

Brodie Superiority Table

Brodie site superiority is anchored in our commitment to a robust set of performance standards. At the foundation of these standards is a commitment to several third-party sustainability rating system certifications, including:

1. U.S. Green Building Council (USGBC) LEED Neighborhood Development (LEED ND)
 - a. Track development-wide performance using latest applicable version of the LEED ND.
 - b. Integrate LEED ND into interdisciplinary site design and systems selection.
 - c. Gather letter of support from USGBC now to submit in support of the PUD application.
 - d. Commit to full LEED ND submission after PUD approval. Brodie is formally registered with LEED ND as of 9/22/2021.
2. U.S. Green Building Council (USGBC) SITES
 - a. Track site design performance using latest applicable version of the SITES.
 - b. Integrate SITES into interdisciplinary site design and systems selection.
3. Austin Energy Green Building (AEGB) Star Rating System
 - a. Track and Certify each building to meet 3-star minimum requirement utilizing the applicable version of the Commercial Rating system. Aspire to 4-stars.
 - b. Tracking all buildings on-site utilizing the AEGB Commercial OR Multi-family Rating system.
 - c. Build regular touchpoints with Austin Energy as partnership in advancing missions and finding increased opportunities for shared benefit.
4. Other Third-Party Rating Systems
 - a. In early design of residential building projects, the design teams will be encouraged to explore PassiveHouse, a process and protocol for low-energy construction standard.
 - b. Brodie is also exploring WELL Building and Community Standards. Administered by the International Well Building Institute, these systems support health and well-being across all aspects and areas of building design and construction and community life.

In addition to pursuing third-party sustainability rating system certifications, Brodie has established a customized set of goals and objectives for the project. This will embrace the critical environmental aspects of the site in its South Austin context, advance equity, resilience, and climate mitigation as core imperatives, and accelerate City and community-level planning efforts.

Topic	PUD Tier 1	PUD Tier 2	PUD Submittal - April 30, 2021	
Ecology - We meet the highest environmental and ecological standards.				
Ecology Objective A. Expand Access to the Barton Creek Greenbelt.				
Open Space	<p>2.3.1.C: Provide a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD.</p> <p>Application to Brodie:</p>	<p>Provides open space at least 10 percent above the requirements of Section 2.3.1.A. (<i>Minimum Requirements</i>). Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (<i>Design Standards and Mixed Use</i>), provide for proportional enhancements to</p>	<p>The project is providing - 13.2 acres of open space which is equivalent to 35.1 percent of the subject property (nearly 5 times the amount of open space required to satisfy Tier 2).</p> <p>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).</p> <p>Brodie is proposing to blend new open space into the existing Barton Creek Greenbelt by restoring 10 percent of new open space in Trailhead Overlook 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. This work may require cuts that exceed 4' along the edge of the property in order to take down the wall which is up to 20' in some areas.</p>	+

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	Development Tracts: 24.0 20 percent: 4.8 acres	existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department. Application to Brodie: Requirement for Tier 1: 4.8 acres With 10 percent increase: 7.2 acres	This open space will include: 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. This exceeds the vision set forth by the City of Austin Trails Master Plan, Austin Parks and Recreation Lone-Range Plan, Sidewalk Master Plan and Bicycle Path. Water quality to meet SOS standards (ponds and reirrigation area); Restored woodland, savannah, and prairie; Habitat for birds, insects, amphibians, and reptiles; Extensive landscaping throughout; Interpretive materials throughout; Active trails; Nature play; Active Recreation; and A commitment to maintain all open space in perpetuity.	
Buffer from Existing Barton Creek Greenbelt			Developed area is clustered in areas 100' to 300' away from the Barton Creek Greenbelt.	+
Revegetation			Most of the Brodie site has been highly disturbed since prior to the adoption of the Hill Country Roadway Overlay. Brodie will remove approximately 36 percent of the existing buildings, surface parking areas and other impervious improvements that currently cover the site and restore those portions of the site adjacent to the Barton Creek Greenbelt back to a naturalized grade, minimizing the need for existing or new retaining walls. The overall site impervious cover will be reduced to a maximum 56.4 percent impervious - a 36 percent reduction from current conditions. Brodie is proposing to blend new open space into the existing Barton Creek Greenbelt by restoring 10 percent of new open space in Trailhead Overlook 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. This work may require cuts that exceed 4' along the edge of the property in order to take down the wall which is up to 20' in some areas.	+
Channel Design		Uses natural channel design techniques as described in the Drainage Criteria Manual.	There are no natural or constructed channels on-site.	NA
CWQZ		Removes existing impervious cover from the Critical Water Quality Zone.	There are no Critical Water Quality Zones on the site.	NA
Riparian Restoration		Restores riparian vegetation in existing, degraded	There are no Critical Water Quality Zones on the site.	NA

