

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



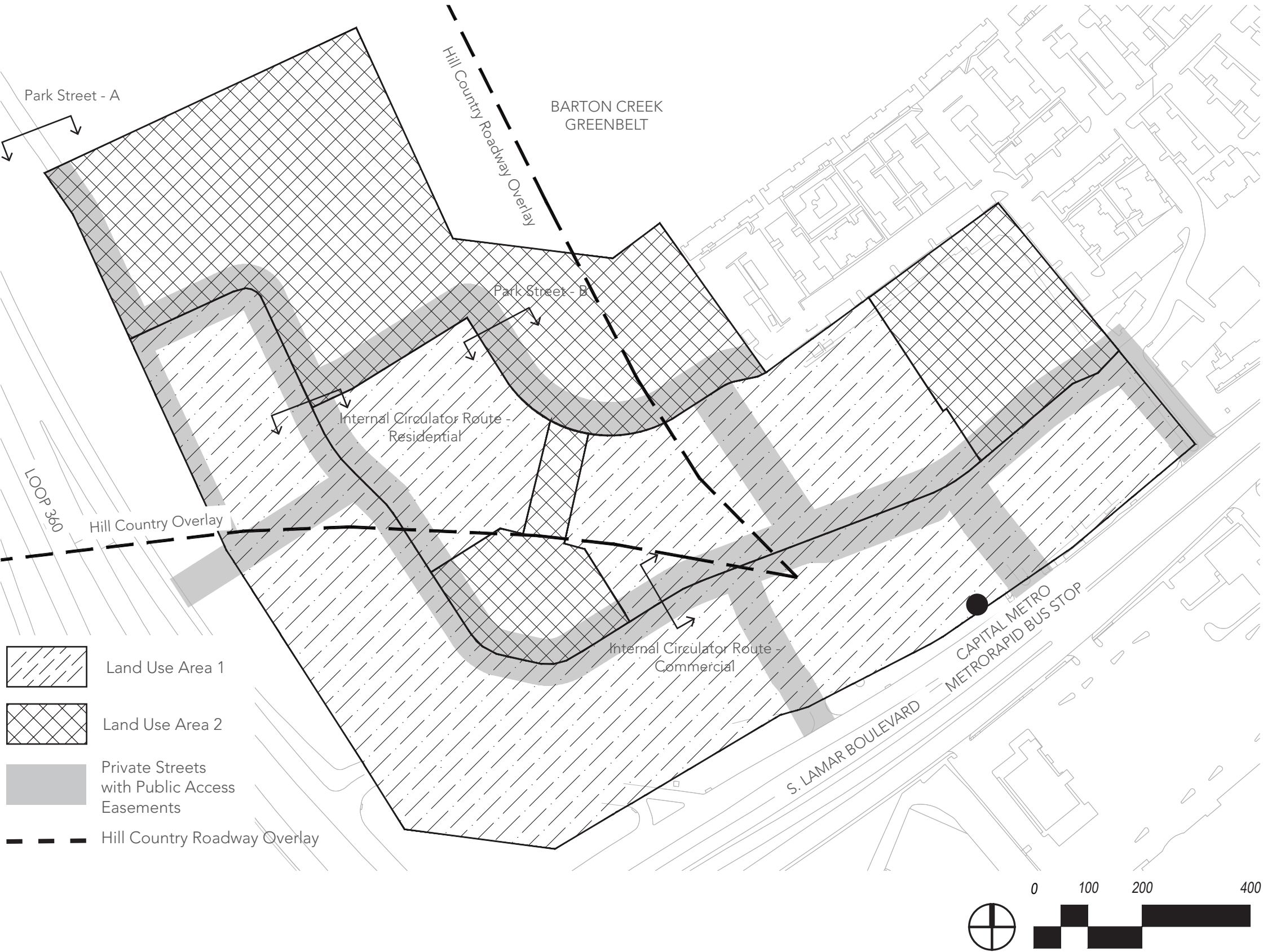
SITE METRICS	
Total Site Area	37.6 Acres / 1,637,856 Sq. Ft.
Minimum Lot Size	5,750 Sq. Ft.
Minimum Lot Width	50 feet
Maximum Impervious Cover*	54%
Minimum Setbacks	
Front	0 feet
Street Side Yard	0 feet
Interior Side Yard	0 feet
Rear Yard	0 feet

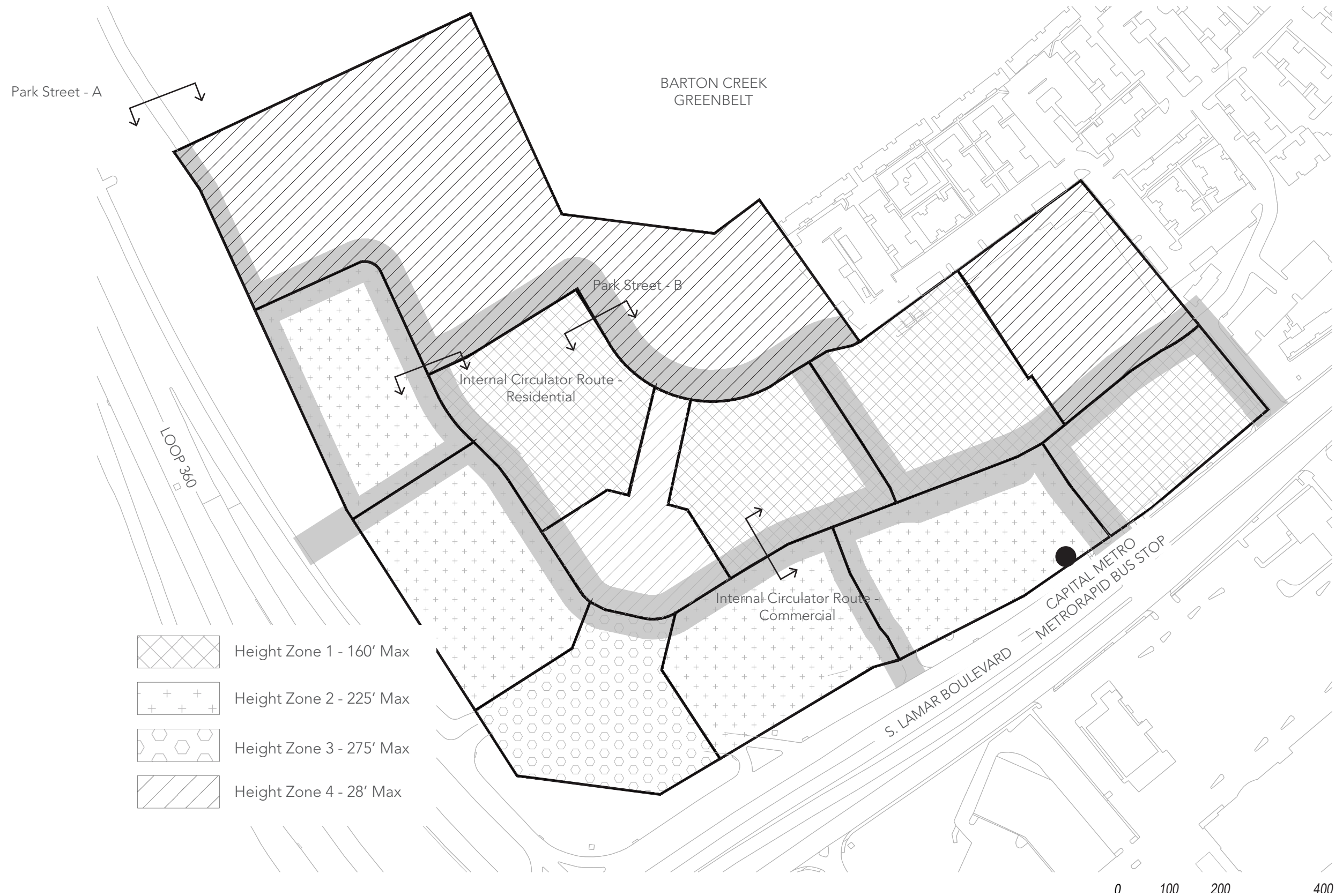
LAND USE AREA METRICS								
	Acres	FAR	Building Cover Max.	Non-Residential Sq. Ft.	Hotel Keys	Hotel Sq. Ft.	Residential Units	Residential Sq. Ft.
Land Use Area 1	24.0	5:1**	90%	1,400,000	200	200,000	1,700	1,500,000
Land Use Area 2	13.6	.3:1***	N/A	--	--	---	---	---

*Maximum Impervious Cover is based on Gross Site Area of all land within the PUD boundary 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 calculated based on the total land use area and will be tracked by site plan in compliance with *Exhibit H: Brodie Oaks Redevelopment Phasing Plan*. The floor-to-area ratio of individual site plans may be higher on a site by site basis as long as the overall floor-to-area ratio for the land use area is less than 5:1.

