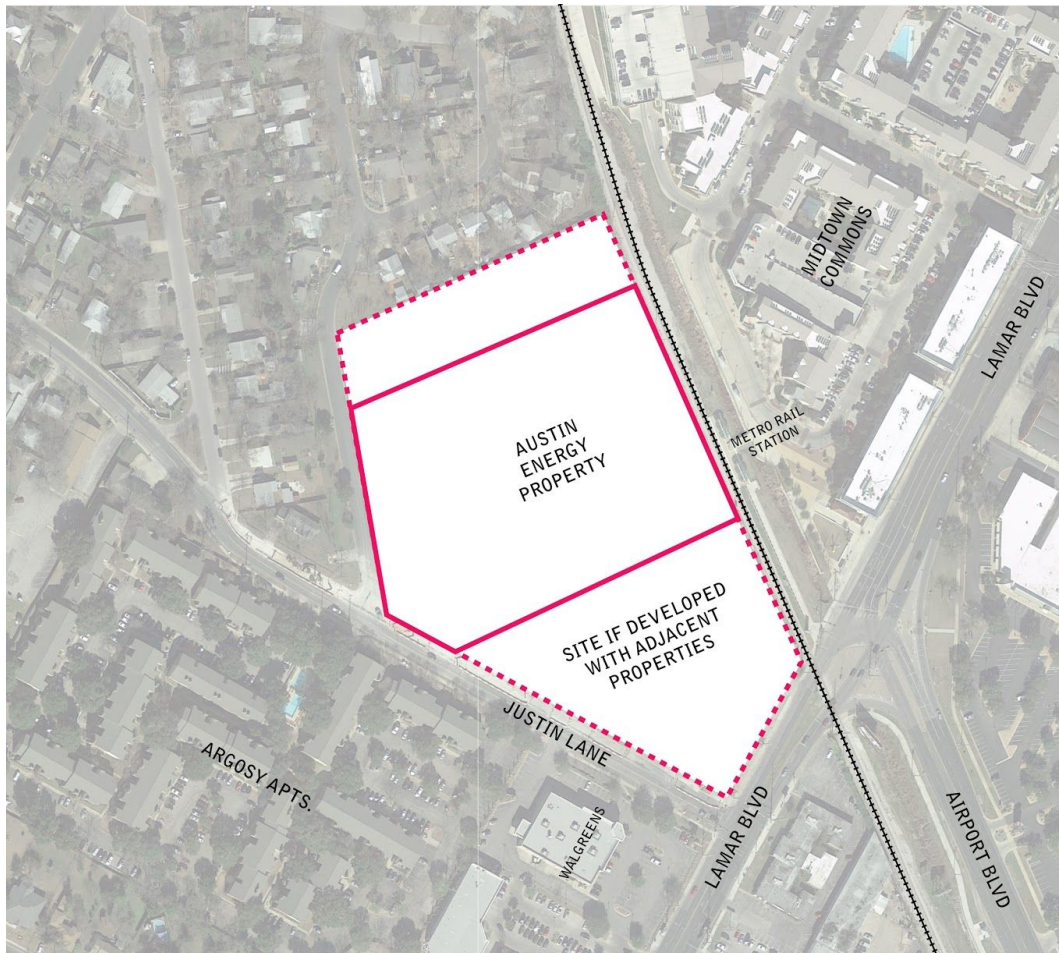


Ryan Drive Design Considerations

The following recommendations were prepared by Rachel Tepper, a member of the Ryan Drive Property Working Group. They are meant to be draft ideas that illustrate how the recommendations of the working group could be achieved on the site.

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SITE CONSIDERATIONS



Consider providing points to developers willing to purchase or partner with adjacent properties to increase the overall acreage of the site from 5.5 acres (current Austin Energy property) to 13 acres (Austin Energy plus the two adjacent underdeveloped parcels). This will ensure that the site is planned comprehensively and the road network and land use make the most since with the adjacent properties.

LAND USE

Parkland (2 acres minimum) should be located along Ryan Drive in order to integrate with the adjacent neighborhood. The higher density housing component of the redevelopment should be located on the east site adjacent to the Metro Rail and Lamar Blvd. The parcel directly adjacent to single family homes should be a lower density product such as townhomes in order to provide a transition from the higher density housing to the east.

STREETS AND TRANSIT



1. Prioritize the pedestrian realm in the internal street network. Survey respondents ranked large sidewalks and trees as the most important elements of the street.



Bagby Street - Houston, Texas

2. Improve the pedestrian network on Lamar Blvd. by creating a wide sidewalk with trees and plantings separating pedestrians from moving car traffic.



Aldrich Street, Mueller Development - Austin, Texas

3. Create an at-grade pedestrian crossing across the train tracks to connect the Ryan Drive Property to the Metro Rail station.



