



BRODIE OAKS

Development Assessment | Environmental Commission | February 17, 2021

PROJECT TEAM

- **Landowner**

- Barshop & Oles
- Lionstone Investments

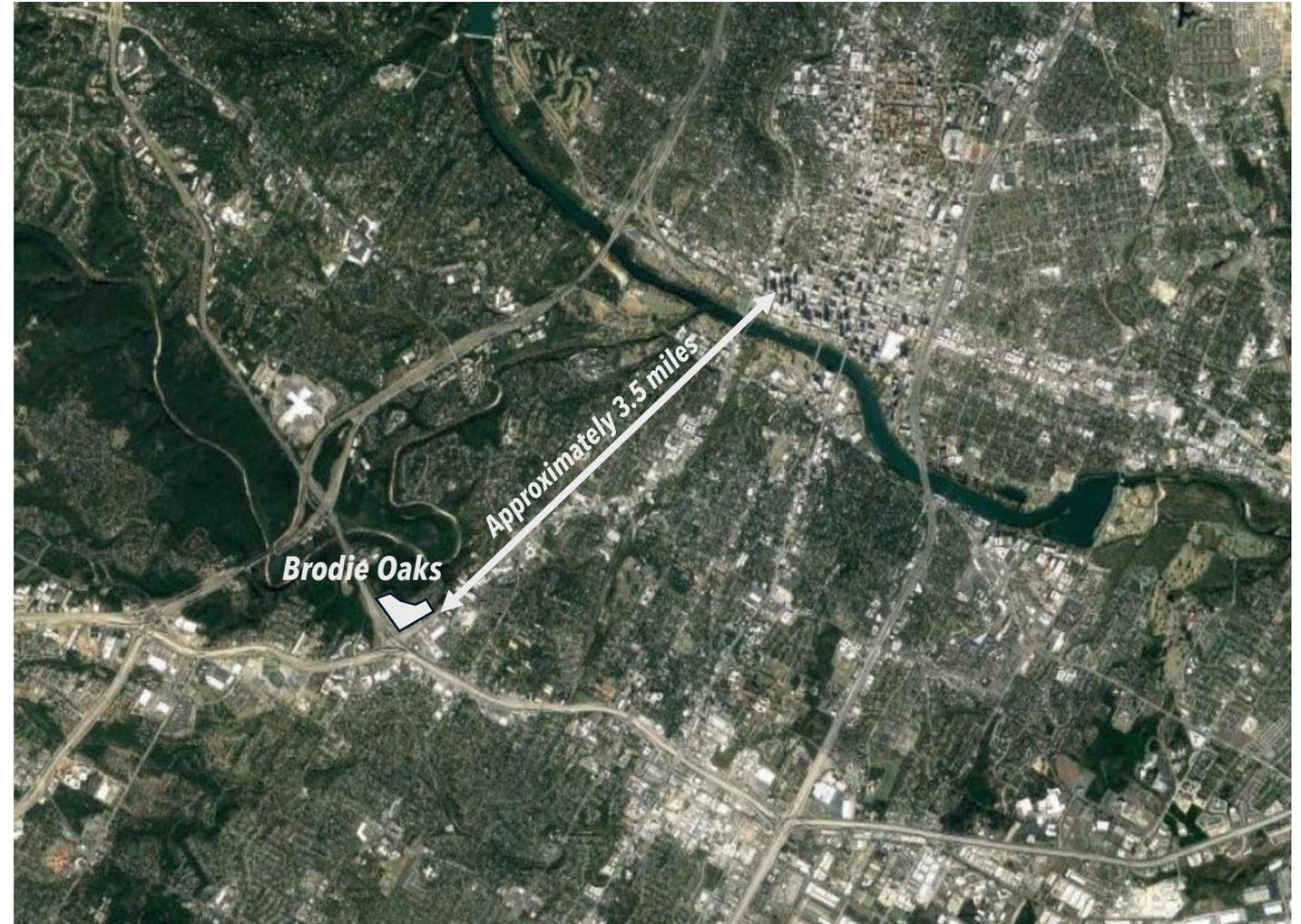
- **Planning & Design Team**

- Lionheart - Planning, Urban Design, & Landscape Architecture
- Armbrust & Brown - Legal
- LJA Engineering - Civil, Utilities, Drainage
- BOE Consulting - Transportation
- Nelson Nygard - Parking Management and Travel Demand
- Overland - Architecture
- DPZ & Co. - Urban Design
- Speck & Associates - Urban Design and Transportation
- Terracon - Geotechnical Engineering



