



MEMORANDUM

TO: Mayor and City Council

FROM: Sylnovia Holt-Rabb, Acting Director, Economic Development Department *SHR*

DATE: July 19, 2021

SUBJECT: Update on Resolution No. 20200729-117 (Redevelopment of the St. John Site)

Council adopted [Resolution No. 20200729-117](#) affirming the new vision for the former Home Depot site (7211 N IH-35) and former Chrysler Dealership site (7309 N IH-35) (collectively, the St. John Site) as a complete community in a historic neighborhood of color that reinforces community strengths and enhances services and quality of life through redevelopment by supporting the City Manager in issuing a competitive solicitation to achieve community identified priorities. At the July 29, 2021 City Council agenda, Council will consider the Evaluation Panel's recommendation from [RFP 5500 SMW3005](#). This memorandum provides background and additional information on staff's recommendation of a development partner for the redevelopment of the St. John Site.

Background

In November 2006, City of Austin voters approved a \$58.1 million bond package to support the improvement of public safety facilities (2006 General Obligation Bond Funds, Proposition 7). Part of the improvement plan included the purchase of additional real estate for new public safety facilities. In 2008, using the 2006 General Obligation Bond Funds, the City purchased the former 13.8-acre Home Depot parcel. Five years later, using the 2006 General Obligation Bond Funds, the City purchased the adjacent 5.2-acre parcel, the former Chrysler Dealership. This purchase consolidated City ownership of the parcels between St. Johns and Blackson Avenues creating an approximately 19-acre, contiguous site.

In December 2017, Council passed [Resolution No. 20171207-058](#) directing staff to work with the community to reconsider future uses for the St. John Site and to evaluate how the site might serve the needs of the St. John neighborhood. In June 2019, Council passed [Resolution 20190606-098](#) directing staff to negotiate an interlocal agreement with the University of Texas Center for Sustainable Design to further assist the City with community outreach and site analysis. On July 29, 2020 after a two-year community engagement process with support by the University of Texas Center for Sustainable Design, Council passed [Resolution No. 20200729-117](#) affirming the community vision for the St. John Site and supporting the City Manager in initiating a competitive Request For Proposal (RFP).

On September 16, 2020, City staff issued [RFP 5500 SMW3005](#) which sought to either sell or lease the St. John Site to a development partner who could realize the St. John community vision as an innovative, catalytic, mixed-use project that improves the quality of life for neighborhood residents while addressing three main community goals: 1) open space for recreation and congregation, 2)

space for community retail and support services, and 3) significant investment in affordable housing options with a minimum of 50% of all units on site set aside as income-restricted affordable. As part of the solicitation, staff held a Pre-Solicitation meeting broadcast live on ATXN on October 16, 2020 to provide background and overview of the St. John redevelopment opportunity and to answer questions from prospective development teams. This was followed by optional on-site visits held on November 23, 2020.

Based on feedback received from the development community, the RFP submittal deadline was extended from December 23, 2020 to February 18, 2021. Additionally, due to the unprecedented winter storm event that took place the week of February 14, 2020 throughout Texas, the submittal deadline was further postponed to March 2, 2021. Overall, six (6) proposals were submitted, one of which was disqualified due to being unresponsive. On March 3, 2021, staff initiated a multidisciplinary review and evaluation of the RFP submissions by an interdisciplinary and interdepartmental executive staff panel.

On May 11, 2021, the Economic Development Department issued a [Memo](#) addressing the objectives set forth in Council Resolution 20200729-117. Staff provided a summary of activities to date and the recommendation to initiate rezoning, neighborhood plan, and FLUM amendments after an Exclusive Negotiating Agreement (ENA) is executed with the Council approved developer. Accordingly, staff will pursue rezoning of either 7211 N IH 35 or 7309 N IH 35 after an ENA with the Council approved developer is executed.

Staff Recommendation

Staff's recommendation to enter exclusive negotiations with the top-scoring team, Greystar Development Central, LLC (Greystar), is posted for Council Action on the July 29, 2021 Council meeting agenda. Final scores for the five responsive proposals submissions for [RFP 5500 SMW3005](#) were released on July 9, 2021 as follows:

		Geyser/Fisher	Greystar/HACA	KMA/John Buck	Pennrose/Hunt	MBS/AHH
Project Concept and Strategy	25	13	17	5	17	21
Affordable Housing & Comm Benefits	25	9	17	5	13	21
Financial Proposal	25	5	25	5	5	5
Experience and Project Mgmt Plan	25	9	21	5	13	21
SubTotal	100	36	80	20	48	68
Presentations (Shortlist only)	25		16			22
Total	125		96			90

Greystar Development Central, LLC's Proposal Overview (Greystar Development LCC and the Housing Authority of the City of Austin – HACA)

Greystar's proposal furthers the goals outlined in Council including:

- 560 total housing units with 280 (50%) income-restricted affordable units at an average of 57% Median Family Income (MFI);
- Mix of 112 units at 50% MFI, 141 units at 60% MFI, and 27 units at 70% MFI;
- Expansion of existing parks and open space to three times its current size, improvement with diverse amenities, dedication to City of Austin Parks and Recreation Department; and
- 15,000 square feet of community-oriented commercial space for retail and community services such as childcare, youth development, and food businesses.

Greystar's proposal also provides additional community benefits and strengths including:

- No City subsidy is requested for their baseline proposal;
- Affordable units are fully integrated with market-rate units rather than being in separate buildings;
- Single-phase, self-led development;
- Land price offer exceeds minimum required in RFP to defease (pay off) City debt on property;
- Partnership with Housing Authority of the City of Austin (HACA) promotes and ensures long-term affordability and tenant services; and
- Team is locally based and experienced as a City partner.

During the ENA process, Greystar and HACA are willing to further discuss the following as part of the negotiations; however, any specific proposal change would need to be negotiated:

- Additional affordable housing;
- Additional family-friendly units defined as 2-bedrooms or more;
- Income restricted affordable units for purchase; and
- Mix of affordable housing sizes and affordable breakdown.

