

BRIEFING SUMMARY SHEET

DEVELOPMENT ASSESSMENT CASE NUMBER: CD-2020-0002 – Brodie Oaks Redevelopment

REQUEST:

Presentation of a development assessment report for the Brodie Oaks Redevelopment, located at 4021, 4025, 4107, 4109, 4115 and 4141 S. Capital of Texas Hwy NB, and 4220, 4040, 4036, 4006, 4032, 4030, 3940, 4024, 4200 and 4236 S. Lamar BLVD SB, within the Barton Creek Watershed – Barton Springs Zone.

DISTRICT AREA: 5

DEPARTMENT COMMENTS:

The applicant has submitted a development assessment for a proposed 37.6-acre mixed-use development to be known as the Brodie Oaks Redevelopment. It is located at the northwest intersection of S. Lamar Boulevard and S. Capital of Texas Highway, see *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map*.

The project site (site) is located within the boundaries of an Activity Center for Redevelopment in Sensitive Environmental Areas (Lamar & Ben White) and along the South Lamar Activity Corridor, as identified within the Imagine Austin's Growth Concept Map. It is also located within the South Lamar Neighborhood Planning Area. This neighborhood area does not have an adopted neighborhood plan and therefore this project would not require a neighborhood plan amendment (NPA).

The site is within the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone Watershed by Chapter 25-8 of the City's Land Development Code (LDC). The majority of the property is located within the Recharge Zone, with the exception of the southeast corner which is in the Contributing Zone. This site does not have any floodplain located within it but does contain other potential environmental features. An updated Environmental Resource Inventory (ERI) report has been requested to be submitted with the PUD application to identify these areas and features.

The applicant's proposed PUD plans "for approximately 1,564 residential units, 1,150,678 square feet of office, 448 hotel rooms, 110 thousand 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." The Applicant is requesting a maximum building height of 275 feet along S. Lamar Boulevard and S. Capital of Texas Highway, transitioning down to 160 feet internal to the development and 28 feet within their open space and park areas, see *Exhibit F: Land Use Plan and Notes* and *Exhibit G: Open Space and Parks Plan*. The proposed project intends to cluster development away from the Barton Creek Greenbelt reducing the total existing impervious cover from approximately 84 percent to 54 percent. This would allow for the project to "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."

The applicant has stated in their application materials that the proposed PUD will meet or exceed all applicable Tier One requirements, and several Tier Two items (open space, environmental/drainage, art,

community amenities, transportation, affordable housing, accessibility and local small business). By meeting or exceeding these items, the applicant has stated the proposed PUD will result in a superior development compared to that which could be developed under conventional zoning standards, see *Exhibit C: Letter from Agent* and *Exhibit D: Tier 1 & 2 Compliance Chart*. Examples of proposed superiority include: exceeding open space requirements by approximately 8.9 acres, providing a network of up to 4,700 feet of trails and a publicly accessible trailhead to the Barton Creek Greenbelt, reducing the maximum impervious coverage allowed on site by approximately 36 percent, and restoring over 25 percent of the site to open space adjacent to the Barton Creek Greenbelt.

At this time, code modifications are requested to the General, Zoning, Subdivision, Transportation and Environmental and Site Planning chapters of the LDC. Examples of requested code modifications include modifying term definitions, increased maximum building height and floor to area calculations, Subchapter E requirements, standard street cross sections, and redevelopment exception in the Barton Springs Zone. Please see *Exhibit E: PUD Code Modification Table* for the applicant's full list of requested code modifications.

The applicant intends to redevelop the property as a mixed-use development project which will increase the access and visibility to the Barton Creek Greenbelt while providing additional housing and commercial uses along an established transit and activity corridor. Please see the following exhibits which were included within the applicant's development assessment submittal:

- Exhibit F: Land Use Plan and Notes
- Exhibit G: Open Space and Parks Plan
- Exhibit H: Street Sections
- Exhibit I: Water Quality and Drainage
- Exhibit J: Grading Plan
- Exhibit K: Phasing Plan

Staff's comments on the applicant's development assessment submittal for this proposed PUD project were completed on January 17, 2021, please see *Exhibit L: Comment Report*. Staff also received comments from the Save Our Springs (SOS) Alliance which are included in *Exhibit M: Comments Received*.

