

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



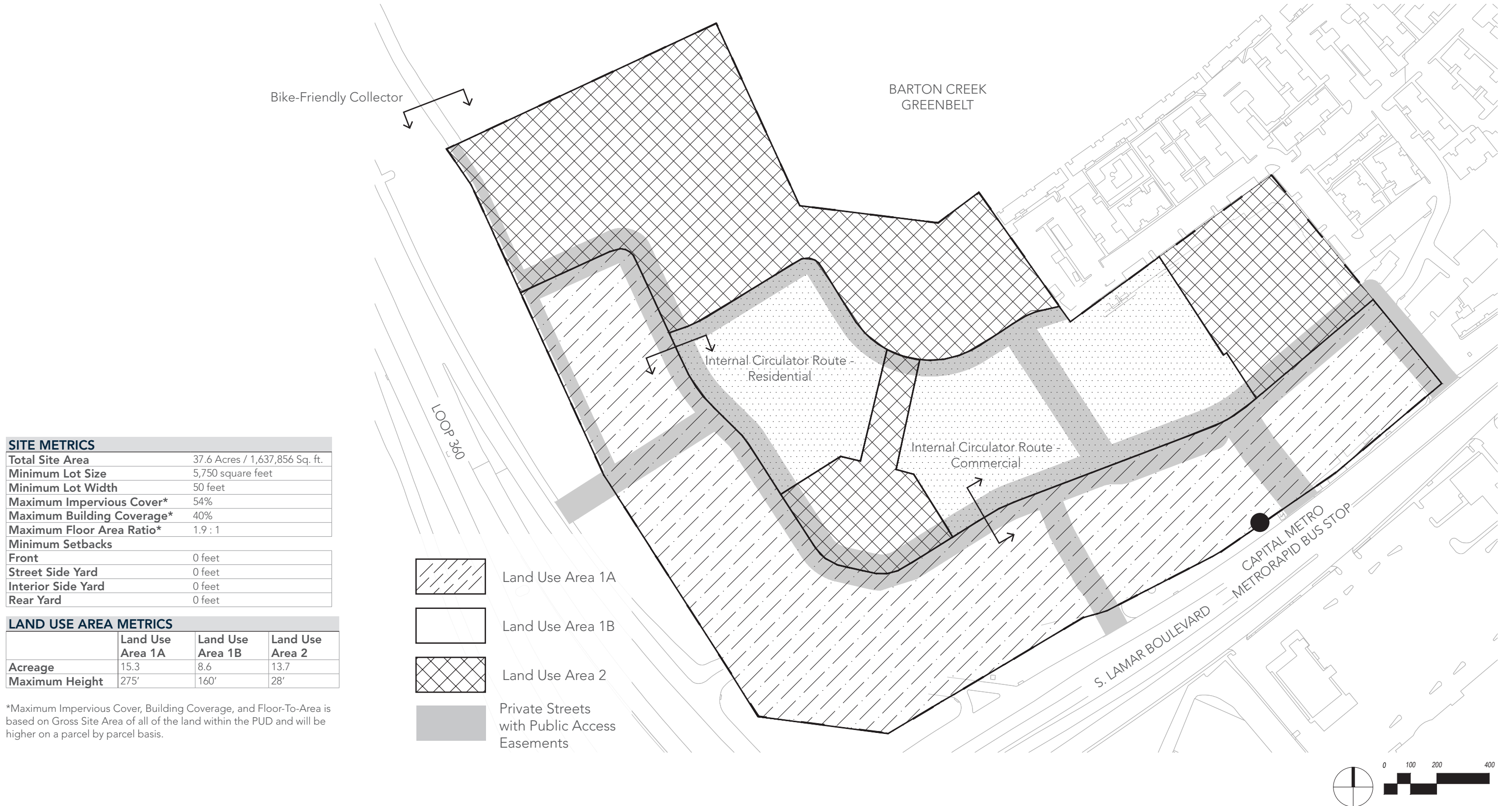
#### SITE METRICS

Total Site Area	37.6 Acres / 1,637,856 Sq. ft.
Minimum Lot Size	5,750 square feet
Minimum Lot Width	50 feet
Maximum Impervious Cover*	54%
Maximum Building Coverage*	40%
Maximum Floor Area Ratio*	1.9 : 1
Minimum Setbacks	
Front	0 feet
Street Side Yard	0 feet
Interior Side Yard	0 feet
Rear Yard	0 feet

#### LAND USE AREA METRICS

	Land Use Area 1A	Land Use Area 1B	Land Use Area 2
Acreage	15.3	8.6	13.7
Maximum Height	275'	160'	28'

\*Maximum Impervious Cover, Building Coverage, and Floor-To-Area is based on Gross Site Area of all of the land within the PUD and will be higher on a parcel by parcel basis.



OVERLAND



SPECK & ASSOCIATES LLC



## EXHIBIT C: BRODIE OAKS REDEVELOPMENT LAND USE PLAN (PAGE1)

SUBMITTAL DATE: DECEMBER 03, 2020

PUD CASE #: CXXX-2020-XXXX-BRODIE OAKS REDEVELOPMENT

Land Use Plan Notes

- 1. The maximum FAR of Area 2 shall not exceed .3.
- 2. Chapter 25-2 Article 11 Hill Country Roadway Requirements shall not apply to this property.
- 3. The following uses are permitted uses within Land Use Areas 1A and 1B.

