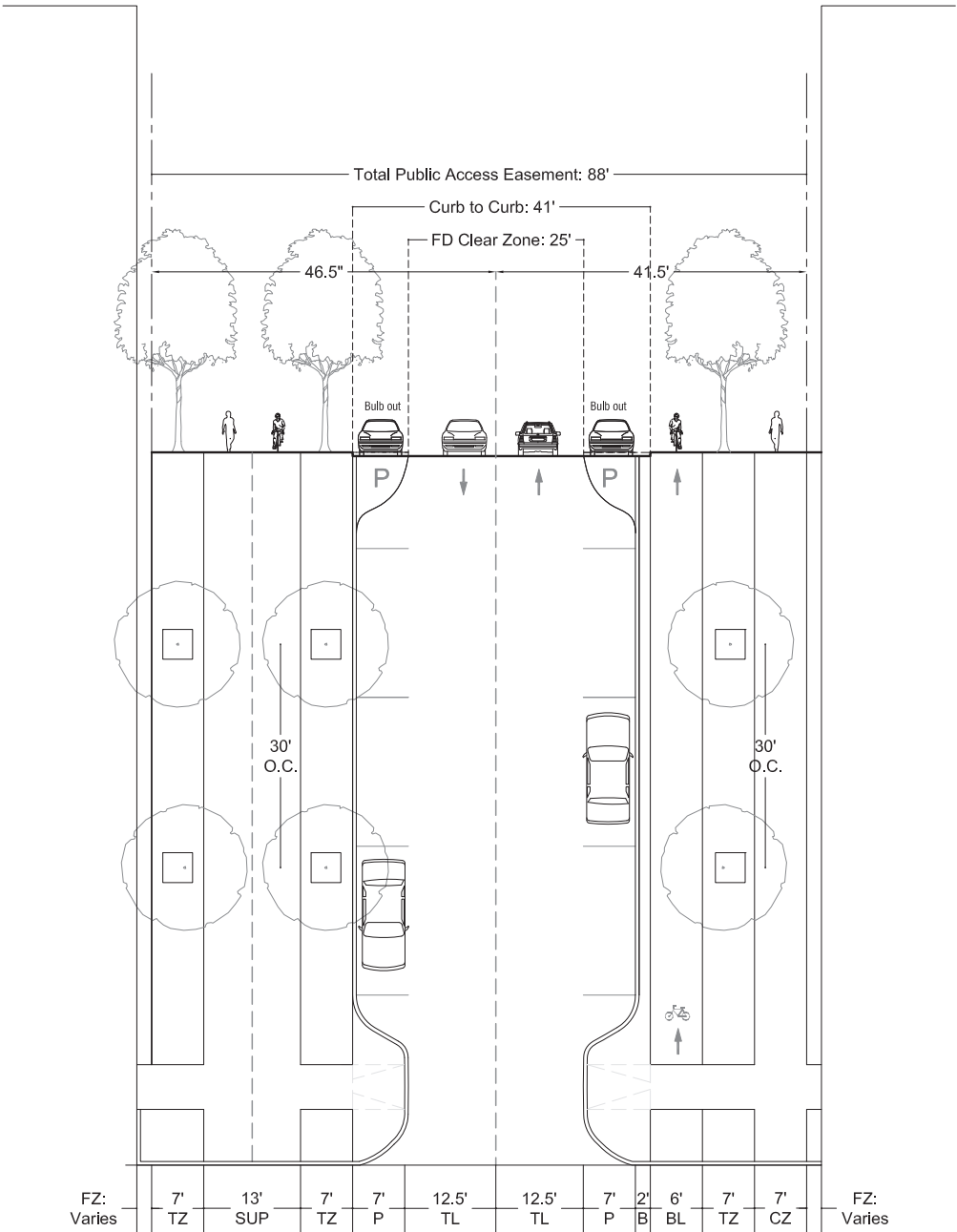
B: Buffer

P: Parking

FZ: Frontage Zone

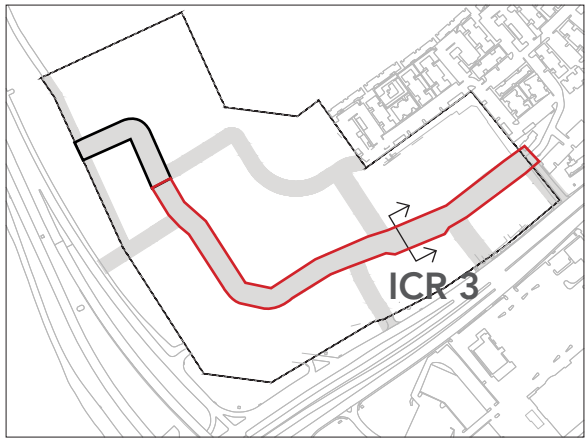


**INTERNAL CIRCULAR ROUTE 1**  
Typical Section, varies with Parking  
(Modified Street Level 2, Fig. 2-18 of the TCM)



**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

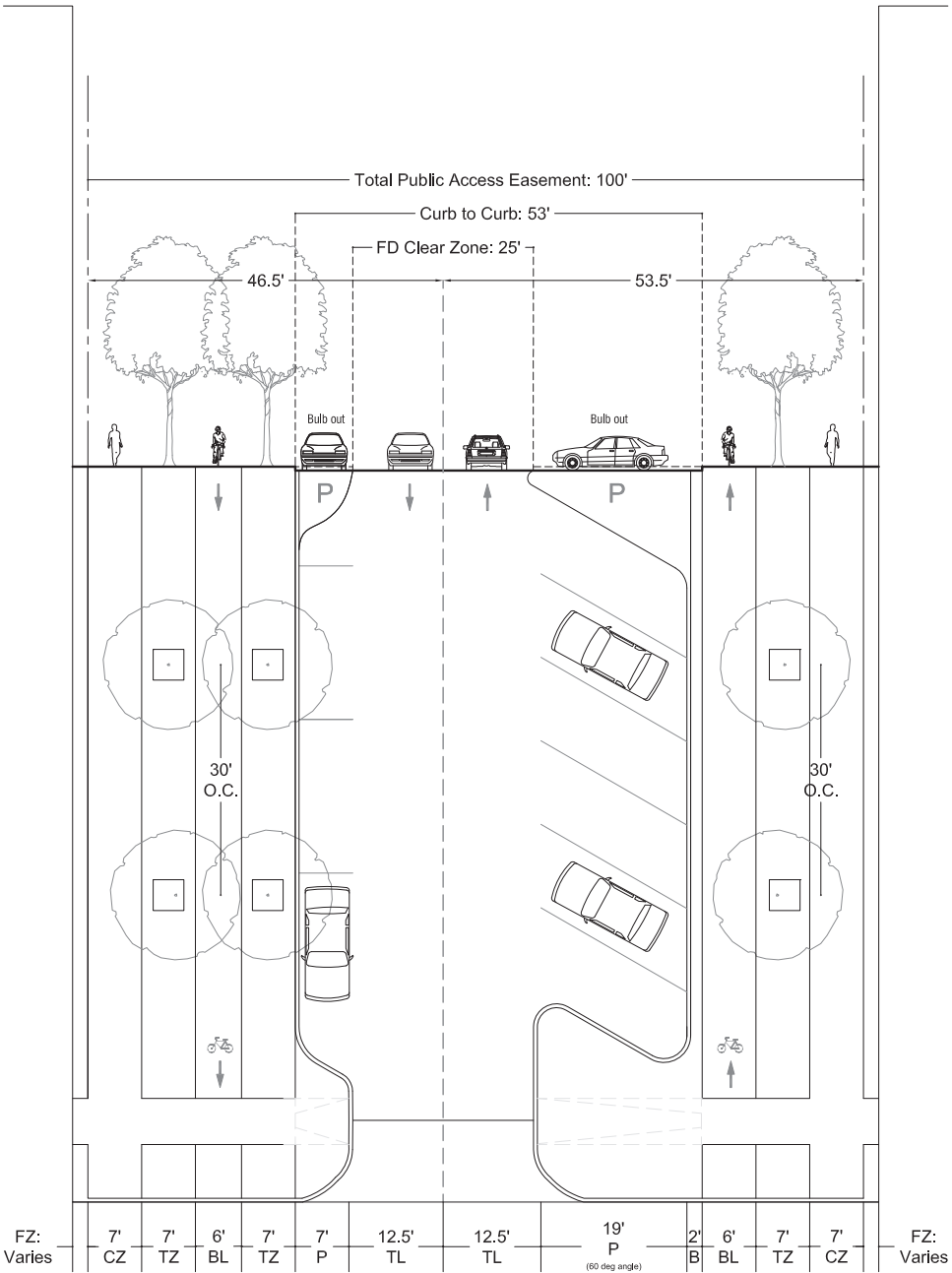
BL: Bicycle Lane

TL: Travel Lane

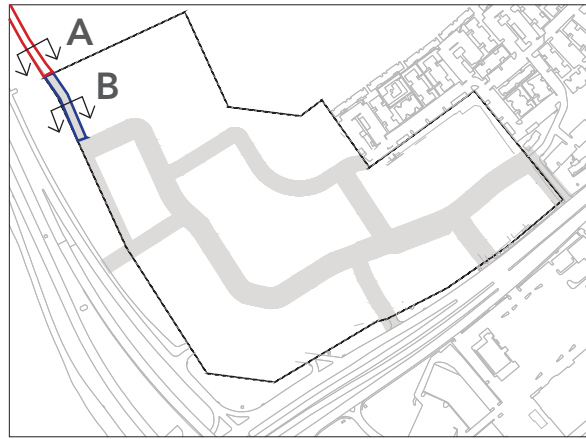
B: Buffer

P: Parking

FZ: Frontage Zone



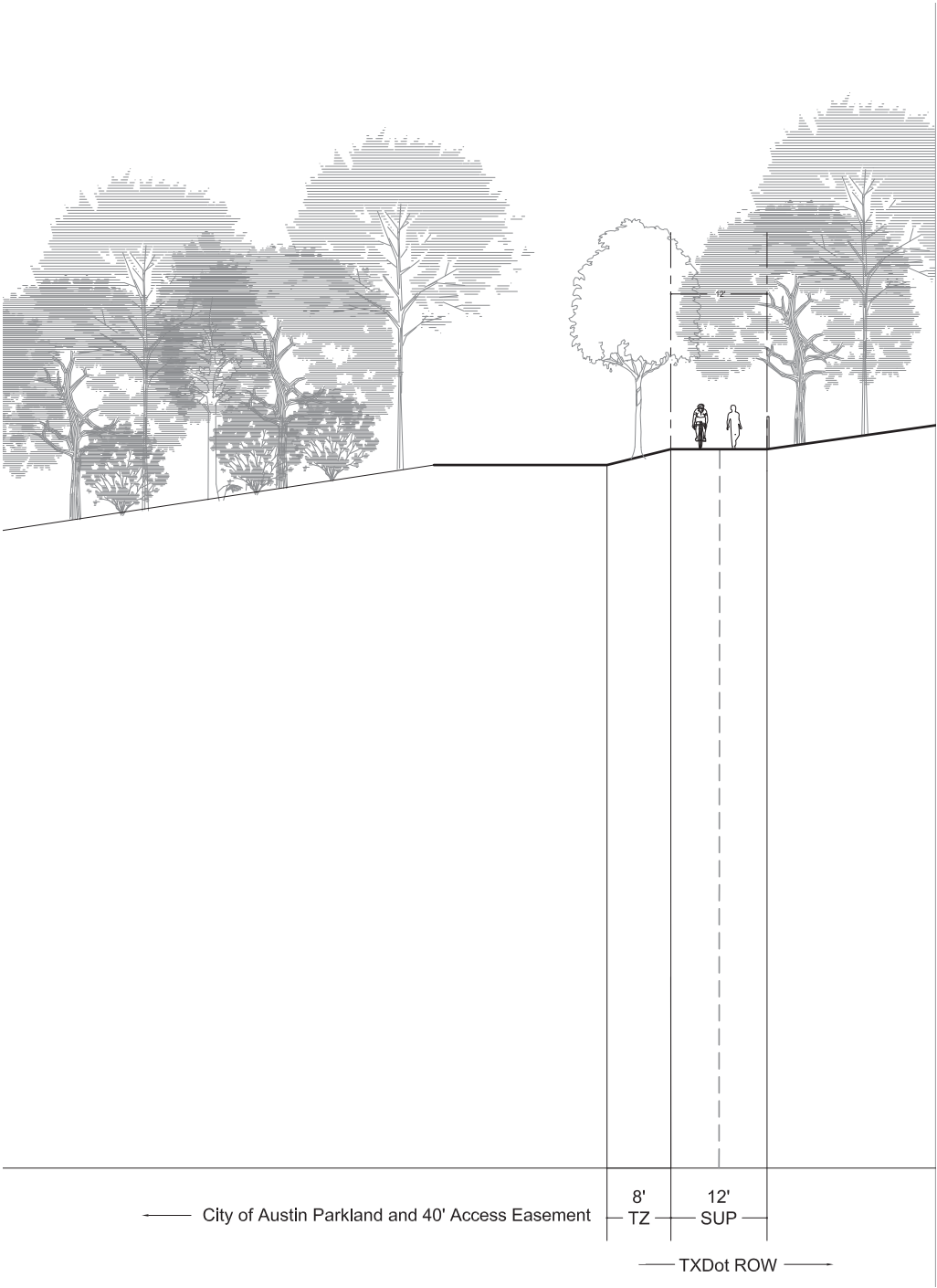
**INTERNAL CIRCULAR ROUTE 3**  
**With Angled Parking**  
 (Modified Street Level 2, Fig. 2-18 of the TCM)