*** Maximum floor-to-area ratio in Land Use Area 2 is equal to the lesser of .3 or the requirements from Sec. 25-2-1122 for property located within the boundary of the Hill Country Roadway Overlay and Land Use Area 2.





OVERLAND



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LIONSTONE INVESTMENTS



EXHIBIT C: BRODIE OAKS REDEVELOPMENT LAND USE PLAN (PAGE 2)

SUBMITTAL DATE: MAY 14, 2021
PUD CASE #: CD-2020-0002-BRODIE OAKS REDEVELOPMENT

Land Use Plan Notes

- 1. Chapter 25-2 Article 11 Hill Country Roadway Overlay Requirements shall not apply to any portion of Land Use Area 1.
- 2. 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 and 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
- 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
- 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)
- Local Utility Services
- 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

- 3. 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

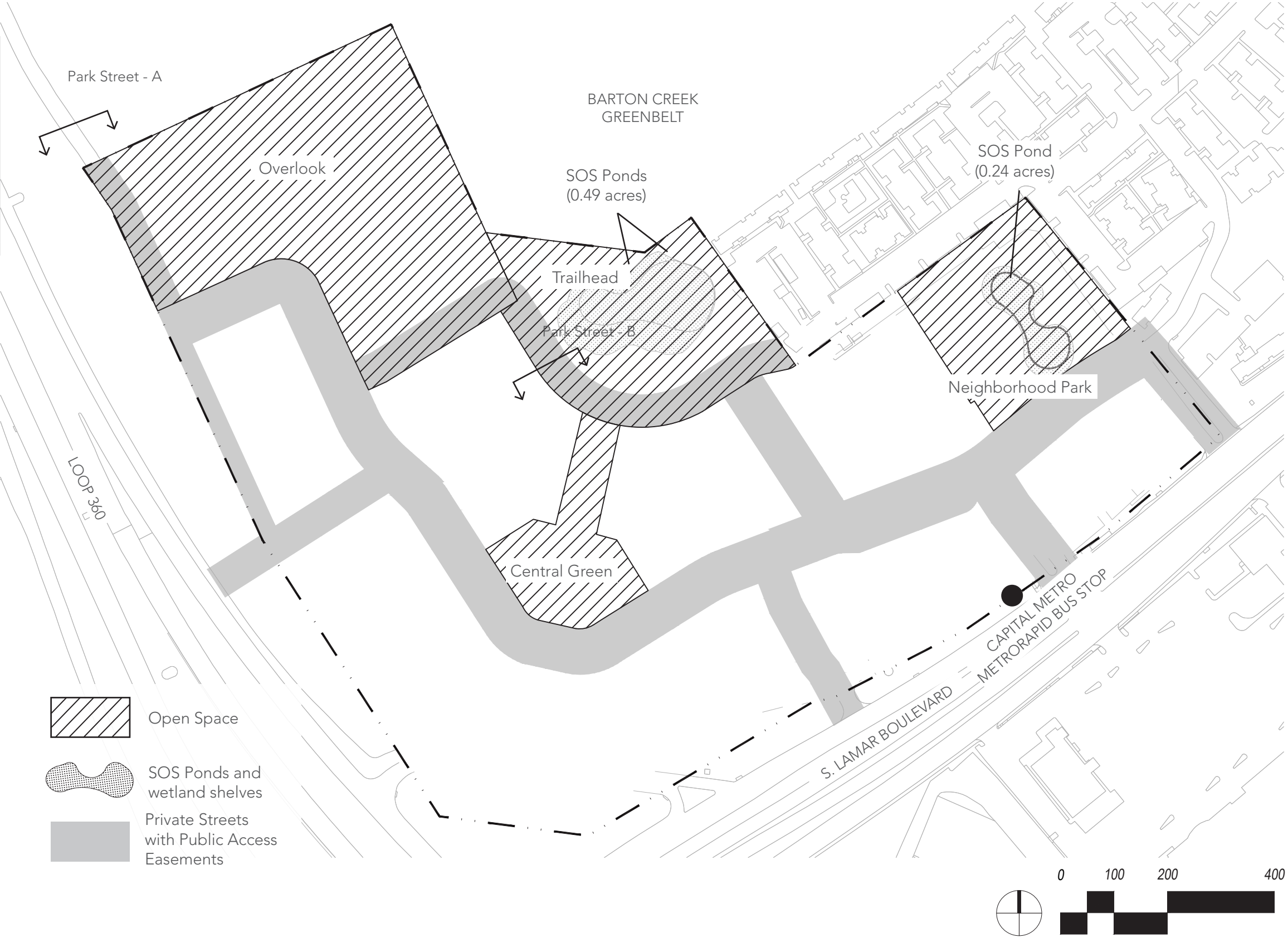
- Administrative Services
- Camp
- Club or Lodge
- Community Events
- Community Recreation (Private)
- Community Recreation (Public)
- Cultural Services
- Day Care Services (Commercial)
- Day Care Services (General)
- Day Care Services (Limited)
- Park and Recreation Services (General)
- Park and Recreation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

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

- 5. A site can cross a public or private street or right-of-way.
- 6. 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.
- 7. 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	6.5	Yes	Yes (20%)	Yes	5.4
Trailhead	3.2	Yes	Yes (20%)	Yes	2.2
Central Green	1.3	Yes		Yes	1.2
Neighborhood Park	2.2	Yes		Yes	1.9
Total	13.2	13.2	2.0	13.2	10.7
% of Site (37.6 acres)	35.1%	35.1%	5.2%	35.1%	28.7%

*All proposed parkland is privately held. See Private Parkland Credit Calculation Table on page 2 of this exhibit.



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 1: 24.0 acres
- Open space required: 4.8 acres (20% of 24.0 acres)
- Total open space provided: 13.2 acres (55% of 24.0 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.

- Area within Land Use Areas 1: 24 acres
- Open space required to meet Tier II: 7.2 acres (30 percent of 24 acres)
- Total open space provided: 13.2 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.

- Total Parkland Required: 29.6 acres
- Total Provided: 10.7 acres (See Private Parkland Credit Calculations)

PRIVATE PARKLAND CREDIT CALCULATIONS						
	Total Acreage	Ponds (acres)	Slopes greater than 10% (acres)	Critical Environmental Features (acres)	Total Unencumbered Acres	Total Credited Parkland (90% unencumberd)
Overlook	6.5	0	.9	0	6.1	5.4
Trailhead	3.2	.49	1.1	0	2.5	2.2
Central	1.3	0	0	0	1.3	1.2
Neighborhood	2.2	.24	0	0	2.1	1.9
Percent Credited		50%	50%	50%	90%*	
Total Acreage Credited		.4	1	0	11.9	10.7
* 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">(40 percent) - Active recreation amenities(30 percent) - Public access in perpetuity(10 percent) - Group gathering places(10 percent) - Landscaping						
Brodie Oaks Redevelopment is not claiming credit for the following criteria: <ul style="list-style-type: none">(10 percent) - Ability for PARD to provide programming						

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 Parkland Development Fee in effect at the time of site plan by \$100 for both residential and hotel units.

This fee may be used to support the connection of the site to the Barton Creek Greenbelt Trail. The project is currently working with local organizations like the Save Barton Creek Association 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 applicant will seek applicable code modifications as may be required and such trail improvements are subject to approval of such code modifications.

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 and are provided as a list to select from. A more detailed description of each amenity / improvement has been included below for certain improvements.