Additional information is required to demonstrate how the proposed PUD would meet the objectives of the City Code and produce a development that achieves a higher level of environmental preservation, quality of development, innovation of design, and adequate public facilities and services than that could be done under conventional zoning and land development regulations.

OWNER/APPLICANT: LCFRE Austin Brodie Oaks LLC. (John Schaefer)

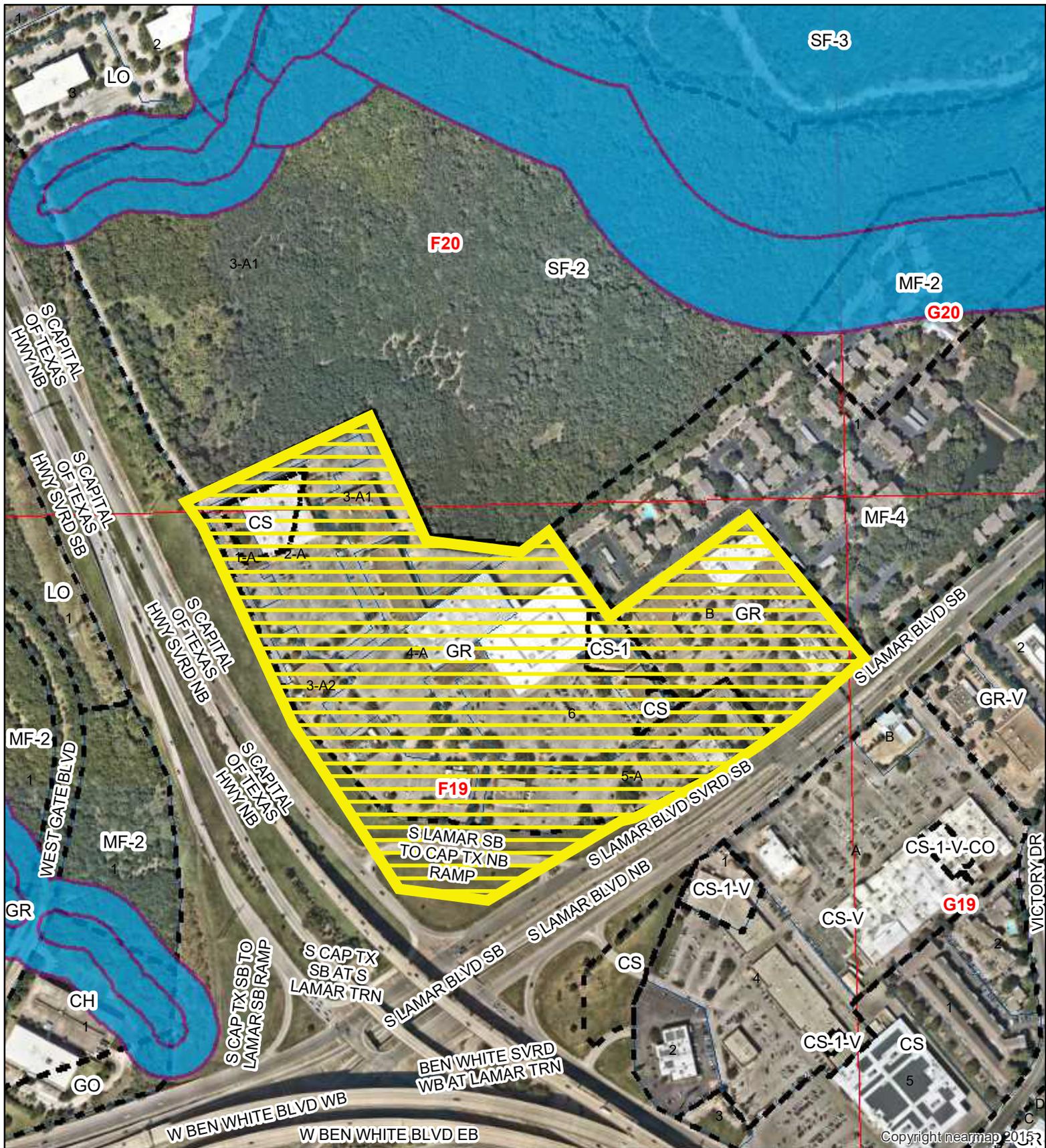
AGENT: Lionheart Places (Rebecca Leonard)