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		Critical Water Quality Zone areas.		
Drought/Fire Tolerance			Open space totaling 9.7 acres is located adjacent to the Barton Creek Greenbelt. Most developed area is clustered in areas 100' to 300' away from the Barton Creek Greenbelt. The ordinance speaks to how to design buildings that are within 50' of existing fuel hazards. On the Brodie site, buildings are all greater than 50' from existing fuel. Restoration of the open space will consider defensible space.	+
Ecology Objective B. Decrease Impervious Cover.				
Impervious Cover (percent of net site area)		<p>Reduces impervious cover by five percent below the maximum otherwise allowed by code or includes off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code.</p> <p>Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.</p>	<p>Brodie will reduce total impervious cover from approximately 85 percent net site area to a maximum impervious cover of 56 percent net site area, a 36 percent reduction, and comply with the Save Our Springs (SOS) Ordinance standards for no degradation of water quality. Brodie 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.</p> <p>Proposed Maximum Impervious Cover is 56 percent net site area.</p> <p>Open Space totaling 9.7 acres is located adjacent to the Barton Creek Greenbelt. Impervious cover is clustered in areas 100' to 300' away from the Barton Creek Greenbelt.</p>	+
Porous Pavement (Non-aquifer Recharge)		Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.	Brodie is mostly located over the Edwards Aquifer Recharge Zone, with only a small area not located over the aquifer. The project includes porous pavement in the design for all non "high-use" pedestrian areas such as courtyards or walkways between buildings where possible only in the areas that are not located over the Edwards Aquifer. However, within this area, we are proposing 20% of porous pavement.	+
Porous Pavement (All Paved Areas)		Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.	Brodie is mostly located over the Edwards Aquifer Recharge Zone, where the use of porous pavement is not recommended. The project includes porous pavement in the design for 50% of non "high-use" pedestrian areas such as courtyards or walkways between buildings within the portion of the site that is not located over the Edwards Aquifer.	+
Ecology Objective C. Improve the Quality of Stormwater Runoff and Recharge.				
Water Quality		Provides water quality treatment for currently	There are no off-site areas draining to the site. However, 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,	NA

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Treatment (Off-Site)		untreated, developed off-site areas of at least 10 acres in size.	impervious cover drains into an SOS retention/irrigation system. Additional stormwater controls may include, pervious pavement or pavers, rainwater harvesting, rain gardens, and flow-through planters.	
Water Quality Treatment (On-Site)		Provides water quality controls superior to those otherwise required by code.	This site has an existing impervious cover of 85 percent and this application proposes to both reduce the impervious cover to 56 percent net site area and comply with the SOS water quality standards. Brodie is meeting the SOS Ordinance for the water quality volume in accordance with the SOS Ordinance. Brodie will utilize the SOS Ordinance compliant ponds for landscape irrigation. Additional stormwater controls may include, retention/ reirrigation, pervious pavement or pavers, rainwater harvesting, rain gardens, and flow-through planters.	+
Water Quality Treatment (On-Site)		Uses green water quality controls as described in the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code.	This site has an existing impervious cover of 85 percent net site area and this application proposes to both reduce the impervious cover to 56 percent net site area and comply with the SOS water quality standards. Nevertheless, Brodie is meeting the SOS Ordinance for the water quality volume in accordance with the SOS Ordinance. Brodie will utilize the SOS Ordinance compliant ponds for landscape irrigation. Additional stormwater controls may include, pervious pavement or pavers, rainwater harvesting, rain gardens, and flow-through planters.	+
Stormwater Runoff		Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.	<p>Brodie is meeting the non-degradation requirements of the SOS Ordinance. As such, the runoff from impervious surfaces will be directed to one of two SOS retention/irrigation systems.</p> <p>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.</p> <p>Due to the Brodie Oaks Project being located in the Barton Springs Zone and subject to the SOS Ordinance, which requires a two-part treatment system, direct run-off into landscape areas is not permitted. To meet the intent of IWM, we will calculate the required water volume based on section 25-2-1008 and include that volume in our cisterns.</p> <p>Brodie is committed to satisfying this Tier 2 requirement through the methods described above.</p>	+
Primary Irrigation Source		<p>Provides rainwater harvesting for landscape irrigation to serve not less than 50 percent of the landscaped areas.</p> <p>Code section.</p>	Brodie is meeting the non-degradation requirements of the SOS Ordinance. As such, the runoff from impervious surfaces will be directed to one of two SOS retention/irrigation. In addition, Brodie 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 our irrigation needs, but the team understands that the City would still like Brodie to capture more water to reuse on-site. The water balance on-site is still being calculated. Therefore, Brodie 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.	+
Flood Detention/R etention		Provides volumetric flood detention as described in the	The Brodie Oaks Development is proposing a significant reduction of Impervious cover such that the uncontrolled storm flows at all points leaving the site are less as they were in the existing condition, as such	+