Key Milestones:

- Community outreach - Ongoing starting with design and planning through marketing for occupancy when project is delivered. Part of the planning will involve working with community members during the development agreement process to update designs, incorporate commercial tenants that are community-based and community-supported, highlight the history of the neighborhood, and take steps to ensure the development achieves the community vision.
- Planning and design process - approximately 12 months from ENA execution.
- Permitting - concurrent with design phase.
- Construction period - Estimated at approximately 16 months for first units and 28 months for final unit delivery subject to further refinement as permitting, programming, and drawings advance.
- Target 2024 to complete first units and 2025 for final unit completion subject to negotiations of agreement with City.

Public Information Packets

The RFP required all proposers to include a Public Information Packet of no more than four pages that described the overall proposed concept and community benefits for the site. Please find attached five (5) Public Information Packets for all the responsive proposers.

Next Steps

Upon Council authorization, staff will negotiate and execute an Exclusive Negotiating Agreement (ENA) with Greystar and HACA that establishes the roles and responsibilities of all parties in negotiation of a Master Development Agreement (MDA) or other legal instrument necessary for the redevelopment of the St. John Site. Various City departments will be part of the City negotiating team to provide technical support and subject matter expertise, including the Housing and Planning Department (HPD) for the development of the affordable housing program. Staff anticipates approximately 6 months to negotiate and execute the ENA. Once the ENA is executed, City staff, Greystar, and HACA will initiate negotiation for approximately 12 to 24 months on the details for affordable housing, parks and open space, spaces reserved for community use, and other community benefits. Staff will present the proposed final terms and conditions for Council authorization prior to executing the MDA.

The City's Anti-Lobbying Ordinance applies to the process until the City and selected Proposer execute an Exclusive Negotiating Agreement (ENA) or 60 days after the ENA is authorized by Council. Please continue to refer all correspondences and questions regarding this item to Shawn Willett, Deputy Purchasing Officer (shawn.willett@austintexas.gov).

Attachments:

- Public Information Packet: GMJ Real Estate Group, LLC dba The Geyser Group
- Public Information Packet: Greystar Investment Group, LLC dba Greystar Development Central, LLC
- Public Information Packet: KMA Property Management Services, Inc. dba KMA Companies
- Public Information Packet: McCormack Baron Salazar, Inc.
- Public Information Packet: Pennrose, LLC

xc: Spencer Cronk, Austin City Manager
Anne Morgan, Interim Deputy City Manager
J. Rodney Gonzales, Assistant City Manager, Economic Opportunity and Affordability
Veronica Briseño, Chief Economic Recovery Officer
Susana Carbajal, Assistant Director, Economic Development Department
James Scarboro, Purchasing Officer
Shawn Willett, Deputy Purchasing Officer



PART 2
**PUBLIC
INFORMATION
PACKET**

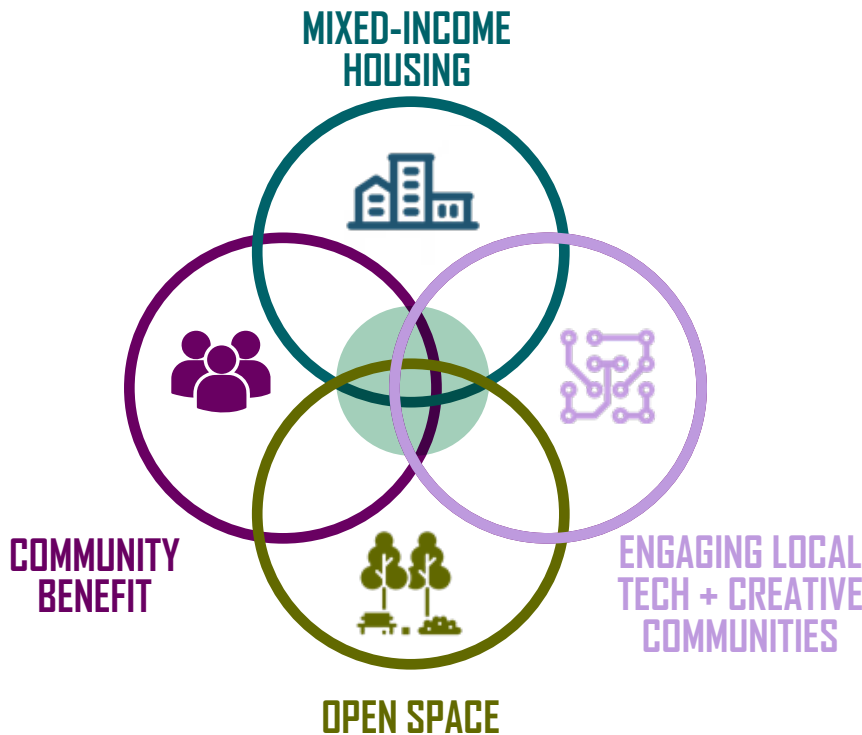


THE
GEYSERS
GROUP



FISHER BROTHERS

AREA 15



DEVELOPMENT OVERVIEW

The Geyser Group, Fisher Brothers, and AREA15 are proud to set forth our vision for the creation of an innovative, inclusive, and inspired community on this long-dormant site. AREA15, a world class high-tech immersive experience, will be the commercial anchor for the development and will feature a curated mix of tenants, activations, events, and food and beverage experiences. At the heart of the development plan is a 2.25 acre park, which will feature art installations, spaces designed for live music, splash pads, and more. Over half of the 849 residential units will be affordable, with both for rent and for sale offerings. We have planned 22,500 square feet of free and subsidized space dedicated to civic and community retail uses. This mixed-income and mixed-use community will offer something to all walks of life and be enjoyed by a broad spectrum of our community.

THE DEVELOPMENT TEAM

Our team has extensive experience and the capacity to deliver our proposed development. The Geyser Group and Fisher Brothers will jointly develop the site and will work alongside best-in-class service providers.

