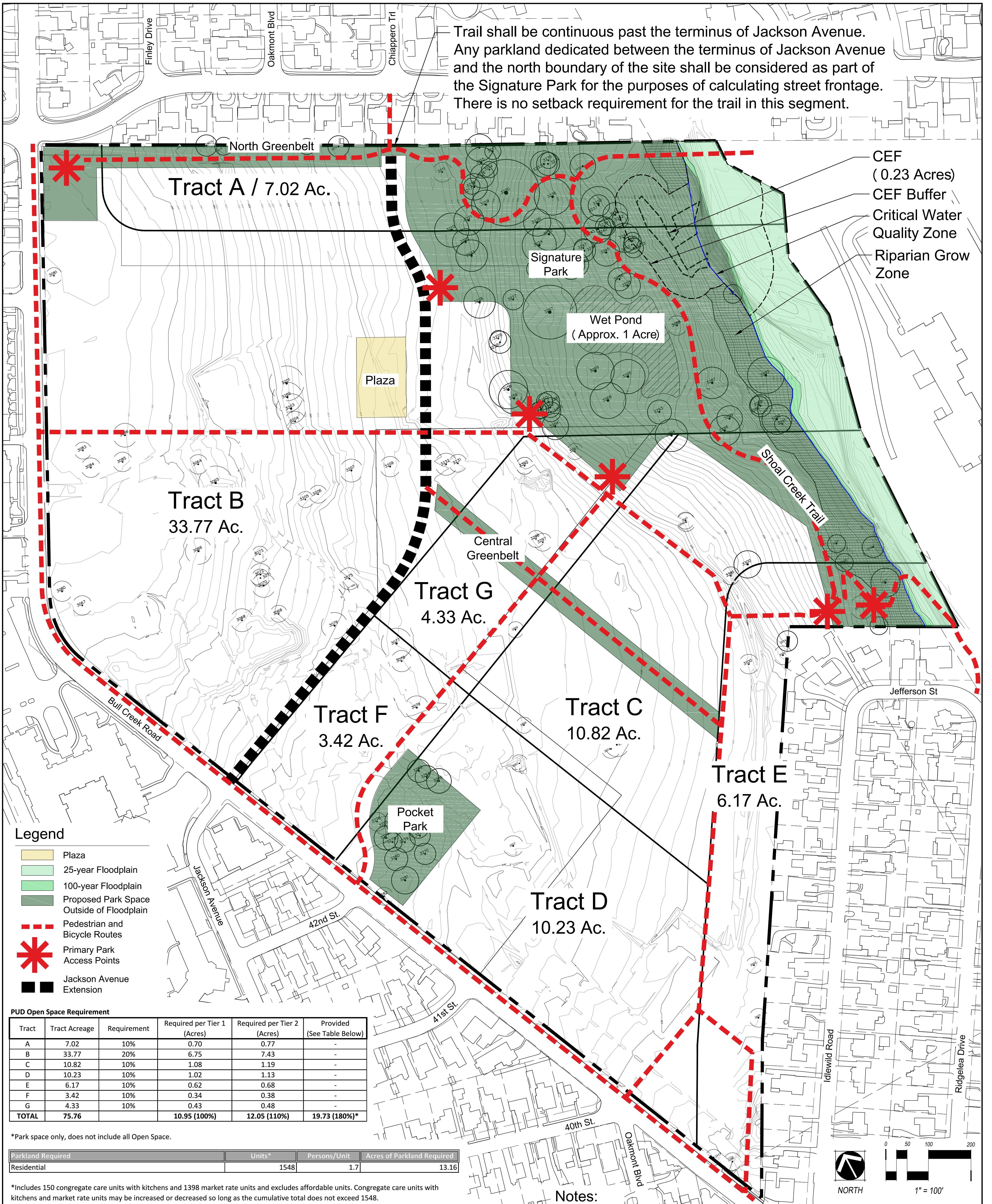


Trail shall be continuous past the terminus of Jackson Avenue.
 Any parkland dedicated between the terminus of Jackson Avenue and the north boundary of the site shall be considered as part of the Signature Park for the purposes of calculating street frontage.
 There is no setback requirement for the trail in this segment.