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		Drainage Criteria Manual .	no on-site detention is required". Please reference the drainage report submitted with the original PUD application titled "Brodie Oaks Redevelopment Drainage Study" dated April 2021. Brodie	
Floodplain Modification		Proposes no modifications to the existing 100-year floodplain.	There are no floodplains on the site, so no floodplain modifications are necessary.	+
Waterway and CEF Setbacks		Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres. Provides at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code .	There are no waterways on-site. Nevertheless, the developed area is clustered in areas 100' to 300' away from the Barton Creek Greenbelt. Airman's Cave exists approximately 150' below the surface. Due to the construction of structural support for buildings and underground parking facilities, the team is requesting a code modification for a reduced buffer around CEFs. In addition, a spring was discovered within 150' of the existing developed site. Brodie will be removing existing impervious cover from this area in order to restore the site to natural grades.	+/-
Drainage Upgrades (Off-Site)		Provides drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit.	No upgrades are needed for the off-site pond and infrastructure due mainly to the fact that impervious cover dropped 36 percent and the new SOS retention/irrigation systems on-site reduced the overall stormwater flow significantly to existing facilities. Existing stormwater infrastructure meets Atlas 14 drainage criteria.	+
Ecology Objective D. Enhance Environment Approaches for Building and Site Design.				
Carbon Impact Statement			Since 2017, Carbon Impact Statements have been required for PUDs. The Carbon Impact Statement is envisioned as advisory in nature and is not intended to trigger any formal development requirements. Brodie has committed to 9 points or greater Carbon Impact Statement which is considered "Demonstrated Leadership" on the projects carbon impact.	+
Tree Species List		Tree plantings use Central Texas seed stock native and with adequate soil volume.	Brodie will plant native or adapted trees and plants per the City of Austin's Grow Green Guide. In addition, Brodie is proposing to blend new open space into the existing Barton Creek Greenbelt by restoring 10 percent of new open space in Trailhead Overlook 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.	+
Non-Protected		Preserves 75 percent of all the	Brodie is not claiming superiority for this item. However, most native caliper inches of nonprotected trees are currently in parking lots, and in substandard conditions. Brodie is committed to restoring 10 percent	-

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Trees (Up to 18.9")		native caliper inches.	of the Open Space to the Hill Country Roadway Overlay restoration standard.	
Protected Trees (19 – 23.9")		Preserves 75 percent of the caliper inches associated with native protected size trees.	Brodie is not claiming superiority for this item. However, most native caliper inches of nonprotected trees are currently in parking lots, and in substandard conditions. Brodie is committed to restoring 10 percent of the Open Space to the Hill Country Roadway Overlay restoration standard.	-
Heritage Trees (greater than 24")		Preserves all heritage trees on-site.	Brodie commits to preserving all heritage trees in place or transplanting them within the site into more suitable conditions.	+
Green Building Program	2.3.1.D: Comply with the City's Planned Unit Development Green Building Program.	Provides a rating under the Austin Green Building Program of three stars or above.	<p>Brodie will track and certify each building to meet 3-star minimum requirement utilizing the applicable version of the Commercial Rating system at the time of design and aspire to 4-stars. Brodie will provide a dependable, low-carbon and adaptable energy strategy for the new development. Working closely with partners at Austin Energy, Brodie team aims to find optimal energy solutions at building-, site- and district-scale.</p> <p>At building scale, the Brodie 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 team will investigate building-scale renewable options for the building, the team sees full potential, while balancing other roof-top and façade options, to be less than 3 percent of the total site energy.</p> <p>At site scale, the Brodie team is exploring phased centralized district cooling and heating alternatives, heat recovery chillers and various thermal storage alternatives. Through partnerships with Austin Energy, the Brodie 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>	+
Bird-Friendly Building Design			Brodie is committed to bird-friendly architecture and design and are currently researching national best practices.	+
Grow Green Landscaping	2.3.1.H: Exceed the minimum landscaping requirements of the City Code.		<p>Brodie will meet or exceed the landscaping requirements.</p> <p>Specifically, the Brodie team will restore the native woodland and prairie to portions of the site. Brodie is proposing to blend new open space into the existing Barton Creek Greenbelt by restoring 10 percent of new open space in Trailhead Overlook 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. This work may require cuts that exceed 4' along the edge of the property in order to take down the wall which is up to 20' in some areas.</p>	+

