

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

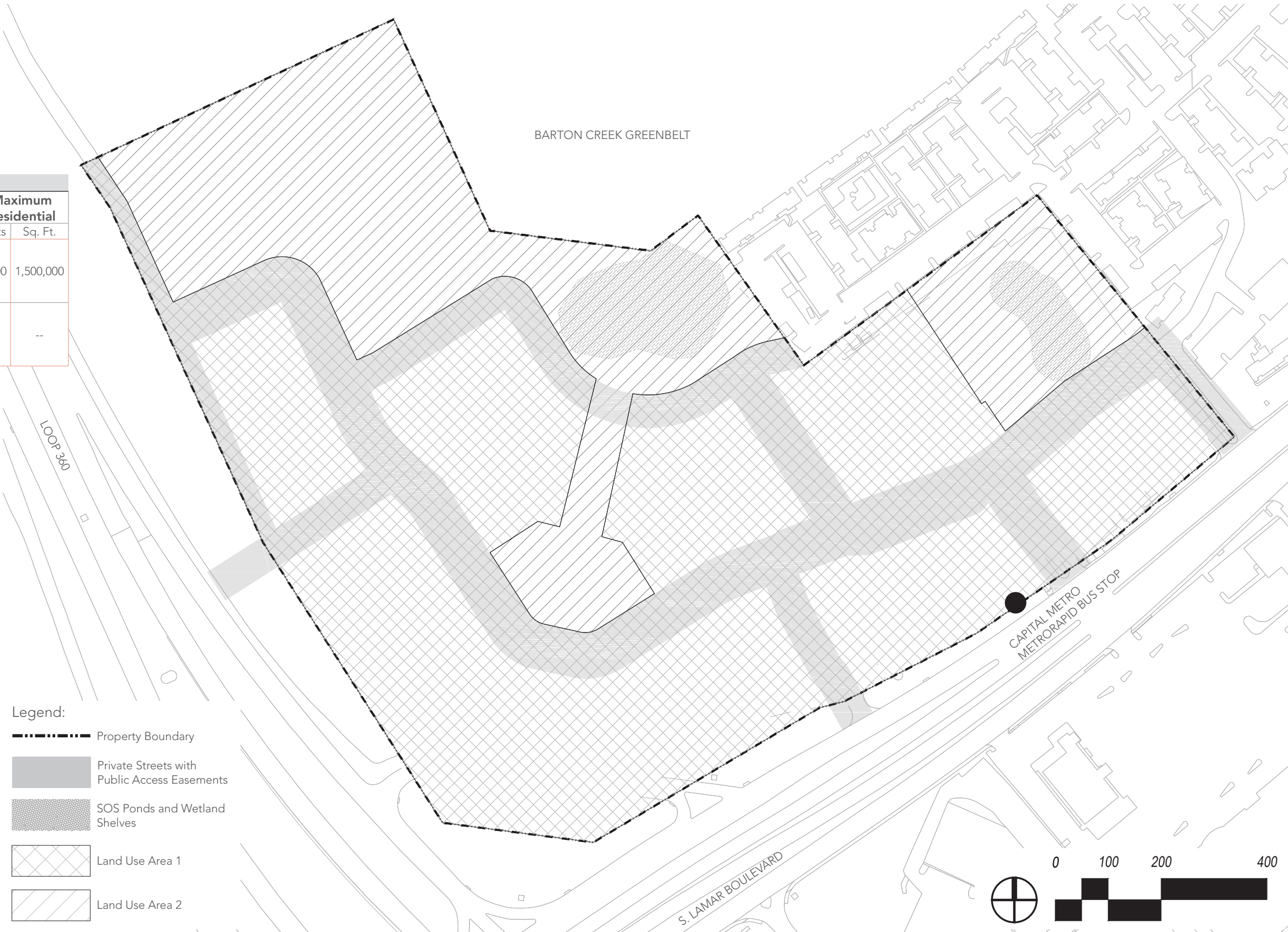


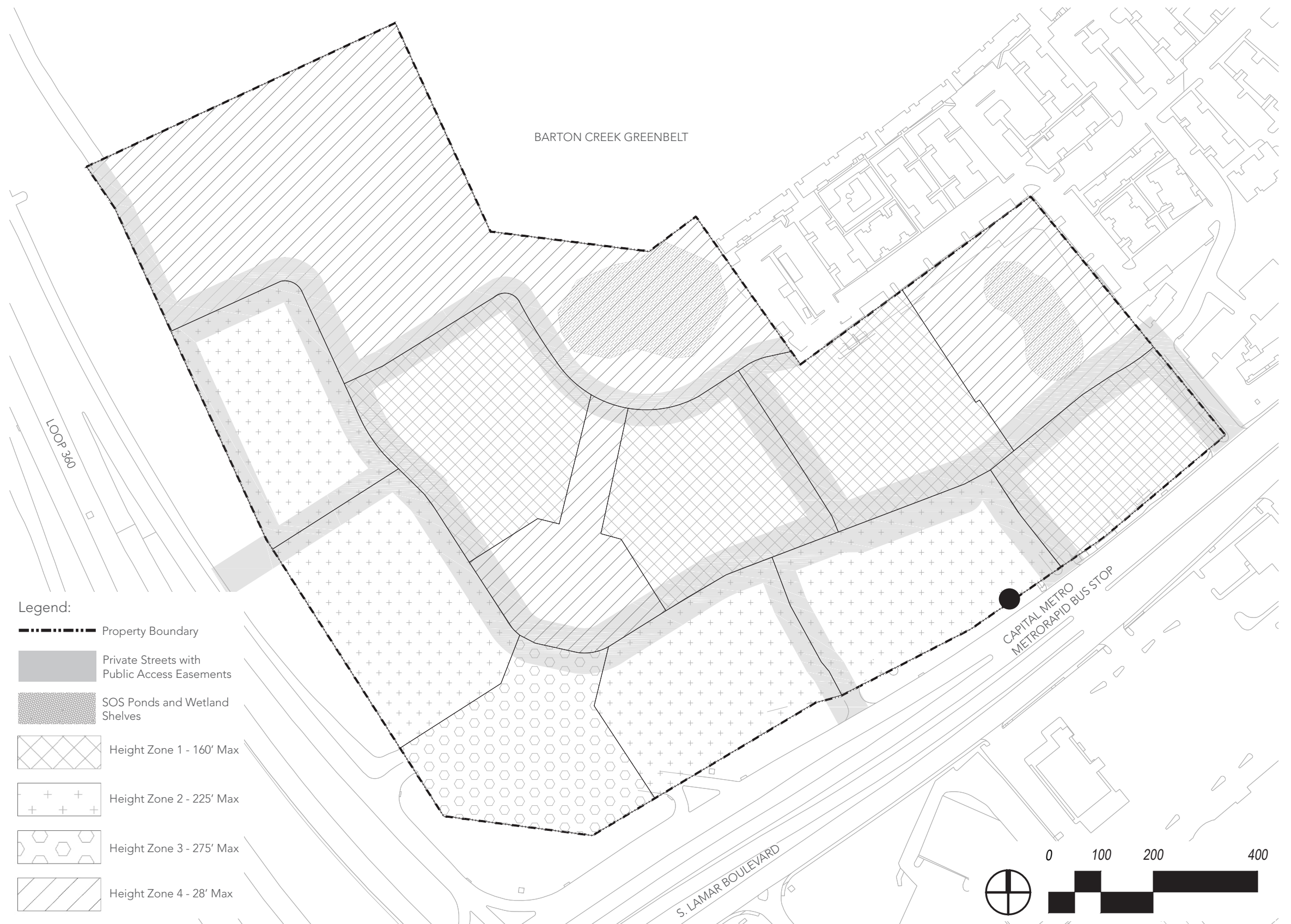
SITE METRICS	
Total Site Area	37.6 Acres / 1,637,856 Sq. Ft.
Proposed Impervious Cover	56% NSA; 54% GSA
Minimum Lot Size	5,750 Sq. Ft.
Minimum Lot Width	50 feet
Minimum Setbacks	
Front	0 feet
Street Side Yard	0 feet
Interior Side Yard	0 feet
Rear Yard	0 feet

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	90%	55.5%	1,400,000	200	200,000	1,700	1,500,000
Land Use Area 2	11.7	--	.5%	--	--	--	--	--

*Maximum impervious cover is based on Net Site Area (NSA) of all land within each Land Use Area 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



EXHIBIT C:

BRODIE LAND USE PLAN (PAGE 2)

SUBMITTAL DATE: NOVEMBER 12, 2021

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

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)

NATIVE TREES (HCRO)	TOTAL PRESERVED	PRESERVED (#)	PRESERVED (%)
All Native Trees	63	44	70%
Native Heritage Trees (24" or more)	12	12	100%
Native Protected Trees (19" or more)	2	2	100%
Native Regulated Trees (6" or more; and Tree Clusters)	49	30	61%
Small Native Trees	1	0	0%
Small Native Regulated (6" or more; and Tree Clusters)	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.

