

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

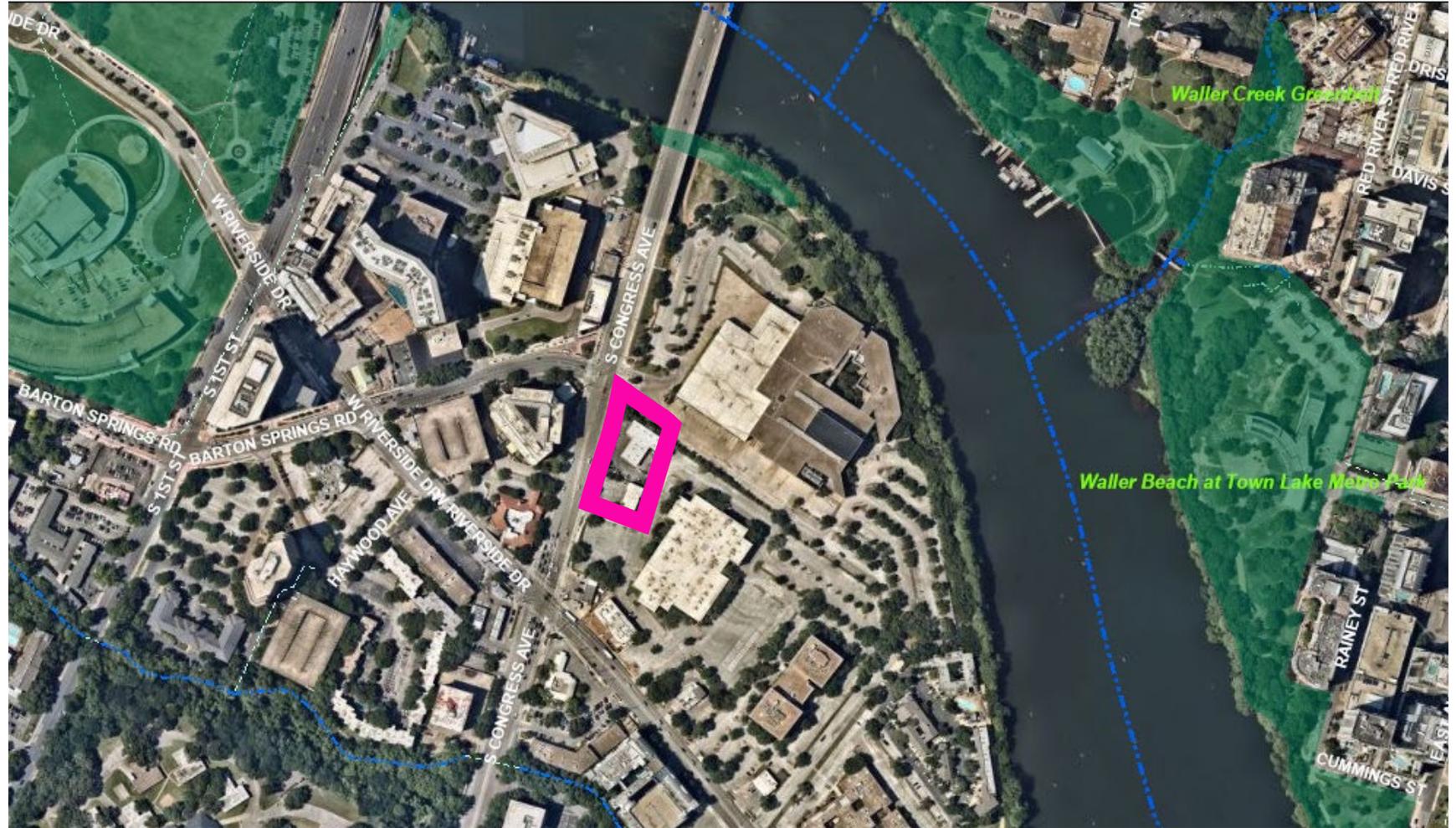


Development Overview

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.