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			A double allée of street trees will be provided on the north side of the main Internal Circulator Route which will be dedicated as a public easement. The addition of this second row of trees increases the total area of the "Planting Zone" from 14 feet for the street section to 19 feet, an addition of 5' of planting area.	
Place - We create a dynamic and diverse mixed-use destination that expresses the character of South Austin.				
Place Objective A. Deliver Transit-Supportive Densities within Walking Distance of the Transit Stop.				
Building Height and Density			<p>Brodie provides transit-supportive densities within walking distance of the high-capacity MetroRapid Route 803 transit stop as called for in Imagine Austin Comprehensive Plan. Considerations include:</p> <p>20-75+ jobs/acre within walking distance of transit stop is ideal for transit supportive densities according to a study in the Transportation Research Record. The plan has 54 jobs/acre in our development. Eliminating height will reduce this number.</p> <p>50 - 75 DU/acre within walking distance of transit stop is ideal for transit supportive densities according to the City of Austin TOD ordinance. The plan has 54 DU/acre in our development. This is on the low end of this range. Eliminating height will further reduce this number.</p> <p>TOD's approved in the city are allowing 360' heights and the Brodie team is asking for much less.</p> <p>The site is not visible from Barton Creek. The Brodie team has documented in photographs the entire trail and the bed of the creek.</p>	+
Place Objective B. Define Expectations for an "Activity Center in an Environmentally Sensitive Area".				
Art		Provides art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by contributing to the City's Art in Public Places Program or a successor program.	<p>Brodie anticipates an artful and vibrant environment within open spaces and streetscapes and has identified a minimum of two locations for the incorporation of locally sourced public art. See <i>Exhibit I: Brodie Art Master Plan</i>.</p> <p>Brodie will commit to a minimum of \$50,000 in art installations. Brodie will commit to a minimum of \$25,000 that will be spent on art installations in Phase I See <i>Exhibit I: Brodie Art Master Plan</i>.</p> <p>Brodie will commit to 10,000SF of the planned retail space at 60% of market rents for artists. Lease rates will return to market rate and general retail use 60 days after efforts are made to market the lease to artists. The Economic Development Department and Economic Development Corporation will be notified of available discounted leases.</p> <p>Brodie will provide a performance pavilion in the Central Green. Brodie will design the Park Street and Central Green to accommodate festivals and/or markets.</p>	+
Local Small Business		Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	Brodie will encourage existing on-site businesses such as the grocery store and food and beverage establishments to become part of the new development. As Barshop and Oles has successfully done in their retail spaces throughout the city, other local businesses will be encouraged to become part of the new development. Brodie is committing to 25% of the retail space reserved for local businesses.	-
Place Objective C. Create a Vibrant Public Realm.				

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Accessibility		Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	Brodie will provide a superior level of accessibility on the site including the addition of ADA accessible sidewalks on all streets and shared use paths within the park space.	+
Great Streets	2.3.2.A: Comply with Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	Complies with City's Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>).	<p>Please see Exhibit E- Brodie 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 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 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 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 call for 30' total across the street section, whereas the Brodie plan provides for 49'-55' total across the street section. 	+
Sidewalks and Building Placement	2.3.2.B: Inside the urban roadway boundary depicted in Figure 2, Subchapter E of Chapter 25-2 (Design Standards and Mixed Use), follow the sidewalk standards in Section 2.2.2., Subchapter E, Chapter 25-2 (Core Transit Corridors: Sidewalks and Building Placement)		<p>Please see Exhibit E- Brodie Transportation Plan. Pedestrian and bicycle safety and enjoyment is paramount to Brodie. The following strategies were employed:</p> <p>Sidewalks, pedestrian clear zones, planting areas and supplemental zones will meet or exceed requirements associated with Core Transit Corridors and Internal Circulation Routes. Enhanced shade will be provided in the form of street trees or shade structures on all streets and a double row of trees on one side of the street will create superior shade elements.</p> <p>A sidewalk along S. Lamar Boulevard will be built to Core Transit Corridor standards.</p> <p>A public access easement will be provided for all private streets within the site.</p> <p>Brodie will provide pedestrian and bicycle connection to adjacent residential development such as the Retreat at Barton Creek.</p> <p>All buildings will have direct pedestrian connections from entrances to adjacent streets.</p> <p>Brodie will provide 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. This exceeds the vision set forth by the City of Austin Trails Master Plan, Austin Parks and Recreation Lone-Range Plan, Sidewalk Master Plan and Bicycle Path. The project team is in conversations with the Save Barton Creek Association, Hill Country Conservancy and other trail building entities and will seek any applicable code modifications as may be required in order to provide a trail connection from the project to the regional trail system. The project is currently working</p>	+