Residential Uses

- Bed & Breakfast (Group 1)
- Bed & Breakfast (Group 2)
- Condominium Residential
- Group Residential
- 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
- 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
- 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
- General Warehousing and Distribution
- Light Manufacturing
- Limited Warehousing and Distribution

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)
- 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

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

Commercial Uses

- Art Gallery
- Commercial Off-Street Parking
- Food Preparation
- Food Sales
- General Retail Sales (Convenience)
- General Retail Sales (General)
- Outdoor Entertainment
- Outdoor Sports and Recreation
- Pedicab Storage and Dispatch
- Recreational Equipment Maint. & Stor.
- Restaurant (General)
- Restaurant (Limited)

Agricultural Uses

- Community Garden

Civic Uses

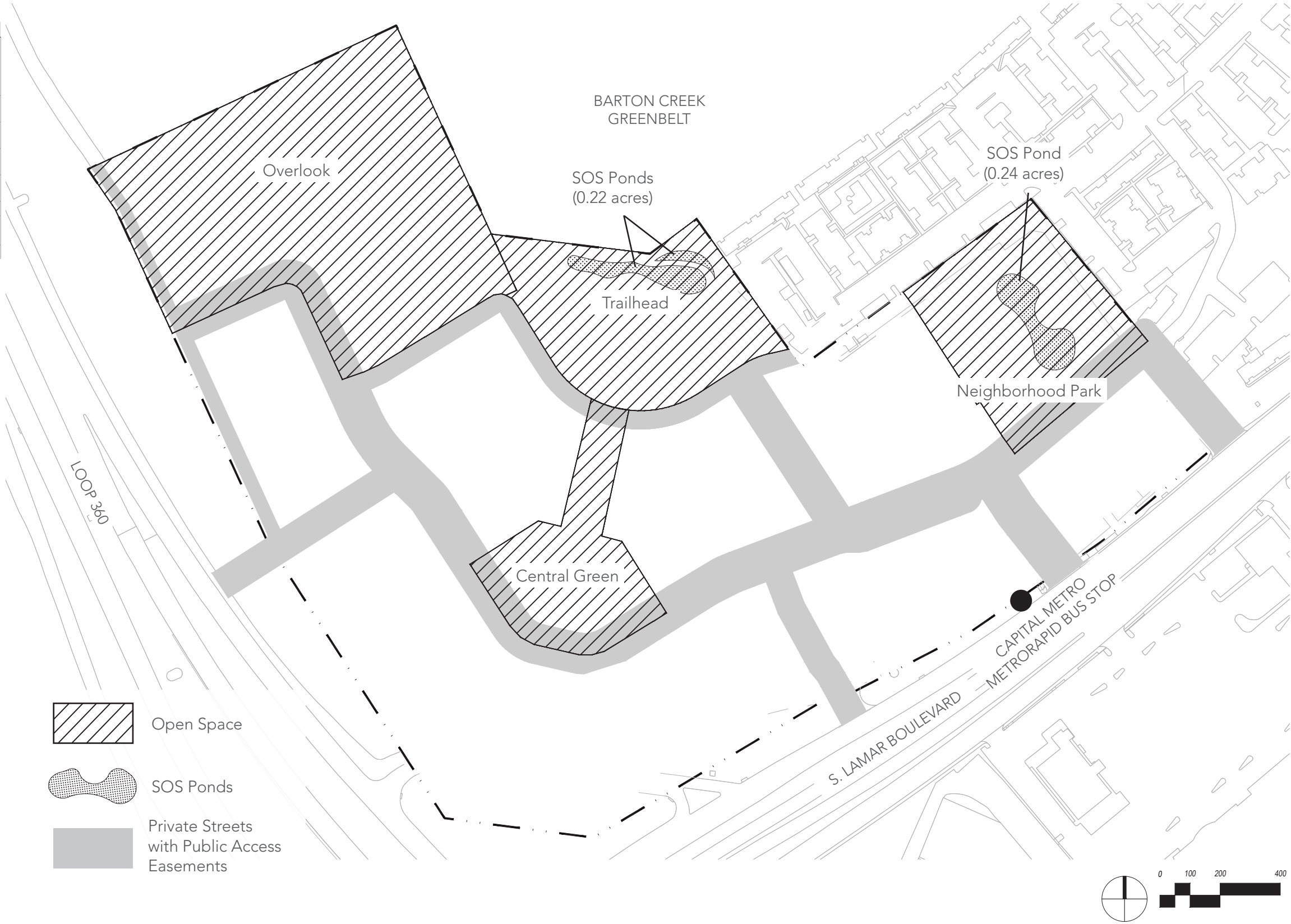
- Administrative Services
- Camp
- Club or Lodge
- Community Events
- Community Recreation (Private)
- Community Recreation (Public)
- Cultural Services
- Day Care Services (Commercial)
- Day Care Services (General)
- Day Care Services (Limited)
- Park and Recreation Services (General)
- Park and Recreation Services (Special)
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Religious Assembly

- 5. Parkland dedication shall be satisfied in accordance with Exhibit D: Brodie Oaks Redevelopment Parks and Open Space Plan.
- 6. A site can cross a public or private street or right-of-way.
- 7. 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 may be approved administratively.
- 8. Within Land Use Area 2 and the Internal Circulator Route, sidewalks, multi-use trails, water quality controls, detention basins, drainage swales, ponds, areas with gravel, weed screens, solar screen tents, porous pavement, fire lanes with interlocking pavers, and subsurface parking structures, shall be credited as 100 percent pervious cover in accordance with Section 25-8-63 (C) and Section 1.8.1 of the City of Austin Environmental Criteria Manual.