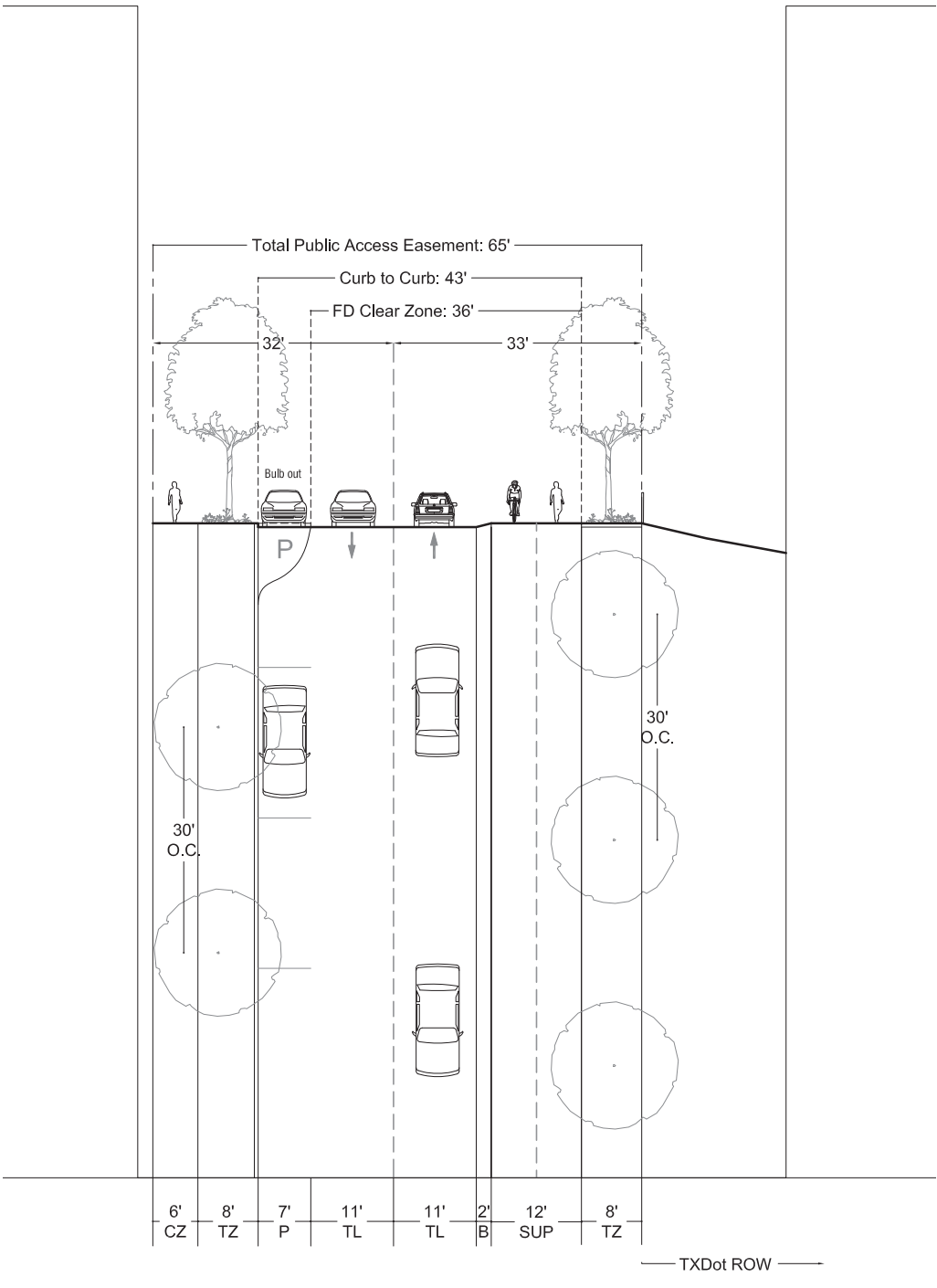
# Notes

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. Buffer and bike lane to be constructed of reinforced concrete with integral terracotta coloring to allow for deployment of outriggers for fire ground setup.

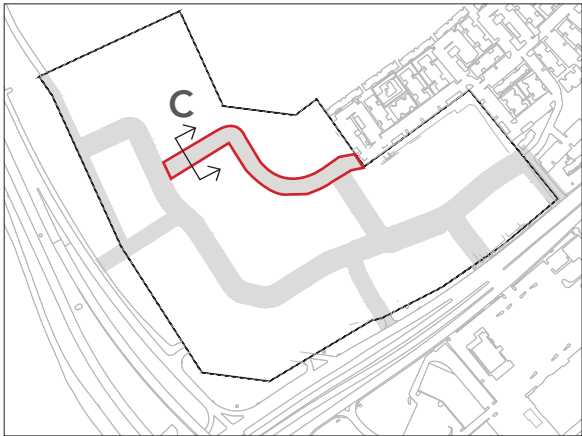
Legend:  
SUP: Shared Use Path  
CZ: Clear Zone  
TZ: Tree Zone  
BL: Bicycle Lane  
TL: Travel Lane  
B: Buffer  
P: Parking  
FZ: Frontage Zone



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.

Legend:

