

AUSTIN ISW ROUNDTABLE

FEBRUARY 19, 2021

Agenda

- 1 Welcome**
- 2 RFP Process Review**
- 3 RFP Evaluation & Feedback Summaries**
- 4 Next Steps**

RFP PROCESS REVIEW

Austin ISW Community Roundtable

February 19, 2021 | **DRAFT – FOR DISCUSSION**

RFP Timeline



Austin ISW Community Roundtable

February 19, 2021 | **DRAFT – FOR DISCUSSION**

City's Evaluation Criteria

1

**Does the proposal build
Community Wealth?**

30% of total score

- Community Partnerships
- Commitment to Equity
- Local Hiring
- Promoting Small Businesses

2

**Is the proposal a great
example of Professional
Competence?**

40% of total score

- Professional Experience
- Design Excellence
- Responding to Community Priorities
- Innovation and Creativity

3

**Is the proposal
Economically Feasible?**

30% of total score

- Total Project Cost
- Public Assistance Requested
- Financial Qualifications



Community Presentation Feedback / Online Survey Results

RFP SUBMISSION SUMMARIES

Austin ISW Community Roundtable

February 19, 2021 | **DRAFT – FOR DISCUSSION**

Respondent Teams

Tuesday, Jan 19 | 6:00-8:15pm

Introduction, Community
Feedback & Evaluation Process

Holsten
Development &
New Moms



548
Development



Evergreen
Development &
Imagine Group



Wednesday, Jan 20 | 6:00-8:15pm



Heartland
Housing & Oak
Park Regional
Housing



Brinshore
Development
& West Side
Health Authority



Jupiter
Development
& Sumac
Architecture



Rankins Group &
Structure Group

Concerns in All Presentations

Evaluation Takeaways

1. **Services & Amenities vs Wealth-Building Uses**
2. **“Building is too tall” vs “Building could be taller”**
3. **“Market-Rate vs Affordable vs Supportive Units vs For-Sale”**
4. **Parking**
5. **Total Development Costs**
6. **Community Engagement**

Laramie RFP – Economic Impact Summary

| Respondent Team | Proposed Direct Permanent Job Impact | Proposed Total Development Costs | Proposed Sources of Funds |
|--|--|----------------------------------|--|
| Holsten Development + New Moms | 88 new jobs (+interns & entrepreneurs) | \$45.6 M | Debt, LIHTC, Historic TC, City Asst. |
| 548 Development | >55-60 new jobs (+ interns & students) | \$45.2 M | Equity, Debt, LIHTC, NMTC, Historic TC, City Asst. |
| Imagine Group + Evergreen Development | 27-29 new jobs | \$28.3 M | Debt, LIHTC, Historic TC, City Asst. |
| Heartland Housing + Oak Park Regional Housing Center | 127 new / retained jobs | \$37.5 M | Equity, Debt, LIHTC, NMTC, Historic TC, City Asst. |
| Brinshore Development + West Side Health Authority | 15 new jobs | \$28.3 M | Debt, LIHTC, NMTC, Historic TC, City Asst. |
| Sumac Development + Jupiter Architecture | 12-17 new jobs | \$17.4 M | Equity, Debt, LIHTC, NMTC, Historic TC, City Asst. |
| Rankins Group + Structure Group | TBC | \$47.3 M | Equity, Debt, LIHTC, NMTC, Historic TC, City Asst. |

HOLSTEN DEVELOPMENT & NEW MOMS PROPOSAL

Holsten & New Moms

- **Development Team**
 - Holsten Development
 - New Moms, Inc
- **Design Team**
 - Landon Bone Baker – Arch.
 - Moody Nolan (MBE) – Arch.
 - Civic Projects (MWBE)
- **Construction Team**
 - UJAMAA Construction (MBE)



