

# Late Backup

Item 24 - Version 3  
11/01/18 Agenda  
Change Initiated by CM Pool

## RESOLUTION NO.

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3       **WHEREAS**, the City of Austin owns a roughly 5.5-acre property at 6909 Ryan Drive,  
4 at the intersection of Justin Lane and Ryan Drive; and

5       **WHEREAS**, Council has demonstrated interest in considering proposals to utilize  
6 city-owned properties to meet goals such as affordable housing, transit-oriented  
7 development, parkland, and affordable creative space; and

8       **WHEREAS**, resolution number 20130117-054 directed the City Manager to evaluate  
9 the feasibility of using this property for a pocket park and model energy efficient, affordable,  
10 and family-friendly multi-family development that utilized innovative stormwater controls;  
11 and

12       **WHEREAS**, Capital Metro rail improvements in the Crestview area and the Cap  
13 Remap plan will result in increased transit service for the 6909 Ryan Drive site and  
14 surrounding area; and

15       **WHEREAS**, existing city policies and recommendations from the surrounding  
16 neighborhoods have laid the groundwork for consideration of several options related to the  
17 city-owned property, including the following:

- 18       • The Crestview/Wooten Neighborhood Plan and the Lamar/Justin Transit-Oriented  
19 Development Station Area Plan, which identifies the Ryan Drive property as a site  
20 within a special district that prioritizes transit-supportive mixed-use development,  
21 affordable housing, and quality public spaces and parkland; and

- 22 • The Lamar/Justin Transit-Oriented Development Regulating Plan, which  
23 establishes land use regulations for the Ryan Drive property that provide for mixed-  
24 use and affordable housing incentives and which states minimums for on-site  
25 parkland; and
- 26 • The 6909 Ryan Drive Development Scenario Report, which describes development  
27 scenarios which include mixed use development, housing, parkland, and  
28 connectivity with public transit; and
- 29 • The Ryan Drive Working Group Report which was produced by a citizens group  
30 formed to represent diverse perspectives from homeowners and renters in  
31 Crestview, Brentwood, Midtown, and Highland neighborhoods to address  
32 community priorities such as affordable housing and creative space, parkland, and  
33 transit and utilized 2018 data from the Ryan Drive Working Group Survey gathered  
34 from 664 respondents following extensive outreach via social media, newsletters,  
35 and posting of flyers in Spanish and English at multifamily complexes and single  
36 family homes; and
- 37 • The Austin Strategic Housing Blueprint, which identifies using city-owned  
38 properties as a strategy for meeting Austin's affordable housing goals; and
- 39 • The Parks and Recreation Long Range Plan for Land, Facilities, and Programs,  
40 which calls for land acquisition and development of park space within the  
41 Lamar/Justin Transit Oriented Development (TOD); and

- 43 • The Parks and Recreation Department’s Deficient Park Area Map, which identifies  
44 areas that lack sufficient parkland according to metrics established in the Imagine  
45 Austin Comprehensive Plan and other city policies, and which indicates that the  
46 6909 Ryan Drive is located in a park-deficient area; and
- 47 • The Families and Children Task Force Report of 2008, which advocates for parks  
48 within a quarter-mile of every residence so that children can safely access play areas  
49 by walking or biking and recommended that the City create and assist in funding a  
50 pilot family-friendly development in one of the transit-oriented development  
51 districts and identified the North Lamar/Justin Lane parcel at 6909 Ryan Drive as  
52 an option; and
- 53 • The Economic Development Department’s “Music and Creative Ecosystem  
54 Stabilization Recommendations” report, which recommends utilizing city-owned  
55 properties for affordable creative space; and
- 56 • The Austin Cultural Trust resolution 20180215-082, which directs the City  
57 Manager to provide next steps for support of a community arts stabilization trust  
58 that creates, through purchase and long-term lease, affordable spaces for artists and  
59 arts organizations; **NOW, THEREFORE,**

60 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

61 Council directs the City Manager to issue a Request for Proposals on the 6909 Ryan  
62 Drive site by August 31, 2019 that prioritizes the following goals:

- 64 • Provide mixed-use development as envisioned in the Lamar/Justin Transit-Oriented
- 65 Development Station Area Plan; and
- 66 • Maximize quality parkland on the site that provides recreational amenities and
- 67 integrates into the larger project; and
- 68 • Maximize affordable housing as envisioned in the Strategic Housing Blueprint
- 69 which lists cooperative housing and increasing multi-bedroom housing for families
- 70 as part of the overall goals; and
- 71 • Provide affordable and flexible spaces for use by the creative community; and
- 72 • Include pedestrian and bicycle amenities throughout the site and establish
- 73 connections to the Metrorail station and to existing pedestrian and bicycle networks;
- 74 and
- 75 • Design for energy efficiency and innovative water strategies; and
- 76 • Consider options for making housing more family-friendly by including amenities
- 77 such as child care; and
- 78 • Explore opportunities to maximize the potential community benefits and amenities
- 79 of the parcel by redeveloping the site with adjacent parcels; and

80 **BE IT FURTHER RESOLVED:**

81 Council directs the City Manager to include the Ryan Drive Working Group Report  
82 as an attachment to the Request for Proposals for review by respondents.

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**ADOPTED:** \_\_\_\_\_, 2018      **ATTEST:** \_\_\_\_\_

Jannette S. Goodall  
City Clerk