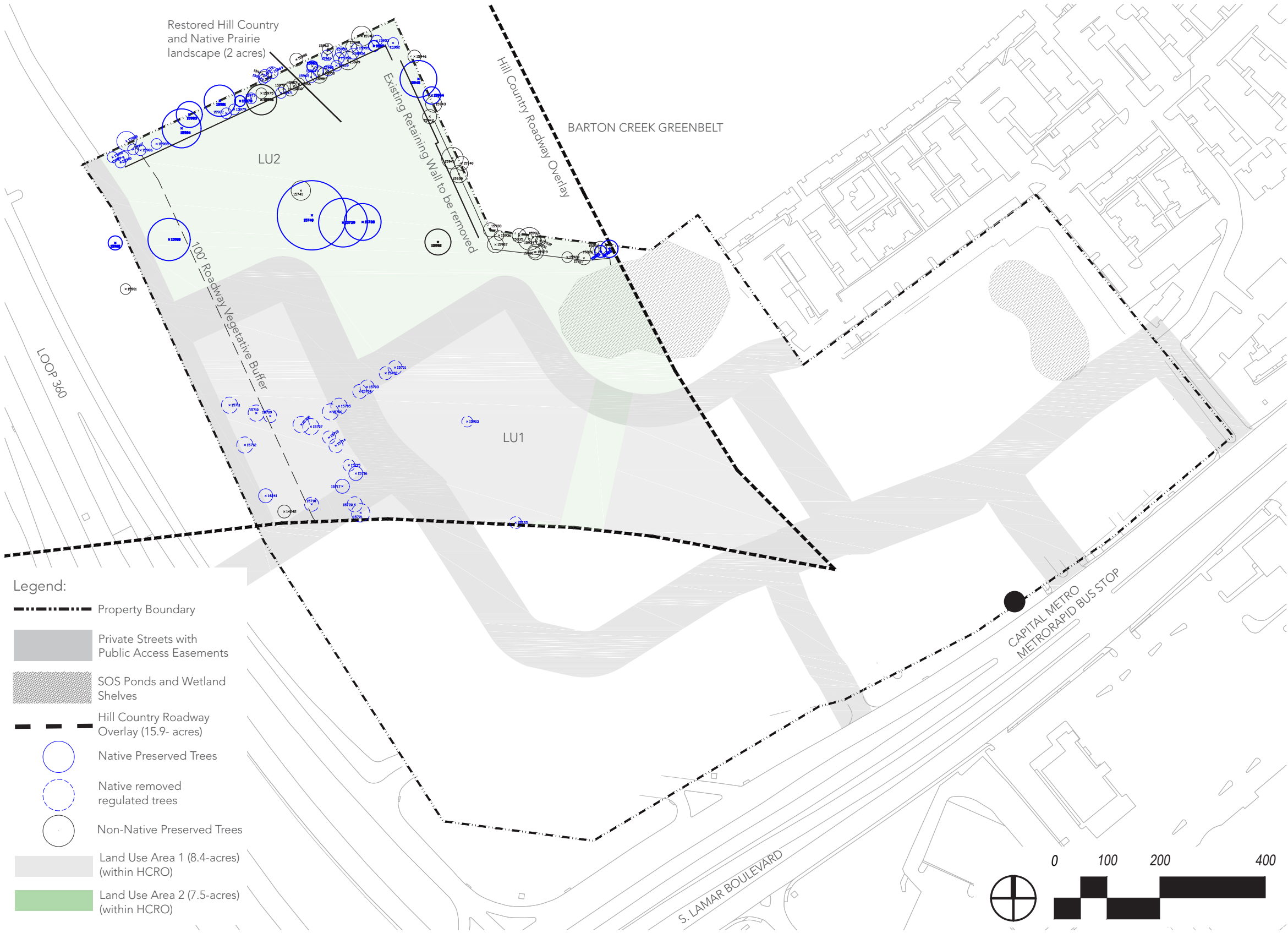
16198 CLUSTER 6 LIVE OAK (3-4) MAX. SIZE IN INCHES

16200 CEDAR 6 4 4 MIN. SIZE IN INCHES 6", 4", AND 4"

AE = AMERICAN ELM
ASH = ASH
BUM = BUNELIA
CB = CHINABERRY
CDR = CEDAR
CE = CEDAR ELM
CHE = CHINESE ELM
CHTW = CHINESE TALLOW CLUSTER (SEE ABOVE)
CRM = GREPE MYRTLE
CTN = COTTONWOOD
HB = HICKBERRY
HSCH = HUISACHE
LIG = LIGUSTRUM
LVE = LIVE OAK
MNL = MOUNTAIN LAUREL
MSQ = MESQUITE
PALM = PALM
PEC = PECAN
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.

HCRO - Preserved	HCRO - Preserved
14241 LO 13 (13)	15966 AE 11 (11)
14242 CHTW 8 8 (12)	15967 AE 8 (8)
15716 LO 13 (13)	15968 AE 9 8 (13)
15717 LO 13 (13)	15969 CE 11 (11)
15738 LO 34 (34)	15970 AE 9 (9)
15739 LO 45 (45)	15971 CLUSTER 3 CE 2-5 (15)
15740 LO 64 (64)	15972 CE 12 (12)
15741 CHTW 18 (18)	15973 CDR 9 (9)
15900 LO 39 (39)	15974 CE 9 (9)
15901 MSQ 10 (10)	15975 CLUSTER 5 CE 2-3 (5)
15902 HSCH 13 (13)	15976 CTN 28 (28)
15923 CE 16 (16)	15977 CLUSTER 8 CE 2-4 (18)
15924 CDR 12 (12)	15978 CLUSTER 12 CE 2-5 (34)
15925 CE 11 (11)	15979 CLUSTER 6 CE 2-4 (14)
15926 CDR 8 (8)	15980 CE 12 (12)
15927 CTN 12 (12)	15981 LO 29 (29)
15928 CTN 10 (10)	15982 CLUSTER 6 CE 2-4 (14)
15929 WIL 10 9 (14.5) DEAD	15983 LO 24 (24)
15930 ASH 11 (11)	15984 LO 36 (36)
15931 CDR 10 (10)	15985 CLUSTER 4 CE 2 (5)
15932 CDR 9 (9)	15986 CLUSTER 8 CE 2 (9)
15933 CDR 9 (9)	15987 CLUSTER 4 CE 2 (7)
15934 CDR 13 8 8 (21)	15988 CE 18 (18)
15935 LIG 9 8 (13)	15989 CLUSTER 11 CE 2 (12)
15936 CDR 9 (9)	15990 CLUSTER 8 CE 2 (12)
15937 CTN 15 (15)	15991 CLUSTER 6 CE 2-3 (10.5)
15938 CHE 13 (13)	15992 LO 24 (24)
15939 SYC 9 7 7 (16)	
15940 HB 13 (13)	
15941 AE 20 (20)	
15942 HB 13 (13)	
15943 CB 15 (15)	
15944 LO 16 (16) LEANING	
15945 LO 34 (34)	
15946 CDR 12 (12)	
15947 CB 13 11 (18.5)	
15948 MSQ 10 (10)	
15949 AE 17 (17)	
15950 HB 10 (10)	
15951 HB 15 (15)	
15952 CLUSTER 5 CE 2-4 (12)	
15953 CLUSTER 4 CE 2-5 (12.5)	
15954 CLUSTER 7 CE 2-7 (28)	
15955 CLUSTER 4 CE 2-4 (10)	
15956 CLUSTER 4 CE 2 (5)	
15957 CLUSTER 6 CE 2-3 (10.5)	
15958 CLUSTER 5 CE 2-4 (12)	
15959 CLUSTER 3 CE 2-6 (13.5)	
15960 CLUSTER 5 CE 2-6 (18)	
15961 CLUSTER 5 CE 2-4 (12)	
15962 CDR 10 (10)	
15963 CLUSTER 14 CE 2-5 (37.5)	
15964 CLUSTER 7 CE 2-5 (20)	
15965 CLUSTER 7 CE 2-5 (20)	
HCRO - Removed	
15701 LO 13 (13)	
15702 LO 12 (12)	
15703 LO 13 (13)	
15704 LO 13 (13)	
15705 LO 15 (15)	
15706 LO 15 (15)	
15707 LO 15 (15)	
15708 LO 15 (15)	
15709 LO 12 (12)	
15710 LO 15 (15)	
15711 LO 15 (15)	
15712 LO 15 (15)	
15713 LO 12 (12)	
15714 LO 13 (13)	
15715 LO 11 (11)	
15718 LO 13 (13)	
15720 LO 14 (14)	
15721 LO 17 (17)	
15735 LO 11 (11)	
15903 MNL 10 (10)	



Land Use Plan 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 without a CUP; CUP required for any additional)
- 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 without a CUP; CUP required for any additional)
- 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

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

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.

PARKLAND DEDICATION

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

Land Use Plan Notes

HILL COUNTRY ROADWAY OVERLAY

Hill Country Roadway Overlay Standards Table

HCRO STANDARDS	LU1	LU2	NOTES
Floor-To-Area Ratio (25-2-1122)	N/A	N/A	See Site Metrics Table
Construction on Slopes (25-2-1123)	Meets	Modified	The existing park road access exceeds the slope requirements.
Building Height (25-2-1124)	Modified	Meets	See Site Metrics Table
Location of On-Site Utilities (25-2-1125)	Meets	Meets	All utilities are underground
Building Materials (25-2-1126)	Modified	Meets	Building materials will meet HCRO on ground floor only in LU1.
Native Trees (25-2-1022)	Modified	Exceed	All trees in LU2 are preserved. Removed trees in LU1 will be replaced with an adequate number of Native trees in LU1
Roadway Vegetative Buffer (25-2-1023)	Modified	Modified	All buildings and impervious cover with the exception of the existing park road will be removed and public access and views will be restored in LU2.
Natural Area (25-2-1025)	Modified	Modified	Restoration of 47% (7.5-acres) of the HCRO area to remove existing buildings and parking lots and restore public access and views. Restoration of 6% (1-acre) of the HCRO area to HCRO revegetation standards. Restoration of 6% (1-acre) of the HCRO area to a native prairie standard
Parking Lot Medians (25-2-1026)	Modified	Meet	Parking lot medians will be provided for permanent parking lots only.
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.

- 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.

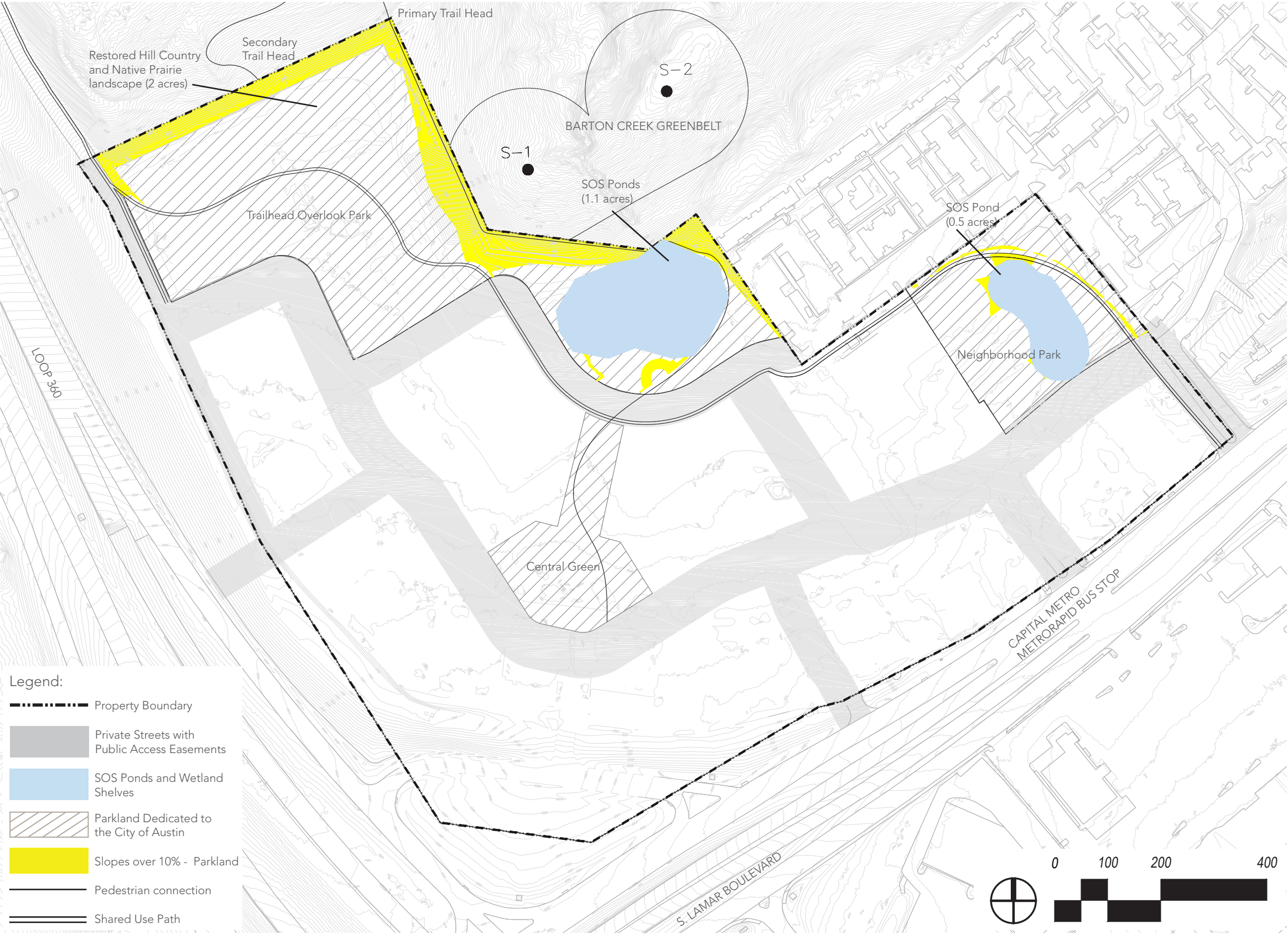
Acceptance: At two years from Implementation:
- 80% groundcover/vegetative coverage.

Name	Total Acres	Open Space	Restored Landscape	Dedicated Parkland	Credited Acres*
Overlook Trailhead Park	8.1	Yes	Yes (2 acres)	Yes	6.7
Central Green	1.3	Yes		Yes	1.3
Neighborhood Park	2.2	Yes		Yes	1.9
Total	11.6	11.6	2.0	11.6	9.9
% of Site (37.6 acres)	30.8%	30.8%	5.3%	30.8%	26.3%

PARKLAND CREDIT CALCULATIONS

	Total Acres	Ponds (acres)	Slopes greater than 10% (acres)	CEF (acres)	Floodplain; WQZ; Easements
Overlook Trailhead Park	8.1	1.1	1.7	0	0
Central Green	1.3	0	0	0	0
Neighborhood Park	2.2	.5	.1	0	0
Percent Credited		50%	50%	50%	50%
Total Encumbered	1.7	.8	.9	0	0
Total Credited Parkland Acres	9.9				

* Total re-irrigation area will be determined at the time of dedication and after execution of the parks maintenance agreement. Re-irrigation areas within parkland will be credited at 100% if the timing of re-irrigation can be addressed to accommodate park programming.



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:

- 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

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 the following parkland dedication.

- Total Parkland Required: 29.6 acres
- Total Land Provided: 9.9 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

The Brodie Oaks Redevelopment will develop, operate, and maintain all open space on site in accordance with an executed park maintenance agreement for the site.

Parking for park users will be built into the TDM plan and the Shared Parking Strategy. These spaces will be publicly available, but not free.

The Brodie Oaks Redevelopment will strive towards achieving SITES Silver Certification for Parks.

The Brodie Oaks Redevelopment is committing to exceed the Parkland Development Fee in effect at the time of site plan by \$700 for both residential and hotel units.

This fee may be used for the following within the parkland dedicated with this PUD or within the existing Barton Creek Greenbelt.:

- Required and allowed parkland amenities listed in the parkland amenities table;
- All Shared Use Paths (SUP) and trails within the parks and greenbelt;
- Landscaping and planting within the parks and greenbelt;
- Irrigation of landscaping and planting materials within the parks and greenbelt;
- Lighting installed within the parks and greenbelt;
- Park signage and wayfinding to include interpretive signage within the parks and greenbelt;
- 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.

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		
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.

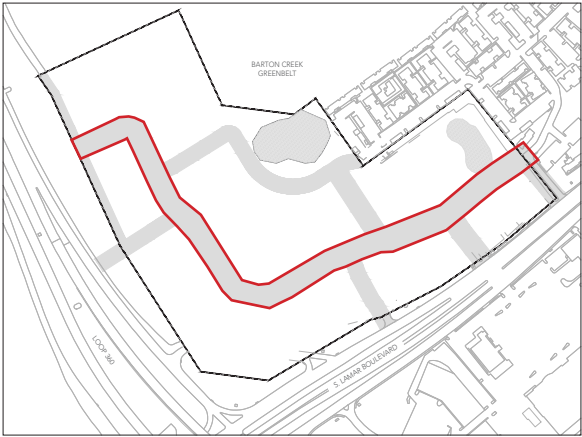
TRAILHEAD AND CONNECTION TO BARTON CREEK GREENBELT

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. A potential alignment for this trail has been included on Exhibit E Brodie Oaks Redevelopment Transportation Plan.