- Legend**
- Plaza
 - 25-year Floodplain
 - 100-year Floodplain
 - Proposed Park Space Outside of Floodplain
 - Pedestrian and Bicycle Routes
 - ✱ Primary Park Access Points
 - Jackson Avenue Extension

PUD Open Space Requirement

Tract	Tract Acreage	Requirement	Required per Tier 1 (Acres)	Required per Tier 2 (Acres)	Provided (See Table Below)
A	7.02	10%	0.70	0.77	-
B	33.77	20%	6.75	7.43	-
C	10.82	10%	1.08	1.19	-
D	10.23	10%	1.02	1.13	-
E	6.17	10%	0.62	0.68	-
F	3.42	10%	0.34	0.38	-
G	4.33	10%	0.43	0.48	-
TOTAL	75.76		10.95 (100%)	12.05 (110%)	19.73 (180%)*

*Park space only, does not include all Open Space.

Parkland Required	Units*	Persons/Unit	Acres of Parkland Required
Residential	1548	1.7	13.16

*Includes 150 congregate care units with kitchens and 1398 market rate units and excludes affordable units. Congregate care units with kitchens and market rate units may be increased or decreased so long as the cumulative total does not exceed 1548.

Minimum Parkland and Open Space Compliance Table

Park Space Provided	Approx. Size (Acres)	% Parkland Credit	Credited Parkland Acres	Open Space Acres
Signature Park in 25 yr Floodplain (Publicly Dedicated)	3.20	0%	0.00	3.20
Signature Park in 100 yr Floodplain (Publicly Dedicated)	0.235	50%	0.12	0.24
CEF in Signature Park (Publicly Dedicated)	0.23	0%	0.00	0.23
CEF Buffer in Signature Park (Publicly Dedicated)	0.71	0%	0.00	0.71
Critical Water Quality Zone	0.24	0%	0.00	0.24
Wet Pond Permanent Pool in Signature Park (Publicly Dedicated)	1.00	50%	0.50	1.00
Remainder of Signature Park (Publicly Dedicated)	10.64	100%	10.64	10.64
North Greenbelt (Publicly Dedicated)	1.22	100%	1.22	1.22
Pocket Park (Publicly Dedicated)	1.25	100%	1.25	1.25
Central Greenbelt (Private/Public Easement)	1.00	50%	0.50	1.00
Plaza	0.50	50%	0.25	0.00
TOTALS	20.23		14.48	19.73

Notes: The Signature Park will be a minimum of 16.25 acres in size (including 5.75 acres of floodplain, CEF, etc). Total credited parkland for the project must be at least equal to the total shown on this table. 14.48 credited acres satisfies parkland dedication for a total of 1,548 market rate units and congregate care units with kitchens. Any additional units or congregate care units with kitchens that are built on site shall be subject to parkland dedication requirements at the time of site plan approval.

- Notes:**
- Plaza: Only areas of the plaza that are publicly accessible and designed for active recreation and community gathering may be credited as parkland. Appropriate parkland uses for the plaza include interactive water features, children's play features, performance areas, game areas, and areas designed for free and casual congregation. If final plaza design does not meet these standards, an additional 0.25 acres of parkland shall be provided elsewhere on site.
 - All city parkland shall be improved and maintained by the Applicant, as described in the Parkland Improvement and Operations Agreement.
 - Park, trail, and pedestrian and bicycle access locations depicted in this exhibit are approximate and intended to demonstrate compliance with Tier 1 and Tier 2 requirements. Exact locations and boundaries will be determined at Site Plan.
 - Trails shown in the Signature Park and North Greenbelt on this Exhibit shall be constructed to the standards of the Urban Trails Master Plan prior to deeding the Park to the City.
 - The Wet Pond will be designed as an amenity. Recreational uses shall be adjacent to and/or interact with the pond and users shall be able to approach the pond in multiple locations
 - Public parking shall be provided to serve the signature park. This may be on-street parking, garage parking, surface lots, or a combination thereof.
 - Subject to approval by the City, a trail connection shall be provided from the Shoal Creek Trail to Jefferson Street on the City owned land at this location.
 - The Signature Park shall have a minimum of 705' of total street frontage. This may be a combination of frontage on Jackson Avenue measured along the right-of-way and frontage along internal roadways measured along the Street Zone.
 - The Pocket Park shall be designed to have an open character from the street frontage and should avoid landscape or other obstructions that block the public views into the park where it abuts the street.
 - Residential development that fronts onto public park space should comply with the Parks and Open Spaces Section of the PUD Design Guidelines (Section 4.4.3).
 - \$750 per residential unit shall be provided for parkland improvements, per the parameters outlined in the Parkland Improvement and Operations Agreement, attached.

The Grove at Shoal Creek Planned Unit Development

Parks Plan Exhibit

December 15, 2016

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