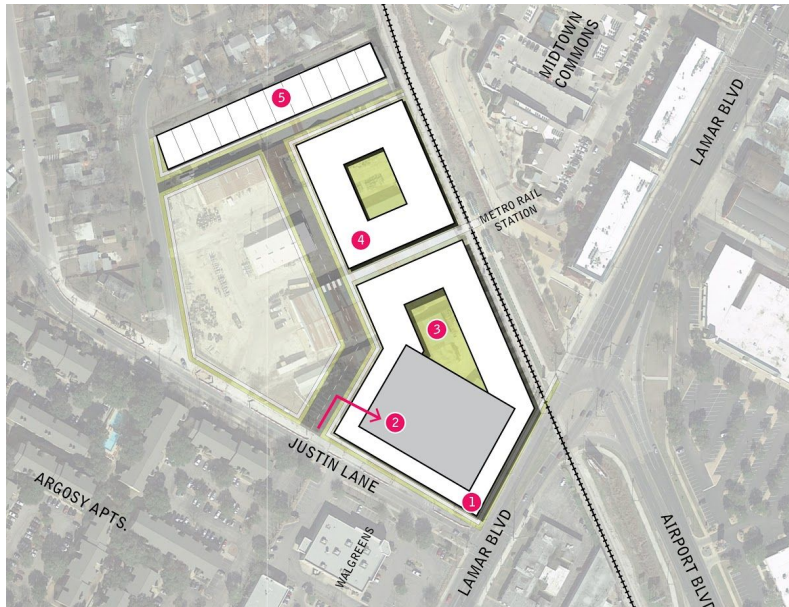
MLK Station - Austin, Texas

4. Provide bike amenities along the internal street in the development to promote alternative transit.



Amsterdam, The Netherlands

HOUSING TYPES

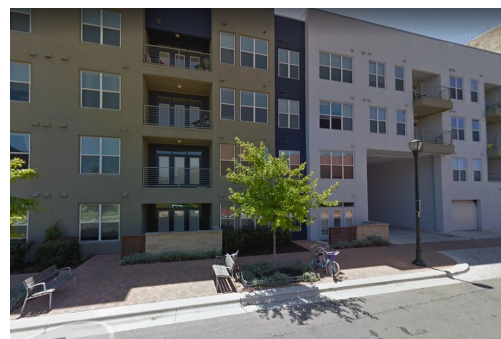


1. The higher density residential structure along N. Lamar Blvd. could be between five to six stories with a parking garage in the center. Wrapping all sides of the parking garage with residential units ensures that the ground floor is welcoming and pedestrian friendly.



AMLI - Mueller Development - Austin, Texas

2. The parking garage should be accessed quickly from Justin Lane so that the majority of people are walking and biking and not driving along the internal road. The one parking garage should provide enough parking for both high-density residential apartment complexes.



AMLI - Mueller Development - Austin, Texas

3. Locate family friendly amenities such as play equipment and picnic tables in the interior courtyards. Survey respondents indicated that the affordable housing component of the project should include family friendly 2 and 3 bedroom units. Small play areas in the courtyard will provide an opportunity for children to play without having to travel far from their home.



Station Center - San Francisco, California

4. A smaller, three to four story apartment building could provide a transition from the high density residential to the townhomes and the existing single family residential along St. John's Circle and Ryan Drive.



M Station Apartments at MLK Station - Austin, Texas

5. The townhome apartments should be accessed from the alley with a front porch facing onto the internal drive of the development. The scale of the homes should blend with the existing single family.



Mueller Development - Austin, Texas

PARKLAND

The majority of survey respondents said they would prefer a traditional park (open green space, gravel trails) to an urban park (plaza-style hardscape and paved areas). However, 56% of the respondents said they would be more likely to visit a park at Ryan Drive if that park offered features not available at their neighborhood park. The sketch below provides an example of how the design might achieve a balance of traditional trails, natural plantings and active community amenities like an event pavilion, playscape and water feature.



The following images are meant to provide inspiration for the types of amenities that could be included in a park that balances natural features like trails with active amenities not currently available in Crestview neighborhood parks.

1. Outdoor amphitheater/pavillion



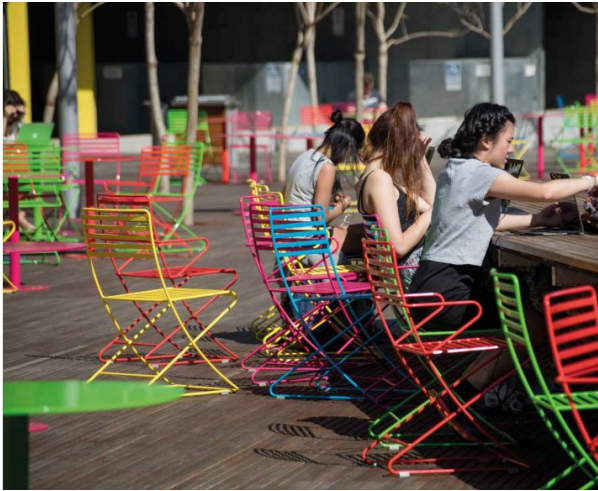
2. Berm seating



3. Play feature / water feature



4. Movable Furniture



5. **Playscapes**



6. **Open lawn**



7. **Natural planting**

