



## MEMORANDUM

**TO:** Mayor and City Council

**FROM:** Sylnovia Holt-Rabb, Acting Director, Economic Development Department *SH*

**DATE:** August 20, 2021

**SUBJECT:** Update on Resolution No. 20181101-024 (Redevelopment of the Ryan Drive Site)

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On November 1, 2018, Council passed [Resolution No. 20181101-024](#) directing the City Manager to issue a Request for Proposals for the redevelopment of 6909 Ryan Drive (known as the Ryan Drive Site) prioritizing numerous City goals and community benefits including mixed-use development with parkland; affordable, energy-efficient, and family-friendly housing; pedestrian and bicycle amenities; and flexible space for creatives. At the August 26, 2021 City Council meeting, Council will consider staff's recommendation for a development partner for the redevelopment of the Ryan Drive Site.

### **Background**

In 1997, Austin Energy purchased the Ryan Drive Site and has used the site primarily as a storage facility. Since then, Council and Austin Energy determined that the industrial use represents an underutilization of the site given its location adjacent to the Crestview MetroRail Station and active commercial and neighborhood areas. In 2013, Council passed [Resolution No. 20130117-054](#) directing the City Manager to evaluate development scenarios for this site, including parkland and affordable, family-friendly development. The resolution also directed staff to study the environmental conditions of the site and conduct community outreach to collect input from stakeholders. In early 2018, a community-led working group formed to further explore and express the community's objectives for redeveloping the Ryan Drive Site. The working group solicited community feedback and gathered information from a diverse group of residents through a community survey. Their work culminated in the [April 2018 Ryan Drive Working Group Report](#).

In November 2018, Council passed [Resolution No. 20181101-024](#) directing staff to issue a Request for Proposals for the site that would prioritize: transit-oriented, mixed-use development; quality parkland; family-friendly, affordable housing; affordable and flexible creative space; pedestrian and bicycle amenities, including rail connectivity; energy efficiency and innovative water strategies; and family-friendly amenities, such as childcare. The resolution also directed staff to consider potential redevelopment together with adjacent parcels to maximize community benefits and to include the April 2018 Ryan Drive Working Group Report as an attachment to the RFP.

EDD staff and their consultants performed site planning, market analysis, and stakeholder engagement to refine development scenarios for the Ryan Drive Site based on community feedback and goals in the 2018 Council resolution. On August 25, 2020, EDD issued a memo to [Mayor and Council](#) providing an update on [Resolution No. 20181101-024](#) and also outlining the minimum development criteria to be included in the RFP.

On October 8, 2020, City staff issued [RFP 5500 SMW3010](#) which sought to either sell or lease the Ryan Drive Site to a development partner who could realize the goals for the site including: 1) a mixed-income housing development with at least 300 housing units, 2) significant investment in affordable housing options with a minimum of 50% of all units on site set aside as income-restricted affordable; 3) a minimum of 1.25 acres of parks and open space, 4) space for community retail, creative users, and/or community organizations and events, and 5) pedestrian and bicycle access improvements to the Crestview MetroRail Station through the site. Proposers were allowed to consider an assemblage of the Ryan Drive Site with the adjacent privately held parcels; however, for parity among proposals, the evaluation of the proposals was restricted solely to what could be achieved on the City-owned property. As part of the solicitation, staff held a virtual Pre-Solicitation meeting on November 6, 2020 to provide an overview of the Ryan Drive redevelopment opportunity and to answer questions from prospective development teams. This was followed by optional on-site visits held on November 20, 2020.

Based on feedback received from the development community and to allow prospective bidders more time to review additional environmental studies for the site, the RFP submittal deadline was extended from December 17, 2020 to February 11, 2021. Additionally, due to the series of unprecedented winter storm events that took place in February 2020 throughout Texas, the initial submittal deadline was first postponed to February 23, 2021 and later postponed again to March 4, 2021. Overall, eight (8) proposals were submitted, one of which was disqualified due to being unresponsive. On March 5, 2021, staff initiated a multidisciplinary review and evaluation of the RFP submissions by an interdisciplinary and interdepartmental panel of executive and subject-matter experts.

### **Staff Recommendation**

Staff's recommendation to enter exclusive negotiations with the top-scoring team, 3423 Holdings, LLC is posted for Council Action on the August 26, 2021 Council meeting agenda. Final scores for the seven responsive proposals submissions for [RFP 5500 SMW3010](#) were released on August 6, 2021 as follows:

		3423 Holdings, LLC	DMA Development Company, LLC	Foundation Communities, Inc.	Lavoro Acquisitions, LLC	McCormack Baron Salazar, Inc.	NRP Lone Star Development LLC	Ojala Partners, LP
Project Concept and Strategy	25	21	17	13	5	13	9	9
Affordable Housing & Comm Benefits	25	21	17	9	9	13	13	13
Financial Proposal	25	21	21	9	9	4	13	13
Experience and Project Mgmt Plan	25	21	21	21	4	9	17	13
SubTotal	100	84	76	52	27	39	52	48
Presentations (Shortlist only)	25	20	15					
Total	125	104	91					

### **3423 Holdings, LLC's Proposal Highlights**

3423 Holdings proposal furthers the City's and community's goals outlined in the RFP including:

- 344 total housing units, including 335 rental units and 9 for-sale units, with 50% of rental units at or below 60% MFI (Option A) and 100% of for-sale units at or below 80% MFI;
- Providing 3.2 acres of parkland, utilizing open space under floating sections of the building;
- Over 16,000 square feet of commercial, community services, and art space including a small grocer, two restaurants, artist studio/exhibition space, nominal/below-market rent for a free/affordable healthcare and wellness center, and childcare center with subsidized/affordable spots for income-restricted working families; and
- A transit plaza across from the current Crestview station and pedestrian access through the site to the station.

3423 Holdings proposal also provides additional community benefits and strengths including:

- No City subsidy is requested for rental units in the baseline proposal (Option A); Option B provides for more affordable units at deeper affordability with City subsidy;
- Both Options also include at least 34 continuum-of-care units coordinated through ECHO (10% of total) for Austinites exiting homelessness, with opportunity for up to 68 continuum-of-care units with additional City funding and resources;
- Under both Options, 58% or 200 units are family friendly, 2 and 3-bedroom units;
- Park planning and design and pedestrian routes will be further refined through a community-centered design process led by the Austin Parks Foundation with participation from area neighborhood associations;
- Proposed partnerships with several non-profit organizations, including People's Community Clinic, Family Eldercare, Austin Area Urban League, Mainspring Schools, Integral Care, SAFE (Stop Abuse for Everyone) Alliance, Austin Asian Community Health Initiative, and Boomer Collective;
- Development partnership with O-SDA/Saigebrook, MSquared, Habitat for Humanity and L+M Development Partners, with local development and City partnership experience;
- Long-term ground lease structure with upfront and annual payments; and
- Offer exceeds minimum required in RFP to compensate Austin Energy for its initial property acquisition cost.