PARKLAND AMENITIES LIST					
	Co-located with Re-irrigation	Overlook	Trailhead	Central	Neighborhood
Seating	Yes	A	A	A	A
Trailhead	Yes	A	R		
Trail Connections		A	A		
Restored Landscape	Yes	R	R		
Dog Run	No				A
Playground	No			A	R
Cyclist Amenities	Yes	A	A	A	A
Sidewalk or Shared-use Path	Yes	R	R	A	A
Volleyball Courts	No	A	A		A
Markets	Yes	A		A	A
Nature Playground	Yes	A	A	A	
Trails and Pathways	Yes	R	R		

PARKLAND AMENITIES LIST					
Interpretive Signage	Yes	A	A		
Dedicated Parking Area	No	A	A		
Playfields	Yes	A			A
Outdoor Fitness Station	Yes	A	A		A
Open Lawn	Yes	A	A	A	A
Social Games	No	A	A	A	A
Interactive Water Feature	No			A	
Shade Sail / Structure / Pavilion	No			R	
Legend: R = Required Amenity A = Allowed Amenity					

CO-LOCATING RE-IRRIGATION

Amenities that may be co-located with re-irrigation have been indicated in the table above. 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.

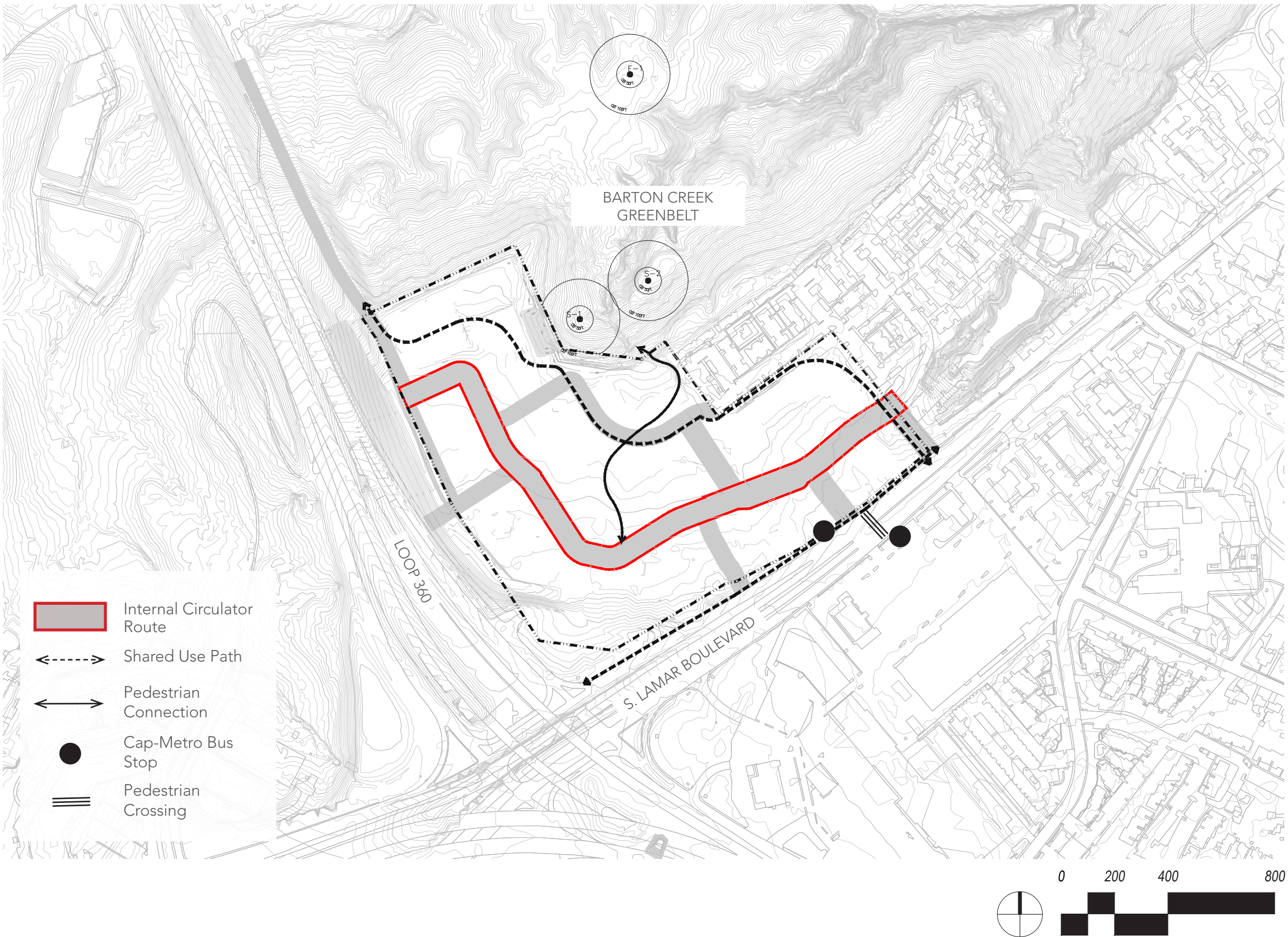
- Timing and Zones - The project will design the re-irrigation system so that irrigation can be shut off by zone or timed to only be in operation in hours when the amenity is not in use.
- Directional Spray - The re-irrigation system will be designed so that it can be directed away from the amenity.

