

Rebekah Baines Johnson Center

Chapter 26

Parks and Recreation Board

Land, Facilities & Programs Subcommittee

October 9th, 2017



Rebekah Baines Johnson Center

Chapter 26

Texas Parks & Wildlife Code

Chapter 26, Section 26.001

A [city] department... may not approve any program or project that requires the use or taking of any public land designated and used... as a park, recreation area, scientific area, wildlife refuge, or historic site... unless [it is determined that]:

- There is no feasible and prudent alternative to the use or take of such land; and
- The program or project includes all reasonable planning to minimize harm to the land, as a park, recreation area, scientific area, wildlife refuge, or historic site, resulting from the use or taking.

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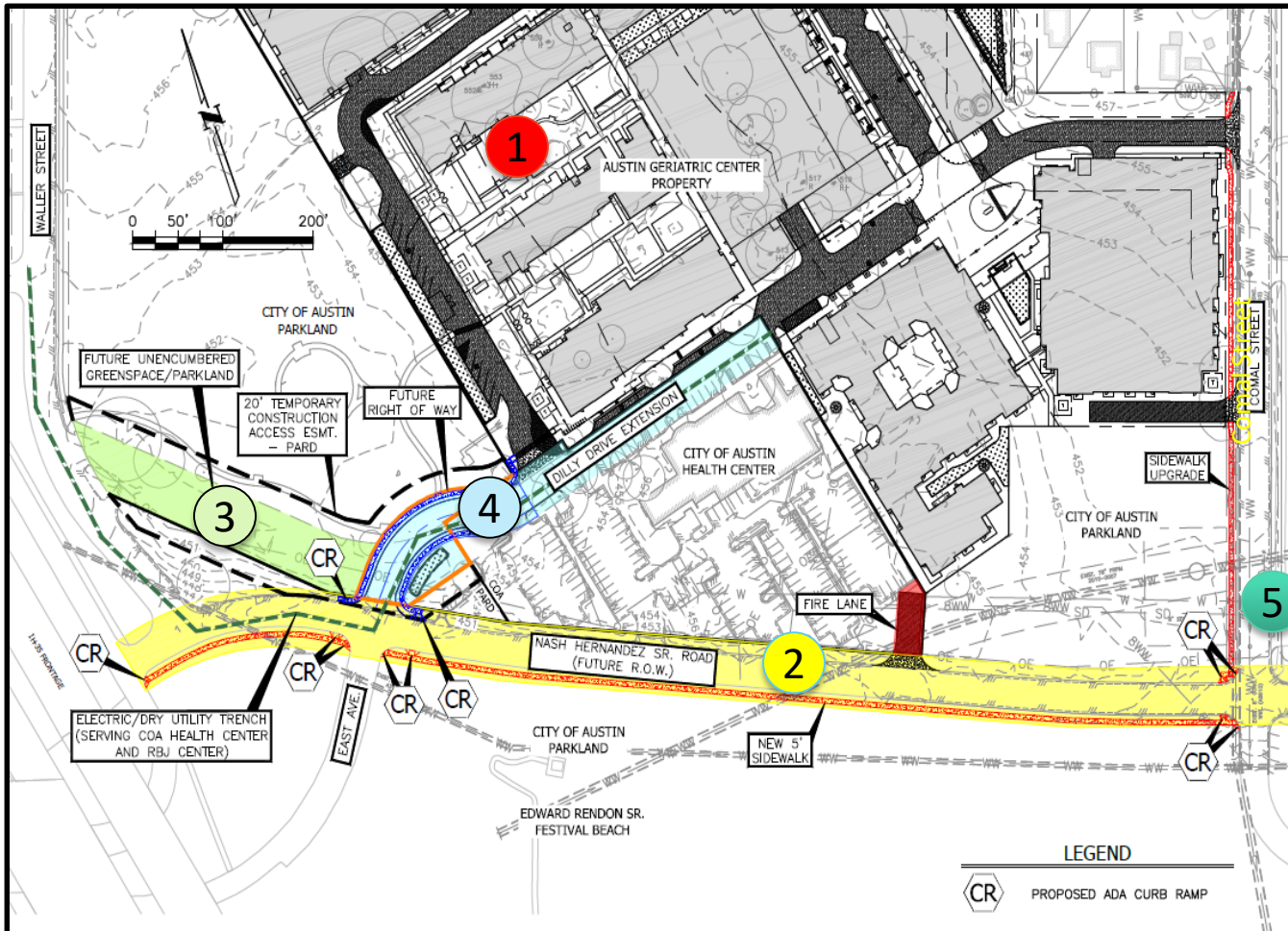
Existing Conditions



