



The Grove at Shoal Creek PUD Application

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City of Austin - Parks & Recreation Department
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PUD Project Site



Exhibit for approval shows 16.63 acres of parkland:

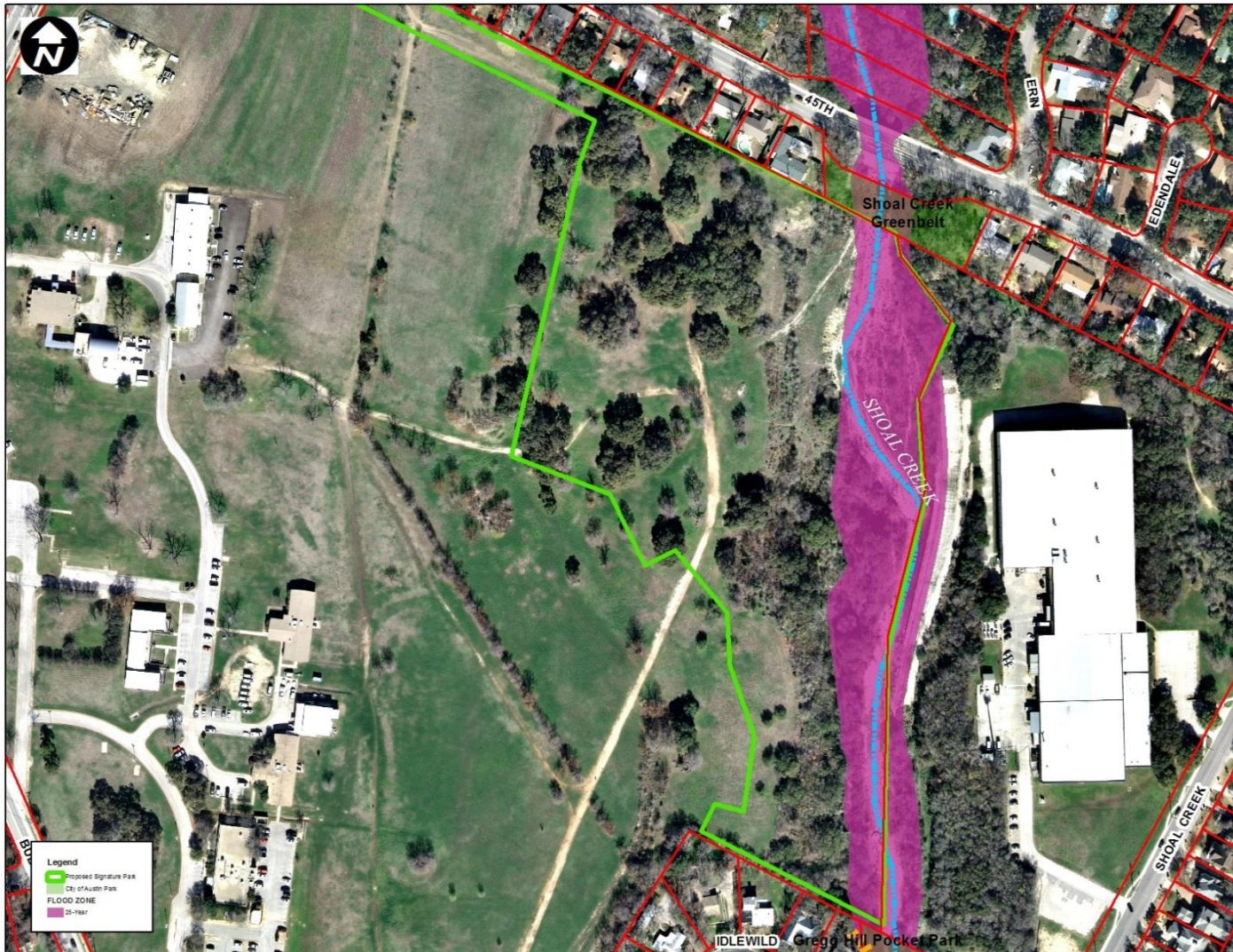
- a Signature Park (13.88 acres)
- a Neighborhood Park (1.25 acres)
- a Greenbelt area (1 acre)
- a Plaza with recreation (.5 acres)



PUD Project Site



❑ Acreage Credits – Signature Park (13.88 acres)



