

Austin Parks and Recreation Department

PUD Amendment 305 S. Congress “Statesman” (C814-89-0003.02)

Parks and Recreation Board
September 2021

Scott Grantham Principal Planner Parks and Recreation Department

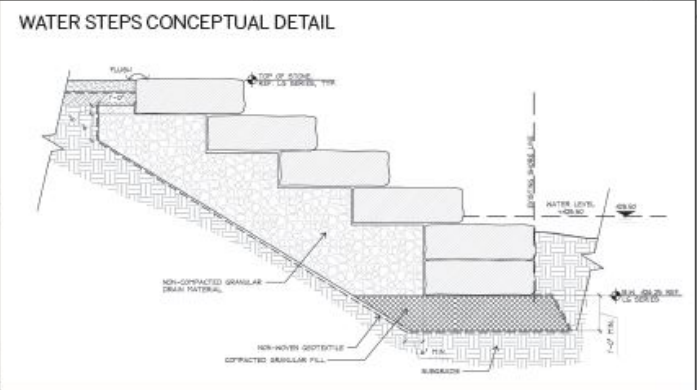
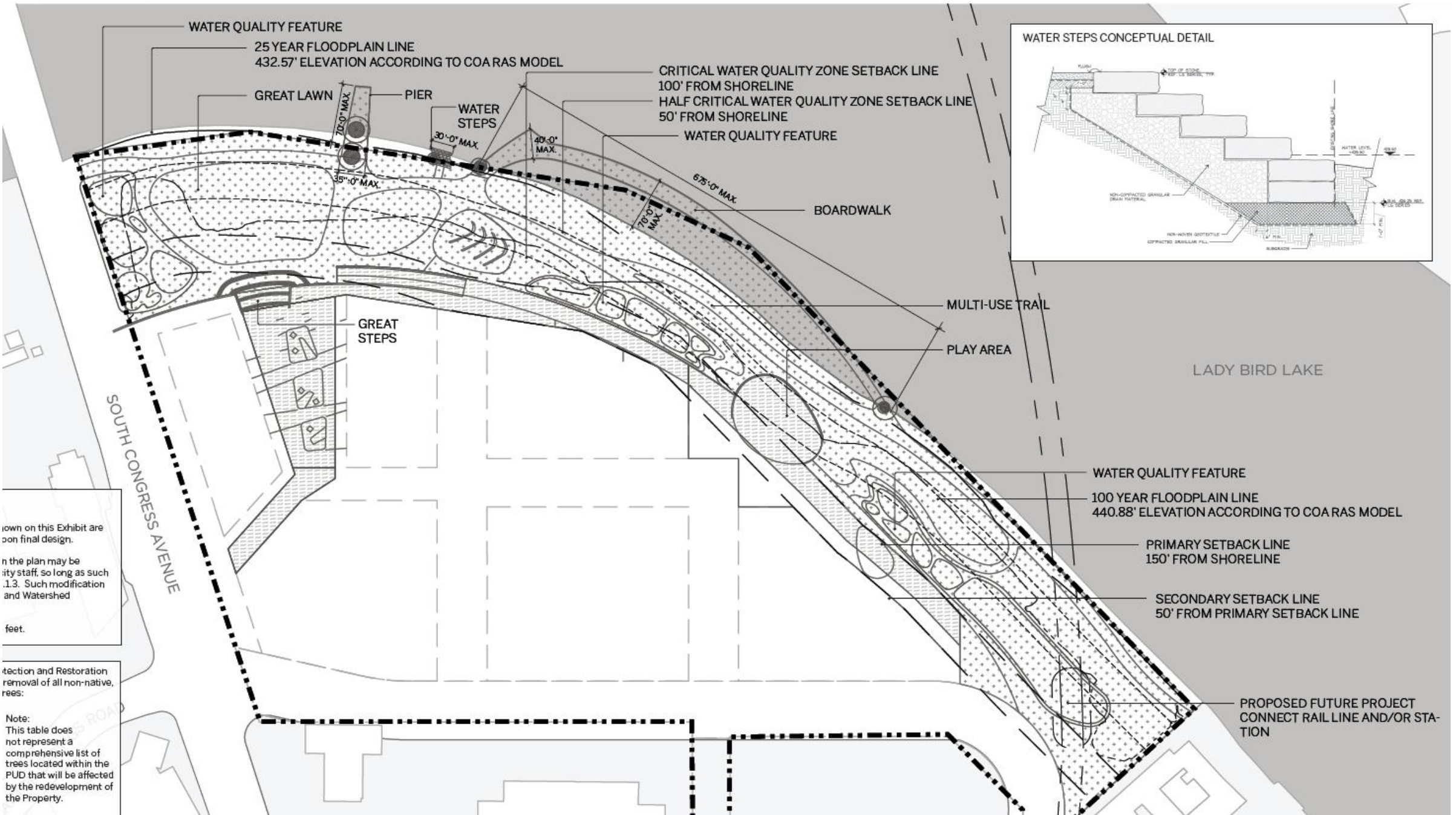
Overview