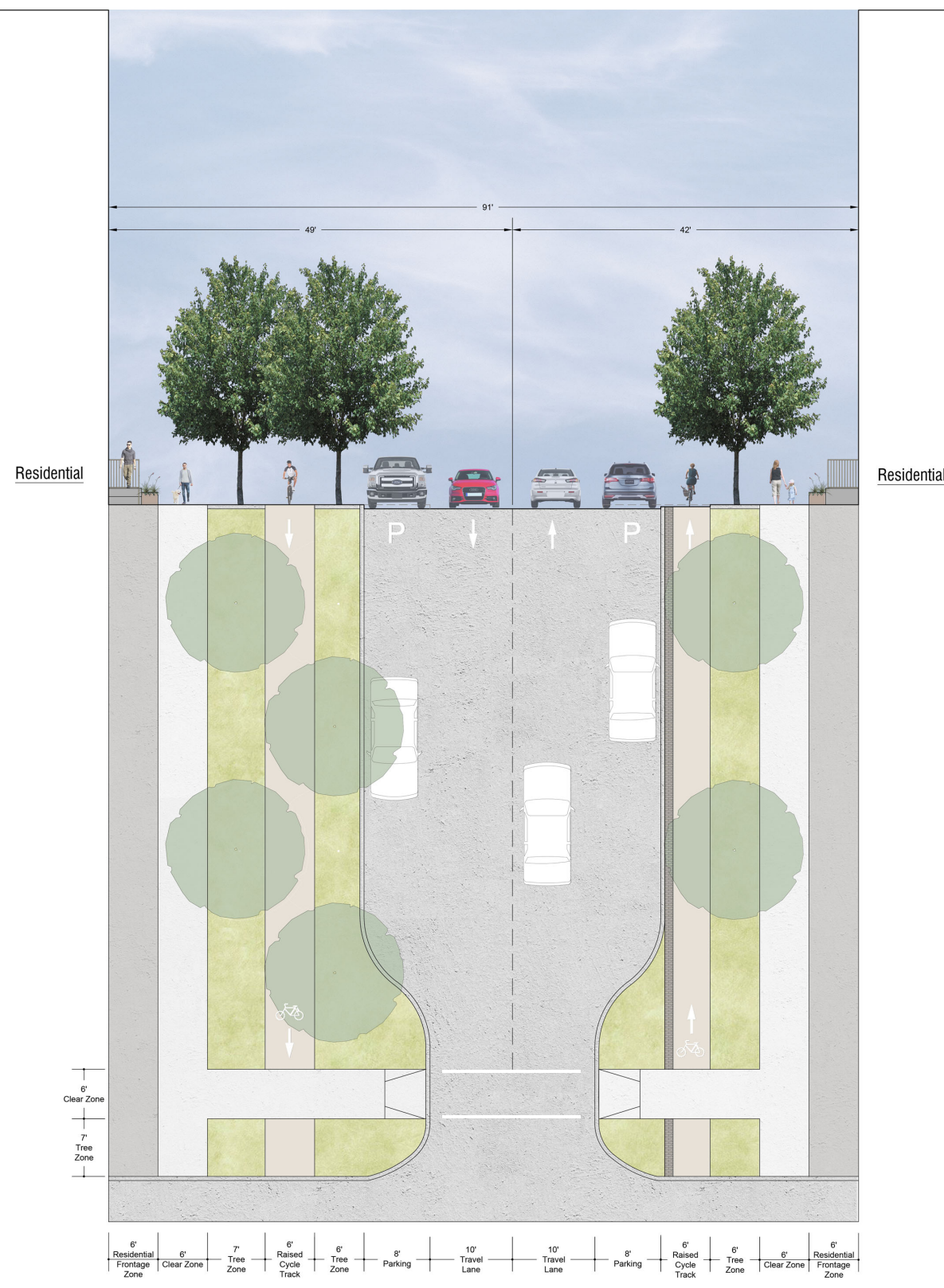
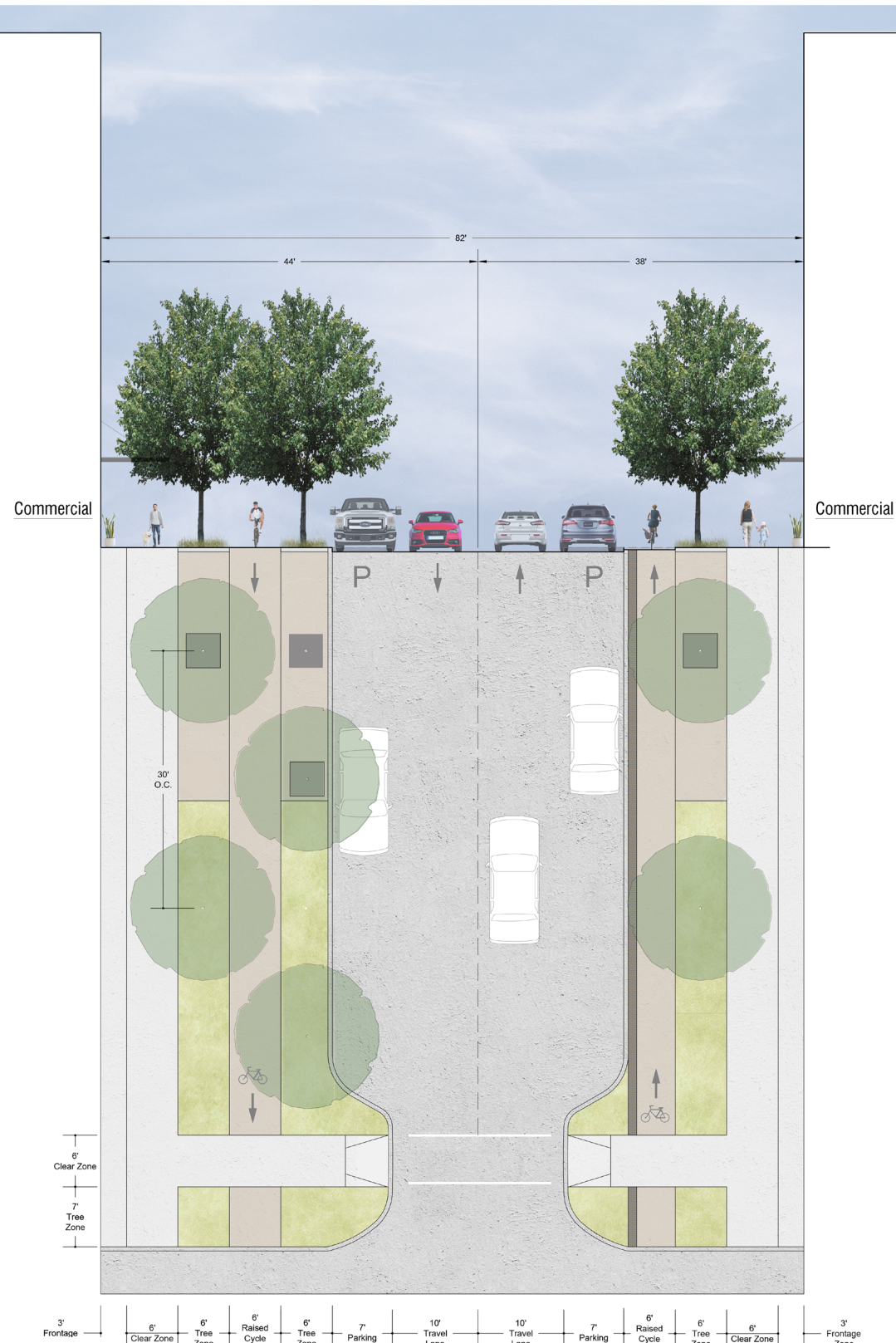
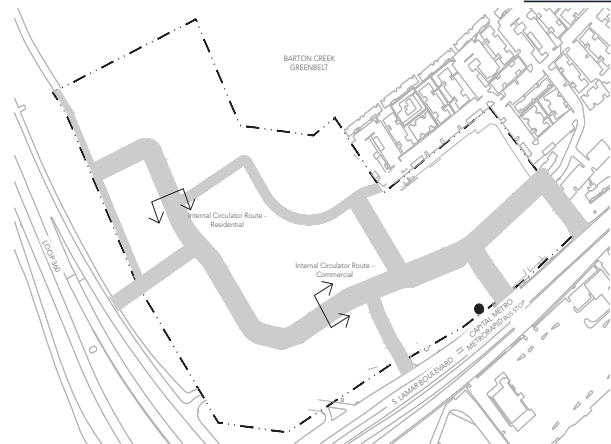
RESTORED LANDSCAPE

The Brodie Oaks Redevelopment is proposing to blend new open space into the existing Barton Creek Greenbelt by restoring 10% of new open space in Overlook Park and Trailhead Park (1.0 acres) using the Hill Country Revegetation standard. Another 10% (1.0 acres) will be restored to native prairie. The restoration of these areas will include removal of the existing surface parking and wall and returning the area back to natural grades and revegetating with native and adaptive plants. This work may require cuts that exceed 4' along the edge of the property in order to take down the wall which is up to 20' in some areas.

Transportation Plan Notes

- 1. The Park Street and associated shared use path connects the Brodie Oaks Redevelopment to the Barton Creek Plaza. Pavement of the Park Street will remain in existing conditions but the shared use path will be additional.
- 2. Electric Vehicle Charging Stations will be provided.





Internal Circulator Route - Residential

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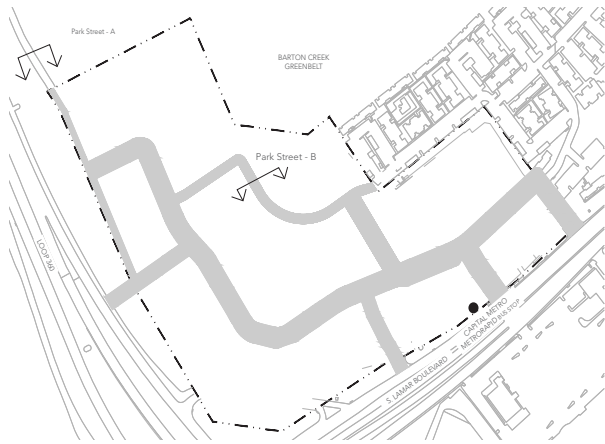


