

Rebekah Baines Johnson Center

Chapter 26

Parks and Recreation Board

October 24th, 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.

Rebekah Baines Johnson Center

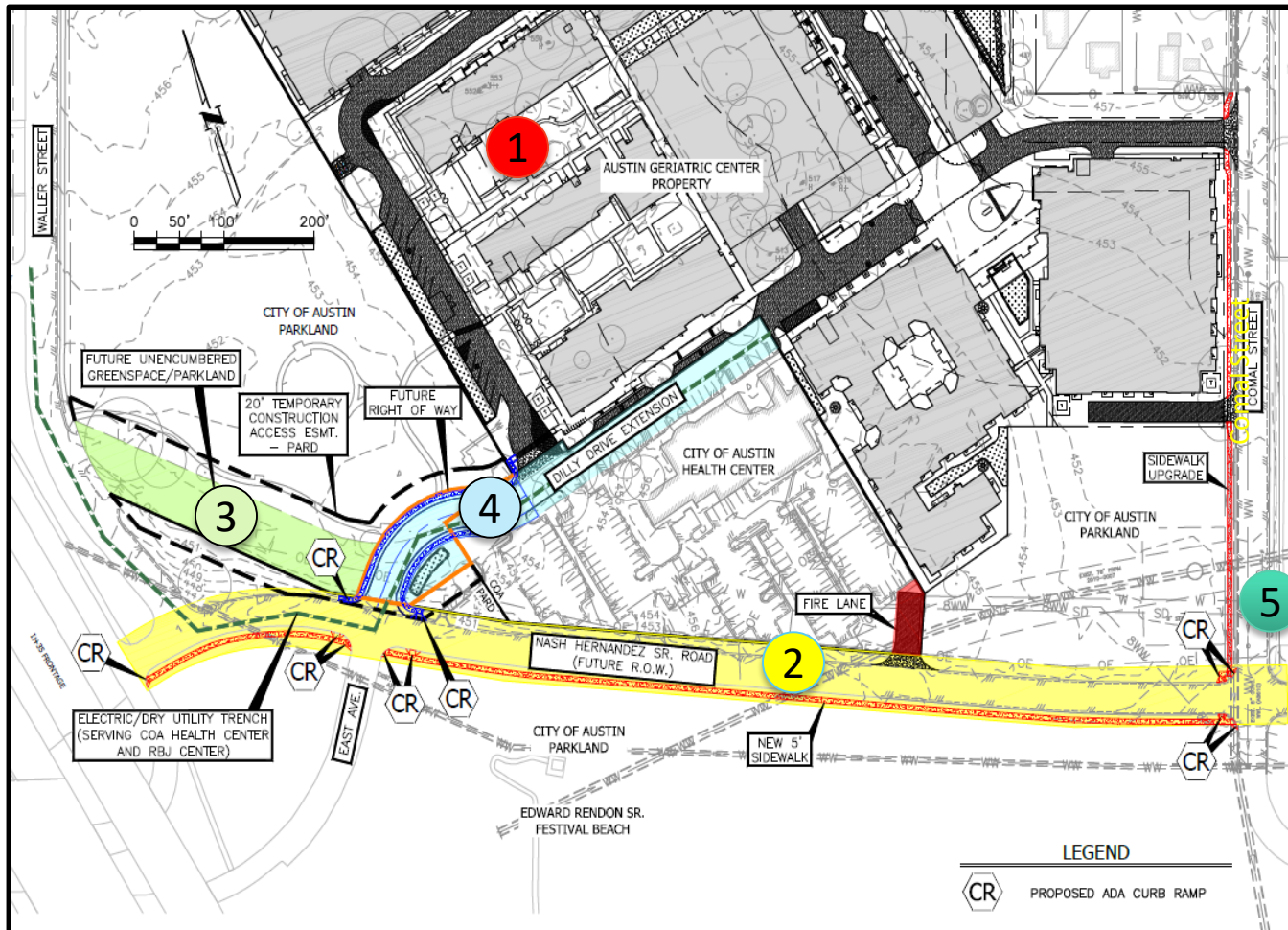
Existing Conditions



- 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.

Rebekah Baines Johnson Center

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.

