

Austin Parks and Recreation Department

# Action on Proposed Circuit of the Americas Planned Unit Development (PUD)

Parks and Recreation Board

May 2020

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# Overview

- Consider a request for City consent for creation of the Circuit of the Americas Planned Unit Development (PUD):
  - Overview
  - Background
  - Parkland and Open Space Plan
  - Parkland Superiority (traditional development vs. PUD)
  - Board Recommendation
- **The Parks and Recreation Board will be asked to make a recommendation to City Council regarding the superiority of the Circuit of the Americas PUD as it pertains to parkland.**

# Background

## Timeline

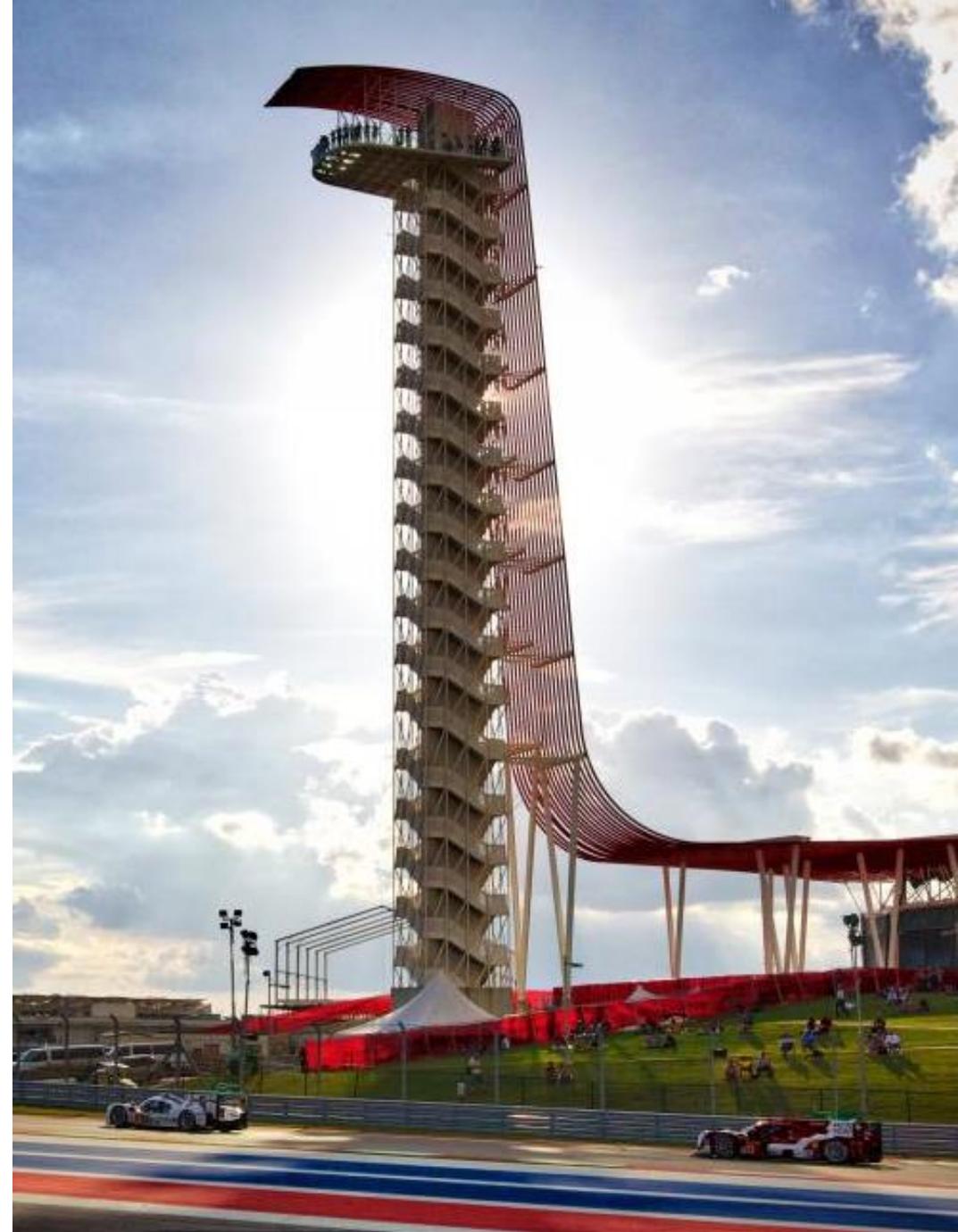
- 2006-2010 - Land acquired by applicant
- 2010-2012 - Construction of racetrack and amphitheater
- April 2013 - First concert at amphitheater
- Dec 2013 - Annexed by City of Austin
- Sept 2018 - Planned Unit Development (PUD) application started

