

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

April 17, 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.



http://www.austinedc.org/blocks-16-18



Hybrid

. 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.



https://forms.gle/ns n6sR3Yqyn8aqpk7



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 feedbac that would allow for the most optimal development for the community.

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.

Partnership Working Group

Nominates
Stakeholder Group
representatives,
based on
engagement to date

11th Street Stakeholder Group

Committee (2-step)

RFP Evaluation

Stakeholder Group would continue

through the Development, working

with final selected Developer

1 renter resident
1 owner resident
1 owner resident
1 property owner
1 business owner

1 employee
1 neighborhood
association
1 cultural/arts/music
organization rep
1 institution rep
1 church rep

3 URB
2 AEDC (tech
advisory)
1 Community
(representative from
Stakeholder Group,
joining once three
proposals are public,
reviewed by public
and stakeholder
group)

Block 16 & 18 Disposition- Sequence of Development Team Selection

RFP Phase I

Technical Evaluation

RFP Phase II

Community Review

Final Evaluation

URB / Council Selection

Pre-RFP Launch
RFP Info Sessions

Partnering sessions between potential developers, development team partners, future occupants

Stakeholder Group launch Evaluation Committee

review of submitted materials

Focus: Team Experience,

Financial

Capacity, Initial

Development

Proposal,

Conceptual

ProForma

Evaluation

review of

Committee

materials

Shortlist 2-3
Teams

Public Sessions

Interviews,
Stakeholder
Group
synthesizes from

community sessions

Commitments & Additional Financial Proforma modelling Committee plus Stakeholder Group Representative

Evaluation

(elected)

Timeline and

Development

Strategy

Focus: Final to program and proforma, Urban Design,

Evaluation
Committee
recommends to
URB.

URB discusses and recommends to City Council

Block 16 & 18 Disposition- Estimated Schedule



Block 16 & 18 Schedule Update

April/May/June: Special Events — Community Info/Business Engagement 'Blues, Business, Block 18' Monday Nights
April 24, May 15, June 19 @ 7:30
Sponsors: Six Square, Partners: City of Austin
Open Call for Business representation, coming!

April-June: Finalization of RFP Documents

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