Transportation Plan Notes

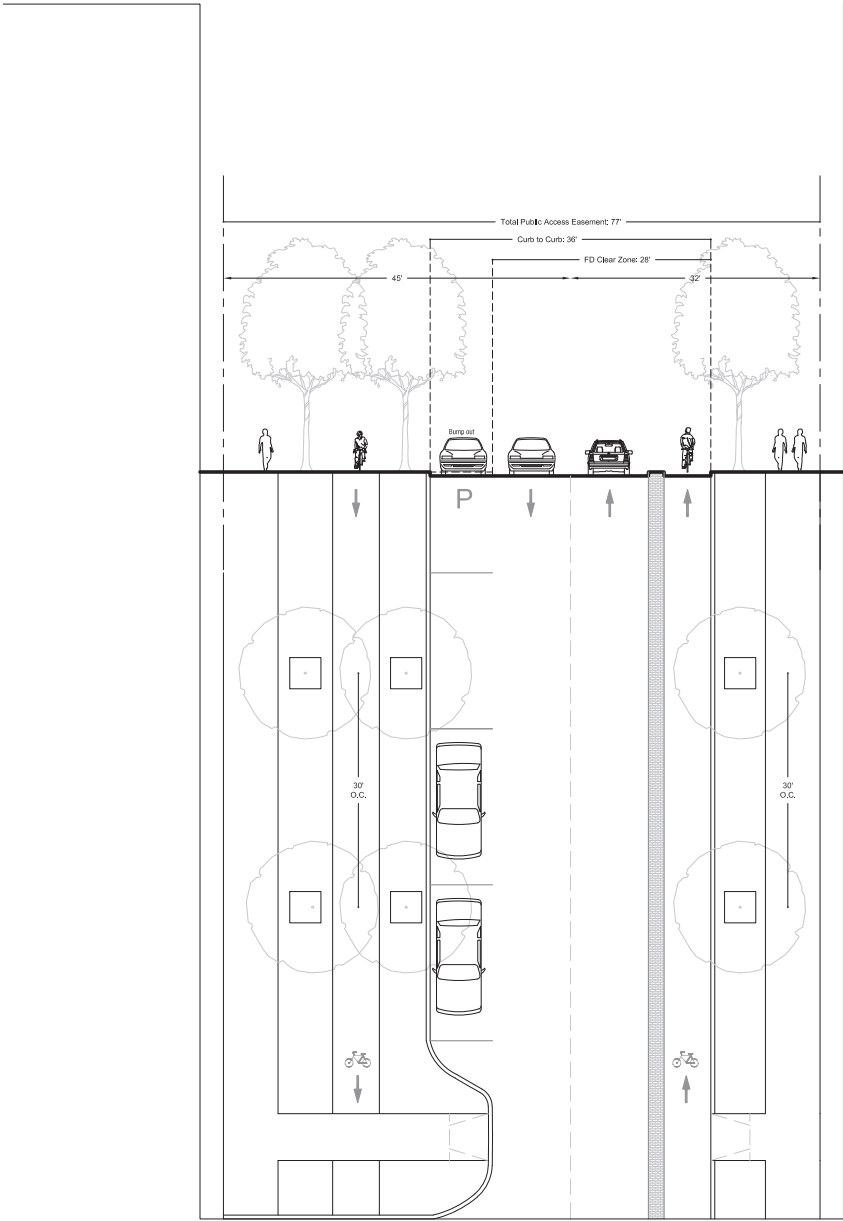
- 1. The Park Street and associated shared use path connects the Brodie Oaks Redevelopment to the Barton Creek Plaza. Pavement of the Park Street will remain in existing conditions but the shared use path will be additional.
- 2. Electric Vehicle Charging Stations will be provided.
- 3. Gated roadway are prohibited.
- 4. All tree zones are a minimum of 7' wide unless technologies are employed to enhance infiltration and tree health such as silva cells.
- 5. Shared Use Path and Cycle Track will connect to S. Lamar Blvd at the northern most entrance to the project.





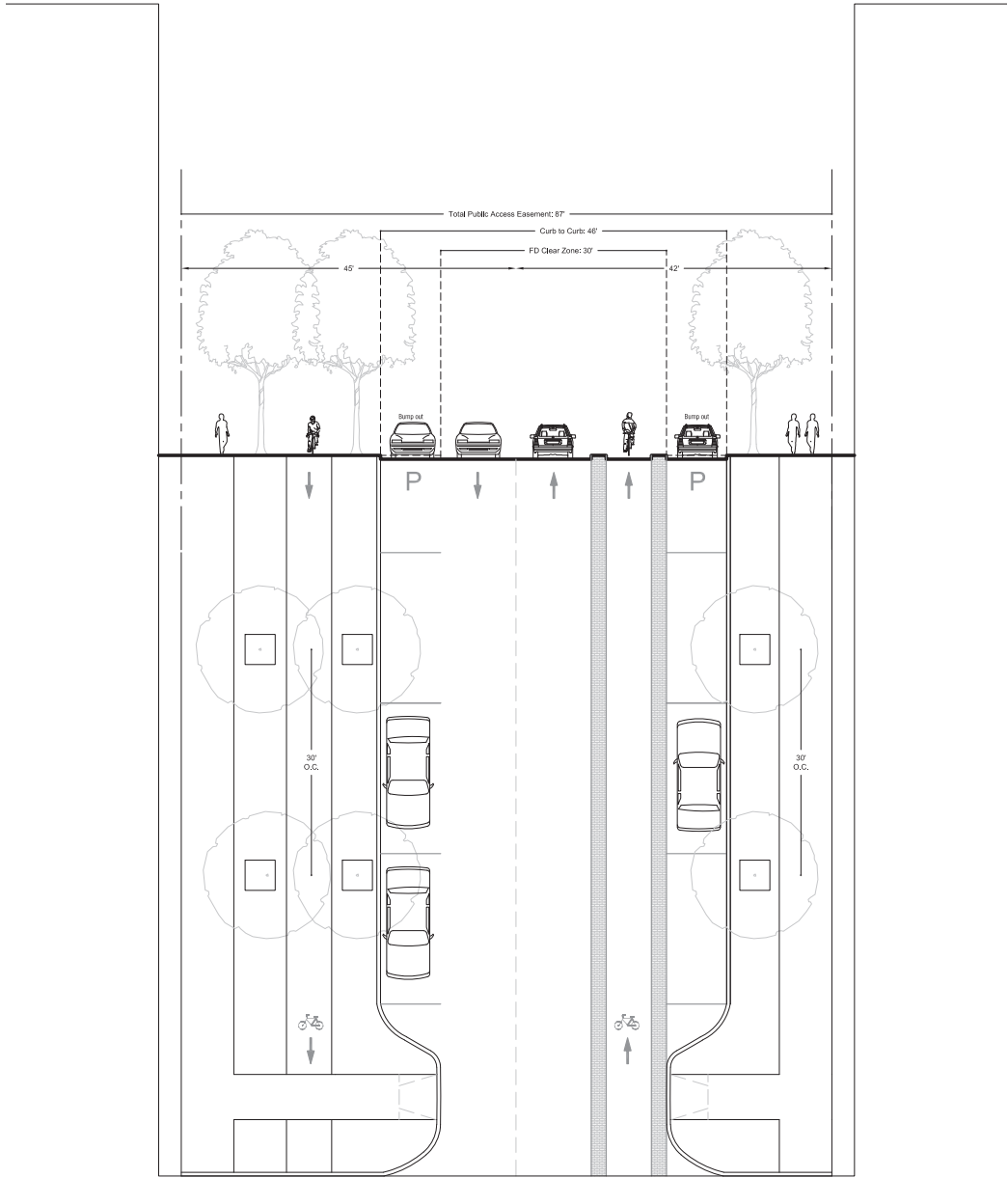
Transportation Plan Notes

1. Parking on 2 sides: Used for approximately 60% of the street
2. Parking on 1 side: Used for approximately 5% of the street
3. No Parking: Used for approximately 35% of the street



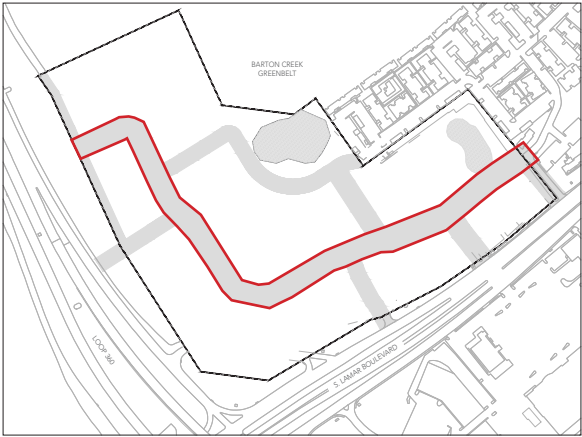
Frontage zone: Varies 7' Clear Zone 7' Tree zone 6' Bike Lane 7' Tree zone 8' Parking 10' Travel lane 10' Travel lane 6' Bike lane 7' Tree zone 7' Clear Zone Frontage zone: Varies 3'-6'

