

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting: November 9, 2017

Item Number: **054**

Item(s) to Set Public Hearing(s)

Set a public hearing to be conducted in accordance with Texas Parks and Wildlife Code Section 26.001, et seq., to consider a resolution authorizing a use of dedicated parkland for public right-of-way, including Nash Hernandez Senior Road between Waller Street and Comal Street, and a realignment, with associated temporary construction easements, of the existing public access road into the Rebekah Baines Johnson and Austin Public Health complex at Edward Rendon Sr. Metro Park at Festival Beach. (Suggested date and time: December 7, 2017 at 4:00 p.m., Austin City Hall, Council Chambers, 301 West Second Street, Austin, TX.).

Lead Department	Office of Real Estate Services.
Fiscal Note	There is no fiscal impact.
For More Information	Lauraine Rizer, Office of Real Estate Services, (512) 974-7078; Megan Herron, Office of Real Estate Services, (512) 974-5649; Rob Spillar, Austin Transportation Department (512) 974-7092.
Council Committee, Boards and Commission Action	October 24, 2017-The Parks and Recreation Board approved on a vote of 11-0.

Additional Backup Information:

Chapter 26 of the Texas Parks and Wildlife Code provides that the use of parkland for non-park purposes may be approved upon findings that there is no feasible and prudent alternative to

the change in use of this land and the project includes all reasonable planning to minimize harm to the land.

The nonprofit Austin Geriatric Center (AGC) manages the Rebekah Baines Johnson (RBJ) Center that provides affordable housing units for seniors. AGC submitted an application to the City seeking to renovate the existing 250 affordable units for seniors at the RBJ Center, construct 250 more affordable units and add 502 new market rate units.

Nash Hernandez Sr. Rd. is dedicated as parkland and not as a publicly-dedicated right-of-way. As a result, access to a proposed fire lane on the south side of the development would not access publicly-dedicated right-of-way. Staff's recommendation is to have City Council dedicate Nash Hernandez Sr. Rd as public right-of-way.

Reasonable planning to minimize harm to parkland resulted in an alternative design to realign the existing access road to exit at Nash Hernandez Sr. Rd., across from East Ave. This requires dedication of a portion of Edward Rendon Sr. Metropolitan Park at Festival Beach as public right-of-way. AGC shall release the existing access road and demolish, grade and reseed to create 18,443 sq. ft. of unencumbered, contiguous parkland. The dry utilities will be installed in the right-of-way of Nash Hernandez Sr. Rd and the newly aligned public access road, to be called Dilly Dr.

This solution provides the following benefits:

- Restoration of Parkland: Convert more than 18,000 sq. ft. of existing driveway to green space, resulting in unencumbered, contiguous, usable park space.
- Improved Traffic Safety and Circulation: The design of the public access road will reduce traffic speeds due to a reduction in road length and increased curvature.
- Pedestrian Access and Safety: Sidewalks will be added to Dilly Dr. and Nash Hernandez Sr. Rd. from the RBJ and APH complex to Festival Beach.

In order to make this solution possible, the Austin Transportation Department hereby requests that City Council:

- Dedicate Nash Hernandez Sr. Rd., between Waller St. and Comal St., as public right-of-way; and,
- Dedicate 9,232 square feet of Edward Rendon Sr. Metropolitan Park at Festival Beach as public right-of-way for the access road into the development.

In mitigation, Austin Geriatric Center, Austin Transportation Department and the Public Works Department have agreed to the following:

Construction of public access road including sidewalks, ADA ramps and rain garden.	\$500,000
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Demolish existing driveway, regrade and revegetate area to create contiguous usable park space.	\$100,000
Relocate parallel parking and install sidewalks to south side of Nash Hernandez Sr. Rd.	\$144,000
Install sidewalks on west side of Comal St.	\$30,000
Land value of driveway easement to be vacated, located on parkland.	\$830,893
Parkland Mitigation Value	\$1,604,893

The dates of public hearing notification in the Austin American-Statesman are November 12, 19 and 26, 2017.