SUP: Shared Use Path

CZ: Clear Zone

TZ: Tree Zone

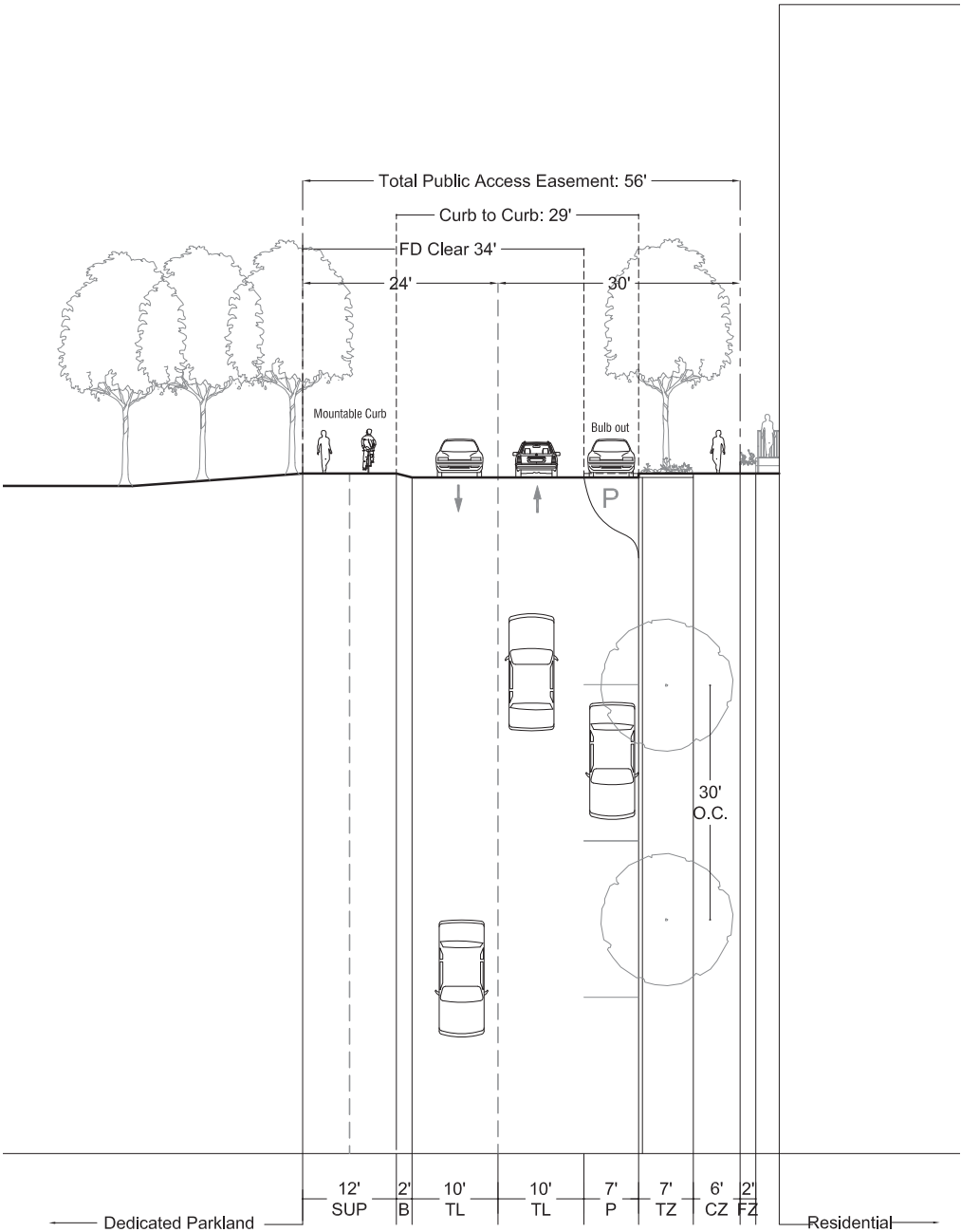
BL: Bicycle Lane

TL: Travel Lane

B: Buffer

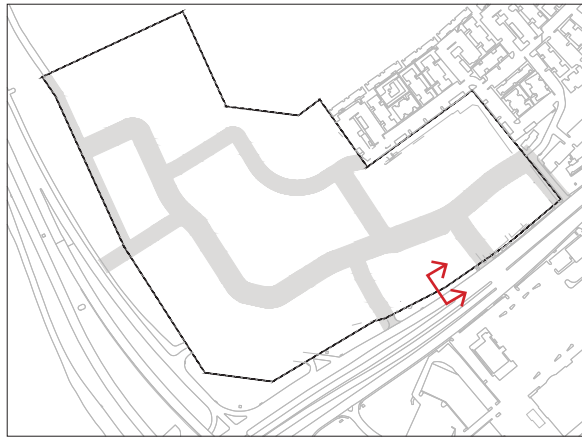
P: Parking

FZ: Frontage Zone



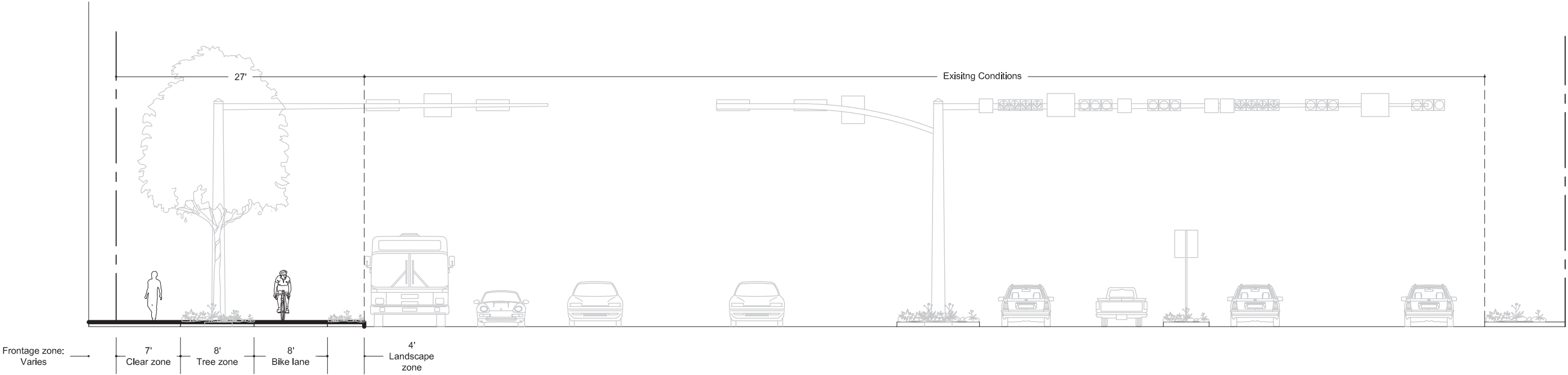
**PARK STREET C**  
(Modified Street Level 1, Fig. 2-16 of the TCM)





# 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.

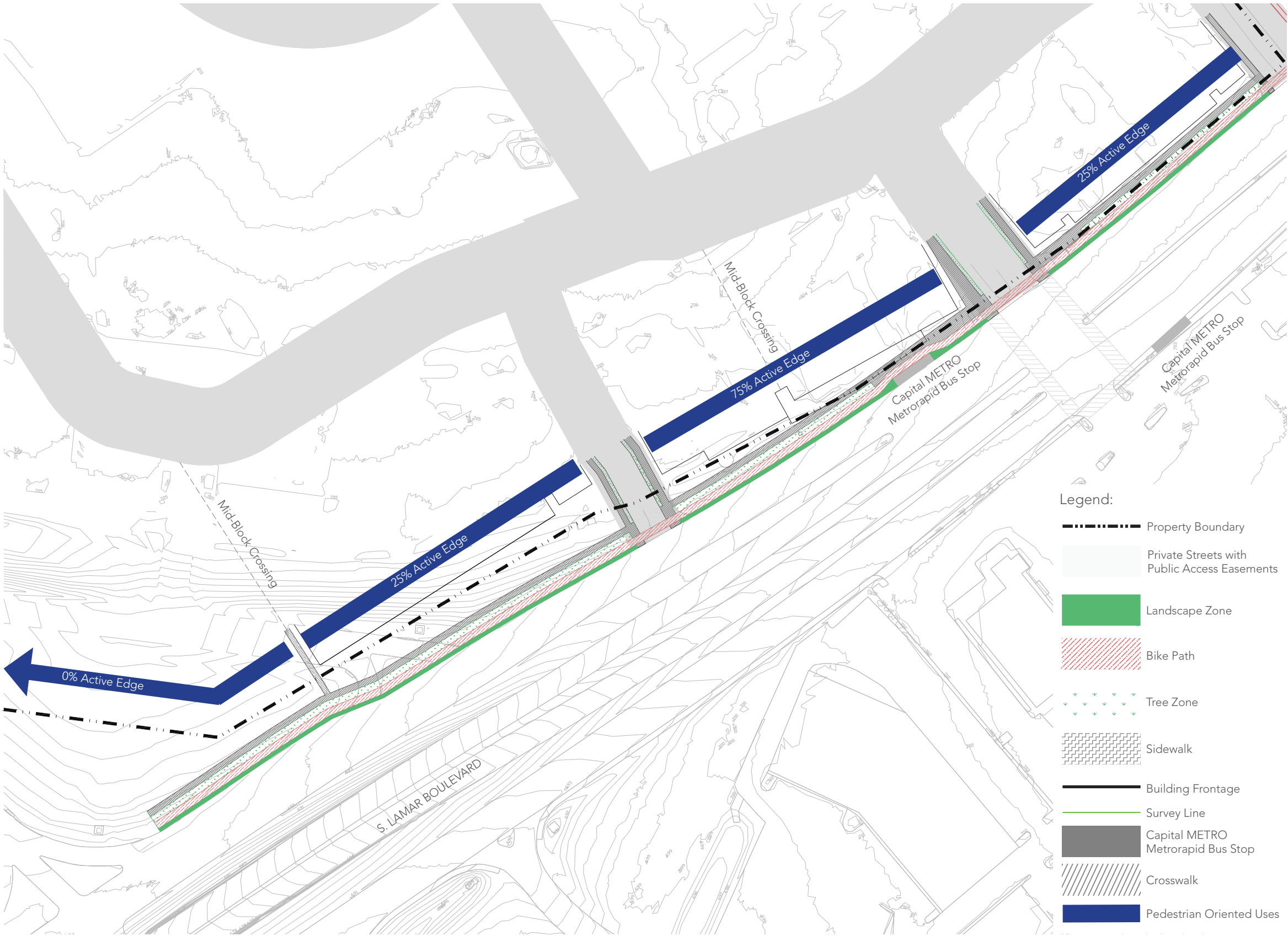