PROPOSED PROGRAM *at a glance*

 **819**
RENTAL UNITS

58% Affordable / Workforce
42% Market Rate

 **30**
FOR-SALE HOMES

10% for-sale affordable/
90% market rate



AREA15 REGIONAL
IMMERSIVE ARTS NODE

MORE THAN
3 ACRES
OF OPEN SPACE

2.25 ACRE
CENTRAL PARK



LEARNING CENTER
FOR RESIDENTS &
NEIGHBORS



CENTERS OF
COMMUNITY ACTIVITY



GROCERY STORE

AFFORDABLE HOUSING

Our concept plan includes 474 total affordable housing units and features both for rent and for sale affordable housing options. Notably, **this is 32% more** affordable housing than the scenario with the most affordable housing from the City-commissioned University of Texas Study on the site's redevelopment. In addition to offering an impressive number of affordable housing units, our affordable housing program is designed to offer affordable units to a range of income levels and family sizes. The affordable units will average out to rents affordable to those making below 60% of median family income and they will range in size from studios all the way up to four bedrooms, with at least 25% of the affordable units being two bedrooms or larger. With this, we will provide a significant amount of affordable housing for families. What's more, on the developments planned for blocks 4 and 6, our plan of 50% market and 50% affordable at each building creates a true mixed income community where residents will share and enjoy the same amenities (gym, pool(s), courtyard(s), etc.).

We have already begun working on a marketing plan to make sure the community is aware of the affordable housing opportunities at the site. Central to our strategy is our plan to leverage local non-profit Notley's presence and reach to effectively market the affordable housing opportunity to potential residents who qualify for these units. Moreover, we plan to work with local canvassing firms to raise awareness of the priority that will be given to displaced St. John neighborhood residents to return to neighborhood.

OPEN SPACE

There will be more than three acres of open space in total, and in the heart of the development will be a 2.25 acre park. The park will be designed in tandem by Walter Hood, an award-winning landscape architect, and AREA15, and both look forward to incorporating neighborhood feedback into the design. The park will be transformed into a playground for all ages featuring an outdoor interactive art gallery, spaces for live music, splash pads, and more.

COMMUNITY BENEFIT

We are very excited about the numerous community benefits our proposal will bring to the St. John area and Austin as a whole, including:

- **Affordable Housing and Open Space as described above**
- **Dedicated Space for Job Creation, Training, and Community Retail**
Our proposal boasts 22,500 square feet of free and subsidized space dedicated to civic and community retail uses, including 10,000 square feet of space set aside

for Huston-Tillotson University to create and house a new training program and 7,500 square feet of below-market rent space for micro-retail and neighborhood entrepreneurship opportunities.

- **Economic Development**
By drawing visitors to the St. John neighborhood, AREA15 will create a larger base of economic opportunity for residents in the neighborhood. The cumulative effect of this increased demand combined with the local retail and training partnerships mentioned above has the potential to generate positive, generational change in a neighborhood that historically has not seen its proportional share of the economic expansion Austin's larger economy has enjoyed over the past few decades.
- **Promotion of Women and Minority Owned Businesses**
We are excited to utilize the development's accessible "Social Boulevard" to showcase the community's talented, yet underrepresented women and minority owned businesses. One way we plan to do this is through the site's ample space for food truck operators and small-scale entrepreneurs. We are also excited to promote the arts through graffiti walls, a sculpture park, and local music-programming, to name a few.
- **Air Quality and Green Space**
Having a commercial use running the length of the I-35 frontage will improve air quality for the St John neighborhood. Green space areas will improve environmental conditions, protect and improve biodiversity, promote outdoor activities and active lifestyles, increase social interaction and exchange, and provide healthy urban conditions for good physical and mental well-being. And, we plan to design vertical developments with sustainability in mind, including the Austin Green Building Program.
- **Healthy Food Options**
As we all know, community members hold the key to positive change. By lifting up a culture of community ownership, our plans increase access to healthy food and sustainable business opportunities. We will be working with local restaurateurs to help us create an inviting, and healthy food network across the St. John site. We are also in the works to find a grocer, who will be a staple for a healthy lifestyle throughout the community.

The following two pages contain renderings and conceptual site plans laying out our proposal.

