

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting: December 7, 2017

Item Number: 100

Public Hearing and Possible Action

Conduct a public hearing and consider a resolution for permanent and temporary use of dedicated parkland, known as Edward Rendon Sr. Metro Park at Festival Beach, for the dedication of approximately 1.763 acres of Nash Hernandez Senior Road as public right of way between IH 35 and Comal Street, realignment and dedication of approximately 0.220 acre of the existing public access road into the Rebekah Baines Johnson (RBJ) and Austin Public Health complex to public right of way, and approximately 0.789 acre for temporary construction use, in accordance with Section 26.001 et seq. of the Texas Parks and Wildlife Code .

District(s) Affected: District 3

Lead Department	Office of Real Estate Services.
Fiscal Note	There is no fiscal impact. <u>For More Information:</u> Lauraine Rizer, Office of Real Estate Services, (512) 974-7078; Megan Herron, Office of Real Estate Services, (512) 974-5649;
Council Committee, Boards and Commission Action	October 24, 2017 - Approved by the Parks and Recreation Board on a vote of 11-0 (Recommendation No. 20171024-002).

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 a finding that there is no feasible and prudent alternative to the use of this land.

The nonprofit Austin Geriatric Center (AGC) manages the Rebekah Baines Johnson (RBJ) Center, providing affordable housing units for seniors. AGC submitted an application to the City seeking to renovate the existing 225 affordable units for seniors at the RBJ Center, construct 277 more affordable units, and add 501 new market rate units. Per Austin Land Development Code, it would be necessary to dedicate a fire lane for emergency response access to the proposed redevelopment, with the only feasible option for these vehicles to enter and exit the site via Nash Hernandez Sr. Rd.

During project review, pursuant to City Ordinance 850502-U (adopted by City Council in May 1985), Nash Hernandez Sr. Rd. is dedicated as parkland and not as a publicly dedicated right-of-way. As a result, access to the proposed fire lane on the south side of the development could be superseded by the Parks and Recreation Department. 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 on parkland and demolish, grade and reseed the existing access road to create approximately 18,339 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. to enhance pedestrian circulation and create safer crossing of 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 9,583 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
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.	\$826,964
Parkland Mitigation Value	\$1,600,964

There is no feasible and prudent alternative to the change of use of the dedicated parkland which includes all reasonable planning to minimize harm to such lands. The dates of public hearing notification in the Austin American-Statesman are November 19, 26 and December 3, 2017.