

Updated:	May 14, 2021
Project:	Brodie Oaks Redevelopment, Development Assessment
Purpose:	The goal of the Comment log is to list all items discovered in the quality review process that need to be addressed by the project team and whoever is responsible. While QC comments and edits are frequently recorded as redlines directly on a document, some deliverables or agencies require that they be captured in a separate log. Consistent use of a comment log to track and respond to comments during a project’s duration helps facilitate communication and fosters the resolution of questions, comments, and markups.

#	DATE OF COMMENT	DELIVERABLE	VERSION	REVIEWER	PAGE	COMMENT	RESPONSE/ACTION	STATUS
1.	1/22/2021	Development Assessment	12/08/2020	PARD-Thomas Rowlinson	N/A	<p>PR 1: To be considered a superior development with respect to parks, the project must provide at least 10.4 credited acres of parkland per 1,000 residents (including hotel rooms). Parkland and open space should be centrally located and contiguous, where feasible. The parkland must be dedicated to the City of Austin per §14.3.9 of the Parkland Dedication Operating Procedures. Private parkland is not acceptable for superiority. Parkland contiguous with Barton Creek Greenbelt must be dedicated to the City. Please revise exhibits accordingly.</p> <p>The parkland as currently proposed falls short of the requirement for superiority. While it is in the urban core, which has a 15percent cap of the gross site area, this standard does not apply to a development seeking superiority. Please revise the park configuration to increase the park acreage, including but not limited to the dedication of the Central Green and Neighborhood Park. If the development cannot provide the 10.4 acres of parkland per 1,000 residents with onsite dedication, alternatives for superiority will need to be considered. Fees in-lieu may also be required should there be a deficiency in parkland to attain 10.4 acres per 1,000 residents. Please contact this reviewer to discuss: thomas.rowlinson@austintexas.gov</p>	The Parkland Dedication proposed with the PUD has been modified to convey Overlook, Trailhead, Neighborhood, and Central parks through an easement in perpetuity. The project wants to retain full rights for programming, operations, and maintenance. The PUD is proposing to provide a fee-in-lieu of parkland for the balance of acreage required by the PUD and the amount of private parkland provided.	Complete
2.	1/22/2021	Development Assessment	12/08/2020	PARD-Thomas Rowlinson	N/A	PR 2: In order to determine credited acreage of parkland, provide a map and calculations showing how much of the proposed parkland is the 25-year floodplain, 100-year floodplain, critical water quality zone, critical environmental feature buffer, or other encumbrances such as easements (either existing or proposed). All land within the 25-year floodplain must be excluded from credited park acres. Parkland in the CWQZ, CEF buffer, 100-year floodplain (outside 25-year floodplain), or other encumbrance receives 50percent credit. Parkland that is used for the development’s stormwater irrigation shall receive a lower credit. Furthermore, the ponds shown on the Parks and Open Space Plan do not match those of the on the grading plan; the ponds take up a substantial amount of the acreage in the Trailhead Park. Please revise the parkland credit tables and diagram accordingly.	<p>An updated table has been provided identifying acreages of ponds and areas with slopes greater than 10 percent. The parkland development table indicates which improvements and amenities may be located in each park and how they would be co-located with irrigation. Because co-location is possible these areas are receiving full credit.</p> <p>The team has quantified needed reirrigation area based on irrigation spray heads. In addition, the team has included the following mitigation measures to ensure full use of recreational amenities. Amenities that may be co-located with reirrigation have been indicated in the table above. Where reirrigation is co-located with park amenities one of the following mitigation measures will be used to ensure full use of the amenity:</p> <ul style="list-style-type: none">Timing and Zones - The project will design the reirrigation 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 reirrigation system will be designed so that it can be directed away from the amenity.	Complete
3.	1/22/2021	Development Assessment	12/08/2020	PARD-Thomas Rowlinson	N/A	PR 3: The parks must have some impervious cover allotment in order to provide recreational facilities. How much impervious cover is proposed to be transferred out of the park, and how much will remain?	The overall site maximum of 54 percent impervious cover includes impervious cover allocated to park improvements. Exhibit D- Brodie Oaks Redevelopment Park and Open Space Plan has been updated to include a park development plan which identifies park improvements. The project will include an impervious cover tracking chart that tracks all impervious cover by site plan.	Complete

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4.	1/22/2021	Development Assessment	12/08/2020	PARD-Thomas Rowlinson	N/A	<p>PR 4: To be considered superior, the park must be developed in accordance with a plan approved by PARD. Please provide a park development plan. The plan should include the ¼ mile service area of parkland to demonstrate which residential areas are within ¼ mile of a park.</p> <p>Parks must be designed to properly function as parks. Currently, the Trailhead Park appears to consist mostly of ponds in the Grading Plan. Please revise the Grading Plan so that there is more evenly-graded, unencumbered parkland, or show in the park development plan how the parks will function given the constraints of the ponds. Likewise, the grading of the Overlook Park has cuts of over 12 feet. Is this also for drainage? Parks must be evenly-graded in order to meet parkland dedication standards.</p> <p>In the park development plan, demonstrate how these parks will expand access to the Barton Creek Greenbelt. Given the grading, please provide in the development plan how there will be accessible entry into Barton Creek Greenbelt.</p>	Exhibit D- Brodie Oaks Redevelopment Park and Open Space Plan has been updated to include a park development plan and highlights the construction of the trailhead and expanded access to the greenbelt. Ponds have been minimized and all areas with a slope greater than 10 percent have been calculated. In addition, Exhibit E- Brodie Oaks Redevelopment Transportation Plan also depicts the trail connections.	Complete
5.	1/22/2021	Development Assessment	12/08/2020	PARD-Thomas Rowlinson	N/A	PR 5: The park development plan should describe the park improvements and amenities provided. PARD requires park designs to consider whether the proposed amounts for park development would fulfill the vision for these parks. \$100 per unit over the existing FY 2020-1 fees would likely not result in a superior development here. Park fees will likely change by the time this development is in review for permitting, as well. Given the deficiency in park acreage required for a superior development, PARD anticipates a substantial investment in the parks so as to achieve a superior park system. Please provide costs associated with the proposed designs for these parks to better formulate the superiority in park development.	Exhibit D- Brodie Oaks Redevelopment Park and Open Space Plan has been updated to include a park development plan. Fees have been updated to be \$100 more than the Park Development Fee at the time of site plan.	Complete
6.	1/22/2021	Development Assessment	12/08/2020	PARD-Thomas Rowlinson	N/A	PR 6: PARD cannot support the proposal to use existing parkland for the development's irrigation. While the existing deed does appear to provide for some non-recreational uses, PARD nevertheless finds such a proposal contrary to a superior development. Revise to exclude irrigation from existing parkland.	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.	Complete
7.	1/22/2021	Development Assessment	12/08/2020	PARD-Thomas Rowlinson	N/A	PR 7: This development will require triggers for when the parks are dedicated and developed. Please provide a plan for when the parks shall be dedicated and developed.	<p>See the updated Exhibit H- Brodie Oaks Redevelopment Phasing Plan, where the following triggers for park development have been included:</p> <ul style="list-style-type: none"> Conveyance of easement for Overlook, Trailhead, and Central Park are triggered by the first Subdivision Plat. Full development of Overlook, Trailhead, and Central Park are triggered by the first site plan. Conveyance of easement or deed for Neighborhood Park are triggered by the first Subdivision in Phase II. Full Development of Neighborhood Park is triggered by the first site plan for Phase II. 	Complete
8.	1/22/2021	Development Assessment	12/08/2020	PARD-Thomas Rowlinson	N/A	PR 8: Additional comments may be issued once the above has been reviewed and addressed.	Comment observed and noted.	Complete
9.	12/27/2020	Development Assessment	12/08/2020	Austin Fire Department Planning-Jamila Siller	N/A	<p>AFD 1. Currently this area is experiencing high response times above our 8-minute goal 90percent of the time. AFD is asking for dedicated land for a station within Brodie Oaks shopping center. To prepare for AFD's future fire protection service, we are requiring the following be provided by the developer:</p> <ul style="list-style-type: none"> 5-acre (net buildable) lot to place one 6 bay fire/ems station; An entrance/egress on a major roadway (Loop 360); and Location of 5 net buildable acre lot must be approved by AFD/EMS. 	The project is located over the Barton Springs Watershed and requires compliance with the SOS Ordinance. As discussed during a meeting with Jamila Siller and Laura Everette on 2/23/2021, this is not a good location for a fire station due to access and the SOS Ordinance. Therefore, a fire station is not being provided with this development.	Complete
10.	12/27/2020	Development Assessment	12/08/2020	Austin Fire for Site Plan Review-Tom Migl	N/A	FD1. Based on the City's GIS mapping this site is subject to the Wildland-Urban Interface (WUI) Code, Ordinance No. 20200409-040. Please provide a Vicinity Plan in accordance with section 108.7 and show vegetation hazard and slope categories per section 502.1. Annotate the areas of required defensible space and/or fire-resistant construction on a fire protection plan for the proposed development.	Joe Longaro met with Tom Migel (AFD reviewer) on 2/12/2021 regarding his comments on the mentioned ordinances. The team determined that the proposed development should be acceptable as it relates to this ordinance. The ordinance focuses on stepping single family homes back a certain distance from the brush (fuel as they call it). This ordinance does not focus on commercial type construction, so the ordinance is not an issue.	Complete

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11.	12/27/2020	Development Assessment	12/08/2020	Austin Fire for Site Plan Review-Tom Migl	N/A	FD2. Based on section 402.1.1 Access, the development shall demonstrate compliance at the subdivision phase. Development with over 30 dwelling units shall provide two remote public routes of egress and ingress and fire access shall be in accordance with the fire code. Roadways shall provide the minimum 25 feet width of travel lanes. Cars shall not be allowed to park within the 25 feet width. Please provide a fire protection plan with proposed compliant access.	Joe Longaro met with Tom Migel (AFD reviewer) on 2/12/2021. Migel reinforced that they are strictly enforcing the 25' drive isle widths and is also now requiring 2 points of ingress and egress. The Brodie Oaks Redevelopment comply with the two points of access (the development has six points of access). The dimensions shown were based on the Austin Street Design Guide but adjusted based on guidance from national expert Jeff Speck. The roadways in the Brodie Oaks Redevelopment Plan are not public so there's no requirement here. Follow up conversation is necessary.	Complete
12.	12/27/2020	Development Assessment	12/08/2020	Austin Fire for Site Plan Review-Tom Migl	N/A	FD3. Based on section 402.1.2 Water Supply, the development shall demonstrate compliance at the subdivision phase. Please provide a fire protection plan and supporting documentation (fire hydrant flow test, water supply model) that a sufficient water supply for fire protection is available or can be provided.	Comment noted. See the attached draft SER indicating that infrastructure will provide adequate fire flow to the site. A detailed plan will be provided at Subdivision and/or Site Plan.	Complete
13.	12/27/2020	Development Assessment	12/08/2020	AW Utility Development Review-Bradley Barron	N/A	AW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The site shall have separate wastewater taps, separate water meters, and their respective private water and wastewater service lines shall be positioned or located in a manner that will not cross lot lines. Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. City Council approval of the SER is required due to the property's location within the Drinking Water Protection Zone and outside the full purpose corporate limits (LDC 25-9-35). For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0211. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.	Comment observed and noted. See the attached draft SER for off-site water and wastewater improvements which are currently in review by the development team. In addition, please see Exhibit J: Brodie Oaks Redevelopment Water and Wastewater Plan.	Complete
14.	12/27/2020	Development Assessment	12/08/2020	AW Utility Development Review-Bradley Barron	N/A	FYI: Dedication of private streets and public utility easements does not obligate the City to approve the placement of City water and wastewater mains within same. Water and wastewater service shall be provided to each lot at their Right of Way frontage.	Comment observed and noted.	Complete
15.	12/27/2020	Development Assessment	12/08/2020	City Arborist-Jim Dymkowski	N/A	CA 1. (Code Modification) The current PUD development assessment does not indicate that the PUD will be requesting any code modifications for Heritage or any other tree category tree review and will follow current code.	A code modification has been amended for PUD Submission 1. The code modification would allow a limited number of Heritage trees to be relocated on-site to accommodate the restoration of the site to natural grades or to accommodate the compact nature of the redevelopment. See the proposed modification to 25-8-641 and 25-8-642.	Complete

