

March 2, 2021

City of Austin
St. John Redevelopment



GREYSTAR™

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.

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HOUSING AUTHORITY
OF THE CITY OF AUSTIN
Bringing Opportunity Home

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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.



legend:			
1.	public park - approximately 3 acres	12.	pedestrian promenade
2.	pedestrian trail loop - approximately 1/2 mile loop	13.	multifamily building
3.	existing playground with imaginative and exploration play enhancements	14.	shared parking
4.	community garden	15.	community retail with pedestrian plaza and seating
5.	multigenerational splash pad	16.	landscape buffer
6.	flexible performance pavilion	17.	proposed shade trees
7.	water quality/ detention area to be integrated into the park design with educational signage	18.	enhanced paving at pedestrian crossing
8.	existing trees to be preserved, typical existing shade structure	19.	proposed sidewalk along blackson ave.
9.	park benches and seating along pedestrian trail loop	20.	public art opportunity
11.	strong pedestrian connection to the st. john's neighborhood		

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