- Consider a Planned Unit Development (PUD) Amendment; evaluate superiority with regard to Parks
- PUD Site – context and proposals
- Suggested categories
 - Land Requirements (Deeded Land, Easements)
 - Park Development (Park Plan, Park Investment)
 - Triggering / Phasing
 - Circulation (Trail, Access)
 - Water (drainage, water quality ponds)
- Parks and Recreation Board action





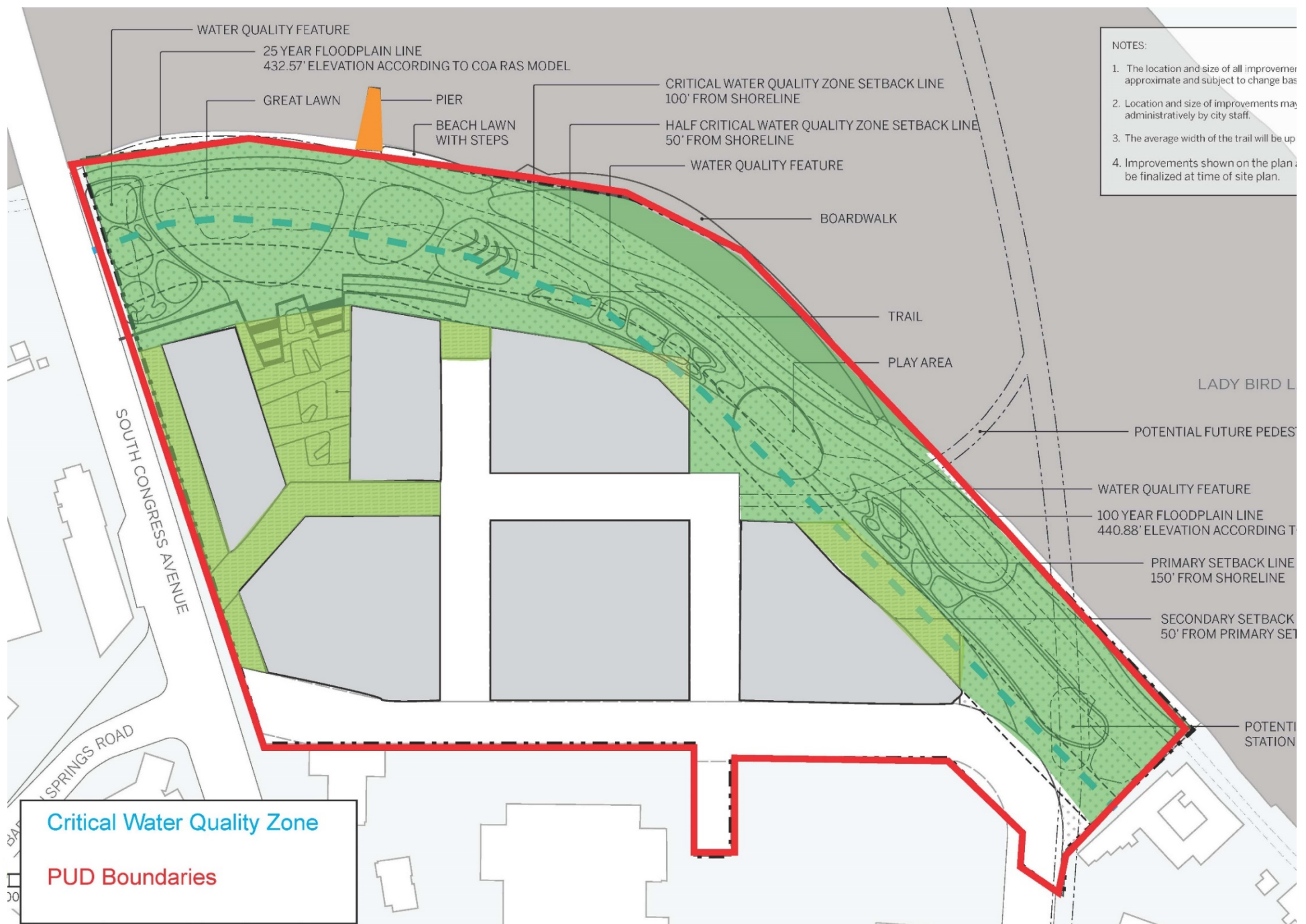
