

RESOLUTION NO. 20181101-024

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

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

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

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

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

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

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

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

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

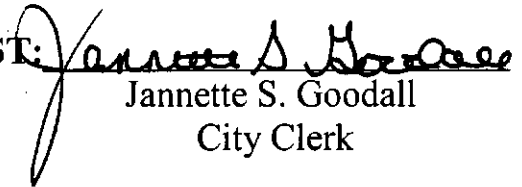
Council directs the City Manager to issue a Request for Proposals on the 6909 Ryan Drive site by August 31, 2019 that prioritizes the following goals:

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

BE IT FURTHER RESOLVED:

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

ADOPTED: November 1, 2018

ATTEST: 
Jannette S. Goodall
City Clerk