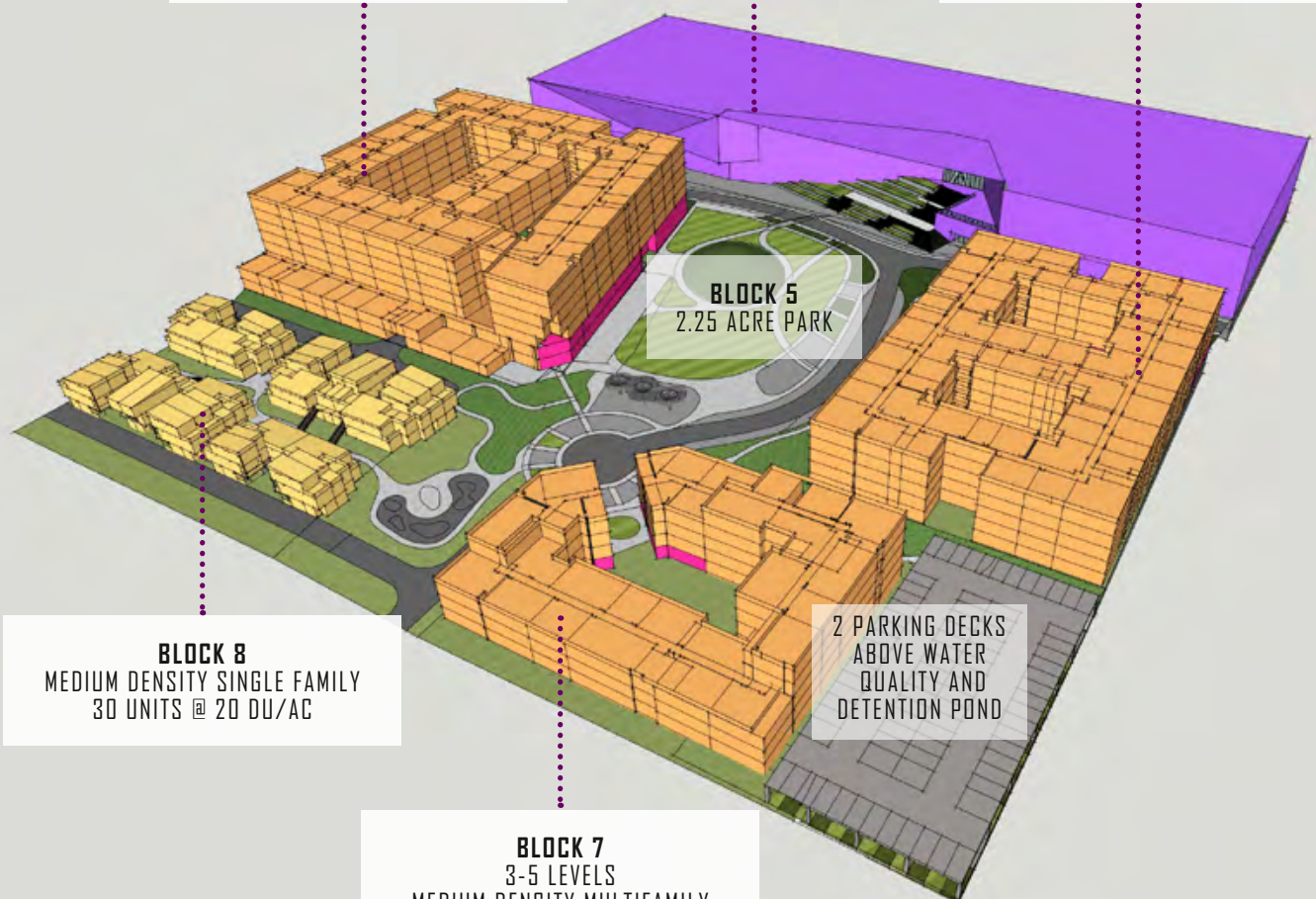




BLOCK 6
5 LEVELS HIGH DENSITY MULTIFAMILY
386 UNITS @ 140 DU/AC
ABOVE 2 LEVELS OF
STRUCTURED PARKING

BLOCKS 1, 2, 3
AREA15 IMMERSIVE ARTS &
ENTERTAINMENT VENUE
ABOVE 2 LEVELS
OF STRUCTURED PARKING

BLOCK 4
5 LEVELS HIGH DENSITY MULTIFAMILY
311 UNITS @ 140 DU/AC
ABOVE 2 LEVELS OF
STRUCTURED PARKING



BLOCK 8
MEDIUM DENSITY SINGLE FAMILY
30 UNITS @ 20 DU/AC

BLOCK 7
3-5 LEVELS
MEDIUM DENSITY MULTIFAMILY
W/2 LEVEL STRUCTURED PARKING
122 UNITS @ 65 DU/AC

290,000 SF AREA 15 IMMERSIVE ARTS
849 UNITS RESIDENTIAL
35,000 CIVIC/COMMUNITY + COMMERCIAL SPACE
2.25 ACRES CENTRAL PARK

March 2, 2021

City of Austin
St. John Redevelopment



HOUSING AUTHORITY
OF THE CITY OF AUSTIN
Bringing Opportunity Home

GREYSTARTM

2.6 Public Information Packet

The following pages reflect the proposed Public Information Packet.

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Proposed Redevelopment of 19-Acre St. John Site by Greystar and the Housing Authority of the City of Austin (HACA) to Include 280 Affordable Apartments, Community Retail, Park Expansion

Greystar and the Housing Authority of the City of Austin (HACA) propose to redevelop the 19-acre St. John site into a catalytic mixed-use and mixed-income district designed for the benefit of previous, current and future residents of the St. John neighborhood.

The proposed development would include tripling the current St. John Park size. In the new three-acre park would exist a public splash pad, playground, performance pavilion, community garden and walking trails. This park is intended to be the heartbeat of the new district and a gathering place for all residents of the St. John neighborhood. The park is envisioned to be used for live music and theatrical performances, art installations, markets, exercise and more.

West of the expanded park is proposed 280 affordable multifamily units across studios, one-bedroom, two-bedroom and three-bedroom units, marketed to those earning between 50% and 70% median family income. The proposed development would also include 280 market rate units. These units are proposed to be spread across two buildings, bifurcated by a 125-foot wide pedestrian oriented boulevard including another approximately half-acre of green space, leading community members to retail west of the apartments.

On the west end of the site, closest to Interstate 35, is proposed 15,000 square feet of community retail and support services space intended to serve the current and future residents of the St. John neighborhood. Some examples of potential future tenants include convenience grocers, vocational training centers, youth development programs, child care, health care, small business incubators, hair salons or barbershops, clothing boutiques and food businesses.

The Housing Authority of the City of Austin serves over 20,000 people including seniors, children and individuals with disabilities in its mission to cultivate sustainable affordable housing communities. Greystar's development and construction experience will put HACA in a position to assist the community with another 280 brand-new class-A affordable apartment units. HACA's experience managing a portfolio of affordable housing opportunities will be applied to the St. John redevelopment with a specific marketing intention to reach past and current residents of the St. John neighborhood and make them aware of the opportunity to move back into or avoid displacement from the neighborhood.