Land Requirements

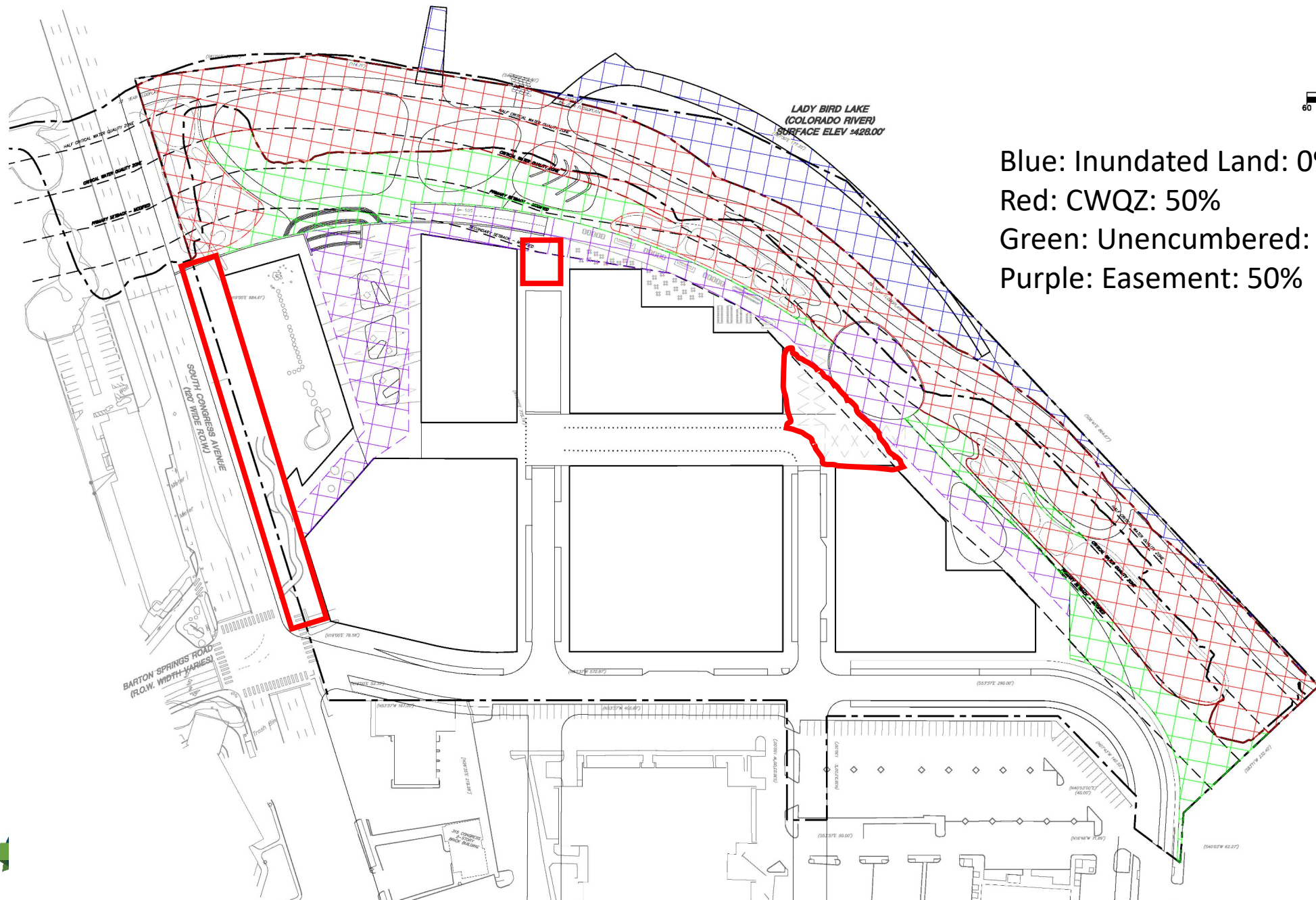


shown on this Exhibit are not final design.

any changes to the plan may be made by city staff, so long as such changes do not violate the City of Austin Watershed Protection Ordinance.

Note: This table does not represent a comprehensive list of trees located within the PUD that will be affected by the redevelopment of the Property.



