



Recommendation for Action

File #: 19-2176, **Agenda Item #:** 174.

6/20/2019

Posting Language

Authorize negotiation and execution of an interlocal agreement with the University of Texas at Austin Center for Sustainable Development to conduct an analysis and a scenario development study of city-owned property located at 906 E. St. Johns Avenue and 7211 N. Interstate Highway 35, in an amount not to exceed \$80,545.

Lead Department

Economic Development Department.

Fiscal Note

Funding in the amount of \$80,545 is included in the Fiscal Year 2018-2019 Operating Budget of the Economic Development Department.

Prior Council Action:

Resolution No. 20171207-058 was approved on Council Member Casar's motion, Council Member Houston's second on a 9-0 vote. Council Members Garza and Troxclair were absent;

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Resolution No. 20190606-098 was approved on consent on Mayor Pro Tem Garza's motion, Council Member Flannigan's second on a 10-0 vote with Council Member Harper-Madison absent.

For More Information:

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Additional Backup Information:

In December of 2017, the Austin City Council approved a resolution directing the City Manager to work with community members to create a new vision for the city-owned property located at Interstate Highway 35 and St. Johns Avenue, located within the St. Johns neighborhood.

In 2018, the report "Uprooted: Residential Displacement in Austin's Gentrifying Neighborhoods and What Can Be Done About It," led in part by School of Architecture faculty members Elizabeth Mueller, Ph.D. and Jake Wegmann, Ph.D., identified the St Johns-Coronado Hills neighborhood as being in the early stage of gentrification.

On June 6, 2019, the Austin City Council approved a resolution directing the City Manager to negotiate an interlocal agreement with the University of Texas at Austin Center for Sustainable Development to initiate a redevelopment planning process for the St. John property and to provide Council the opportunity to execute the agreement on or before June 20, 2019, so that the University can begin assisting the City with this work during the summer semester. The resolution also directed the City manager to ensure that the final product created through the interlocal agreement is sufficient to allow for the subsequent release of a Request for Proposals for the property's redevelopment upon the completion of the work by the University.

Staff with the Economic Development Department and with the University of Texas at Austin Center for Sustainable Development have negotiated a scope of work that will produce scenarios and strategies for

redeveloping the St. Johns site that will address equity, contribute to the local economy, and enhance civic well-being in the immediate and surrounding neighborhoods. The interlocal agreement will be for a 12 month term.

The scope summarized below will result in a final written report along with information to be included in the Request for Proposals for the development of the site:

- Gather relevant site background data and reports, including community outreach, meet with stakeholders, and study site context;
- Create a range of planning alternatives for the redevelopment of the site which address market and housing opportunities as well as community, neighborhood, and equity issues and opportunities;
- Assess redevelopment scenarios for unintended impacts of exacerbating gentrification and or displacement and mechanisms to mitigate those potential impacts; and
- Assess scenario financial feasibility, including developing scenario benefits and costs, developer return expectations, and residual land values, if any.