## RESOLUTION NO.

2	WHEREAS, on December 7, 2017, City Council approved Resolution No.
3	20171207-058 directing the City Manager to work with community members to
4	create a new vision for the City-owned property located at I-35 and St. Johns
5	Avenue (St. John Property); and
6	WHEREAS, the St. John Property should address housing, economic, and
7	recreational opportunities and future needs of St. John residents and residents of
8	the surrounding areas, and honor and respect the rich Black history of the St. John
9	neighborhood; and
LO	WHEREAS, a robust, two-year community engagement process, including
l1	several hundred in-person and online surveys, focus groups, house meetings,
L2	school meetings, and town halls, resulted in a new, community-validated vision for
L3	the St. John Property; and
L4	WHEREAS, the St. John community's new vision centers on supporting a
15	complete community in a historic neighborhood by reinforcing its strengths and
16	enhancing its services and quality of life through redevelopment, including: 1) a
L7	mixed-income, mixed-use district with affordable housing, particularly accessible
L8	to current and past neighborhood residents; 2) open space for recreation and
L9	congregation; and 3) space for community retail and support services specific to
20	the St. John neighborhood; and
21	WHEREAS, rezoning the St. John property is necessary to successfully
22	develop and deliver the St. John community's new vision; and
	HUHEDE AG. 1 ( 2010 G') G. 'I 1 1 1 1 ' 20100606
23	WHEREAS, on June 6, 2019, City Council approved resolution 20190606-
24	098 directing the City Manager to negotiate an interlocal agreement with the

25	University of Texas Center for Sustainable	e 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
- 28 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
- 32 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
- 34 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, City Attorney,
- Financial Services, Public Works, Austin Water and Austin Energy and the
- subsequent memorandum released on June 24, 2020, included vetted
- recommendations to reposition the St. John Property through a Request for
- 41 Proposals process; NOW, THEREFORE,

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## 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, supports
- the City Manager initiating a competitive Request for Proposals process in order to
- achieve community priorities attached as **Exhibit "A,"** and supports the financial
- prioritization necessary to reposition the St. John property. Supported financial
- 49 prioritization and options could include a Tax Increment Reinvestment Zone,

issuance of new debt or reprioritizing planned debt issuance for infrastructure, utilizing parkland dedication fees, invoking fee waivers to support affordable 51 housing, and other financial options listed in the June 24, 2020 memorandum. 52 BE IT FURTHER RESOLVED: 53 The City Council initiates the rezoning and Future Land Use Map (FLUM) 54 amendments of the properties located at 7211 N. Interstate 35, Austin, Texas, and 55 7309 N. Interstate 35, Austin, Texas, from public-neighborhood plan (P-NP) 56 combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) 57 combining district, and general commercial services-mixed use-neighborhood plan 58 (CS-MU-NP) combining district to general commercial services-mixed use-vertical 59 mixed use building-neighborhood plan (CS-MU-V-NP) combining district, and 60 FLUM changes from Civic to Mixed Use land use. The City Council intends to 61 finalize the rezoning concurrently with finalizing an initial agreement with any 62

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developer(s).

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ADOPTED:	, 2020 A	ATTEST: _	
			Jannette S. Goodall
			City Clerk