

May 14, 2021

Jerry Rusthoven, Assistant Director (Acting Lead)
Planning and Zoning Department
City of Austin
505 Barton Springs Road, 5th floor
Austin, TX 78704



Re: Planned Unit Development Application for Brodie Oaks Redevelopment

A Planned Unit Development application that will govern the redevelopment of a 37.6-acre site from a suburban shopping center and surface parking lots to a compact, vibrant, transit-oriented, and mixed-use center that includes 13.2 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.

Dear Mr. Rusthoven

As the authorized agent of the owner of the Brodie Oaks Shopping Center, Lionheart Places is respectfully providing this Planned Unit Development (PUD) application as a preliminary step in the process to rezone the property from General Commercial Services (CS), General Commercial Services – Liquor Sales (CS-1), and Community Commercial (GR) to the PUD zoning with a base zoning of CS-MU-V. The purpose of this zoning request is to transform the existing Brodie Oaks shopping center into a vibrant, mixed-use destination for South Austin. Located at the northeast corner of the intersection of S. Lamar Boulevard and Loop 360, this 37.6-acre site is adjacent to Capital Metro’s Metro Rapid Route 803, along the S. Lamar Boulevard Imagine Austin Corridor, within the South Lamar Neighborhood Planning Area (a suspended neighborhood plan), and within an Activity Center for Redevelopment in Sensitive Environmental Areas on Imagine Austin’s Growth Concept Map. The site is part of an original 128-acre development that contributed to setting a standard for development in environmentally sensitive areas for its time in 1981 including the dedication of 84.3-acres of the Barton Creek Greenbelt, and clustering of impervious cover on the remaining acreage. This legacy makes the Brodie Oaks Redevelopment well suited for realizing the Imagine Austin vision for an Activity Center for Redevelopment in Sensitive Environmental Areas.

The owner wants to achieve the vision of the Imagine Austin Comprehensive Plan, Strategic Housing Blueprint, Watershed Protection Master Plan, Austin Strategic Mobility Plan, Austin Community Climate Plan, Water Forward Master Plan, Project Connect, SOS Ordinance and the Austin Strategic Direction 2023 Plan through the following set of project goals:

- **Ecology – We meet the highest environmental and ecological standards.**
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. The project will restore and reserve 13.2-acres of the site that is currently developed as surface parking lots and single-story retail and office buildings as publicly accessible park and open space which is equivalent to 36 percent of the subject property (nearly 5 times the amount of open space required to satisfy Tier 2). 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. We are proposing to blend new open space into the existing Barton Creek Greenbelt by restoring 10% of new open space (1.37 acres) using the Hill Country Revegetation standard. Another 10% (1.37 acres) will be restored to a native prairie. The Brodie Oaks Redevelopment is proposing to preserve all heritage trees in place or transplant on-site and develop interpretive materials about the Edwards Aquifer and Barton Creek Greenbelt. Currently, 6.25 acres of the site (63 percent of which is impervious cover) drains directly into the Barton Creek Greenbelt. In the planned conditions, only limited impervious cover from sidewalks within the open spaces drains into the Barton Creek Greenbelt. These efforts will reduce heat island effect and provide a more biophilic landscape which will help foster pedestrian transportation. Finally, the focus on multi-modal travel will reduce emissions and reliance on fossil fuels.

- **Place – We create a dynamic, diverse, and inclusive mixed-use destination that expresses the character of South Austin.**

The Brodie Oaks Redevelopment will be a destination landmark for South Austin and reflect the unique character of South Austin through its creative design a commitment to the installation of a minimum of 2 art installations from local artists and the incorporation of performance venues. The Brodie Oaks Redevelopment provides transit-supportive densities within walking distance of the high-capacity MetroRapid Route 803 transit stop as called for in Imagine Austin. The project is planning for approximately 1,700 residential units, 1,260,000 square feet of office, 200 hotel rooms, 110,000 square feet of retail, and 30,000 square feet of restaurant uses – approximately 56 units/acre and 59 jobs/acre. The project will reserve prominent areas with views of Downtown and the Hill Country as publicly accessible parks and open space. A central green will be developed and programmed for events and entertainment acting as the central core of food and beverage options. Parkland dedication will be met through private, but publicly accessible parks that enlarge Gus Fruh Park. The remainder of the parkland dedication requirement will be paid with fee-in-lieu. Park development will be \$100 per unit more than required fees. All parks except the Neighborhood Park will be developed in Phase 1. Public spaces will include at least two locations for the incorporation of public art. Private streets with public access easements will exceed Great Streets standards including sidewalks or shared use paths with activated adjacent ground floor uses. These will connect to adjacent developments such as the Retreat at Barton Creek apartment complex and the S. Lamar Boulevard corridor improvements. The Brodie Oaks Redevelopment will have approximately 140,000 square feet of retail and restaurants. These will be primarily focused on the Central Green and the Internal Circulation Route. The remaining frontages on the Internal Circulator Route, Park Street and

main entrances will be activated with residential uses that have main entrances oriented onto the street, individual unit entrances and stoops, art, amenity space, plazas, or other active uses. We will work with existing businesses such as the grocery store and food and beverage establishments to relocate within the new development. Biophilic design, energy and water conservation and the use of regional architectural styles and materials will all help contribute to the South Austin character.