SOUTH LAMAR BOULEVARD

Notes

Active Edge

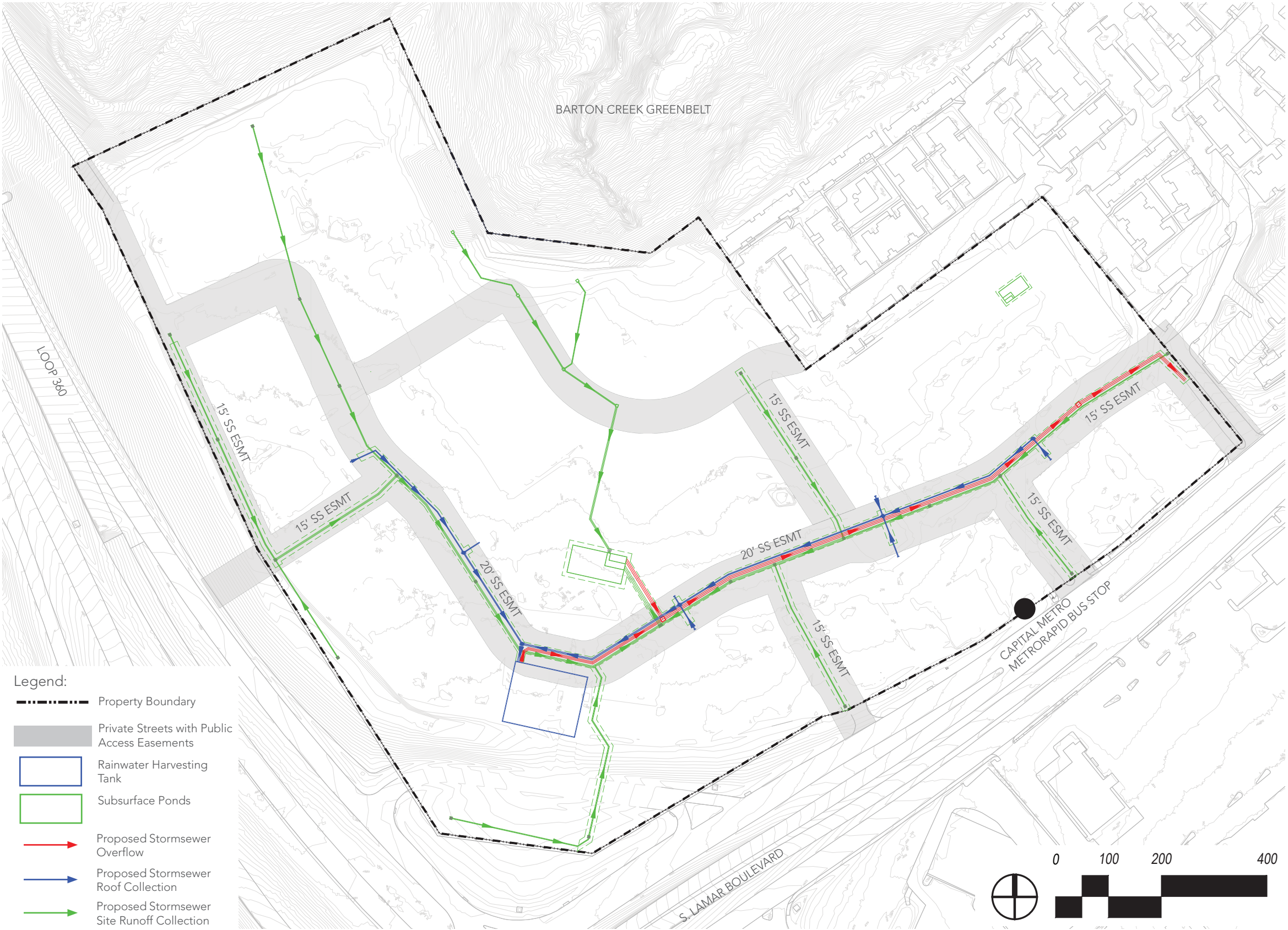
- 1. An active edge imposes specific land use and design requirements for development along S. Lamar Blvd. It requires building facades to be located adjacent to or near to the clear zone.
- 2. Design elements of an active edge include the use of at least one of the following frontage elements:
  - A 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

