

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

June 25, 2019 Parks and Recreation Board

Presenter – Thomas Rowlinson

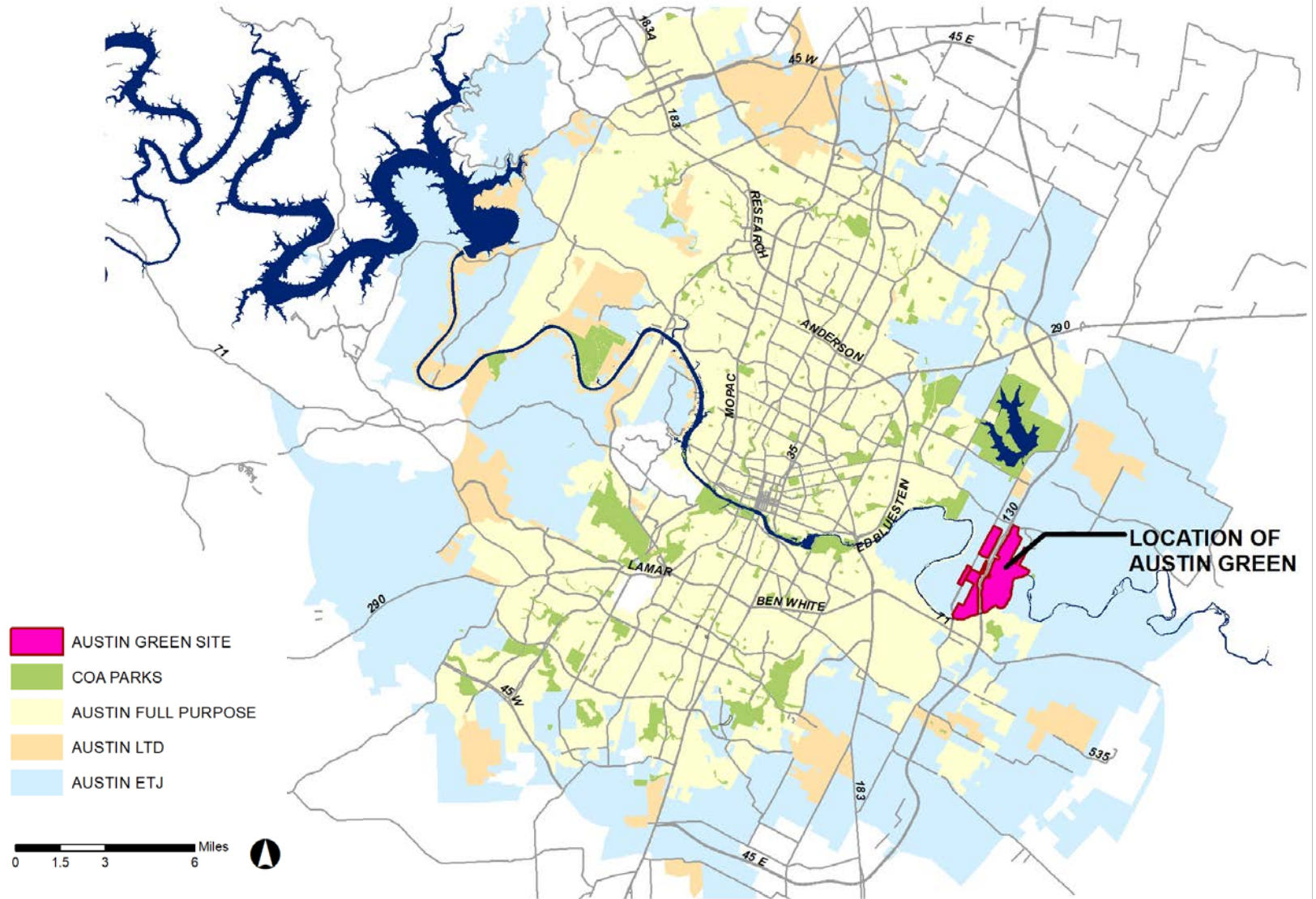
Overview

- 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 Parks and Recreation Board will be asked to make a recommendation to City Council on the creation of the proposed Municipal Utility District and PUD zoning.**