- 1 RBJ Center: 250 affordable units for seniors.
- 2 Austin Public Health (APH) Department.
- 3 Existing driveway to RBJ/APH site constructed on an access easement held by Austin Geriatric Center (AGC).
- 4 Nash Hernandez Sr. Rd, dedicated as parkland in a 1985 ordinance.
- 5 Edward Rendon Sr. Metro Park at Festival Beach.

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Change of Use



- 1** RBJ Center:
 - Renovate 250 affordable units for seniors.
 - Construct 250 affordable units for seniors.
 - 502 market rate units.
- 2** Nash Hernandez Sr. Rd
 - Dedicate as public right-of-way.
 - Move parallel parking to south side.
 - Construct sidewalk on south side.
 - Install dry utilities to RBJ/APH site in ROW.
- 3** Unencumbered Parkland
 - AGC to release existing driveway easement.
 - Demo existing driveway, grade and reseed.
- 4** Public ROW to Construct an access road across from East Ave.
- 5** Comal Street Sidewalk & ADA ramps.

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Nash Hernandez Sr. Road



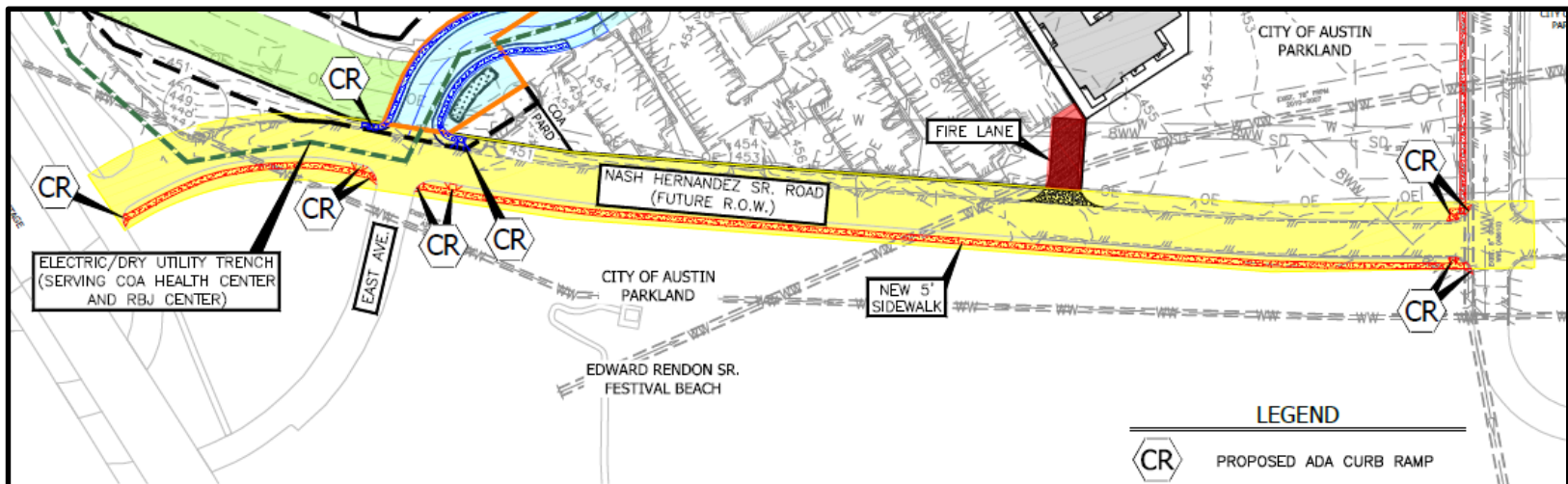
Nash Hernandez Sr. Rd – Dedication as Public ROW

- Dedicate +/-77,825 square feet Nash Hernandez Sr. Rd as public right-of-way to ensure access to the fire lane on the south side of the RBJ/APH property and to provide access for dry utilities to feed RBJ and APH buildings.
 - **Area of Parkland Needed for Permanent Use is +/-77,825 square feet.**
- The ROW will be 60' wide and extend from Waller St. to Comal St.