- **Connection – We link the site to its surroundings and create more access to the site for all.**

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. 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. A Shared Use Path and sidewalk along S. Lamar Boulevard will be built to Core Transit Corridor standards. The project will work with the City of Austin, Texas Department of Transportation, Capital Metro, and the Central Texas Regional Mobility Authority on improving access external to the site through a Traffic Impact Analysis process.

- **Climate - We build resiliency and work towards a zero-carbon, zero-water, and zero-waste development.**

The Brodie Oaks Redevelopment will provide a dependable, low-carbon and adaptable energy strategy for the new development. Working closely with partners at Austin Energy, the Brodie Oaks Redevelopment team 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. At site scale, the Brodie Oaks Redevelopment team is 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 Brodie Oaks Redevelopment 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. The Brodie Oaks Redevelopment, in alignment with the Water Forward 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 Brodie Oaks Redevelopment 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. Finally, managing material flows and minimizing waste to landfill are critical parts of the Brodie Oaks Redevelopment. From site-wide aspects of materiality South Austin authenticity to low-embodied energy materials and practices, the Brodie Oaks Redevelopment team aims to create a thoughtful, local, and environmental responsive development. The design teams will be encouraged to utilize Life Cycle Assessment (LCA) to evaluate structural solutions, materiality and finishes that reduce embodied energy and are optimized through construction and fabrication processes. Waste management will be managed to highest levels during construction as well as into operation, with thoughtful waste storage, collection, and recycling of materials. Due to the anticipated high volumes of organic waste, Brodie Oaks also aims to provide comprehensive organic collection for off-site composting.

- **Community - We create a community of residents, workers and visitors that prioritize health and well-being.**

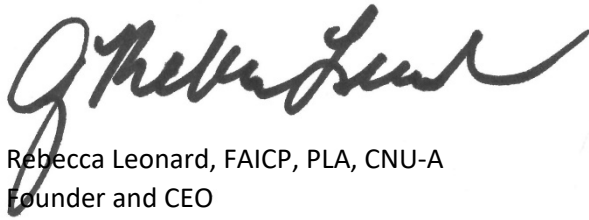
The project is meeting the Imagine Austin vision of an Activity Center for Redevelopment in Sensitive Environmental Areas and repositioning the retail environment from single-use, auto-oriented to mixed-use and walkable will align the physical environment with the social and environmental trends. The Brodie Oaks Redevelopment offers 10 percent of the bonus area square footage as on-site affordable housing regardless of rental or ownership. 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. This is a major superiority item because most of our bonus area is based on non-residential land uses. In addition, the project team is exploring partnerships with community organizations that can provide deeper levels of affordability on-site. Brodie Oaks will strive to ensure highest quality of indoor and outdoor environments. Ventilation systems will be designed to provide increased quantities of outdoor air while air monitoring systems will ensure balance of air quality with the development's aggressive energy reduction targets. The project will work to ensure access to healthy and affordable food by working with all restaurants, supermarkets, and retailers to ensure a wide range of affordable, healthy, local, and sustainable food options. As a development of this size, scale, and influence, the Brodie Oaks Redevelopment team has an opportunity and a responsibility to meaningfully contribute to a healthier Austin for all. The Brodie Oaks Redevelopment will work through design and operations utilizing the WELL Building and Community standards to ensure health and well-being are front and center to shape our built environments. The Brodie Oaks Redevelopment aims to ensure these factors are being communicated to our tenants and actively working to advance positive outcomes with respect to overall physical and mental health, chronic diseases, and access to health insurance.

Brodie Oaks strives for equitable access to open space, art, culture, and community amenities and programs. This commitment bridges both the built as well as the digital worlds. The Brodie Oaks Redevelopment team aims to ensure a high-quality digital network providing equitable connectivity to tenants and visitors. Also, the Brodie Oaks Redevelopment team believes that informed citizens make empowered citizens for change. The Brodie Oaks Redevelopment team aims to leverage our collected data as well as local public data in open and accessible platforms for public consumption.

The proposed Development Assessment demonstrates that the Brodie Oaks Redevelopment meets all Tier I requirements, achieves most Tier II requirements and presents community benefits not even conceived of in the City's' PUD ordinance thus resulting in a superior development that could not be achieved through conventional zoning.

Please let us know if your team requires additional information or has any questions. We are grateful for the opportunity to continue our collaboration with the City and stakeholders.

Respectfully,

A handwritten signature in black ink, appearing to read 'Rebecca Leonard', written in a cursive style.

Rebecca Leonard, FAICP, PLA, CNU-A
Founder and CEO
Rebecca@lionheartplaces.com

Attachments included:

Zoning Application, Property Description, and Restrictive Covenants
Reviewer Comment Log
Superiority Table
Code Modifications Table
Exhibits
Drainage Study
ERI
Associated Permit Files as Requested
Tax Plat Maps
Carbon Impact Statement
Integrated Pest Management Plan
Draft Water and Wastewater SER
Shared Parking and TDM
Tax Certificates

CC:

Project and Ownership Team

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Surrounding Environmental and Neighborhood Organizations

Barton Hills-Horseshoe Bend (Barton Hills Neighborhood Association): president@bartonhills.org and Peter Hess phess@austin.utexas.edu

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Barton View Neighborhood Association: info@bartonview.net and Terrence R Cowan sunsetdude@mac.com

Save Barton Creek Association: SBCA@savebartoncreek.org and Angela Richter angela@savebartoncreek.org

Save Our Springs Alliance: notices@sosalliance.org and Bobby Levinski bobby@sosalliance.org

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