Holsten & New Moms

- **Community Partners**

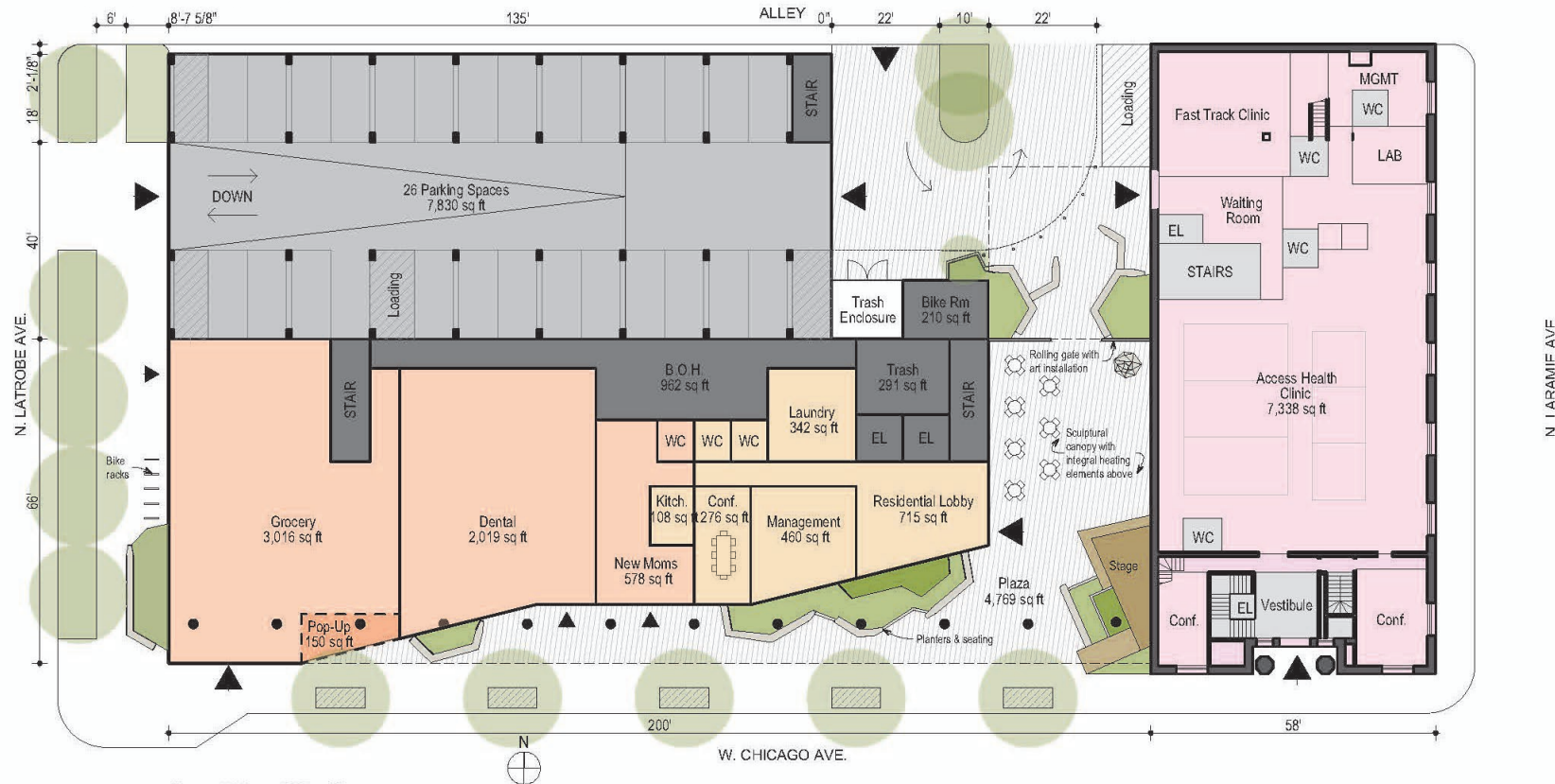
- New Moms, Inc
- Access Community Health
- GoGrocer
- Sonrisa Dental
- MATTER
- Tye Moores
- Chicago Mobile Makers



Holsten & New Moms

Proposed Uses

- Access Health clinic: 16,000 sf
 - (bsmt, 1st, & 2nd floor of bank bldg)
- Business Incubator: 5,900 sf
 - (3rd floor of bank bldg)
- Retail Grocer: 3,000 sf
- Dental Clinic: 2,000 sf
- Plaza Space: 5,000 sf



Ground Floor / Site Plan

SCALE: 1" = 20'

New Construction: 25,002 SF (including lower and upper level parking structure)
Rehab: 7,338 SF

Total New Construction: 97,316 SF (including parking)
Total Rehab: 22,431 SF (including basement)
Total Area: 119,747 SF
Number of Parking Spaces: 50



Laramie State Bank Redevelopment

Holsten & New Moms



Holsten & New Moms



Holsten & New Moms



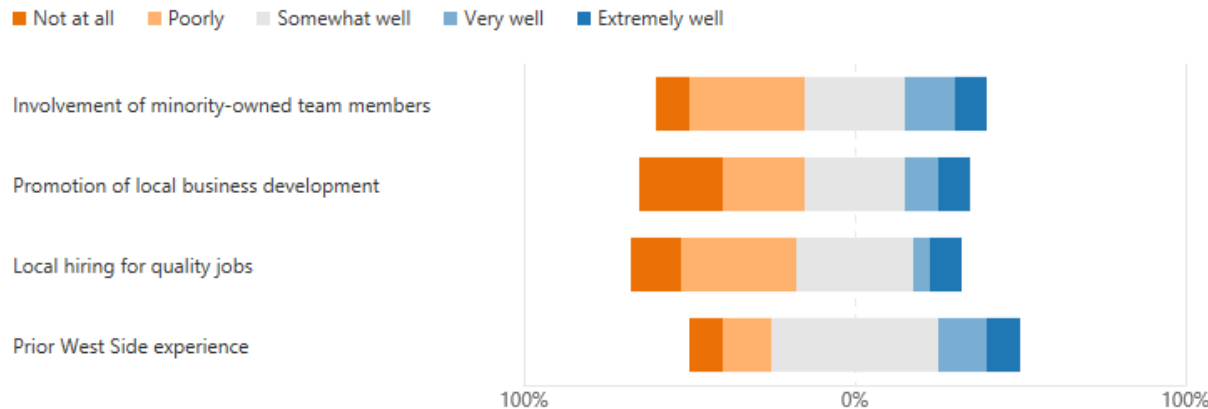
Holsten & New Moms

Evaluation Takeaways - Community

2.6/5 stars

Overall Community Survey Score

How well did this proposal address the elements of Community Wealth Building?



