



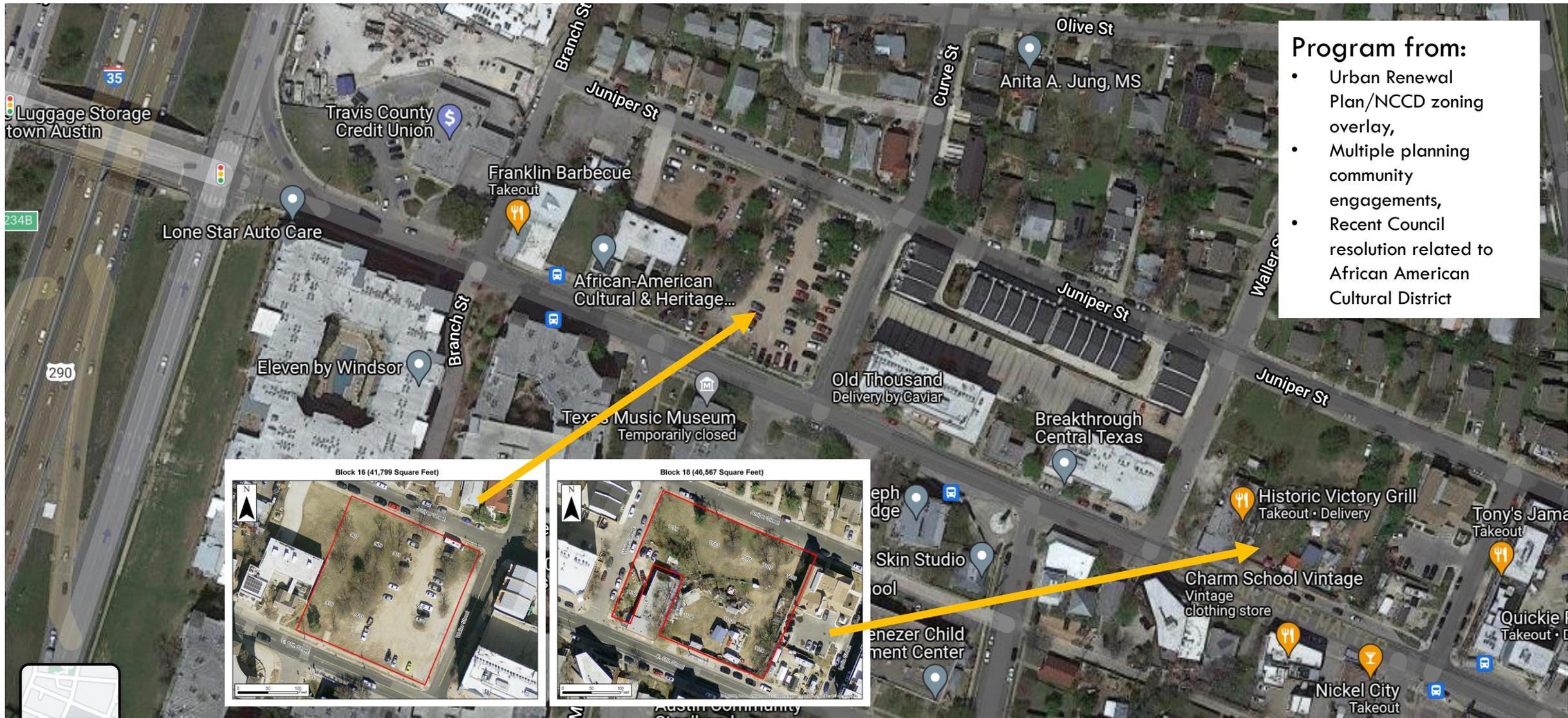
# AEDC

Austin Economic  
Development Corporation

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

June 13, 2022 Urban Renewal Agency

# Urban Renewal District Blocks 16 & 18



# Primary Consultant Team Introduction

## Hayat Brown | Market and Economic Analysis

DM/WBE Certified with multiple agencies



**Jay Brown**  
Project Director



**Daughan Pitts**  
Real Estate Director



**Jen Boss**  
Real Estate Strategy

- African American, woman-owned small business
- Engineering and advisory services to support infrastructure capital improvement projects
- P3 / Infrastructure / Real Estate Advisory specialty
- Dedicated to municipal and institutional entities
- Provide real estate and social infrastructure strategies to meet financial, facilities, and mission-focused goals

## Page | Architecture, Planning, Urban Design, Community Engagement



**Ryan Losch**  
Project Manager / Urban Design Lead



**Jamie Flatt**  
Strategic Analyst

- Largest integrated design firm in Austin
- Interdisciplinary team of planners, urban designers, architects, landscape architects, and programmers
- Expertise navigating complex regulatory hurdles in the City of Austin
- Dedicated to supporting the ongoing evolution of urban areas
- Work encourages development and redevelopment suited to the particular conditions of each site



**A.J. Bingham**  
Engagement Lead

## The Bingham Group | Engagement Partner | Minority Business Enterprise (MBE)

- Full service lobbying firm
- Represents and advises clients on government affairs, public affairs, and procurement matters in the Austin metro and throughout Central Texas



**Nhat Ho**  
Civil Engineer

## Civiltude | Engineering Minority Business Enterprise (MBE)

- Local, Asian minority-owned
- Engineering and planning firm Technical and permitting knowhow
- Positive working relationships with City staff
- Experience interfacing with neighborhoods and other community stakeholders

