



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

March 20, 2023 Urban Renewal Board

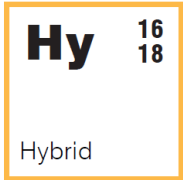
# Block 16 & 18 Disposition- Final Analysis Draft

## EXECUTIVE SUMMARY



### • Community Prioritization

Through the review of prior studies and community engagement throughout the study process, community priorities were outlined. The East Austin community and specific residents around these parcels have a strong desire that future development reinforce the area's position as the heart of Austin's Black Cultural District. A cultural facility in support of this historic position, as well as creative facilities for black-owned business should be given priority for future non-residential spaces. Residential development should prioritize affordable housing opportunities, particularly for families and previously-displaced residents.



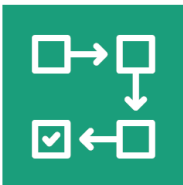
### • Hybrid Scenario

A hybrid scenario was developed as a reflection of multiple program and density scenarios tested throughout the study. It reflects a balancing of programmatic preferences, maximization of housing accommodations, while not overburdening the neighborhood with excessive height that would be disruptive to existing and historic uses on adjacent properties.



### • Market Feasibility

Development of Blocks 16 and 18 was determined to be market feasible based on the prioritization of community preferences. The study does assume additional funding sources will be available to a selected developer, including but not limited to tax credit programs. Depending on the size of the cultural facility, amount of affordable housing, and level of rent affordability, more or less subsidy may be required to achieve the desired outcome.



### • Process Summary

Beginning with data collection stage, early community engagement, and site due diligence analysis, design test fits were created to illustrate possible design solutions. Upon the completion of each design scenario, market feasibility analysis was conducted to ensure it was possible for developers to financially able to construct. After each design scenario test fit, both the public and the Urban Renewal Board were presented to in order to gain feedback that would allow for the most optimal development for the community.

[Link to Report Draft:](http://www.austinedc.org/blocks-16-18)

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**Link to Submit  
Comments:**

<https://forms.gle/nsn6sR3Yqyn8aapk7>

# Block 16 & 18 Disposition- Continued Stakeholder Engagement

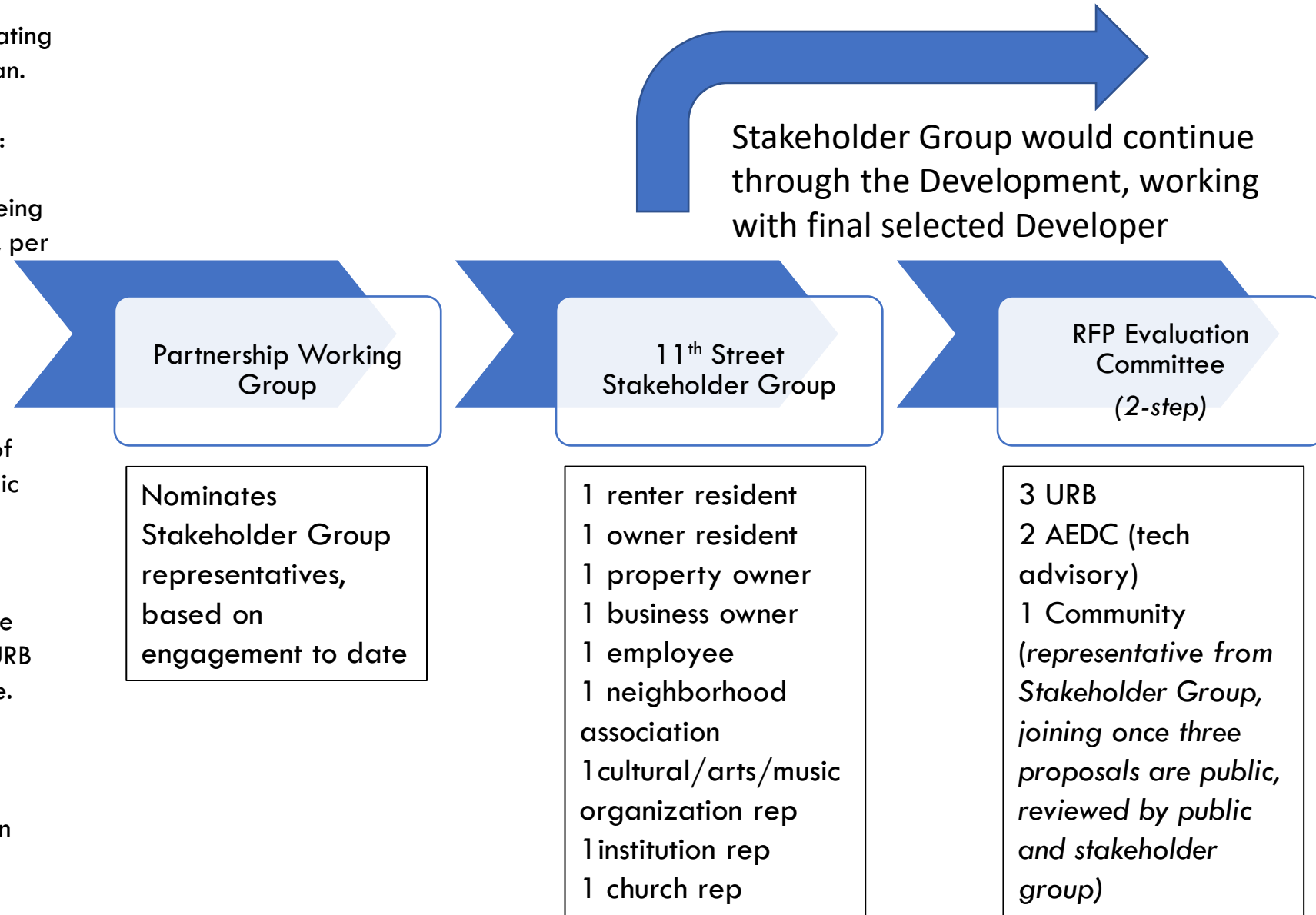
**Urban Renewal Board:** Local Government Corporation appointed by City Council operating under official Bylaws and Urban Renewal Plan.