## Existing Uses

- Racetrack
- Concert Venue / Amphitheater
- Vacant Land

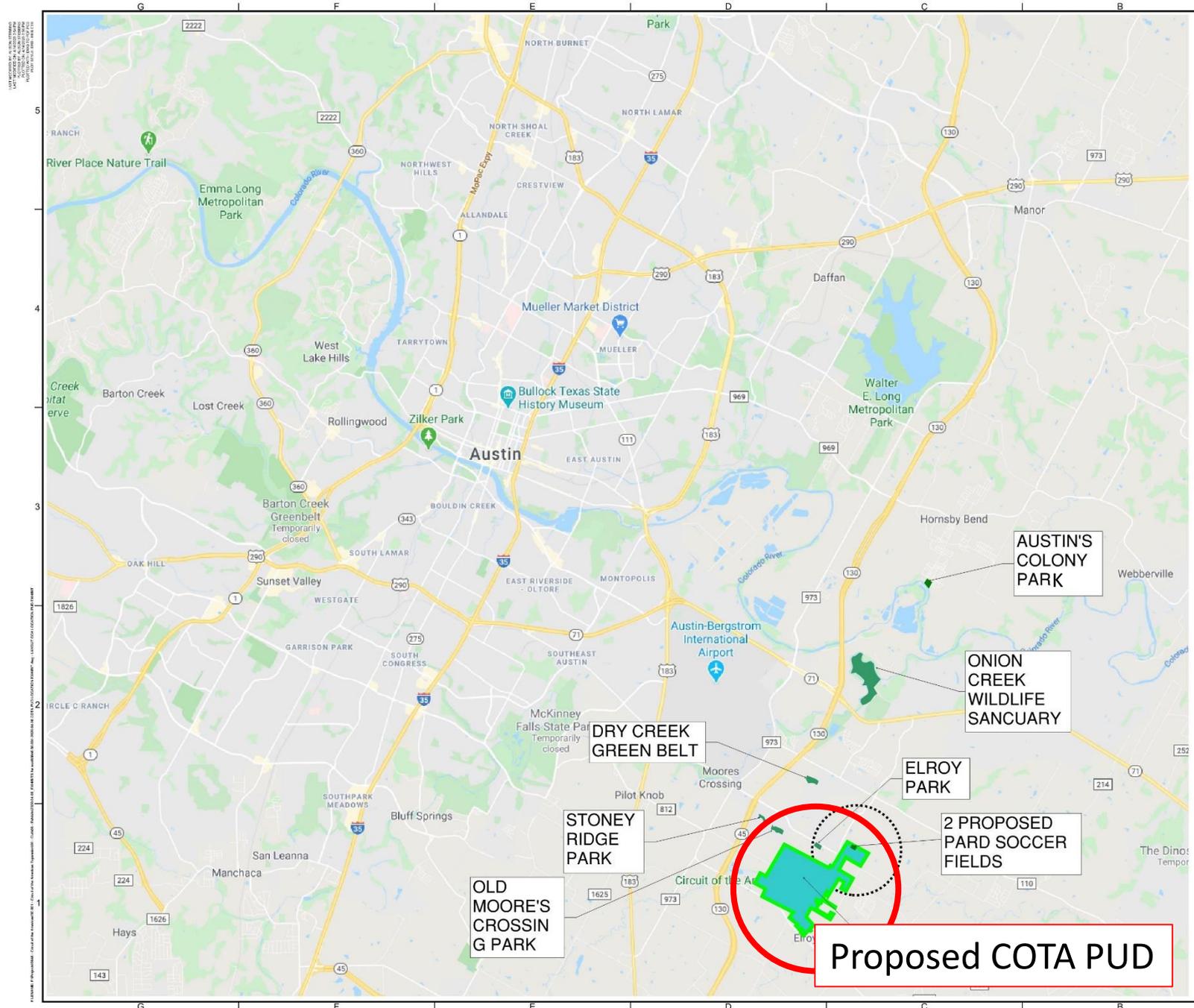
## Proposed (Additional) Uses

- Phase 1 - Hotel (508 units) and Water Park; Condominiums (30 units)
- Additional Phases uncertain at this point but could include: Multifamily, Retail, Mixed Use



# Background

- PUD zoning case is currently in review.
- PUD developments are evaluated for superiority to existing City requirements.
- Parks Board is one of several that will determine superiority, and send feedback to Council.
- PARD Long Range Plan identifies soccer fields as a desired amenity, specific to this area.