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16.	12/27/2020	Development Assessment	12/08/2020	City Arborist- Jim Dymkowski	N/A	CA 2. (Code Modification) The PUD proposes to modify the current code planting zone width requirement of Subchapter E 2.2.2B1 from 8 feet to 6 feet from the face of curb for internal circulation routes. Staff understands the need to widen these areas to accommodate existing preserved trees, yet has significant concerns about available growth space and soil volume with any proposed reductions without the use of soil cells etc. A proposed 6 feet from the face of the curb will actually only provide a 5.5-foot planting area opening.	<p>The plan meets or exceeds with Subchapter E- Great Streets Standards, with the following modifications:</p> <ul style="list-style-type: none"> The dimensions shown were based on the Austin Street Design Guide but adjusted based on guidance from national expert Jeff Speck. The roadways in the Brodie Oaks Redevelopment plan are not public so there's no requirement here. Follow up conversation is necessary. The Clear Zone in the Code calls for 14'. The Brodie Oaks Redevelopment plan is providing 24' of pedestrian and bicycling space. The Planting Zones in the Code calls for 16', whereas the Brodie Oaks Redevelopment plan provides 19'. The plan has also increased the overall number of planting zones from 2 to 3, therefore the site will have 30 percent more trees. All utilities will be located underground. The Sidewalk Zones in the Code calls for 30', whereas the Brodie Oaks Redevelopment plan provides for 49'-55'. 	Complete
17. On one side of the	12/27/2020	Development Assessment	12/08/2020	City Arborist- Jim Dymkowski	N/A	CA 3. (Tier 1 and Tier 2 Superiority) For Tier 1, the PUD proposes removal of impervious cover and habitat restoration. Please elaborate on any additional quantity of trees that may be planted in excess of the current code tree planting requirements for the development.	The Hill Country Overlay requires that if a Roadway Vegetative Buffer is disturbed it must be revegetated with native trees shrubs and grasses. The existing site disturbed 100 percent of the Roadway Vegetative Buffer. The PUD is committing to restore the roadway vegetative buffer that was disturbed prior to the adoption of the Hill Country Overlay within the portion or Land Use Area 2 that is within the Hill Country Overlay Boundary. In addition, the Brodie Oaks Redevelopment is proposing to blend new open space into the existing Barton Creek Greenbelt by restoring 10 percent of new open space in Overlook Park and Trailhead Park (1.0 acres) using the Hill Country Revegetation standard. Another 10 percent (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.	Complete
18.	12/27/2020	Development Assessment	12/08/2020	City Arborist- Jim Dymkowski	N/A	CA 4. (Tier 1 and Tier 2 Superiority) As it pertains to mitigation and landscape tree planting, please clarify how the PUD will meet the Tier 1 2.3.1.H Grow green/Landscaping section by explaining by how much the PUD will exceed the current code minimum requirements.	<p>The Brodie Oaks Redevelopment will plant native or adapted trees and plants per the City of Austin's Grow Green Guide. In addition, the Brodie Oaks Redevelopment is proposing to blend new open space into the existing Barton Creek Greenbelt by restoring 10 percent of new open space in Overlook Park and Trailhead Park (1.0 acres) using the Hill Country Revegetation standard. Another 10 percent (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.</p> <p>The Planting Zones in the Code calls for 16' total across the street section, whereas the Brodie Oaks Redevelopment plan provides 19' total across the street section. The plan has also increased the overall number of planting zones from 2 to 3, therefore the site will have 30 percent more trees.</p>	Complete
19.	12/27/2020	Development Assessment	12/08/2020	City Arborist- Jim Dymkowski	N/A	CA 5. (Tier 1 and Tier 2 Superiority) Please provide additional information and clarification on the PUD's proposal of superior tree preservation as it currently only indicates preservation/transplant of all heritage trees and not the other categories listed for Tier 2 credit. To claim Tier 2.4 superiority, the PUD would need to meet the following for existing trees; Preservation of all heritage trees, preservation of 75percent of the caliper inches associated with native protected size trees, and preservation of 75percent of all of the native caliper inches.	The Brodie Oaks Redevelopment is not claiming superiority for this particular item. However, most native caliper inches of nonprotected trees are currently in parking lots, and in substandard conditions. The Brodie Oaks Redevelopment is committed to restoring 10 percent of the Open Space to the Hill Country Roadway Overlay restoration standard.	Complete
20.	12/27/2020	Development Assessment	12/08/2020	City Arborist- Jim Dymkowski	N/A	CA 6. (Tier 1 and Tier 2 Superiority) Please provide additional information and clarification on the PUD's Tier 2 proposal for improved preserved tree conditions with the removal of existing impervious cover. This should include a rough plan for the restoration of the soil and trees in these areas and the trees that may be impacted.	The Brodie Oaks Redevelopment has committed to a Tree Health and Maintenance Plan.	Complete

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21.	12/27/2020	Development Assessment	12/08/2020	City Arborist- Jim Dymkowski	N/A	CA 7. (Tier 1 and Tier 2 Superiority) Please provide additional information and clarification on the PUD's Tier 2 proposal for tree planting as this would only receive credit if the tree plants are native central seed stock.	The application has been amended to note that all trees will be native central seed stock. The Brodie Oaks Redevelopment will plant native or adapted trees and plants per the City of Austin's Grow Green Guide. In addition, the Brodie Oaks Redevelopment is proposing to blend new open space into the existing Barton Creek Greenbelt by restoring 10 percent of new open space in Overlook Park and Trailhead Park (1.0 acres) using the Hill Country Revegetation standard. Another 10 percent (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.	Complete
22.	12/27/2020	Development Assessment	12/08/2020	City Arborist- Jim Dymkowski	N/A	CA 8. (Tier 1 and Tier 2 Superiority) Please provide additional information and clarification on the PUD's Tier 2 proposal for exceeding great streets standards. If and how it will do so for tree plantings?	<p>Please see Exhibit E- Brodie Oaks Redevelopment Transportation Plan. The dimensions shown were based on the Austin Street Design Guide but adjusted based on guidance from national expert Jeff Speck. The roadways in the Brodie Oaks Redevelopment plan are not public so there is no requirement here. Follow up conversation is necessary.</p> <p>The plan meets or exceeds Subchapter E- Great Streets Standards, with the following modifications:</p> <ul style="list-style-type: none"> • The Clear Zone in the Code calls for 14' total across the street section. The Brodie Oaks Redevelopment plan is providing 24' total across the street section of pedestrian and bicycling space. • The Planting Zones in the Code calls for 16' total across the street section, whereas the Brodie Oaks Redevelopment plan provides 19' total across the street section. The plan has also increased the overall number of planting zones from 2 to 3, therefore the site will have 30 percent more trees. • All utilities will be located underground. • The Sidewalk Zones in the Code calls for 30' total across the street section, whereas the Brodie Oaks Redevelopment plan provides for 49'-55' total across the street section. 	Complete
23.	12/27/2020	Development Assessment	12/08/2020	City Arborist- Jim Dymkowski	N/A	CA9. (Exhibit) Exhibit G – Grading. For those areas of cut and fill proposed greater than four feet, please provide additional information and clarification on the overall disturbance of these requests and the trees potentially impacted in these areas. This request goes toward reviewing the PUD's overall tree preservation effort.	Exhibit G- Brodie Oaks Redevelopment Grading Plan has been amended for PUD Submission 1. The trees have been included on the grading plan.	Complete
24.	12/27/2020	Development Assessment	12/08/2020	City Arborist- Jim Dymkowski	N/A	CA 10. (Exhibit) Trees proposed to be preserved must be shown with a continuous circle.	Exhibit G- Brodie Oaks Redevelopment Grading Plan has been amended for PUD Submission 1. The trees have been included on the grading plan.	Complete
25.	12/27/2020	Development Assessment	12/08/2020	Comprehensive Plan Review- Kathleen Fox	N/A	<p>The project site is located on the northeast corner of Capital of Texas Highway and S. Lamar Boulevard, on a 37.61-acre site, that currently contains a variety of commercial and retail uses, including a grocery store, retail and office uses, restaurants and a Hobby Lobby. It is also located within the boundaries of an Activity Center for Redevelopment in Sensitive Environmental Areas (Lamar & Ben White) and along the South Lamar Activity Corridor. It is not located within the boundaries of an adopted neighborhood plan. Surrounding land uses include the Barton Creek Greenbelt and Trail and an apartment complex to the north; to the south is a shopping center; to the east is an apartment complex and commercial uses; and to the west is the Barton Creek Greenbelt and office and commercial uses.</p> <p>The development proposal calls for clearing the site and 'transforming it from a suburban shopping center and surface parking lots to a compact, vibrant, transit-oriented, and mixed-use center that includes 13.6 acres of new publicly accessible open space with views of the downtown skyline and Hill Country forming a new gateway to the Barton Creek Greenbelt.' Specifically, this project proposes approximately 1,564 residential units (in buildings up to 275 feet tall), 1,150,678 square feet of office, 448 hotel rooms, 110,000 square feet of retail, and 30,000 square feet of restaurant uses located along private streets with public access easements including an Internal Circulator Route meeting Great Streets standards with activated ground floor uses.</p>	Comment observed and noted.	Complete



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26.	12/27/2020	Development Assessment	12/08/2020	Comprehensive Plan Review-Kathleen Fox	N/A	<p>Proposed environmental improvements and bonus features of the project:</p> <ul style="list-style-type: none"> • Restore over 25 percent of the site to open space adjacent to the Barton Creek Greenbelt, which is made possible through building up to 275’ tall along the Loop 360 and S. Lamar Boulevard frontage. • Provide affordable housing equal to 10 percent of the bonus height will be included and dispersed throughout the site. • Meet the Imagine Austin vision of an Activity Center for Redevelopment in Sensitive Environmental Areas by addressing environmental impacts caused by the site being mostly covered with impervious surface coverage. • Reposition the retail environment from single-use, auto-oriented to mixed-use and walkable will align the physical environment with the social and environmental trends. • Provide a network of up to 4,700 linear feet of active trails, 10,000 linear feet of sidewalk, and install a publicly accessible trailhead into the Barton Creek Greenbelt. • Restore and reserve 13.7-acres of the site that is currently developed as surface parking lots and single-story retail and office buildings as private park and open space. • Use creative design and the incorporation of public art and performance venues. Biophilic design, energy and water conservation and the use of regional architectural styles and materials will all help contribute to the South Austin character. • The Brodie Oaks Redevelopment project is seeking to waive compatibility standards triggered by the Barton Creek Greenbelt's SF-2 Zoning. The current plat contains a scrivener’s error restricting residential uses on a portion of the site. A plat amendment to address this error will be submitted concurrently with the PUD application. 	Comment observed and noted.	Complete
27.	12/27/2020	Development Assessment	12/08/2020	Comprehensive Plan Review-Kathleen Fox	N/A	<p><i>Connectivity</i> This site is adjacent to CapMetro’s Metro Rapid Route 803, along the S. Lamar Boulevard Imagine Austin Corridor. Per the agent: The Brodie Oaks Redevelopment will support ridership on Capital Metro’s existing high-capacity transit route (MetroRapid Route 803) on S. Lamar Boulevard with the development of a high-density, mixed-use project. Shared parking and travel demand management strategies will reduce reliance on single-occupancy vehicles. Existing mobility options in the area are fair while connectivity options are above average.</p>	The Brodie Oaks Redevelopment team met with ATD and Capital Metro on 3/31/2021 and Austin Transportation Department on 3/15/2021 to discuss the coordination of a Purple Line high capacity MetroRapid Route 803 transit stop. A shared parking strategy and a travel demand management plan is included in PUD Submission 1.	Complete

