

**UPDATE**

# Action on Proposed Austin Green Planned Unit Development and Municipal Utility District

Jan 13, 2020 Land, Facilities & Programs Committee

Presenter – Thomas Rowlinson

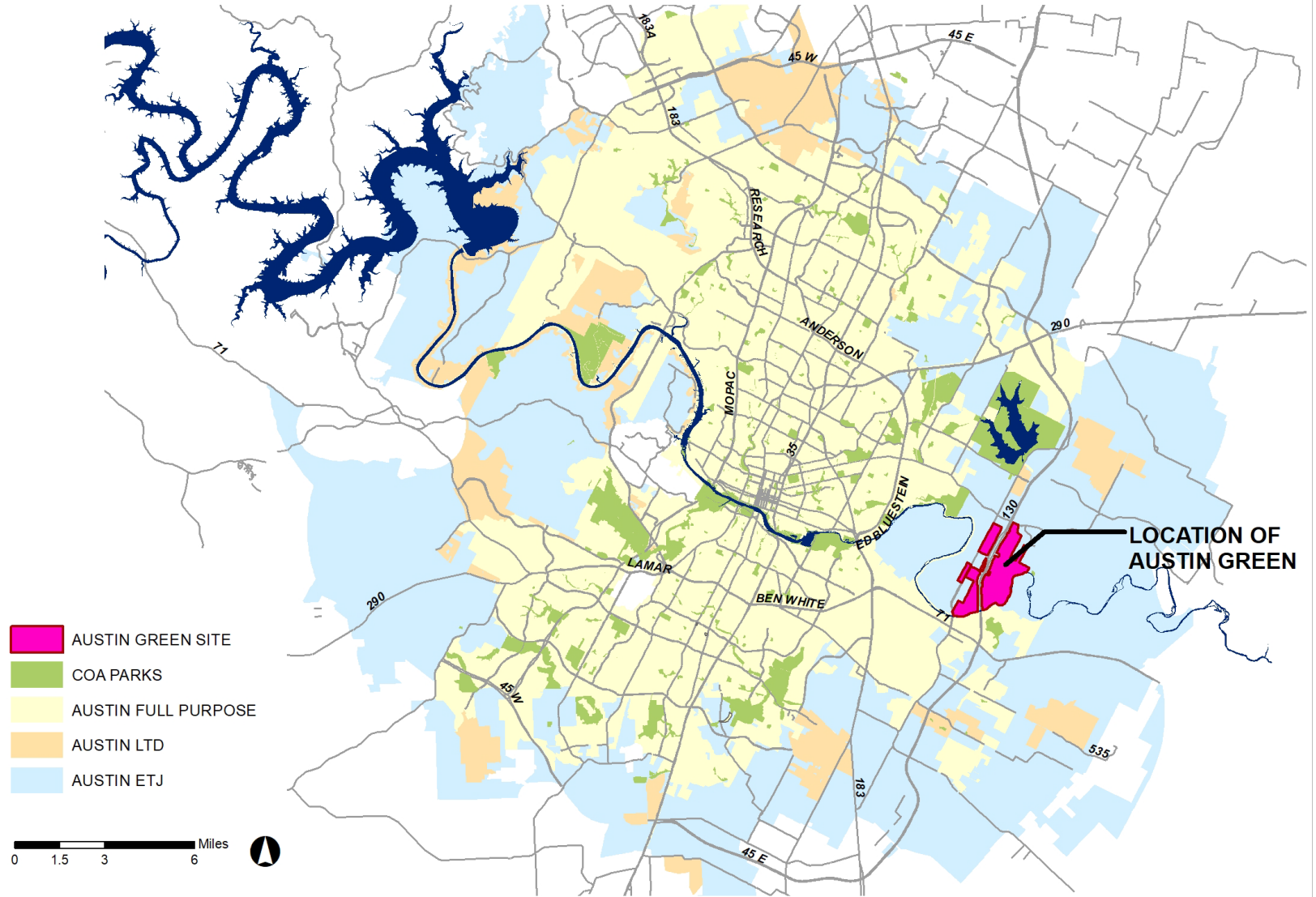
# Overview

- Consider a request for City consent to creation of the Austin Green Improvement District No. 1 (MUD) and approval of the Planned Unit Development (PUD):
  - Overview
  - Background
  - Parkland and Open Space Plan
  - Parkland Dedication Superiority
  - Board Recommendation
- **The Land, Facilities & Programs Committee will be asked to make a recommendation to the Parks & Recreation Board on the creation of the proposed Municipal Utility District and PUD zoning.**

# Overview

Existing Use:  
Mining

Proposed :  
Town Center with  
**12,800 (+800)**  
residential units over  
2,126 ac  
along 3 miles of  
Colorado River  
frontage

