

# DRAFT

Element Chart Consideration Items	
Mandatory Proposal Elements	Value-Added Proposal Elements
<b>Urban Renewal Plan Controls</b>	
<ul style="list-style-type: none"> <li>Mixed-Use (horizontal)</li> <li>2 Uses</li> <li>Does Not Exceed Proposed Maximum FAR (1.6:1)</li> </ul>	<ul style="list-style-type: none"> <li>Mixed-Use (vertical)</li> <li>3 or More Uses</li> <li>Maximizes Development Potential</li> </ul>
<b>Land Use Considerations</b>	
<ul style="list-style-type: none"> <li>Compliance with: <ul style="list-style-type: none"> <li><b>Off-Street Parking Code Minimums</b></li> <li><b>Commercial Design Standards</b></li> <li><b>Neighborhood Conservation Combining District</b></li> <li><b>Urban Renewal Plan</b></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Consideration of: <ul style="list-style-type: none"> <li><b>Increased Public Parking</b></li> <li><b>(Downtown) Urban Design Standards</b></li> </ul> </li> </ul>
<b>Community Considerations</b>	
<ul style="list-style-type: none"> <li>Green Building Minimums <sup>(2)</sup></li> <li>Affordable Housing Minimums <sup>(3)</sup></li> <li>Job Creation Minimums (3)</li> <li>Minority-owned Business Enterprise/Women-owned Business Enterprise Goals</li> <li>Compatibility with Central East Austin Neighborhood Plan</li> <li>Minimum Construction Wage Rates</li> </ul>	<ul style="list-style-type: none"> <li>Exceeding Green Building Minimums</li> <li>Exceeding Affordable Housing Minimums</li> <li>Exceeding Job Creation Minimums</li> <li>Small Locally-Owned Businesses (Tenants)</li> <li>Respect for Historic Character of Area</li> <li>Compatibility with Area Redevelopment</li> <li>Public Facilities</li> <li>Ground Floor Retail</li> <li>Streetscape Amenities</li> <li>Public Art (local artist preferred)</li> <li>Public Open/Green Space</li> <li>Other Public Benefits</li> </ul>
<b>Other Considerations</b>	
<ul style="list-style-type: none"> <li>Minimal Adequacy of Proposer's Financial Resources/Access to Sufficient Capital</li> <li>Minimal Relevant Experience and Track Record, including Ability to Complete Project</li> <li>Total Consideration <i>Meets</i> Minimum Appraised Value</li> <li>Proposer Payment of Closing Costs</li> <li>Commitment to Development Timeline</li> <li>Grant of access easement to African American Cultural &amp; Heritage Facility property</li> </ul>	<ul style="list-style-type: none"> <li>Depth of Proposer's Financial Resources/Access to Sufficient Capital</li> <li>Depth of Relevant Experience and Track Record, including Ability to Complete Project</li> <li>Total Consideration <i>Exceeds</i> Minimum Appraised Value</li> <li>Maximization of Community Benefits</li> <li>Other Terms of Purchase to be Negotiated</li> <li>Other Issues Important to a Proposer</li> </ul>

<sup>2</sup> Green building minimum recommendation: AE 2 Star Green Building or USGBC Silver LEED

<sup>3</sup> Affordable housing minimums recommendation: 10% at 60% MFI rental