Utilities: Utilities to the site to service RBJ and APH be installed in the ROW of Nash Hernandez and the East Ave. Driveway extension.

Sidewalks & ADA Curb Ramps (CR)

- Sidewalks will be constructed between I-35 frontage road and Comal in the ROW on the south side of Nash Hernandez Sr. Rd.
- ADA curb ramps will be installed (CR) at all intersections.
- Sidewalks will be constructed adjacent to parkland on the west side of Comal.





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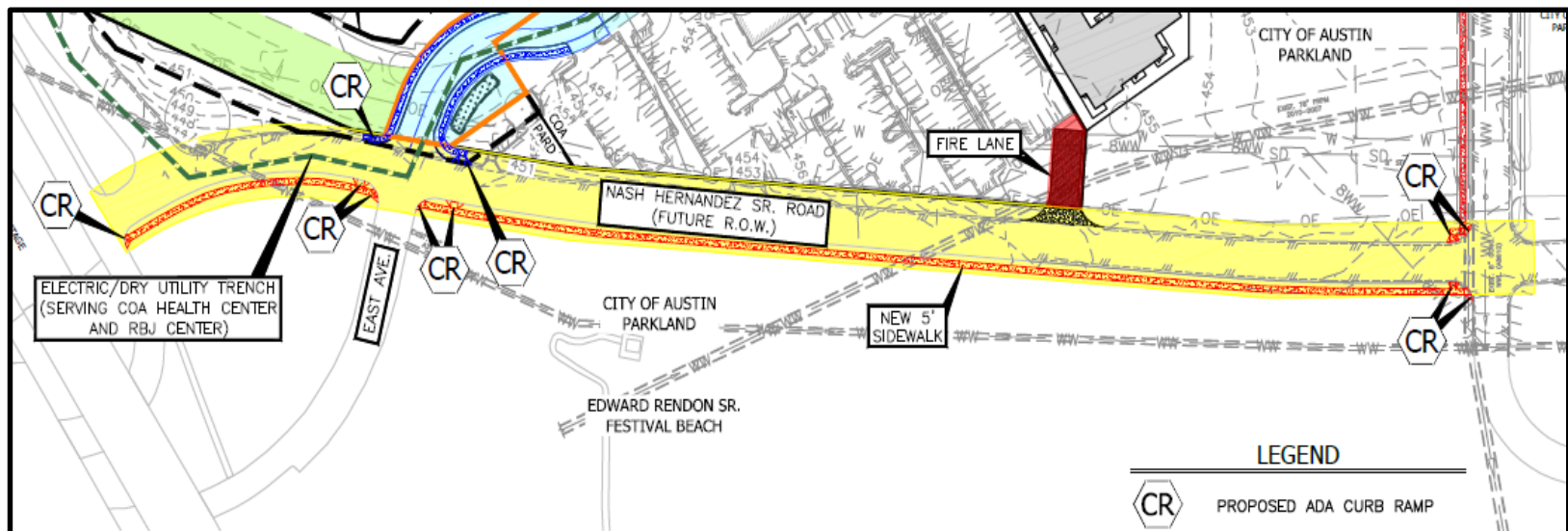
Nash Hernandez Sr. Road

Finding – Nash Hernandez Sr. Road

Change of use from park road to public right-of-way

There is no feasible or prudent alternative to dedicating +/-77,825 sq. ft. of Nash Hernandez Sr. Road between Waller Street and Comal Street as public right-of-way in order to:

- Provide permanent public access to the fire lane to the RBJ/APH site.
- Provide public ROW to install dry utilities to the RBJ and APH buildings.