ENVIRONMENTAL COMMISSION DATE: February 17, 2021

CITY COUNCIL BRIEFING DATE: to be scheduled

ASSIGNED STAFF: Kate Clark

e-mail: kate.clark@austintexas.gov



Copyright nearmap 2015

BRODIE OAKS REDEVELOPMENT

Exhibit B

ZONING CASE#: CD-2020-0002
 LOCATION: 4021 - 4141 S Capital of Texas Hwy NB;
 3940 - 4236 S Lamar Blvd SB
 SUBJECT AREA: 37.61 ACRES
 GRID: F19
 MANAGER: KATE CLARK



1" = 400'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit C

December 3, 2020

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



Re: Development Assessment Application for Brodie Oaks Redevelopment

A Development Assessment Application for a Planned Unit Development 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 13.6 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.

Dear Mr. Rusthoven

As the authorized agent of the owner of the Brodie Oaks Shopping Center, Lionheart Places is respectfully providing this Development Assessment 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 Planned Unit Development (PUD) zoning with a base zoning of CS. 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 intersection of S. Lamar Boulevard and Loop 360, this 37.6-acre site is adjacent to CapMetro’s Metro Rapid Route 803, along the South Lamar 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, and the Austin Strategic Direction 2023 Plan through the following set of project goals:

- **Ecology – Meet the highest environmental 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 nondegradation of water quality. The project will 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. The Brodie Oaks PUD 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. 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.

- **Vitality – Create a transit-oriented, walkable, mixed-use activity center.**

The project will reserve prominent areas with views of Downtown and the Hill Country as publicly accessible open space. The project is planning for approximately 1,564 residential units, 1,150,678 square feet of office, 448 hotel rooms, 110 thousand 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. 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. A central green will be developed and programmed for events and entertainment acting as the central core of food and beverage options.

- **Connectivity – Connect the site to its surroundings.**

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 4,700 feet of active trails, 10,000 feet of sidewalk, and a publicly accessible trailhead into the Barton Creek Greenbelt. 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.

- **Character – Express the South Austin character.**

The Brodie Oaks Redevelopment will be a destination landmark for South Austin and reflect the unique character of South Austin through its 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.

- **Performance – Position the project for the future.**

The restoration of over 25 percent of the site to open space adjacent to the Barton Creek Greenbelt is made possible through heights of up to 275' along the Loop 360 and S. Lamar Boulevard frontage. Affordable housing set asides equal to 10 percent of the bonus height will be included and dispersed throughout the site. The project is meeting the Imagine Austin vision of an Activity Center for Redevelopment in Sensitive Environmental Areas. Finally, 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 proposed Development Assessment demonstrates that the Brodie Oaks Redevelopment meets all Tier I requirements and achieves numerous Tier II requirements, 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,



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

Attachments included:

Development Assessment Application

Superiority Table

Code Modifications Table

Exhibit A: *(Placeholder for City Location Map)*

Exhibit B: Brodie Oaks Redevelopment Context Map

Exhibit C: Brodie Oaks Redevelopment Land Use Plan

Exhibit D: Brodie Oaks Redevelopment Parks and Open Space

Exhibit E: Brodie Oaks Redevelopment Street Cross Sections

Exhibit F: Brodie Oaks Redevelopment Water Quality and Drainage

Exhibit G: Brodie Oaks Redevelopment Grading Plan

Exhibit H: Brodie Oaks Redevelopment Phasing Plan

Tax Plat Map

Restrictive Covenants

Environmental Resources Inventory

CC:

Project and Ownership Team

Pat Oles, pato@barshop-oles.com

Milo Burdette, milo@barshop-oles.com

David Armbrust, darmbrust@abaustin.com

Jewels Cain, jcain@abaustin.com

Joseph Longaro, jlongaro@lja.com

Bobak Tehrany, bobak@bo-engineering.com

Reviewing Agencies

Texas Department of Transportation (TxDOT), Reed.Smith@txdot.gov; Victor.Vargas@txdot.gov

Capital Metropolitan Transportation Authority, Lawrence.Deeter@capmetro.org;
Mark.Herrera@capmetro.org