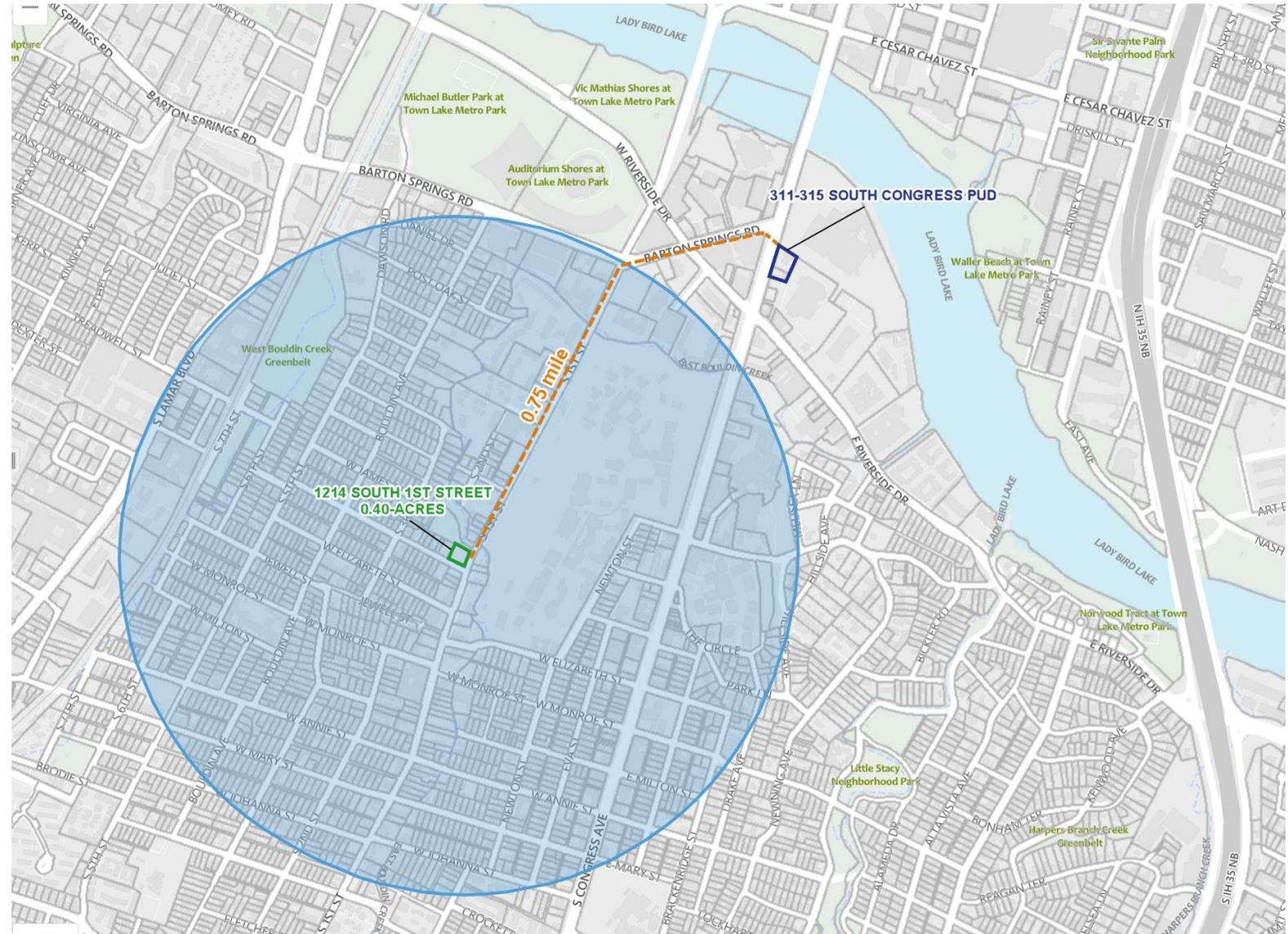


Parks and Open Space Plan

Parkland to be dedicated:
1214 S 1st 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 1st 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 1st 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.