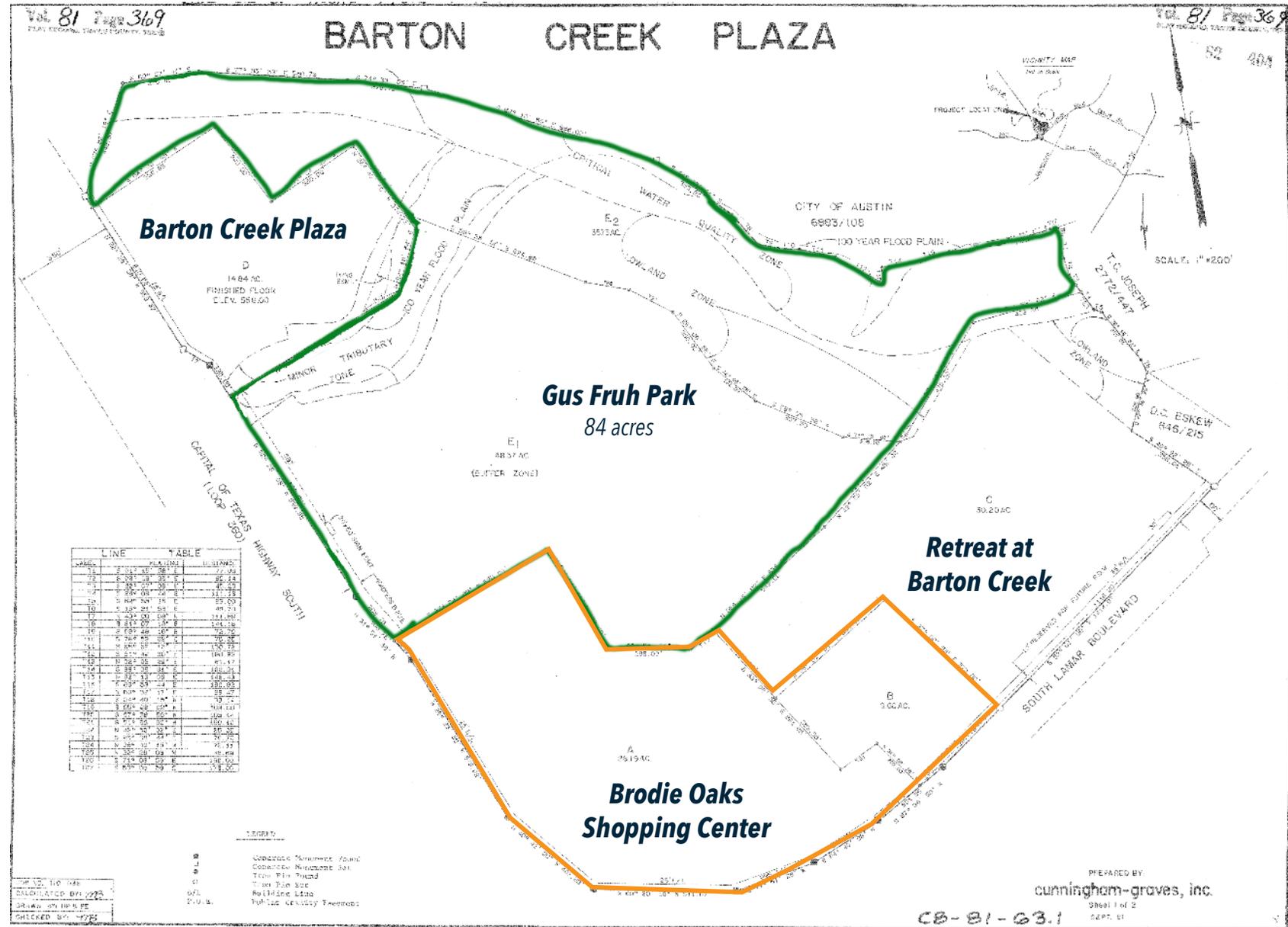
BRODIE OAKS PROPERTY

- 37.6 acres
- 3.5 Miles from Downtown
- Major intersection of Loop 360, HWY 290, and S. Lamar Boulevard
- High-Capacity Transit Route
- Barton Creek Greenbelt



ORIGINAL DEVELOPMENT 1981

- 4 years prior to Hill Country Overlay
- 11 years prior to SOS
- 31 years prior to Imagine Austin







PROJECT GOALS



Meet highest environmental standards.



Create a walkable mixed-use activity center.



Connect the site to its surroundings.



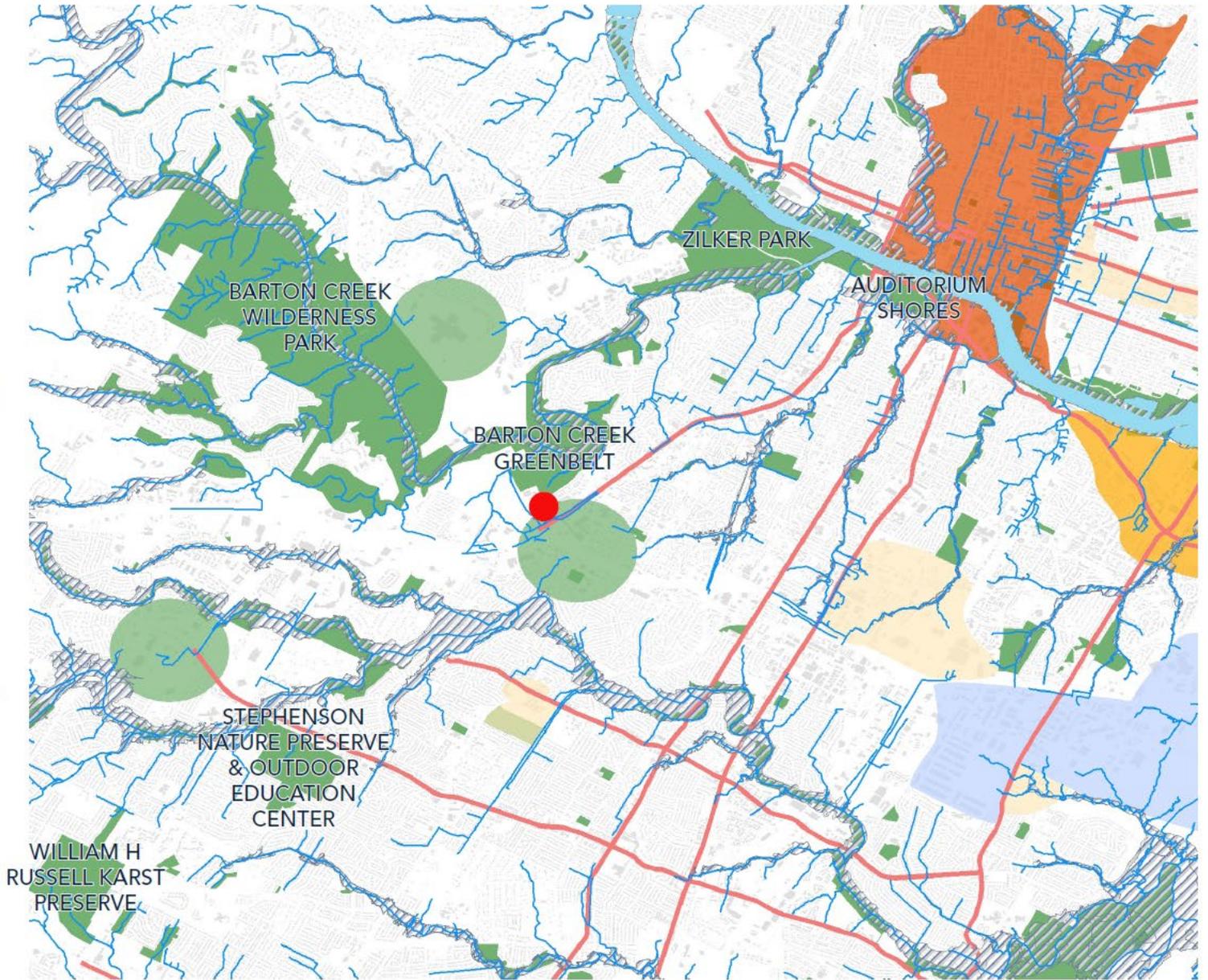
Express the South Austin character.



Position the project for the future.

SYSTEMS ANALYSIS

- Project Site
- Imagine Austin Activity Centers for Redevelopment in Sensitive Environmental Areas
- Imagine Austin Job Center
- Imagine Austin Neighborhood Center
- Imagine Austin Town Center
- Imagine Austin Regional Center
- Imagine Austin Corridors
- Creeks
- Parks & Open Space
- Atlas 14 Floodplains
- Lakes & Rivers



CONCEPTUAL MASTER PLAN

- Comply with SOS Ordinance.
- Create destination quality public space (parks and streets).
- Develop at Transit-Supportive Densities.
- Include a Mix of Uses.
- Commit to 10% of Bonus Area as Affordable Housing.



The content on these slides is conceptual in nature and is subject to change.



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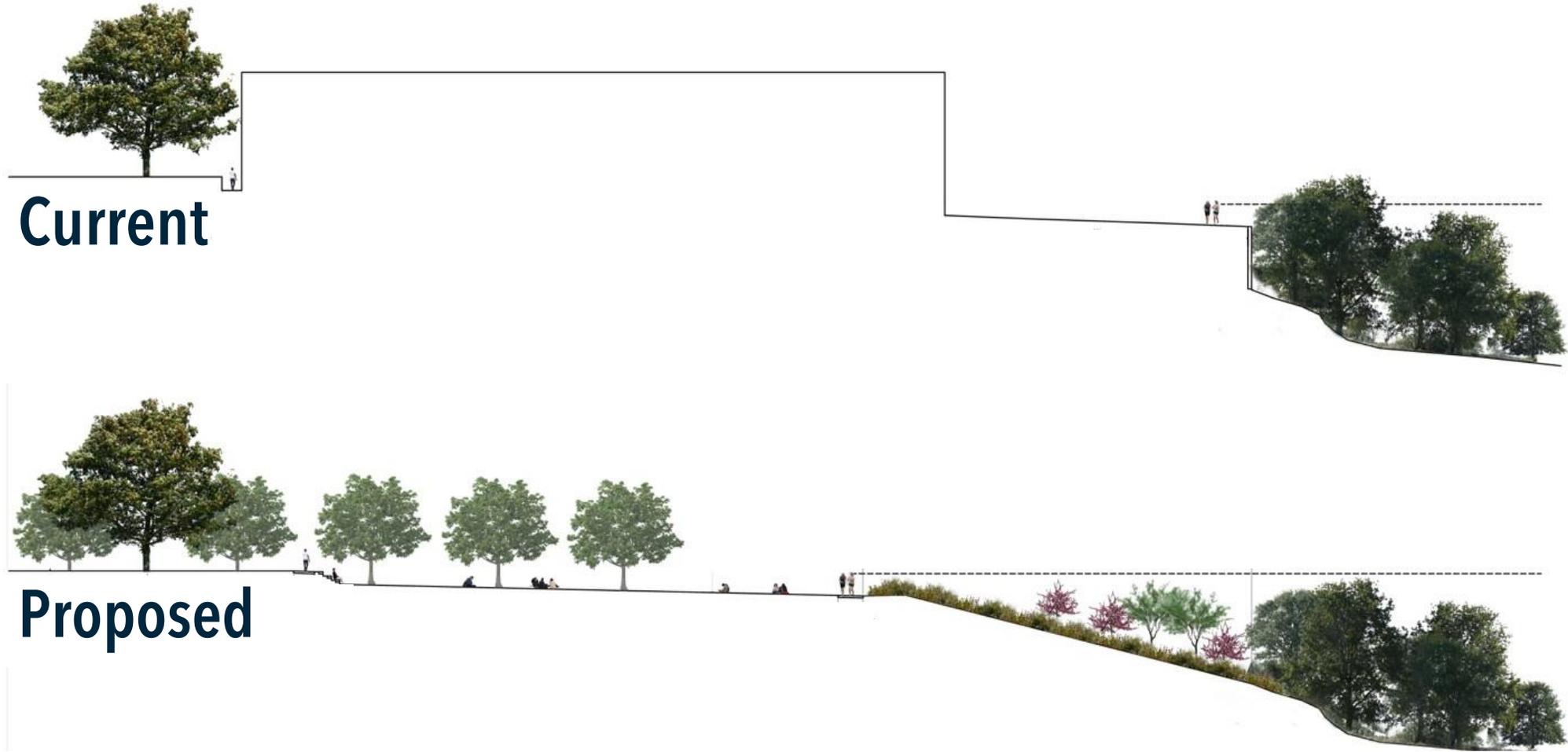
THE RESTORATION

- Acres of parking lot and buildings converted to green space = 13.7 (36% Of the Site)
- Trails and interpretive material provided to educate, engage and connect people with the environment.



