

**RESOLUTION NO. 20200729-117**

**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

**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 20190606-098 directing the City Manager to negotiate an interlocal agreement with the

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, 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 Proposals process; **NOW, THEREFORE**,

**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 prioritization and options could include a Tax Increment Reinvestment Zone,

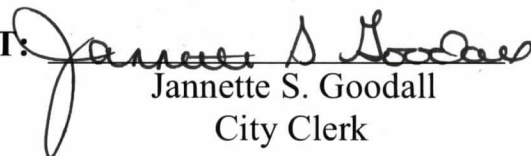
issuance of new debt or reprioritizing planned debt issuance for infrastructure, utilizing parkland dedication fees, invoking fee waivers to support affordable housing, and other financial options listed in the June 24, 2020 memorandum.

**BE IT FURTHER RESOLVED:**

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

**ADOPTED:** July 29, 2020

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



## **EXHIBIT A**

### **Primary St. John Property Redevelopment Objectives:**

To support a complete community in an historic neighborhood by reinforcing its strengths and enhancing its services and quality of life through redevelopment. Vision includes:

- A mixed-income, mixed-use district with affordable housing, particularly accessible to current and past residents of the neighborhood;
- Open space for recreation and congregation; and
- Space for community retail and support services that is specific to the St. John neighborhood.

### **Project Requirements:**

- At least half of the housing units must be affordable, with more preferred.
  - Affordability should be provided for all housing types offered at the site, including rental and ownership units.
  - An affirmative marketing plan should be included and presented to the City to ensure St. John residents become aware of affordable housing opportunities.
  - Developer should work with City to connect with local community organizations to ensure that community groups, especially those with ties to the St John community, participate in the affirmative marketing. The affirmative marketing should focus on communities that may not know about affordable housing opportunities, including families who have been displaced from Austin and families who speak a language other than English as their first language.
  - A significant number of affordable units should be multi-bedroom and family-friendly.
  - The developer and any housing partners should express willingness to work with the City to implement a potential affordable housing preference policy at the site that prioritizes applicants who were displaced or at risk of displacement in the neighborhood.
- Development should include community retail space for local vendors in support of the City's complete communities goal.
- Development should identify space that could potentially accommodate local non-profits that support our diverse community, especially for workforce and youth development.
- Development should include active and community-accessible green space. Options for splash pad, walking trails, community gardening, an active boulevard, and amenities for families and children should be explored.

- Development must highlight and respect the history of the St. John neighborhood.
- Construction should follow Better Builder Standards, prevailing wage rules, the City's Construction Training Program, and the City's MBE/WBE programs.
- Development should make best use of the community input received in the last 18 months, it should serve people who live there and the nearby community and feel a part of the community. From the UT study, the developer should take into account especially:
  - Community input from the last two years;
  - Environmental considerations, including pollution mitigation;
  - Connectivity of the urban landscape, rather than segregation; and
  - Ways to transform site constraints into site assets.
- Developer should present how the project can support the surrounding community, including area schools and ways to prevent further displacement;
- Developer must participate with upfront funds to defease remaining bond debt on the site, understanding that the City as partner will work to offset these costs and other necessary project expenditures through financial commitments to be determined during the negotiation period.