

*Stratus, the primary commercial developer of Circle C, plans to rezone the large tract of land (approximately 67 acres) located between MoPac and Dahlgreen Avenue, and south of La Crosse Avenue. Below is a summary of historical information and future planning efforts.*

### **Stratus History**

- In 2002, Stratus entered into a development agreement with the City of Austin and the Circle C HOA to be able to develop the parcels they owned in Circle C. Some of the resulting developments are Alamo Drafthouse, Escarpment Village, Parkside Village, The Saint Mary multifamily, and St. Augustine Physical Therapy.
- To date, Stratus has dedicated over 150 acres of open space to the Circle C HOA, the Lady Bird Johnson Wildflower Center, and the City of Austin. In addition, Stratus donated land to Austin ISD for Bear Creek Elementary School and an athletic field to Bowie High School.

### **Existing and Proposed Zoning**

- Stratus has full development rights for the parcel, referred to as Tract 110. It is currently zoned for 650,000 square feet of commercial office development.
- Stratus is requesting to amend the zoning to permit Class A+ residential multifamily uses, including senior housing, with the ability to develop neighborhood shops and services that the current zoning does not permit.
- The proposed use of multifamily decreases daily trips to 4,724, compared to 5,913 under the existing office use.
- It is anticipated that the site will be developed over 5-7 years in three phases of approximately 300 units each, along with on-site amenities for the residents.
- The conditions of zoning, including significant building setback buffers and prohibition of access to Dahlgreen, will remain in place. Stratus is not proposing to modify any of the protective provisions in the zoning ordinance.

### **Proposed Development Agreement Amendment**

- Stratus is requesting an amendment to the development agreement to expand the existing permissible office land use to include multifamily residential and neighborhood commercial uses.
- Stratus proposes the removal of the obligation to extend South Bay.

### **Proposed Circle C HOA Agreements**

- The Circle C HOA board and representatives have been working with Stratus to ensure that the proposed project complies with the existing tract restrictive covenants, and to highlight some of the benefits of the change in zoning, including conditions Stratus will commit to in a new private restrictive covenant with the HOA. Some of these include:
  - No vehicular extension of South Bay or access from the existing South Bay into the project (MoPac access only)
  - No development of Dahlgreen from its current termination point and no access to Dahlgreen, except for a gated, emergency access drive
  - Self-contained amenities (pools, playgrounds, etc.)
  - Trail system through the property available to the public for walking and biking
  - With the first phase of development, Stratus will install and connect a water meter and irrigation line to provide permanent irrigation for the landscaped area in the Dahlgreen median

### **Transportation and Access**

Stratus' future development will only take vehicular access from the existing South Bay curb cut on MoPac. A zoning traffic analysis (ZTA) is required to be submitted with the rezoning application and identified the need for a deceleration lane on MoPac. The construction of a 650-foot deceleration lane will be required prior to the issuance of the first phase's certificate of occupancy.