Community Comments

What excites you?

- Community service providers with existing connection to Austin
- Proposal incorporates local community services
- Development team has experience to get the project done

What concerns you?

- Needs more community involvement, feels disconnected from what's currently going on
- Redundant uses to other projects already happening on the corridor
- Social services rather than revenue generating uses
- Seems to be less green/open space compared to other proposals

Holsten & New Moms

Evaluation Takeaways - City

Community Wealth Building

- Holsten has strong history of black & brown professionals
- Demonstrated commitment to small business development, but not locally connected
- Record of prior equitable hiring
- Scope seems too broad at points – is priority health & wellness rather than local wealth?
- Moderate preliminary engagement of stakeholders

Professional & Technical Competence

- Team with prior knowledge/experience of similar projects
- Strong architectural & engineering understanding of historic building revitalization
- Design changes would be needed, but a strong design team

Financial Feasibility

- Demonstrated financial qualifications and access to financing
- Total project cost and City support roughly aligned with expectations

SOUL CITY STEAM CENTER (548 DEVELOPMENT)

548 Development

- **Development Team**
 - 548 Development
- **Design Team**
 - LSE Architects (MBE) – Arch.
 - TnS Studios (MWBE) – Arch.
- **Construction Team**
 - Milhouse Engineering (MBE)
 - Engage Civil (MBE)



548 Development

- **Community Partners**
 - Majani Vegan
 - Turkey Chop
 - Bikettle Spin Studio
 - Viola Brands
 - QUE4 Radio
 - West Town Bikes
 - Chicago Human Rhythm Project



548 Development

Proposed Uses

- Commercial spaces with black-owned local businesses: Majani Vegan, Turkey Chop, Bikettle spin studio, Viola Brands cannabis dispensary
- STEAM educational & technical training by QUE4, Chicago Human Rhythm Project, and West Town Bikes
- 6,100 sf community plaza



548 Development



548 Development



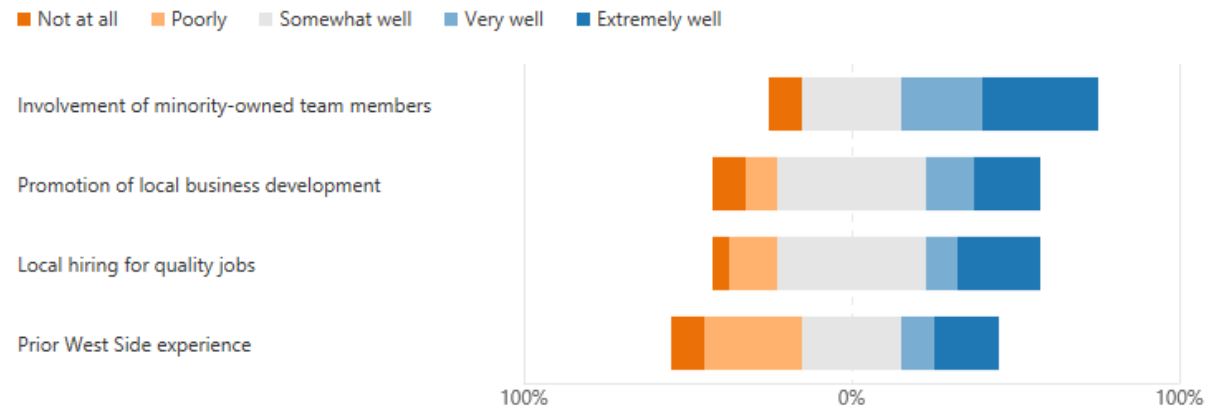
548 Development

Evaluation Takeaways - Community

3.6/5 stars

Overall Community Survey Score

How well did this proposal address the elements of Community Wealth Building?



Community Comments

What excites you?

- Black-led development team
- Multiple new black-owned businesses
- Outdoor space
- Having a community space that is art and culture focused.
- Business commitments, jobs, career training, residences, solar energy drives and career training

What concerns you?

- Initial phase didn't seem to include much Austin outreach, their reading of "community" was more broadly focused on Black-owned business

548 Development

Evaluation Takeaways - City

Community Wealth Building

- Black-owned, black-led development team
- Commitment to small business development and black-owned economic development
- Limited preliminary engagement of stakeholders

Professional & Technical Competence

- Development lead has limited experience with project of this size
- Limited team experience with historic rehabilitation
- Underground parking would add to remediation costs
- Significant open space
- Quality of design work would need to improve, but underlying concept is alright

Financial Feasibility

- Doesn't appear to have extensive experience accessing complex financing
- Total project cost and City support exceed City norms

EVERGREEN & IMAGINE PROPOSAL

Austin ISW Community Roundtable

February 19, 2021 | **DRAFT – FOR DISCUSSION**

Evergreen & Imagine

- **Development Team**

- Evergreen Redevelopment
- Imagine Group (MBE)

- **Design Team**

- John Ronan Architects
- Nia Architects (MBE)

- **Construction Team**

- GMA Construction (MBE)