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			<p>with local organizations like the Save Barton Creek Association to explore how the project can support the ongoing maintenance of a trail connection to the Barton Creek and regional Violet Crown trail systems.</p> <p>The high-capacity MetroRapid Route 803 transit stop will be integrated into the project.</p> <p>All curb cuts will be placed on side streets to allow for greatest pedestrian movement on S. Lamar Boulevard and the Internal Circulator Route.</p> <p>Connections between the site and adjacent arterials and highways occur no more frequently than every 400 feet.</p> <p>At least 80 percent of the provided parking is underground or within a parking structure.</p> <p>Additional improvements will be encouraged in buildings such as shower and locker facilities for employees and increased indoor bicycle parking.</p>	
Pedestrian Uses on Ground Floor	2.3.2.C: Contain pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) on the first floor of a multi-story commercial or mixed-use building.		<p>Brodie 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.</p>	+
Building Design		Exceeds the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>).	<p>Brodie is modifying aspects of Subchapter E to respond to specific site conditions and will ultimately provide a building design that meets and exceeds the design standards of Section 3.3.2 Subchapter E.</p>	+/-
Parking Structure Frontage		In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (<i>Waterfront Overlay District Uses</i>) in ground floor spaces.	<p>Brodie will design at least 75 percent of the building frontage of all parking structures along the Internal Circulator Route for pedestrian oriented uses. In addition, even upper floors of the parking structure will be wrapped with land uses to limit views of parking garage façade from the Internal Circulator Route.</p> <p>Special treatments such as false facades, vertical art or green walls will be utilized on parking garages visible from Loop 360 and S. Lamar Boulevard to enhance the aesthetic of the site.</p> <p>Brodie will provide solar power shading devices in parking lots.</p>	+
Parkland Dedication	To be considered "superior development," land		<p>Total Parkland Required: 31 acres</p> <p>Total Provided: 10.7 acres (See Private Parkland Credit Calculations)</p> <p>Remainder is in Fee-in-Lieu</p>	+

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	<p>proposed for dedication must:</p> <p>(1) include at least 10.4 credited acres per 1,000 residents, which reflects the combined citywide level-of-service for neighborhood, greenway, and district parks (This amount exceeds by one acre the parkland dedication required under City Code § 25-1-602(E) that is based on a lower citywide level-of-service and includes only neighborhood parks and greenbelts.);</p> <p>(2) be developed in accordance with a plan approved by PARD; and (3) be dedicated to a governmental entity.</p> <p>(C)The 15 percent cap on parkland dedication in the urban core delineated in City Code § 25-1-602(J) does not apply to PUDs or PIDs for determining superiority.</p>		<p>Other:</p> <p>The original Barton Creek Plaza development dedicated approximately 84.3-acres of parkland in 1981 to the City of Austin. After including the additional 10.7 acres of credited Private Parkland from the current project, the total parkland contribution is 95 acres, which is 57 percent of the total original 167-acre Barton Creek Plaza Development site.</p>	
Parkland Development			<p>Brodie will develop, operate, and maintain all open space on-site. Brodie is committing to exceed the 2021 Park Development Fee by \$700 for both residential and hotel units.</p> <p>Existing 2021 Parkland Development Fees - Residential: \$492.88 / unit Proposed Parkland Development Fees - Residential: \$592.88 / unit Existing 2021 Parkland Development Fees - Hotel: \$354.87 / room Proposed Parkland Development Fees - Hotel: \$454.87 / room</p> <p>Other: The Brodie project has committed to Exhibit D- Brodie Park and Open Space Plan as well as Exhibit H- Brodie Phasing Plan.</p>	+
Public Facilities	2.3.1.G: Provide for public facilities and services that are		<p>As an infill project, the improvements in Brodie will provide increased tax revenue to the City on an ongoing basis without adding any new land into its service area, helping fund public services in this area and across the City. This will help pay for additional expenditures approved</p>	+