Surrounding Environmental and Neighborhood Organizations

Save Our Springs Alliance: notices@sosalliance.org

[Save Barton Creek Association: SBCA@savebartoncreek.org](mailto:SBCA@savebartoncreek.org)

Barton Hills-Horseshoe Bend (Barton Hills Neighborhood Association): president@bartonhills.org

Barton View Neighborhood Association: info@bartonview.net

Westgate Neighborhood Plan Contact Team: WestgateNPCT@gmail.com

Western Trails Neighborhood Association: wtnaboard@gmail.com

Zilker Neighborhood Association: zna@zilkerneighborhood.org

Brodie Oaks Development Assessment Superiority Table

ITEM	REQUIREMENT	PROPOSED PUD SUPERIORITY
2.3 TIER 1 REQUIREMENTS		
General	<p>2.3.1.A: (MEET) Meet the objectives of the City Code.</p> <p>2.3.1.B: (MEET) 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. 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 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.”</p>	<ul style="list-style-type: none"> • The Brodie Oaks Redevelopment will meet the objectives of the City Code. • The Brodie Oaks Redevelopment will provide for the preservation and enhancement of the natural environment within and immediately adjacent to the subject property, along the Barton Creek Greenbelt. Including the reclamation of approximately 9.4 acres of the subject property adjacent to the greenbelt. • The Brodie Oaks Redevelopment 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. • The Brodie Oaks Redevelopment will provide a dense mixed-use development transforming approximately 21-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. • The Brodie Oaks Redevelopment 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 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. • The density and height proposed for the Brodie Oaks Redevelopment enable the project to meet the vision established in Imagine Austin 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. The Brodie Oaks Redevelopment will provide an environmentally superior project that complies with the Save Our Springs (SOS) Ordinance for water quality.

Brodie Oaks Development Assessment Superiority Table

ITEM	REQUIREMENT	PROPOSED PUD SUPERIORITY
Open Space	<p>2.3.1.C: (MEET) 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>	<ul style="list-style-type: none"> • The Brodie Oaks Redevelopment will include a variety of parks and open spaces that will expand and enhance the connection to and experience of the Barton Creek Greenbelt for both greenbelt visitors and visitors to the Brodie Oaks Redevelopment. The Brodie Oaks Redevelopment will create great public spaces by establishing publicly accessible and well-planned trailheads accessing the Barton Creek Greenbelt and the greater Violet Crown Trail System. • Open Spaces and parks within the Brodie Oaks Redevelopment will include spaces with civic/cultural, neighborhood, nature/play, and active recreation and equal to 13.7-acres or 36 percent of the 37.6-acre subject property. • The subject property is part of the original Barton Creek Plaza development which dedicated approximately 84.3-acres of parkland in 1981 to the City of Austin contributing an important piece of the Barton Creek Greenbelt. After including the additional 8.4 acres of credited Private Parkland from the current Brodie Oaks Redevelopment, the total parkland contribution is 92.7 acres, which is 55% of the total original 167-acre site.
Green Building Program	<p>2.3.1.D: (MEET) Comply with the City's Planned Unit Development Green Building Program.</p>	<ul style="list-style-type: none"> • The Brodie Oaks Redevelopment will comply with the City's Planned Unit Development Green Building Program and will meet or exceed the 2-Star Requirement. • Besides green stormwater treatments required by the SOS Ordinance and described elsewhere, the Brodie Oaks Redevelopment will consider district heating, water conservation and reuse strategies, and on-site energy production as strategies to enhance the sustainability of the district.

Brodie Oaks Development Assessment Superiority Table

ITEM	REQUIREMENT	PROPOSED PUD SUPERIORITY
<p>Neighborhood Plans and Historic Compatibility</p>	<p>2.3.1.E: (MEET) 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>	<ul style="list-style-type: none"> • 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. • The Brodie Oaks Redevelopment has placed compatible land uses adjacent to the adjoining Barton Creek Greenbelt and the multifamily residence moderate to high density (MF4) tract. • The Brodie Oaks Redevelopment will include a 75' – 550' park and open space buffer running along the entire length of the greenbelt property line. Refer to <i>Exhibit D: Brodie Oaks redevelopment Parks and Open Space Plan</i> • The Hill Country Roadway Ordinance is not applicable to the Brodie Oaks Redevelopment due to the urban nature of the existing development and entire intersection of S. Lamar Boulevard and Loop 360. Applying the Hill Country Roadway overlay to any portion of this site would be inconsistent with the Imagine Austin Center for Redevelopment in an Environmentally Sensitive Area and the South Lamar Corridor Plans.