Name	Acres	Open Space	Restored Landscape	Publicly Accessible	Private Parkland Credited Acres*
Overlook	6.7	Yes	Yes	Yes	6.1 acres
Trailhead	2.7	Yes	Yes	Yes	2.4 acres
Central Green	1.8	Yes		Yes	
Neighborhood Park	2.5	Yes		Yes	
<b>Total</b>	<b>13.7</b>	<b>13.7</b>	<b>9.4</b>	<b>13.7</b>	<b>8.4</b>
<b>% of Site (37.6 acres)</b>	<b>36.4%</b>	<b>36.4%</b>	<b>25.0%</b>	<b>36.4%</b>	<b>22.3%</b>

\*See Private Parkland Credit Calculation Table





# Parks and Open Space Notes

## 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:

- Area within Land Use Area 1A and 1B: 23.9 acres
- Open space required: 4.8 acres (20 percent of 23.9 acres)
- Total open space provided: 13.7 acres (57.3 percent of 23.9 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.

- Area within Land Use Areas 1A and 1B: 23.9 acres
- Open space required to meet Tier II: 7.2 acres (30 percent of 23.9 acres)
- Total open space required: 13.7 acres

## PARKLAND

The Brodie Oaks Redevelopment is located in the Parkland Dedication Urban Core where a max of 15 percent of the gross site area is required to be dedicated on site for a typical development.

The original Brodie Oaks PUD dedicated 84.3 acres of parkland in 1981 making up a substantial part of Gus Fruh Park within the Barton Creek Greenbelt. This original parkland dedication represents nearly twice the amount of parkland required by this development and the previous development at today’s standards.

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.

The Brodie Oaks Redevelopment is proposing to dedicate an easement allowing the public to access and use the land for

recreation purposes in perpetuity.

The parkland dedication required to meet the parkland dedication ordinance requirements for the Brodie Oaks Redevelopment is 31 acres.

- Total Parkland Required: 31 acres
- Total Required on site: 5.6 acres (15 percent of 37.6 acres)
- Total Provided: 8.5 acres (See Private Parkland Credit Calculations)

PRIVATE PARKLAND CREDIT CALCULATIONS			
	Total Acreage	Acreage of Ponds	Total Unencumbered Acres
Overlook	6.7	0	6.7
Trailhead	2.7	.2	2.5
Percent Credited		50%	90%*
Total Acreage Credited		.1	8.3
* Sec.14.3.10 of the parkland development operating procedures includes evaluation criteria for calculating private parkland dedication. 90 percent credit for Brodie Oaks Redevelopment has been applied in accordance with the following criteria: <ul style="list-style-type: none"><li>(40 percent) - Active recreationa amenities</li><li>(30 percent) - Public access in perpetuity</li><li>(10 percent) - Group gathering places</li><li>(10 percent) - Landscaping</li></ul> Brodie Oaks Redevelopment is not claiming credit for the following criteria: <ul style="list-style-type: none"><li>(10 percent) - Ability for PARD to provide programming</li></ul>			
		8.4	

## PARKLAND DEVELOPMENT

The Brodie Oaks Redevelopment will develop, operate, and maintain all open space on site.

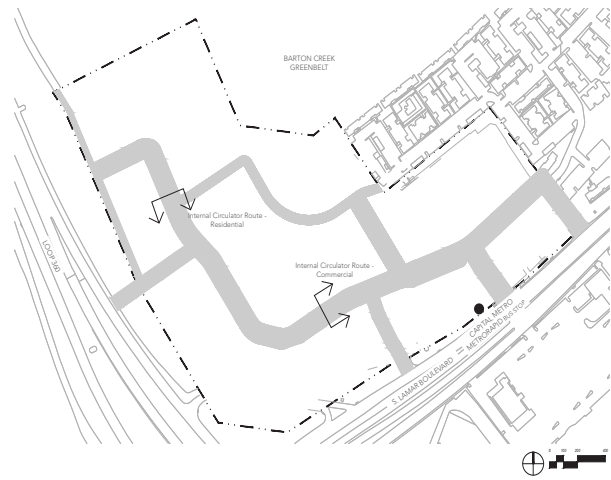
The Brodie Oaks Redevelopment is committing to exceed the 2021 Parkland Development Fee by \$100 for both residential and hotel units.