LIONSTONE INVESTMENTS



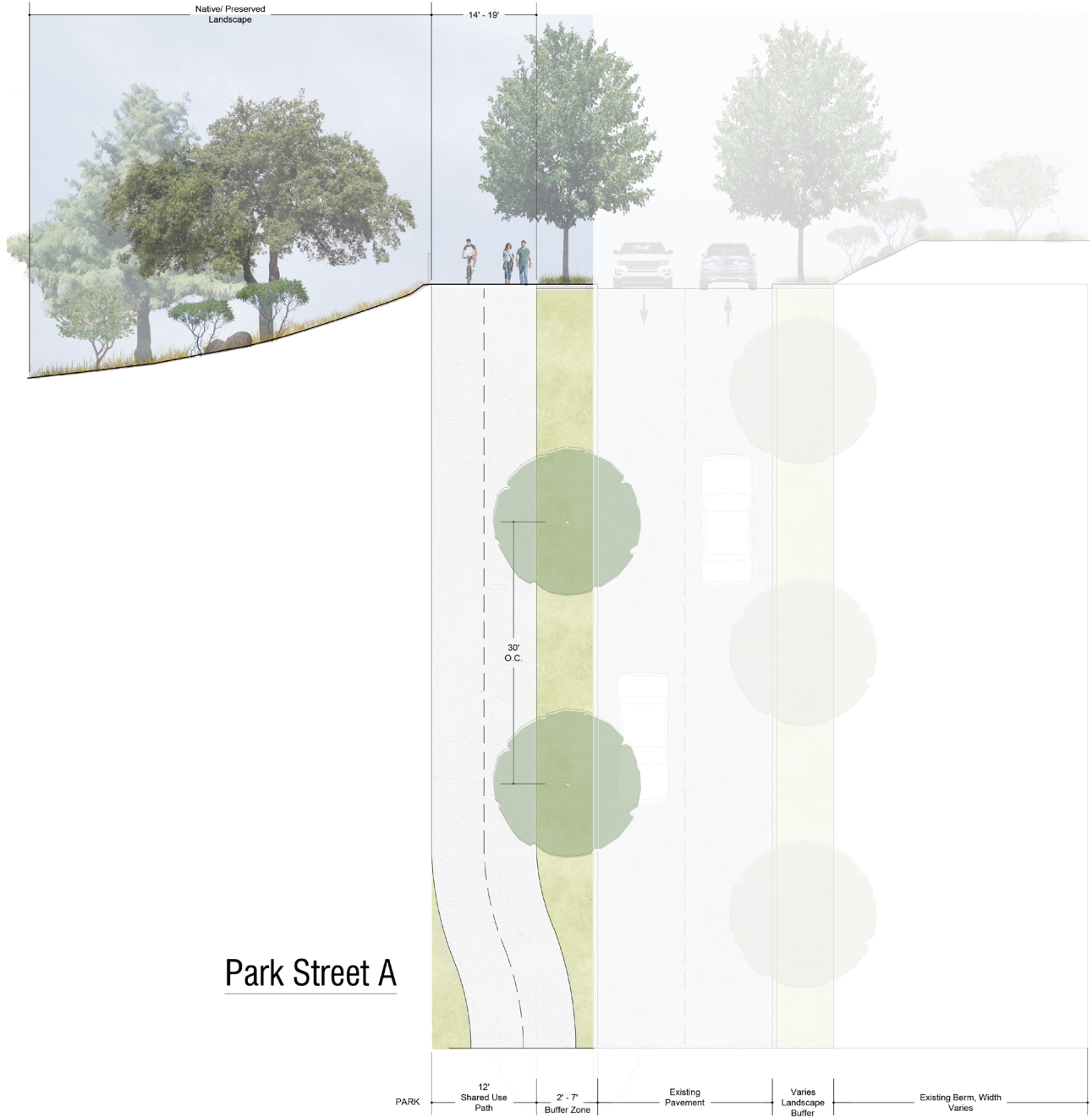
EXHIBIT E: BRODIE OAKS REDEVELOPMENT TRANSPORTATION PLAN (PAGE 2)

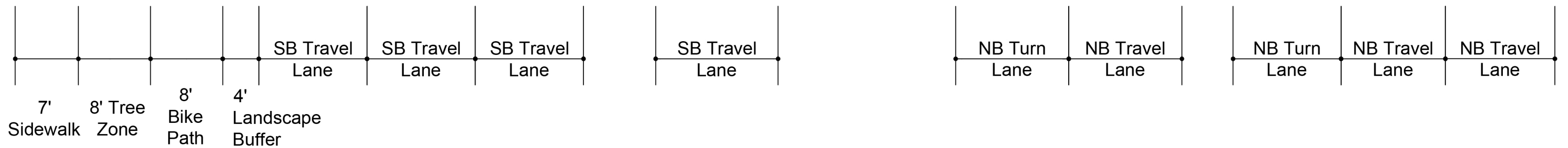
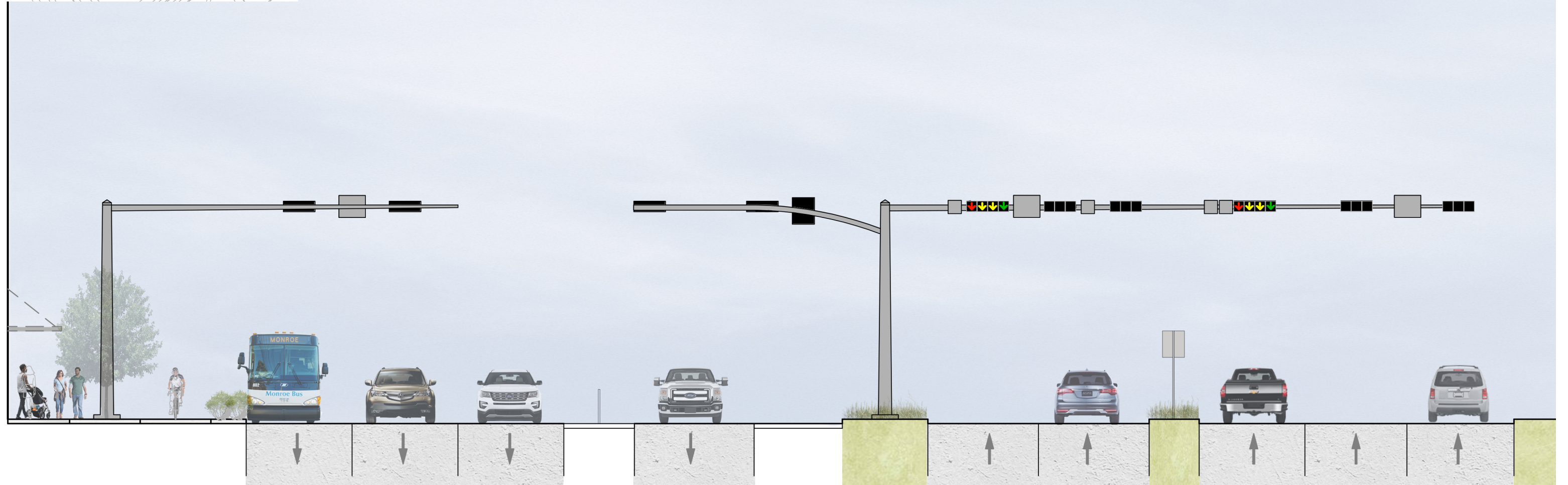
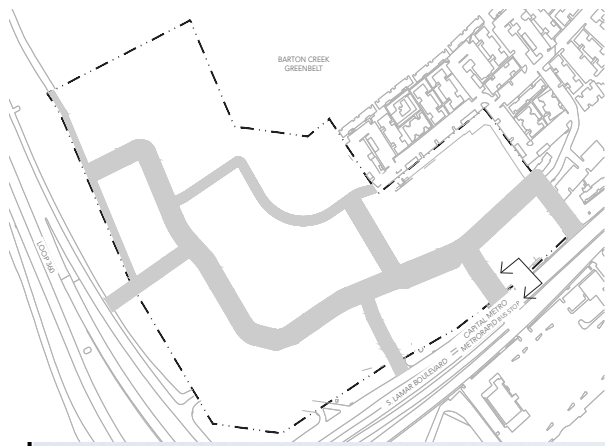
SUBMITTAL DATE: MAY 14, 2021
PUD CASE #: CD-2020-0002-BRODIE OAKS REDEVELOPMENT



Notes

The Park Street and associated shared use path connects the Brodie Oaks Redevelopment and Barton Creek Trailhead to the Barton Creek Plaza office park.