INTERNAL CIRCULAR ROUTE
Parking on 1 side



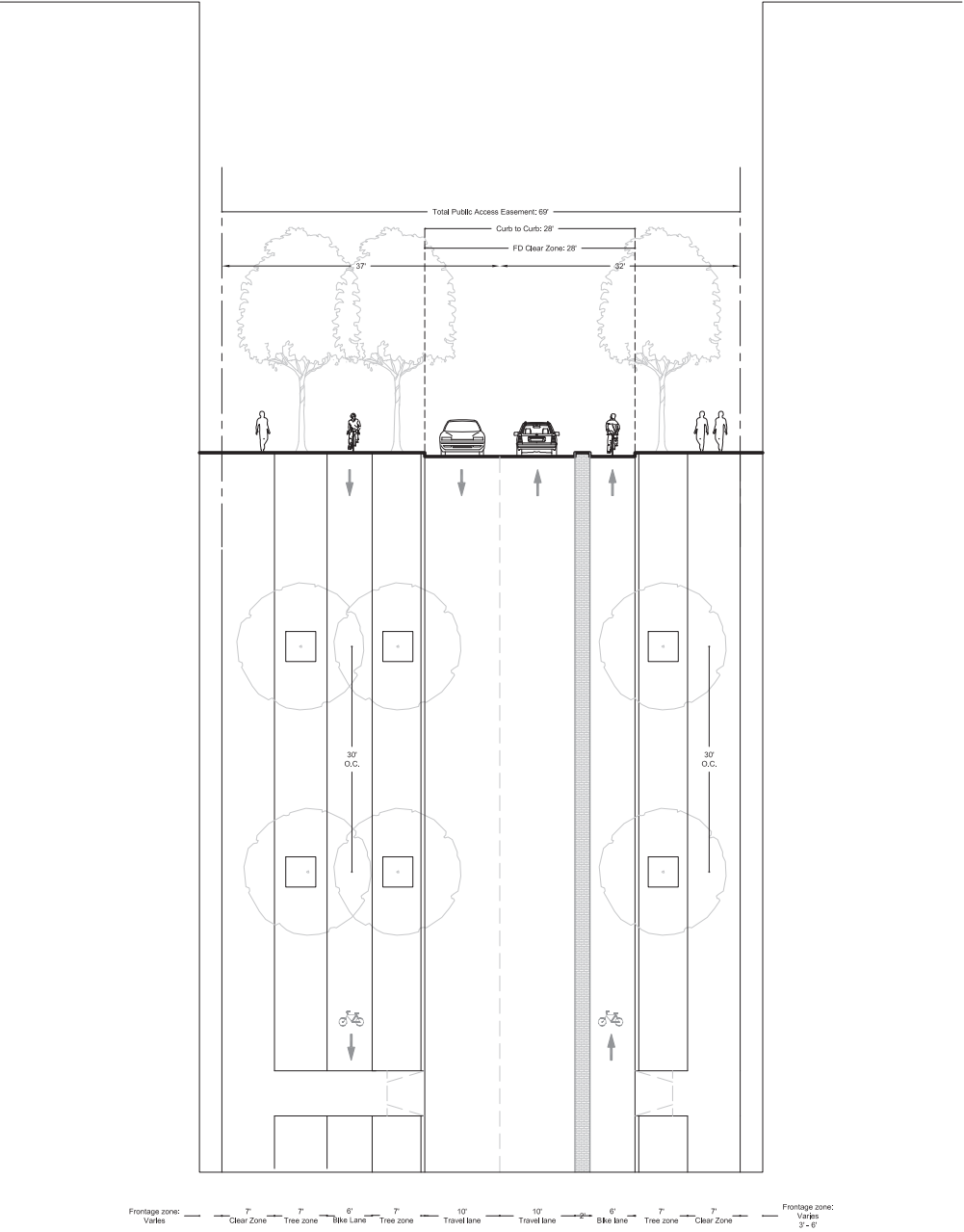
Frontage zone: Varies 7' Clear Zone 7' Tree zone 6' Bike Lane 7' Tree zone 8' Parking 10' Travel lane 10' Travel lane 6' Bike lane 8' Parking 7' Tree zone 7' Clear Zone Frontage zone: Varies 3'-6'

INTERNAL CIRCULAR ROUTE
Parking on 2 sides

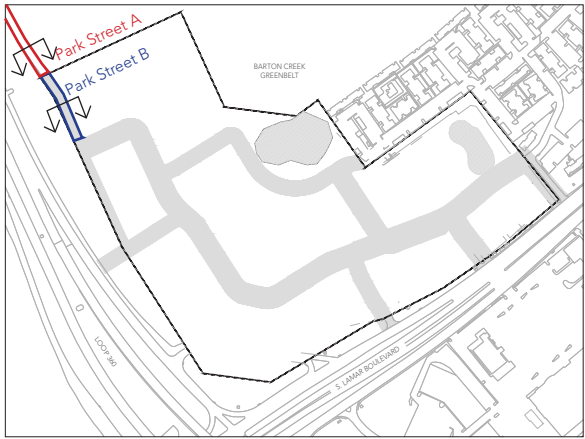


Transportation Plan Notes

1. Parking on 2 sides: Used for approximately 60% of the street
2. Parking on 1 side: Used for approximately 5% of the street
3. No Parking: Used for approximately 35% of the street