Rebekah Baines Johnson Center

Nash Hernandez Sr. Road



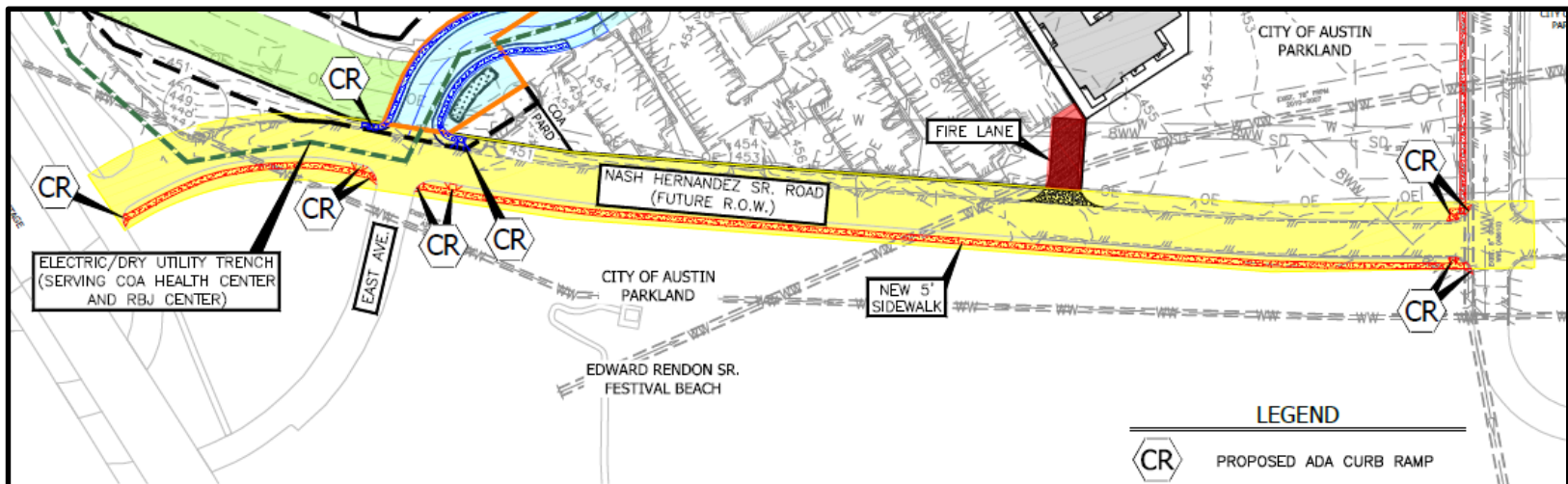
Nash Hernandez Sr. Rd – Dedication as Public ROW