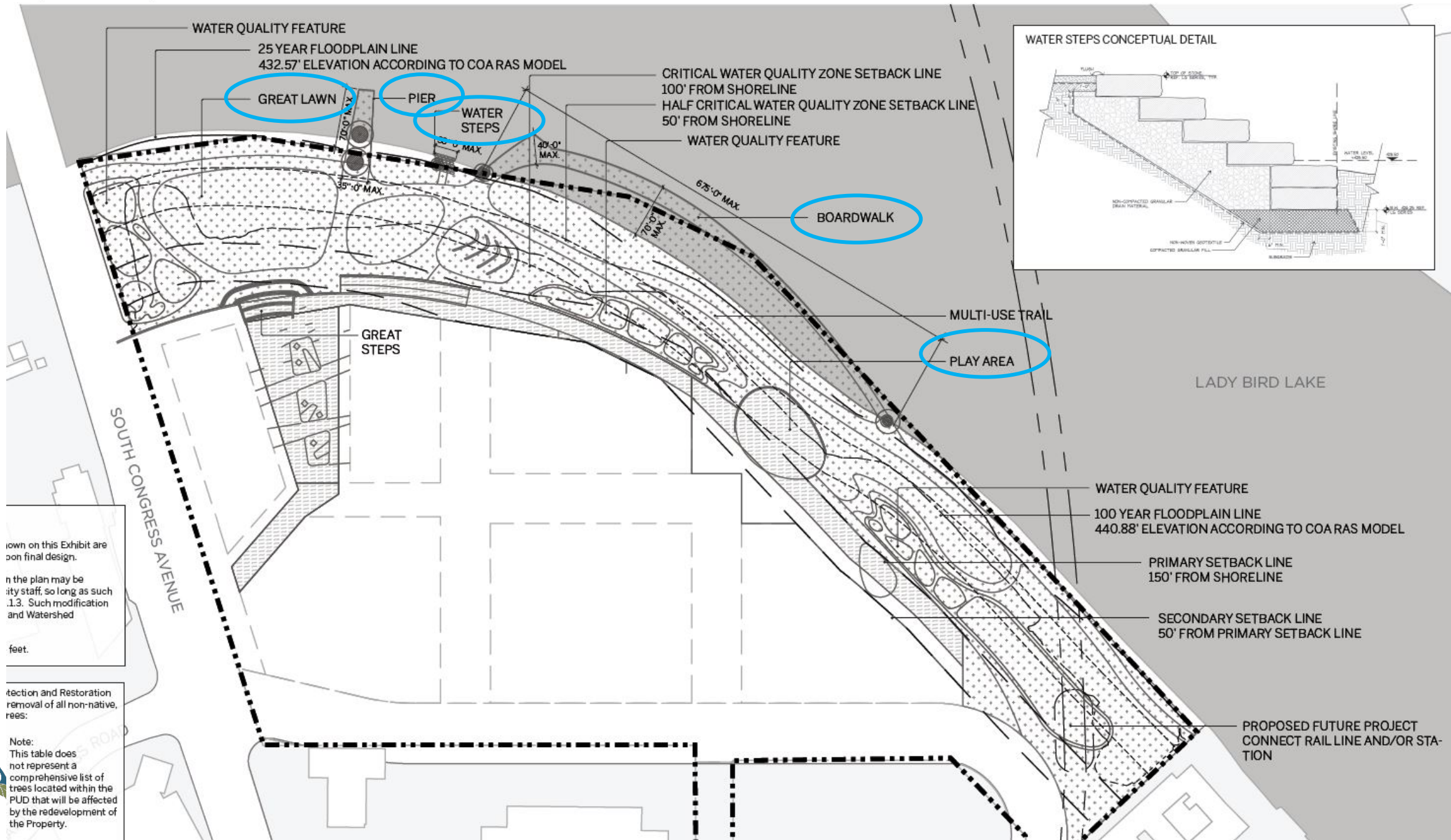


Blue: Inundated Land: 0%
Red: CWQZ: 50%
Green: Unencumbered: 100%
Purple: Easement: 50%

	Acres	Factor	Credit
Unencumbered Land (Full Credit)	1.44	1	1.44
Encumbered Land (e.g. CWQZ) (Half Credit)	4.23	0.5	2.12
Inundated Land (Zero Credit)	1.11	0	0
Fully Deeded Land	6.78		3.55
Proposed Easements (Half Credit)	1.59	0.5	0.80
Total (Fully Deeded and Easement)	8.37		4.35
Total Site	18.86		
Gross Percentage	44.4%		
Credited Percentage	23.1%		

* Recommend deeded land have no programming conditions written into deed

Park Development



shown on this Exhibit are not final design.

on the plan may be modified by city staff, so long as such modification is within the City of Austin Watershed

feet.