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THE RESTORATION



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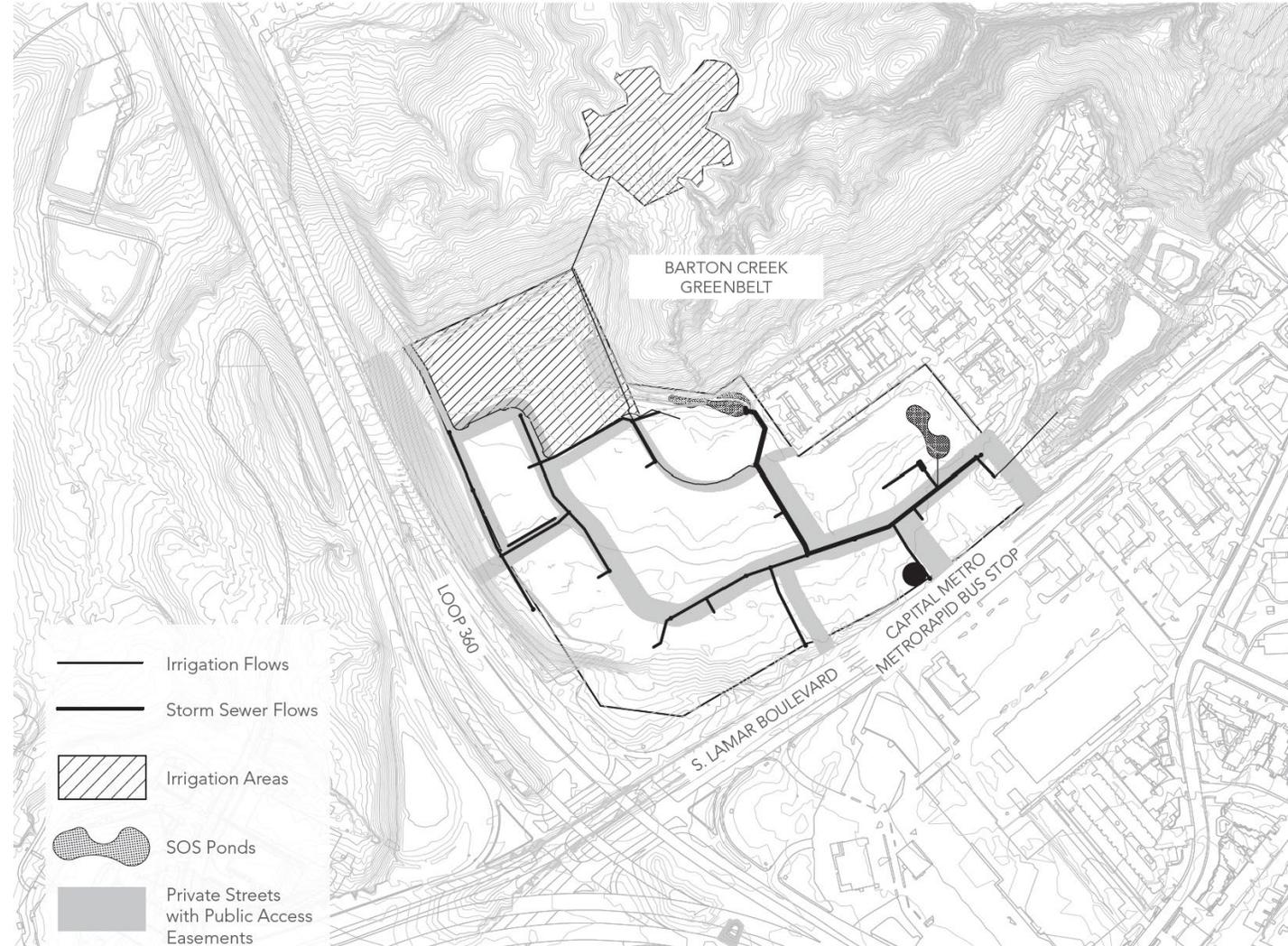
SOS ORDINANCE

Impervious Cover = 54%
(down from 84%)

SOS Pond Size =
Sized per SOS Criteria
(currently no on-site storage; most flows to ponds at Retreat at Barton Creek)

Reirrigation Area* = 10 Acres
(currently no recharge)

***Reirrigation within Barton Creek Greenbelt is allowed by the Recorded Covenants Doc. #7649-274.**



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TREE PRESERVATION

Heritage Trees Preserved In Place = 21

Heritage Trees To Be Moved On-Site = 8

Protected Trees will either be preserved in place or mitigated.

New trees will be planted in the restoration areas.

Street trees on all streets.



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Meet highest environmental standards.

- Reduce vehicle miles traveled by supporting multi-modal travel.
- Convert 13.7 acres of parking lot and buildings to green space (36% Of the Site).
- Reduce impervious cover by more than one third (from 84% to 54%).
- Meet the non-degradation goals (water quality) of the Save Our Springs (SOS) ordinance.
- Reduce heat island effect by reducing pavement and planting more trees.
- Preserve in place or transplant on-site all heritage trees.
- Allow the public to access the beautiful Hill Country and Downtown skyline views.
- Develop a trailhead and secure public access for the Barton Creek Greenbelt.
- Provide active trails and sidewalks.
- Develop interpretive materials about the Edwards Aquifer and Barton Creek.

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TEAM CONTACTS

Property Owner

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