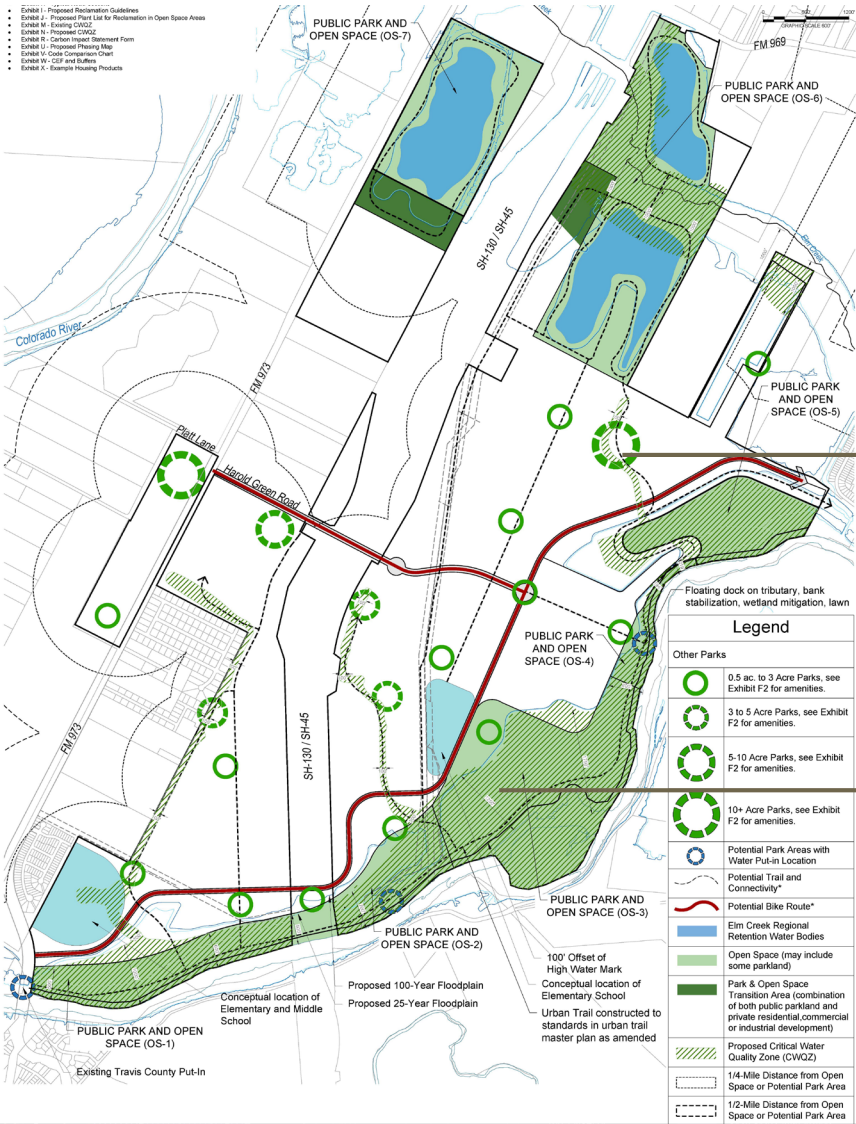


# Background

- State legislation was passed in 2017 to create the Austin Green Improvement District.
- Planned Unit Development Zoning Case associated with the District is currently in review.
- City policy is to evaluate MUD and PUD developments for superiority to existing City requirements.
- To consent to the District's creation, agreements must be made that assure the City a superior quality of development for the benefit of present and future residents of the City and the District.

# Parkland and Open Space

Proposed :  
**708 ac of open space**  
**as dedicated parkland, and**  
**150 ac of infill parks**



Infill Parks

Open Space to Function as Parks

Source: Austin Green PUD Applicants

Exhibit F: Austin Green Parkland and Open Space Master Plan

# Parkland and Open Space

- Most of the open space network will be contiguous with the Colorado River, with additional open space and regional retention along Elm Creek to aid in addressing regional floodplain challenges.
- Neighborhood parks within a 5-minute walk from residences will provide active recreation, along with trails and connections to the Colorado River park, amenities, and park improvements.
- Up to \$35.5 million in District bonds will finance park amenities such as trails along the Colorado River, kayak and canoe launches, and a shared use path crossing underneath SH 130. **The PUD will commit to \$100 more per dwelling unit than what is required by code for park amenities.**

# Parkland Dedication Superiority

REQUIRED            292.86 ac

PROPOSED           150 ac of  
infill parks  
+708 ac of  
open space  
dedicated as  
parkland

- To be superior in parkland dedication, a minimum of 292.86 acres of credited parkland is required, which may also count toward open space.
- The current PUD application has committed to 708 acres of open space areas that will be designed and amenitized as parks, plus 150 acres of infill parks throughout the development.
  - Includes 90 more acres of infill parks than what was presented in June, 2019.
  - Total of infill parks and open space exceeds the 292.86 acres of credited parkland required for superiority.
- **Staff recommends that the Austin Green Improvement District MUD and PUD meet superiority as they relate to parkland.**

## Recommendation

- **Make a recommendation to the Parks & Recreation Board regarding the superiority of the Austin Green Planned Unit Development and Municipal Utility District as it pertains to parkland.**