Protection and Restoration of all non-native, trees:

Note:
This table does not represent a comprehensive list of trees located within the PUD that will be affected by the redevelopment of the Property.



PARKLAND DEDICATION FEE CALCULATION

			-	=						
		<u>Land Owed</u>		<u>Parkland Dedication Credit**</u>		<u>Net Land Owed</u>		<u>Parkland Cost Factor</u>		<u>Net Parkland Dedication Fee</u>
Proposed Residential Units	1,378	22.02	-	4.35	=	17.67	x	\$62,738.27	=	\$1,108,445
Proposed Hotel Units	275	3.16	-	0	=	3.16	x	\$62,738.27	=	\$198,506
TOTAL PARKLAND DEDICATION FEE		25.18	-	4.35	=	20.83	x	\$62,738.27	=	\$1,306,951

PARKLAND DEVELOPMENT FEE CALCULATION

[illegible]

TOTAL PARKLAND FEES AS OF PUD SUBMITTAL	\$2,166,379
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\$2,166,379

Investments of other PUDs

- **Austin Green:** \$100 + per unit; not including other minimum improvements obligated by PUD - urban trails, environmental restoration, grading, etc., (approximately \$100 million).
- **Camelback:** specific park details in PUD, minimum investment is \$1.5 million. Allowed a maximum of 200 units, which breaks down to \$7,500 per unit.

Bat Observation Theater

A pedestrian plaza extends from Congress Avenue over the parking lot at the Statesman site to create an overlook to the lake. The plaza ramps down to the park and an amphitheater steps down to provide for viewing the bats and other events.