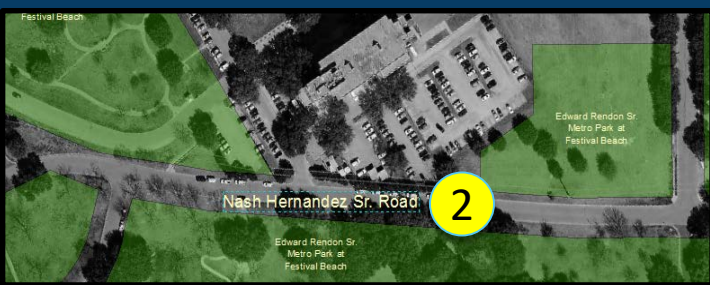
- Dedicate 76,796.28 square feet Nash Hernandez Sr. Rd as public right-of-way to ensure access to the fire lane on the south side of the RBJ/APH property and to provide access for dry utilities to feed RBJ and APH buildings.
 - **Area of Parkland Needed for Permanent Use is 76,796.28 square feet.**
- 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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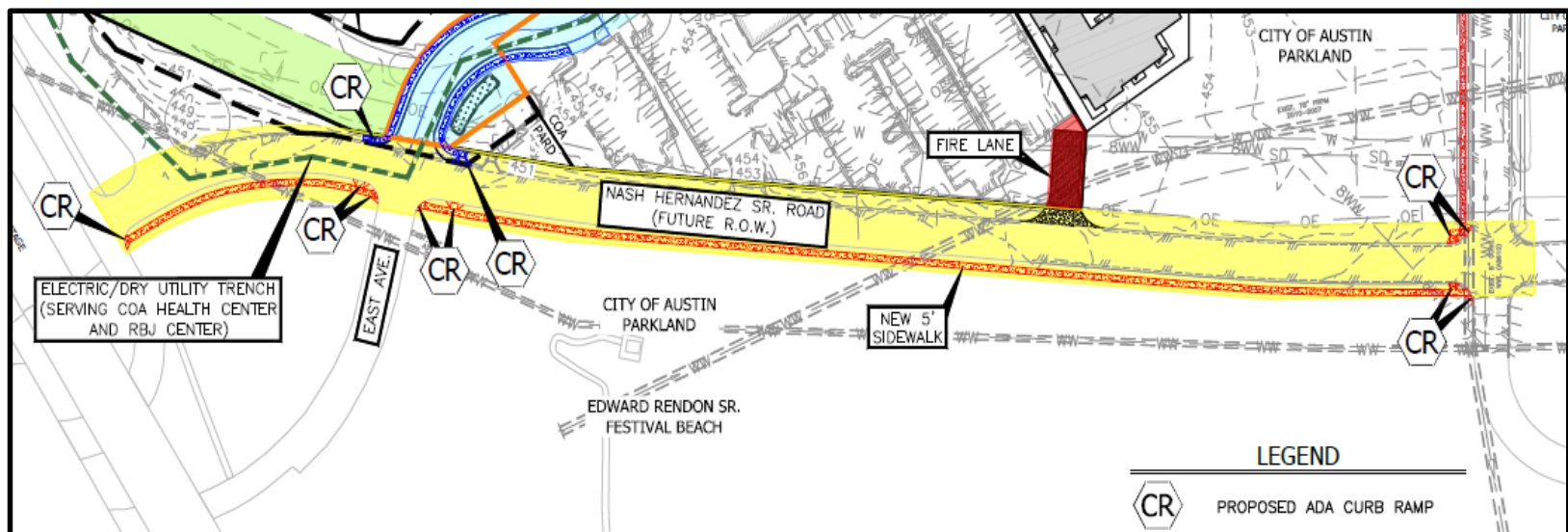
Nash Hernandez Sr. Road

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 76,796.28 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 $\pm 18,443$ 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.