# Primary Consultant Scope



## SCOPE 1      Predevelopment Planning

Program, Urban Design, & Technical Feasibility

Program Finalization

Cultural Anchor / retail, cafes, collaborative workspaces, improved, urban realm, and housing

District Map

Test-Fit Scenarios

Interim Site Use Strategies

District Precedents

Environmental, Mobility, Infrastructure, Sustainability

Project Administration



## SCOPE 2      Real Estate Analysis

Economic Feasibility

Phasing Strategy

Pro Forma Scenarios

Cultural Anchor Structure

Housing Market Analysis and Structure

Post development respondent project review and analysis



## SCOPE 3      Engagement Strategy

Identify creative proactive community communication and feedback

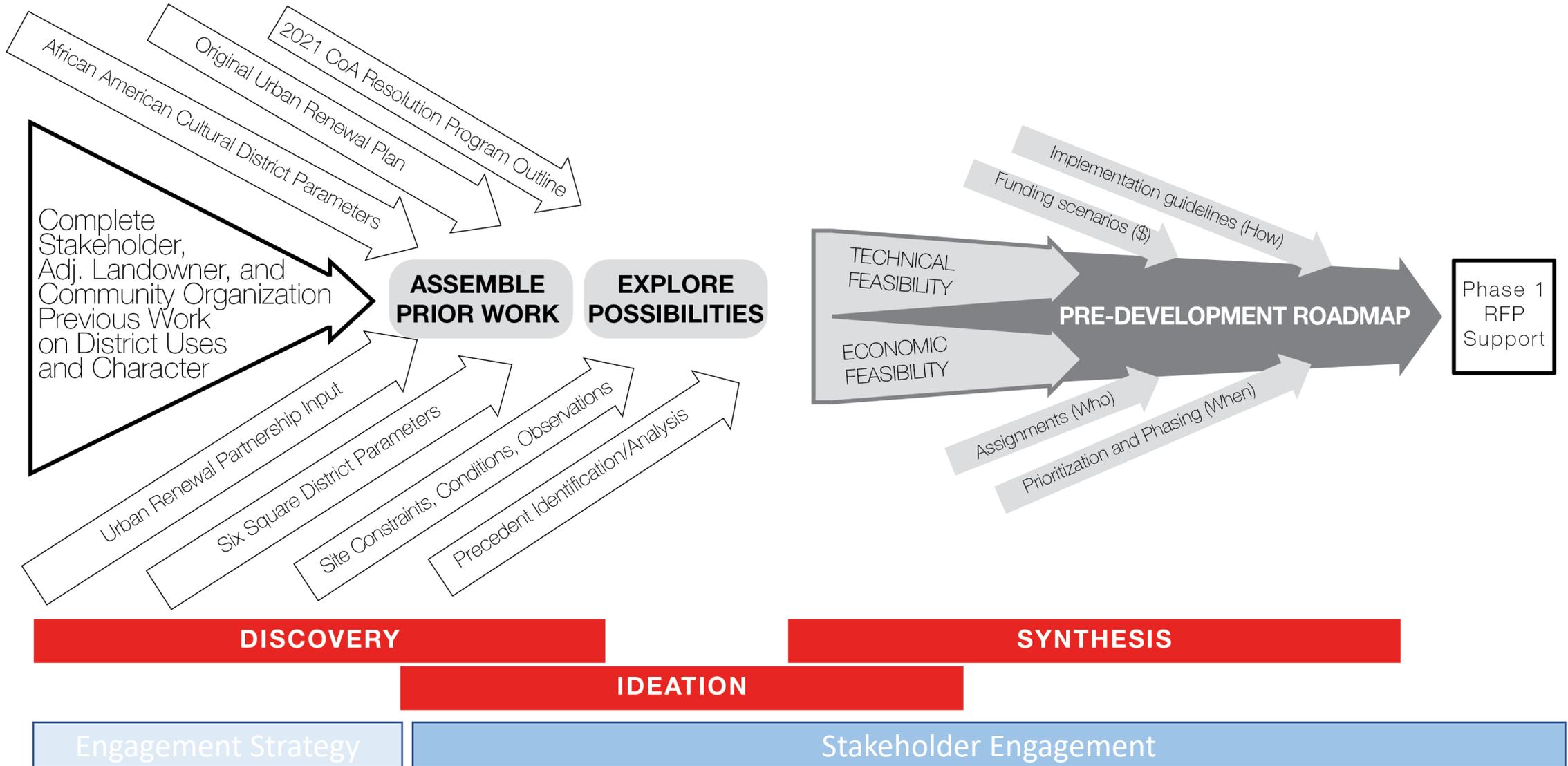
strategies for effective construction and development communication processes

Work collaboratively with URA & AEDC Partnership Working group and AEDC Community Relations Manager to achieve a 'boots on the ground' approach to district engagement

Coordinate with other related community engagement efforts

Support and facilitate Stakeholder Working Group to engage and guide the predevelopment services project.

# Conceptual Process



## Process Forward

- Develop detailed pre-development schedule
- Develop engagement strategy
- Assemble and synthesize information from prior efforts
- Engage community
  - Validate/refine information from prior plans/studies
  - Finalize development program
  - Review technical & economic analysis
  - Refine project development expectations/goals to include in the RFP