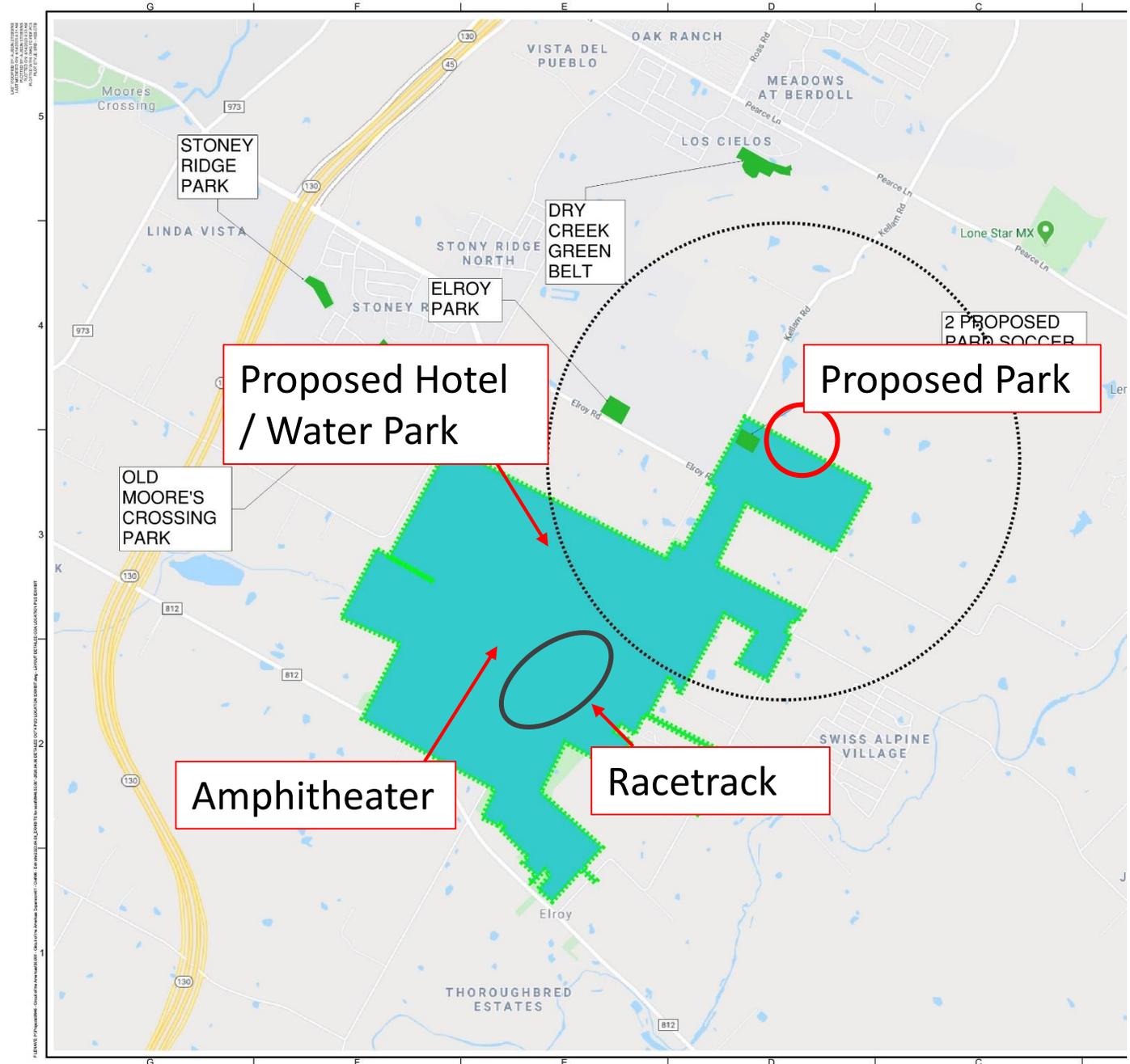
# Parkland and Open Space Plan

## Plan:

- Construct a park with amenities
- Dedicate to the City of Austin
- Triggered by first residential site plan