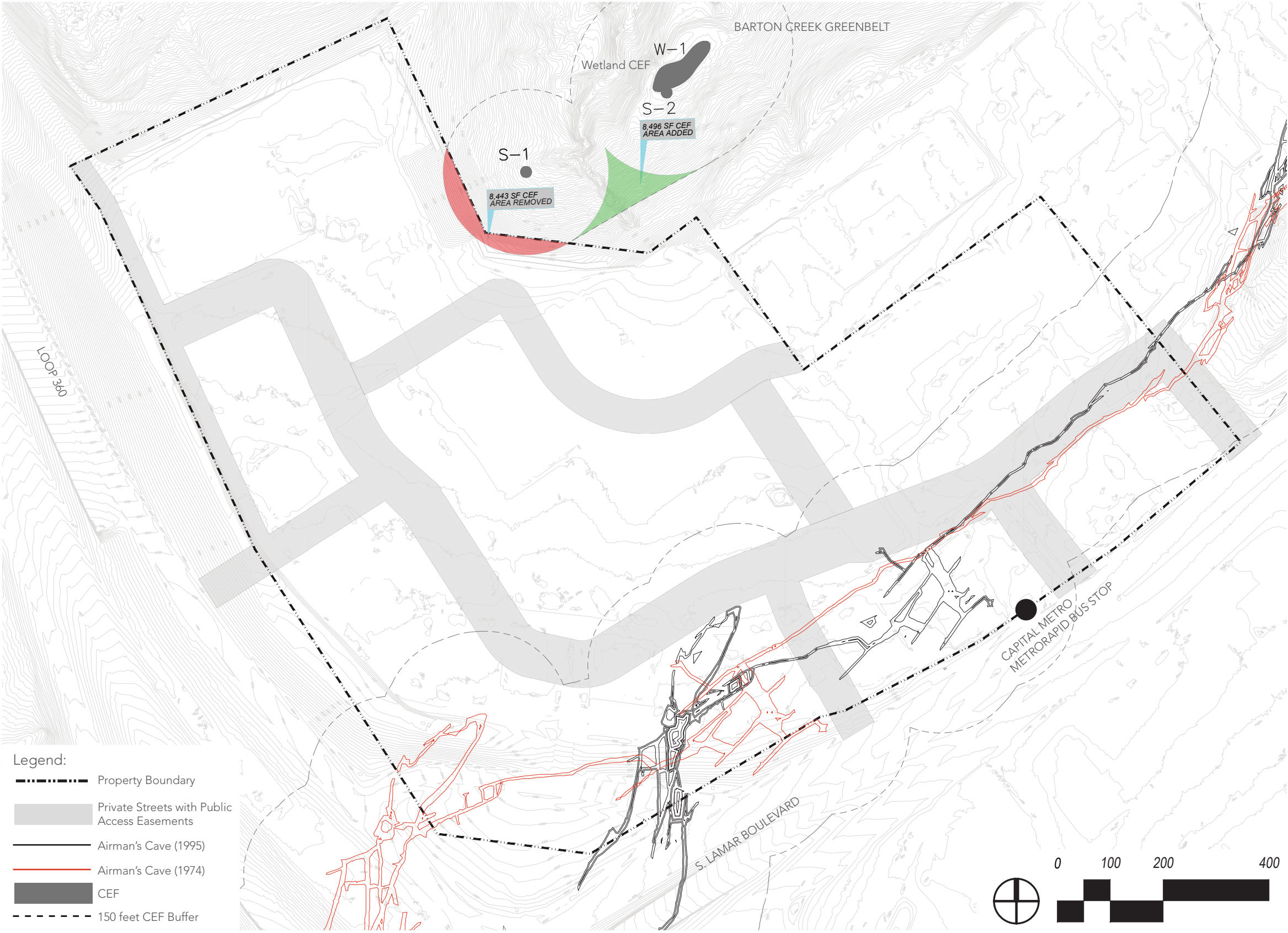
- 1. The Brodie PUD will fully comply with the SOS pollutant removal requirements. This is being accomplished through two separate methods. The first method will capture stormwater runoff from the site (excluding the rooftops of the buildings) and will not deviate from the City of Austin requirements 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.
- 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.



