

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: _____, 2020 **ATTEST:** _____
Jannette S. Goodall
City Clerk