Please note 3423 Holdings offered a secondary site plan as part of their proposal that illustrates what might be achieved through site assembly; however, the evaluation of the proposal was based solely on what could be achieved on the City-owned Ryan Drive Site alone.

### **Public Information Packets**

The RFP required all proposers to include a Public Information Packet of no more than four pages that described the overall proposed concept and community benefits for the site. Please find attached seven (7) Public Information Packets for all the responsive proposers.

### **Next Steps**

Upon Council authorization, staff will negotiate and execute an Exclusive Negotiating Agreement (ENA) with 3423 Holdings that establishes the roles and responsibilities of all parties in negotiation of a Master Development Agreement (MDA) or other legal instrument necessary for the

redevelopment of the Ryan Drive Site. Various City departments will be part of the City negotiating team to provide technical support and subject matter expertise, including but not limited to, the Housing and Planning Department (HPD) for the development of the affordable housing program. Staff anticipates approximately 6 months to negotiate and execute the ENA. Once the ENA is executed, City staff and 3423 Holdings will initiate community outreach and staff-led negotiations for approximately 12 to 18 months on the details for affordable housing, parks and open space, commercial space, transit access and other community benefits. Staff will present the proposed final terms and conditions for Council authorization prior to executing the MDA. While the negotiations between the City and 3423 Holdings are underway, Austin Energy will begin site demolition and cleanup, as they finalize relocation to their new facilities.

**The City's Anti-Lobbying Ordinance applies to the process until the City and selected Proposer execute an Exclusive Negotiating Agreement (ENA) or 60 days after the ENA is authorized by Council. Please continue to refer all correspondences and questions regarding this item to Shawn Willett, Deputy Purchasing Officer ([shawn.willett@austintexas.gov](mailto:shawn.willett@austintexas.gov)).**

Attachments:

- Public Information Packet: 3423 Holdings, LLC
- Public Information Packet: DMA Development Company, LLC
- Public Information Packet: Foundation Communities
- Public Information Packet: Lavoro Acquisitions, Inc.
- Public Information Packet: McCormack Baron Salazar, Inc.
- Public Information Packet: NRP Lone Star Development, LLC
- Public Information Packet: Ojala Partners, LP

xc: Spencer Cronk, Austin City Manager  
Anne Morgan, Interim Deputy City Manager  
J. Rodney Gonzales, Assistant City Manager, Economic Opportunity and Affordability  
Veronica Briseño, Chief Economic Recovery Officer  
Susana Carbajal, Assistant Director, Economic Development Department  
James Scarboro, Purchasing Officer  
Shawn Willett, Deputy Purchasing Officer  
Mark Dombroski, Deputy General Manager, Austin Energy





## CRESTVIEW VILLAGE

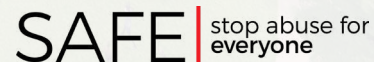
# Public Information Packet

RFP 5500 SMW3010 6909 Ryan Drive, Austin, TX 78757

Submitted by 3423 Holdings

Development Partners: O-SDA/Saigebrook | MSquared | Habitat for Humanity | L+M Development Partners

A true community-based team in partnership with:





A **multi-generational, mixed-income village** that **maximizes parkland** while achieving housing goals with **minimal city subsidies**. The proposal contains a “secondary site plan” option to leverage adjacent tracts to establish a **new 4.7 acre Crestview Park** with **full funding for development and maintenance** of high levels of park amenities such as a **splash pad, dog park, farmer’s market, playgrounds, and new arts center**. A holistic approach that integrates subsidized, **high-quality childcare, healthcare services**, and continuum of care **housing for families exiting homelessness** with robust on-site support services.

## Project Concept

Our design strategy concentrates the housing and “floats” parts of it above open space to maximize plazas and parkland, while utilizing low-rise townhomes along Ryan Drive and the inclusion of an adjacent 1.5 acre tract to taper height down to the north and west, ensuring that no development more than 30 feet tall occurs within 100 feet of existing single-family homes.

Our financial strategy leverages the rent from market-rate units and subsidies from an up-zoned office building (with restaurants and the Austin Bouldering Project) directly on Lamar on an adjacent tract to the south to provide affordable housing with little subsidy from the city, and to provide the estimated \$4 million budget for development of a world-class, 4.7 acre neighborhood park - almost as big as the entire existing city property - including a new arts center.

The inclusion of the adjacent southern tract as part of a secondary site plan would also allow us to supplement the 166 spaces in the main multi-family building and 30 short-term parking spots in a small surface lot with at least 300 shared parking spots beneath the office building. Limiting most parking to Justin Lane will keep Ryan Drive a quiet neighborhood street and allow the unimpeded flow of pedestrian and bicycle traffic to the upcoming Orange and Red line rail transfer station.



## Housing Affordability

Crestview Village offers two different financing options to the city for its rental units. Option A (our preferred option) requires no city subsidy for the rental units, and pays for the \$1.2 million we estimate for code-minimum grass lawn and trees for the parkland and concrete plazas. Option B offers more affordable units at deeper levels of affordability, but requires a \$5.9 million subsidy for the rental units and does not include funding for landscaping. The bedroom mix is identical under both options, with 58% of units being two or more bedrooms to maintain a family-friendly atmosphere. All rental units will be maintained as affordable for at least 40 years.

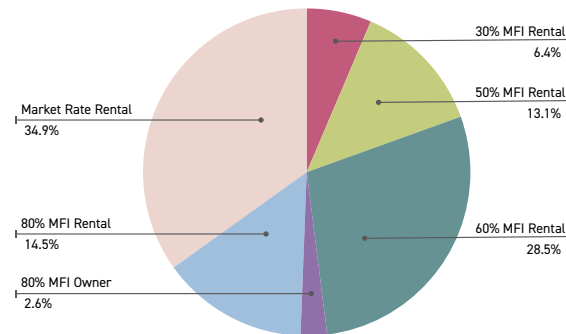
Both options are accompanied by nine townhomes developed by Habitat for Humanity, which anticipates standard ownership affordable subsidies, and which will be maintained as affordable for 99 years.

Both options also include at least 34 continuum-of-care units (10% of total) for Austinites exiting homelessness, conditional upon tenant-based vouchers and adequate support services coordinated by the city. We also offer up to 68 continuum-of-care units (20% of total), with the same contingency.

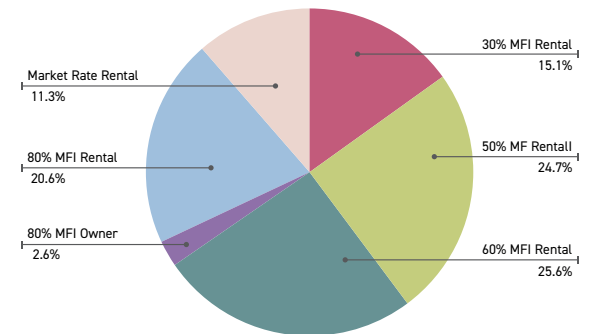
We plan to utilize existing community organizations for our affirmative marketing to spread the word of available income-restricted units, including ECHO (for continuum of care units), Austin Area Urban League, Austin Asian Community Health Initiative, SAFE Alliance, and the Boomer Collective.