Rebekah Baines Johnson Center Public ROW Access & Parkland Mitigation

AGC to release existing driveway easement

- Estimated value of land is \$830,000.

Driveway into unencumbered parkland

- Demo driveway then grade and reseed to create +/-18,443 square feet of unencumbered parkland.

New public access road

- Sidewalks and ADA curb ramps will be installed.

Utilities




- Trench and install dry utilities in the ROW of the public access road to service both the RBJ and APH sites.

Permanent use of parkland

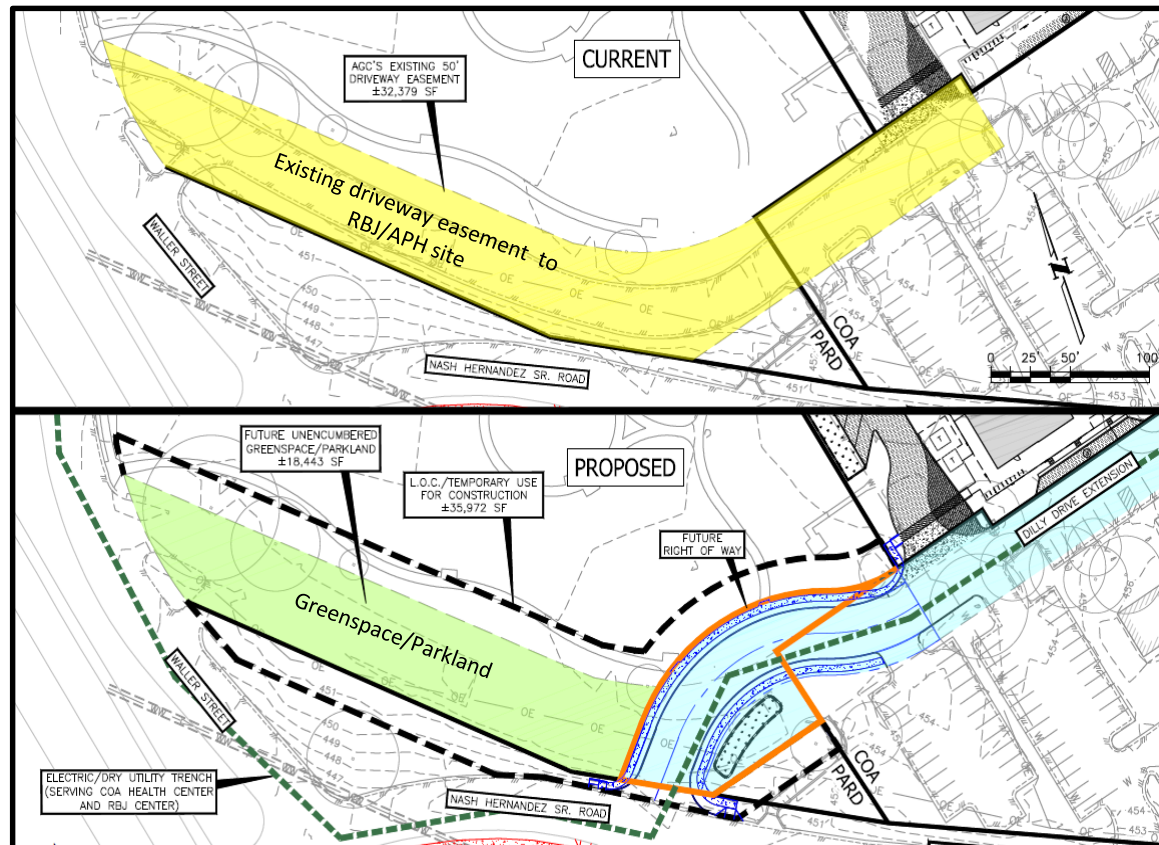
- Dedicated +/-9,232 sq. ft. of public ROW on parkland for a public access road to the RBJ and APH site.

Temporary use of parkland

- This indicates the boundary of the limits of construction. It will require the temporary use of +/-35,972 sq. ft. of parkland to stage and conduct construction activities to restore parkland and build the roadway.