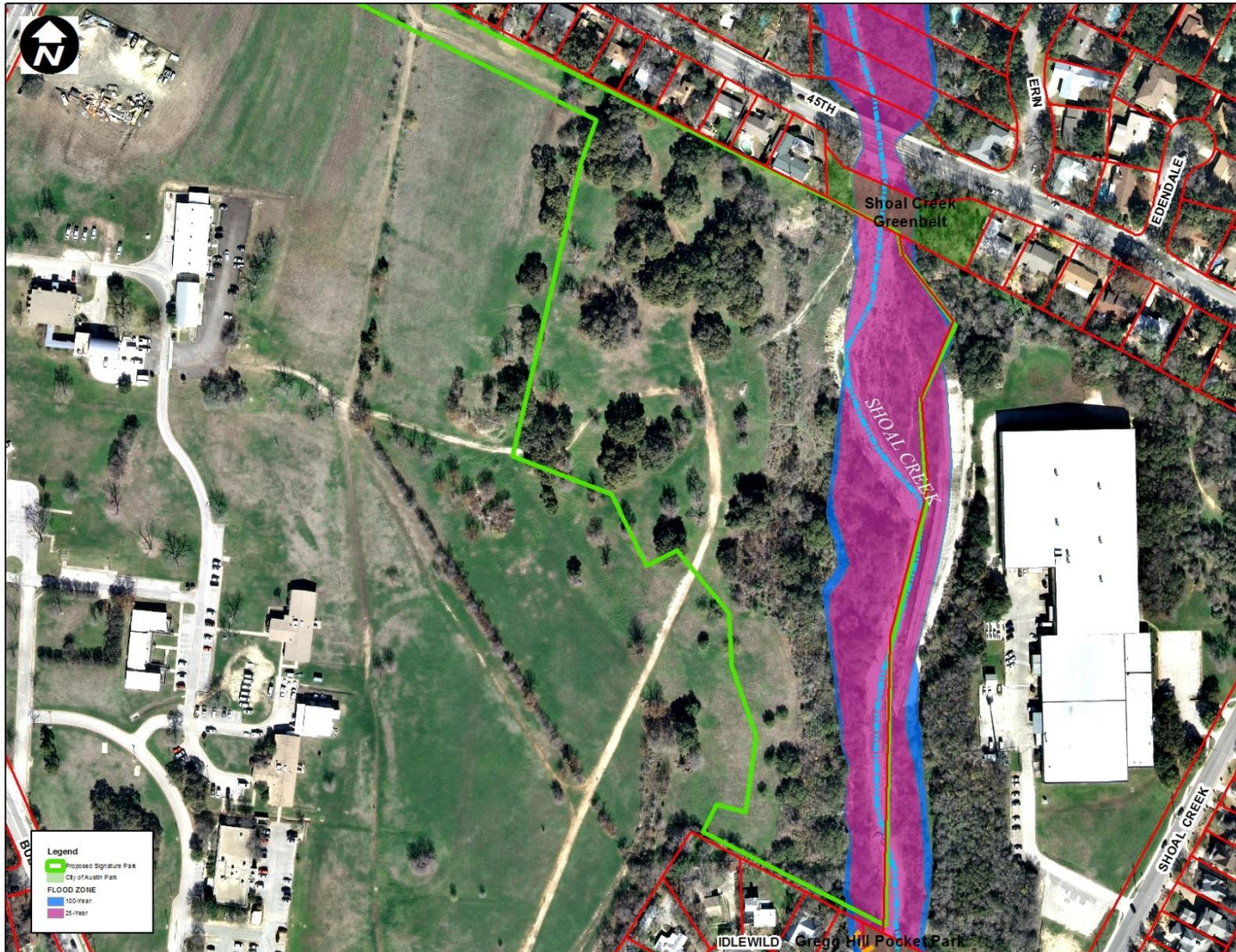
No Credit
for 25- Year
Floodplain
=
10.68 Acres



PUD Project Site



❑ Acreage Credits – Signature Park (13.88 acres)