## Total Unit Affordability Mix - Rental and Ownership Combined

Unit Distribution by Income Classification (Option A)



Unit Distribution by Income Classification (Option B)



## Affordability Distribution by Unit Configuration

Studio	Option A	Option B
30% AMI	0	7
50% AMI	0	6
60% AMI	0	6
80% AMI	0	9
Market	28	0
<b>Subtotal</b>	<b>28</b>	<b>28</b>
	<b>8%</b>	<b>8%</b>

1BR	Option A	Option B
30% AMI	6	13
50% AMI	12	23
60% AMI	25	20
80% AMI	13	46
Market	60	14
<b>Subtotal</b>	<b>116</b>	<b>116</b>
	<b>34%</b>	<b>34%</b>

2BR	Option A	Option B
30% AMI	12	26
50% AMI	24	44
60% AMI	54	47
80% AMI	27	16
Market	32	16
<b>Subtotal</b>	<b>149</b>	<b>149</b>
	<b>43%</b>	<b>43%</b>

3BR	Option A	Option B
30% AMI	4	6
50% AMI	9	12
60% AMI	19	15
80% AMI	10	0
Market	0	9
80% MFI Ownership	9	9
<b>Subtotal</b>	<b>51</b>	<b>51</b>
	<b>15%</b>	<b>15%</b>

## Open Space Program

We propose 3.2 acres of parkland on the primary, city-owned site. This includes a large transit plaza that flows under one of the “floating” residential wings to connect with the main park space. Under the secondary site plan, we propose to donate the 1.5 acre tract between the city property and the single-family homes on St. John's Circle (appraised at \$3.6 million), for a total 4.7 acre park.

The secondary site plan includes a budget that would cover amenities such as a splash pad, dog park, performance lawn, nature play areas, etc. However, the actual planning of the park will be led by a committee with delegates from the three nearby neighborhood associations - Brentwood, Crestview, and Highland - and representative participants from the communities of our affirmative marketing partners. That process will be led by the Austin Parks Foundation. Regardless, the secondary site plan proposal includes a \$4 million development budget and an annual \$280,000 contribution for park maintenance to assure its continued health.

## Other Community Benefits

Under the primary site plan, Crestview Village plans include 16,575 sq ft of commercial, community services, and art space: a small grocer/bodega (1,835 sq ft); two restaurants on the transit plaza (5,799 sq ft); a healthcare and wellness center (500 sq ft); a new childcare center providing high-quality, affordable care (7,400 sq ft); and artist studio/exhibition space on the transit plaza (1,040 sq ft).

The larger secondary site plan includes the conversion of an existing 25,000 sq ft steel warehouse into an arts center. The exact size, configuration, and programming of this space will be determined in part through the parks planning committee (including any additional parking neighbors want for it). Austin Creative Alliance will operate the space and proposes an education-focused arts use that will provide working income for artists, and has agreed to reserve at least half of the space for artists of color.





# DMA Proposal at 6909 Ryan Drive

## DEVELOPMENT OVERVIEW



Our proposal envisions a moderate density, mixed-use community that includes deeply targeted affordable housing and flexible community spaces centered around a public park and paseo that connect the existing neighborhood to Crestview Station. While our proposal may not be the densest or the most ambitious in scale, we believe that it excels in its architectural and design concept, which is dictated by the site's existing context. Our concept stitches this site back into the neighborhood-scale residential fabric to the south and west of the site while also executing the community vision for an exemplary transit-oriented development that supports Crestview Station. By considering and respecting the context of existing and future land uses, we imagine a livable, pedestrian-oriented, neighborhood-scale along the Ryan Drive frontage and greater development intensity adjacent to Crestview Station and the Lamar/Justin intersection.

DMA agrees to restrict all the affordable units – rental and homeownership – for a minimum of 55 years, as opposed to 40 years. Further, marketing efforts will follow an Affirmative Fair Housing Marketing Plan to ensure that all persons – specifically those least likely to apply – are made aware of this housing opportunity.

## THE DEVELOPMENT TEAM

As a boutique developer, DMA is known for its ability to take on the most challenging deals – be it high density, highly regulated developments, or those with complicated financial structuring. Over the past ten years, DMA has successfully competed for and completed 6 developments similar to this one, through public-private and private-private partnerships, including developments at the Mueller Redevelopment, the RBJ Redevelopment, Saltillo, and the Travis County Airport Campus. In each one of these cases, our team has delivered the vision that was presented at the competitive RFP stage.

# THE PROGRAM

- + Our proposal consists of three primary structures ranging from 3-stories to 6-stories, creating a seamless and visually appealing transition from the surrounding single-family neighborhoods to an emerging transit-oriented and mixed-use district.
- + The development features 306 units of mixed-income housing surrounding a new public park and generous open spaces that “funnel” visitors, residents, and commuters to the adjacent light rail station, connecting Crestview and Brentwood with their closest transit hub.
- + The development is focused on context-sensitivity that responds to the neighborhood in which it is located through deliberate design that integrates the existing community into the new development in an authentic and equitable manner.



## THE DEVELOPMENT WILL SPECIFICALLY FEATURE THE FOLLOWING:

### Mixed-Income Rental Housing

Of the 300 rental units, 214 units will be affordable to a range of incomes at or below 60% AMI, of which 100 of those 214 units will be affordable to those at or below 50% AMI. Parking will be provided for all the rental units in an on-site parking garage that has 352 spaces.

AMI Level	Studio	1BR	2BR	3BR	Total
30%	0	4	3	1	8
40%	4	4	4	1	13
50%	4	44	29	2	79
60%	7	59	46	2	114
80%	4	8	5	1	18
Market	4	37	26	1	68
Total	23	156	113	8	300

### Mixed-Income For-Sale Housing

AMI Level	2BR	3BR	Total
80%	2	2	4
Market	0	2	2
Total	2	2	6





### Park, Plaza and Transit Platform

1.25 acre neighborhood park and open lawn that can be deeded directly to the City of Austin and its Parks and Recreation Department. The park includes as an anchor a 3,700 square foot community pavilion, and a children's play garden.

9,086 square feet of additional plaza space that creates a central spine for the development, creating both a welcoming multi-modal pathway to Crestview Station, and additional outdoor areas (separate and apart from outdoor amenity areas for the future residents) that will support the transit-oriented development, creative/multi-purpose ground floor commercial uses, as well as residents and visitors.

The park and the plaza, together with the outdoor station gateway, will exceed the open space requirement of the RFP.



### Boutique Office/Creative Space

10,000 gross square feet of space for multi-purpose flexible space that can include small commercial uses and community uses such as meeting rooms, non-profit office space, and creative industry spaces (galleries, workspace, studios). We intend to work together with the City of Austin to find tenants that forward Austin's strategic goals of retaining and promoting creative industries.

