

Briefing on Block 16 & 18 RFPs

East 11th & 12th Street Urban Renewal Board

March 15, 2021



**HOUSING &
PLANNING**

Topics for Discussion

- Public Engagement/RFP Process & Timeline
- Draft RFPs

Timeline & Process

6-Apr	13-Apr	19-Apr	27-Apr	3-May	17-May	20-May	31-May
AARAC Meeting - RFP Discussion	CDC Meeting - RFP Discussion	URB Meeting - RFP Discussion		RFP Public Meeting #1	URB Meeting - RFP Discussion		RFP Public Meeting #2
NCCD & URP Amendments Public Meeting			Planning Commission - Consideration of NCCD & URP Amendments			City Council - Consideration of NCCD & URP Amendments	

7-Jun	21-Jun	1-Jul	27-Aug	10-Sep	20-Sep	4-Nov
Special Called URB Meeting - RFP Discussion	URB Meeting - RFP Finalized	RFP Published	RFP Submission Deadline	Staff evaluation & Minimally Responsive Proposals distributed to Board	URB recommends Proposal to City Council	City Council selects Winning Proposer



Proposed RFP Outline

- Use a template recently approved by COA Purchasing Office (EDD's 6909 Ryan Drive)
 - Introduction & Purpose
 - Property Description (geographic, environmental, socio-political, economic, and historical context)
 - Instructions (how to submit proposal)
 - Submittal Requirements (what to submit)
 - Timeline
 - Development Priorities
 - Evaluation Criteria
 - Required Forms

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Proposed Development Priorities

- Development Priorities for the properties previously discussed by URB as a result of public engagement in early 2019.
 1. Affordable Housing – at least 25% of dwelling units shall be made affordable to households earning no more than 60% & 80% MFI, for rental and ownership housing respectively
 2. Community Parking - Incorporate additional off-street parking for adjacent neighborhood businesses
 3. Complimentary Uses - Incorporate uses that complement the African American Cultural and Heritage Facility on Block 16 & Victory Grill on Block 18
 4. Vendor Preference - Prioritize development partners who are, or go above and beyond to partner with MBE/WBE vendors
 5. Sustainability – Prioritize Proposals that incorporate AE 2-star Green Building Standards
 6. Design – Prioritize Proposals that use creative design to complement adjacent development and help to activate pedestrian oriented uses along the corridor



Proposed Submittal Requirements

- Anticipated to be largely similar to those listed in Section 10 – 10.5.5 of the recent EDD 6909 Ryan Drive RFP:

https://www.austintexas.gov/financeonline/account_services/solicitation/solicitation_details.cfm?sid=134842

Proposed Evaluation Criteria

Executive Summary –	10 points
Development Concept –	40 points
Financial Feasibility –	25 points
<u>Development Team –</u>	<u>25 points</u>
Total	100 points

Next Steps

- Board endorsement of proposed engagement/solicitation process/timeline
- Begin reviewing and compiling input on 6909 Ryan Drive RFP
- Continue to consider what we've proposed and discussed tonight for additional discussion next meeting (April 19th)