

Austin Parks and Recreation Department  
Presentation on:

# 311-315 S Congress Planned Unit Development

September 25, 2023

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# Development Overview

Existing Use:  
Office and vehicle  
shop

Proposed Use:  
Mixed-use high-rise  
with general office,  
retail, and 450  
multifamily dwelling  
units





# Development Overview

Located within  
the South Central  
Waterfront  
District

Gross site area:  
0.8 acres

Would not have  
normally required  
onsite dedication  
under current  
code due to size  
of site.



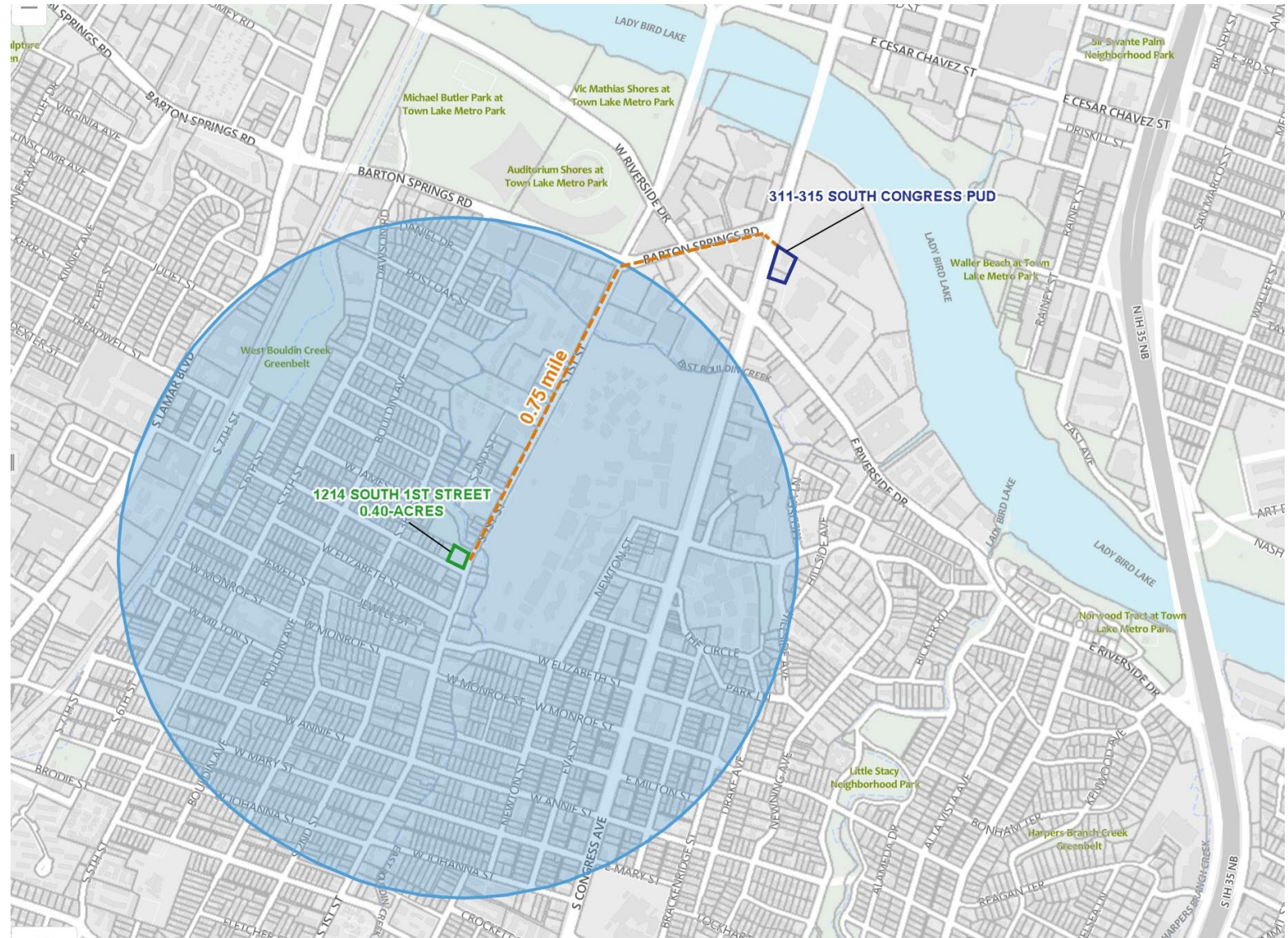


# Parks and Open Space Plan

Parkland to be dedicated:  
1214 S 1<sup>st</sup> Street

0.4 acres adjacent to  
Nicholas Dawson  
Neighborhood Park

Offsite dedication located  
approximately 0.6 miles  
“as the grackle flies”, and  
¾-mile walking, from the  
site being redeveloped.





# Parks and Open Space Plan

Proposed parkland currently serves as a private parking lot.

Site is relatively flat and unencumbered, suitable for active recreation.

Site would expand Nicholas Dawson Neighborhood Park.



# Additional Considerations

- The value of the proposed parkland exceeds the fees normally generated under current City Code for parkland dedication.
  - Purchase price of 1214 S 1<sup>st</sup> Street site: ~\$2 million
  - Fees normally paid by the development under current code: ~\$1.75 million
  - Difference in contribution toward superiority: ~\$0.25 million
  - Appraisal value for the property exceeds that of the purchase price
- PARD staff would not have normally been able to purchase the proposed property with the fees generated by the PUD development.
- No other fees or parkland dedication requirements are proposed beyond the dedication of the property at 1214 S 1<sup>st</sup> Street.

**PARD Staff currently supports this Planned Unit Development for superiority with respect to parkland dedication.**

# Board Consideration

**Consider a recommendation to City Council whether the 311 South Congress Planned Unit Development application is superior with respect to parkland dedication.**