Assuming a "discount to market" in our financial modeling, the commitment is to market office space to small, local businesses, start-ups, and industries prioritized by the City of Austin who want affordable workspace, galleries, or studios in a transit hub.



### Improved Built Environment in the Crestview TOD

Introducing housing in this area, while it is undergoing redevelopment, is essential for urban revival by promoting activity that is not limited to "9 to 5" business hours, but that extends into the evenings.

Providing residential options near existing amenities has the added benefit of helping local businesses by creating foot traffic and vibrancy along Lamar Boulevard and Justin Lane as well.



### Green Building & Sustainability

The entire project will be designed using the most advanced sustainable building technologies and energy efficient building Features systems. DMA plans to reach a minimum 3-Star Energy Rating by Austin Energy AEGP program. The design of the building focuses on providing the best possible quality of living for the project residents, paying attention to natural light and ventilation, shape and size of dwelling units as well as public and private amenity spaces that will allow the project to become a hub for human interaction.

# CRESTVIEW PLAZA



*by Foundation Communities*

Foundation Communities has engaged Ardent Residential, Davies Collaborative, and Design Workshop to help develop the Crestview neighborhood's vision of mixed-income housing, Learning Center, park, and transit plaza. All aspects of the design will take inspiration from the Crestview neighborhood's preferences and reinforce a sense of community for a diverse set of households. We have the experience, the knowledge, and the heart to implement this vision for the benefit of the Crestview neighborhood and the City of Austin and will remain the lifetime owner, manager, and service provider for the affordable homes and Learning Center. We designed the site to achieve the following goals:

- **CREATIVE COMMUNITY DEVELOPMENT** - We will create an exciting and special sense of place through architectural design, public art, and creative placemaking.
- **AMENITY- RICH GREEN SPACE** - Our aim is to balance but maximize amenity-rich green space with density appropriate for a TOD.
- **HIGH IMPACT SERVICES** - We will design the Learning Center and related high impact community services as the front door/welcome mat to the community.
- **FAMILY FRIENDLY** - 50% of homes will offer 2 and 3 bedrooms to accommodate larger families
- **NEIGHBORHOOD ORIENTATION** - We will create a natural and community-oriented buffer for single family homes along Ryan Drive.
- **CONNECTIVITY** - We seek to minimize car traffic on Ryan Drive and through the site while enhancing and inviting connectivity with walkways and bike lanes.
- **SUSTAINIBILITY** - We will design and build the homes and Learning Center to Austin Energy Green Building standards, with planned solar and other green features .



# SITE PLAN

	Eff	1br	2br	3br	Total
Affordable units	13	42	84	21	160
Market units	15	90	50	5	160
Total units	28	132	134	26	320
Park	1.49 acres				
Learning Center	7,678 SF				
Net Rentable Area	271,265 SF				





# The Heart of our Concept

## THE LEARNING CENTER + THE PARK



**THE LEARNING CENTER (7,678 SF)** is designed to be the front door to Crestview Plaza. The front faces the corner of Justin and Ryan and welcomes the community, beckoning passersby to enter. The green roof acts as an extension to the park by wrapping the center like the crest of a wave. This state of the art Learning Center will offer the following services by Foundation Communities:

- free afterschool and summer programs for kids;
- healthy food pantry for residents and the community;
- educational, financial, and health-oriented classes for adults;
- flex space for community meetings, art galleries, and other types of classes.

**THE PARK (1.49 Acres)** is envisioned as an amenity-rich natural play space for kids and adults of all ages and abilities. Every aspect will be designed with inclusion, flexibility, and nature in mind -- from active sports to creative play to quiet, reflective spaces. Features will include:

- a dramatic 2-story berm connecting to the Learning Center green roof, designed for playing or relaxing;
- flexible green space for community art, music, dance, and theatre performances;
- creative play structures for youth of all ages;
- space for food trucks, health fairs, and farmers markets;
- shaded meandering pathways, a multi-use trail, and a festive promenade between the buildings connecting Ryan Drive to the Cap Metro transit plaza;
- and a separate fenced dog park along the "Ryan Strip."

# 45+ years of AFFORDABILITY + SERVICES

# of units	Affordability	Rents				Annual Income 4 Person Household
		Eff	1BR	2BR	3BR	
16 units	30% MFI	\$513	\$549	\$659	\$761	\$29,280
80 units	50% MFI	\$855	\$915	\$1,098	\$1,269	\$48,800
64 units	60% MFI	\$1,026	\$1,098	\$1,318	\$1,523	\$58,560
160 units						



Crestview Plaza, a mixed-income and family-oriented community, will include 320 homes for rent, half of which will be tax credit rent-restricted for at least 45 years. The rent-restricted homes will be affordable for households at or below 60%, 50%, and 30% MFI. Foundation Communities will remain the long-term owner, manager and service provider for the 160 affordable homes and Ardent Residential will develop the 160 market rate apartments.



Not only are Foundation Communities' mission and experience aligned with the City's Strategic Housing Blueprint, but our track record shows that we are the ideal developer for this signature City project for the following reasons:

- We are an Austin nonprofit, developing affordable housing in our community for 30 years and are the largest private provider of affordable housing in Austin, serving over 7,000 residents across 22 communities.
- We provide beautifully designed, energy efficient homes and free on-site services for thousands of Austin families with kids, as well as veterans, seniors, and people with disabilities. Our innovative, proven model empowers our residents and neighbors to achieve educational success, financial stability, and healthier lifestyles.
- We are the lifetime owner, property manager, and service provider for our 22 Austin communities—this means we're in it for the long haul. In short, we care deeply about our community and will do everything we can to create housing where families succeed.







## **Lavoro Proposal for 6909 Ryan Drive: Equitable Transit-Oriented Development**

The redevelopment of 6909 Ryan Drive offers a unique opportunity for the City of Austin to promote mixed-income housing adjacent to the Crestview MetroRail Station in a manner that is thoughtful, sustainable, and consistent with Austin's values.

Our proposed project will provide attainable housing for a wide range of incomes, increase the open space in a park-deficient area, offer flexible creative space for the community, and improve connectivity surrounding the transit stop. Furthermore, this program will be completed without the use of federal tax credits or public subsidies, thereby offering certainty of execution and speed to market.

### **Overview**

Our proposal consists of 331 total units, with a mixture of one, two, and three-bedroom apartments, that will restrict 51% of the units (169) to tenants making below 60% of the Area Median Family Income ("AMI"). Within this portion of restricted units, we will provide deeper levels of affordability as follows: 20% of the units (67) will be at 60% AMI, 25% of the units (84) will be at 50% AMI, and 5% of the units (18) will be at 30% AMI. The remaining 49% of the project will be at market rate.