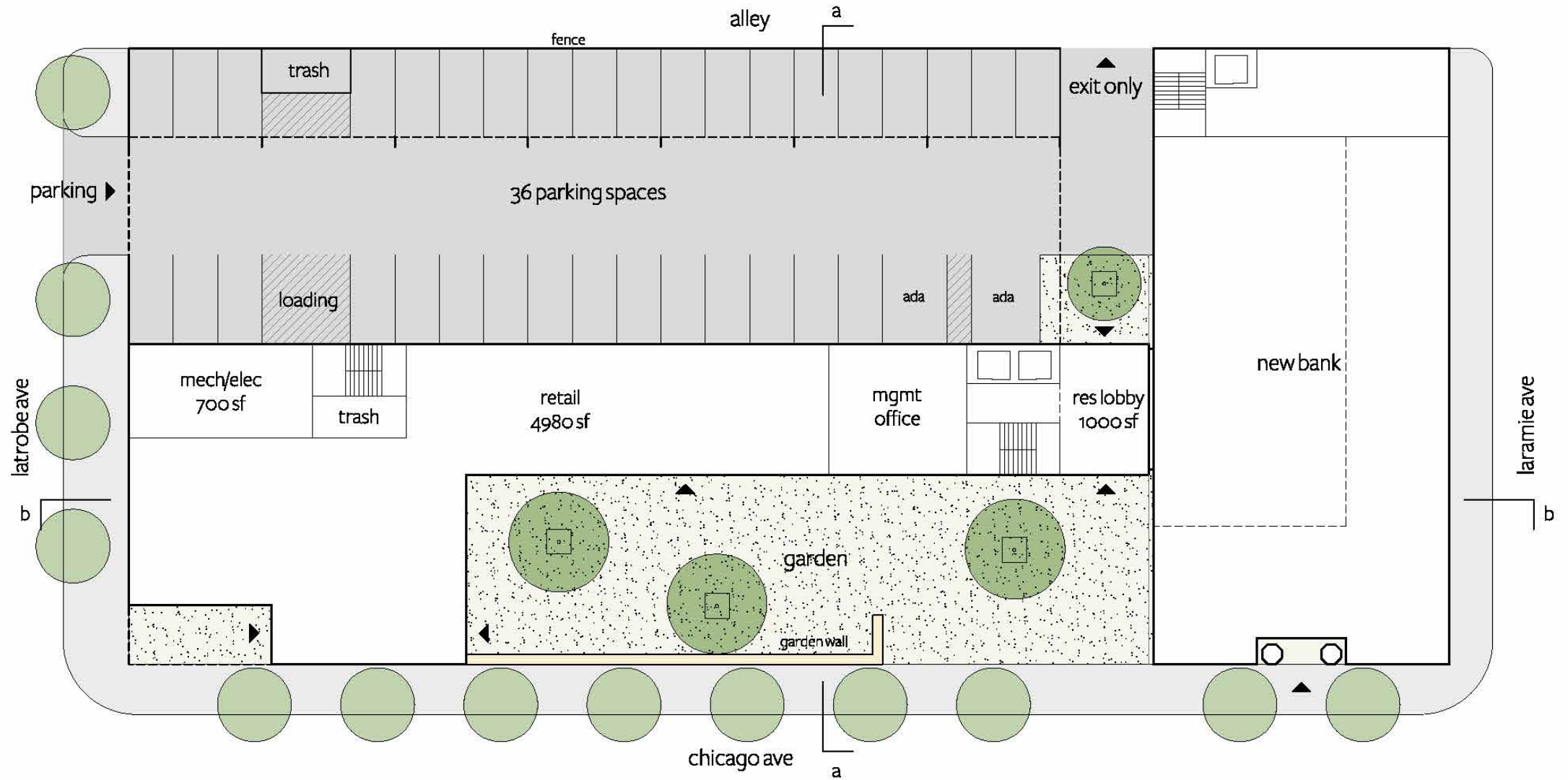
Evergreen & Imagine

- **Proposed Uses**

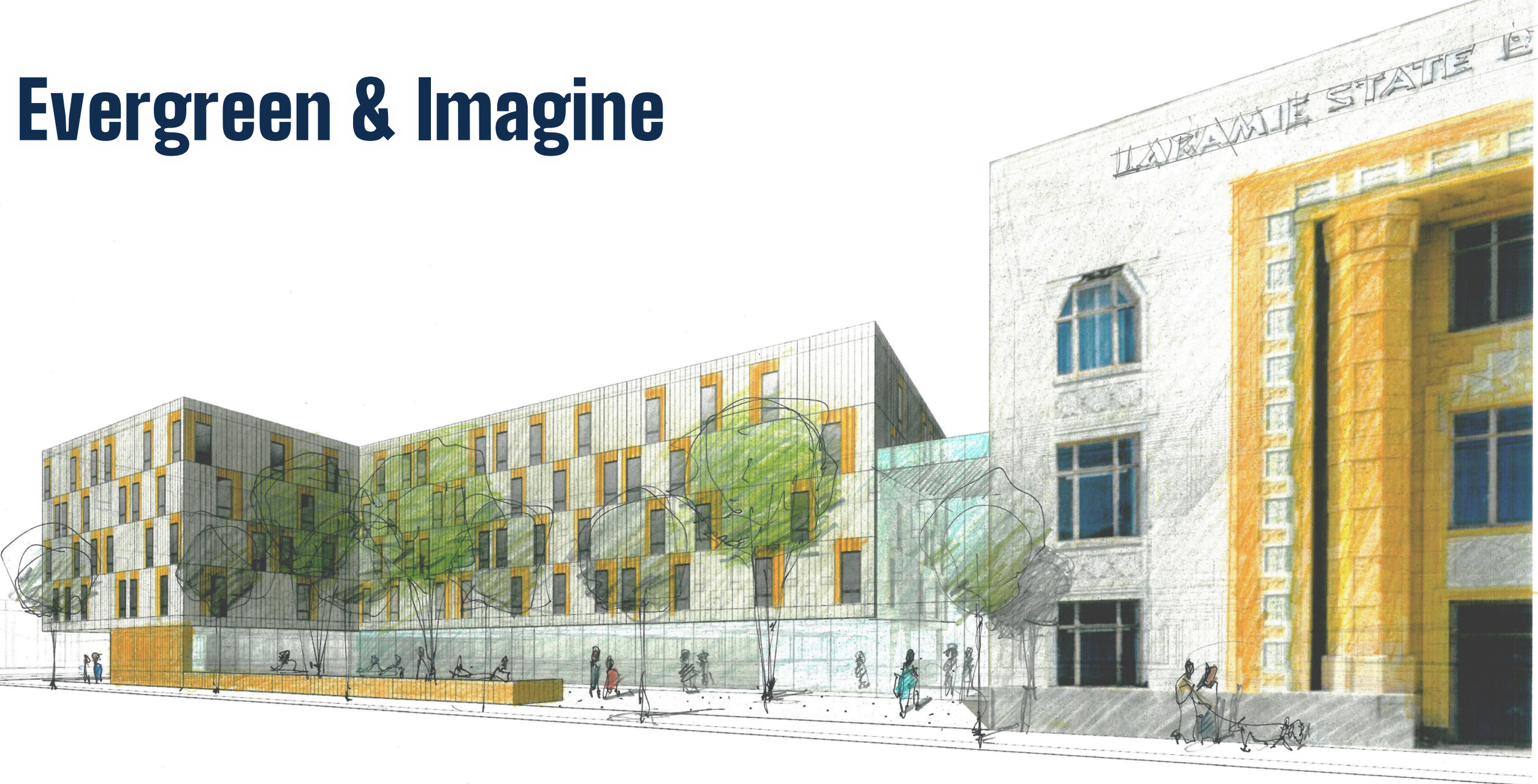
- Attract bank or community financial institution to rehabbed bank building
- Community garden & plaza space
- Mixed-income housing
- New retail tenant on western edge of site



Evergreen & Imagine



Evergreen & Imagine



Evergreen & Imagine



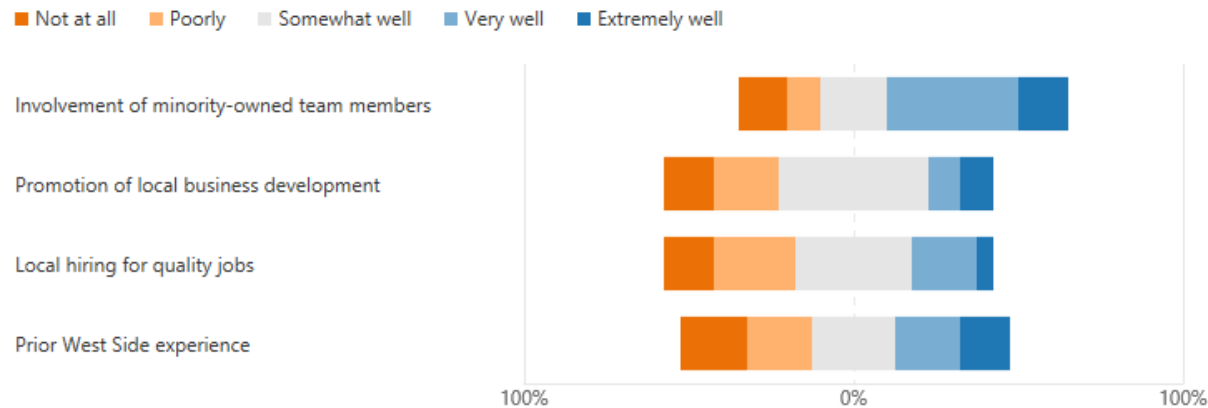
Evergreen & Imagine

Evaluation Takeaways - Community

2.8/5 stars

Overall Community Survey Score

How well did this proposal address the elements of Community Wealth Building?



Community Comments

What excites you?

- Black-led development team
- Bringing back a bank/credit union to this space
- The terra cotta clad new construction is at least a sympathetic design.

What concerns you?