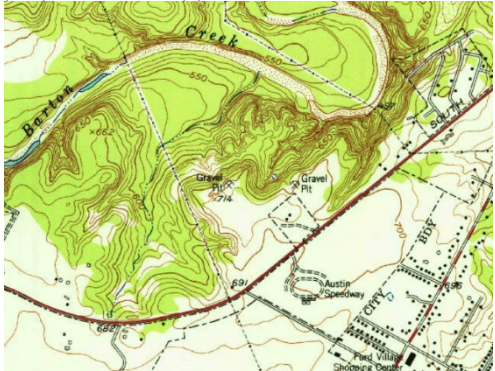
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28.	12/27/2020	Development Assessment	12/08/2020	Comprehensive Plan Review- Kathleen Fox	N/A	<p><i>Imagine Austin</i></p> <p>The Imagine Austin Growth Concept Map identifies this property as being near one of the five 'Activity Center for Redevelopment in Sensitive Environmental Area', found in the Image Austin Comprehensive Plan (IACP). Page 106 of the IACP states, <i>Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context. One of the Land Use and Transportation policies, LUT P21 (p. 102), clarifies the intent, "Ensure that redevelopment in the Edwards Aquifer's recharge and contributing zones maintains the quantity and quality of recharge of the aquifer."</i> Activity Centers are supposed to be walkable, bikeable, and supported by transit.</p> <p>The property is also located along the South Lamar Activity Corridor. Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.</p> <p>The following IACP policies are also applicable to this case:</p> <ul style="list-style-type: none"> • LUT P1. Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map. • LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs. • LUT P5. Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children. <p>A complete Imagine Austin compliance review of this application will be made during the formal PUD submittal process.</p>	Comment observed and noted.	Complete
29.	12/27/2020	Development Assessment	12/08/2020	Drainage Engineering- Jay Baker	N/A	<p>DE 1. GIS research indicates that there is an existing plat, known as Brodie Oaks Center, Amended (C8S-83-108, Vol 83 Pages 149-150). There are plat notes related to submitting a site plan and also providing drainage plans with detention for review. I could not locate the site plan(s) for this property. At the time a PUD zoning application is made, please provide copy of the site plans for review so it can be determined how drainage, detention and water quality was addressed for this development.</p>	<p>DE1. The <i>Brodie Oaks Center Amended Plat</i> (City Case #C8s-83-108) (C8s-83-108 Plat.pdf) notes that an approved site development plan will need to be submitted to the Director of Public Works and the City Council, City of Austin. It also has a note that states drainage plans need to be submitted to the City of Austin Public Works Department for review prior to construction. The Open Records Request we submitted to the City (PIR C092872-021021) requesting a copy of the site plans for this property (PIR C092872-021021 2021-02-10.pdf) was only able to provide us a partial plan set of <i>Brodie Oaks</i> (City Case #C14r-81-033) (C14r-81-033 Brodie Oaks (Incomplete Set).pdf), a partial plan set of <i>Barton Creek Plaza</i> (City Case #82-03-3684) (82-03-3684 Barton Creek Plaza (Incomplete Set).pdf).</p>	Complete

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30.	12/27/2020	Development Assessment	12/08/2020	Drainage Engineerin g- Jay Baker	N/A	DE 2. This development also encompasses Barton Creek Plaza. I could find the following applications for that site: C14R-81-033 C8-81-063.1 C8-81-063.2 82-03-3684 SP-95-0408B At the time a PUD zoning application is made, please provide copies of those applications for review to determine how drainage, detention and water quality was addressed for that development.	DE2. In response to your request for a copy of the applications for review of the following projects and how drainage, detention, and water quality was addressed, please find below next to each case number the outcome of our Open Records Request to the City. <ul style="list-style-type: none"> C14R-81-033: application/project folder unavailable for <i>Brodie Oaks</i>; only partial plan set found (C14r-81-033 Brodie Oaks (Incomplete Set).pdf) C8-81-063.1: application unavailable for <i>Brodie Creek Plaza</i>;, <i>Stormwater Detention and Water Quality Basin Calculations for Barton Creek Plaza</i> (not dated, signed, or sealed) by Porter Young & Associates (Storm water detention and WQ calcs.pdf), and <i>Barton Creek Plaza Tract A – PRA Data, Environmental Compliance Report</i> dated May 11, 1982 (Environmental Compliance Report.pdf) C8-81-063.2: application unavailable for <i>Barton Creek Plaza</i>; no plans found; 82-03-3684: application/project folder unavailable for <i>Barton Creek Plaza</i>; only partial plan set found ("82-03-3684 Barton Creek Plaza (Incomplete Set).pdf") SP-95-0408B: application/project folder unavailable for <i>Barton Creek Plaza Phases 2 and 3</i> 	Complete
31.	12/27/2020	Development Assessment	12/08/2020	Drainage Engineerin g- Jay Baker	N/A	DE 3. The summary letter indicates that detention will be addressed by RSMP participation. Contact RSMP@austintexas.gov to schedule a feasibility meeting and request this reviewer to be invited.	The Brodie Oaks Redevelopment team met with the RSMP division and it was determined that participation into RSMP Program and on-site detention are not required. See the attached drainage study.	Complete
32.	12/27/2020	Development Assessment	12/08/2020	Drainage Engineerin g- Jay Baker	N/A	DE 4. At the time a PUD zoning application is made, please provide preliminary drainage study for this development to determine feasibility, indicating what drainage and water quality controls are currently in place and what controls are being proposed demonstrating no adverse drainage and water quality impact to adjacent properties and streets.	The Brodie Oaks Redevelopment Drainage Study and Exhibit F- Brodie Oaks Redevelopment Water Quality and Drainage Plan is included in PUD Submission 1.	Complete
33.	12/27/2020	Development Assessment	12/08/2020	Electric Review- Andrea Katz	N/A	EL 1. Note that a new substation will need to be sited and built in order for the site to receive power, as it is at the end of feeder lines that are almost at capacity. This will need to be built within a civic use on the site as defined by LDC § 25-2-6 CIVIC USES DESCRIBED: (30) MAJOR UTILITY FACILITIES use is the use of a site for the provision of generating plants, electrical switching facilities or primary substations, refuse collection or disposal facilities, water or wastewater treatment plants, or similar facilities.	Due to the impervious cover requirements of the Barton Creek Watershed the team is currently engaging Austin Energy in seeking an alternative solution for siting the substation.	Complete
34.	12/27/2020	Development Assessment	12/08/2020	Electric Review- Andrea Katz	N/A	EL 2. LDC § 25-4-132 - EASEMENTS AND ALLEYS. (A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs. Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046.	Comment observed and noted.	Complete

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35.	12/27/2020	Development Assessment	12/08/2020	Environmental Officer- Chris Herrington and Atha Phillips	N/A	<p>EO 1. The project is proposing to utilize the Barton Springs Zone Redevelopment Exception (BSZRE) which staff does not support. The BSZRE lives in the environmental section of code and allows for a site with existing development to redevelop and maintain the same footprint if they meet certain requirements. There are several reasons we should not use the redevelopment exception in a PUD. First, the PUD would have to modify an applicability requirement of the redevelopment exception to be able to use this provision.</p> <p>To meet the BSZRE you must: § 25-8-26 - REDEVELOPMENT EXCEPTION IN THE BARTON SPRINGS ZONE. (A) This section applies to property located in the Barton Springs Zone that has existing commercial development if: (1) no unpermitted development occurred on the site after January 1, 1992, and (2) the property owner files a site plan application and an election for the property to be governed by this section.</p> <p>Second and more importantly is that the redevelopment exception essentially lowers the bar for a PUD that is required to be superior to current code, making any proposal appear superior. Staff is confident that we can, from what has been proposed so far, put together an environmentally superior PUD package.</p> <p>Proposed Environmental Superiorities:</p> <ul style="list-style-type: none"> • Reduce impervious cover from 84percent to 54percent. • Comply with SOS water quality standards • Preserve or transplant all Heritage trees on-site. • Restore open space that is adjacent to the Barton Creek greenbelt, currently impervious cover. • Remove impervious cover from an area adjacent to parkland. • Capture rainwater to irrigate a minimum of 50percent of the proposed landscape. 	The Brodie Oaks Redevelopment will reduce total impervious cover from approximately 84 percent to a maximum impervious cover of 54 percent, a 36 percent reduction, and fully comply with the Save Our Springs (SOS) Ordinance standards for no degradation of water quality. The Brodie Oaks Redevelopment is proposing to modify the maximum impervious cover allowed by the SOS Ordinance. We understand that this code modification will require a super majority vote of the City Council. Even though we need to amend this section of the SOS Ordinance the proposed 36% reduction in impervious cover is superior to what exists now and what could be built under the current code.	Complete
36.	12/27/2020	Development Assessment	12/08/2020	Environmental Officer- Chris Herrington and Atha Phillips	N/A	EO 2. If proposing development (reirrigation) on an adjacent lot, the acreage and lot must be brought into the PUD.	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.	Complete
37.	12/27/2020	Development Assessment	12/08/2020	Environmental Officer- Chris Herrington and Atha Phillips	N/A	EO 3. Reirrigation shown in the parkland is not considered superior. The trenching and land disturbance to lay pipes will cause an enormous amount of damage to the greenbelt. Please find alternative locations.	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.	Complete
38.	12/27/2020	Development Assessment	12/08/2020	Environmental Officer- Chris Herrington and Atha Phillips	N/A	EO 4. Add private vs. public park location to parkland exhibit for PUD submittal. Provide acreage total for both types of parkland.	Included in PUD Submission 1, Exhibit D- Brodie Oaks Redevelopment Park and Open Space Plan has been modified to reflect this comment. All parkland will be private, but a recreational easement is included to ensure public accessibility is maintained in perpetuity.	Complete