The project will be a 5-story wrap product, with the parking garage located towards the northern end of the site to allow for streetscape that integrates with the Crestview neighborhood. The development program is designed with sustainability in mind and will include a number of green

Unit Mix by Affordability Type			
Description	Number of Units	Square Feet	% of Total
30% AMI	18	15,908	5.4%
50% AMI	84	75,467	25.4%
60% AMI	67	60,880	20.2%
Market-Rate	162	145,534	48.9%
<b>TOTAL MARKET-RATE</b>	<b>162</b>	<b>145,534</b>	<b>48.9%</b>
<b>TOTAL AFFORDABLE</b>	<b>169</b>	<b>152,254</b>	<b>51.1%</b>
<b>OVERALL TOTAL</b>	<b>331</b>	<b>297,788</b>	<b>100.0%</b>







features to achieve AEGB certification, including a roof top garden. This garden will not only promote an eco-friendly environment for the community, but will also play a role in the planned programming for the community through its participation in a reoccurring farmers market in the open space that is provided. We have designed 1.43 acres of public open space on the eastern side of the site to provide much needed parkland to the local community, as well as another 1 acre of paved fire lanes, sidewalks, and non-parkland open space across the site. In addition, the open space will have several key functional elements such as Wi-Fi hotspots on light poles, abundant trees, a playscape area for children, a stage that can be used for concerts and outdoor classes, and a dog park.

We are locating 7,300 square feet of community space on the southeastern corner of the site to be a welcoming focal point and “front door” to the project. This space will be designed with flexibility in mind to adapt for the changing needs of the community, including movable partitions and furniture, as well as a patio and trellis that integrates into the public open space. We will partner with local firms, both for profit and non-profit, to program the space with events and services that benefit the community, such as job fairs, art exhibits, and meeting space.

Connectivity is an important aspect of this redevelopment, so we created pathways to reach the Crestview Station from the south without having to access Lamar Blvd, including a grass pave fire lane that surrounds the property. Additionally, we incorporated the suggested 20' easement on the northern portion of the site to accommodate Capital Metro’s future growth at the Crestview Station. Extensive transit plaza upgrades are planned to integrate with the site with the station, and we aim to be an active participant in the TEMPO program to showcase local art installations along highly visible areas to increase exposure.



Proposed Land Uses		
Description	Square Feet	Acres
Residential Use	66,989	1.538
Parking (408 spaces in garage wrapped by building)	24,600	0.565
Interior Courtyards	17,040	0.391
Commercial / Community Use	7,300	0.168
Open / Green Space	62,539	1.435
Other (private yards, landscape, sidewalk, etc.)	61,532	1.413
<b>Total</b>	<b>240,000</b>	<b>5.510</b>

### Project Team

The team that will execute on this vision is fully integrated, well capitalized, and has experience working together. We also have expertise within the submarket and our principals have strong ties to this community. Lavoro is a real estate investment and development firm with an exclusive focus on affordable and workforce housing. Our platform has a long-term approach to investments and therefore we look for opportunities to partner with the communities in which we operate. Lavoro is wholly-owned by Trinsic Residential Group, LP, and therefore we leverage all Trinsic resources, including in-house general contractors, development experience, asset management experience, and compliance expertise. GFF is an award-winning, multi-disciplinary architecture firm several competencies in-house, including landscaping and interior design. We have also partnered with Avenue5 for third-party property management on assets across the country; they manage a substantial portfolio of affordable properties and have an internal compliance department. Furthermore, Avenue5 has extensive experience creating affirmative marketing plans to ensure that all groups are aware of the housing opportunity.

Lavoro's principals are deeply committed to increasing and preserving affordable and workforce housing; collectively the principals have acquired or developed over 11,000 affordable and workforce housing units, including low income housing tax credit ("LIHTC") projects, mixed-income projects utilizing public/private venture structures, and conventional workforce housing projects. Furthermore, the Lavoro team is dedicated to the core values of integrity, quality, community, and ingenuity.

### Site Plan

Please see the following page for the proposed site plan.

### Summary

The Ryan Drive redevelopment is an excellent opportunity to improve the quality of long-term attainable housing in Central Austin in a manner that thoughtfully engages with the local community. The Lavoro team has the experience, expertise, and commitment needed to become a development partner for the City of Austin on this site. Our team is fully-integrated and brings an incredibly strong track record of success that will offer certainty of execution without the use of federal tax credits or public subsidies. We are genuinely excited about working with the City of Austin to deliver on our vision for this redevelopment.





## Site Plan





## PLAN OVERVIEW

The McCormack Baron Salazar team is pleased to present our proposal for the 5.5-acre Ryan Drive site. Our plan has been carefully crafted to incorporate the community's goals and objectives and build upon the conceptual design work that has already been vetted by the public.

Our project includes a 303-unit building surrounded by a 1.94-acre ring of landscaped public open space that welcomes the neighborhood onto the site to enjoy the new park and access the adjacent Crestview Station. Residents will benefit from two interior landscaped courtyards and a concealed parking structure which provides 285 parking spaces. With 50% affordable units and 62% 2- and 3-bedroom units, this project fills a unique void in the local marketplace with the proposed family-friendly mixed-income community.

## DESIGN PRINCIPLES

- » Provide a public front on all sides of the building facing a ring of public open spaces
- » Maximize connectivity between residential neighborhoods, bikeways, and transit
- » Use public art to activate pedestrian street frontage at community-oriented commercial space, protected bike lane, and entrance to park/train station
- » Limit building height to 4-stories to mediate between existing single-family neighborhood and future high-density corridor development and employ open space to provide compatibility with adjacent neighborhoods