- More local businesses should be included
- Besides the bank, tenants aren't fleshed out
- The uses aren't as creative and don't seem as targeted towards the needs of the community as the other proposals.
- Lack of community involvement
- Limited local wealth building opportunities

Evergreen & Imagine

Evaluation Takeaways - City

Community Wealth Building

- Black-led development team
- Limited business space, doesn't appear to have tenants lined up
- Demonstrated overperformance of MWBE requirements
- Limited engagement of community stakeholders

Professional & Technical Competence

- Team with prior experience of similar projects
- Very detailed understanding of historic building revitalization
- Significant open space
- Strong design proposal & team

Financial Feasibility

- Demonstrated financial qualifications and access to financing
- Total project cost and City support roughly aligned with expectations
- Remediation costs may be underestimated

AUSTIN UNITED ALLIANCE (HEARTLAND & OAK PARK REGIONAL)

Austin ISW Community Roundtable

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Austin United Alliance

- **Development Team**
 - Heartland Housing Alliance
 - Oak Park Regional Housing Center
- **Design Team**
 - Valerio Dewalt Train - Architecture
 - Latent Design (MWBE) - Architecture
 - Bauer Latoza (MBE) – Historic Pres.
- **Construction Team**
 - BOWA Construction (MBE)
 - Rubinos Mesia (MBE)
 - Engage Civil (MBE)
 - Primera (WBE)



Austin United Alliance

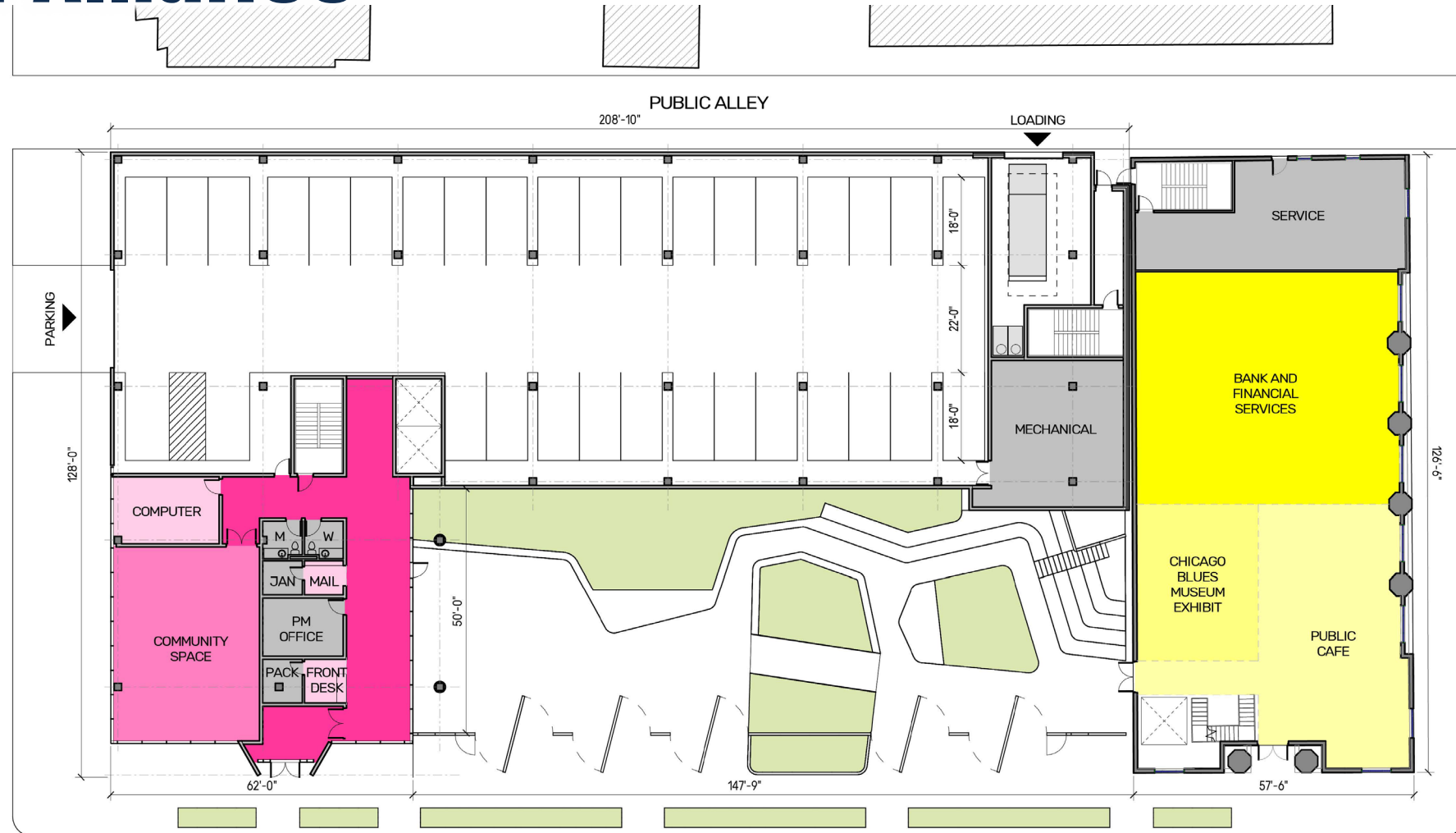
- **Community Partners**
 - Chicago Blues Museum
 - Root-Riot
 - Mocha24
 - Kaya Creative



Austin United Alliance

- **Proposed Uses**

- Chicago Blues Museum
- New bank branch within rehabbed bank building
- New cafe Mocha24 by Austin native
- Incubator & community coworking space
- Public plaza with rain garden & green roof deck
- “Community space” public multipurpose room