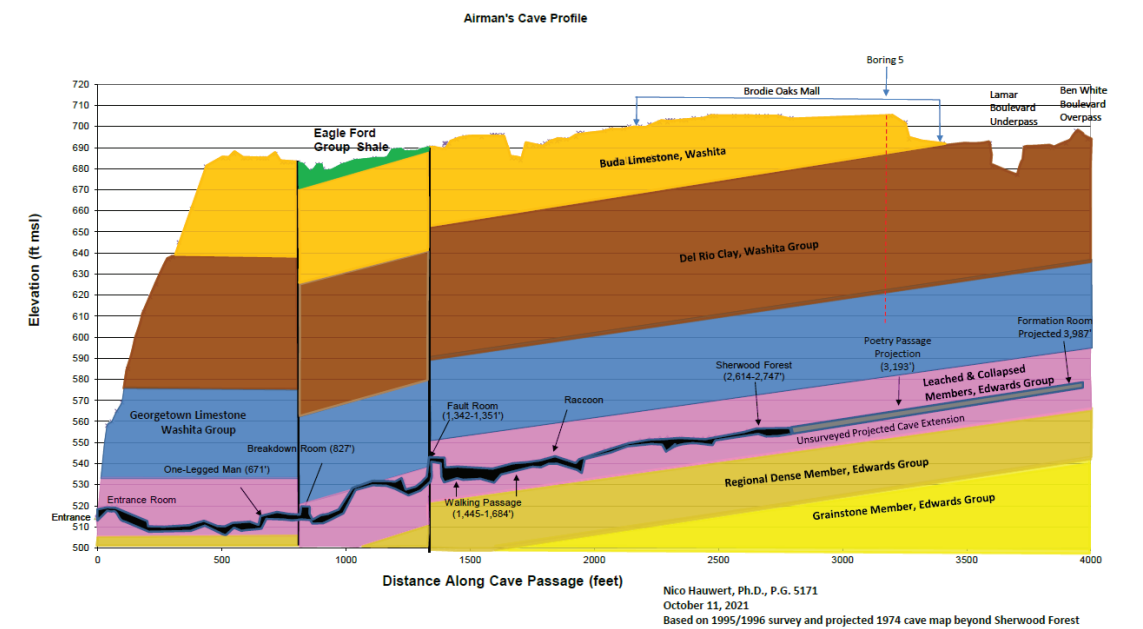
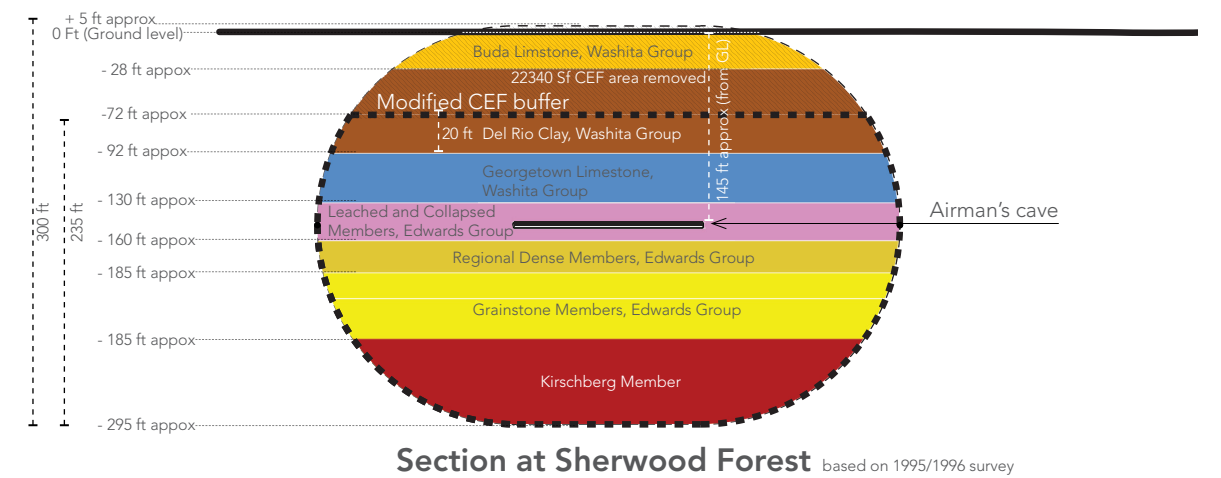
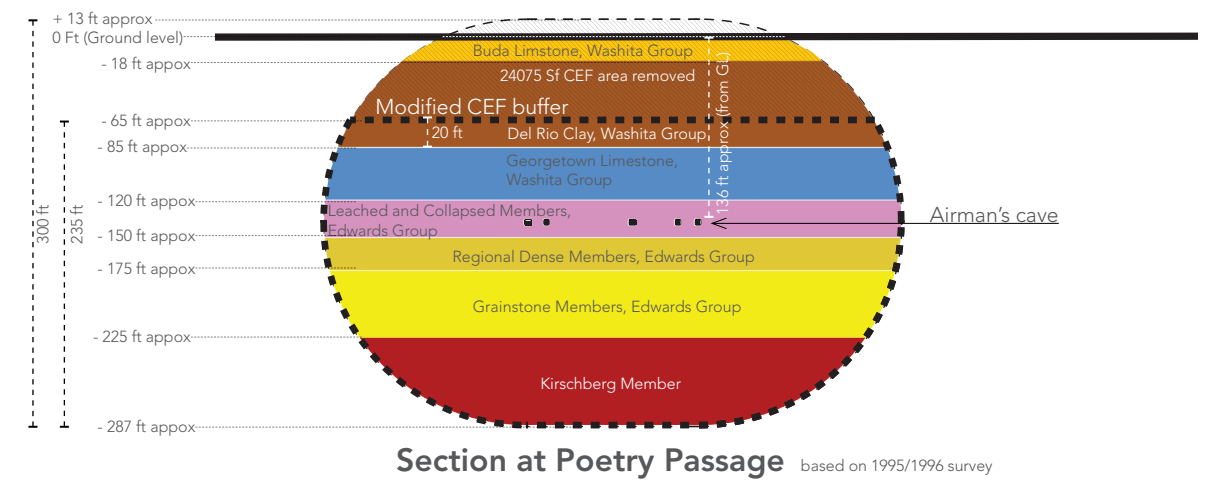
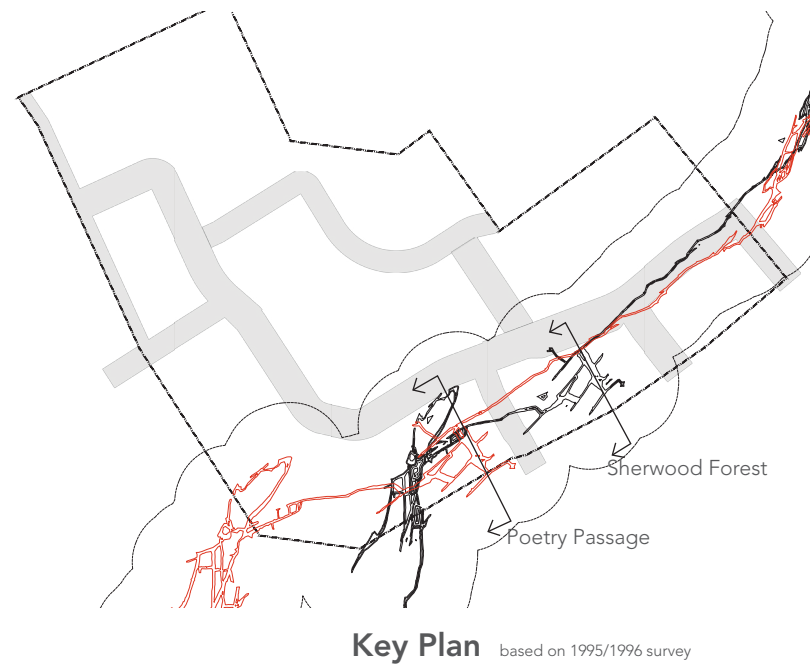


Notes

- 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.







Lateral Section of the Airman's cave

## Notes

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

[illegible]