**303 TOTAL UNITS**  
**50% AFFORDABLE**  
AT 50-60% MFI

**FAMILY-FRIENDLY**  
**62% 2 & 3 BEDROOM UNITS**  
**1.94 ACRES PUBLIC OPEN SPACE**

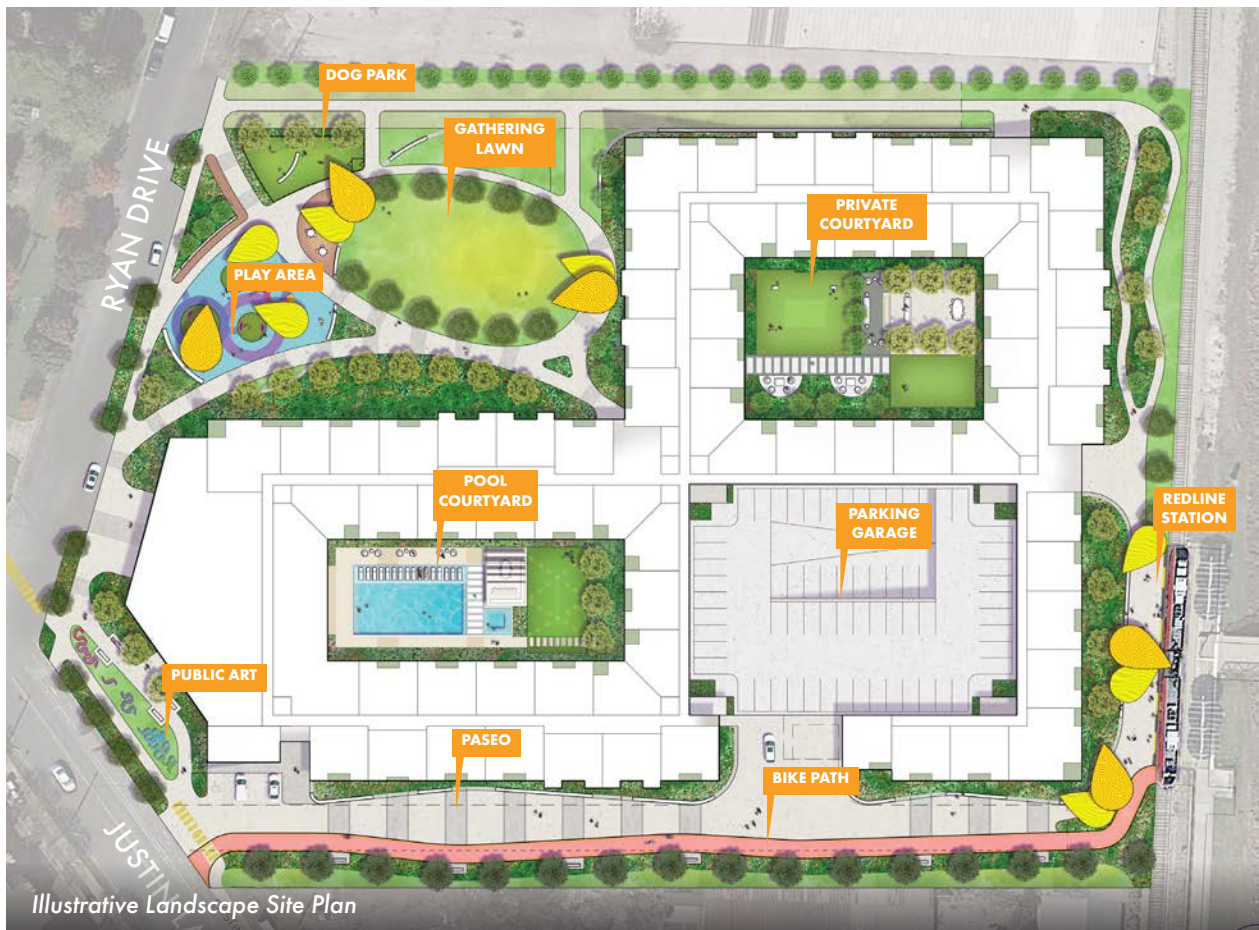


## OPEN SPACE & AMENITIES

Our preliminary site design for the project offers a variety of open space areas intended for the use of residents and members of the nearby neighborhoods. The project includes 1.94 total acres of publicly-accessible open space, anchored by a park facing the Crestview neighborhood that includes a playground, activity lawn, and dog park. Architectural shading elements and trees provide summer comfort for seating and play areas.

The transit plaza is a signature open space element of the project, providing an expansion of the Crestview Station so that the Red Line commuter line may be accessed from both sides of the track. Design elements, such as urban swings and bicycle storage and fix-it stations, encourage people to engage with the plaza area. An architecturally-significant transit canopy that is visible from Justin Lane creates additional visual interest and assists with wayfinding to the transit plaza.

In addition to the site features provided for the shared use of residents and nearby neighborhoods, the building includes two courtyards for residents of the building. The pool courtyard connects directly to the building's fitness center and a second courtyard includes a series of small to medium outdoor gathering areas flexible enough to serve as respite areas for one to two residents or for small gatherings and barbecues.





## OTHER COMMUNITY BENEFITS

### *Sustainable Design*

Sustainability is an essential component of creating long-term, stable, resilient communities and we are dedicated to making an environmentally minded difference in the communities we serve. In alignment with the City of Austin's sustainability goals for municipal projects, we have set a goal of a 3-star AEGB and LEED Silver rating, or better.

### *Commercial Space*

Our plan provides for 7,350 square feet of commercial space, which we view as an investment in the fabric of the community—a place to help small businesses and service organizations take root by providing below market rent and other assistance that will enable them to grow their enterprises. This space will also act as the hub for community sharing of information, to provide platforms and access for community members to market and receive services that make stability and thriving accessible.

### *Public Art*

We fully embrace Austin's Art in Public Places program and have worked with similar programs across the country to bring additional cultural, social, and economic value to our communities. Our plan for the Ryan Drive site identifies four highly visible installation locations that would be ideal for signature public art pieces: the intersection of Ryan Drive and Justin Lane, within the public park, at the transit plaza, and along the pedestrian paseo leading to transit plaza.



*View of the paseo on the south side of building facing transit plaza and Crestview Station*

### *Connectivity*

The site layout provides two access points to the transit plaza: the northern edge of the site includes a landscaped and lighted path that will be particularly useful for nearby residents in the Crestview and Brentwood neighborhoods accessing the transit plaza, and the southern edge of the site is designed as a larger paseo, including a dedicated bike track connecting the Justin Lane bikeway with the Crestview Station and proposed future Red Line Parkway.

### *Resident Services*

Our valued non-profit partner, Urban Strategies, is prepared to offer an array of programs and services that will be customized to meet the needs of the residents. They have over 40 years of experience in the design and implementation of equitable place-based human capital development strategies and regularly work with local government officials, developers, property managers, housing authorities, and other stakeholders to build comprehensive plans around neighborhood conditions and human service needs.