Overview

Existing Use:
Mining

Proposed :
Town Center with
12,000 residential
units over 2,126 ac
along 3 miles of
Colorado River
frontage

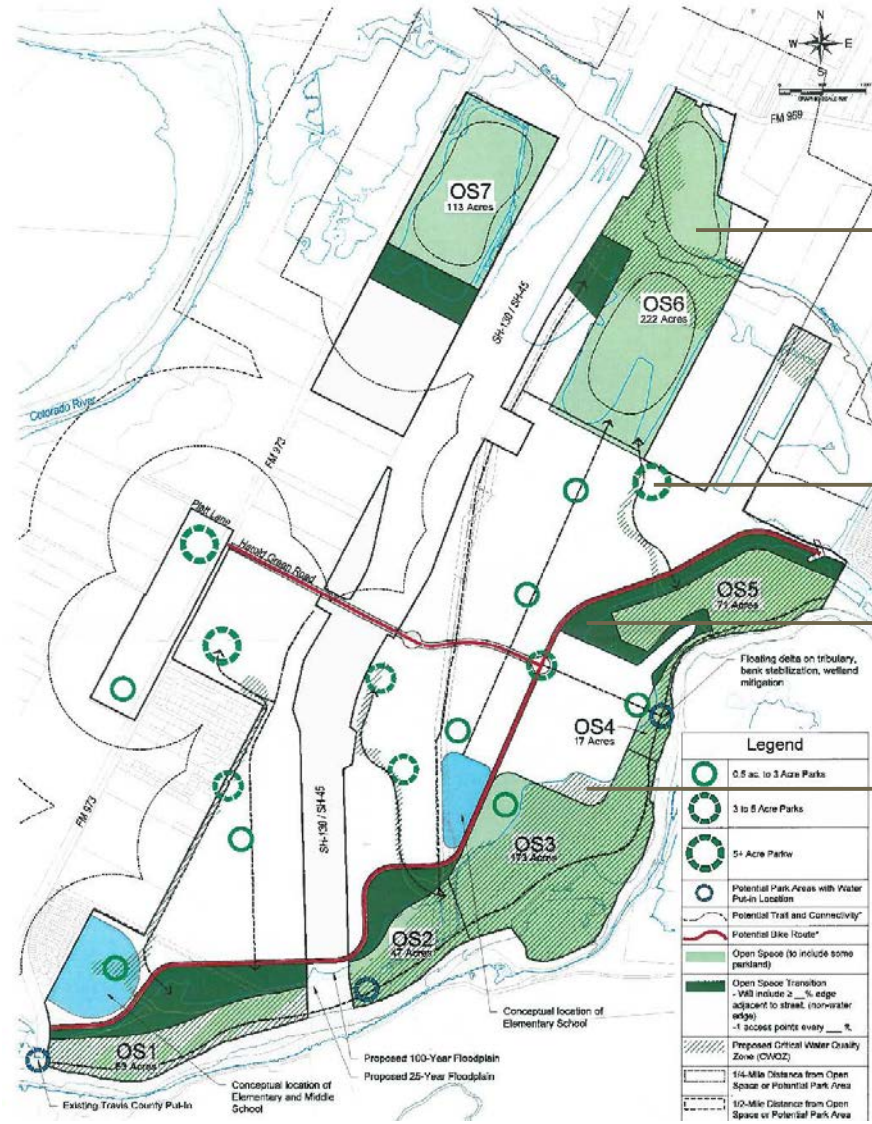


Background

- 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 :
761.75 ac of open
space, with
additional
“transition zones”