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EXHIBIT E: **BRODIE OAKS REDEVELOPMENT** **TRANSPORTATION PLAN (PAGE 3)**

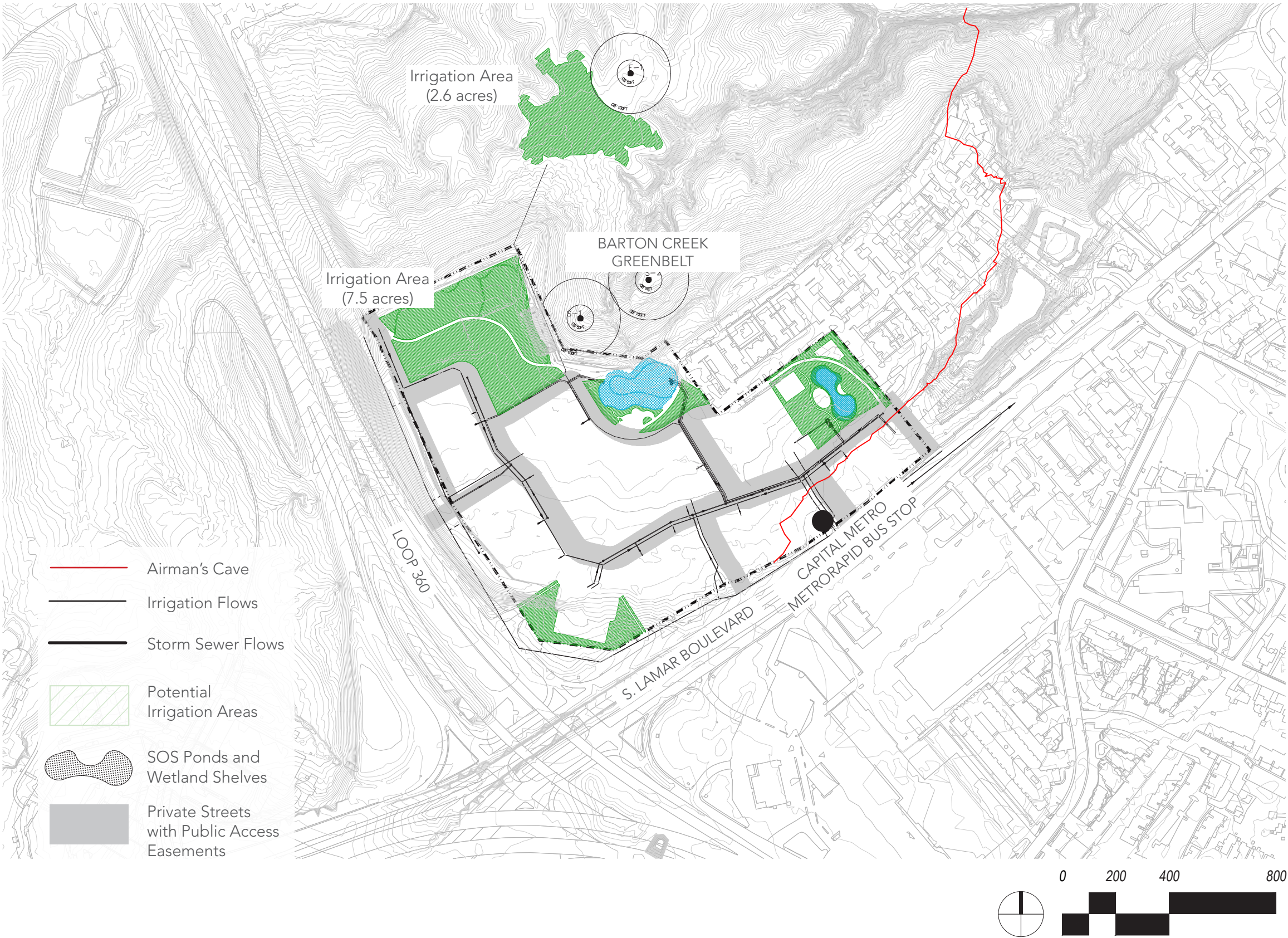
SUBMITTAL DATE: MAY 14, 2021
PUD CASE #: CD-2020-0002-BRODIE OAKS REDEVELOPMENT

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. Applicant intends to withdraw and terminate its right to irrigate in existing parkland upon finalizing a mutually acceptable Park and Open Space Master Plan and a reirrigation strategy with the City to irrigate on-site.

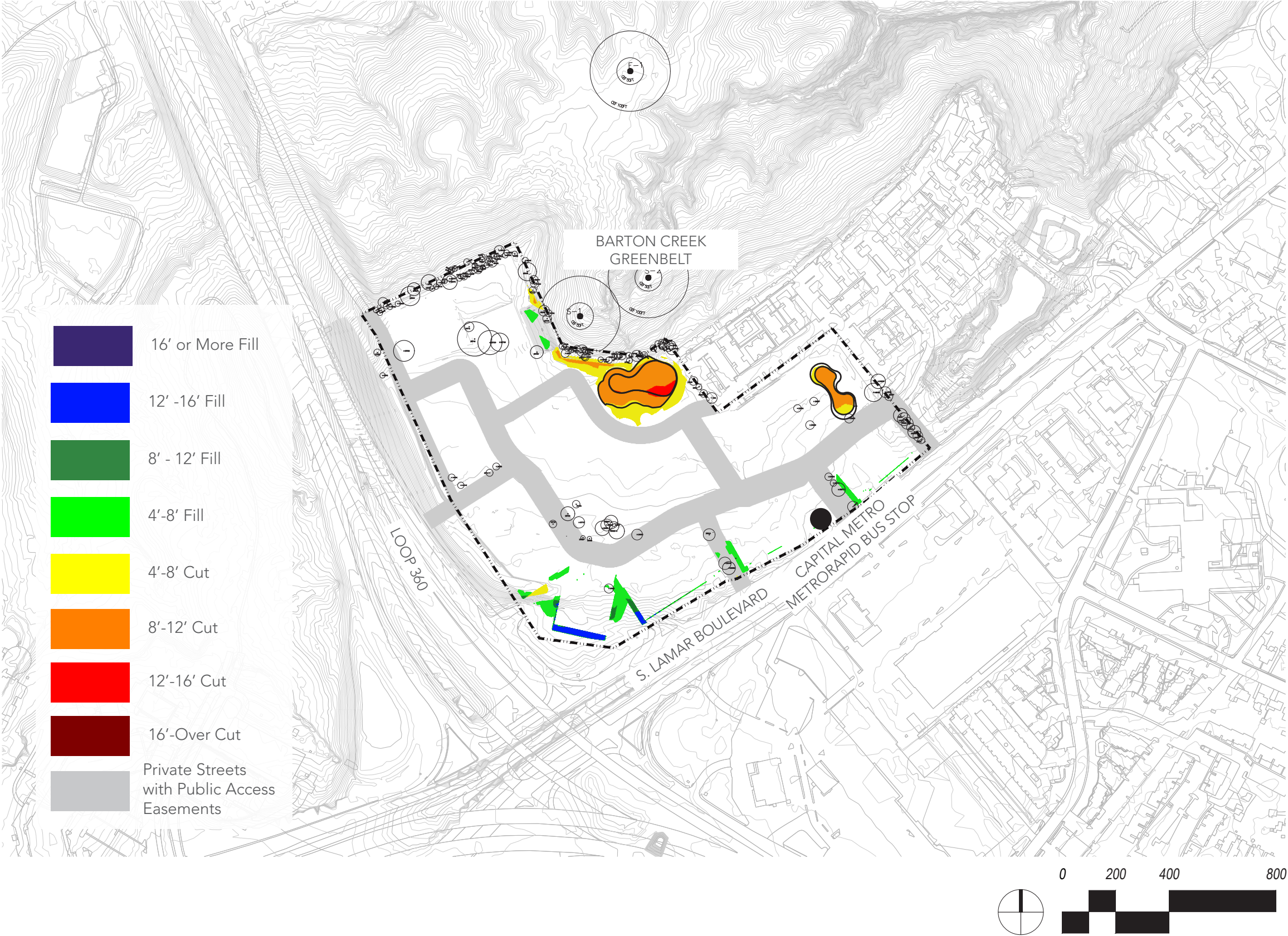
WATER QUALITY AND DRAINAGE METRICS	
SOS Required Irrigation Area	9.8 Acres
SOS Provided Irrigation Area	10.1 Acres
Existing Impervious Cover	83.7%
Maximum Proposed Impervious Cover*	54%
Total Site Area	37.6 Acres

*Multi-Use Trails, Sidewalks, Planter Strips and Other Park and Landscape Improvements shall be credited as pervious cover when within a public ROW or public access easement according to Code Section 25-8-63 and 30-5-63.



Notes

- 1. The Brodie Oaks Redevelopment has committed to a tree health and maintenance plan for all preserved or transplanted trees.