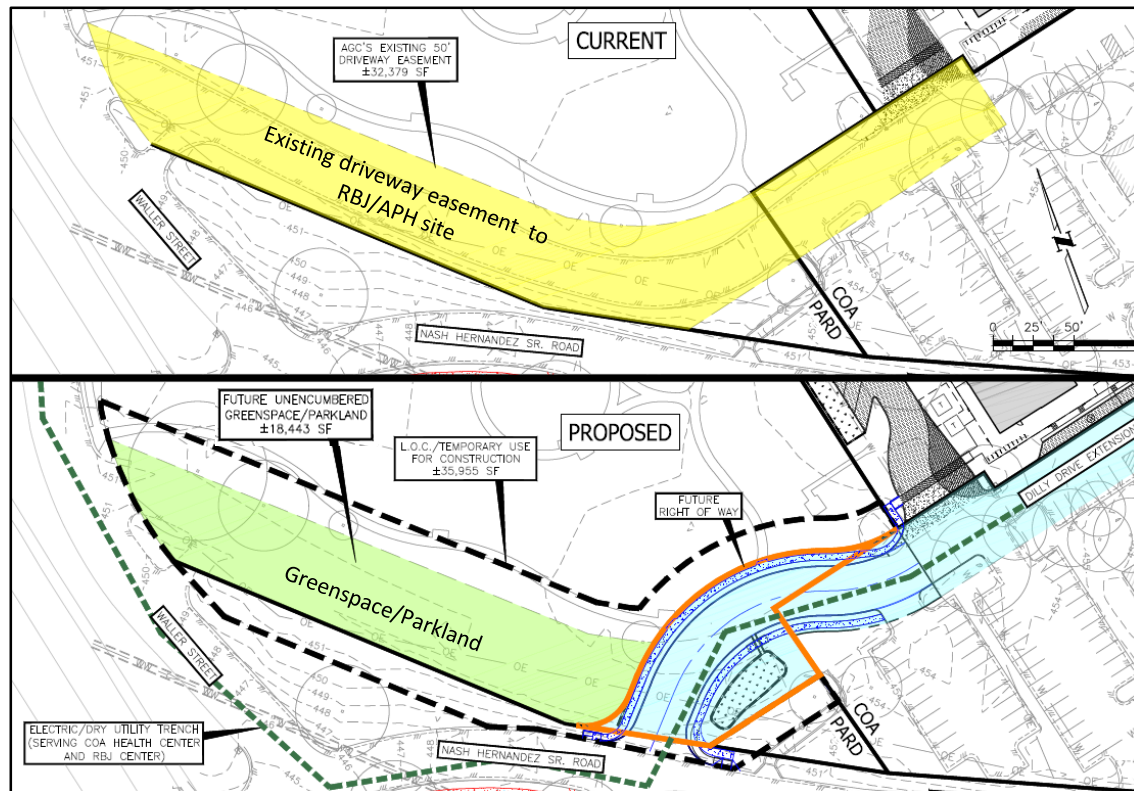
Permanent use of parkland

- Dedicated 9,365.4 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 $\pm 35,955$ sq. ft. of parkland to stage and conduct construction activities to restore parkland and build the roadway.

	Area of Parkland Restoration	$\pm 18,443$ sq. ft.
	Area of Parkland - Permanent Use	9,365.4 sq. ft.
	Area of Parkland - Temporary Use*	$\pm 35,955$ sq. ft.
* Temporary use not to exceed 90 days on parkland.		



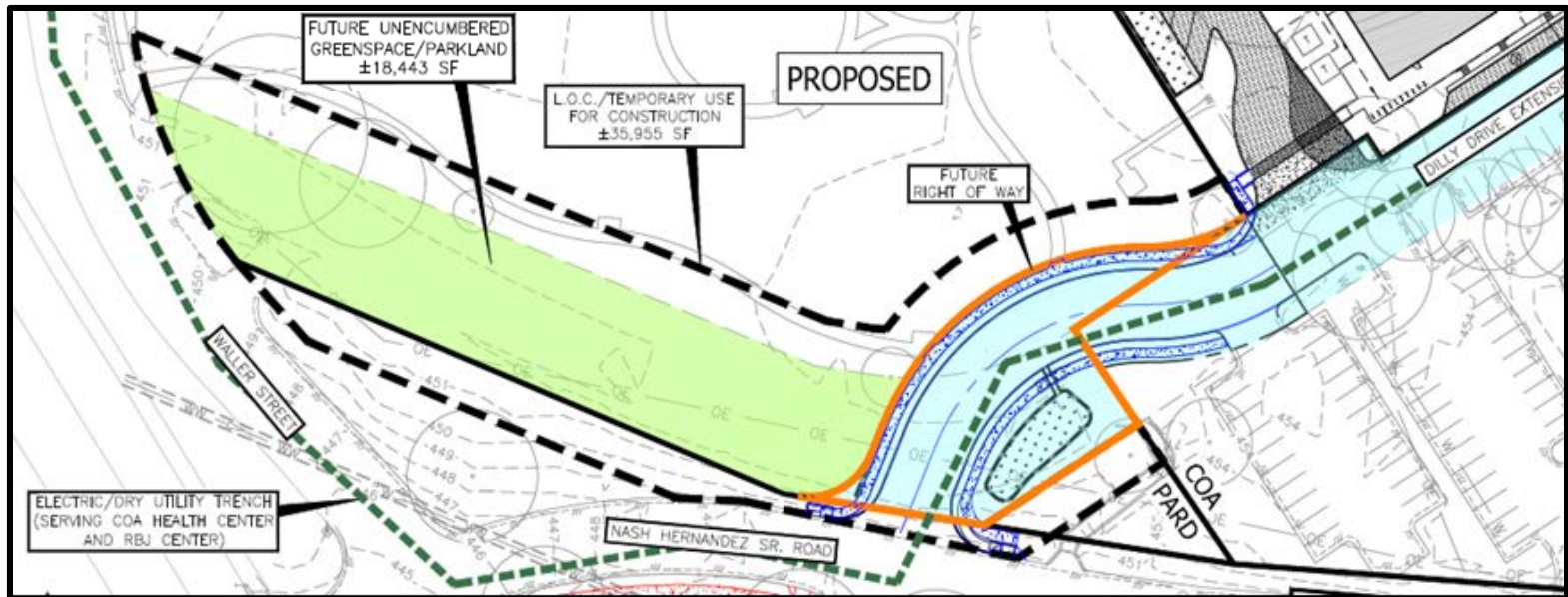
Rebekah Baines Johnson Center Public ROW Access - Finding