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	adequate to support the proposed development including school, fire protection, emergency service, and police facilities.		<p>by voters in recent years including Project Connect and the Corridor Program.</p> <p>Brodie proposes to include the following public facilities:</p> <p>13.2 acres of publicly accessible open space;</p> <p>A variety of new private streets with public access easements and trails achieving connectivity for all modes of transportation and including a lively, attractive pedestrian and bicycle environment; expanding and connecting open spaces to and along the Barton Creek Greenbelt;</p> <p>Implementation of an activity center and community destination in South Austin with active and passive recreational opportunities;</p> <p>Enhanced location and connections to the high-capacity MetroRapid Route 803 transit stop along S. Lamar Boulevard including an enhanced bus stop, shady, wide sidewalks from the bus stop to the core of the development, transit supportive densities and mixed-use development.</p>	
Place Objective D. Express the Culture of Southwest Austin.				
Neighborhood Plans and Historic Compatibility	2.3.1.E: Be consistent with applicable neighborhood plans, neighborhood conservation combining district regulations, historic area, and landmark regulations, and compatible with adjacent property and land uses.		<p>There are no applicable neighborhood plans, neighborhood conservation combining district regulations, historic areas, or landmark regulations for the property. The site is within the S. Lamar Boulevard Combined Neighborhood Planning Area (Barton Hills) which does not have a City Council approved neighborhood plan.</p> <p>Brodie has placed compatible land uses (i.e., parks) adjacent to the adjoining Barton Creek Greenbelt and higher heights and densities adjacent to surrounding highways. Most developed area is clustered in areas 100' to 300' away from the Barton Creek Greenbelt.</p>	+
Architectural, historical, cultural, and archeological areas Historic Preservation	2.3.1.K: Protect, enhance, and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance.	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	<p>There are no identified historic structures or landmarks on this site.</p> <p>Brodie will provide an intentional trailhead to the Barton Creek Greenbelt and Violet Crown Trail, which is of cultural significance, including trail access, wayfinding, and interpretive materials, as well as access to parking and restrooms. This exceeds the vision set forth by the City of Austin Trails Master Plan, Austin Parks and Recreation Lone-Range Plan, Sidewalk Master Plan and Bicycle Path.</p> <p>The construction of a formal and universally accessible trailhead may reduce the pressure on other informal access points in neighborhoods and under MoPac (Loop 1) so that they may be redesigned to mitigate for community and environmental impacts.</p>	+
Connection - We link the site to its surroundings and create more access to the site for all.				
Connection Objective A. Prioritize Walking and Bicycling Modes of Transportation.				
Transportation		Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation	<p>Brodie will provide a series of bicycle facilities for all types of users along the private streets with public access easements and will provide a shared use path adequate for recreational cycling that will connect through the site and to off-site trail networks.</p> <p>All private streets within the project will be within a public access easement.</p>	+

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		features not required by code.	<p>Pedestrian and bicycle safety and enjoyment is paramount to Brodie. The following strategies were employed:</p> <p>Sidewalks, pedestrian clear zones, planting areas and supplemental zones will meet or exceed requirements associated with Core Transit Corridors and Internal Circulation Routes. Shade will be provided in the form of street trees or shade structures on all streets.</p> <p>A Shared Use Path and sidewalk along S. Lamar Boulevard will be built to Core Transit Corridor standards.</p> <p>A public access easement will be provided for all private streets within the site.</p> <p>Brodie will provide pedestrian and bicycle connection to adjacent residential development such as the Retreat at Barton Creek.</p> <p>All buildings will have direct pedestrian connections from entrances to adjacent streets.</p> <p>Brodie will provide 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. This exceeds the vision set forth by the City of Austin Trails Master Plan, Austin Parks and Recreation Lone-Range Plan, Sidewalk Master Plan and Bicycle Path.</p> <p>The high-capacity MetroRapid Route 803 transit stop will be integrated into the project.</p> <p>Internal utility lines will be in drive aisles or Internal Circulation Routes, rather than under parking areas.</p> <p>All curb cuts will be placed on side streets to allow for greatest pedestrian movement on S. Lamar Boulevard and the Internal Circulator Route.</p> <p>Connections between site and adjacent arterials and highways occur no more frequently than every 400 feet.</p> <p>At least 80 percent of the provided parking is underground or within a parking structure.</p> <p>Additional improvements will be encouraged in buildings such as shower and locker facilities for employees and increased indoor bicycle parking.</p>	
Connection Objective B. Make Strong Connections to Public Transit.				
Connectivity	2.3.1.1: Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways.		<p>Brodie will deliver an attractive, walkable, and sustainable development pattern around the existing high-capacity MetroRapid Route 803 transit stop that maximizes Capital Metro's system ridership and offers Austin residents ample vibrant housing choices and convenient access to jobs, services, and diverse amenities.</p> <p>Improvements will include an enhanced bus stop; compact, mixed-use development; public realm improvements such as shade, street furniture, pedestrian-scale lighting; pedestrian and bicycle connections and enhanced crossings; sidewalk improvements; and wayfinding – all recommendations from Capital Metro's TOD Priority Tool that identifies the Brodie Oaks Station as an opportunity for redevelopment as a Transit Oriented Development around the existing high-capacity transit stop.</p> <p>In addition, the project will help implement the improvements along S. Lamar Boulevard identified by the Corridor Program Office extending city investments to the intersection of S. Lamar Boulevard and Loop 360.</p>	+