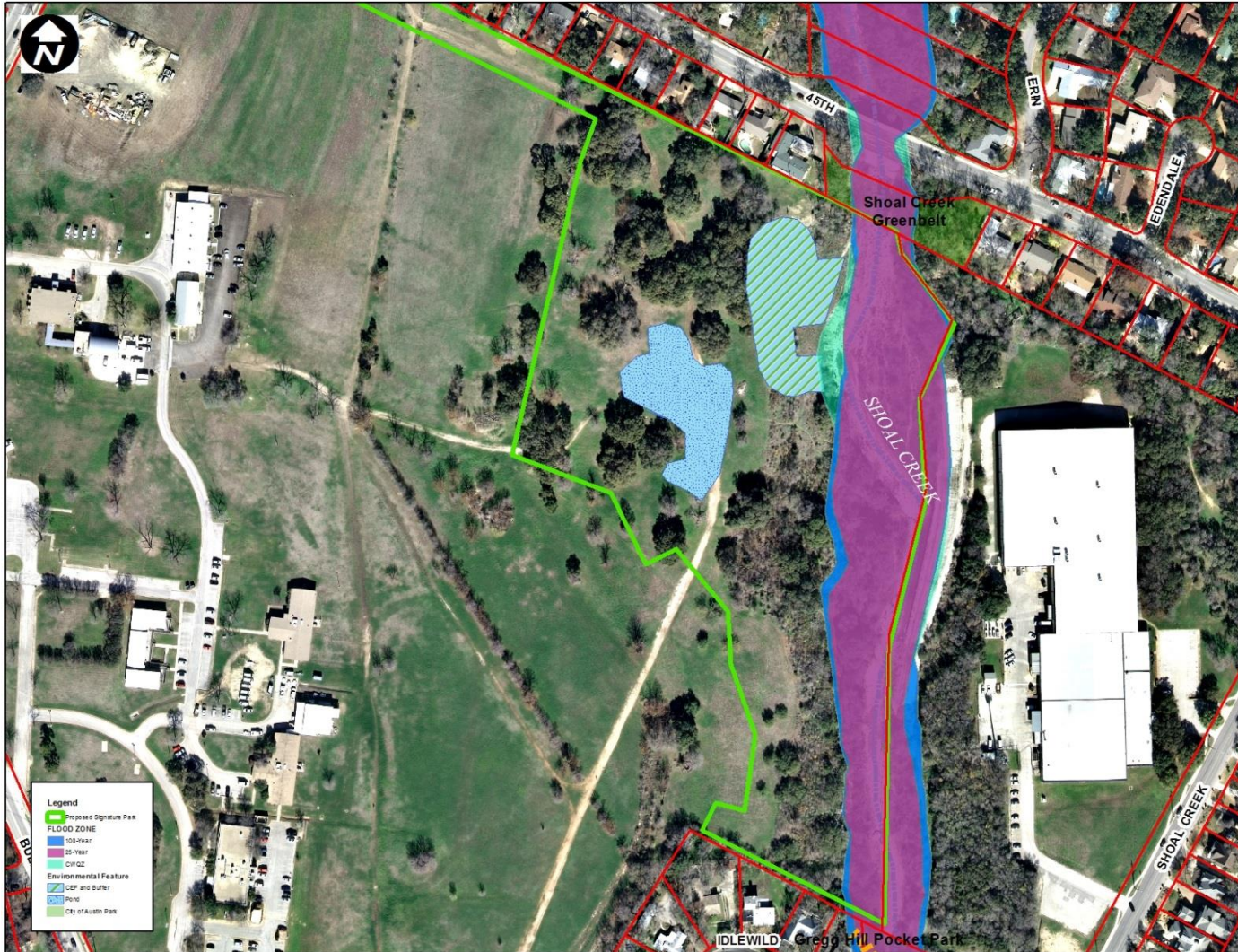
Half Credit
for 100 -
Year
Floodplain
=
10.56 Acres



PUD Project Site



❑ Acreage Credits – Signature Park (13.88 acres)