Phasing Plan Notes

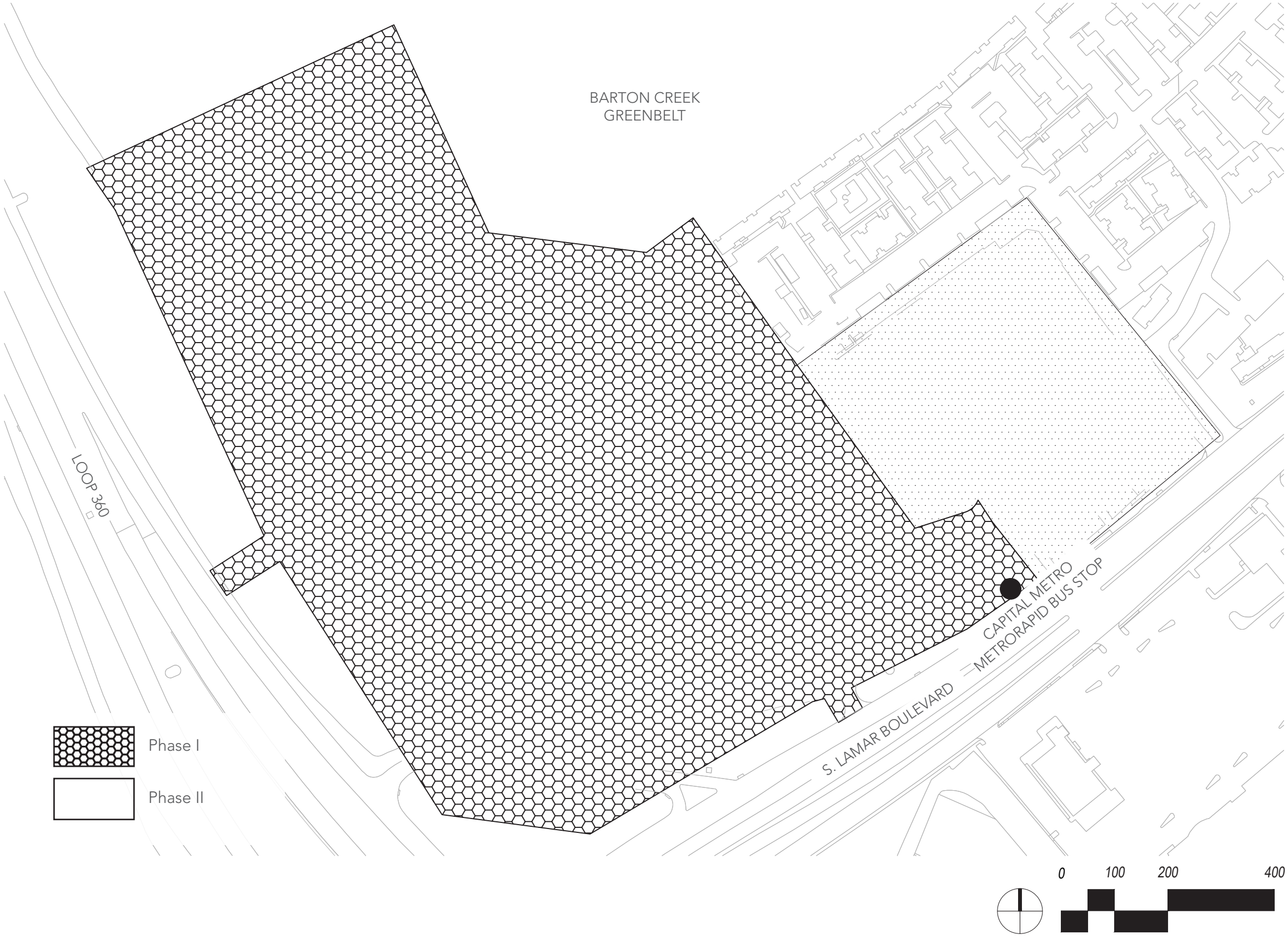
- 1. During the construction of Phase I the entire area will be demolished. Portions of the site will be temporarily revegetated for the purposes of re-irrigation. Each phase may be broken into sub-phases at the time of site plan.
- 2. The Save Our Springs Ordinance water quality standards will be fully met by phase. The first site development permit will trigger full compliance with the SOS Ordinance for Phase 1 as identified by this PUD.
- 3. The applicant reserves the right to break the phases into subphases.
- 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
 - Floor-To-Area Ratio
 - Affordable Housing
 - Parkland Fee-in-lieu

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

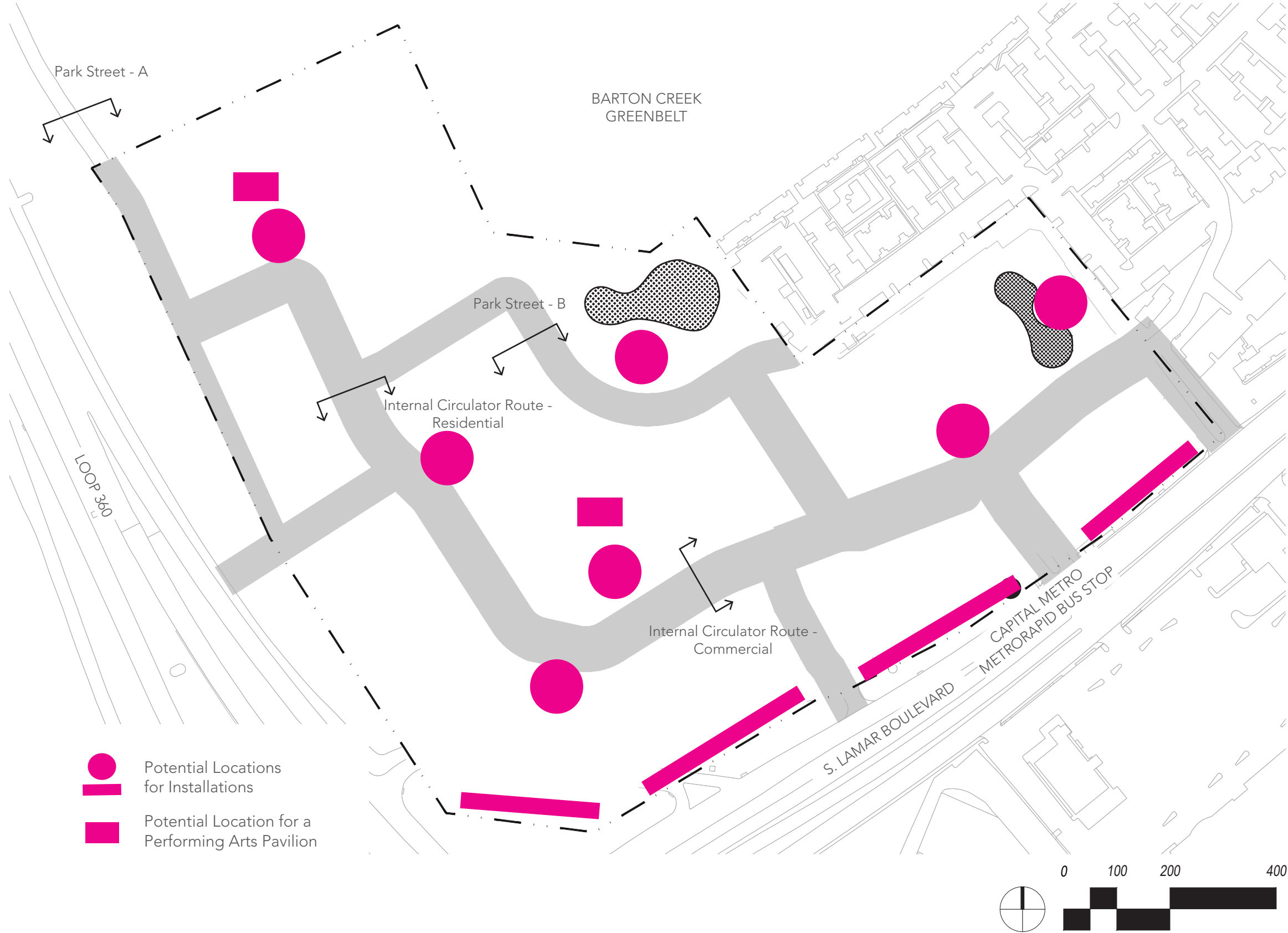
PARKLAND TRIGGERS

- 1. Recordation of an easement in perpetuity for Overlook, Trailhead, and Central Park are triggered by the first subdivision plat.
- 2. Full development of Overlook, Trailhead, and Central Park are triggered by the first site plan in Phase I.
- 3. Recordation of an easement in perpetuity for Neighborhood Park is triggered by the first Subdivision in Phase II.
- 4. Development of Neighborhood Park is triggered by the first site plan for Phase II.