- Existing 2021 Parkland Development Fees - Residential: \$492.88 / unit
- Existing 2021 Parkland Development Fees - Hotel: \$354.87 / room
- Proposed Parkland Development Fees - Residential: \$592.88 / unit
- Proposed Parkland Development Fees - Hotel: \$454.87 / room

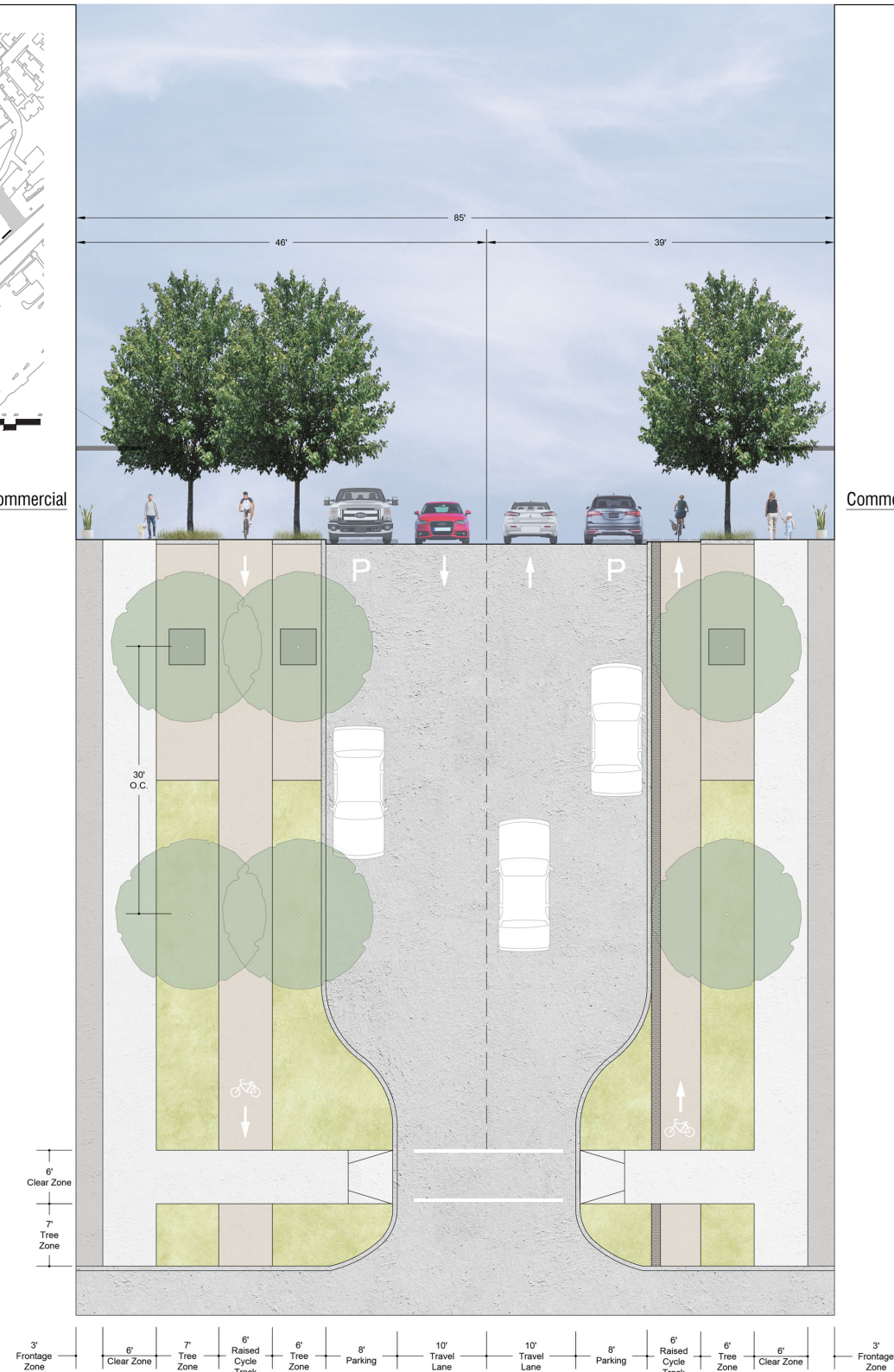
## RESTORED LANDSCAPE

The Brodie Oaks Redevelopment is committing to the restoration of 9.4 acres of open space located in Overlook and Trailhead open spaces. The restoration of these areas will include removal of the existing surface parking and wall and returning the area back to natural grades and revgating with native and adaptive plants. This work will require cuts that exceed 4’.