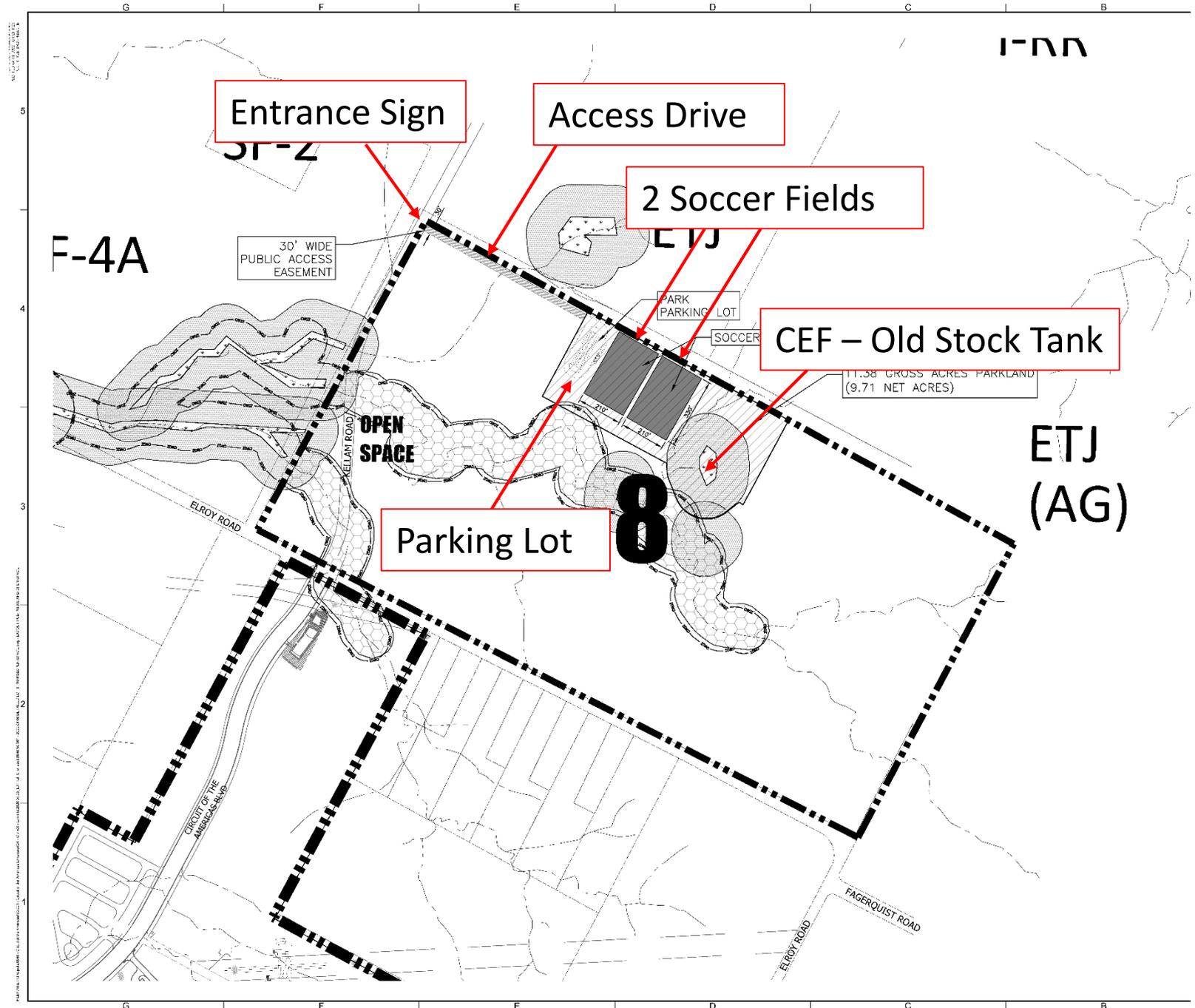
## Location

- Northeast of the existing racetrack and amphitheater
- Off Kellam Road, north of Elroy Road
- Accessible via driveway (Public Access Easement)



# Parkland and Open Space Plan

- Dedication of Parkland
  - 11.38 gross acres
  - 9.71 credited acres
- Recordation of 30' Public Access Easement
- Construction of 2 Soccer Fields, and Parking Lot
- Other details (next slide)



# Parkland and Open Space Plan

- Two soccer fields (330' x 220' each)
- Irrigation system for soccer fields
- Parking lot (50 spaces)
- 26' driveway (within 30' Public Access Easement) to Kellam Road; sign at entrance
- Drainage and water quality facilities (for park)
- **Trigger** - To be constructed and dedicated prior to issuance of Certificate of Occupancy for any site plan with Residential or Hotel component
- **Maintenance** – To be maintained by City of Austin



# Traditional Development Requirements

508 Hotel Rooms, 30 Condos

Land

- Condo 30 \* 2.8 \* 10.4 / 1000 = 0.874 acres
- Hotel 508 \* 1.3141 \* 10.4 / 1000 = 6.943 acres

Total **7.817 acres**

Development Fees

- Condo 30 \* 834.43 = \$25,032.90