March 2, 2021

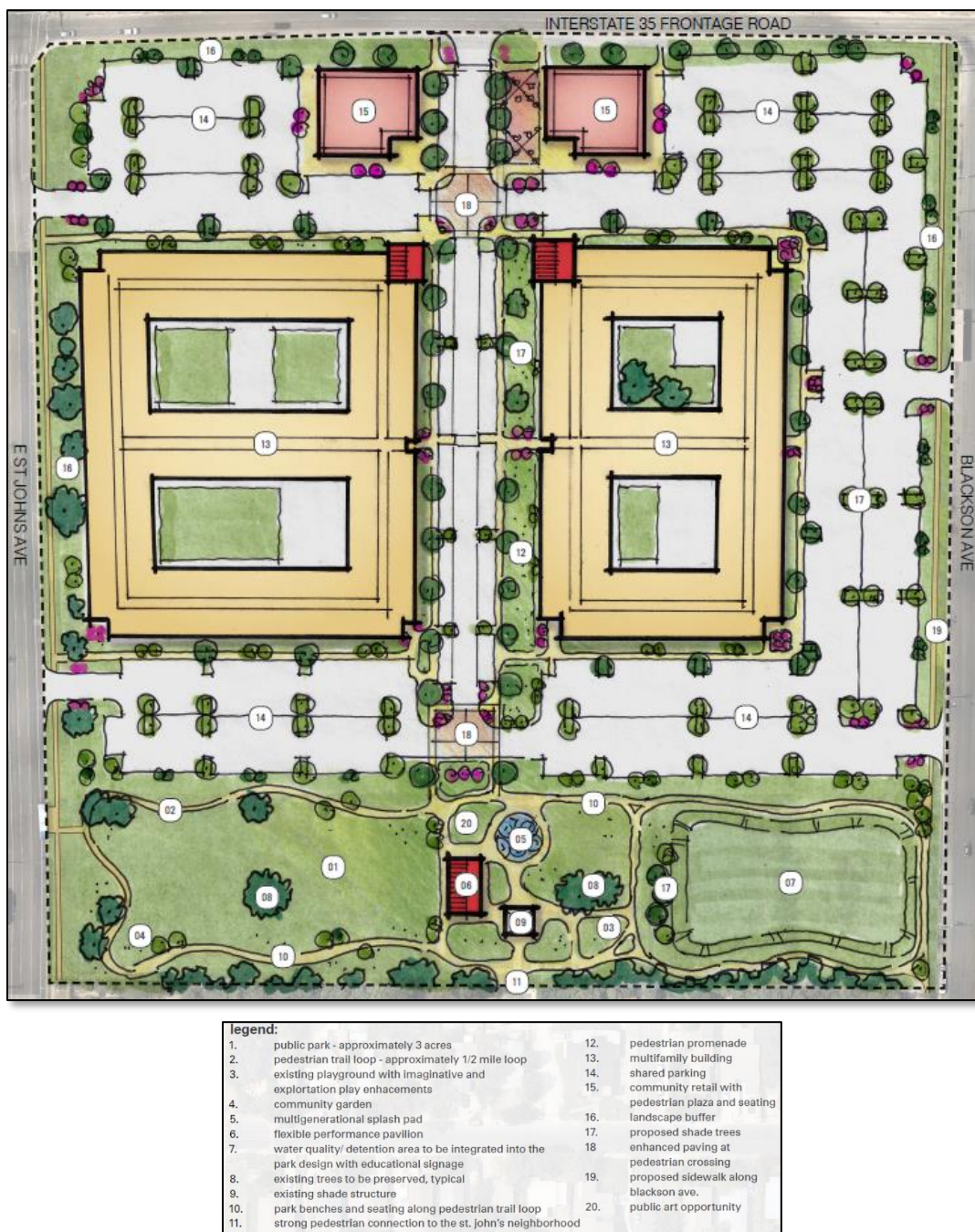
**City of Austin
St. John Redevelopment**



HOUSING AUTHORITY
OF THE CITY OF AUSTIN
Bringing Opportunity Home

GREYSTAR™

We look forward to building a welcoming mixed-use district that enriches the lives of residents of the St. John neighborhood and the city of Austin. Greystar and HACA appreciate the time and effort dedicated thus far to outlining the preferred vision for this site and look forward to delivering on that vision. We invite you to stay involved in the process.



Site plan by TBG and Brent Design. TBG is the proposed landscape architect for the redevelopment. Other consultants are not yet chosen.

10.2.6 Public Information Packet

The St. John Redevelopment

Size: 393,000 Sq. Ft.

Units: 600 mixed-income studios, 1-beds, & 2-beds

Total Project Cost: ~ \$200 Million

In response to the RFP 5500 SMW3005 for the Redevelopment of the St. John site, The John Buck Company (JBC) and KMA Management (KMA) intend to form a Joint Venture Partnership to address this opportunity. The partnership of these two diversely experienced organizations will bring a robust and creative approach to multifamily financing, property management, social services, job creation, and community development.

The respondent team proposes to build over 393,000 square feet of mixed-use space, with a heavy focus on housing for services industry workers, artists, and families with children, featuring 600 new units of housing, with 50% set aside as affordable (LIHTC 60% AMI), two affordable buildings and one market rate building, all of which will have state of the art resident amenities.



Significant green space is also planned for public use and aims to provide several community benefits such as a running track, community benches, splash pad, playground, capabilities for local concerts, outdoor movies, and more. A town square is planned in addition to the green space and will provide more opportunities for community activity while highlighting the community's historic character.

Partnerships between local community development organization and local retailers will focus on job creation, economic opportunity, and health outcomes that will be invaluable to community and project residents.

TEAM:

Developer: **The John Buck Company & KMA Companies**

Design Team: **Stantec**

General Contractor: **Walsh Construction**

LIHTC Consultant: **Betco Housing Labs**

Supportive Service Partner: **A Safe Haven Foundation**

Community Partner: **ACE Mentor – Austin**




PLAN OVERVIEW

The McCormack Baron Salazar & Austin Habitat for Humanity team is pleased to present our proposal for the 19-acre St. John site. Our plan has been carefully crafted to incorporate the community's goals and objectives and build upon the conceptual design work that has already been vetted by the public.

