It looks as if the tract backs up to several residential neighborhoods to the south. Is that accurate? Approximately how many residents live in that area? Will the neighbors be able to access the tract by walking?

The Winnebago property does have residential neighborhoods to the south. The neighborhood has approximately 2,000 residents and potential for future development of an additional 2,000 residents.

The attached area map shows a proposed connection through private property. If PARD were to become owners of the Winnebago property, PARD would try to acquire the proposed connection through parkland dedication or fee simple.

Is this a parks deficient area as determined by our gap studies? Yes, the Winnebago site is currently park deficient area. However, the existing and future residents to the south of the Winnebago property are served by Franklin Neighborhood Park and a ½ mile park service area of the Winnebago site would be sparsely populated.

I have heard that some tracts to the near east are also being developed as residential. Is that accurate? How many new residents are expected? There are currently several residentially zoned properties that would allow for approximately new 2,000 residents.

To summarize: PARD’s interest in the Winnebago site, was strictly for a dog park. The department’s interest peaked in the Winnebago site after attempts failed at Mabel Davis District Park to develop an off-leash park. However, since then, PARD has acquired 32 acres along Country Club Creek at the end of Pleasant Valley Road approximately ½ mile to the east of Mabel Davis. The Country Club Creek property will fulfill PARD’s needs for an off-leash park with a couple of small acquisitions for access improvement. Overall, PARD has no remaining interest in the Winnebago property.
Potential Acquisition For Ped/Bike Access

Approximately 110 Undeveloped Acres Zone Residential
Future Vehicular Access

Critical Acquisition For Ped/Bike Access

Possible Parkland Dedication For Ped/Bike Access

Possible Parkland Dedication For Ped/Bike Access
ORES collaborates with City depts. to review use of properties: current/future.

• Identified properties are reviewed by ORES, recommending them for SMART Housing.

If a parcel received current or imminent interest, ORES gathers supporting data and inputs the property into the process.

1. ORES prepares a list of properties with priority.
2. ORES requests input from City depts. for recommendations.
3. ORES prepares a list of properties that are considered for utilization.
4. ORES recommends to Directors for implementation.

Property is designated for reutilization by Department Director.

- CMO reviews list of properties recommended for reutilization.
- Request for proposal is distributed to interested parties.
- Notification is sent to all home owners, registered neighborhoods, and Austin Energy customers within 1000' of property line.
- Appraisal ordered from an independent licensed real estate appraiser recommended by COA appraiser.
- Feedback from notification.
- Transfer of title through closing with Title Company.

Per code advertisement placed in Austin American Statesman twice: 30 days before close of bid. Signage placed on property. Advertisement by other means TBD per parcel.

Council notified of reutilization list recommendations.

Request for need assessment distributed to all departments.

Notification sent to all homeowners.

Registered Neighborhood Associations and Austin Energy customers within 1000' of property line.

Feedback from notification.

Appraisal ordered from an independent licensed real estate appraiser recommended and approved by COA appraiser.

Receive bids, open bids, certify compliance, determine apparent winning bid per parameters of ISB or RFP.

OMES initiates invitations for sealed bid (ISB), request for proposal (RFP), or negotiates long-term ground lease allowing interested parties to participate.

Purchase Agreement signed, Special Warranty Deed prepared by Law. Additional certified cashier's check from purchaser deposited with Title Company.

YES

RCA prepared and placed on agenda.

Transfer of title through closing with Title Company.

Purchase Agreement signed, Special Warranty Deed prepared by Law. Additional certified cashier's check from purchaser deposited with Title Company.

NO

No bidders/no bids in compliance.

**Some steps may not apply to each parcel/order of steps may differ.**