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			The Transportation Impact Analysis is underway and will identify off-site improvements required by the development. Brodie Oaks will provide a Traffic Demand Management Plan that will identify techniques intended to reduce single-occupancy trips to the site by a minimum of 25 percent and encourage more transit ridership on Capital Metro's high-capacity MetroRapid Route 803 transit stop located adjacent to the site on S. Lamar Boulevard. The final trip reduction numbers will be determined through the TDM Process.	
Connection Objective C. Embrace High-Quality Vehicular Connections That Serves Need While Encouraging Other Modes.				
Gated Roadways	2.3.1.J: Prohibit gated roadways.		Brodie will prohibit gated roadways and provide a public access easement on all private streets and parks.	+
Connection Objective D. Create an Intentional Trailhead to the Barton Creek Greenbelt.				
Trailhead Along Creek or Waterways		Provides publicly accessible multi-use trail and greenway along creek or waterway.	Brodie will provide 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. This exceeds the vision set forth by the City of Austin Trails Master Plan, Austin Parks and Recreation Lone-Range Plan, Sidewalk Master Plan and Bicycle Path.	+
Climate - We build resiliency and work towards a zero-carbon, zero-water, and zero-waste development.				
Climate Objective A. Build a Reliable, Efficient, Low-Cost and Adaptable Energy Network.				
Energy Strategy			<p>Brodie will provide a dependable, low-carbon and adaptable energy strategy for the new development. Working closely with partners at Austin Energy, the Brodie team aims to find optimal energy solutions at building-, site- and district-scale.</p> <p>At building scale, all residential and commercial development shall comply with Austin Energy Green Building (AEGB) rating system for a minimum three-star rating. Certification from AEGB shall be met as specified by the version of the rating system current at the time of design. The Brodie 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 team will investigate building-scale renewable options for the building, the team sees full potential, while balancing other roof-top and façade options, to be less than 3 percent of the total site energy.</p> <p>At site scale, the Brodie team is exploring phased centralized district cooling and heating alternatives, heat recovery chillers and various thermal storage alternatives. Through partnerships with Austin Energy, the Brodie 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>	+
Climate Objective B. Treat Water as a Precious Resource.				
Water Strategy			Brodie, 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 Brodie team is investigating the economics of collecting rainwater off building roofs	+

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			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.	
Climate Objective C. Maximize the Potential of Waste Networks.				
Waste Reduction			Managing material flows and minimizing waste to landfill are critical parts of Brodie. From site-wide aspects of materiality South Austin authenticity to low-embodied energy materials and practices, the Brodie 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 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.				
Community Objective A. Provide a Range of Housing Options for All Income Levels and Ages.				
Affordable Housing		According to Chapter 25-2, Subchapter B, Division 5 (Planned Unit Development Ordinance), the baseline affordable housing requirement for PUD developments is included below: The required affordable Rental units must be equal to 10 percent of the bonus area square footage. The required affordable Ownership units must be equal to 5 percent of the bonus area square footage. For non-residential developments , \$7 per square foot of bonus area may be paid in lieu of on-site development of affordable units.	Brodie 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. 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. If a partner organization develops one site with deeper affordability the remainder of units will be mixed into and throughout the development. The project is proposing to provide comparable unit sizes and numbers of bedrooms as the market rate units.	+
Community Objective B. Improve and Protect Air Quality.				
Air Quality			Brodie will thrive 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. Natural ventilation will be explored in design	+