Brodie Oaks Development Assessment Superiority Table

ITEM	REQUIREMENT	PROPOSED PUD SUPERIORITY
Water Quality/Environmental	<p>2.3.1.F: (MEET) Provide for environmental preservation and protection relating 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.</p>	<ul style="list-style-type: none"> • The Brodie Oaks Redevelopment will remove existing buildings, surface parking areas and other impervious improvements that currently cover approximately 84 percent of the site and restore those portions of the site adjacent to the greenbelt back to natural grade. Density will be clustered along S. Lamar Boulevard and Loop 360. The overall site impervious cover will be reduced to a maximum 54 percent impervious - a 36% reduction from current conditions. Removing this level of pervious cover is achievable due to the increased height and density in the remaining portions of the site where this can better serve the goals of establishing a vibrant, attractive, pedestrian environment; expanding open space and creating great public spaces, enhancing connections to and along the Barton Creek Greenbelt and acting as an example for implementing the vision of “Activity Center for Redevelopment in Sensitive Environmental Areas” as described in Imagine Austin Comprehensive Plan. • The Brodie Oaks Redevelopment will capture all run-off prior to leaving the site into appropriately sized retention water quality ponds and then irrigating this water on-site and within the adjacent parkland thus meeting the SOS Ordinance water quality requirements. Refer to <i>Exhibit F: Brodie Oaks Redevelopment Water Quality and Drainage Plan</i>
Public Facilities	<p>2.3.1.G: (MEET) Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities.</p>	<ul style="list-style-type: none"> • As an infill project, the improvements in the Brodie Oaks Redevelopment 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. • The Brodie Oaks Redevelopment proposes to include the following public facilities: <ul style="list-style-type: none"> • 13.7 acres of publicly accessible open space; • 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; • Implementation of a new activity center and community destination in South Austin with active and passive recreation opportunities; • Enhanced location and connections to transit 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.

Brodie Oaks Development Assessment Superiority Table

ITEM	REQUIREMENT	PROPOSED PUD SUPERIORITY
Grow Green Landscaping	2.3.1.H: (MEET) Exceed the minimum landscaping requirements of the City Code.	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment will exceed the landscaping requirements. First, we will restore the native woodland prairie to portions of the site. In addition, we will provide a double allee of street trees on the north side of the main Internal Circulator Route which will be dedicated as a public easement.
Connectivity	2.3.1.I: (MEET) 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.	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment 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. Capital Metro's TOD Priority Tool identifies the Brodie Oaks Station as an opportunity for redevelopment as a Transit Oriented Development and identified several missing elements that the Brodie Oaks Redevelopment will be able to provide including: <ul style="list-style-type: none"> Compact, mixed-use development; Public realm improvements, including shade, street furniture, pedestrian-scale lighting; Pedestrian and bicycle connections and enhanced crossings; Sidewalk improvements; and Wayfinding.
Gated Roadways	2.3.1.J: (MEET) Prohibit gated roadways.	<ul style="list-style-type: none"> Brodie Oaks Redevelopment will prohibit gated roadways.
Architectural, historical, cultural, and archeological areas	2.3.1.K: (MEET) Protect, enhance, and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance.	<ul style="list-style-type: none"> There are no identified historic structures or landmarks on this site. The Brodie Oaks Redevelopment includes the incorporation of a new dedicated trailhead and trails to enhance the use of the Barton Creek Greenbelt, which is of cultural significance. The construction of a formal and highly 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 environmental impacts.
PUD size and uniqueness	2.3.1.L: (MEET) Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	<ul style="list-style-type: none"> At 37.6 acres, the Brodie Oaks Redevelopment exceeds the 10-acre minimum.