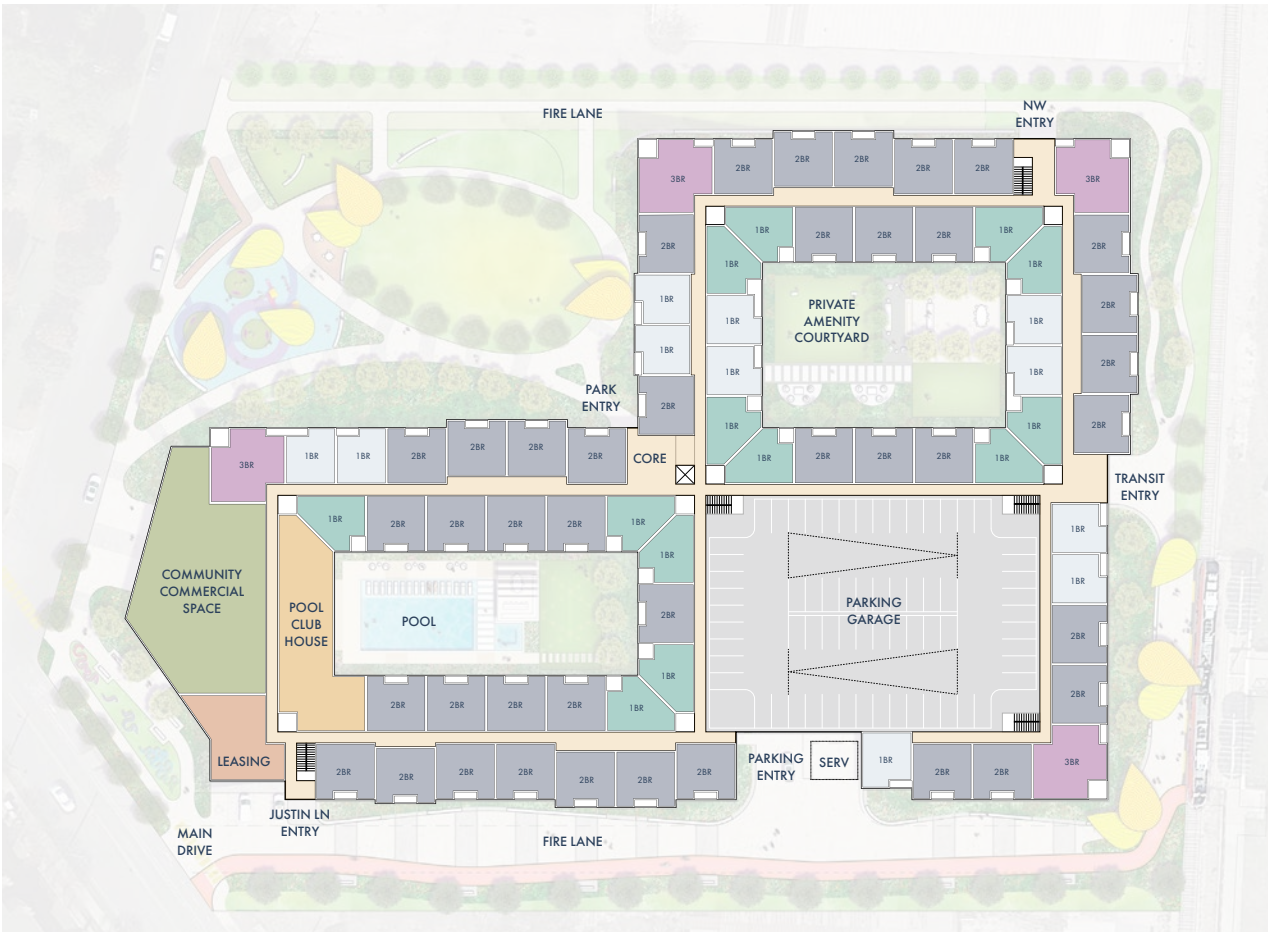
HOUSING, AFFORDABILITY, & AFFIRMATIVE MARKETING

McCormack Baron Salazar’s mission is to transform places into communities where all people can thrive and we view the Ryan Drive property as an ideal location for a socially-impactful development that increases equity and opportunity for the citizens of Austin. Of the 303 new rental units provided in our proposed building, 50% are affordable (to 60% Median Family Income--MFI), enabling families and critical frontline workers to live comfortably in a

city that is becoming increasingly unaffordable. These units will have a land use restriction in place that ensures affordability for 50 years, with the intent to maintain affordability in perpetuity. While the rent for the remainder of the units are not legally restricted, these apartments will be available at prices that are slightly below the prevailing market rents on comparable properties in the market, which is currently estimated to be 75% MFI. Affordable and market rate units will be indistinguishable and evenly distributed

throughout the property and all residents will experience the same finishes, amenities, and attentive customer service.

Formal marketing efforts will begin early in the process and staff are well-trained to ensure that Fair Housing requirements are maintained at all times. The marketing campaign will be designed to reach the widest audience possible utilizing using both online tools, local publications, and direct neighborhood outreach.



Unit Mix			
Type	Size (square feet)	#	%
1-Bedroom	762	50	16.5%
1-Bedroom	846	61	20.1%
2-Bedroom	912	173	57.1%
3-Bedroom	1,360	19	6.3%
TOTAL		303	

- » 152 affordable multifamily rental units including:
  - » 24 1-Bedroom units; 34 2-Bedroom units; and 3 3-Bedroom units at 50% MFI
  - » 32 1-Bedroom units; 52 2-Bedroom units; and 7 3-bedroom units at 60% MFI
- » Affordable units evenly distributed throughout types and areas of the building
- » 10% of units mobility accessible



# Ryan Drive Apartments Public Information Packet

The NRP Group is proud to propose a 300-unit affordable housing community on the City owned 6909 Ryan Drive property.

Ryan Drive Apartments will be a 300-unit affordable housing development that will be targeted for working families, individuals, and seniors. All units will be income and rent restricted between 30%-70% of the Area Median Family Income (MFI) and below for a minimum of 40 years. Unit types will consist of 1, 2, 3, and 4 bedrooms.

The proposed development will consist of one five story “wrap” style building that will consist of a +/- 415 space parking garage.

+/- 7,000 square feet of community commercial space will sit on the front corner off the main entrance. This will be used for community programming, art exhibits, small business, and other community needs.

1.25 acres of open space will sit in front of the development. More specific uses, such as a dog park, can be incorporated after further comment from the community.

Access on both sides of the building will lead to a transit plaza at Crestview Station.



*Proposed site plan. See Appendix A for enlarged*



*Rendering of proposed project. Facing north from Justin Lane*

## Development Overview

### Unit Mix & Affordability

	30% AMI	50% AMI	60% AMI	70% AMI	Total
1 Bedroom	1	1	7	3	12
2 Bedroom	12	6	72	30	120
3 Bedroom	13	6	80	33	132
4 Bedroom	4	2	21	9	36
<b>Total</b>	<b>30</b>	<b>15</b>	<b>180</b>	<b>75</b>	<b>300</b>

### Project Metrics

Units	300
Open Space	+/- 1.25 acres
Parking	415
Community Commercial/Retail	+/- 7,000 SF
Leasing/Community Center	+/- 3,000 SF
Height	5 stories
Total Residential Building GSF	365,000
Overall Density	+/- 55 units per acre

### Unit Sizes

1 Bedroom 1 Bath	656
2 Bedroom 2 Bath	902
3 Bedroom 2 Bath	1055
4 Bedroom 2 Bath	1304



## Proposed Renderings



*Looking North from Ryan Drive toward public plaza and building entrance*



*Looking West at transit plaza and back of building*



# Public Information Notice

The City of Austin, Austin Power, Austin Parks Department, Capital Metro, and Ojala Partners are working together to redevelop the site known as 6909 Ryan Drive. The site is currently used as a storage and parking facility for Austin Power. The City believes the land is currently not in its highest and best use, and opening the site to redevelopment will unlock many public benefits. This development is the result of nearly a decade of studies, public comment, neighborhood feedback, and careful planning.



The Project will be primarily composed of 350 apartment homes, community space, and a public park. A majority of the homes will be larger than the typical apartment and reserved for families and households earnings less than the Austin median income. In other words, these units will primarily serve working families with annual incomes at or around \$60,000. The land will remain in city ownership, and construction will happen through a partnership with a private developer.

