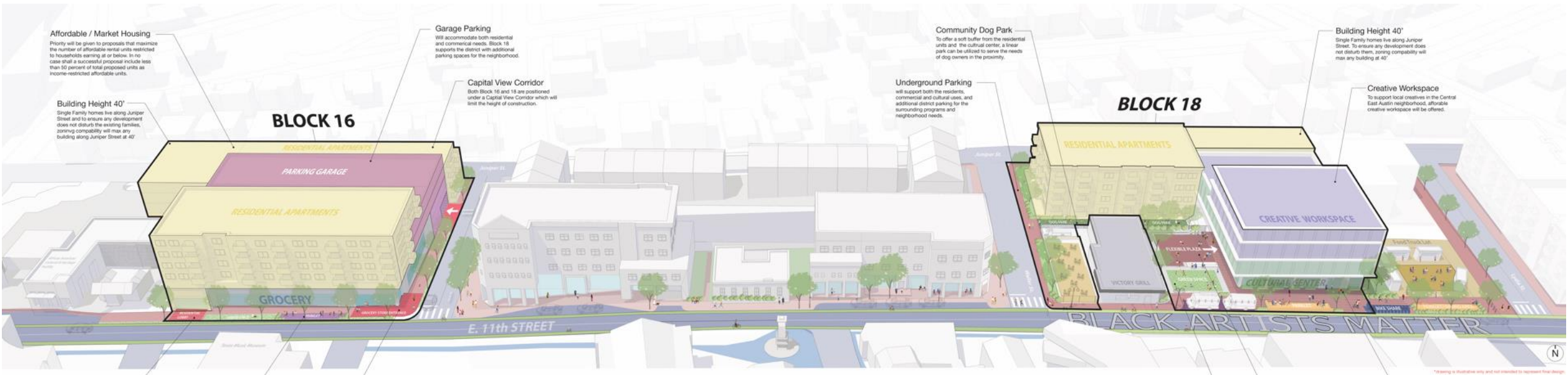




Implementing inclusive and equitable public development services as a non-profit partner to the City of Austin

September 28, 2023 Urban Renewal Board

Updated Pre Development Analysis



East 11th St. 16 18

URBAN RENEWAL DISTRICT DEVELOPMENT STUDY

INTRO

Through the review of prior studies and community engagement throughout the study process, community priorities were identified. 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 facilities 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.

SITE CONTEXT



DEVELOPMENT STUDY

A hybrid scenario was developed as a synthesis 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.

FEASIBILITY ANALYSIS

Development of Blocks 16 and 18, through the hybrid scenario, was determined to be market feasible while including the prioritization of community preferences. The study does assume additional public and private 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, amount of parking, underground or above-ground, more or less subsidy may be required to achieve the desired outcome.



TIMELINE



Evaluation Committee Scope/Timeline/Role

- Scope of Evaluators (post staff evaluation of compliance):
 - Evaluate proposals in Phase I and II
 - Recommend shortlist, and then Finalist to the Urban Renewal Board.
- Role of Committee/Evaluation Process
 - Committee will represent various viewpoints (Urban Renewal, Technical Expertise, and Community) and will work from their respective points of view to evaluate proposals.
 - Committee will review all proposals with an equal and consistent amount of time/mindset, assuring that each proposal is reviewed independently.
 - The Committee will be supported in training, and technical analysis from AEDC, AHFC and consultants.
 - The Committee will convene to address questions about proposals prior to finalize scoring.
- Timeline--Phase I—*estimated 12 -16 hour commitment*
 - Late October 2023: Training Session (1.5 hours)
 - November 2023: 2-Week Review to read proposals and do initial scoring/frame questions for discussion (Time varies, goal maximum 6-10 hours)
 - November-December 2023: Committee convening to review preliminary responses/questions/review with technical analysis (2.5 hours)
 - December 2023: Final Scoring/Final Notes on Submissions (1-2 hours, if needed)

Phase II estimated time is an additional 12-14 hours.

Example Evaluation Criteria Detail

Each criteria would have something similar to guide the Committee in their scoring.

- Project Team: Past project experience of similar scope, size, quality aesthetic and construction were successfully completed
(submission requirements say up to 5 projects per primary team member with a total of 10 examples—completed or nearly completed)
 - **Excellent:** Respondent has successfully completed **seven to ten** projects of similar scope, size, quality aesthetic and construction were successfully completed.
 - **Acceptable:** Respondent has successfully completed **three to six** projects of similar scope, size, quality aesthetic and construction were successfully completed.
 - **Marginal:** Respondent has successfully completed **one to two** projects of similar scope, size, quality aesthetic and construction were successfully completed.
 - **Unacceptable:** Respondent has successfully completed **no** projects of similar scope, size, quality aesthetic and construction were successfully completed.