Brodie Oaks Development Assessment Superiority Table

ITEM	REQUIREMENT	PROPOSED PUD SUPERIORITY
2.3.2 ADDITIONAL REQUIREMENTS	2.3.2.A: (MEET) Comply with Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment will comply with Subchapter E (Design Standards and Mixed Use) as amended in the Code Modifications".
	2.3.2.B: (Meet) 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); and	<ul style="list-style-type: none"> Sidewalks, pedestrian clear zones, planting areas and supplemental zones will meet or exceed requirements associated with Core Transit Corridors and Internal Circulation Routes. In addition, street sections have been enhanced to meet the goals of the project as a vibrant and connected mixed use center. A public access easement will be provided for all private streets within the site. Refer to <i>Exhibit E: Brodie Oaks Redevelopment Street Cross Sections</i>.
	2.3.2.C: (Meet) 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.	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment will comply with pedestrian-oriented uses on the first floor of a multi-story commercial or mixed-use building.
2.4 TIER 2 REQUIREMENTS		
Open Space	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 existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment will include publicly accessible open space of 13.7-acres which is equivalent to approximately 57 percent of the developed area. See <i>Exhibit D: Brodie Oaks Redevelopment Parks and Open Space Plan</i> In addition to exceeding the required amount of open space by approximately 8.9-acres the project is proposing extensive improvements within the open space including an intentional trailhead, 4,700 LF of active trails, a central green and gathering space, a potential interpretive center, and extensive landscaping. The project is committing to maintain all private parkland in perpetuity.
Environment / Drainage	Complies with current City of Austin Code instead of asserting entitlement to follow older code provisions by application of law or agreement.	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment will provide drainage facilities that meet current code requirements as of 2020.

Brodie Oaks Development Assessment Superiority Table

ITEM	REQUIREMENT	PROPOSED PUD SUPERIORITY
	Provides water quality controls superior to those otherwise required by code.	<ul style="list-style-type: none"> The Barton Creek Zone Redevelopment Exception allows sedimentation / filtration as the sole source of water quality if the impervious cover exceeds 40 percent impervious cover. However the Brodie Oaks Redevelopment is meeting the SOS Ordinance for the entire development with a maximum impervious cover of 54 percent. The maximum impervious cover permitted under the Barton Creek Zone Redevelopment Exception is limited to the existing site impervious cover (84 percent), however the Brodie Oaks Redevelopment is proposing to reduce impervious cover to a maximum of only 54 percent on-site, a roughly 36 percent reduction in impervious cover.
Environment / Drainage	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.	<ul style="list-style-type: none"> Water quality controls will be used to treat 100 percent of the water quality volume in accordance with the SOS Ordinance. Key stormwater controls may include, retention/ re-irrigation, pervious pavement or pavers, rainwater harvesting, rain gardens, and flow-through planters.
	Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.	<ul style="list-style-type: none"> There are no off-site areas draining to the site.
	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.	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment will reduce existing impervious cover on the site from approximately 84 percent to less than or equal to 54 percent. This equates to a roughly 36 percent reduction in impervious cover.
	Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.	<ul style="list-style-type: none"> There are no waterways on the site.
	Provides volumetric flood detention as described in the Drainage Criteria Manual.	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment is proposing to participate in the City's Regional Stormwater Management Program (RSMP). As such, on site detention ponds will not be required.
Environment / Drainage	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.	<ul style="list-style-type: none"> No upgrades are required. In addition, stormwater flow is significantly reduced due to the decrease in impervious cover.
Environment / Drainage	Proposes no modifications to the existing 100-year floodplain.	<ul style="list-style-type: none"> There are no floodplains on the site.
Environment / Drainage	Uses natural channel design techniques as described in the Drainage Criteria Manual.	<ul style="list-style-type: none"> Not Applicable