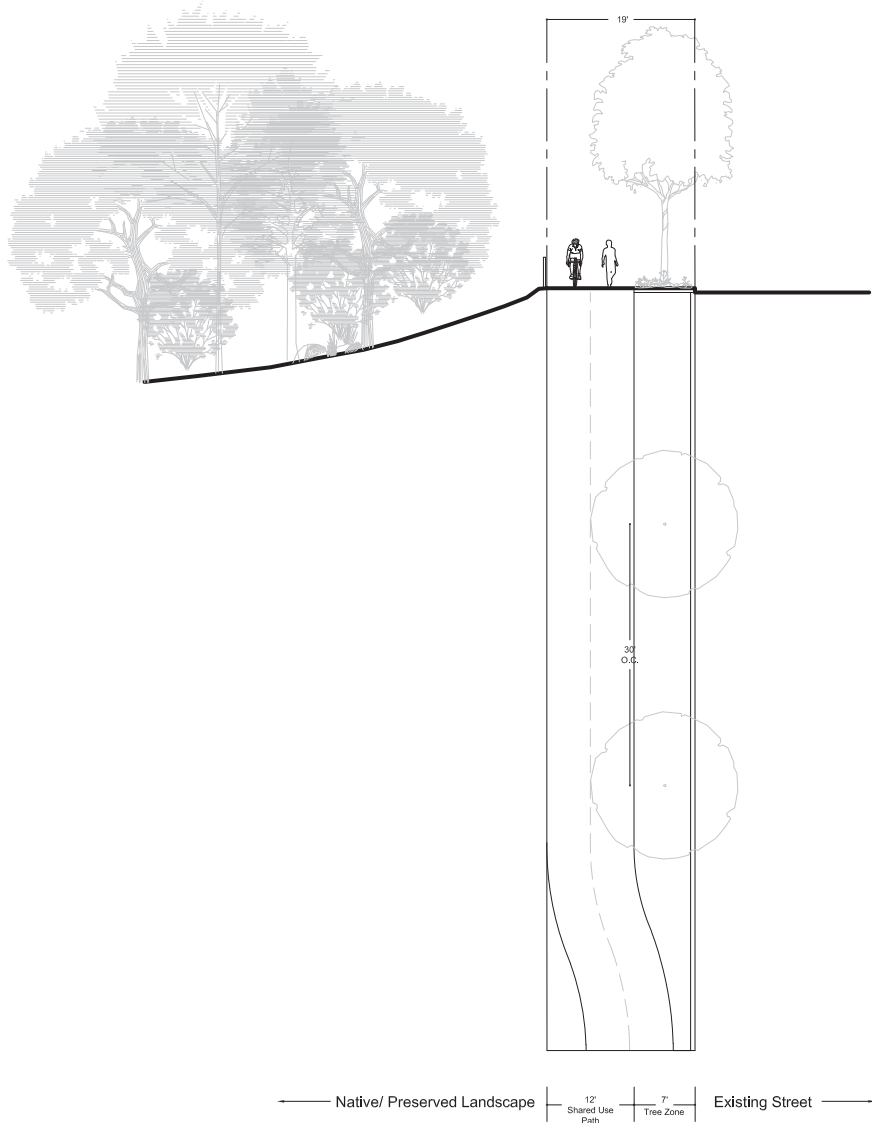


INTERNAL CIRCULAR ROUTE
No parking

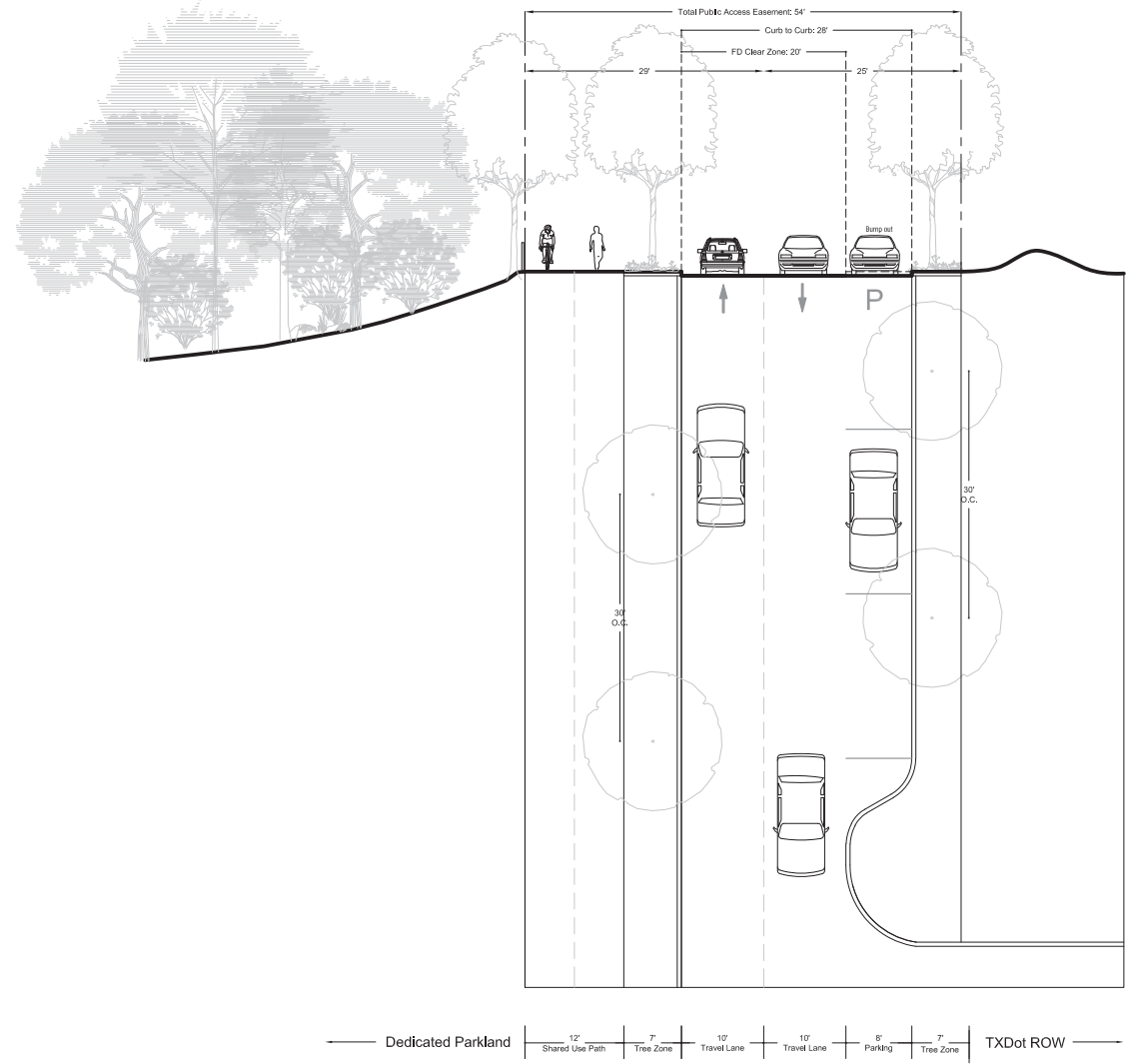


Notes

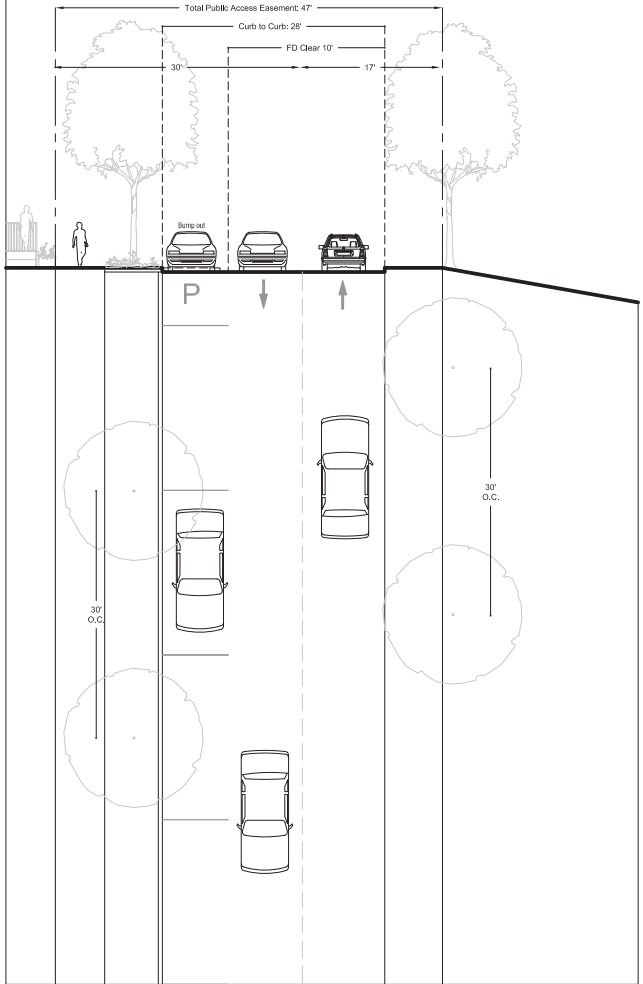
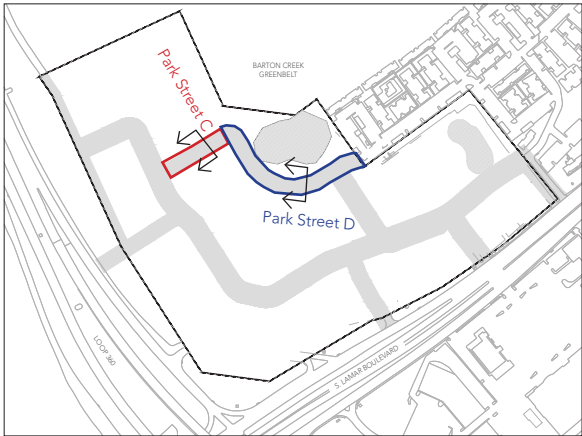
The Park Street and associated shared use path connects the Brodie Oaks Redevelopment and Barton Creek Trailhead to the Barton Creek Plaza office park.



PARK STREET A

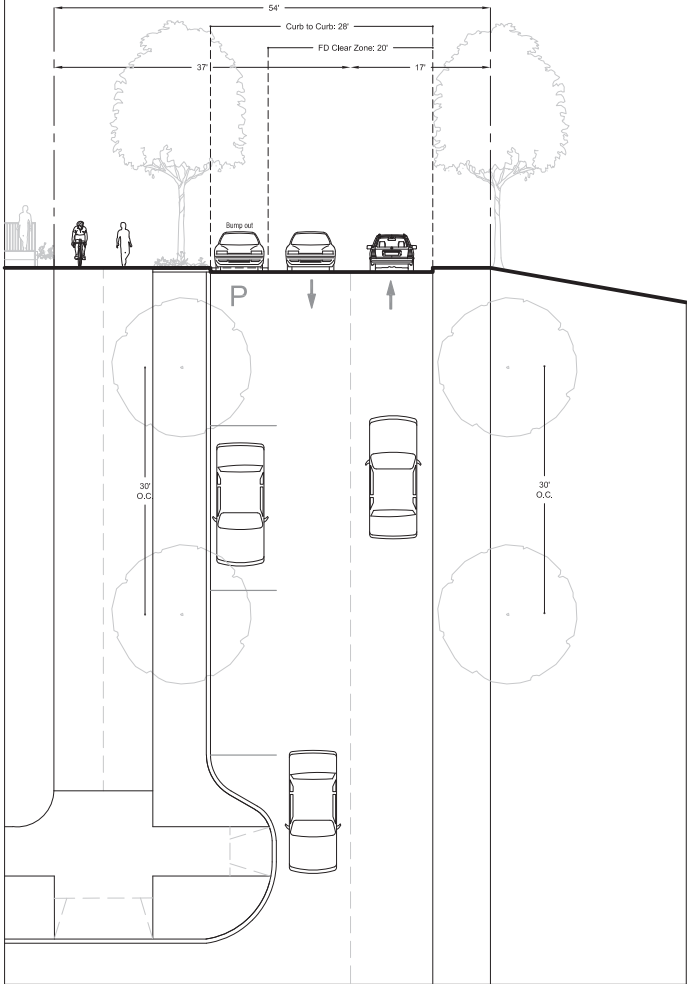


PARK STREET B



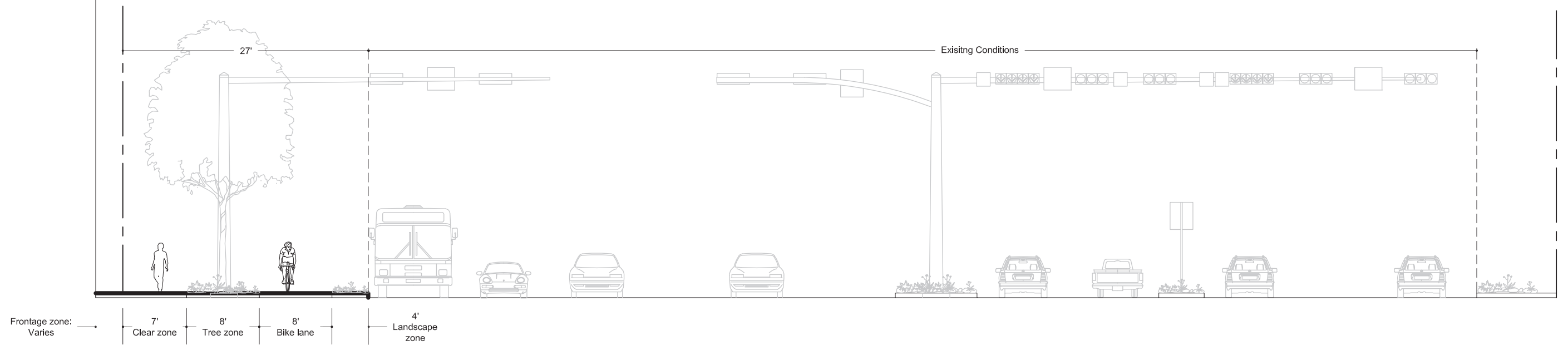
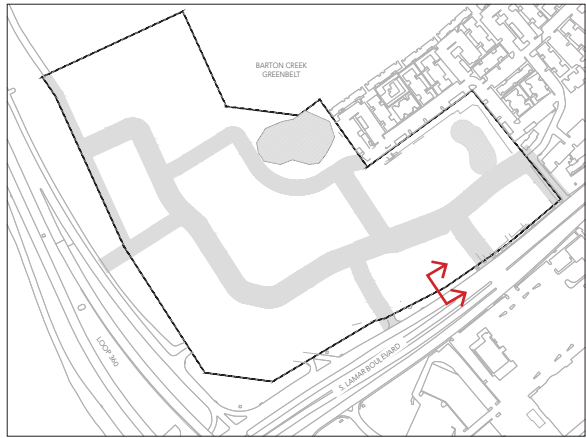
Residential | Frontage zone: Varies | 6' Clear Zone | 7' Tree Zone | 8' Parking | 10' Travel Lane | 10' Travel Lane | 7' Park Edge | Dedicated Parkland

PARK STREET C



Residential | Frontage zone: Varies | 12' Shared Use Path | 7' Tree Zone | 8' Parking | 10' Travel Lane | 10' Travel Lane | 7' Park Edge | Dedicated Parkland

PARK STREET D



S. LAMAR

OVERLAND



BUSS



SPECK & ASSOCIATES LLC



EXHIBIT E:
BRODIE TRANSPORTATION PLAN
(PAGE 6)

SUBMITTAL DATE: NOVEMBER 12, 2021
PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT

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.