If you are a neighbor, stakeholder, business owner, visual artist, or future resident please reach out to Ojala at [Community@OjalaHoldings.com](mailto:Community@OjalaHoldings.com), or the [CITY DEPARTMENT] at [CITY DEVELOPMENT EMAIL] to express your interest.

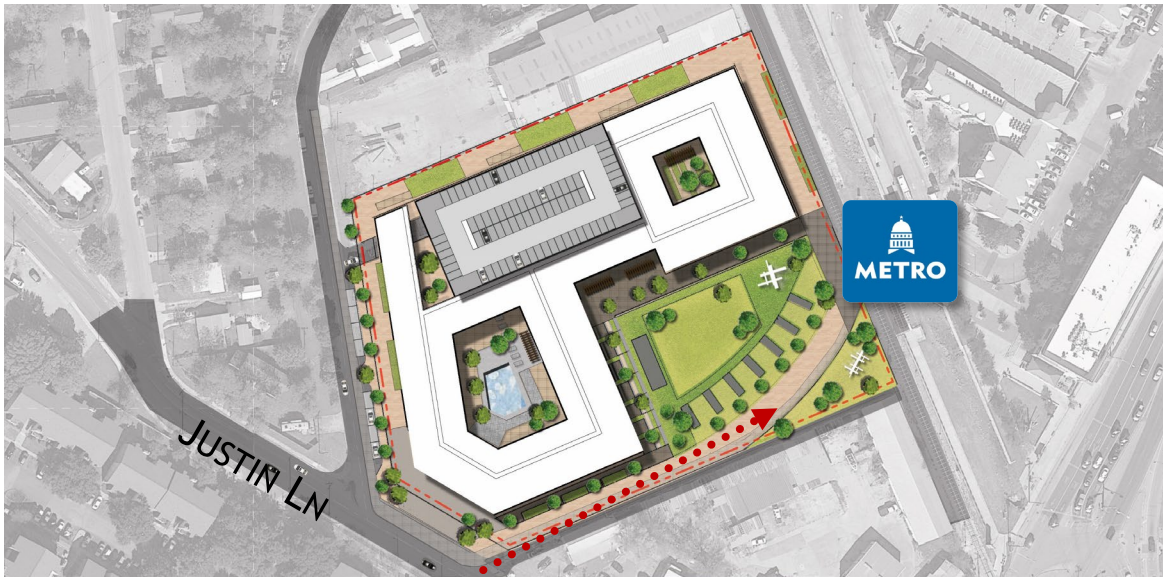


Ojala  
Partners



# Public Information Notice

The 350 residential units will include several units designed for “Live-Work” spaces that will allow local artists or small business owners to have a place to market and meet clients, providing alongside quality housing. The development will also include 1.25 acres of public park space that will encourage use of the Crestview Cap Metro Station, with new pedestrian and bike access to the station added to allow travel from Justin Lane. The park space will have several dynamic areas, that can allow for public music, farmer and artisan markets, and outdoor community gatherings, plus bicycle parking.



The development will feature a parking garage with over 500 spaces, ensuring the users have more than ample parking to avoid any issues with street parking in the neighborhood. The garage will be wrapped inside the development (seen above), thus limiting its visibility.



Ojala  
Partners

## Key Facts & Info

<b>Total Amount of Affordable Housing Provided</b>	350 units, 280 of which are income-restricted. 35 will serve families earning 30% of MFI, 35 at 50% MFI, and 210 at 60% MFI. 70 are available without income restrictions (market-rate units)
<b>Affordable Unit Locations</b>	There are no specific “affordable units,” i.e. any family can live in any unit at any time, and lower-income families will not be clustered together or sent into specific units
<b>Size of Units Available</b>	The Development will have a larger portion of family-sized units than typical apartment complexes. 140 units will have 2 bedrooms, while 70 will have 3 bedrooms, for a 60% mix of larger units. The average unit size will be 860 s.f., with family units averaging 1025 s.f.
<b>Affordability Length</b>	The affordability covenants will ensure affordable housing remains at this location for <u>at least 40 years</u> . Additionally, the land and buildings will be owned by a public entity
<b>Non-Residential Areas</b>	In addition to the public park, the development will also feature 7,000 sq. ft of commercial space for artists and small businesses, through “Live-Work” units, that will be oriented to the Park
<b>Marketing</b>	To reach working families, the Partnership will affirmatively and proactively market to large nearby employers to ensure local families are aware of the rent-restricted units, as well as to local schools and grocery stores where families are likely to be found
<b>Community Benefits</b>	In addition to the rent-restricted units, the Development will also include the construction of a 1.25 acre urban park to increase community involvement around the CapMetro station and host outdoor community events.
<b>Open Space</b>	The Park and Open Space area will be constructed to increase the ease of access to the Crestview CapMetro station, including new access from the South along Ryan/Justin Lane for a new accessible connection
<b>Parking</b>	The Development will feature a 5-to-6 story parking garage hidden from view behind the apartments, featuring over 530 parking spots



# Frequently Asked Questions

## How can I apply to live here?

- Unfortunately nothing gets built overnight, so you'll need to wait a little while! We are looking forward to delivering our first homes in 2024.

## How did this Development come to be?

- The Austin City Council passed a resolution in 2013 on the Ryan Drive site, requesting that City Staff explore redeveloping the site for housing and park space. This kicked off an eight-year process of studies, community feedback, and eventually an RFP to select a development partner. Many qualified housing developers responded to this RFP and in 2021, the City selected Ojala as its private sector partner.

## Who is Ojala?

- Ojala is a Texas-based housing developer that has created over 5,000 units of affordable and workforce housing across Texas and has deep experience with a variety of forward-thinking and ambitious housing developments like this one.

## Are People being relocated?

- No relocation of any residents or homes will occur during the project. There is no existing housing involved with this project.

## What about the public park?

- A public park will take up over 20% of the site, which will be available for everyone, not just residents of the housing. The park will be constructed to increase the access and enjoyment at the Crestview CapMetro Station.

## How many homes are being built?

- 350 homes are planned for the development, eighty-percent of which will be income-restricted to ensure the housing remains affordable and to prevent housing costs from rising further in the area

## Will this affect the Crestview Capital Metro Station?

- No outages of service are expected at the Crestview Station as a result of the redevelopment. A primary goal of the development is actually to make the Crestview Station more accessible.

## Who should I contact with questions?

- Once construction has begun, Ojala Partners as the Development Partner should be contacted.

## Who is paying for all of this?

- The City of Austin is partnering with a Private Developer, Ojala, to complete this proposed development. There is very little public cost associated with these improvements, and in fact Austin Power was compensated for contributing its land. The primary subsidy for the affordable housing will come from a Federal program known as the Housing Tax Credit, which is the largest affordable housing development subsidy in the nation.