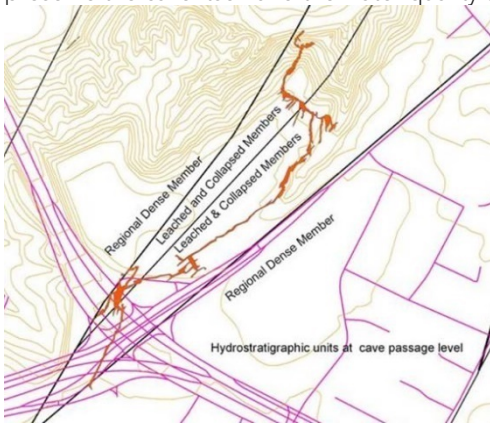
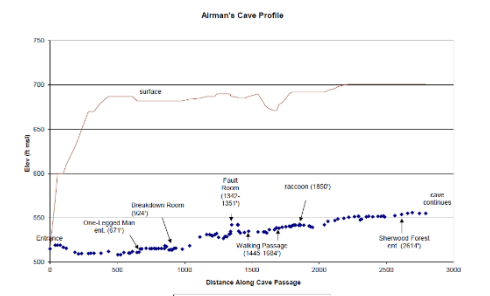
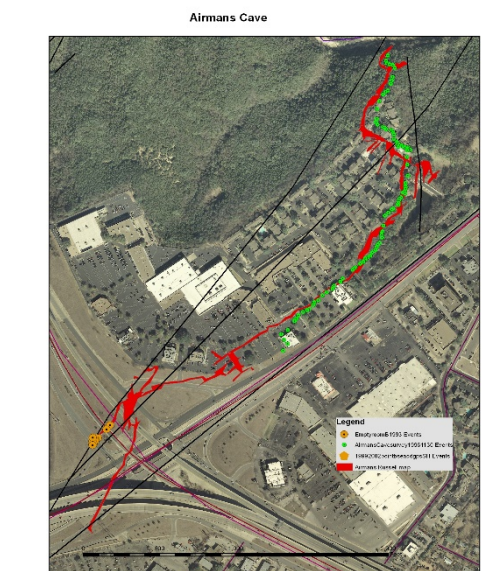
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39.	12/27/2020	Development Assessment	12/08/2020	Environmental Officer- Chris Herrington and Atha Phillips	N/A	EO 5. Additional environmental superior suggestions: <ul style="list-style-type: none"> Solar array on the roof. Dual pipe plumbing within the buildings. Utilize glass that has a reflectivity of less than 15percent to prevent bird strikes. Connect to Austin Water reclaimed water source. 	<p>In regard to solar, the team met with Tim Harvey, Mica Jasuta and Andrew Durham of Austin Energy on 4/20/2021 as well as Sarah Talkington and Heidi Kasper of Austin Green’s AEGB. The Brodie Oaks Redevelopment will provide a reliable, low-carbon and adaptable energy strategy for the new development. Working closely with partners at Austin Energy, the Brodie Oaks Redevelopment aims to find optimal energy solutions at building-, site- and district-scale. At building scale, the Brodie Oaks Redevelopment design aims to optimize passive design strategies through building orientation and massing and façade design to find right balance of thermal performance and access to daylight and views. The project will investigate Passive House design for the residential towers. Building will drive efficiency through high-performance systems, looking towards radiant cooling and heating and energy recovery. Although the Brodie Oaks Redevelopment will investigate building-scale renewable options for the building, the Brodie Oaks Redevelopment team sees full potential, while balancing other roof-top and façade options, to be less than 3 percent of the total site energy. At site scale, the Brodie Oaks Redevelopment team are exploring phased centralized district cooling and heating alternatives, heat recovery chillers and various thermal storage alternatives. Through on-site solar generation, the site is seeking a site microgrid solution with battery back-up generation. Through partnerships with Austin Energy, the team is aiming to provide the right power supply, grid-tied solution and demand management programs to optimize the grid as it adapts to growth in the South Austin area.</p> <p>Brodie Oaks Redevelopment is committed to bird friendly architecture and design and are currently researching national best practices.</p> <p>Brodie Oaks Redevelopment, in alignment with the WaterForward plan, will provide building and site solutions that treat water as the valuable resource it is, and aim to reuse 100 percent of the water that touches the buildings and immediate surrounding areas. The building will provide low-flow and efficient fixtures to reduce demand beyond minimum requirements in the Austin Energy Green Building star rating system. The team is investigating the economics of collecting rainwater off building roofs and surrounding green areas for use in cooling-towers and irrigation. On-site reuse of rainwater for building-scale non-potable uses (toilets and urinals) is being investigated.</p>	Complete
40.	12/27/2020	Development Assessment	12/08/2020	Environmental Review- Jonathan Garner	N/A	EV1 (Tier 1 Requirements) Requirement 2.3.1.H: The landscaping requirements of the City Code, found in Chapter 25-2, Subchapter C, Article 9 are not germane to restoring native woodlands or providing street trees along public rights-of-way. Revise the proposed PUD superiority by proposing elements of landscaping that exceed the requirements in City Code	We are proposing to blend new open space into the existing Barton Creek Greenbelt by restoring 10 percent of new open space (1.37 acres) using the Hill Country Revegetation standard. Another 10 percent (1.37 acres) will be restored to native prairie.	Complete
41.	12/27/2020	Development Assessment	12/08/2020	Environmental Review- Jonathan Garner	N/A	EV2 (Tier 2 Requirements) Environment/Drainage – Reirrigation: the proposed plan for reirrigation places the sprinklers in a natural area with highly erosive Del Rio clay soils that will compact and result in large sediment and debris running downgradient to the tributary and main channel of Barton Creek. In addition, the construction required for including this site element will disturb an area of the site that has not been disturbed throughout the life of the existing project. Staff strongly suggests relocating the reirrigation areas and include a more innovative, integrated green storm water control facility in the proposed PUD.	<p>Comment observed and noted.</p> <p>Approximately 10 acres is needed for reirrigation. The project needs to find 10 acres of land to provide reirrigation and meet the SOS Ordinance. If the project foregoes current entitlements to re-irrigate in the parkland, the Brodie Oaks Redevelopment will need to re-irrigate in the proposed parkland on-site. The provided Park Development Plan addresses the need to co-locate reirrigation and park amenities by:</p> <ul style="list-style-type: none"> Minimizing reirrigation in select high traffic and highly programmed areas. Constructing the reirrigation system to allow certain areas to be turned off or re-scheduled if necessary. Designing parks and amenities that can be co-located with reirrigation, including education and information about the SOS Ordinance and how stormwater is being treated on the site. 	Complete

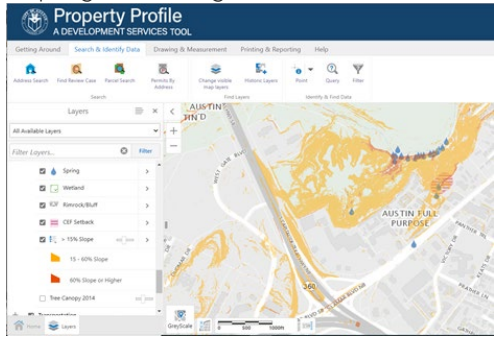
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42.	12/27/2020	Development Assessment	12/08/2020	Environmental Review-Jonathan Garner	N/A	EV3 (Tier 2 Requirements) Environment/Drainage – Green Stormwater Controls: Per ECM 1.8.1.C, porous pavement – including pervious pavers – are considered impervious cover in an area located over the Edwards Aquifer Recharge Zone. Therefore, the use of these elements does not meet Tier 2 Superiority requirements for green water quality controls or reduced impervious cover requirements. Propose an alternative to achieve Tier 2 Superiority.	Comment observed and noted. The Brodie Oaks Redevelopment is mostly located over the Edwards Aquifer Recharge Zone where porous pavers are considered impervious. At staff’s request, however, the project includes porous pavement in the design for all non “high-use” pedestrian areas such as courtyards or walkways between buildings where possible.	Complete
43.	12/27/2020	Development Assessment	12/08/2020	Environmental Review-Jonathan Garner	N/A	EV4 (Tier 2 Requirements) Environment/Drainage – Impervious Cover: The PUD proposes to meet the redevelopment exception requirements in City Code 25-8-26(E)(1) by reducing the overall impervious cover on the site, however the proposed 54percent is well above the Tier 2 PUD Superiority requirement of “reducing impervious cover by five percent below the maximum otherwise allowed by code.” For a site located in a Barton Springs Zone watershed over the Edwards Aquifer Recharge Zone, this amount would be equal to 10 percent Net Site Area. This comment is pending consultation with the Environmental Officer as to the merits of superiority proposed with the overall reduced impervious cover proposed.	The Brodie Oaks Redevelopment will reduce total impervious cover from approximately 84 percent to a maximum impervious cover of 54 percent, a 36 percent reduction, and fully comply with the Save Our Springs (SOS) Ordinance standards for no degradation of water quality. The Brodie Oaks Redevelopment is proposing to modify the maximum impervious cover allowed by the SOS Ordinance. We understand that this code modification will require a super majority vote of the City Council. Even though we need to amend this section of the SOS Ordinance the proposed 36% reduction in impervious cover is superior to what exists now and what could be built under the current code.	Complete
44.	12/27/2020	Development Assessment	12/08/2020	Environmental Review-Jonathan Garner	N/A	EV5 (Tier 2 Requirements) Environment/Drainage – Impervious Cover: The Brodie Oaks PUD is located over the Edwards Aquifer Recharge Zone, where porous pavement is considered impervious cover. Although the PUD is proposing a net reduction of impervious cover by roughly 30percent, Staff requests including porous pavement in the design for all non “high-use” pedestrian areas; such as courtyards or walkways between buildings.	The Brodie Oaks Redevelopment is mostly located over the Edwards Aquifer Recharge Zone where porous pavers are considered impervious. At staff’s request, however, the project includes porous pavement in the design for all non “high-use” pedestrian areas such as courtyards or walkways between buildings where possible.	Complete
45.	12/27/2020	Development Assessment	12/08/2020	Environmental Review-Jonathan Garner	N/A	EV6 (Tier 2 Requirements) Environment/Drainage – Landscape Irrigation: The PUD proposes compliance with the SOS Ordinance, however that ordinance is not germane to directing stormwater runoff to landscaped areas. For guidance, refer to the requirements in City Code 25-2-1008 and propose a method in relation to City Code requirements that will demonstrate PUD superiority.	The Brodie Oaks Redevelopment is fully compliant with the SOS Ordinance. As such, the runoff from areas classified as impervious cover will be directed to one of two SOS retention/irrigation systems or in the existing pond at the Retreat at Barton Creek. In addition, the Brodie Oaks Redevelopment will provide rainwater harvesting for landscape irrigation to serve greater than 50 percent of the required landscaped areas OR cooling water according to the Environmental Criteria Manual. The “or” is included here because the SOS retention/irrigation systems may cover the site’s irrigation needs, but the team understands that the City would still like the Brodie Oaks Redevelopment to capture more water to reuse on-site. The water balance on-site is still being calculated. Therefore, the Brodie Oaks Redevelopment is committing to water capture and reuse and will prioritize irrigation, but if there is excess water, the team is also exploring other uses such as for cooling towers too.	 Complete
46.	12/27/2020	Development Assessment	12/08/2020	Environmental Review-Jonathan Garner	N/A	EV7 (Code Modifications) 25-2-1104: Staff rejects the applicant’s proposal to add a section exempting the proposed PUD from Hill Country Roadway Overlay requirements. Without more detailed information demonstrating how the proposed PUD will meet superiority requirements for Landscaping or plans and details for how the Brodie Oaks Redevelopment will establish a more appropriate transition from the Imagine Austin Comprehensive Plan High Capacity Transit Corridor to the Hill Country Corridor, Staff does not approve exemption from all Hill Country Roadway Overlay Requirements found in ECM 2.7.0.	<p>Included in PUD Submission 1, the referenced note has been modified to Land Use Plan Note #1. The PUD is proposing to exempt those portions of the site located in within the Hill Country Overlay and Land Use Area 1 with the exception of specific standards that can be met within an urban context.  The PUD is proposing to exceed the requirement of the Hill Country Overlay for those portions of the site located within the Hill Country Overlay and Land Use Area 2.</p> <p>The Land Use Area 1, the developed portion of the Brodie Oaks Redevelopment site, is not intended to comply with a Hill Country aesthetic or development intensity because it is identified as an Activity Center in Imagine Austin Comprehensive Plan. The site is intended to become a Transit-Oriented Development. However, the Brodie Oaks Redevelopment has taken into consideration the Hill Country Roadway Overlay by removing development in Land Use Area 2 and restoring the Woodland and Prairie to blend into the Barton Creek Greenbelt and Hill Country Roadway Overlay views. In conclusion, the portion of Brodie Oaks Redevelopment site that transitions into the Greenbelt, far exceeds the Hill Country Roadway Overlay Requirements. To deliver on the City of Austin’s established objectives for this site, the developed area must be urban and match the character of South Austin, and S. Lamar Boulevard specifically.</p>	Complete
47.	12/27/2020	Development Assessment	12/08/2020	Environmental Review-Jonathan Garner	N/A	EV8 (Code Modifications)25-8-25(C): Staff rejects the proposed modification to this section of City Code. 25-8-25 pertains to sites located in an Urban or Suburban watershed; this site is wholly located in a Barton Springs Zone watershed. Remove this proposed code modification from the proposed PUD application	The Code Modificaton has been removed. It was intended to allow for a gradual reduction in impervious cover by phase to a final total impervious cover of 54 percent of the site. Brodie Oaks Redevelopment is meeting the Save Our Springs Ordinance water quality standards in each phase and site wide. Please see Exhibit H: Brodie Oaks Redevelopment Phasing Plan.	Complete
48.	12/27/2020	Development Assessment	12/08/2020	Environmental Review-Jonathan Garner	N/A	EV9 (Code Modifications) 25-8-26(F): Staff accepts the proposed City Code modification. This comment will clear with submittal of the PUD zoning application.	Comment observed and noted.	Complete