Water Quality and Drainage Notes

- 1. Water quality volume and re-irrigation areas will comply with the Save Our Springs (SOS) Ordinance.
- 2. 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.
- 3. The project is requesting a modification to the CEF buffer around Airman’s cave. According to analysis performed by Nico Hauwert the cave is approximately 150’ below the surface. The project is requesting an encroachment into the CEF buffer for the purpose of subsurface parking garages and structural supports of up to 100’ with the condition that 20’ of Del Rio Clay remains between any encroachment and the cave.
- 4. 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)].
- 5. 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.
- 6. This project is located within the Edwards Aquifer Recharge Zone as defined by TCEQ Texas Administrative Code (30 TAC) Chapter 213.”
- 7. 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.
- 8. 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.

WATER QUALITY AND DRAINAGE METRICS	
SOS Required Irrigation Area	9.8 Acres
SOS Provided Irrigation Area	10.1 Acres
Existing Impervious Cover (NSA)	83.7%
Maximum Proposed Impervious Cover	56% NSA; 54% GSA
Total Site Area	37.6 Acres



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

* The Project is anticipating transplanting 6 Heritage Trees on-site.

OVERLAND

Armbrust & Brown
PLC

LJA
LJA ENGINEERING

D
CO

LIONHEART

ROE

SPECK & ASSOC



Phasing Plan Notes

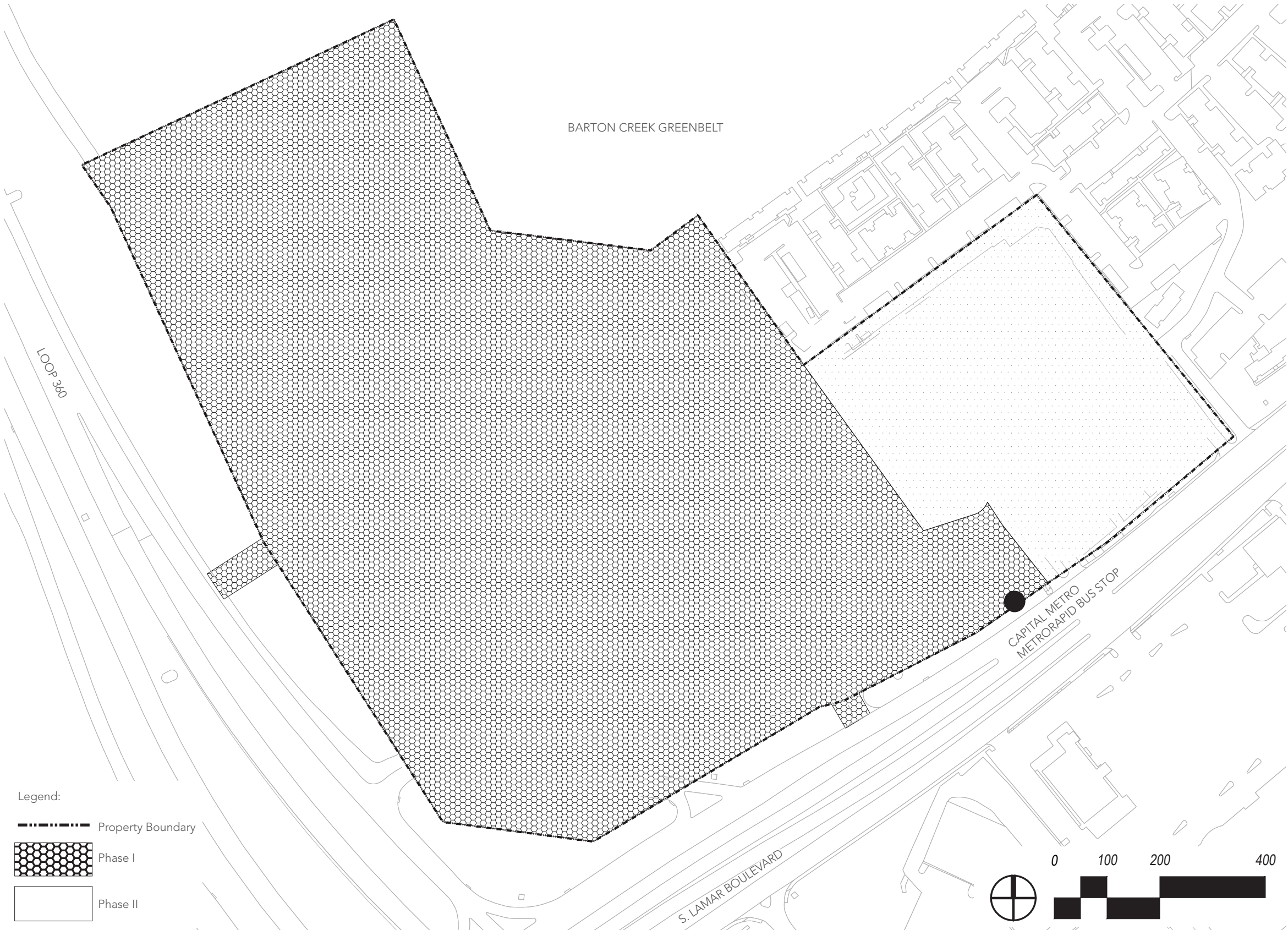
- 1. Each phase may be broken into sub-phases at the time of site plan.
- 2. During the construction of Phase I the entire area will be demolished. Portions of the site will be temporarily revegetated for the purposes of re-irrigation.
- 3. The Save Our Springs Ordinance water quality standards will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

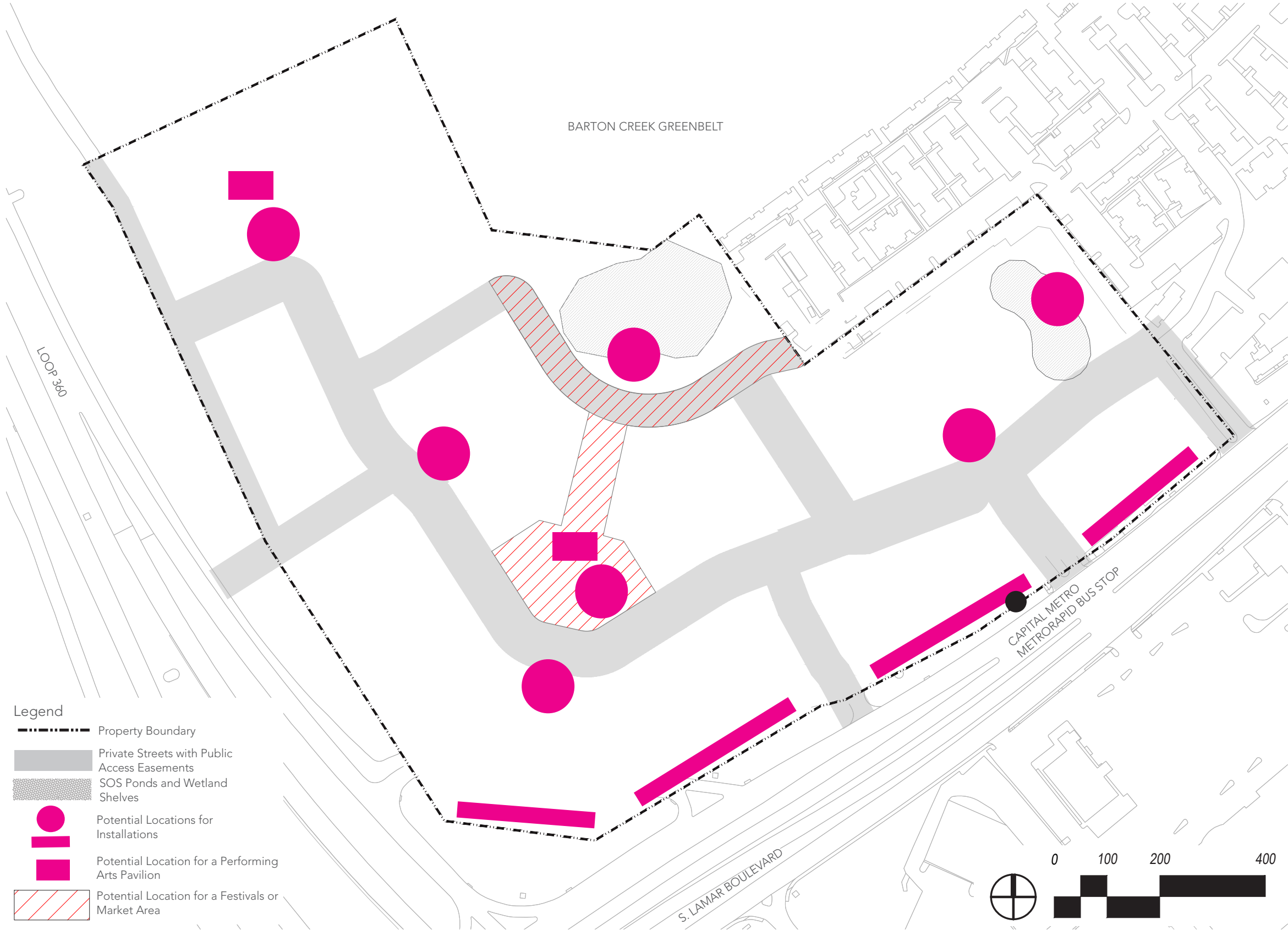
PARKLAND TRIGGERS

- 1. Dedication of and full development of Trailhead Overlook, and Central Park are triggered by the first site plan in Phase I.
- 2. Dedication of and full development of Neighborhood Park is triggered by the first site plan in Phase II.