Open Space

Infill Parks

Transition Zones

CWQZ

Source: Austin Green PUD Applicants

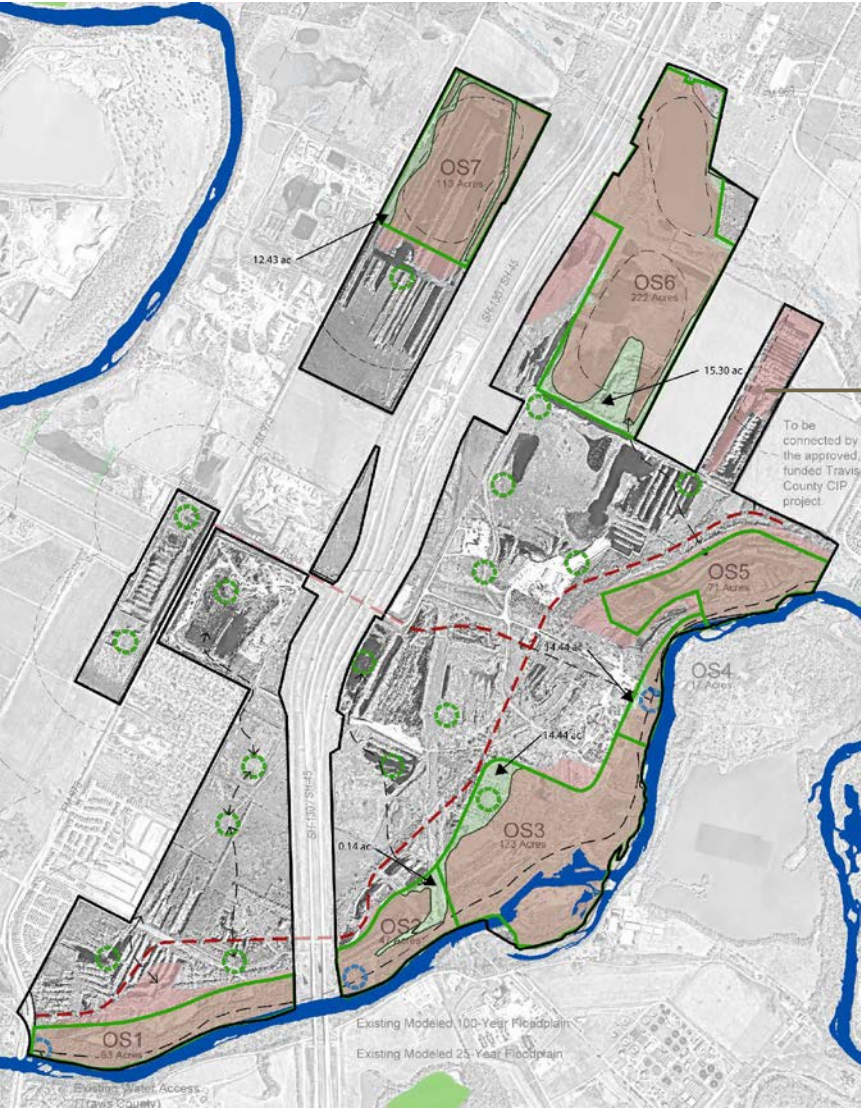
Exhibit F: DRAFT Austin Green Parkland and Open Space Master Plan

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.
- \$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.

Parkland and Open Space

Proposed :
Approximately 244 ac
of credited parkland,
including 228 gross ac
of WQ ponds



25-Year Floodplain

Source: PARD and Austin
Green PUD Applicants

Exhibit F showing 25-Year
Floodplain

Parkland Dedication Superiority

REQUIRED	349.44 ac
PROPOSED	243.63 ac
SHORT	105.81 ac

- To be superior in parkland dedication, a minimum of 349.44 acres of credited parkland is required, which may also count toward open space.
- Although the current proposal includes over 760 acres of Open Space, the majority (81%) is located in the 25-Year Floodplain, with steep slope constraints, and as such receives no credit for parkland dedication.
- **In order to be superior as it relates to parks, the applicant will need to:**
 - Dedicate the Colorado River frontage as parkland immediately upon completion of grading;
 - Dedicate the entirety of the Transition Zones as parkland (equal to ~94 credited acres);
 - Design and amenitize the water detention ponds in OS 6 and 7 for 50% credit; and
 - Identify an additional ~12 acres of credited parkland

Board Recommendation

- The Parks and Recreation staff will continue to work with the applicant to reach superiority as it relates to parks.
- If the transition zones and an additional 12 acres are dedicated as parkland, staff recommends that Austin Green Improvement District MUD and PUD meet superiority as it relates to parkland.