

RESOLUTION NO. 20130117-054

WHEREAS, the City of Austin owns an approximately 5.5-acre tract at 6909 Ryan Drive that previously served as a planned location for an Austin Energy substation; and

WHEREAS, Austin Energy no longer has need to utilize the tract as a location for a substation and instead now uses the tract for temporary outdoor storage; and

WHEREAS, 6909 Ryan Drive is located in the Crestview Neighborhood and within the Lamar Boulevard/Justin Lane Transit-Oriented Development (TOD); and

WHEREAS, representatives of the Crestview Neighborhood Association and the Brentwood Neighborhood Association have expressed a desire to use this parcel to fill a gap in parkland and open space; and

WHEREAS, the City of Austin has adopted a goal of providing parks within a distance of one-quarter to one-half mile of every household, and the Parks and Recreation Department's gap analysis has identified this area as deficient in adequate parkland; and

WHEREAS, the 2005 Transit-Oriented Development (TOD) ordinance sets the goal that 25 percent of housing near each commuter rail station be affordable; and

WHEREAS, the Lamar Boulevard/Justin Lane TOD Regulating Plan identifies this tract as a potential site for a pocket park of a minimum of 0.5 acre; and

WHEREAS, Neighborhood Housing and Community Development's Action Plans from 2009 to the present have identified this parcel as a potential site for affordable housing; and

WHEREAS, the Families and Children Task Force recommended that the City create and assist in funding a pilot family-friendly development in one of the transit-oriented development districts and identified the North Lamar/Justin Lane parcel at 6909 Ryan Drive as an option; and

WHEREAS, cities such as Chicago and Urbana, Illinois, New York, New York, Issaquah, Washington, and Miami, Florida, have participated in model affordable housing/energy-efficient developments with family-friendly amenities; and

WHEREAS, financial resources may be available from state and federal sources to support transforming this tract into a pocket park and model family-friendly development; and

WHEREAS, the Watershed Protection Department has identified the Brentwood Neighborhood in the Shoal Creek Watershed as an area in need of flood control measures; and

WHEREAS, there is limited open space in the Shoal Creek Watershed on which to locate flood control solutions; and

WHEREAS, the Watershed Protection Department is performing an analysis to identify potential tracts of land in the Brentwood and Crestview Neighborhoods that could be used for building small-scale detention structures; and

WHEREAS, various City planning efforts have identified this tract for redevelopment for purposes, ranging from a pocket park to affordable, multi-family housing; and

WHEREAS, this tract offers the possibility of achieving several community- and Council-adopted goals related to affordable housing, urban park access, and sustainability; and

WHEREAS, the City will benefit from having a full dialogue about this tract and its redevelopment potential; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to evaluate and outline issues associated with redeveloping the City-owned property located at 6909 Ryan Drive and report back to City Council by March 1, 2013 as follows:

The report should evaluate development scenarios for this tract, including:

- use of the entire site as a park; and
- use of the tract as a model energy-efficient, affordable, and family-friendly multi-family development and neighborhood pocket park.

The report should detail:

- AE's current uses of the site;
- sites to which those functions could be relocated;
- any environmental or other assessments that have been performed on the tract and their findings;

- potential city and private resources that could support such redevelopment; and
- structures and relationships for achieving the redevelopment scenarios.

The report should also identify and offer strategies for overcoming any potential hurdles.

BE IT FURTHER RESOLVED:

The City Manager is directed to conduct community outreach and provide significant opportunities for meaningful dialogue with and input from residents and business owners in adjacent neighborhoods and other stakeholders before moving forward with any long-term plans for this tract.

ADOPTED: January 17, 2013

ATTEST: 
Shirley A. Gentry
City Clerk