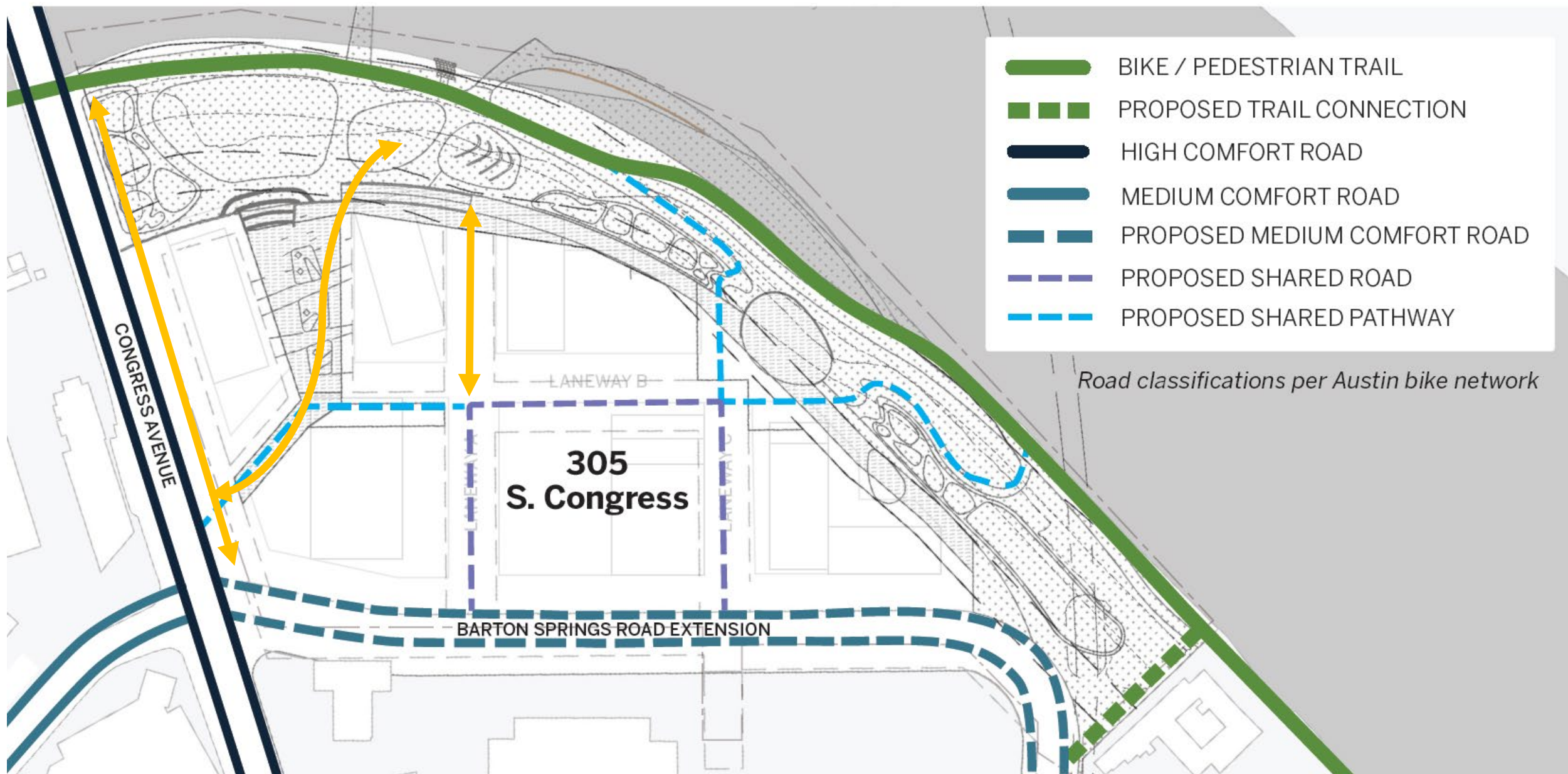


Page from South Central Waterfront Vision Framework.