Austin United Alliance



Austin United Alliance



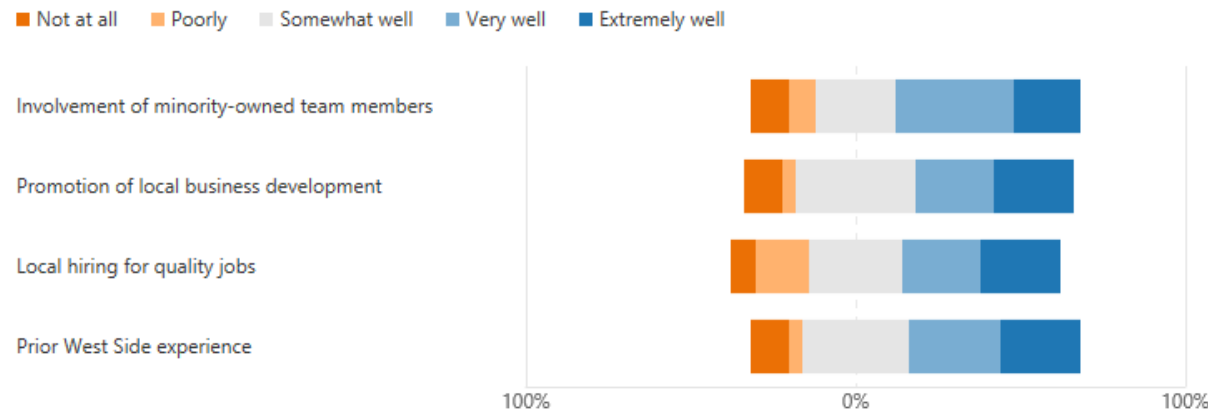
Austin United Alliance

Evaluation Takeaways - Community

3.5/5 stars

Overall Community Survey Score

How well did this proposal address the elements of Community Wealth Building?



Community Comments

What excites you?

- Black-led development team with ties to Austin
- Delivers amenities that are needed in the community
- Architectural design is extraordinarily thoughtful and culturally uplifting.
- Generous public space
- The Blues Museum & coffee shop could be a great attraction to the neighborhood.
- Community-owned commercial space is unique
- The incubator and co-working space

What concerns you?

- Not as much MWBE owned involvement as some
- The site will be owned by a non-profit organization – tax concerns
- The amount of space for commercial/civic uses is smaller than I'd prefer

Austin United Alliance

Evaluation Takeaways - City

Community Wealth Building

- Black-led, Austin-connected team lead, rest of leadership lacks diversity
- Demonstrated commitment to small business development and local economic development
- Decent preliminary engagement of stakeholders
- Locally owned bank & commercial spaces is a wealth generating option

Professional & Technical Competence

- Team has experience with historic renovation
- Team with prior experience of similar projects
- Significant open space
- Strong design proposal & team

Financial Feasibility

- Demonstrated financial qualifications and access to financing
- Total project cost and City support roughly aligned with expectations

SOUL CITY CENTER (BRINSHORE & WEST SIDE HEALTH)

Soul City Center

- **Development Team**
 - Brinshore Development
 - West Side Health Authority
- **Design Team**
 - Urban Works
 - Planning Resources
- **Construction Team**
 - to be determined



Soul City Center

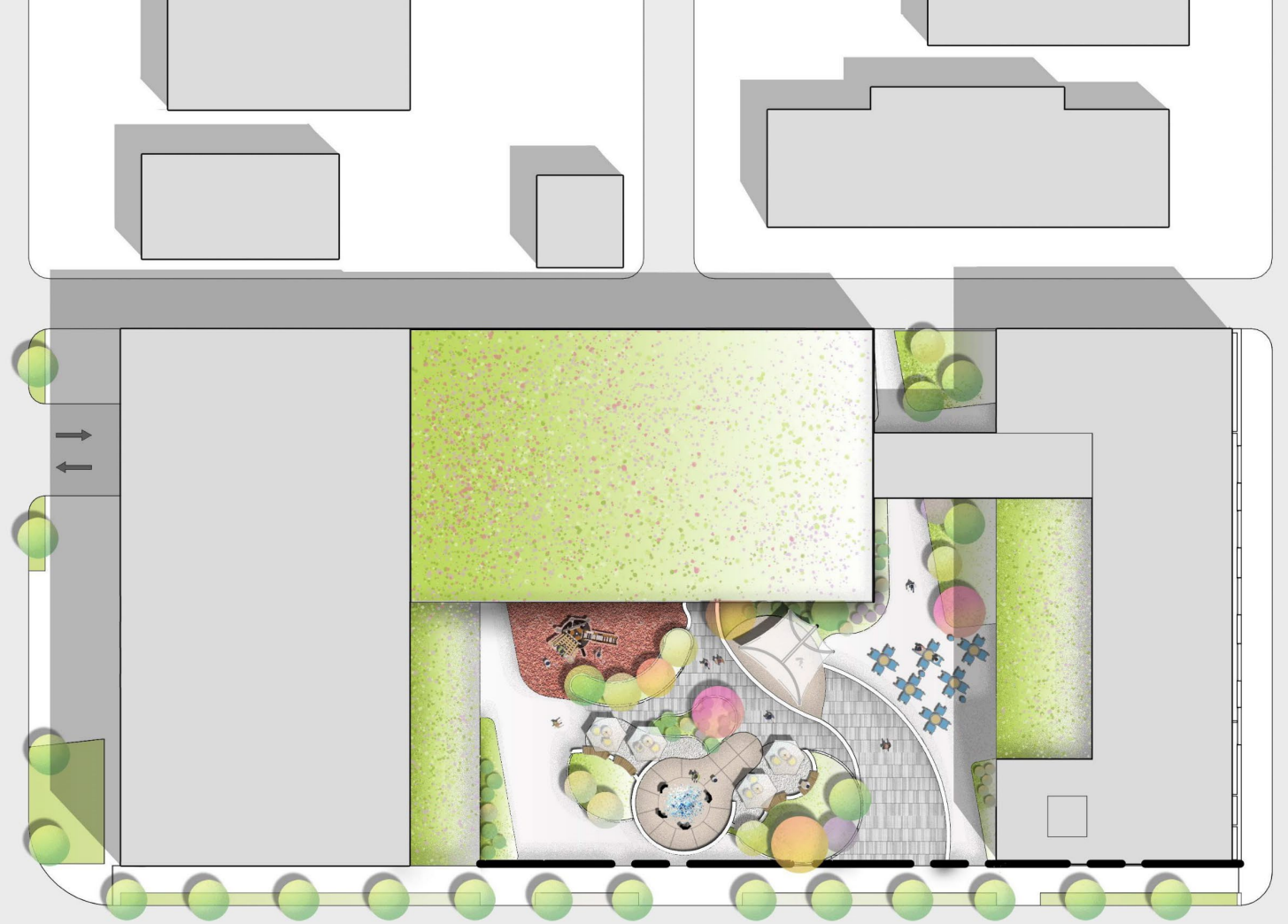
- **Community Partners**
 - West Side Health Authority & Partners