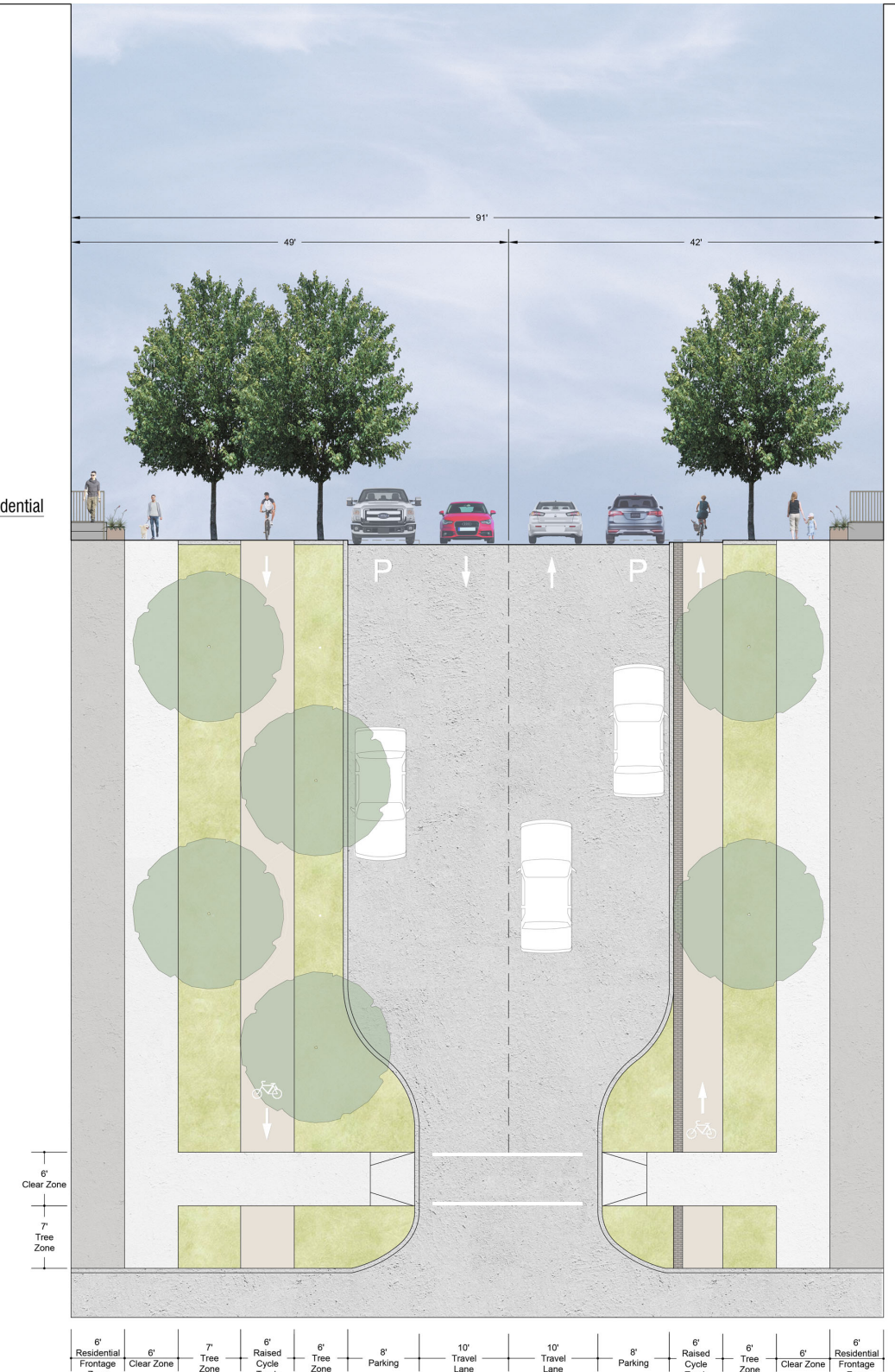
Commercial



Commercial

Internal Circulator Route - Commercial

Residential



Residential

Internal Circulator Route - Residential