Brodie Oaks Development Assessment Superiority Table

ITEM	REQUIREMENT	PROPOSED PUD SUPERIORITY
	Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.	<ul style="list-style-type: none"> There are no Critical Water Quality Zones on the site.
	Removes existing impervious cover from the Critical Water Quality Zone.	<ul style="list-style-type: none"> There are no Critical Water Quality Zones on the site.
Environment / Drainage	Preserves all heritage trees; preserves 75 percent of the caliper inches associated with native protected size trees; and preserves 75 percent of all the native caliper inches.	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment pays particularly close attention to the existing trees found on site and dramatically enhances their current root constrained conditions. By removing approximately 30 percent of the impervious cover on site, the existing trees will be able to thrive in their improved site conditions. The Brodie Oaks Redevelopment anticipates preserving all heritage trees in place or by transplant within the site.
	Tree plantings use Central Texas seed stock native and with adequate soil volume.	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment will plant native trees and plants per the City of Austin's Grow Green Guide as part of its broader restoration goals.
Environment / Drainage	Provides at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code.	<ul style="list-style-type: none"> There are no waterways or known Critical Environmental Features on site
	Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment is clustering development away from the Barton Creek Greenbelt and restoring the property from surface parking lots back to original grades along the Barton Creek Greenbelt. The Brodie Oaks Redevelopment will maintain a buffer of between 75' and 550' to Land Use Area 1A or 1B from the Barton Creek Greenbelt property line.
	Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment is mostly located over the Edwards Aquifer Recharge Zone.
	Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment is mostly located over the Edwards Aquifer Recharge Zone.
	Provides rainwater harvesting for landscape irrigation to serve not less than 50 percent of the landscaped areas.	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment will provide rainwater harvesting for landscape irrigation to serve 50 percent of the landscaped areas. The Brodie Oaks Redevelopment will also utilize the SOS Ordinance compliant ponds for landscape irrigation.
	Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment is fully compliant with the SOS Ordinance.
Austin Green Builder Program	Provides a rating under the Austin Green Builder Program of three stars or above.	<ul style="list-style-type: none"> No superiority. The Brodie Oaks Redevelopment will provide a 2- Star Austin Energy Green Building rating.

Brodie Oaks Development Assessment Superiority Table

ITEM	REQUIREMENT	PROPOSED PUD SUPERIORITY
Art	<ul style="list-style-type: none"> Provides art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art in Public Places Program or a successor program. 	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment anticipates an artful and vibrant environment within open spaces and streetscapes and has identified a minimum of three locations for the incorporation of public art. The Brodie Oaks Redevelopment will provide a performance pavilion in the Central Green.
Great Streets	<p>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>	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment will meet or exceed the Great Street Program on the Internal Circulator Route.
Community Amenities	<p>Provides community or public amenities, which may include spaces for community meetings, community gardens or urban farms, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.</p>	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment will provide 13.7-acres of amenitized and publicly accessible open space maintained by the development.
Community Amenities	<p>Provides publicly accessible multi-use trail and greenway along creek or waterway.</p>	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment will provide an extensive publicly accessible open space and trail system with a dedicated trailhead and connection to the Barton Creek and Violet Crown Trail System.
Transportation	<p>Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.</p>	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment 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. All private streets within the project will be within a public access easement. The Brodie Oaks Redevelopment will provide a Traffic Demand Management Plan identifying Travel Demand Management techniques intended to reduce vehicular trips to the site by a minimum of 40 percent and encourage more transit ridership on Capital Metro's high-capacity MetroRapid Route 803 located adjacent to the site on S. Lamar Boulevard.
Building Design	<p>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>	<ul style="list-style-type: none"> The Brodie Oaks Redevelopment 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.

Brodie Oaks Development Assessment Superiority Table

ITEM	REQUIREMENT	PROPOSED PUD SUPERIORITY
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.	<ul style="list-style-type: none"> • The Brodie Oaks Redevelopment will design at least 75 percent of the building frontage of all parking structures along the Internal Circulator Route for pedestrian oriented uses. • 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.
Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.	<ul style="list-style-type: none"> • The Brodie Oaks Redevelopment is proposing to provide 10 percent of the bonus area as affordable housing. • All affordable units will be provided on site and will be dispersed throughout the development. • Due to the compact nature of the development and the need for additional height to achieve the desired open space and impervious cover, the project will be providing a higher amount of affordability on site than what would be achievable with lower density development.
Historic Preservation	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	<ul style="list-style-type: none"> • There are no identified historic structures on the site.
Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	<ul style="list-style-type: none"> • The Brodie Oaks Redevelopment 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.
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.	<ul style="list-style-type: none"> • To the extent possible and in agreement with existing businesses, the Brodie Oaks Redevelopment will provide space to existing on-site businesses such as the grocery store and food and beverage establishments.