Our project includes 506 rental units and 34 homeownership units in a variety of typologies for families, singles, and seniors. The project adds 2.9 acres of new public shared open space anchored by a central promenade that serves as a respectful expansion of St. John Park. Residents will benefit from pools, fitness centers, outdoor gathering areas, and 570 parking spaces concealed from view behind the buildings. With 84% affordable units (including both rental and homeownership) and 43% 2-, 3-, and 4-bedroom units, this project fills a unique void in the local marketplace with the proposed family-friendly, mixed-income community.

Our vision for the site includes two retail anchors along the western edge—potentially a grocery store and pharmacy—along with two additional buildings focused on providing space for local non-profits and community service organizations. MBS has developed over 1.5 million square feet of commercial space across the country as part of our commitment to create thriving, economically integrated communities and we are prepared to actively seek out the partnerships, tenants, and financing that will enable the community's vision to become a reality.



506 RENTAL UNITS
82% AFFORDABLE
AT 50-60% MFI

34 OWNERSHIP UNITS
100% AFFORDABLE
AT 80% MFI

FAMILIES, SENIORS & SINGLES
43% 2, 3 & 4 BEDROOM UNITS
2.9 ACRES PUBLIC OPEN SPACE

OPEN SPACE & CONNECTIVITY

The project adds 2.9 acres of new public open space anchored by a central promenade that serves as a respectful expansion of St. John Park. The promenade will have shade trees and areas for outdoor picnics, children's activities, and informal gatherings. The eastern end of the promenade is highlighted by a hardscape plaza, large pavilion, and a unique play area that takes advantage of the existing terrain. The western end of the promenade is punctuated by a distinctive

wedge-shaped building with ample space for outdoor seating at the proposed restaurant, and beyond that, a large multi-use sports field.

The plan enhances neighborhood connectivity by transforming the existing bus stop into a beautiful transit plaza that features a dog park, public art, and a seating area. This plaza area will create a welcoming gateway to the new community from St. Johns Avenue. To further enhance connectivity, we also propose working with the community to identify and potentially fund improvements to the right-of-way beyond the boundaries of

the property to facilitate a strong connection to the Buttermilk Branch Greenbelt Trail, Pickle Elementary School, Virginia L. Brown Recreation Center, Buttermilk Neighborhood Park, and basketball courts.

The central concept for the project's open space is that the park, central promenade, St. Johns Avenue transit plaza, and other outdoor areas are all accessible via a greenway or "green" street from every unit in the project and nearby neighborhood residences.



OTHER COMMUNITY BENEFITS

Sustainable Design

Sustainability is an essential component of creating long-term, stable, resilient communities and we are dedicated to making an environmentally minded difference in the communities we serve. In alignment with the City of Austin's sustainability goals for municipal projects, we have set a goal of a 3-star AEGB and LEED Silver rating, or better.

Commercial Space

Our plan includes 94,000 square feet of commercial space that will strengthen and support the entire neighborhood by providing needed retail and community services. Major commercial anchors—a grocery store and pharmacy—are envisioned for the high visibility southwest and northwest corners. Two additional buildings on the interior of the site are intended for community service organizations. The first, a distinctive wedge-shaped building which anchors the west end of the Central Promenade, is planned to house a local restaurant on the ground floor with office space above. The second building, adjacent to the sports field, creates additional space for non-profits and other community organizations that serve the people of Austin.

Across the country, our developments include commercial tenants such as food markets, childcare facilities, restaurants, banks, community facilities, digital public libraries, and community-oriented enterprises. We are prepared to actively recruit the right tenants for this important space and **MBS Urban Initiatives CDE has made a commitment to provide up to \$9 million in New**



View looking south highlighting the proposed non-profit and community service buildings

Market Tax Credits to this project from their future allocation award or their partners' allocations, which will play a key role in the successful implementation of this portion of the development program.

Public Art

We believe public art is an important opportunity to highlight the history of the St. John neighborhood and our preliminary site design includes highly visible art installation locations at the existing St. John Park, the new transit plaza, within the Promenade, and potentially along the Buttermilk Branch Greenbelt Trail.

Resident Services

Our valued non-profit partner, Urban Strategies, is prepared to offer an array of programs and services that will be customized to meet the needs of the residents. They have over 40 years of experience in the design and implementation of equitable place-based human capital development strategies and regularly work with local government officials, developers, property managers, housing authorities, and other stakeholders to build comprehensive plans around neighborhood conditions and human service needs.