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49.	12/27/2020	Development Assessment	12/08/2020	Environmental Review-Jonathan Garner	N/A	EV10 (Code Modifications) 25-8-341: Staff rejects the proposed City Code modification. The majority of the areas proposing cut exceeding four feet are in association with a water quality and/or detention facility, which are already exempt from cut requirements, per City Code 25-8-341(A)(4).	Exhibit G- Brodie Oaks Redevelopment Grading Plan has been amended for PUD Submission 1. The extent of pond and wetland shelf are now showing on the exhibit. There are areas which still exceed the 4' cut and fill outside of the pond and wetland shelf, therefore the team has left the Code Modification in. The 4' cut and fill is necessary because of the removal an existing retaining wall around most of the North side of the development to return it to more naturalized grades.	Complete
50.	12/27/2020	Development Assessment	12/08/2020	Environmental Review-Jonathan Garner	N/A	EV11 (Code Modifications) 25-8-342: Staff rejects the proposed City Code modification. The majority of the areas proposing fill exceeding four feet are in association with a water quality and/or detention facility, which are already exempt from fill requirements, per City Code 25-8-342(A)(4).	Exhibit G- Brodie Oaks Redevelopment Grading Plan has been amended for PUD Submission 1. The extent of pond and wetland shelf are now showing on the exhibit. There are areas which still exceed the 4' cut and fill outside of the pond and wetland shelf, therefore the team has left the Code Modification in. The 4' cut and fill is necessary because of the removal an existing retaining wall around most of the North side of the development to return it to more naturalized grades.	Complete
51.	12/27/2020	Development Assessment	12/08/2020	Environmental Review-Jonathan Garner	N/A	EV12 (Code Modifications) 25-8-341/25-8-342: In addition to comments EV 10 and EV 11, according to aerial imagery as far back as 1955 (see below), the site was a gravel pit for several decades prior to the existing development. Historically, it has been the interpretation of Staff that grading in excess of four feet to restore pre-development grades is an acceptable exemption to City Code 25-8-341/342. Remove this proposed code modification from the proposed PUD application. 	The team has yet to find reliable, documented topography for the site to use as an update to the cut and fill analysis. Therefore, the team prefers to keep this code modification in place but will add this commentary as justification for doing so.	Complete
52.	12/27/2020	Development Assessment	12/08/2020	Environmental Review-Jonathan Garner	N/A	EV13 (Code Modifications) ECM 1.5.3(B): Staff rejects the proposed modification. The term Open Space, as used in this reference, refers to open space located within a stream buffer. The subject property does not contain any stream buffers. Remove this proposed code modification from the proposed PUD application.	An update to remove this code modification is included in PUD Submission 1.	Complete
53.	12/27/2020	Development Assessment	12/08/2020	Environmental Review-Jonathan Garner	N/A	EV14 (Code Modifications) ECM 1.8.1 and 25-8-63(C): Staff accepts the proposed code modification to provide further clarification of where public sidewalks and multi-use trails are not considered impervious cover. Staff emphasizes this proposed modification only pertains to publicly accessible sidewalks and multi-use trails. All other open space improvements and private sidewalks and multi-use trails proposed are subject to impervious cover calculations as defined in ECM 1.8.1(B) and 25-8-63(B)	Comment observed and noted.	Complete
54.	12/27/2020	Development Assessment	12/08/2020	Environmental Review-Jonathan Garner	N/A	EV15 (Exhibits) Exhibit B: The PUD proposes a buffer between 75' and 550' to Land Use Area 1A or 1B from the Barton Creek Greenbelt property line, yet it is unclear from the exhibit or any of the proposed Tier 1, Tier 2, or Code Modifications how the proposed PUD will prevent any future development or redevelopment of the adjacent areas outside the PUD boundaries. Additional details, notes, exhibits, or narratives are required	Nearly 9.7 acres of open space is located adjacent to the Barton Creek Greenbelt creating a 100' to 300' buffer between the existing Barton Creek Greenbelt and the new development (Land Use Area 1). Proposed regulation in Land Use Area 2 is limited. There is an FAR of .3:1, a height limit of 28', as well as a Park and Open Space Plan which designates the area as parkland. In addition, all open space will have a public access easement with the City of Austin for recreational purposes.	Complete

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55.	12/27/2020	Development Assessment	12/08/2020	Environmental Review-Jonathan Garner	N/A	EV16 (Exhibits) Exhibit C: In alignment with comment EV 7, this comment is pending for Land Use Plan Note #2.	<p>Included in PUD Submission 1, the referenced note has been modified to Land Use Plan Note #1. The PUD is proposing to exempt those portions of the site located in within the Hill Country Overlay and Land Use Area 1 with the exception of specific standards that can be met within an urban context. The PUD is proposing to exceed the requirement of the Hill Country Overlay for those portions of the site located within the Hill Country Overlay and Land Use Area 2.</p> <p>The Land Use Area 1, the developed portion of the Brodie Oaks Redevelopment site, is not intended to comply with a Hill Country aesthetic or development intensity because it is identified as an Activity Center in Imagine Austin Comprehensive Plan. The site is intended to become a Transit-Oriented Development. However, the Brodie Oaks Redevelopment has taken into consideration the Hill Country Roadway Overlay by removing development in Land Use Area 2 and restoring the Woodland and Prairie to blend into the Barton Creek Greenbelt and Hill Country Roadway Overlay views. In conclusion, the portion of the site that transitions into the Greenbelt, far exceeds the Hill Country Roadway Overlay Requirements. To deliver on the City of Austin's established objectives for this site, the developed area must be urban and match the character of South Austin, and S. Lamar Boulevard specifically.</p>	Complete
56.	12/27/2020	Development Assessment	12/08/2020	Environmental Review-Jonathan Garner	N/A	EV17 (Exhibits) Exhibit F: In alignment with comment EV 2, this comment is pending additional information to be provided as resolution for placement of the reirrigation areas.	<p>Comment observed and noted.</p> <p>Approximately 10 acres is needed for reirrigation. The project needs to find 10 acres of land to provide reirrigation and meet the SOS Ordinance. If the project foregoes current entitlements to re-irrigate in the parkland, the Brodie Oaks Redevelopment will need to re-irrigate in the proposed parkland on-site. The provided Park Development Plan addresses the need to co-locate reirrigation and park amenities by:</p> <ul style="list-style-type: none"> Minimizing reirrigation in select high traffic and highly programmed areas. Constructing the reirrigation system to allow certain areas to be turned off or re-scheduled if necessary. Designing parks and amenities that can be co-located with reirrigation, including education and information about the SOS Ordinance and how stormwater is being treated on the site. 	Complete
57.	12/27/2020	Development Assessment	12/08/2020	Environmental Review-Jonathan Garner	N/A	EV18 (Exhibits) Exhibit G: In alignment with comments EV 10 and EV 11, provide callouts or show more detailed information on the plan in order for Staff to fully determine if the proposed grading exceeding four feet in depth meets compliance with current code requirements and exceptions.	Exhibit G- Brodie Oaks Redevelopment Grading Plan has been amended for PUD Submission 1. The extent of pond and wetland shelf are now showing on the exhibit. There are areas which still exceed the 4' cut and fill outside of the pond and wetland shelf, therefore the team has left the Code Modification in. The 4' cut and fill is necessary because of the removal an existing retaining wall around most of the North side of the development to return it to more naturalized grades.	Complete
58.	12/27/2020	Development Assessment	12/08/2020	Floodplain Review-Karol Susan Menhard	N/A	<p>Reviewer notes: 37.6-acre redevelopment site at S Lamar Blvd and US290/Loop360 in the Barton Creek watershed. Proposed redevelopment is not making improvements to the floodplain other than traversing it for reirrigation purposes.</p> <p>FP1. FYI: As the PUD does no request changes or amendments to floodplain code and criteria, all future applications in the PUD area will be required to meet floodplain regulations in effect at the time of application including but not limited to: prohibition of new buildings and parking located in the floodplain, requirements to demonstrate that all proposed development activities located within the floodplain do not adversely impact the floodplain on other property and all other floodplain regulations</p>	The site is not located within the 100 year or 500 year floodplain. This has no effect on the development of the project.	Complete
59.	12/27/2020	Development Assessment	12/08/2020	Floodplain Review-Karol Susan Menhard	N/A	FP2. FYI: Our understanding of flood risk in Austin is changing. What is now known as the 500-year floodplain is a good representation of what the 100-year floodplain will be according to a National Weather Service publication called Atlas 14. This could affect the layout of this development, including the location of lots, drainage easements, buildings, parking, and roadways. The City will likely be using the current 500-year floodplain as the design floodplain for residential and commercial building permit review in the near future. In order to minimize flood risk to our community and better ensure that all the lots in this PUD can be developed in the future, the City of Austin recommends that you consider the 500-year floodplain as a surrogate for the 100-year floodplain when designing this development within the PUD area. Please contact this reviewer if you have any questions	The site is not located within the 100 year or 500 year floodplain. This has no effect on the development of the project.	Complete
60.	12/27/2020	Development Assessment	12/08/2020	Floodplain Review-Karol Susan Menhard	N/A	FP3. Please explain how the reirrigation area across Barton Creek Channel will be designed. The design shall have no adverse impact to the floodplain.	Reirrigation is not being proposed across the Barton Creek Channel.	Complete

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61.	2/10/2021	Meeting with Sustainability Team	12/08/2020	Office of Sustainability- Caitlin Admire		Fill out and submit a carbon impact statement checklist.	A Carbon Impact Statement is included in PUD Submission 1. Brodie Oaks Redevelopment has committed to 9 points (or greater) on the Carbon Impact Statement.	Complete

62.	12/27/2020	Development Assessment	12/08/2020	Hydro Geologist Review- Scott Hiers	N/A	<p>At this time, site specific information is unavailable or inaccurate regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands. For example, the Environmental Resource Inventory Report prepared does not identify Airmans Cave, which is a cave listed on the City of Austin's 10A Permit. The cave passage is located beneath the site and is within 150-ft. The approximate location of cave passage is shown in map view below (Figure 1). Please be advised that according to Nico Hauwert, the 1972 survey map shown in red was not done with inclination measurements, so the actual horizontal distances are shorter than shown on the map, and one cannot determine rise in the cave passage from the entrance from the 1972 map. In 1995/1996, Mark Sanders, Jim Kennedy and Nico Hauwert remapped 2/3 of the Cave. The profile attached shows the cave depth relative to the surface for the first 2/3 of the cave were surveyed (Figure 2). The attached map compares their survey (green dots) to the red scan of the 1972 cave map (Figure 3). Please updated the ERI report to include Airmans Cave and any protective measures proposed to preserve the cave itself and the water quality and water quality in the cave.</p>  <p>Figure 1. 1972 – cave passage survey</p>  <p>Figure 2. Cave passage profile for 2/3 of the cave passage.</p>  <p>Figure 3. 1995/1996 Cave survey – Sanders, Kennedy, and Hauwert.</p>	<p>An updated ERI is included in PUD Submission 1. The update includes Airman's Cave as well as other CEFs which may impact the site. A report from Nico Hauwert is pending. Protective measures will be discussed at that point. In addition Exhibit K: Brodie Oaks Redevelopment Existing Slopes Map has been added to identify areas of steep slope.</p>	Complete
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63.	12/27/2020	Development Assessment	12/08/2020	Hydro Geologist Review- Scott Hiers	N/A	HG2. Please be advised that Airman's Cave is listed on the City's 10A Permit and contains species of concern. Additional requirements regarding compliance with the BCCP may apply. Please coordinate with Kimberlee Harvey and Austin Water regarding possible BCCP compliance requirements.	Comment observed and noted. Met with the David Gimnich BCCP on 4/13/2021 to discuss compliance with BCCP. In the process of coordinating a meeting with the Brodie Oaks Redevelopment team and the BCCP of the City of Austin and Travis County. A permit is required but not until construction.	Complete
64.	12/27/2020	Development Assessment	12/08/2020	Hydro Geologist Review- Scott Hiers	N/A	HG3. Please be advised the void and water flow mitigation rule applies to this site.	Comment observed and noted.	Complete
65.	12/27/2020	Development Assessment	12/08/2020	Hydro Geologist Review- Scott Hiers	N/A	HG4 The Environmental Resource Inventory Report must be updated to include Airmans Cave and all critical environmental features that are within 150-ft of the site or any areas of proposed disturbance, such as the offsite proposed irrigation areas. The City of Austin Property profile shows one spring CEF downgradient of the site near the areas proposed for offsite irrigation. 	An updated ERI is included in PUD Submission 1. The ERI includes CEFs in the vicinity of the site, reirrigation, and Airman's Cave.	Complete
66.	12/27/2020	Development Assessment	12/08/2020	Hydro Geologist Review- Scott Hiers	N/A	HG5 Other State and Federal permitting may be required for this site.	Comment observed and noted. This is assumed to be the TCEQ required Water Pollution Abatement Plan (WPAP), the TCEQ required Sewage collection System (SCS), the Storm Water Pollution Prevention Plan (SWPPP) and participation in the BCCP. Please let us know if there are any others not listed here.	Complete
67.	12/27/2020	Development Assessment	12/08/2020	Housing-Alex Radtke	N/A	NHCD 1. Staff would support the applicant's commitment to affordable housing with the addition of the following details as a means of demonstrating superiority of the proposed development. If rental units are developed this would entail leasing on an ongoing basis dwelling units equal to not less than 10 percent of the bonus square footage to households earning no more than 60percent MFI for a period not less than 40 years from the date a final certificate of occupancy is issued. If ownership units are developed this would entail selling dwelling units equal to not less than 5percent of bonus square footage at an affordable price to income-eligible households earning no more than 80percent MFI and resale restricted for a period not less than 99 years from the date a final certificate of occupancy is issued for the property. If non-residential uses are developed this would entail a fee-in-lieu of on-site affordable housing to HPD not less than an amount equal to the planned unit development fee rate current at the time of site plan submittal times the bonus square footage devoted to a non-residential use.	<p>The project offered 10 percent of the bonus area square footage as on-site affordable housing regardless of rental or ownership. That is more than the baseline superiority requirement of 10 percent for rental and 5 percent for ownership. The project team does not have a projected breakdown of rental and ownership units at this time but has committed to meeting the 10 percent requirement. The project is proposing to provide all housing on-site without requesting a fee- in-lieu if it is possible to track them site wide. In addition, the project team is exploring partnerships with community organizations that can provide deeper levels of affordability on-site.</p> <p>This is a major superiority item because most of the Brodie Oaks Redevelopment bonus area is based on non-residential land uses. In the example below, if the average unit size is 850 sq. ft. the required number of affordable units would be 50 units. This is equivalent to 68 percent of the units in this building. It is the team's understanding that the code allows a request for fee-in-lieu when the bonus area is non-residential. Based on the proposal in the Brodie Oaks Redevelopment Assessment, the team would not request any fee-in-lieu but would construct somewhere on the 37.6 acres instead if it is possible to track them site wide. Affordable housing ties closely to the height allowed on-site. If height is reduced, it will reduce the Brodie Oaks Redevelopment's bonus area significantly and therefore fewer units. This would be unfortunate because of the great access to the high-capacity MetroRapid Route 803 transit stop and proximity to job centers for the affordable housing residents.</p>	Complete
68.	12/27/2020	Development Assessment	12/08/2020	Office of Sustainability- Caitlin Admire	N/A	OOS 1. The developer should consult with the Project Connect team to explore the option of placing a Purple Line rail station within the development, and reserving the space for this future rail station at this early stage in the planning process. A Brodie Oaks stop is shown already on the system map.	The Brodie Oaks Redevelopment team met with Capital Metro on 3/31/2021 to discuss the coordination of a Purple Line high capacity MetroRapid Route 803 transit stop.	Complete
69.	12/27/2020	Development Assessment	12/08/2020	Office of Sustainability- Caitlin Admire	N/A	OOS 2. The increasing building heights and addition of 24-hour uses in an area where urban and natural areas interface could cause conflicts with wildlife. The project should consider requiring dark skies lighting and bird-friendly architecture practices in order to minimize the impacts on wildlife.	Brodie Oaks Redevelopment is committed to bird friendly architecture and design and are currently researching national best practices. Brodie Oaks Redevelopment is investigating the Dark Skies best practices per Subchapter E of the Building Criteria Manual in section 2.5.	Complete

