

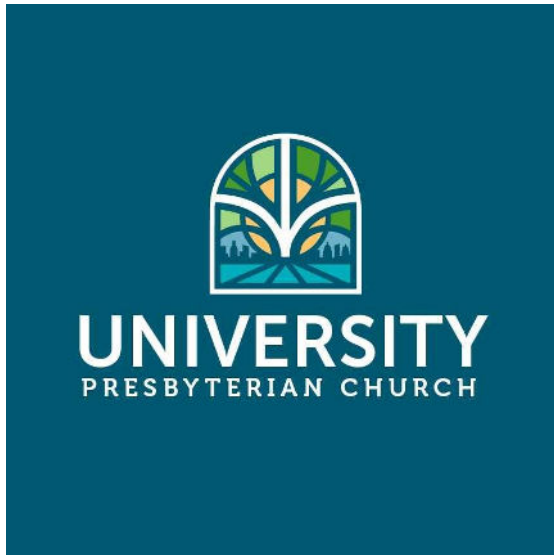
RFP Release

Property Vision Team

October 28, 2025



UNIVERSITY
PRESBYTERIAN CHURCH



Almighty God,
With Jesus Christ as cornerstone,
we would be builders of your kingdom.
In an unjust world, help us to be servants of your abundance.
In an isolating world, help us love our neighbors as ourselves.
In a fearful world, help us dream of a beautiful day yet to come,
with courage, with hope, one step at a time,
for the sake of your church, your creation, and your future.
Amen.

Property Vision Team RFP Released . . .

On October 28, 2025, we released our Developer RFP (Request for Proposal), inviting developers to present creative ideas for how our property could be used to strengthen our ministry and community impact.

This RFP was issued jointly with the Congregational Church of Austin (our neighbors just north of the Bevo lots). Developers may propose concepts for both properties or focus on one.

While the RFPs are coordinated, UPC's and CCA's properties will remain independent.



PREMIER HIGH-RISE DEVELOPMENT SITES
Adjacent to The University of Texas at Austin

Property Vision Team Telling Our Story . . .



Between the two churches, the RFP totals 30 pages. We've selected key sections to include in this summary.

In this portion of the RFP, we outline the shared values and vision that we want developers to reflect in their proposals.

OUR SHARED VALUES & VISION

University Presbyterian Church (UPC) and Congregational Church of Austin (CCA) are united in their mission to foster a transformative impact in the Austin community. As stewards of landmark properties at the heart of West Campus, both churches view their respective development opportunities not simply as a real estate transaction, but as a generational investment in people, relationships, and their futures.

Guided by faith, service, and inclusivity, UPC and CCA seek partners whose vision aligns with these principles. At the center of their goals are:

MAXIMIZING VALUE FOR MISSION

Generating resources to sustain and grow the churches' ministries and community outreach for generations to come.

COMMUNITY PLACEMAKING

Designing environments with true permeability and connectivity that invite the entire community in—not just on Sundays, but every day—activating the streetscape, and fostering a deep sense of belonging and creating a new heartbeat in West Campus.

STEWARDSHIP

Thoughtful, responsible land use that protects and celebrates heritage assets—such as preserved courtyards, mature trees, and the churches' historic presence—while making bold investments in modern infrastructure.

ATTAINABLE HOUSING

If the site is developed for housing, it could address community needs by creating attainable housing options for students, staff, and neighbors.

INNOVATION AND VISION

Encouraging groundbreaking, human-centric architecture and site planning—more than just “another box shaped building”—to create vibrant public spaces, places for creativity, arts, fellowship, nature and respite.

SUSTAINABILITY

Prioritizing green building, resilient systems, and lasting neighborhood harmony in all aspects of development.

INTEGRATION AND PARTNERSHIP

Embracing seamless collaboration with development teams, and creative concepts such as shared parking and flexible use of air rights, so that new and existing uses grow together as a cohesive whole.

COMMITMENT TO FUTURE GENERATIONS

Nurturing a venue that supports ongoing social, artistic, and educational innovation, celebrates generational evolution, and strengthens Austin's role as a beacon of opportunity and fellowship.

UPC and CCA invite partners who share their passion for purposeful placemaking, service to community, and the bold reimagining of how space can enrich lives. The aspiration for this project is not only architectural excellence, but a visible, sustained commitment to neighborliness, engagement, and human flourishing for decades to come.

23RD & SAN ANTONIO SOUTH

EXECUTIVE SUMMARY

THE OPPORTUNITY

JLL Capital Markets is pleased to present a unique opportunity for qualified developers to submit proposals for the ground lease and development of The University Presbyterian Church (UPC) site in Austin, Texas. UPC seeks to maximize the potential of its prime real estate to benefit both the community and the church's long-term mission.

With its prime location near The University of Texas at Austin, the State Capitol, the Health Innovation District, and Downtown Austin, these West Campus sites are a canvas for imagination. It's a chance to create something bold and dynamic that meets the evolving needs of a growing neighborhood—whether that's student housing, multifamily living, hospitality, or other uses that bring the district to life. Austin's real estate market is among the strongest in the nation, and with The University of Texas at Austin as a major economic engine, the possibilities here are as vibrant and forward-looking as the city itself.

This Request for Proposal (RFP) calls for stewardship-focused proposals demonstrating valuation expertise, transparency, comprehensive market analysis, strategic insights, and a long-term vision that respects the legacy of UPC. Developers are invited to present innovative and financially sound proposals that align with UPC's vision for responsible land use and enduring community benefits.



GUIDING DEVELOPMENT PRINCIPLES

UPC is presenting the northern portion of its property to the developer market with the understanding that the church intends to remain on the southern portion of the site preserving the courtyard and trees. UPC is interested in having the northern portion (developer market) and southern portion (UPC) collaboratively envisioned and designed as a cohesive whole ensuring a seamless flow and natural engagement across all portions of the property so that the block is experienced as an integrated, connected and thoughtfully designed environment.

Building form and architecture must go beyond conventional “box shaped” solutions – UPC seeks innovative, visionary design that activates the street and invites participation throughout the week, not just on Sundays.

Proposals must address not only maximized value for UPC but also the creation of a place that is open, permeable, and integrated with the surrounding neighborhood, supporting inclusivity, community activation, and placemaking.

Parking is a shared resource and should be accessible to both church and development users. Developers will construct an agreed-upon number of additional spaces within their project footprint to meet UPC’s exclusive needs; the current estimate is 120-170 spaces. UPC will maintain flexibility to control and occasionally lease these spaces, ensuring priority access on Sundays.

RFP Next Steps

Open and Competitive Process:

This is an open process, and we welcome anyone interested in participating. To keep things fair and organized, all interested developers must register with JLL to receive the RFP and stay informed of any updates or notices during the solicitation process. Copies of the entire RFP are available in the main office for viewing.

Single Point of Contact:

To ensure clear communication, JLL will serve as the single point of contact for all developer inquiries. If a developer reaches out to you directly, please direct them to Jeff Coddington/JLL (jeff.coddington@jll.com) or to the PVT Chair, Stephanie Morris (stephanietmorris@sbcglobal.net), who can help with direction.

Timeline and Next Steps:

Developers will need time to conduct their analyses and prepare proposals, so we anticipate receiving results in the first quarter of 2026. Once this information is had and the facilities information is gained from the architect, PVT will host a Congregational Gathering towards the beginning of 2026 and provide updates that will help us in our discernment of property development.