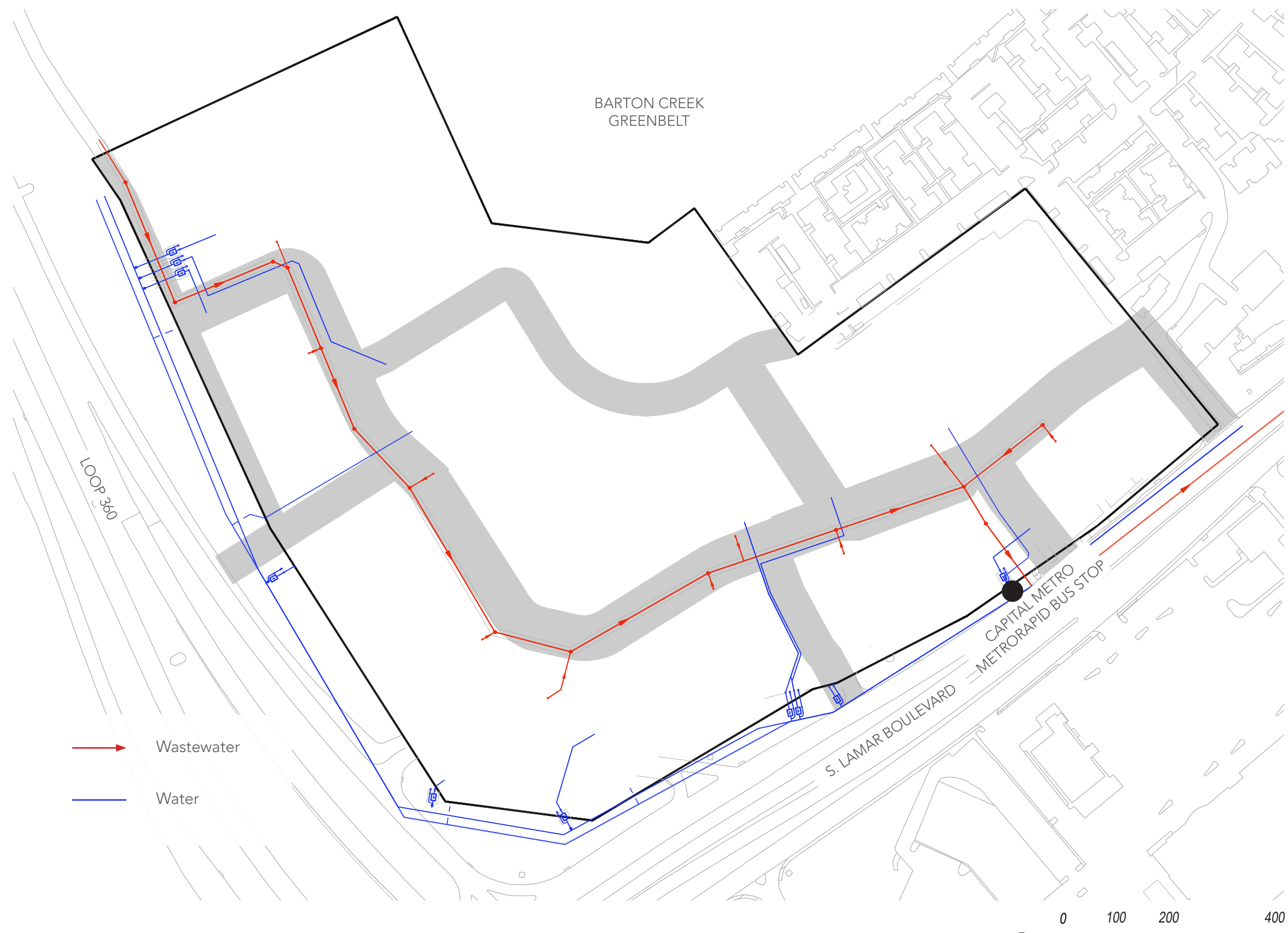
Art Master Plan Notes

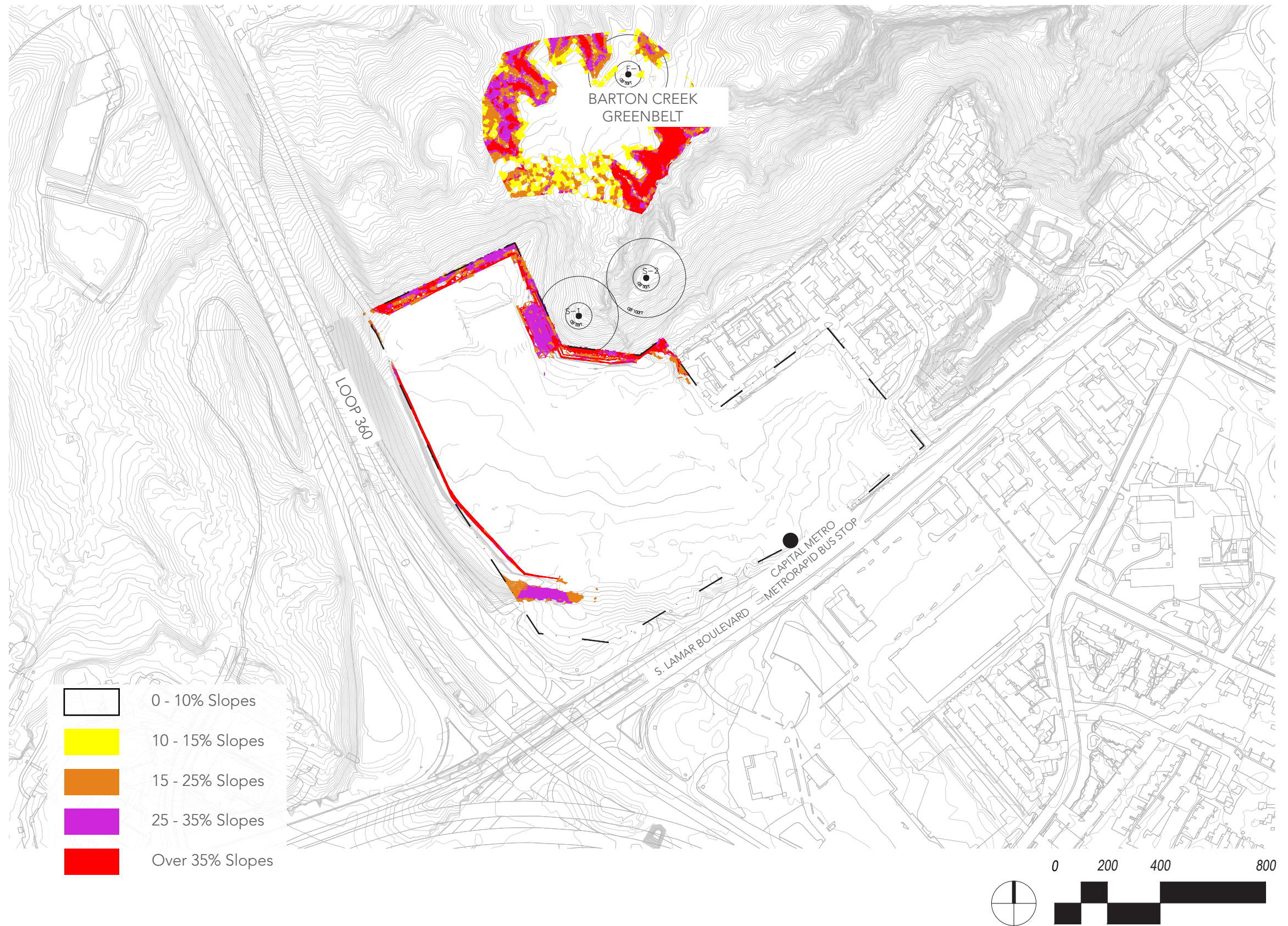
- 1. The Brodie Oaks Redevelopment will commit to a minimum of 2 art installations from local artists to be located at any of the potential locations in the master plan.



Water Wastewater Plan Notes

- 1. Please see attached SER # 4970 for more information about water and wastewater service.





OVERLAND



DPZ
CODESIGN



SPECK & ASSOCIATES LLC



LIONSTONE INVESTMENTS

BARSHOP&OLES
COMPANY

EXHIBIT K: BRODIE OAKS REDEVELOPMENT EXISTING SLOPE MAP

SUBMITTAL DATE: MAY 14, 2021
PUD CASE #: CD-2020-0002-BRODIE OAKS REDEVELOPMENT