OVERLAND



SPECK & ASSOCIATES LLC



LIONSTONE INVESTMENTS

BARSHOP & OLES

COMPANY

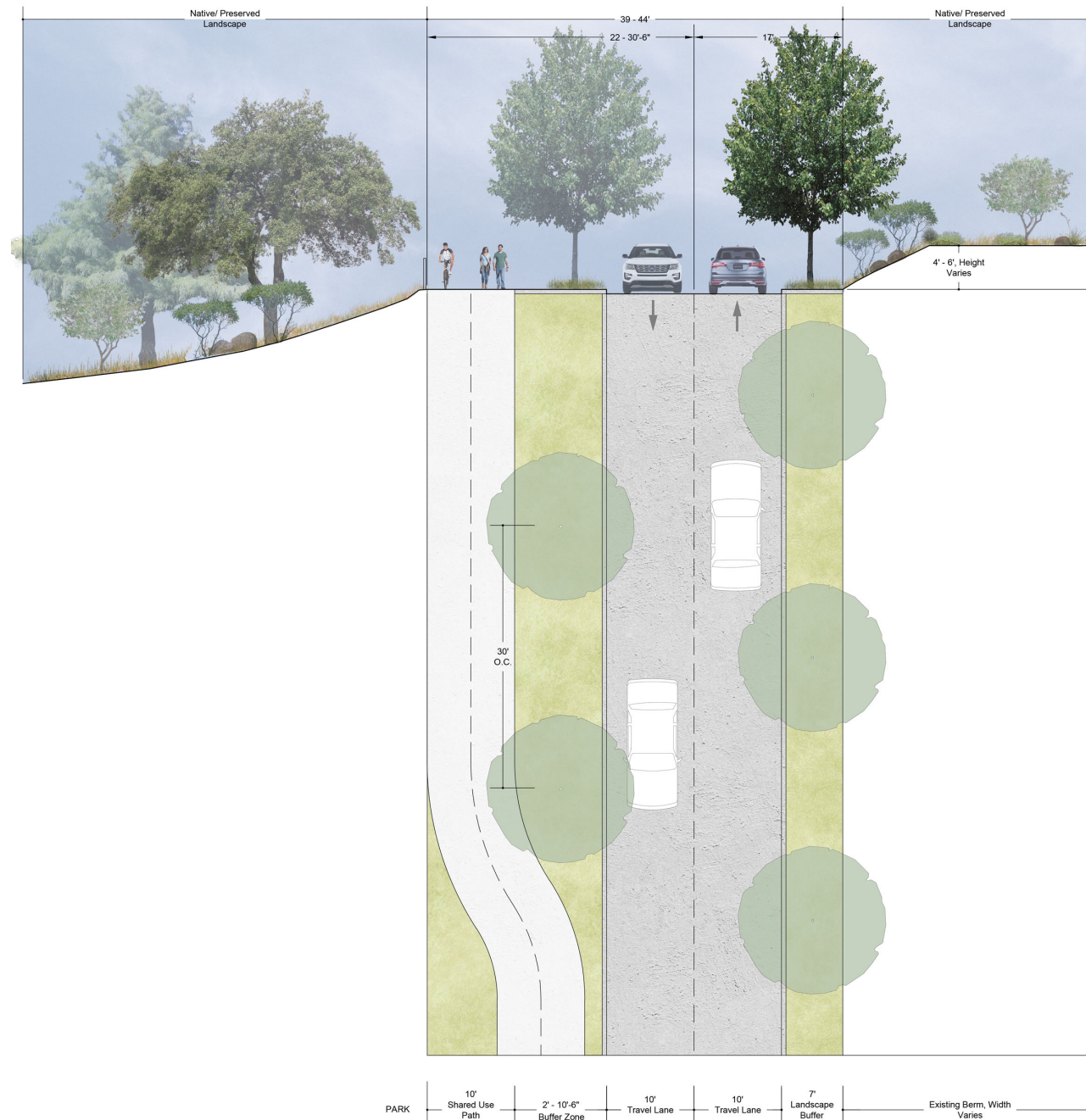
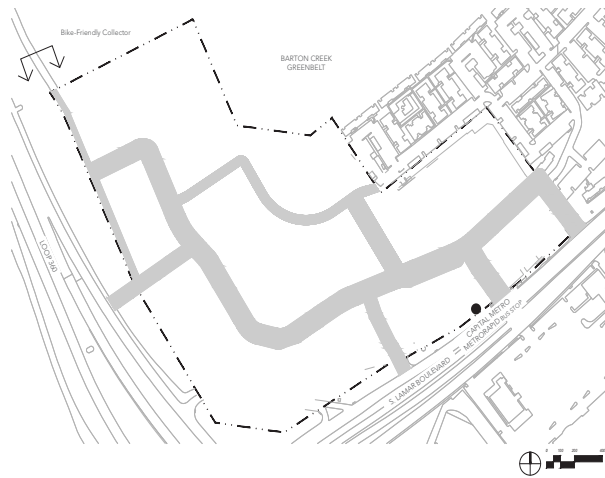
EXHIBIT E:

BRODIE OAKS REDEVELOPMENT  
STREET CROSS SECTIONS (PAGE 1)

SUBMITTAL DATE: DECEMBER 03, 2020

PUD CASE #: CXXX-2020-XXXX-BRODIE OAKS REDEVELOPMENT





Bike Friendly Connector

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LIONSTONE INVESTMENTS



## EXHIBIT E: BRODIE OAKS REDEVELOPMENT STREET CROSS SECTIONS (PAGE 2)

SUBMITTAL DATE: DECEMBER 03, 2020

PUD CASE #: CXXX-2020-XXXX-BRODIE OAKS REDEVELOPMENT

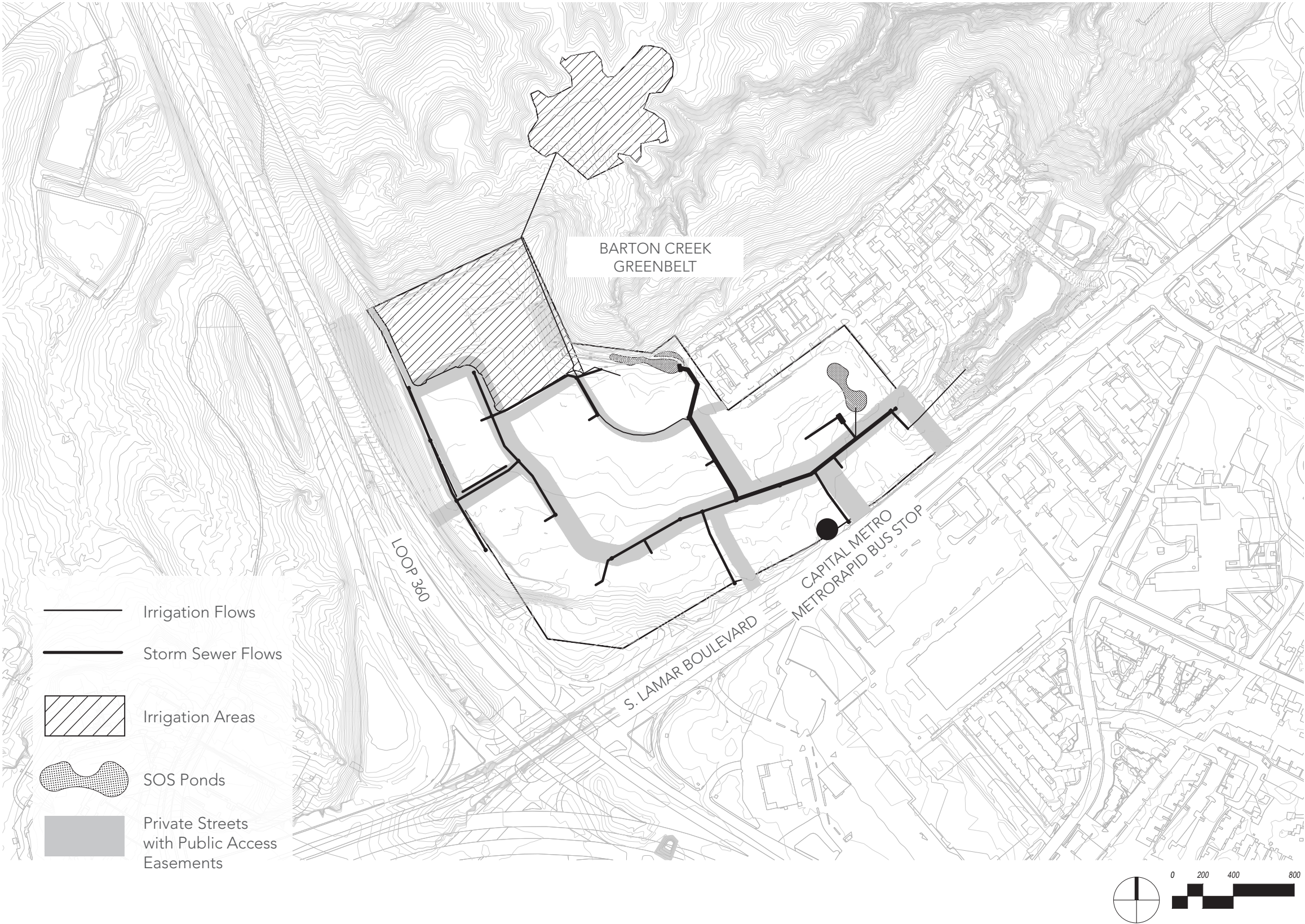


Water Quality and Drainage Notes

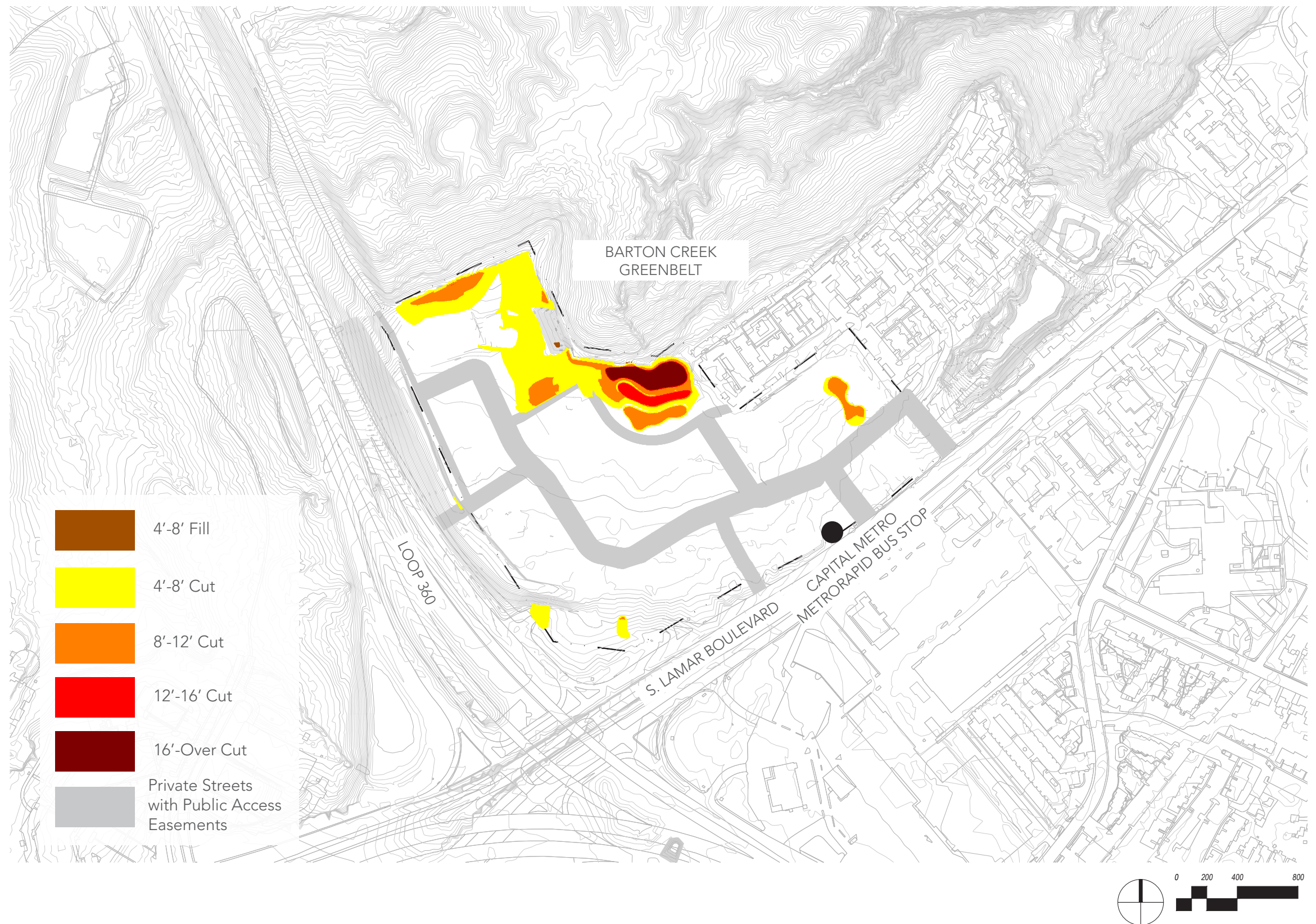
- 1. Water quality volume and re-irrigation areas will comply with the Save Our Springs (SOS) Ordinance.
- 2. Re-Irrigation within Barton Springs Greenbelt is allowed by the Recorded Covenants Doc. #7649-274.