HOUSING, AFFORDABILITY, & AFFIRMATIVE MARKETING

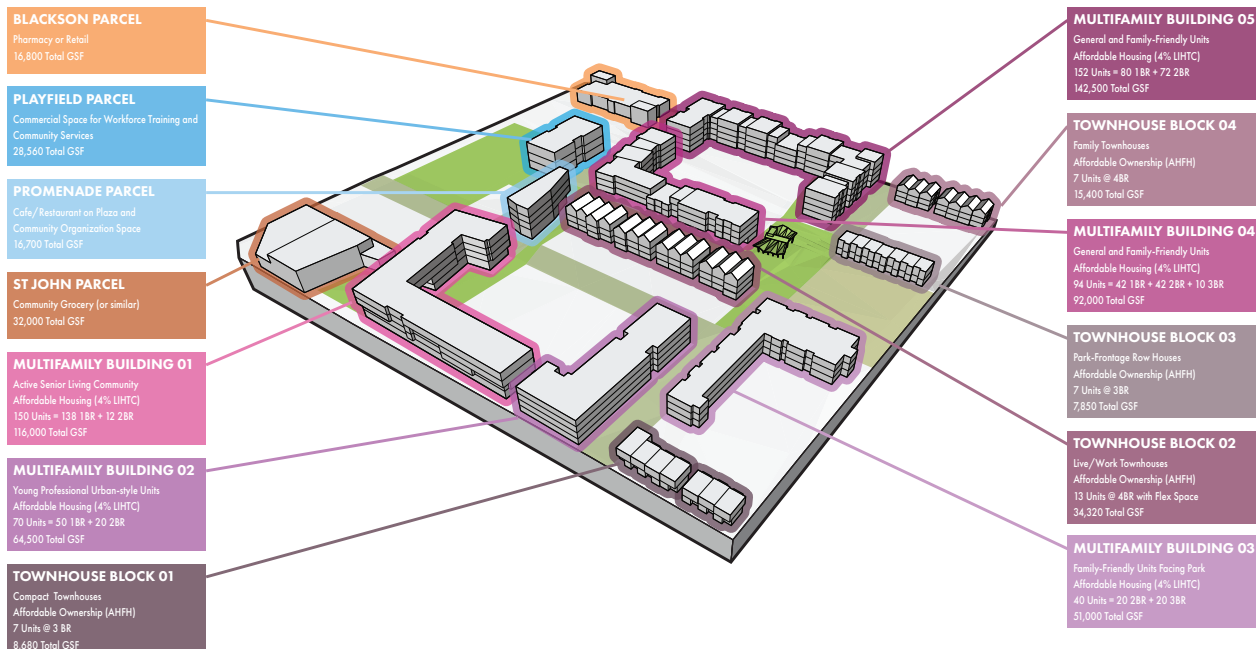
We want to ensure that this project provides new options for those at risk of displacement, and those already driven away, to remain in or return to St. John. A total of 84% of the 540 units on site are affordable, including 100% of the townhome homeownership units and 82% of the rental units. The project also includes 89 market rate units which helps to create a true mixed-income community where people from a variety of background, incomes, experiences can live together in harmony. Affordable and market rate units will be indistinguishable and evenly distributed throughout the property and all residents will experience the same finishes, amenities, and attentive customer service.

The affordable rental units will have a land use restriction in place that ensures affordability for 50 years, with the intent to maintain affordability in perpetuity. While the rent for the remainder of the units are not legally restricted, these apartments will be available at prices that are slightly below the prevailing market rents on comparable properties in the market, which is currently estimated to be 65% MFI.

Formal marketing efforts will begin early in the process and staff are well-trained to ensure that Fair Housing requirements are maintained at all times. The marketing campaign will be designed to reach the widest audience possible utilizing using both online tools, local publications, and direct neighborhood outreach.

Overall Unit Mix

Type	#	%
1-Bedroom Rental	310	57%
2-Bedroom Rental	166	31%
3-Bedroom Rental	30	8%
3-Bedroom Ownership	14	
4-Bedroom Ownership	20	4%
TOTAL	540	



» 417 affordable multifamily rental units including:

- » 92 1-Bedroom units; 51 2-Bedroom units; and 9 3-Bedroom units at 50% MFI
- » 175 1-Bedroom units; 79 2-Bedroom units; and 11 3-bedroom units at 60% MFI

» 34 affordable homeownership units including:

- » 14 3-Bedroom units and 20 3-Bedroom units at 80% MFI

- » Affordable units evenly distributed throughout types and areas of the building
- » 10% of units mobility accessible

PUBLIC INFORMATION PACKET

Please see the following four (4) pages for the Public Information Packet.

Public Information Packet

PENNROSE, HUNT + PARTNERS - ST. JOHN REDEVELOPMENT



DEVELOPMENT TEAM

Project Developers

PENNROSE
Co-Developer

PENNROSE
Bricks & Mortar | Heart & Soul

HUNT
Co-Developer

HUNT

PAGE ARCHITECTS

Project Architect & Design

CARTER DESIGN ASSOCIATES

Community Oriented Design

CIVILITUDE

Civil Engineer

KITCHEN & ASSOCIATES

Multi-Family Architect

MOSS

General Contractor

S. ANDERSON CONSULTANTS

LIHTC Consultant

For Sale Affordable Housing CAPITAL A HOUSING



Affordable
Homeownership
Developer

GUADALUPE NEIGHBORHOOD DEVELOPMENT COUNCIL

Non-Profit Partner

COMMUNITY POWERED WORKSHOP

Affordable Homeownership Design

COMMUNITY BENEFIT PARTNERS

Austin Community Foundation
Austin Area Urban League
ECHO
People's Community Clinic
RISE Child Development Center

KEY TAKE-AWAYS

New Homes: 581 new homes: 36 ownership and 545 multi-family rental

Affordable Housing:

- 36 affordable ownership townhomes
- At least 255 affordable rental units in Phase I
- Opportunity for substantial additional affordable units in Phase II
- Dedicated Continuum-of-Care units

Community Benefits and Services:

Dedicated open space, Healthcare clinic, affordable childcare, grocery store, community center & outdoor plaza, space for small businesses/nonprofits

Open Space: Appx. 4.5 acres in addition to existing St. John Park interconnected by a multi-use trail

Community-Driven Design Process: Site design and public space programming informed by community engagement process.

SITE PLAN & PROGRAM COMPONENTS



Block 1. Mixed Use. 129.5k GSF - Office. 120k GSF - 115 Unit Residential & up to 20k GSF Retail. Shared Structured Parking - 600 stalls.

Block 2. Multifamily. 208k GSF - 200 Unit Residential & up to 20k GSF Retail. Shared Structured Parking - 325 stalls.

Block 3. Community Benefit. 10k GSF Childcare Center and Outdoor Space. Surface Parking – 18 stalls.

Block 4. Mixed Use. 129.5k GSF - Office. 120k GSF - 115 Unit Residential & up to 20k GSF Retail. Shared Structured Parking - 600 stalls.

Block 5. Community Benefit. Multi-purpose Open Green Space. Flex/Pervious Surface Parking and Mobile Vendor Area.

Block 6. Community Benefit. Restoration and Integration of Existing St John Park.

Block 7. Mixed Use. 129.5k GSF Office & up to 80k GSF Grocery, 120k GSF 115 unit Residential. Shared Structured Parking - 600 stalls.

Block 8. Community Benefit. 40k GSF Multi-purpose Community/Vocational Training Center and Outdoor space. Surface Parking - 50 stalls.

