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24 Department began evaluating the Property as a potential redevelopment
25 opportunity for residential and commercial/retail uses instead of its current
26 industrial use; and

27 **WHEREAS**, updated environmental reports from 2021 revealed
28 groundwater contamination on the Property; therefore, in partnership with Austin
29 Resource Recovery (ARR), the City began a full investigation and cleanup of the
30 Property; and

31 **WHEREAS**, contractors were secured to install monitoring wells and take
32 the steps required to obtain a Certificate of Completion (COC) under the Voluntary
33 Cleanup Program of the Texas Commission on Environmental Quality (TCEQ) for
34 meeting residential use standards, with funding being available for these steps
35 through ARR's Brownfields grant program; and

36 **WHEREAS**, the City has submitted an application for obtaining a COC to
37 the TCEQ and a response is not expected before Fall 2023; and

38 **WHEREAS**, upon review of the City's application, the TCEQ may request
39 additional testing or remediation work in order to achieve a clearance for
40 residential standards; these efforts would not be eligible activities under ARR's
41 Brownfields grant program and would require a funding source; **NOW,**
42 **THEREFORE,**

43 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

44 The City Manager is directed to prioritize the development of deeply
45 affordable housing over all other uses at the Property in coordination with the
46 City's Economic Development and Housing and Planning Departments, ARR, the
47 Austin Housing Finance Corporation, and other departments as determined by the

48 City Manager. As a general target, the project should seek to maximize the number
49 of units available at 60 percent of the median family income or below, and include
50 a substantial number of two- and three-bedroom units relative to the total
51 residential units.

52 **BE IT FURTHER RESOLVED:**

53 The City Manager is directed to identify potential funding sources for any
54 additional necessary remediation efforts if directed by the TCEQ to attain
55 environmental standards that allow for residential development.

56 **BE IT FURTHER RESOLVED:**

57 The City Manager is directed, once the TCEQ's response is received, to
58 develop a plan for remediation and implementation, and return to the City Council
59 for any necessary approvals within four months of the TCEQ's decision.

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61
62 ADOPTED: _____, 2023 ATTEST: _____
63 Myrna Rios
64 City Clerk