**Austin Economic Development Corporation:** Local Government Corporation created by Council, Board appointed by Council after being nominated by 20 independent organizations, per Bylaws. Operating under an Interlocal Agreement (ILA) with City of Austin, and a Memorandum of Understanding (MOU) with Urban Renewal Board.

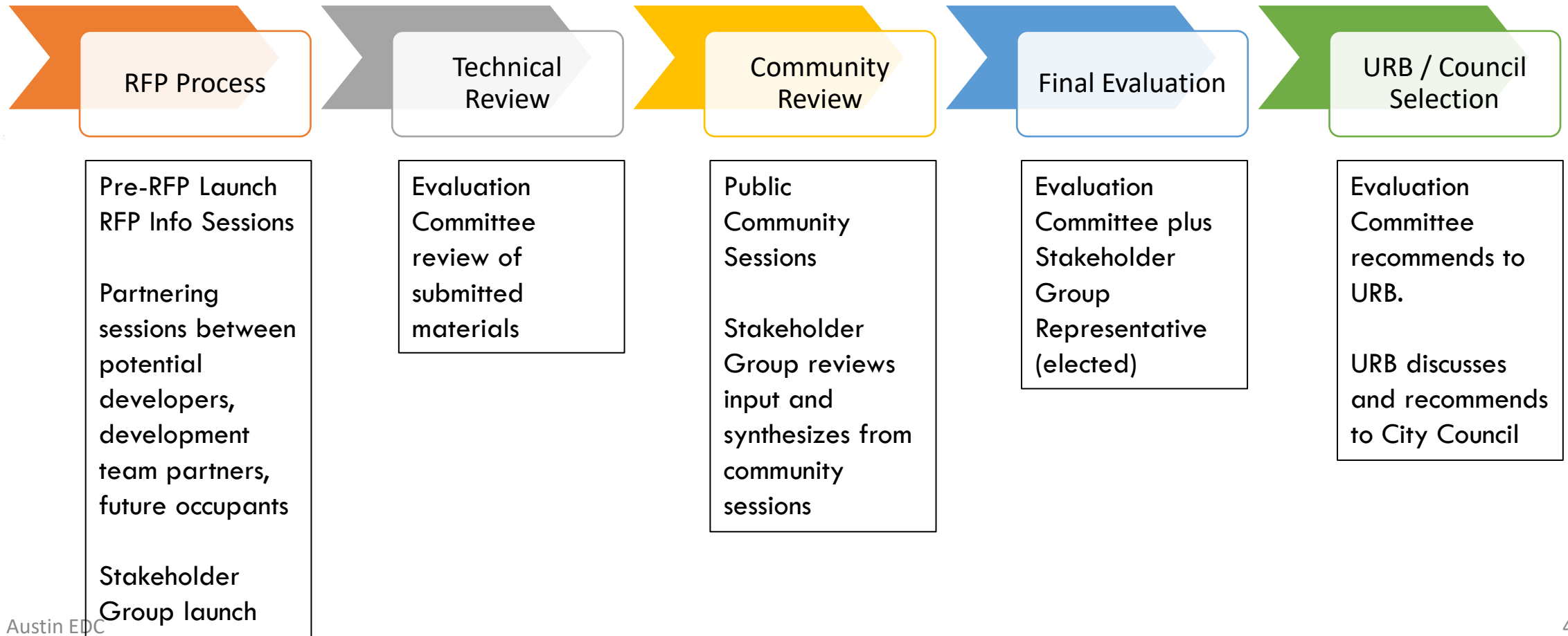
**Partnership Working Group:** Subcommittee of the Urban Renewal Board and Austin Economic Development Corporation Boards, working group. Includes URB, AEDC, HPD/AHFC