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70.	12/27/2020	Development Assessment	12/08/2020	Office of Sustainability- Caitlin Admire	N/A	OOS 3. The developer should consider the items included on the Carbon Impact Statement (CIS) checklist and aim to include as many of those items as possible in the final project in order to further promote a decrease in carbon emissions. Please submit a CIS with the formal PUD submittal.	A Carbon Impact Statement is included in PUD Submission 1.	Complete
71.	12/27/2020	Development Assessment	12/08/2020	Office of Sustainability- Caitlin Admire	N/A	OOS 4. The project should provide electric vehicle charging infrastructure.	The Brodie Oaks Redevelopment has committed to including electric vehicle charging infrastructure.	Complete
72.	12/27/2020	Development Assessment	12/08/2020	Office of Sustainability- Caitlin Admire	N/A	OOS 5. The project should commit to creating and implementing a tree health and maintenance plan to ensure that both the protected existing trees and newly planted trees remain healthy during and for up to 5 years after the development's construction.	The Brodie Oaks Redevelopment has committed to a Tree Health and Maintenance Plan.	Complete
73.	12/27/2020	Development Assessment	12/08/2020	Office of Sustainability- Caitlin Admire	N/A	OOS 6. Explore ways to maximize rooftop solar power and consult with Austin Energy regarding Community Solar potential. Buildings should incorporate solar ready design so that solar panels may be effectively and efficiently added later, if they are not provided at this time.	The team met with Tim Harvey, Mica Jasuta and Andrew Durham of Austin Energy on 4/20/2021 as well as Sarah Talkington and Heidi Kasper of Austin Green's AEGB. The Brodie Oaks Redevelopment will provide a reliable, low-carbon and adaptable energy strategy for the new development. Working closely with partners at Austin Energy, the Brodie Oaks Redevelopment aims to find optimal energy solutions at building-, site- and district-scale. At building scale, the Brodie Oaks Redevelopment design aims to optimize passive design strategies through building orientation and massing and façade design to find right balance of thermal performance and access to daylight and views. The project will investigate Passive House design for the residential towers. Building will drive efficiency through high-performance systems, looking towards radiant cooling and heating and energy recovery. Although the Brodie Oaks Redevelopment will investigate building-scale renewable options for the building, the Brodie Oaks Redevelopment team sees full potential, while balancing other roof-top and façade options, to be less than 3 percent of the total site energy. At site scale, the Brodie Oaks Redevelopment team are exploring phased centralized district cooling and heating alternatives, heat recovery chillers and various thermal storage alternatives. Through on-site solar generation, the site is seeking a site microgrid solution with battery back-up generation. Through partnerships with Austin Energy, the team is aiming to provide the right power supply, grid-tied solution and demand management programs to optimize the grid as it adapts to growth in the South Austin area.	Complete
74.	12/27/2020	Development Assessment	12/08/2020	Office of Sustainability- Caitlin Admire	N/A	OOS 7. We strongly support the focus on providing shaded bicycle and pedestrian amenities throughout the site, including the importance of ensuring strong pedestrian and bike connections to nearby bus and rail stops.	This has been included in PUD Submission 1 as a Superiority item. See Exhibit E- Brodie Oaks Redevelopment Transportation Plan.	Complete
75.	12/27/2020	Development Assessment	12/08/2020	Office of Sustainability- Caitlin Admire	N/A	OOS 8. The document states, "The project will also provide a network of up to 4,700 feet of active trails, 10,000 feet of sidewalk, and a publicly accessible trailhead into the Barton Creek Greenbelt." Please provide some additional clarity around this. Is the 4,700 feet of active trails noted above going to be on the project property or in the Greenbelt? The exhibit shows a trailhead (page 4), but we are unclear whether there is an existing trail in the greenbelt. Does a trail exist in the Greenbelt here or will someone create/maintain a new trail?	The project will also provide a network of up to 6,000 feet of active trails, 10,000 feet of sidewalk, and an intentional trailhead to the Barton Creek Greenbelt and Violet Crown Trail including trail access, wayfinding, and interpretive materials, as well as access to parking and restrooms. 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.	Complete

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76.	12/27/2020	Development Assessment	12/08/2020	Site Plan Review-Christine Barton-Holmes	N/A	SP1: Please clarify if any landscaping or tree preservation is proposed in lieu of compliance with the Hill Country Roadway requirements.	<p>The Brodie Oaks Redevelopment team met with the Christine Barton-Holmes of the Zoning Review Staff on 3/29/2021. It was suggested that the Brodie Oaks Redevelopment only exempt the project from the height, buffer, and FAR requirements. The team proposed this exemption only apply to Land Area 1, as Land Area 2 exceeds these requirements.</p> <p>Email 4/13/2021 from Christine Barton-Holmes: It would be staff's recommendation to modify which elements of the Hill Country Roadway Overlay apply in which areas, rather than moving the boundaries. The boundaries are specifically called out in 25-2-1103, particularly this site, so it would be a modification of the zoning code itself to change the boundaries. There are not many parts you would specifically need to modify within the ordinance, though. 25-2-1122, FAR for non-residential buildings, should be waived or modified based on what's been discussed for the site. 25-2-1124, Building Height, may also need to be modified, especially with regards to the setback. And finally, for the Tier 1/Tier 2 table, I'd suggest highlighting what's being done that matches what's in the Development Bonus table just as part of what's proposed anyway. The rest of the Hill Country Roadway Overlay– materials, utilities, etc. should be able to be met easily without needing modifications.</p> <p>The Land Use Area 1, the developed portion of the Brodie Oaks Redevelopment site, is not intended to comply with a Hill Country aesthetic or development intensity because it is identified as an Activity Center in Imagine Austin Comprehensive Plan. The site is intended to become a Transit-Oriented Development. However, the Brodie Oaks Redevelopment has taken into consideration the Hill Country Roadway Overlay by removing development in Land Use Area 2 and restoring the Woodland and Prairie to blend into the Barton Creek Greenbelt and Hill Country Roadway Overlay views. In conclusion, the portion of the site that transitions into the Greenbelt, far exceeds the Hill Country Roadway Overlay Requirements. To deliver on the City of Austin's established objectives for this site, the developed area must be urban and match the character of South Austin, and S. Lamar Boulevard specifically.</p>	Complete
77.	12/27/2020	Development Assessment	12/08/2020	Site Plan Review-Christine Barton-Holmes	N/A	SP2: How will the site meet or exceed Subchapter E requirements?	Compliance with Subchapter E has been further described in the superiority table.	Complete
78.	12/27/2020	Development Assessment	12/08/2020	Site Plan Review-Christine Barton-Holmes	N/A	SP3: Is there a size cap for the proposed administratively-approved amphitheater?	A size cap has been included in Exhibit C- Brodie Oaks Redevelopment Land Use Plan.	Complete
79.	12/27/2020	Development Assessment	12/08/2020	Subdivision Review-Steve Hopkins	N/A	<p>SR1: Code Modification 25-4-171 – Access to Lots Modify: (A) Each lot in a subdivision shall abut a dedicated public street, or private street with public access easement. Private streets with public access easements will serve the Brodie Oaks Redevelopment No justification for this change has been provided by the applicant. Staff does not recommend this change because it is not superior to the existing regulation. How are private streets with a public access easement superior to public ROW? A private street system does not comply with 2.3.1.G, the requirement to provide adequate public facilities to support the proposed development</p>	The ASMP does not include any public roadway needs within this property. All roads within the development will be private streets with public access easements. This designation means the streets will be actively maintained by the applicant verses by the City and therefore is superior.	Complete
80.	12/27/2020	Development Assessment	12/08/2020	Transportation Engineering- Amber Hutchens	N/A	ATD1: A Traffic Impact Analysis (TIA) is required but has not been received. A zoning application is not complete until the required TIA has been received. This delay in the submittal of the TIA may result in a delay in the scheduling of this zoning change request on a Land Use Commission agenda. The TIA must be submitted at least 26 calendar days (18 working days) prior to consideration of this case by the Commission. Please contact the assigned transportation reviewer for this case. [LDC 25-6-113]	Comment observed and noted.	Complete
81.	12/27/2020	Development Assessment	12/08/2020	Transportation Engineering- Amber Hutchens	N/A	ATD2: The conceptual exhibits show multiple access points on the southern/Loop 360 side of the PUD. What has TxDOT provided as guidance about the increased access to Loop 360 compared to today's condition?	The Brodie Oaks Redevelopment is not increasing access to TxDOT facilities, but instead decreasing access by proposing to shift the access that is currently on Loop 360 Frontage further to the west. TxDOT has provided preliminary OK pending TIA.	Complete