No credit for
CEF, CWQZ
and ½ of
Pond

= 8.88 Acres



PUD Project Site



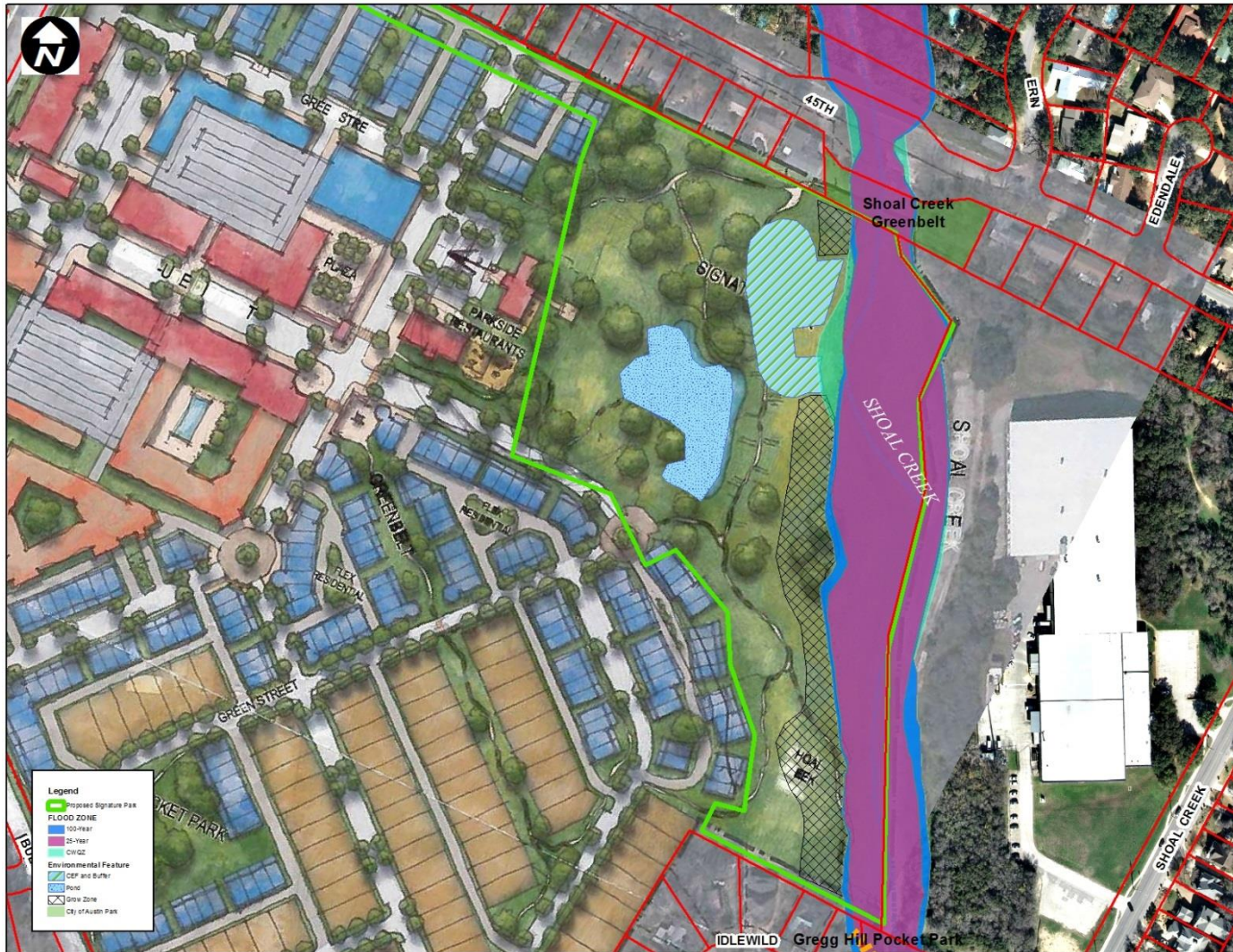
❑ Standards Analysis (Active Play Areas)



PUD Project Site



□ Standards Analysis (Active Play Areas)



Grow Zone
= 1.6 Acres

Only
flowers,
plants and
trail
crossings
allowed



PUD Project Site



❑ Standards Analysis (Active Play Areas)



