

# Briefing on Block 16 & 18 RFPs

East 11<sup>th</sup> & 12<sup>th</sup> 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](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 19<sup>th</sup>)