Block 9. Ownership Residential. 36 For-Sale Single Family Townhomes.

Planning Process

Community-Driven Planning Process:

Community self-determination is at the core of this proposal. The design and planning of the open space, streetscape, ownership housing village, childcare center, and community center will be informed by a community-driven process, facilitated by team members with extensive planning and community engagement experience, including Capital A Housing, Community Powered Workshop, and Carter Design Associates. This effort will continue and expand the design input already provided for the site, and engage stakeholders including neighborhood groups, community institutions, and active local non-profits.



Community Benefits

Healthcare Clinic: People's Community Clinic has expressed interest in right-of-first-refusal on an approx. 10,000 sqft. healthcare clinic to serve all area residents, with free and reduced rates for low-income families. PCC is considering the location for a dental clinic serving low-income patients.

Childcare: RISE Child Development Center has expressed interest in right-of-first-refusal sublease on an approx. 10,000 sqft. certified high-quality childcare center to serve all area residents, with free and reduced rates for low-income families. The 99-year lease will be held in trust by Austin Community Foundation, with the space reserved for a high-quality, subsidized childcare provider.

Small Business & Non-Profit Spaces: A proposed food truck/mobile vendor court and approx. 5,000-20,000 sqft. of space in the ground floor of each of the residential, multi-family buildings for small businesses or non-profits.

St. John Hall: An approx. 40,000 sqft multi-purpose vocational training/community center with programming informed by the community-driven design process. Huston Tillotson has expressed interest in the interior space for adult education, technology, and youth Entrepreneurship and Innovation Center programs. Covered outdoor space provides opportunities for recreation, local history or arts exhibitions, and entertainment.

New Outdoor Open Space: Approx. 4.5 acres of the site will be dedicated to outdoor open space to extend the current 0.8 acre St. John Park, including: St. John Green (2.2 acres of level, open space flexible for everything from pickup soccer games to festivals to kite flying), St. John Hall Plaza (1.6 acres of shaded and landscaped area on the "front porch" of St. John Hall for recreation, exhibitions, and relaxation), and a 0.7 acre expansion of St. John park that adjoins the childcare center block and associated playground. "Green blocks" will be interconnected by a multi-use trail, to be further defined through the community driven design process.

Grocery store: 80,000 sqft of space reserved for a full-service grocery store (will likely require partnership with the city to bring a high-quality store to the site).

AFFORDABLE HOUSING PROGRAM

Housing Program Unit Mix					
Block(s)	Options	Affordability Levels	1-BR 650 NSF	2-BR 900 NSF	3-BR 1144 NSF
Phase I					
1 & 2	Base Case		# of Units		
		60% MFI	64	127	64
		Market Rate	15	30	15
		Total	79	157	79
1 & 2	Deeper Affordability	30% MFI	12	25	12
		50% MFI	20	38	20
		60% MFI	32	64	32
		80% MFI	15	30	15
		Total	79	157	79
9	Ownership (1000 - 1400 NSF)	60% MFI (avg)	-	18	18
		Total	-	18	18
Phase II					
4 & 7	Base Case	80% MFI	34	81	-
		Market Rate	34	81	-
		Total	68	162	-
4 & 7	Deeper Affordability	60% MFI	11	12	-
		80% MFI	21	71	-
		Market Rate	35	80	-
		Total	67	163	-

Percent of Affordable Units Matrix

		Blocks 4&7: Base Case (No Affordable Units)*		Blocks 4&7: Deeper Affordability Option (23 Affordable Units)*	
		Units	% of Total Units	Units	% of Total Units
Block 9 (36 Units)	Blocks 1&2: Base Case (255 Units)	291	50.1%	314	54.0%
Block 9 (36 Units)	Blocks 1&2: Deeper Affordability Option (255 Units)	291	50.1%	314	54.0%

*Note: Based on City preference and resources, a more substantial number of additional affordable units on blocks 4&7 can be evaluated closer to the time these blocks are ready to be developed

Affordable Housing Program Summary

The proposed Affordable Housing Program furthers the goals set forth in the City's Strategic Housing Blueprint. Under any combination of options proposed, the number of affordable units (i.e. less than 60% MFI for rental and 80% MFI for ownership) exceeds 50% of the total housing program units. Deeper affordability options include rental units at deeply affordable levels, with significant numbers at 30% and 50%MFI. Additionally, much of the rental housing that exceeds 60% MFI is "workforce housing" limited to 80% MFI, which is also a significant need in the St. John area.

Affordable Multi-Family Residential: The multi-family affordable housing program is anticipated to be funded through Low Income Housing Tax Credits (LIHTC) and the multifamily bond program with an affordability period of 40 years.

Affordable Ownership Homes: The new ownership homes will be offered at an average of 60% MFI (approx \$58,000 for a family of four), with the underlying land put in a Community Land Trust and turned back over to the neighborhood. The trust will be set up by Capital A Housing and Guadalupe Neighborhood Development Center, and operated by the Austin Area Urban League, to keep the homes permanently affordable. Community Powered Workshop will complete the design of the ownership units.

Continuum of Care Units for Austinites

Exiting Homelessness: Up to 20% of the affordable rental units reserved for Austinites exiting homelessness through the Austin ECHO coordinated entry program (dependent upon tenant-based vouchers and on-site case management).

Anti-Displacement Housing Program & Affirmative Marketing Plan:

Offering units at lower income tiers will allow low-income households in the surrounding area to stay in the area, rather than being displaced. The rental and ownership home income eligibility levels have been tailored to match current neighborhood residents. Right-of-return and right-to-remain policies with affirmative marketing assistance by Austin Area Urban League and other neighborhood partners and institutions to target families in the Eastern Crescent and those who have already been displaced out of Austin.

Request for Proposals 5500 SMW3005
Redevelopment of the approximately 19-acre St. John Site

3. AFFORDABLE HOUSING AND OTHER COMMUNITY BENEFITS



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