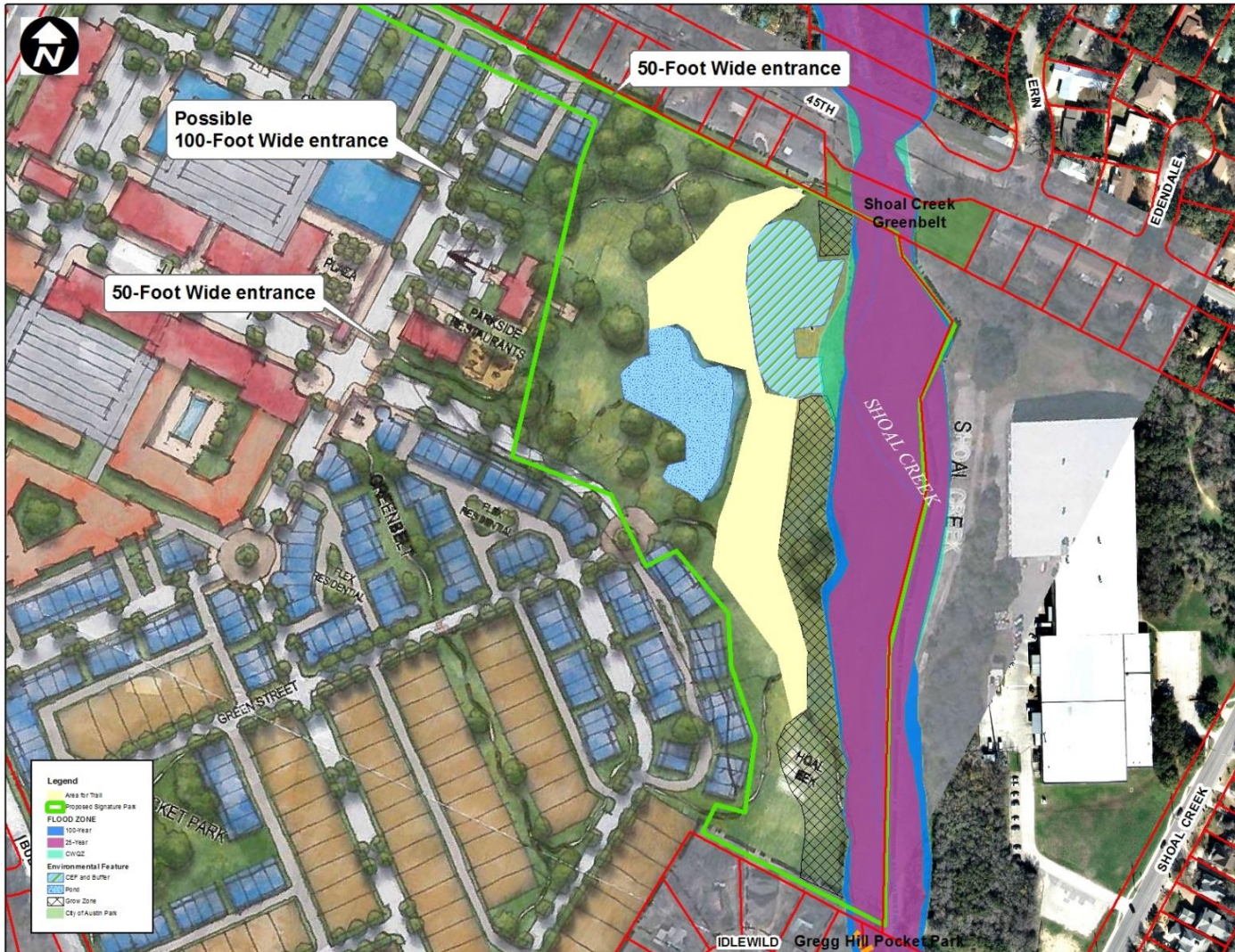
=
Desired
trail uses
about 2
acres



PUD Project Site



❑ Standards Analysis (Active Play Areas)