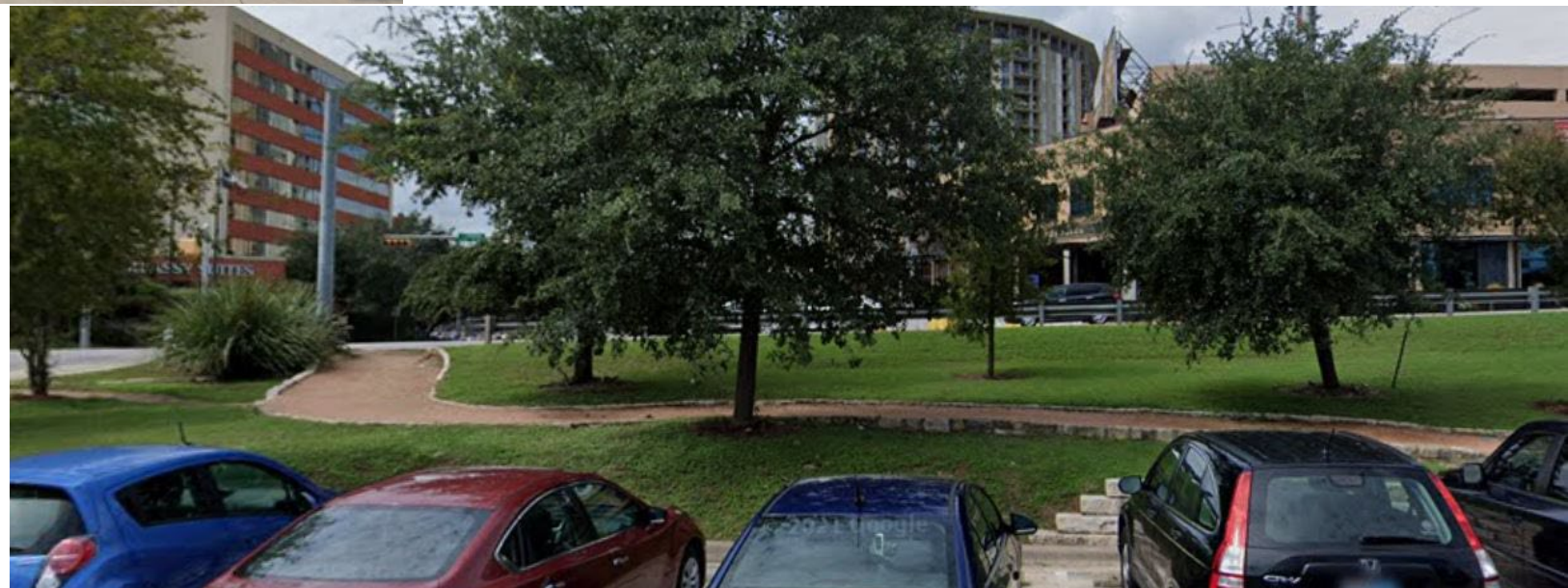
Triggering / Phasing



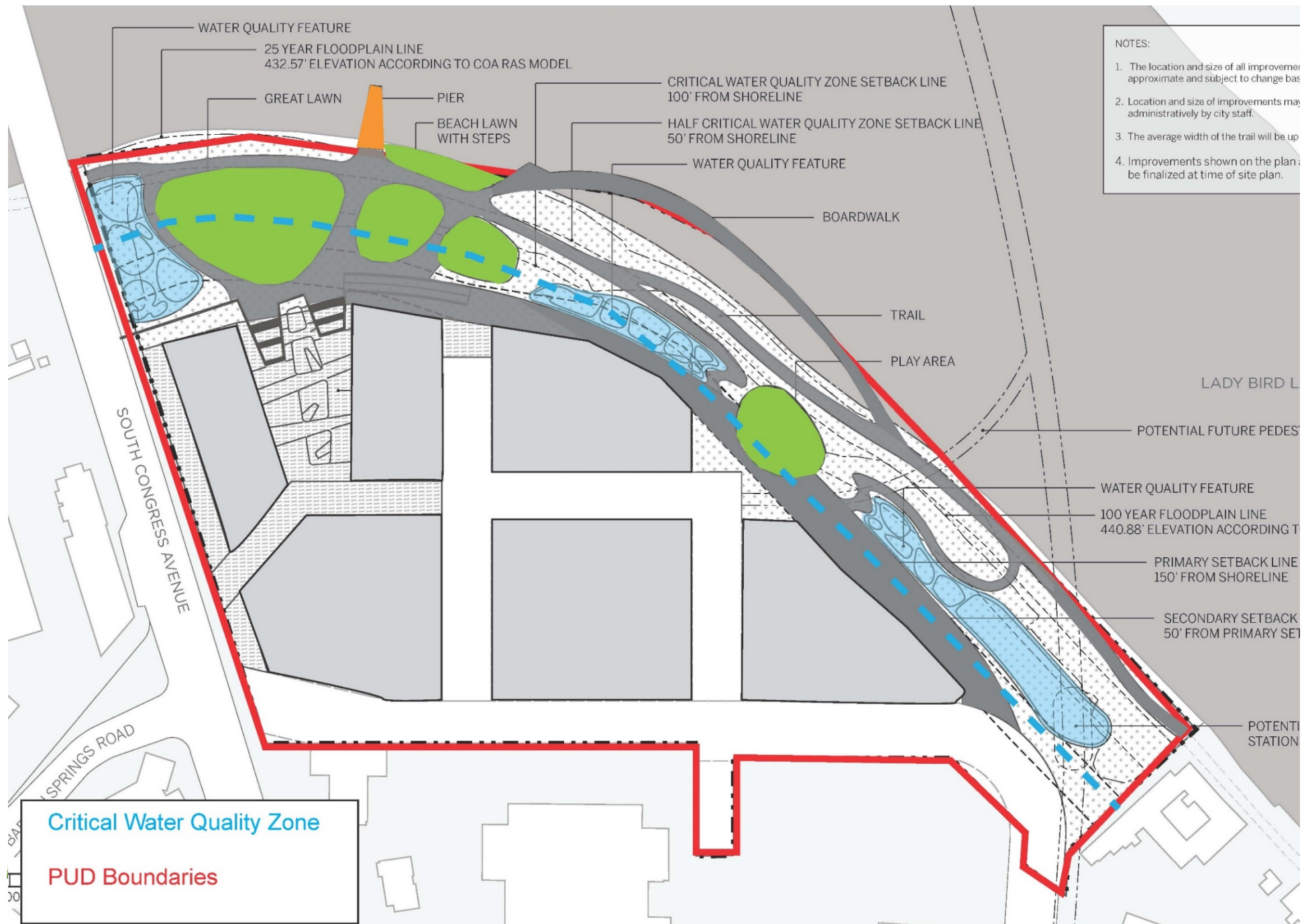
Circulation



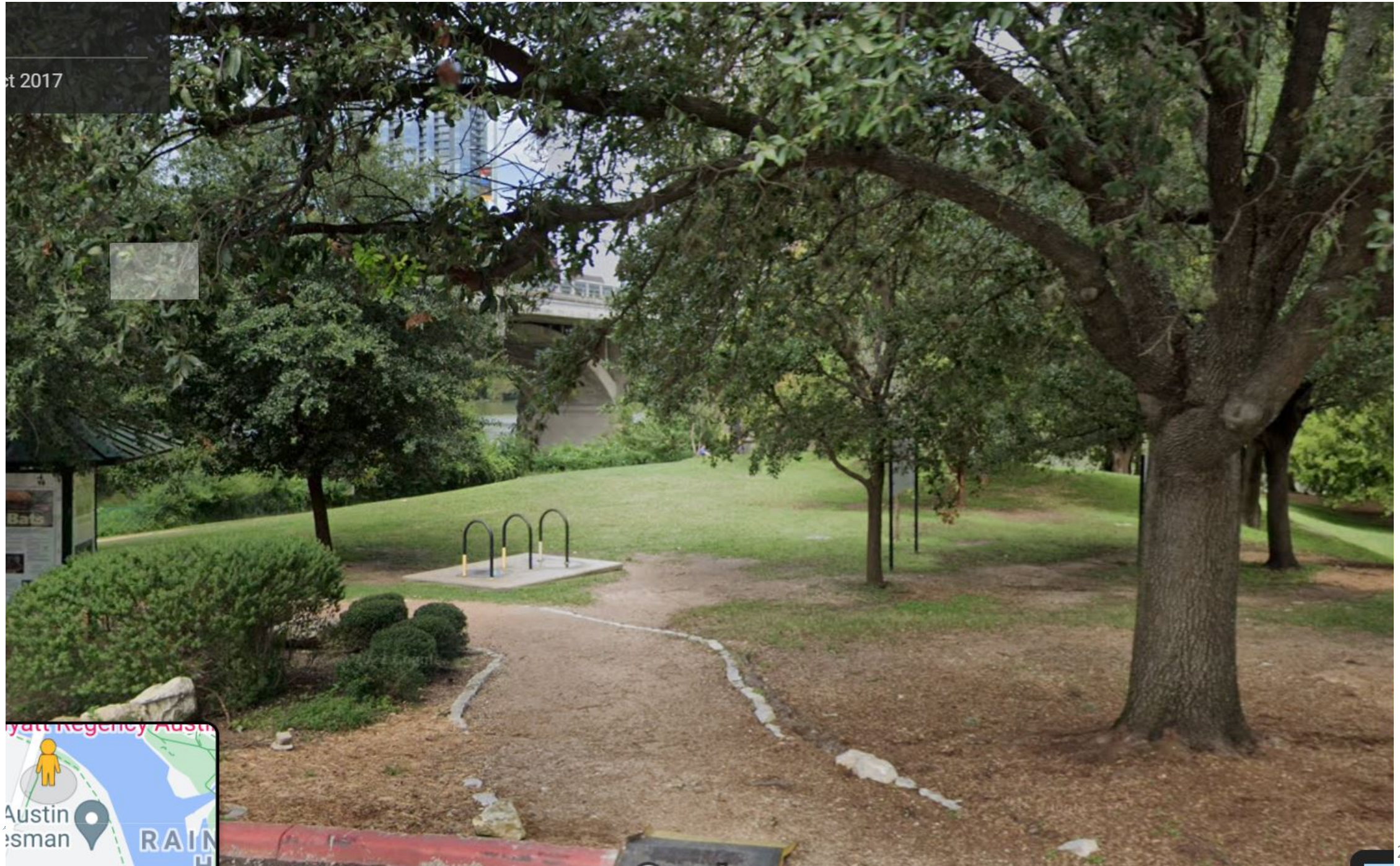




Water



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Related Items

- **South Central Waterfront Vision Plan** – approved vision plan, lacks accompanying zoning which would allow for vision
- **Austin Economic Development Corporation** – could take on role in implementing vision
- **Tax Increment Financing (TIF)**, financing tool which could be used
- **Project Connect** – parkland taking would be handled similarly to other park areas (e.g. Auditorium Shores)
- **HOWEVER** – PUD is zoning and has regulatory authority regardless of entity that is building or how financing occurs

**PARD recommends and finds PUD Amendment superior,
only with the following conditions (next 3 slides)**

	Committed to ✓ : yes * : partially
Land Dedication	
Dedicate by deed as public parkland at least 6.78 acres along Lady Bird Lake.	✓
Remove from deed any conditions regarding park programming	* Agreement Option
Dedicate by park easement, granting public access at least 1.59 acres of plazas and connections; this will need to increase to include all connections to ROW.	*
Park Development	
Include investment of at least \$100 / per unit beyond current code (not expressed as a fixed amount).	*
Include in the PUD a park plan that commits to specific improvements, 1) Committed to even if they are beyond investment in A, above. 2) Tied to and triggered by a phase of development.	*

	Committed to v : yes * : partially
Triggering	
Set trigger for full dedication of park segments.	v
Trigger for each phase, in the first half of each phase.	
Circulation	
Provide pedestrian access from S. Congress to trail and bat viewing area that is fully public, direct, and ADA accessible.	*

	Committed to √ : yes * : partially
Water	
Remove pond from bat viewing area.	*
Demonstrate an amenitized design for ponds and rain gardens within parkland.	*
Include in PUD, cap on square footage of ponds in park area.	√
Land Use	
Remove the following land uses permitted in parkland: Personal Services, Personal Improvement Services, Pet Services.	*

Parks and Recreation Board – Action

Make a recommendation to the Planning Commission regarding the superiority of the 305 S. Congress “Statesman” PUD Amendment as it relates to parks.