WATER QUALITY AND DRAINAGE METRICS	
SOS Required Irrigation Area	10 Ac.
Existing Impervious Cover	83.7%
Maximum Proposed Impervious Cover*	54%
Total Site Area	37.6 Ac.

\*Multi-Use Trails, Sidewalks, Planter Strips and Other Park and Landscape Improvements shall be credited as pervious cover.







OVERLAND



DPZ  
CODESIGN



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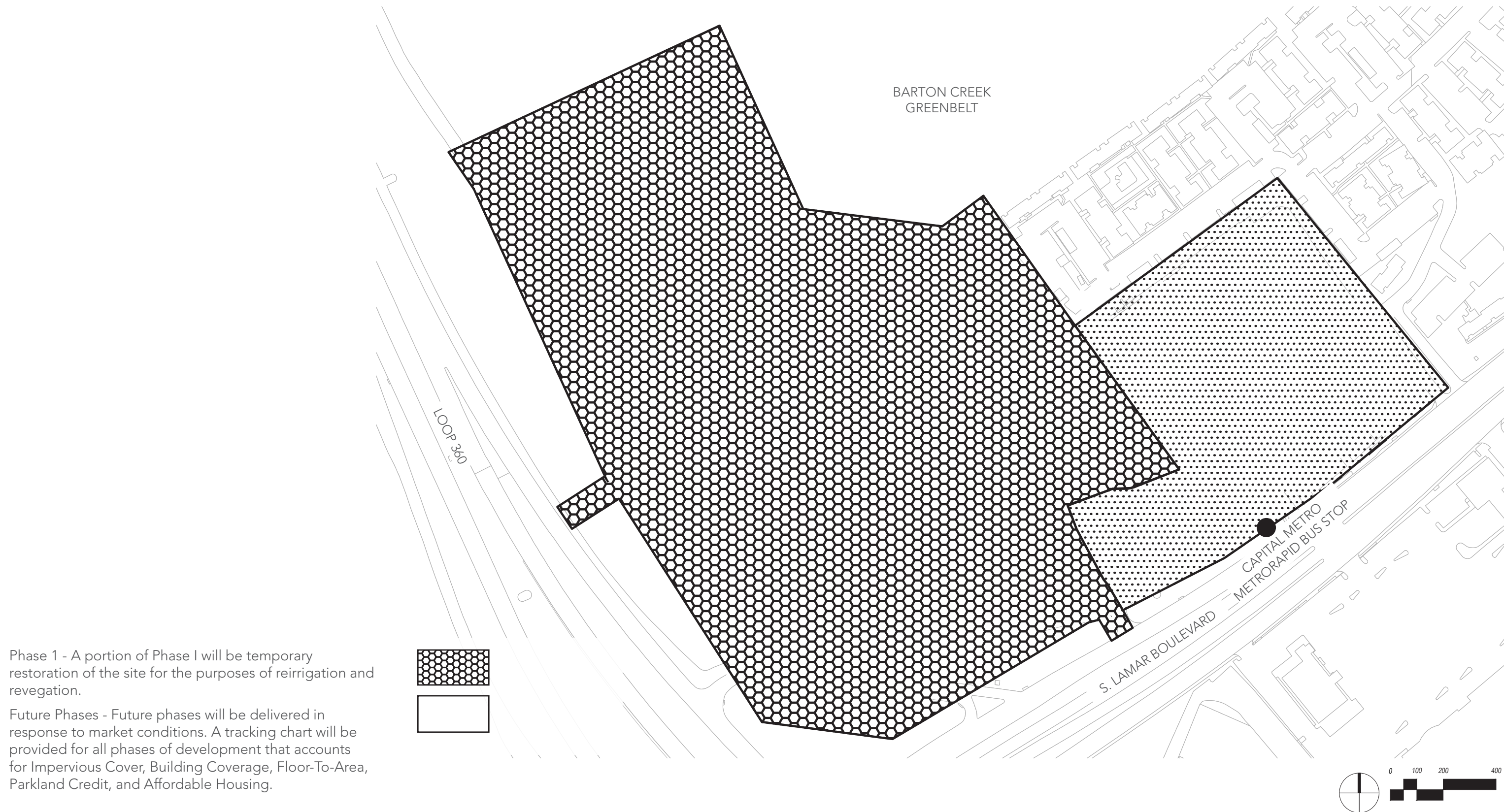


## EXHIBIT G: BRODIE OAKS REDEVELOPMENT GRADING PLAN

SUBMITTAL DATE: DECEMBER 03, 2020

PUD CASE #: CXXX-2020-XXXX-BRODIE OAKS REDEVELOPMENT





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## EXHIBIT H: BRODIE OAKS REDEVELOPMENT PHASING PLAN

SUBMITTAL DATE: DECEMBER 03, 2020

PUD CASE #: CXXX-2020-XXXX-BRODIE OAKS REDEVELOPMENT