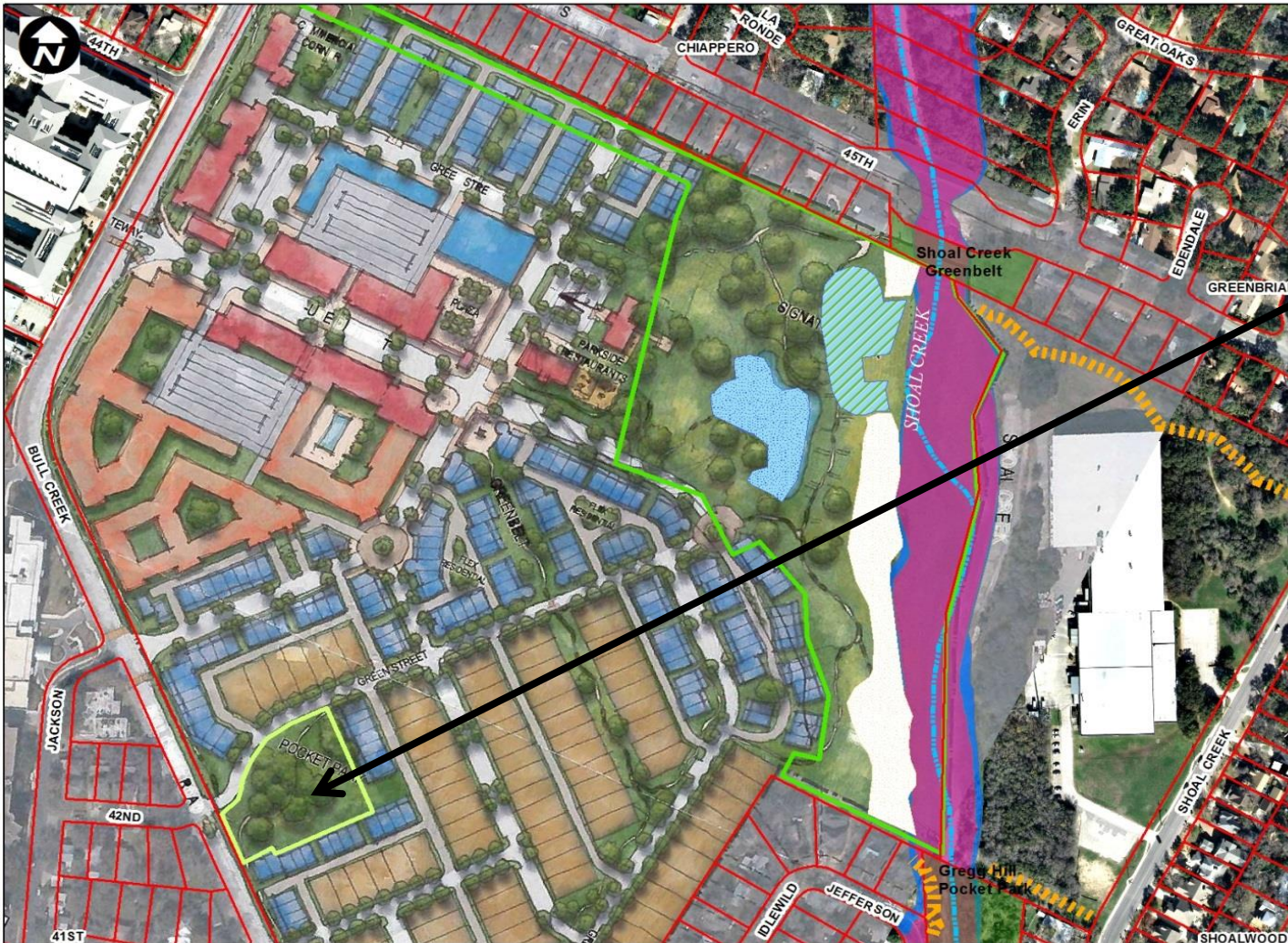
5 acres left

- Small visibility from the street
- Directly behind homes

PUD Project Site



❑ Standards Analysis: Neighborhood Park



Play
acreage

100-foot
buffer
needed
from
adjacent
homes



Review Conclusions



- Initially, Applicants did not want Parks superiority; PARD staff agreed to allow Flex Space of 2 acres but not recommend superiority
- Standards Analysis shows estimated 4 acres of active play area and 2 acres of trail area; the remaining acres have limited or no recreational use
- Standards Analysis shows that all of the acreage has limited public access points



Staff Recommendation



- Superiority could be reached if:
 - ❑ Parkland is provided at 10% above the required land dedication.
This includes:
 - ❑ Placing the 2 acres of Flex Space in the Signature Park
 - ❑ Adding approximately 3 acres to the Signature Park to provide more street frontage and usable play space away from residences
 - ❑ A trail is built that connects the development to the Shoal Creek Greenbelt at Jefferson Street south of the development;
 - ❑ Removal of the residential uses around the Neighborhood Park to make the park more public and allow additional recreational uses;
 - ❑ Continue to include at least \$750 per unit on park development