TREE #	TYPE	SIZE	TREE #	TYPE	SIZE	TREE #	TYPE	SIZE	TREE #	TYPE	SIZE
1566	LO	20	15820	LO	9.5	15882	LO	15	15945	LO	31.5
14233	LO	23.5	15821	LO	28	15883	LO	19.8	15946	CDR	12
14234	LO	25	15822	LO	20	15884	LO	15.5	15947	CB	18.5
14235	LO	19	15823	LO	23	15885	LO	17	15948	MSQ	10
14236	LO	18	15824	LO	18	15886	LO	13.6	15949	AE	17
14237	LO	15	15825	LO	26.3	15887	LO	15.8	15950	HB	10
14238	LO	20	15826	LO	14.5	15888	LO	22.1	15951	HB	15
14239	LO	23.7	15827	LO	20.5	15889	LO	17	15952	CE	12
14240	LO	34.2	15828	LO	9	15890	LO	21.5	15953	CE	12.5
14241	LO	14	15829	LO	15	15891	LO	15.5	15954	CE	28
14242	B.Pear	12	15830	LO	11.4	15892	LO	19	15955	CE	10
14243	LO	19	15831	LO	11	15893	LO	17.5	15956	CE	5
14244	LO	17	15832	LO	13	15894	LO	17.9	15957	CE	10.5
15701	LO	13	15833	LO	20	15895	LO	16	15958	CE	12
15702	LO	12	15834	LO	20.6	15896	LO	16	15959	CE	13.5
15703	LO	13	15835	LO	12.7	15897	CE	19	15960	CE	18
15704	LO	13	15836	LO	18.5	15898	LO	16	15961	CE	12
15705	LO	15	15837	LO	12.7	15899	LO	21	15962	CDR	10
15706	LO	15	15838	LO	13.6	15900	LO	39.4	15963	CE	37.5
15707	LO	15	15839	LO	23.1	15901	MSQ	10	15964	CE	20
15708	LO	15	15840	LO	11.9	15903	MNL	10.5	15965	CE	20
15709	LO	13	15841	LO	9.8	15904	LO	27.8	15966	AE	11
15710	LO	16	15842	LO	21	15905	LO	13.5	15967	AE	8
15711	LO	16	15843	LO	12.8	15906	CE	14.5	15968	AE	13
15712	LO	14	15844	LO	22.8	15907	CE	10.8	15969	CE	11
15713	LO	11	15845	LO	13.8	15908	CE	15.9	15970	AE	9
15714	LO	13	15846	LO	12.4	15909	PEC	20	15971	CE	15
15715	LO	11	15847	LO	13	15910	CDR	12.8	15972	CE	12
15716	LO	12	15848	LO	23.7	15911	CDR	19	15973	CDR	9
15717	LO	13	15849	LO	17.8	15912	LIG	9	15974	CE	9
15718	LO	13	15850	LO	23.9	15913	CDR	19	15975	CE	5
15719	LO	10.5	15851	LO	11.7	15914	MSQ	11	15976	CTN	28
15720	LO	14	15852	LO	13	15915	CB	9	15977	CE	18
15721	LO	16	15853	LO	16	15916	HB	12.4	15978	CE	34
15722	CRM	16	15854	LO	16	15917	HB	12	15979	CE	14
15723	LO	18	15855	LO	18	15918	CHTW	14	15980	CE	12
15725	LO	16	15856	LO	13	15919	CE	12.5	15981	LO	29
15727	LO	13	15857	LO	41	15920	CE	18	15982	CE	14
15728	LO	10.5	15858	LO	13	15921	CDR	11	15983	LO	24
15730	LO	14.5	15859	LO	22	15922	HB	11	15984	LO	36
15731	LO	20.4	15860	LO	17	15923	CE	16	15985	CE	5
15732	LO	25.4	15861	LO	10	15924	CDR	12	15986	CE	9
15733	LO	20.1	15862	LO	18	15925	CE	12	15987	CE	7
15734	LO	15.4	15863	LO	27.2	15926	CDR	8	15988	CE	18
15735	LO	11.7	15864	LO	25.3	15927	CTN	12	15989	CE	12
15736	LO	16	15865	LO	13	15928	CTN	10	15990	CE	12
15738	LO	39.6	15866	LO	19.5	15930	ASH	11	15991	CE	10.5
15739	LO	45.6	15867	LO	12.7	15931	CDR	10	15992	LO	24.4
15740	LO	61	15869	LO	22.3	15932	CDR	9	15993	LO	12.5
15741	B.Pear	18.7	15870	LO	23	15933	CDR	9	15994	LO	10.5
15808	LO	20.5	15871	LO	25.7	15934	CDR	21	15995	LO	14
15809	LO	18.7	15872	LO	16	15935	LIG	13	15996	LO	13.5
15810	LO	16	15873	LO	20	15936	CDR	9	15997	LO	17
15811	BUM	14	15874	LO	27.3	15937	CTN	15	15998	LO	24.5
15812	BUM	13.5	15875	LO	14	15938	CHE	13	15999	LO	15
15813	CRM	22.7	15876	LO	11.4	15939	SYC	16	16000	LO	22
15814	LO	17	15877	LO	23	15940	HB	13			
15815	LO	18.7	15878	LO	11	15941	AE	20			
15817	LO	20.8	15879	LO	20	15942	HB	13			
15818	LO	8.7	15880	LO	21	15943	CB	15			
15819	LO	8.5	15881	LO	17	15944	LO	16.5			





Notes

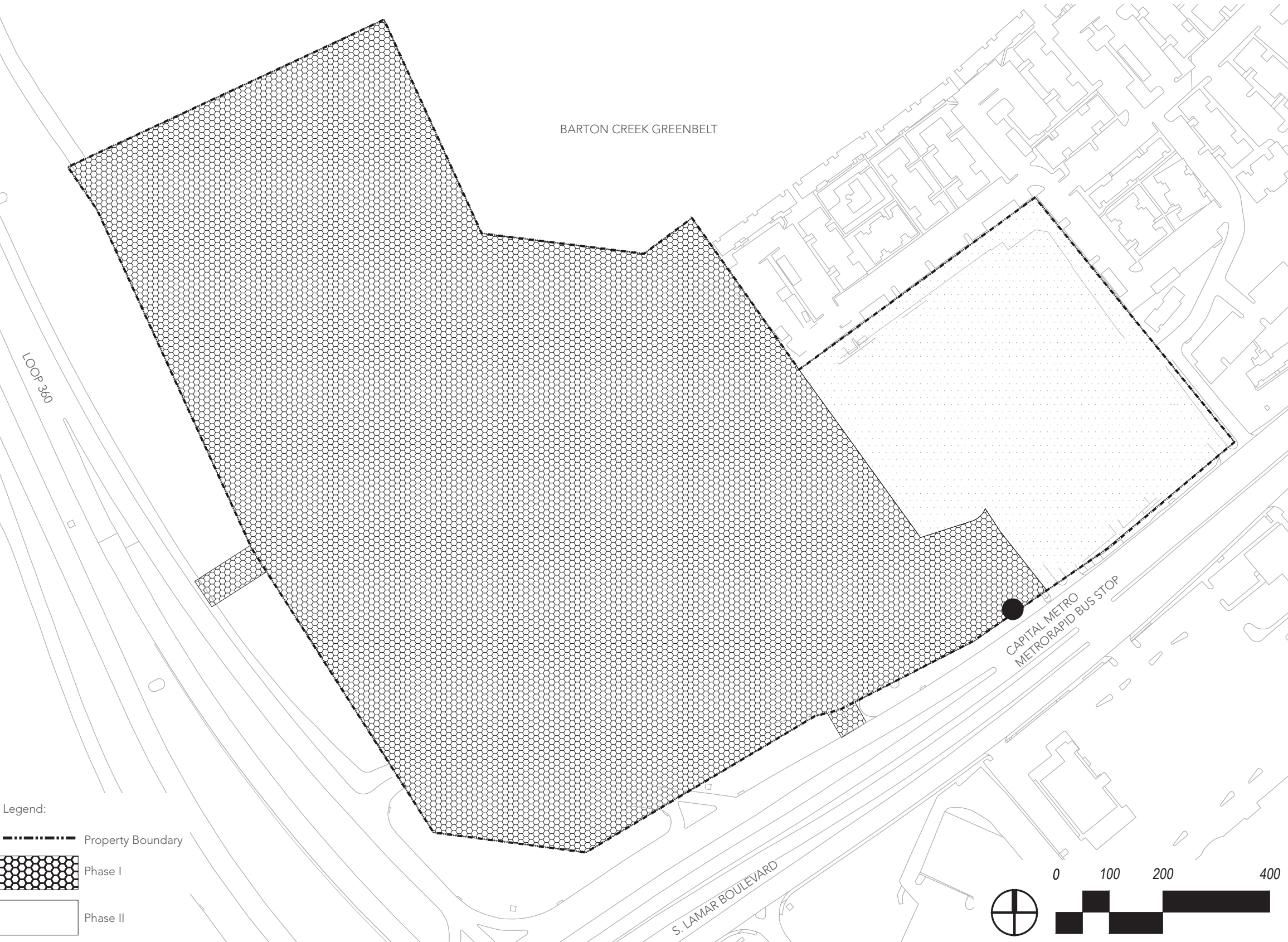
- 1. Each phase may be broken into sub-phases at the time of site plan.
- 2. During the construction of Phase I the entire area will be demolished. Portions of the site will be temporarily revegetated for the purposes of re-irrigation.
- 3. The Save Our Springs Ordinance water quality standards will 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