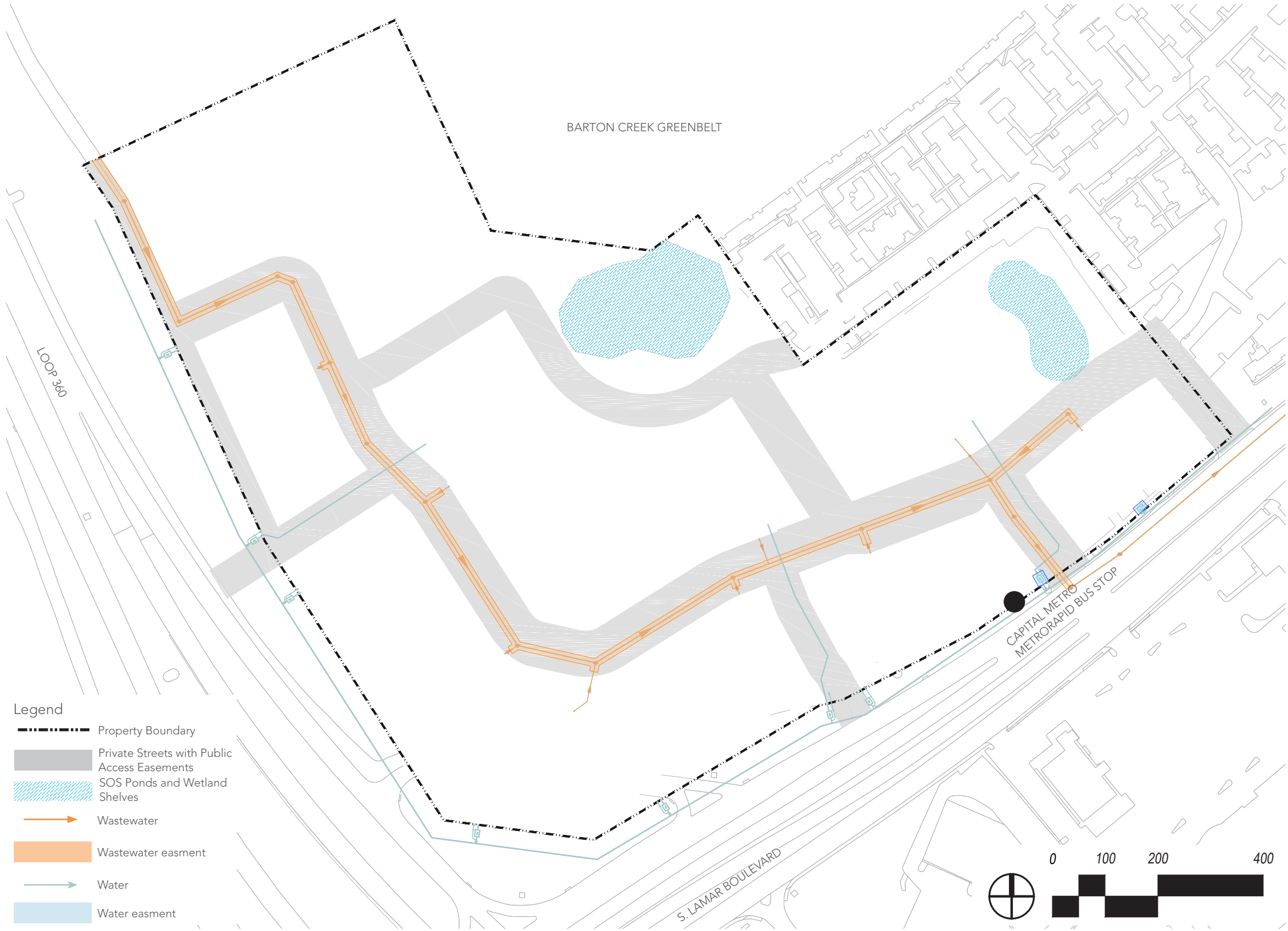
Art Master Plan Notes

- 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.
- 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.



Water Wastewater Plan 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:

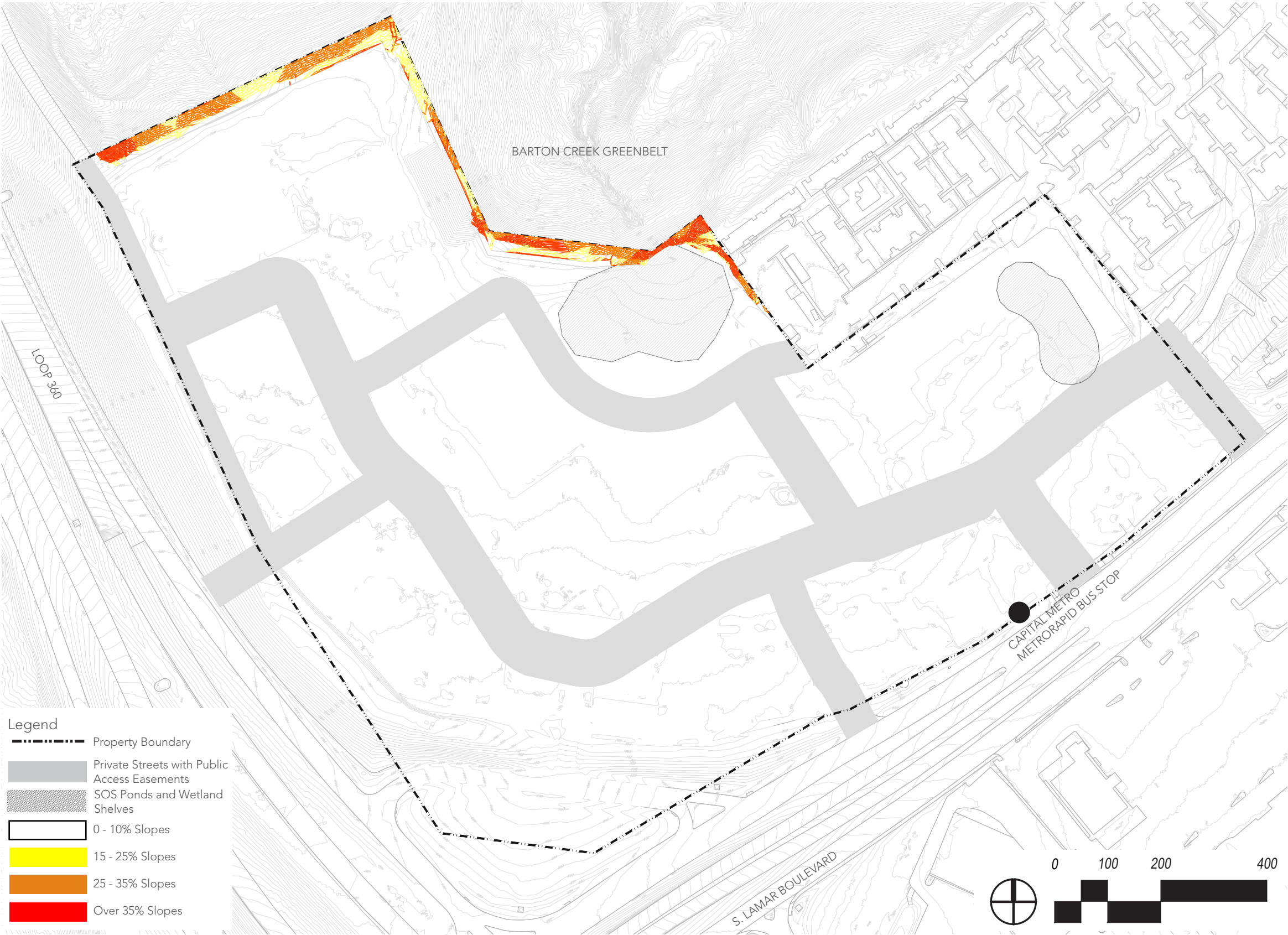
Area of Uplands with Slopes 0-15% - 36.79 x 100% = 36.79 Acres

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



OVERLAND



BUSS



LIONSTONE INVESTMENTS

BARSHOP&OLES

COMPANY

LIONHEART



SPECK & ASSOCIATES LLC

EXHIBIT K:

BRODIE EXISTING SLOPE MAP

SUBMITTAL DATE: NOVEMBER 12, 2021

PUD CASE: C814-2021-0099 BRODIE OAKS REDEVELOPMENT