**RFP Evaluation Committee:** As outlined in the existing MOU, a small subset of partnering URB and AEDC with one community representative.

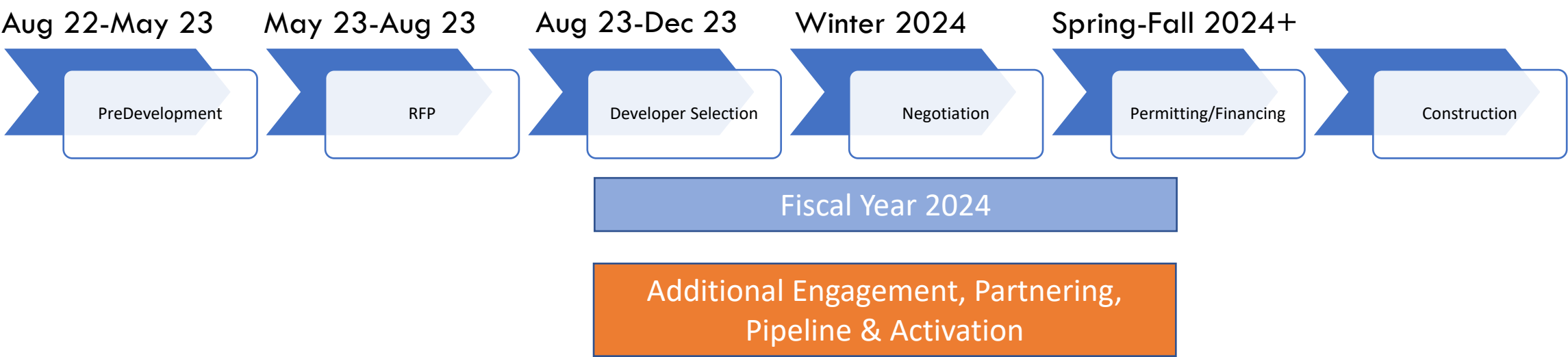
**PROPOSED Stakeholder Group:** Nominated representatives by the Partnership Working Group to assist with community representation through development.



# Block 16 & 18 Disposition- Sequence of Development Team Selection



# Block 16 & 18 Disposition- Estimated Schedule



## Block 16 & 18 Schedule Update

- Final Report Comment: March 24, 2023  
To Submit Comments:

[https://docs.google.com/forms/d/e/1FAIpQLSd\\_i03TK8esl3d85zaB15Zfj3Css6Kh1qxerHHKkz3Zpvwjkw/viewform?usp=sf\\_link](https://docs.google.com/forms/d/e/1FAIpQLSd_i03TK8esl3d85zaB15Zfj3Css6Kh1qxerHHKkz3Zpvwjkw/viewform?usp=sf_link)

April/May/June: Special Events — Community Info/Business Engagement

All updates will be posted **<http://www.austinedc.org/blocks-16-18>**