

## **RESOLUTION NO.**

**WHEREAS**, Transit Oriented Development (TOD) districts are neighborhood centers located near transit stations; and

**WHEREAS**, TOD districts can add to the supply of affordable housing by providing lower-cost and accessible housing and by reducing household transportation expenditures; and

**WHEREAS**, TOD Mixed Use zoning combines a TOD district with Mixed Use zoning, which encourages active ground floor uses with commercial, office, or residential uses on the upper floors; and

**WHEREAS**, Goal 1 of the Holly Neighborhood Plan is to promote a variety of housing options for a mixture of different incomes; and

**WHEREAS**, the property located at 411 Chicon Street, Austin, Texas (411 Chicon) is owned by the City of Austin in the Holly Neighborhood and zoned TOD Mixed Use; and

**WHEREAS**, 411 Chicon has access to the Capital Metro Saltillo Plaza station, the Lance Armstrong Bikeway, multiple pedestrian connections, and an integrated street and pathway network; and

**WHEREAS**, 411 Chicon is located across 4<sup>th</sup> Street from Oswaldo A.B. Cantu/Pan American Recreation Center and in close proximity to Zavala Elementary School; and

**WHEREAS**, 411 Chicon consists of over 250 surface parking spaces and does not provide water detention or onsite water quality; and

**WHEREAS**, 411 Chicon is currently used for SWAT vehicle storage, the Building Services Department, an EMS demand station, mail services, shift change for construction crews, and other City of Austin uses; and

**WHEREAS**, 411 Chicon is one of the most under-used parcels of land the City of Austin owns; and

**WHEREAS**, Resolution No. 20121011-076 directed the City Manager to draft an enhanced review process for potential real estate sales of City-owned land that includes outreach with the community and consideration of all relevant City plans and policies, from small area plans to the Imagine Austin Comprehensive Plan; and

**WHEREAS**, increased transparency and dialogue, along with a holistic and comprehensive consideration of City policies, plans, and vision, better serve the residents of Austin; and

**WHEREAS**, it is valuable to speak with the nearby residents and stakeholders and hear their ideas about the 411 Chicon site to meet the goals of the surrounding area; **NOW, THEREFORE**,

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

The City Manager is directed to initiate the enhanced review process and convene community meetings to discuss ideas for the 411 Chicon site that could include the sale of the property, public private partnerships, and other project delivery methods that could result in mixed-used development, affordable living units of varying sizes or other appropriate compatible uses, and the relocation of all City of Austin departments currently occupying 411 Chicon.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to prepare several analyses in response to the community's input relating to the potential development of the property and work toward recoupment of actual relocation costs, through direct reimbursement or providing commensurate value in community benefits, and to provide a status update for Council by October 31, 2014, outlining the progress at that time and a timeline of completion.

**ADOPTED:** \_\_\_\_\_, 2014    **ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk