



Implementing inclusive and equitable public development services as a non-profit partner to the City of Austin

January 10, 2022 Urban Renewal Agency

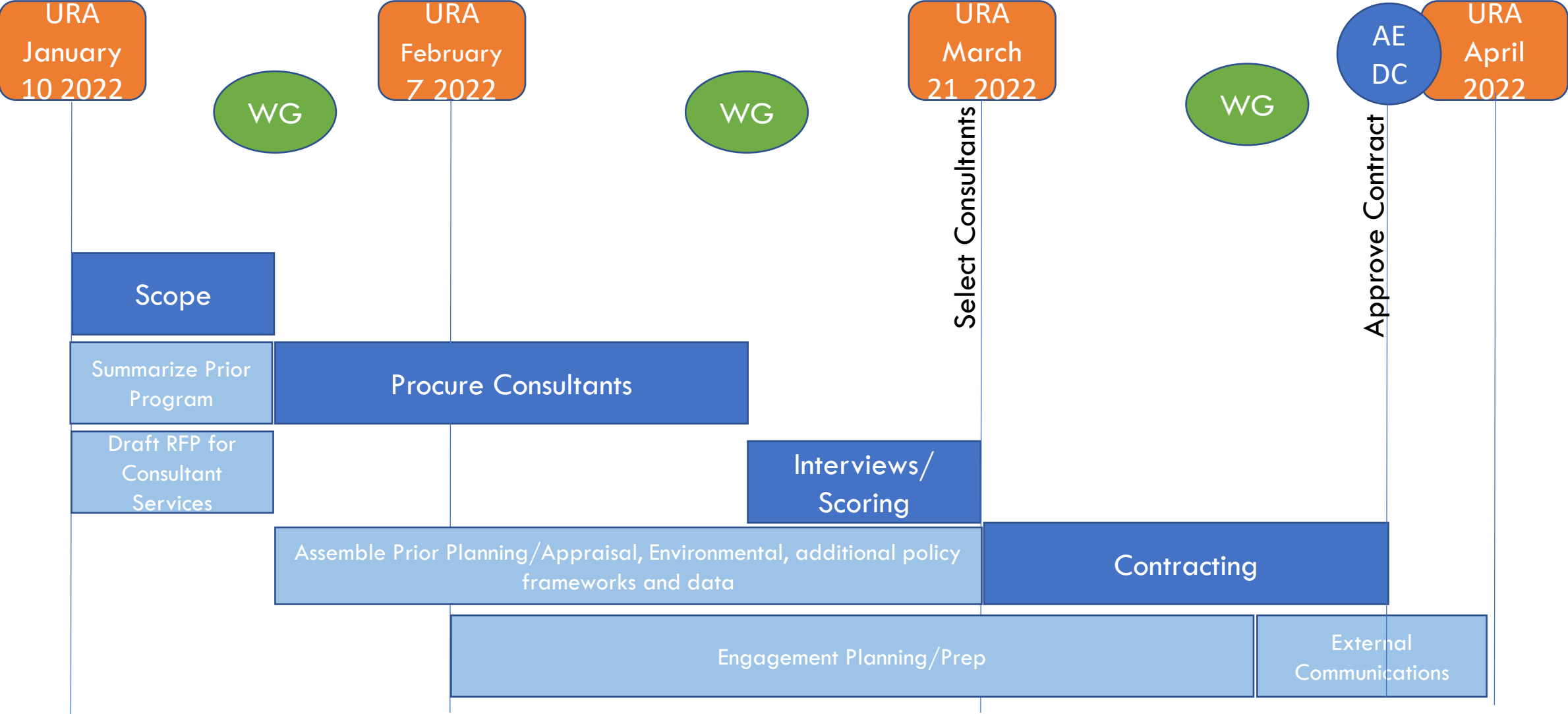
Urban Renewal District Blocks 16 & 18



Overall Schedule

Dates (from the Effective Date)	Project Phase	
Weeks 1 through 12 (3 months)	Establish Project Plan: Project planning, outreach manager hired, consultants secured	Dec 9 2021 - March 9 2021
Weeks 12 through 24 (3 months)	Pre Development : Market research, market outreach, community engagement, feasibility, site diligence, draft Solicitation	March 9 1991 - June 9, 2021
Week _24 through 36	Release Solicitation (RFP) : includes solicitation distribution, technical assistance to respondents	
Weeks 36 through 48 (3 months)	Evaluation and pre-selection activities—technical analysis, facilitating committee review, and scoring.	
Weeks 48 through 72 (6 months)	Estimated transaction negotiation	
Week 76 through 88 (3 months)	URA, AEDC and City approval and financial close (" <u>Closing</u> ")	

Project Planning Phase



Pre Development Draft Scope (from 12.13.21 Discussion).

Program & Urban Design

- **Program** Finalization
- **District Map** with
 - updated land use/zoning, view corridor, jurisdictions
 - opportunity sites
 - urban planning strategies (side street, pedestrian ways, views, adjacencies)
 - Continuity/connectivity
- **Test Fit Scenarios** of Blocks 16/18 including massing, envelope, access, envelope characteristics to create welcoming and accessible building
- **Interim site uses**
- **District precedents**

Engineering & Technical

- **Environmental** mitigation strategy (environmental analysis completed)
- **Mobility** strategies
- **Parking** strategies
- **Traffic** analysis/Transportation Demand Management
- Site based **infrastructure strategies**
- Green building/**sustainability strategies**

Economic Feasibility

- Develop implementation and **phasing strategy**, considering existing uses.
- **Pro Forma scenarios** to align with test fits
 - Consider the cultural anchor
 - Consider the type of housing to be accommodated/identified in RFP and align various financial tools

Qualitative characteristics of consulting team?

Immediate Next Steps

- First Partnership Working Group: Schedule!
- Homework: Districts of Desire!
- AEDC
 - Draft Scope of Work/RFP for Consultant Services
 - Draft Program: Summarize prior reports/engagement
 - Draft initial engagement plan
 - Assemble document archive (Plans, Appraisal, Phase I & II)
- HPD
 - Finish Environmental