- Hotel 508 \* 391.62 = \$198,942.96

Total **\$223,975.86**



# PUD Proposal

508 Hotel Rooms, 30 Condos

Land

- Condo 30 \* 2.8 \* 10.4 / 1000 = 0.874 acres
- Hotel 508 \* 1.3141 \* 10.4 / 1000 = 6.943 acres

Total **7.817 acres**

**Proposed 11.38 acres / 9.71 acres credited**

Development Fees

- Condo 30 \* 834.43 = \$25,032.90
- Hotel 508 \* 391.62 = \$198,942.96

Total **\$223,975.86**

**Proposed: \$1,987,161.00**



# Parkland Dedication Superiority

**REQUIRED** Land  
7.817 ac  
Dev fee  
\$223,975.86

**PROPOSED** Land  
9.71 ac  
Dev fee  
\$1,987,161.00

- To be superior in parkland dedication, a minimum of 7.817 acres of credited parkland is required.
- Required development fee would be \$223,975.86
- The current PUD application has committed to:
  - 9.71 credited acres
  - Development fee (credited) of \$1,987,161.00
- **Staff recommends that the Circuit of the Americas PUD meets superiority as it relates to parkland.**

## Recommendation

- **Make a recommendation to City Council regarding the superiority of the Circuit of the Americas Planned Unit Development as it pertains to parkland.**