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82.	12/27/2020	Development Assessment	12/08/2020	Transportation Engineering- Amber Hutchens	N/A	ATD3: As discussed, special attention will need to be given to the primary access point along S. Lamar Boulevard. If it's to be at the existing signalized intersection, coordination with TxDOT will need to happen to see if there are any ways to improve operations. Suggest reconfiguration of intersection to remove overlapping left-turns across thru movement from ramp.	Comment observed and noted. This will be evaluated as part of the TIA process.	Complete
83.	12/27/2020	Development Assessment	12/08/2020	Transportation Engineering- Amber Hutchens	N/A	ATD4: The existing secondary road running parallel to Loop 360 connecting the proposed development to the office complex just northwest will also need to be discussed. Given the proposed land uses, this could become a heavily used route to bypass traffic along Loop 360 going towards Mopac in the morning. It may also be used as an alternate route for vehicles coming to the site from Mopac in the afternoon.	The existing secondary road running parallel to Loop 360 connecting the proposed development to the office complex just northwest is on City of Austin parkland. The Brodie Oaks Redevelopment has an access easement of 40' wide and maintenance obligations. PARD and ATD need to coordinate on this.	Complete
84.	12/27/2020	Development Assessment	12/08/2020	Transportation Engineering- Amber Hutchens	N/A	ATD5: S. Lamar Boulevard corridor plan should be implemented along frontage, possibly extending to signal at Loop 360 to maintain a continuous segment of ped/bike improvements.	A cross section for S. Lamar Boulevard has been included in Exhibit E- Brodie Oaks Redevelopment Transportation Plan. Meetings on 3/15/2021, 3/31/2021 and 4/16/2021 included members of the City of Austin Corridor Program Office.	Complete
85.	12/27/2020	Development Assessment	12/08/2020	Transportation Engineering- Amber Hutchens	N/A	ATD6: Right-of-way dedication should be made per the ASMP.	Internal analysis suggests the Brodie Oaks Redevelopment will not need to dedicate any additional right-of-way for S. Lamar Boulevard or Loop 360 to meet ASMP.	Complete
86.	12/27/2020	Development Assessment	12/08/2020	Transportation Engineering- Amber Hutchens	N/A	ATD7: The developer should coordinate with Corridor Planning Office (CPO) to see the fully enhanced streetscape constructed along S. Lamar Boulevard. The S. Lamar Boulevard C2 CIP will likely be permitted and under construction before the proposed development and build a shared-use path along S. Lamar Boulevard which terminates at US-290. The developer's plan should realize/construct the remainder of the streetscape to include a landscape zone with (shade) street trees and a 7-ft sidewalk. <ul style="list-style-type: none"> The S. Lamar Boulevard frontage between the northern driveway and the signalized intersection is very constrained with limited right-of-way and utility conflicts. The overhead utilities along this frontage should be undergrounded in coordination with Austin Energy. Should the S. Lamar Boulevard C2 CIP not install (shade) street trees along the segment from the signalized intersection to the US-290 intersection, the developer should install the landscaping to realize the full-enhanced streetscape. The shared-use path, shown along the Bike Friendly Connector should continue from the northwest corner of the site and connect to the S. Lamar Boulevard. The relocation of the existing Cap Metro Rapid station to far-side of the signalized intersection should be coordinate with CPO. It is still undetermined whether the station will be relocated by the S. Lamar Boulevard C2 CIP.	A cross section for S. Lamar Boulevard has been included in Exhibit E- Brodie Oaks Redevelopment Transportation Plan. Meetings on 3/15/2021, 3/31/2021 and 4/16/2021 included members of the City of Austin Corridor Program Office.	Complete
87.	12/27/2020	Development Assessment	12/08/2020	Transportation Engineering- Amber Hutchens	N/A	ATD8: For the shared use path on the bike friendly connector, since this is only on one side and will have 2-directional traffic would like to see minimum of 12 ft as opposed to 10 ft.	All shared use paths have been widened to 12'.	Complete
88.	12/27/2020	Development Assessment	12/08/2020	Transportation Engineering- Amber Hutchens	N/A	ATD9: Staff would like to see a connection from the PUD to the Mopac mobility bridges and trail to the west if possible.	Comment observed and noted.	Complete
89.	12/27/2020	Development Assessment	12/08/2020	Transportation Engineering- Amber Hutchens	N/A	ATD10: Page 1 is not very clear about which portions of roadway are the Internal Circulator Route - Residential and Commercial. This should be clarified by a different color or pattern to show the limits.	Please see the updated Exhibit E Transportation Plan.	Complete
90.	12/27/2020	Development Assessment	12/08/2020	Transportation Engineering- Amber Hutchens	N/A	ATD11: Residential and Commercial street cross sections: These look good as a starting point. However, the dimensions should match what is identified in the Austin Street Design Guide, soon to be replaced by the table in the updated TCM. Raised bike lanes need to be 7' minimum width with 4' minimum buffer (grass or pavers) from the parking lane. All tree zones need to be 7' minimum width to be tree supportive. Recommend not reducing the sidewalk clear zones from 6' as shown and instead getting the few extra feet needed from the Frontage Zones shown.	Joe Longaro met with Tom Migel (AFD reviewer) on 2/12/2021. Migel reinforced that they are strictly enforcing the 25' drive isle widths. The dimensions shown were based on the Austin Street Design Guide but adjusted based on guidance from national expert Jeff Speck. The roadways in the Brodie Oaks Redevelopment plan are not public so there's no requirement here. Follow up conversation is necessary.	Complete

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91.	12/27/2020	Development Assessment	12/08/2020	Transportation Engineering- Amber Hutchens	N/A	ATD12: What are the limits of construction on the Bike-Friendly Connector improvements? This should be shown on Page 1. If the improvements are only along their site frontage, that will be a short shared use path that doesn't lead anywhere. To be effective and useable it needs to connect to the Barton Creek trail access to the northwest.	Bike- Friendly Connector has been renamed Park Street A. A note has been added to Exhibit E- Brodie Oaks Redevelopment Transportation Plan stating that the Park Street A and associated shared use path connects the Brodie Oaks Redevelopment to the Barton Creek Plaza.	Complete
92.	12/27/2020	Development Assessment	12/08/2020	Transportation Engineering- Amber Hutchens	N/A	ATD13: Applicant should show what street improvements they are planning along S. Lamar Boulevard. The S. Lamar Boulevard corridor funded improvements are constructing only a shared use path. With each development along the corridor, the applicants will convert this SUP to a raised bikeway, install a tree zone, and install a sidewalk behind this planting zone. CPO can provide further information on required dimensions.	This request has been reflected in PUD Submission 1. There is now a S. Lamar Boulevard cross section in Exhibit E- Brodie Oaks Redevelopment Transportation Plan.	Complete
93.	12/27/2020	Development Assessment	12/08/2020	Transportation Engineering- Amber Hutchens	N/A	ATD14: There is currently no way for a pedestrian or cyclist to cross in any direction at the interchange of Ben White and S. Lamar Boulevard, adjacent to this site. This is the biggest missing safety and connectivity element for multimodal travel in this area. CPO and ATD are currently working on a design to get a shared use path around all 4 sides of this interchange along with safe signalized crossings; however, this is currently unfunded.	Comment observed and noted.	Complete
94.	12/27/2020	Development Assessment	12/08/2020	Transportation Engineering- Amber Hutchens	N/A	ATD15: Staff will be looking for more detailed/site-specific information regarding why the current codes below do not support the PUD's design needs. <ul style="list-style-type: none"> 25-1-21 Definitions. (98) Modify: ROADWAY definition - 25-2 - Subchapter E Sec 2.2.1 B – Principal street language - 25-2 Subchapter E 2.2.2E Off-street Parking language – 25-2 Subchapter E 2.2.2E Off-site Parking – 25-1-21 Definitions. (11) Modify: BLOCK definition - 	Further justification is provided below. <ul style="list-style-type: none"> 25-1-21 Definitions. (98) Modify: ROADWAY definition – This modification has been removed. 25-2 - Subchapter E Sec 2.2.1 B – Principal street language - This modification is needed to provide clarity on which road is defined as the principal street since the blocks will have frontage on both the ICR and S. Lamar. 25-2 Subchapter E 2.2.2E Off-street Parking language – Upon further clarification with the site plan reviewer this modification has been removed. 25-1-21 Definitions. (11) Modify: BLOCK definition - This modification is needed in order to clarify how blocks area measured when meeting Section 2.2.5 of Subchapter E. 	Complete
95.	12/27/2020	Development Assessment	12/08/2020	Transportation Engineering- Amber Hutchens	N/A	ATD16: Section 25-6-477, 25-6-478, 25-6-532 and Appendix A – Off-Street Parking and Loading: Staff supports the use of TDM to reduce the parking needs for this site; the application of those reductions should start from an assessment of parking requirements. Please provide parking ratios that are alternative to those found in the LDC for assessment or use the LDC as the starting point for the site's parking requirements.	A shared parking strategy and a travel demand management plan is included in PUD Submission 1.	Complete
96.	12/27/2020	Development Assessment	12/08/2020	Transportation Engineering- Amber Hutchens	N/A	ATD17: TCM 1.3.1 General Design Criteria: In order to consider this request staff will need more information regarding which specific parts of this section the Connector will require relief from.	This request has been reflected in PUD Submission 1. This Code Modification has been updated to specify grades.	Complete
97.	12/27/2020	Development Assessment	12/08/2020	Transportation Engineering- Amber Hutchens	N/A	ATD18: LDC 25-6-171 – Standards for Design and Construction.: Please split this into two requests: one for the cross-section review and one for complying with City of Austin street construction standards.	This request has been reflected in PUD Submission 1.	Complete
98.	12/27/2020	Development Assessment	12/08/2020	Water Quality Review- Jay Baker	N/A	WQ1: This project is proposing redevelopment of an existing site and may qualify for the redevelopment exception in the Land Development Code. See LDC 25-8-26 for redevelopment exception criteria. Per the redevelopment criteria, water quality will need to be addressed for the redeveloped area of the site or an equivalent area on the site. This may be achieved by providing for on-site water quality treatment through ponds or other alternative means.	The Brodie Oaks Redevelopment will reduce total impervious cover from approximately 84 percent to a maximum impervious cover of 54 percent, a 36 percent reduction, and fully comply with the Save Our Springs (SOS) Ordinance standards for no degradation of water quality. The Brodie Oaks Redevelopment is proposing to modify the maximum impervious cover allowed by the SOS Ordinance. We understand that this code modification will require a super majority vote of the City Council. Even though we need to amend this section of the SOS Ordinance the proposed 36% reduction in impervious cover is superior to what exists now and what could be built under the current code.	Complete
99.	12/27/2020	Development Assessment	12/08/2020	Water Quality Review- Jay Baker	N/A	WQ2: In addition to the controls provided for stormwater management, provisions will need to be made to control the 2 year storm runoff discharging from the site in order to minimize downstream erosion. See ECM 1.6.8 for criteria. If on-site detention is provided, the 2 year control can be provided in the detention ponds. If not, the 2 year control can be provided for in the water quality ponds.	The 2-year storm runoff currently goes to an existing pond at the Retreat of Barton Creek, which will continue to be the case after development. The Brodie Oaks Redevelopment is reducing 36 percent of the existing impervious cover on-site. This is an improvement over existing conditions as approximately 10 percent of the site (3.94 acres) currently runs off from the parking areas and buildings to the Barton Creek Greenbelt. In the future, 100 percent of the runoff from impervious areas will be captured, treated, and reused.	TBD; 3