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			phases for applicable spaces. Beyond building ventilation, source control is critical. The Brodie team aims to prioritize healthy products and embrace the Healthy Products Declaration (HPD) standard. In addition, the construction teams will manage the potential of hazardous contaminants into the building during construction.	
Community Objective C. Protect Access to Quality Food.				
Access to Food			Ensuring access to healthy and affordable food is critical to Austin's sustainability and resiliency. The Brodie team aims to work with all restaurants, supermarkets, and retailers to ensure a wide range of affordable, healthy, local, and sustainable food options. The Brodie team embraces the work of the City's Office of Sustainability and 2018 State of the Food System Report, namely, to increase sales of locally produced food and expand access to fresh, healthy, and affordable food for everyone, and reduce the amount of wasted food. The development is exploring the implementation of a weekly local produce delivery program available on an elective basis to employees or residents of the building as well as a local produce purchasing policy for the buildings' restaurants, cafés, and cafeterias.	+
Community Objective D. Improve Community Health Indicators.				
Community Health			As a development of this size, scale, and influence, The Brodie team has an opportunity and a responsibility to meaningfully contribute to a healthier Austin for all. Brodie 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 team will also look to city-wide tracking efforts such as the work done through the city. Health indicators in the Austin area are dependent on a variety of social, economic, and geographic factors. Brodie 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.	+
Community Objective E. Increase Digital Connectivity.				
Digital Connectivity			Brodie thrives 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 team aims to ensure a high-quality digital network providing equitable connectivity to tenants and visitors. Also, the Brodie team believes that informed citizens make empowered citizens for change. The Brodie team aims to leverage our collected data as well as local public data in open and accessible platforms for public consumption.	+
Other				
General	2.3.1.A: Meet the objectives of the City Code.	Complies with current City of Austin Code instead of asserting entitlement to follow older code provisions by application of law or agreement.	Brodie is complying with current City of Austin Code except where modified by this PUD.	+
General	2.3.1.F: Provide for environmental preservation and protection relating		Brodie provides for superior environmental preservation and protection by: <ul style="list-style-type: none"> Reducing impervious cover from 85 percent net site area to 56 percent net site area. Complying with SOS water quality standards. 	+

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	to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural/traditional character of the land.		<ul style="list-style-type: none"> Eliminating the nearly 4 acres of untreated runoff from buildings and parking currently draining directly into the Barton Creek Greenbelt. The proposed plan will allow only water from open space to leave the site. Dedicating approximately 13.2 acres (approximately 1/3) of site as active public open space/parkland. Designating 10 percent of the “bonus” area of both residential and nonresidential square feet for affordable housing on-site regardless of ownership or for rent. Constructing a designated trailhead and connection to the Barton Creek Greenbelt with signage, trash disposal, and parking. Creating a shared-use path for approximately 2,500 feet and extending from S. Lamar Boulevard to the Park Road that will run along the park’s edge and be used for mobility and recreation. Providing transit supportive densities of jobs and residences within walking distance of the new Capital Metro transfer station. Concentrating density at the designated Imagine Austin Comprehensive Plan Activity Center and high-capacity transit stop. 	
General	<p>2.3.1.B: Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 (<i>General Intent</i>) than development under the regulations in the Land Development Code.</p> <p>Section 1.1 says, “This division provides the procedures and minimum requirements for a planned unit development (PUD) zoning district to implement the goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public</p>		<p>Brodie will provide for the preservation and enhancement of the natural environment within and immediately adjacent to the subject property, along the Barton Creek Greenbelt. 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>Brodie is a high-quality, mixed-use development promoting innovative design in keeping with the South Austin character. The plan will offer a live, work and play environment and will undoubtedly become a beloved South Austin gathering place.</p> <p>Brodie will provide a dense mixed-use development transforming approximately 21-acres acres of surface parking lots and drive aisles and approximately 8-acres of single use office and retail buildings to a vibrant neighborhood and destination for South Austin.</p> <p>Brodie will reduce greenhouse gases by providing a true transit-oriented development taking advantage of Capital Metro’s adjacent bus stop for the MetroRapid route number 803. The project will construct a new high-capacity MetroRapid Route 803 transit stop that meets or exceeds Capital Metro’s requirements and integrate the stop into the development by providing comfortable waiting areas, easy access for bicycles and pedestrians, and urban amenities.</p> <p>The density and height proposed for Brodie enable the project to meet the vision established in Imagine Austin Comprehensive Plan of an “Activity Center for Redevelopment in Sensitive Environmental Areas” including state-of-the-art development practices to improve stormwater retention and water quality flowing into the Edwards Aquifer Recharge Zone and Barton Creek Zone. Brodie will provide an environmentally superior project that complies with the SOS Water Quality Standards.</p>	+

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	facilities and services. The Council intends PUD district zoning to produce development that achieves these goals to a greater degree than and that is therefore superior to development under conventional zoning and subdivision regulations.”			
PUD size and uniqueness	2.3.1.L: Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.		At 37.6 acres, Brodie exceeds the 10-acre minimum.	+