RESOLUTION NO.

WHEREAS, on December 7, 2017, City Council approved Resolution No.
20171207-058 directing the City Manager to work with community members to
create a new vision for the City-owned property located at I-35 and St. Johns
Avenue (St. John Property); and

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WHEREAS, the St. John Property should address housing, economic, and
recreational opportunities and future needs of St. John residents and residents of
the surrounding areas, and honor and respect the rich Black history of the St. John
neighborhood; and

WHEREAS, a robust, two-year community engagement process, including
 several hundred in-person and online surveys, focus groups, house meetings,
 school meetings, and town halls, resulted in a new, community-validated vision for
 the St. John Property; and

WHEREAS, the St. John community's new vision centers on supporting a complete community in a historic neighborhood by reinforcing its strengths and enhancing its services and quality of life through redevelopment, including: 1) a mixed-income, mixed-use district with affordable housing, particularly accessible to current and past neighborhood residents; 2) open space for recreation and congregation; and 3) space for community retail and support services specific to the St. John neighborhood; and

WHEREAS, rezoning the St. John property is necessary to successfully
develop and deliver the St. John community's new vision; and

WHEREAS, on June 6, 2019, City Council approved resolution 20190606098 directing the City Manager to negotiate an interlocal agreement with the

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University of Texas Center for Sustainable Development to initiate a
redevelopment planning process and for the final work resulting from the interlocal
agreement to be sufficient for the subsequent release of a Request for Proposals for
redevelopment of the St. John Property; and

WHEREAS, the Center for Sustainable Development team completed their
study highlighting viable community-guided and anti-displacement focused
redevelopment scenarios, in accordance with Resolutions 20171207-058 and
20190606-098, included a range of options such as mixed-income housing,
recreation space, and non-profit space that address the current and future needs of
St. John residents and the surrounding community; and

WHEREAS, the Center for Sustainable Development team's final report
was reviewed by the Economic Development Department, Neighborhood Housing
& Community Development, Parks and Recreation Department, Law Department,
Financial Services, Public Works, Austin Water and Austin Energy and the
subsequent memorandum was released on June 24, 2020, which included vetted
recommendations to reposition the St. John Property through a Request for
Proposals process; NOW, THEREFORE,

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

The City Council affirms the new vision for the St. John Property,
understands the need to utilize viable financing sources as outlined by the
Economic Development Department in the June 24, 2020, memorandum, and
supports the City Manager's decision to, as quickly as possible, initiate a
competitive Request for Proposals process that will ensure any development will
achieve community priorities attached as Exhibit "A".

BE IT FURTHER RESOLVED: 49

The City Council initiates the rezoning and Future Land Use Map (FLUM) 50 amendments of the properties located at 7211 N. Interstate 35, Austin, Texas, and 51 7309 N. Interstate 35, Austin, Texas, from public-neighborhood plan (P-NP) 52 combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) 53 combining district, and general commercial services-mixed use-neighborhood plan 54 (CS-MU-NP) combining district to general commercial services-mixed use-vertical 55 mixed use building-neighborhood plan (CS-MU-V-NP) combining district, and 56 FLUM changes from Civic to Mixed Use land use. The City Council intends to 57 finalize the rezoning concurrently with finalizing an initial agreement with any 58 developer(s). 59

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62 63 **ADOPTED:** , 2020 **ATTEST:**

Jannette S. Goodall City Clerk