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100.	12/27/2020	Development Assessment	12/08/2020	Water Quality Review- Jay Baker	N/A	WQ3: This project is located in the Barton Springs Zone. Water quality controls are required for all development (LDC 25-8-211(A)). Refer to LDC 25-8-514 for pollution prevention requirements. In addition, refer to ECM 1.2.3 for submittal requirements.	The Brodie Oaks Redevelopment is proposing to modify the maximum impervious cover allowed by the SOS Ordinance. We understand that this code modification will require a super majority vote of the City Council. Even though we need to amend this section of the SOS Ordinance the proposed 36% reduction in impervious cover is superior to what exists now and what could be built under the current code.	Complete
101.	12/27/2020	Development Assessment	12/08/2020	Water Quality Review- Jay Baker	N/A	WQ4: Water quality controls for development are normal requirements so should not be considered as an element of PUD superiority. Provide additional justification for the water quality superiority that is being proposed.	The Redevelopment Exception in the Barton Springs Zone states sites which currently have over 40 percent impervious cover are permitted to provide water quality using only sedimentation/filtration ponds and are not required to comply with the SOS water quality treatment. This site has an existing impervious cover of 87 percent and this application proposes to reduce the impervious cover such that the Brodie Oaks Redevelopment can comply with the SOS water quality standards.	Complete
102.	12/27/2020	Development Assessment	12/08/2020	Water Quality Review- Jay Baker	N/A	WQ5: A Landfill Investigation and Certification will be required for this project.	Understood	Complete
103.	12/27/2020	Development Assessment	12/08/2020	Water Quality Review- Jay Baker	N/A	WQ6: An Integrated Pest Management (IPM) Plan will be required for this project.	An Integrated Pest Management Plan is included in PUD Submission 1.	Complete
104.	12/27/2020	Development Assessment	12/08/2020	Water Quality Review- Jay Baker	N/A	WQ7: This development is proposing retention reirrigation water quality systems in accordance with Barton Springs Zone standards with reirrigation on the adjacent Barton Creek Greenbelt property. This will need to be confirmed by the adjacent property owner as well as any related City of Austin departments. Reirrigation areas will need to be confirmed to be in accordance with the ECM in coordination with the EV, ERM and PARD reviewers.	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.	Complete
105.	12/27/2020	Development Assessment	12/08/2020	Wetlands Biologist Review- Andrew Clamann	N/A	WB1: The ERI provided does not include the entire project area. It is this reviewer's understanding that there are CEFs on the backside of Brodie Oaks (springs, likely wetlands, etc) and these features and related-setbacks must be identified in the ERI. To clear this comment, please provide an ERI that covers the entire area and identifies all CEFs and CEF setbacks that impact the tract (to include CEFs within 150ft of project boundaries) pursuant to 25-8-121 and ECM 1.3.	The ERI has been updated.	Complete
106.	12/27/2020	Development Assessment	12/08/2020	Wetlands Biologist Review- Andrew Clamann	N/A	WB2: This project must demonstrate compliance with CEF and CEF setback code and criteria. The ERI that includes the entire project area (see WB1) will provide information to enable review for 25-8-281 and 25-8-282 (in addition to supporting criteria in ECM 1.10). This comment is pending submittal of the findings and accuracy of the ERI. (FYI: This comment may be addressed by revising the project plans to avoid all CEFs and CEF setbacks). Additional comments may apply.	The ERI has been updated.	Complete
107.	12/27/2020	Development Assessment	12/08/2020	Zoning Review- Kate Clark	N/A	ZN1: Tier 2 (Environmental/Drainage, page 6 of 10) Proposed PUD Superiority states: ... <i>meet current code requirements as of 2020</i> . Please remove 2020 from response, staff does not support tying superiority to a specific dated code reference.	2020 dated code reference has been removed from the Superiority Table.	Complete
108.	12/27/2020	Development Assessment	12/08/2020	Zoning Review- Kate Clark	N/A	ZN2: Tier 2 (Environmental/Drainage, page 8 of 10) Proposed PUD Superiority states: ... <i>clustering development away from the Barton Creek Greenbelt</i> ... Please update Exhibit C: Land Use Plan (Page 1) to include maximum impervious cover amounts within Land Use Areas 1A, 1B and Area 2.	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.	Complete
109.	12/27/2020	Development Assessment	12/08/2020	Zoning Review- Kate Clark	N/A	ZN3: Tier 2 (Art, page 9 of 10) Proposed PUD Superiority identifies providing the incorporation of public art within the development. Please contact Susan Lambe (Susan.Lambe@austintexas.gov) and Marjorie Flanagan (Marjorie.Flanagan@austintexas.gov) to discuss the AIPP program and process.	The Brodie Oaks Redevelopment Team met with Susan Lambe and Marjorie Flanagan of AIPP as well as Laura Odegaard of the Corridor Program Office on March 30, 2021 to discuss the AIPP program and process. As a result Exhibit I : Brodie Oaks Redevelopment Art Master Plan has been included in the submission.	Complete
110.	12/27/2020	Development Assessment	12/08/2020	Zoning Review- Kate Clark	N/A	ZN4: Tier 2 (Community Amenities, page 9 of 10) Proposed PUD Superiority states: <i>The Brodie Oaks Redevelopment will provide an extensive publicly accessible open space and trail system with a dedicated trailhead and connections to the Barton Creek and Violet Crown Trail System</i> . Please clarify whether it is the intent for the applicant to provide (build) the referenced trails and trailhead as a part of your superiority, or whether the applicant is providing the land for trails to be built at a later time (by another party).	A Park Development Plan has been provided. Fees have been updated to be \$100 more per unit than the Park Development Fee at the time of site plan. The project will also provide a network of up to 6,000 feet of active trails, 10,000 feet of sidewalk, and an intentional trailhead to the Barton Creek Greenbelt and Violet Crown Trail including trail access, wayfinding, and interpretive materials, as well as access to parking and restrooms. 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.	Complete

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111.	12/27/2020	Development Assessment	12/08/2020	Zoning Review-Kate Clark	N/A	ZN5: If staff is to support the complete removal of 25-2, Subchapter B, Article 2, Subpart C, Section 3.2.2. (Residential Uses) (C) and Section 3.2.3. (Nonresidential Uses) (B), the applicant will need to create and provide a FAR table to be included on all site plans for this development to track current FAR status of the project. Please provide a sample table at the time PUD application for staff to consider this code modification.	A maximum FAR for Land Use Area 1 and 2 have been included on Exhibit C- Brodie Oaks Redevelopment Land Use Plan. Reference to a tracking chart mechanism has been included on Exhibit H- Brodie Oaks Redevelopment Phasing Plan.	Complete
112.	12/27/2020	Development Assessment	12/08/2020	Zoning Review-Kate Clark	N/A	ZN6: Code Modifications to 25-4-491 (Permitted, Conditional and Prohibited Uses) a) Staff has received guidance from the Law Department to refrain from prohibiting or making conditional the following uses: Group Home (Class I and II), Local Utility Services and Telecommunication Tower, please include these land uses on Exhibit C: Land Use Plan (Page 2). b) Please clarify intent or reasoning for including General Warehousing and Distribution, and Light Manufacturing. These are very intense industrial uses and staff does not usually support these near residential uses. c) Staff does not support openly allowing administrative approval for additional land uses. Section 3.1.2. Substantial Amendment of the PUD Standards outlines what triggers council approval and cannot be amended through the PUD process. It is possible to define parameters around some administratively approved land uses, but further conversations will be required.	Land uses have been modified to comply with comments A and B. Please see Exhibit C- Brodie Oaks Redevelopment Land Use Plan. Section 25-2-491 Code Modification has been revised to eliminate the administrative approval authority.	Complete
113.	12/27/2020	Development Assessment	12/08/2020	Zoning Review-Kate Clark	N/A	ZN7: Code Modification to 25-2-492 (Site Development Regulations): staff does not support the requested heights in Areas 1A and 1B as identified on Exhibit C: Land Use Plan (Page 1). Please consider reducing the area allowed for the maximum height and introducing a third tier of height to provide a better transition between this development and neighboring existing development.	Heights have been further refined and reduced. Please see Exhibit C- Brodie Oaks Redevelopment Land Use Plan for updated heights.	Complete
114.	12/27/2020	Development Assessment	12/08/2020	Zoning Review-Kate Clark	N/A	ZN8: Code Modification to 25-2-1104 (Hill County Roadway Overlay Exceptions): staff does not support waiving Article 11 – Hill County Roadway Requirements in its entirety at this point. More discussions about the article’s applicability will need to occur with the assigned Site Planner.	<p>The Brodie Oaks Redevelopment team met with the Christine Barton-Holmes of the Zoning Review Staff on 3/29/2021. It was suggested that the Brodie Oaks Redevelopment only exempt the project from the height, buffer, and FAR requirements. The team proposed this exemption only apply to Land Area 1, as Land Area 2 exceeds these requirements.</p> <p>Email 4/13/2021 from Christine Barton-Holmes: It would be staff’s recommendation to modify which elements of the Hill Country Roadway Overlay apply in which areas, rather than moving the boundaries. The boundaries are specifically called out in 25-2-1103, particularly this site, so it would be a modification of the zoning code itself to change the boundaries. There are not many parts you would specifically need to modify within the ordinance, though. 25-2-1122, FAR for non-residential buildings, should be waived or modified based on what’s been discussed for the site. 25-2-1124, Building Height, may also need to be modified, especially with regards to the setback. And finally, for the Tier 1/Tier 2 table, I’d suggest highlighting what’s being done that matches what’s in the Development Bonus table just as part of what’s proposed anyway. The rest of the Hill Country Roadway Overlay– materials, utilities, etc. should be able to be met easily without needing modifications.</p> <p>The Land Use Area 1, the developed portion of the Brodie Oaks Redevelopment site, is not intended to comply with a Hill Country aesthetic or development intensity because it is identified as an Activity Center in Imagine Austin Comprehensive Plan. The site is intended to become a Transit-Oriented Development. Nevertheless, specific elements of the ordinance that the project is able to comply with have been incorporated into the plan. However, the Brodie Oaks Redevelopment has taken into consideration the Hill Country Roadway Overlay by removing development in Land Use Area 2 and restoring the Woodland and Prairie to blend into the Barton Creek Greenbelt and Hill Country Roadway Overlay views. In conclusion, the portion of the site that transitions into the Greenbelt, far exceeds the Hill Country Roadway Overlay Requirements. To deliver on the City of Austin’s established objectives for this site, the developed area must be urban and match the character of South Austin, and S. Lamar Boulevard specifically.</p>	Complete
115.	12/27/2020	Development Assessment	12/08/2020	Zoning Review-Kate Clark	N/A	ZN9: Code Modification 25-2-1052 (Compatibility Standards – Exceptions): staff has verified that per Section 25-2-1051(B) parkland does not trigger compatibility. Please remove this code modification as it is not necessary.	Code Modification has been removed.	Complete
116.	12/27/2020	Development Assessment	12/08/2020	Zoning Review-Kate Clark	N/A	ZN10: Please update Exhibit C: Land Use Plan to include proposed maximum square footages of uses and number of units from cover letter or TIA determination worksheet. If numbers differ from what is included in TIA, please explain the difference.	The TIA is amended to match the updated numbers in the PUD.	Complete

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117.	12/27/2020	Development Assessment	12/08/2020	Zoning Review-Kate Clark	N/A	ZN11: As the applicant is requesting to develop residential uses within the PUD, an Educational Impact Statement (EIS) will be required. Please submit a completed EIS form with the PUD application and we will forward to the appropriate staff for review.	An Educational Impact Statement is included in PUD Submission 1.	Complete
118.	12/27/2020	Development Assessment	12/08/2020	Zoning Review-Kate Clark	N/A	ZN12: It appears from the Development Assessment application there are multiple Restrictive Covenants in place on this property, one of which identifies the zoning districts and building heights allowed in certain tracts. Please clarify whether the applicant will be seeking a Restrictive Covenant Termination (RCT) or Restrictive Covenant Amendment (RCA) with the PUD submittal.	The team is seeking to terminate all restrictive covenants.	Complete
119.	1/26/2021	Development Assessment	12/08/2020	PARD-Thomas Rowlinson	N/A	In order to properly assess the proposed use of the existing Barton Creek Greenbelt for stormwater irrigation, we require a chain of title for the grantor of the attached deed. The chain of title should confirm that you and your team are the grantor, or the heirs, successors, or assigns. Please let me know if you have any questions.	Chain of Title has been submitted to requesting departments under separate cover.	Complete
120.	2/10/2021	Development Assessment	12/08/2020	Office of Sustainability-Caitlin Admire	N/A	<p>Follow up to meeting on Feb. 10, here are some resources regarding bird friendly architecture and design:</p> <p>Bird Friendly Building Design, by American Bird Conservancy https://3pktan2l5dp043gw5f49lvhc-wpengine.netdna-ssl.com/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_LINKS.pdf</p> <p>Bird-Friendly Urban Design Guidelines by City of Calgary http://www.animalarchitecture.org/wp-content/uploads/2013/11/CalgaryBirdingGuidelines.pdf</p> <p>LEED Pilot Credit regarding Bird Collision Deterrence (Note, may be used for an AEGB pilot credit as well) https://www.usgbc.org/node/4561982?return=/pilotcredits/all/v4</p>	Brodie Oaks Redevelopment is committed to bird friendly architecture and design and are currently researching national best practices.	Complete
121.	2/10/21	Development Assessment	12/08/2021	Office of Sustainability-Caitlin Admire	N/A	Complete and submit the Carbon Footprint Checklist with PUD Submittal 1	A Carbon Impact Statement is included in PUD Submission 1. Brodie Oaks Redevelopment has committed to 9 points (or greater) on the Carbon Impact Statement.	Complete