



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

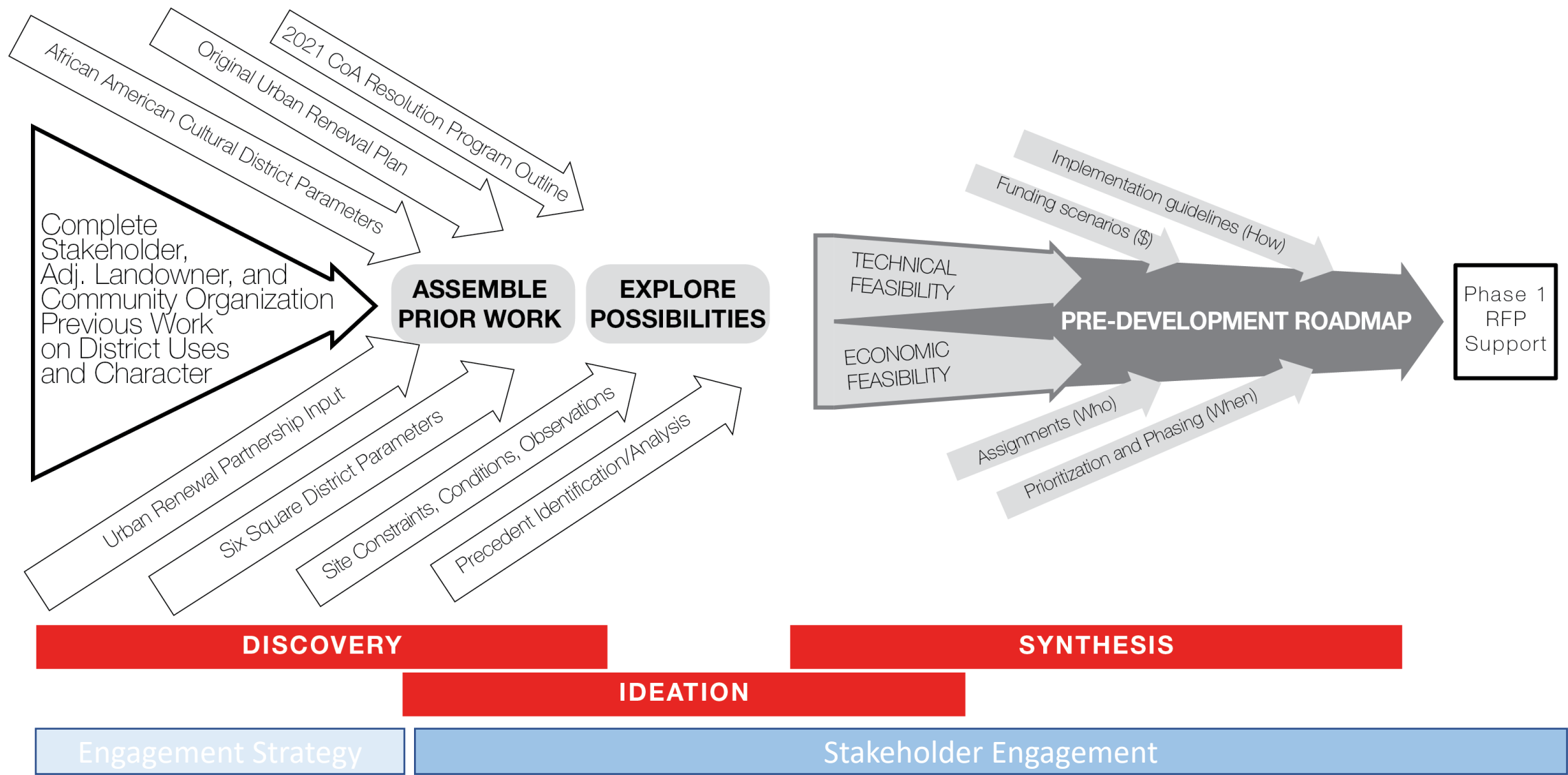
strategies for effective construction and development communication processes

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