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 9,365.4 square feet of Edward Rendon Sr. Metro Park as public ROW in order to:

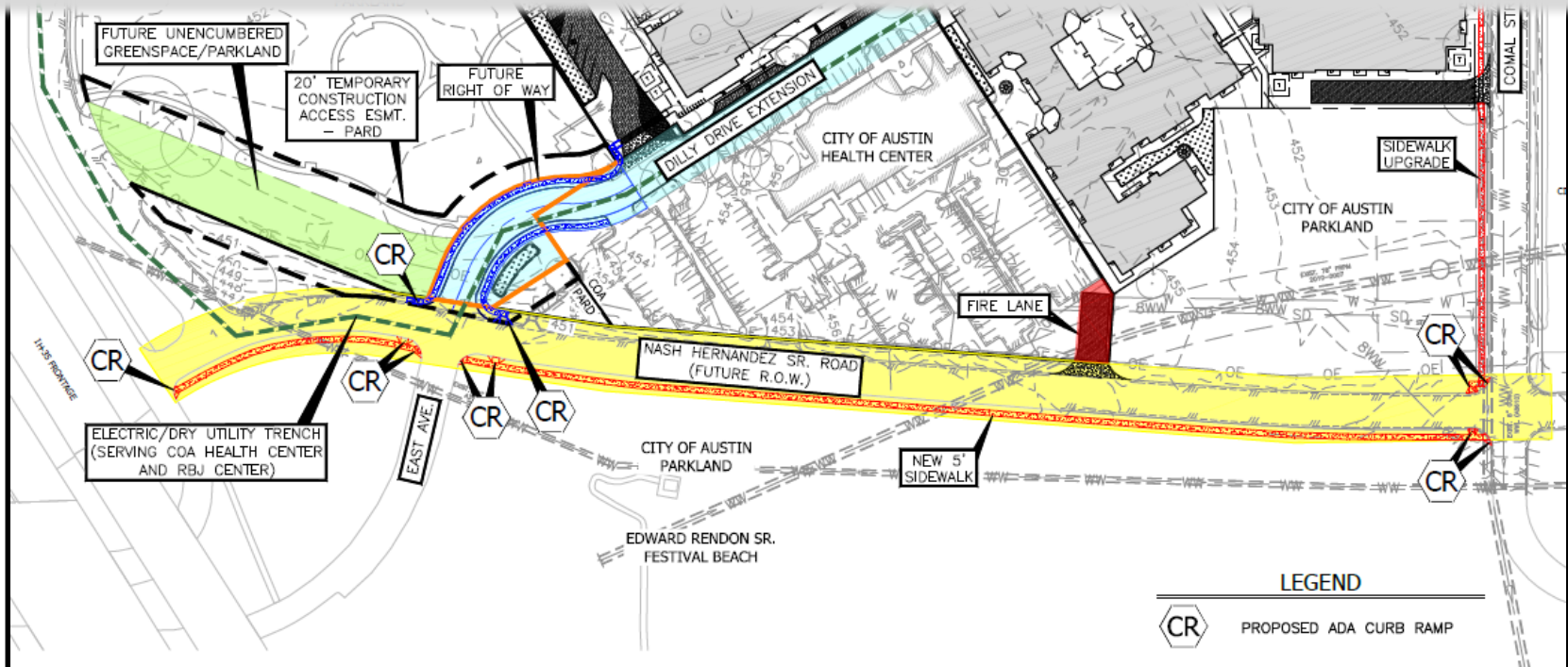
- Provide public access to the Rebekah Baines Johnson and Austin Public Health's campuses.
- Install dry utilities to service both Rebekah Baines Johnson and Austin Public Health's campuses.



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 +/-18,443 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.