	Area of Parkland Restoration	±18,443 sq. ft.
	Area of Parkland - Permanent Use	±9,232 sq. ft.
	Area of Parkland - Temporary Use*	±35,972 sq. ft.

* Temporary use not to exceed 90 days on parkland.



Rebekah Baines Johnson Center Public ROW Access - Finding

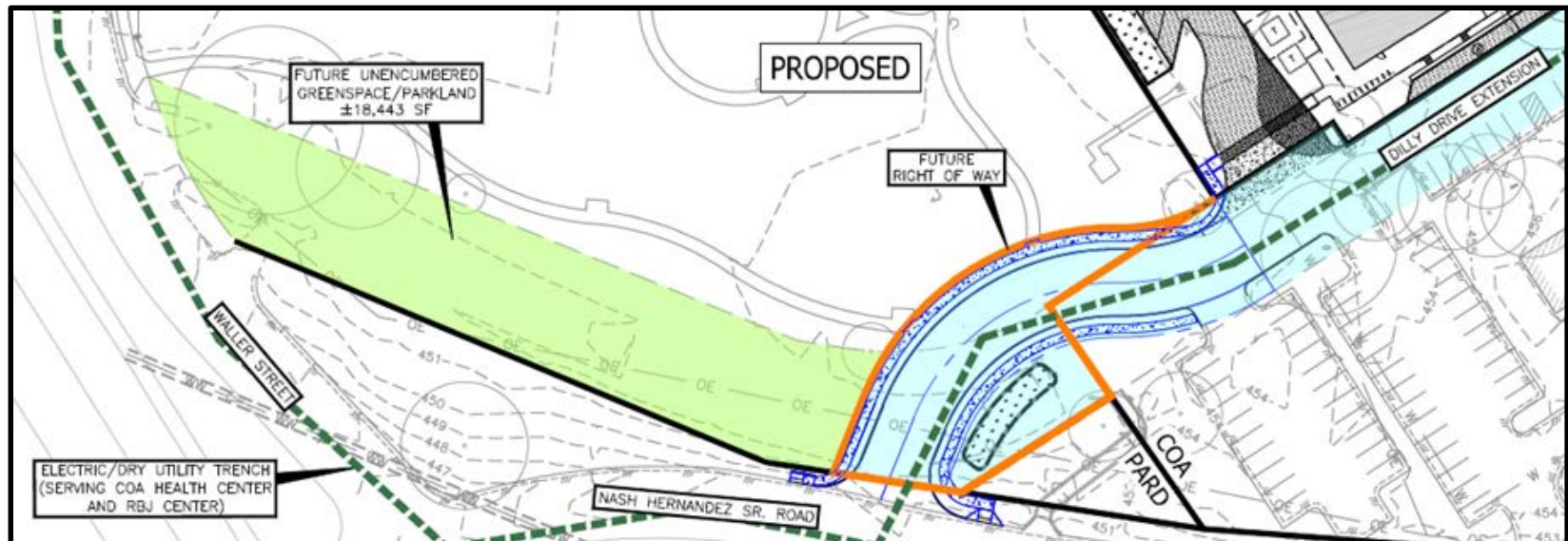


Finding – Construction of access road to RBJ and APH site

Change of use from park land to public ROW

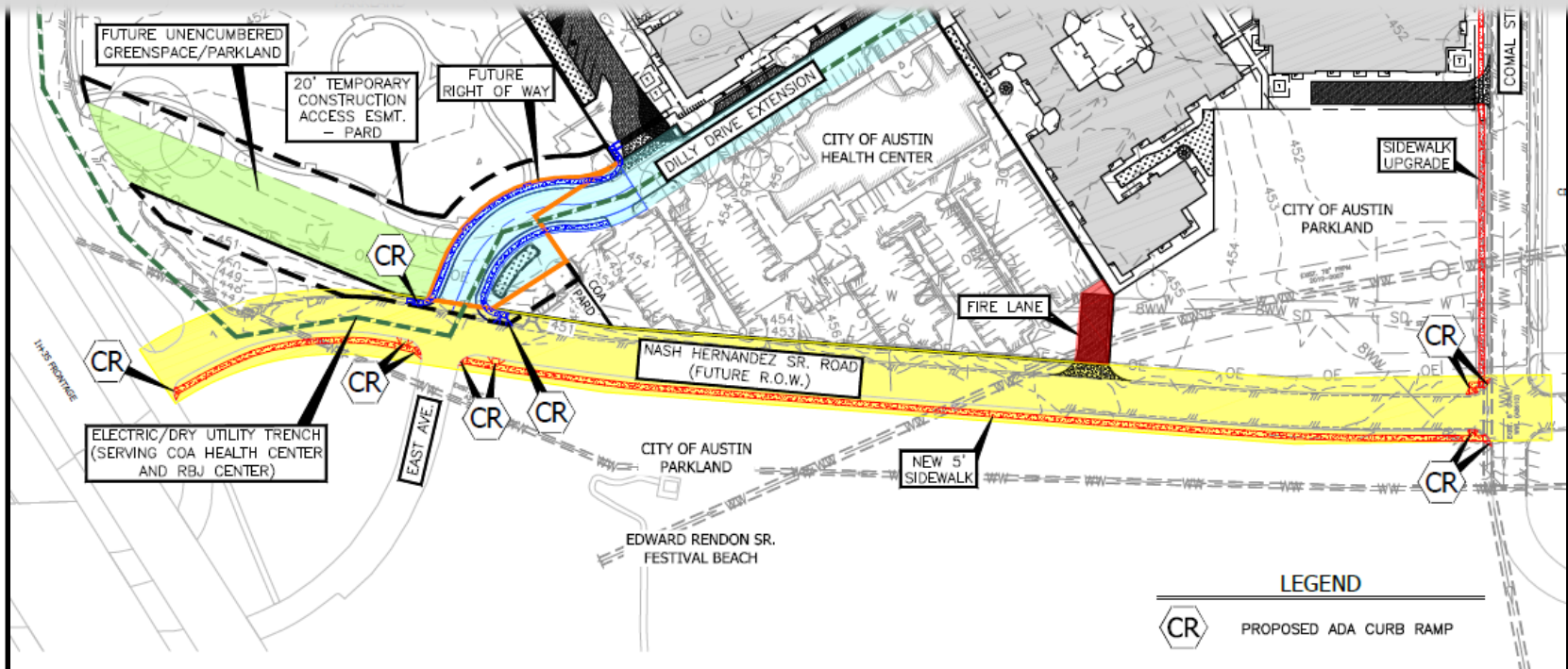
There is no feasible or prudent alternative to dedicating +/-9,232 square feet of Edward Rendon Sr. Metro Park as public ROW in order to:

- Provide public access to the Rebekah Baines Johnson and Austin Public Health's campuses.
- Install dry utilities to service both Rebekah Baines Johnson and Austin Public Health's campuses.



Rebekah Baines Johnson Center Parkland Mitigation Cost Summary

MITIGATIONS - SUMMARY OF COSTS			
Item	Description	Notes	Total Cost
1	Dilly Drive Extension	Construction of public right of way, sidewalks, ADA curb ramps, water quality/rain garden	\$500,000
2	Park Restoration	Construction of +/-18,443 sq. ft. of new greenspace (demo & reseeding)	\$100,000
3	Sidewalk along S. Nash Hernandez Senior Road	Construction of +/-1,200 l.f. of new sidewalk & ADA curb ramps	\$144,000
4	Sidewalk along W. Comal Street	Construction of +/-240 l.f. of new sidewalk & ADA curb ramps	\$30,000
5	Parkland land value	Value of +/-18,443 sq. ft. parkland released from driveway access easement	\$830,893
Total Mitigation			\$1,604,893
*Total costs contain hard and soft cost estimates			



Rebekah Baines Johnson Center Recommendation

Request

Recommend Parkland Mitigation Value of \$1,604,893, comprised of the following:

- Convert 18,000 sq. ft. of existing driveway to greenspace, resulting in contiguous usable park space.
- Allow Austin Transportation Department (ATD) and Public Works Department (PWD) to manage traffic circulation on Nash Hernandez Sr. Rd.
- Improve pedestrian circulation to parkland and provide water quality.