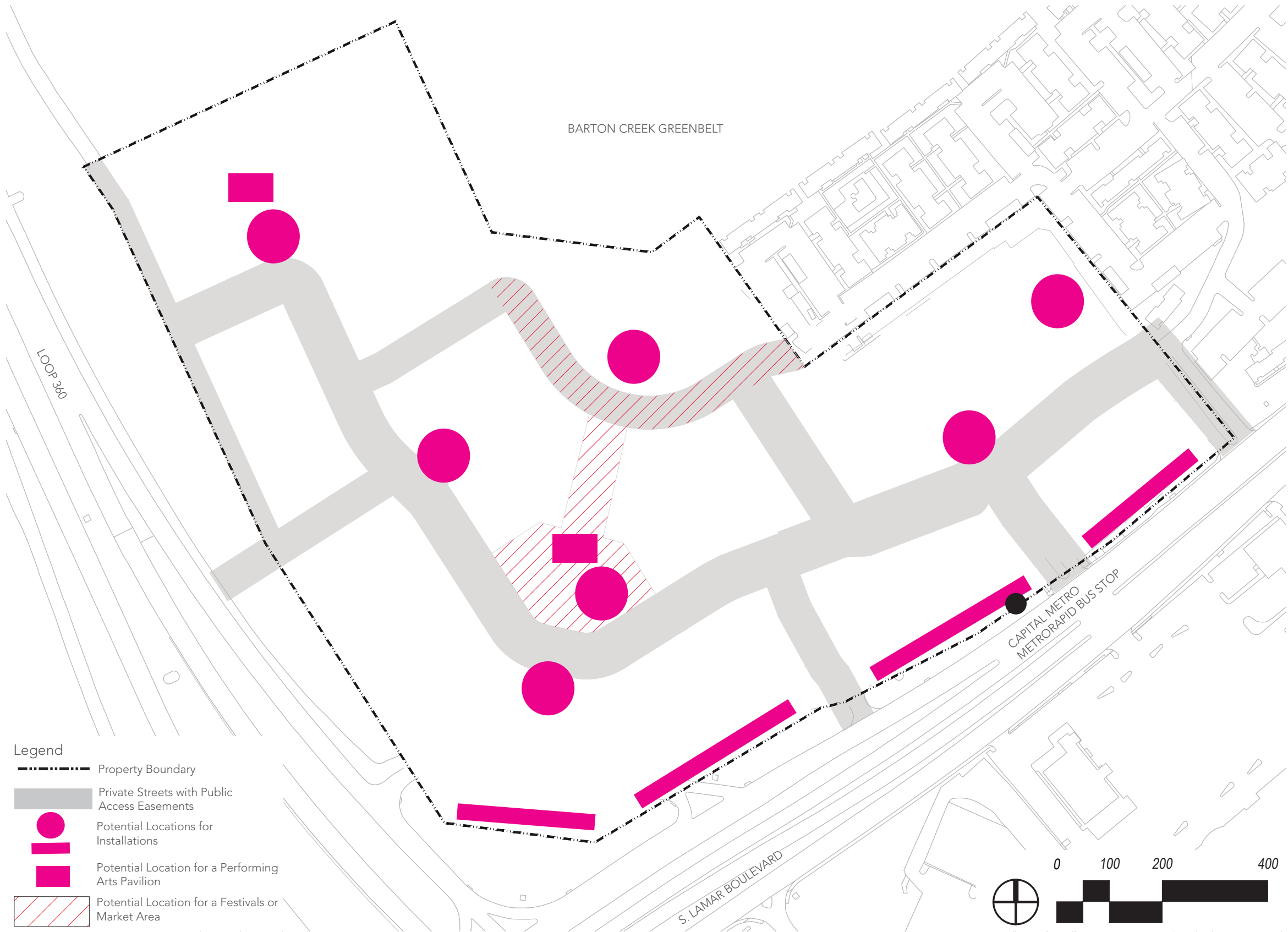
PARKLAND TRIGGERS

- 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

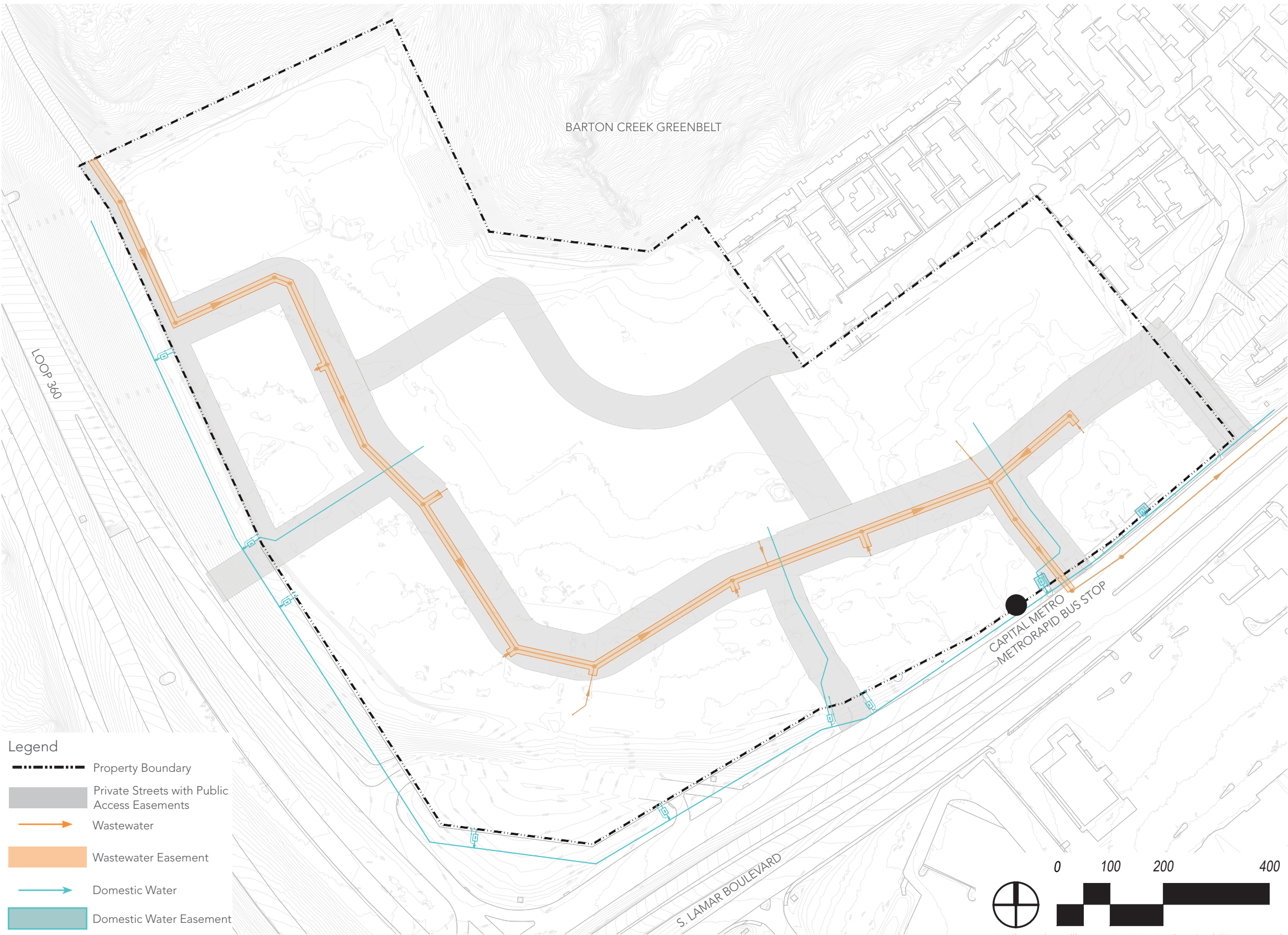
- 1. The Brodie Oaks Redevelopment will commit to a minimum of 2 art installations from local artists to be located at any of the potential locations in the master plan.
- 2. The Brodie Oaks Redevelopment art installations will total a minimum of \$50,000 for the project with a minimum of \$25,000 being 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 dedcutions) = 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