Soul City Center

- **Proposed Uses**

- Exhibit & educational spaces, arts venue and a community-run Soul Cafe
- A permanent Great Migration exhibit
- 8 permanent supportive housing units
- 10,000 sf public plaza
- 3,000 sf of retail in the new construction building



Soul City Center



The Great Migration

soul cafe

Soul City Center



CHICAGO DEFENDER
INTERACTIVE STATION

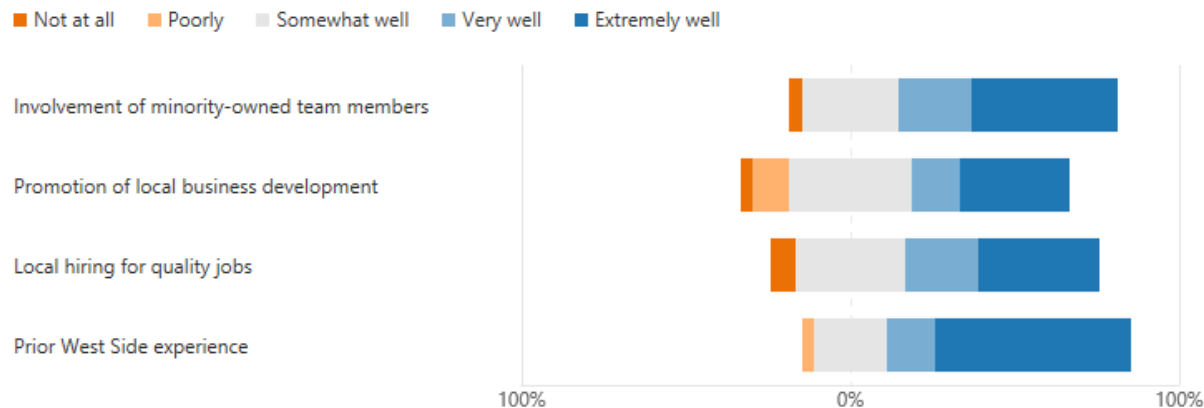
Soul City Center

Evaluation Takeaways - Community

3.6/5 stars

Overall Community Survey Score

How well did this proposal address the elements of Community Wealth Building?



Community Comments

What excites you?

- Black-led development team with ties to Austin
- Public space this provides, inside and out
- Strong community involvement
- Spaces accessible to the community
- Distinct cultural identity that fits with Austin

What concerns you?

- Not enough business space, low amount of permanent jobs & tax revenue
- Concern about development lead's ability to finish projects
- Little emphasis on wealth building, lack of details for long-term employment or business development, parking

Soul City Center

Evaluation Takeaways - City

Community Wealth Building

- Black-led, Austin-connected team lead, rest of leadership lacks diversity
- Incomplete small business development plan, but intends to continue community engagement
- Record of prior equitable hiring
- Decent preliminary engagement of stakeholders

Professional & Technical Competence

- Team with prior experience of similar projects
- Significant open space
- Decent design proposal & team

Financial Feasibility

- Demonstrated financial qualifications and access to financing
- Total project cost and City support roughly aligned with expectations

SUMAC & JUPITER DEVELOPMENT

Sumac Jupiter

- **Development Team**
 - Jupiter Development
 - Sumac Architecture
- **Design Team**
 - Sumac Architecture
- **Construction Team**
 - to be determined



Sumac Jupiter

- **Proposed Uses**

- 14,460 sf retail space (tenants will be identified)
- Community space or non-profit office space available within rehabbed bank building



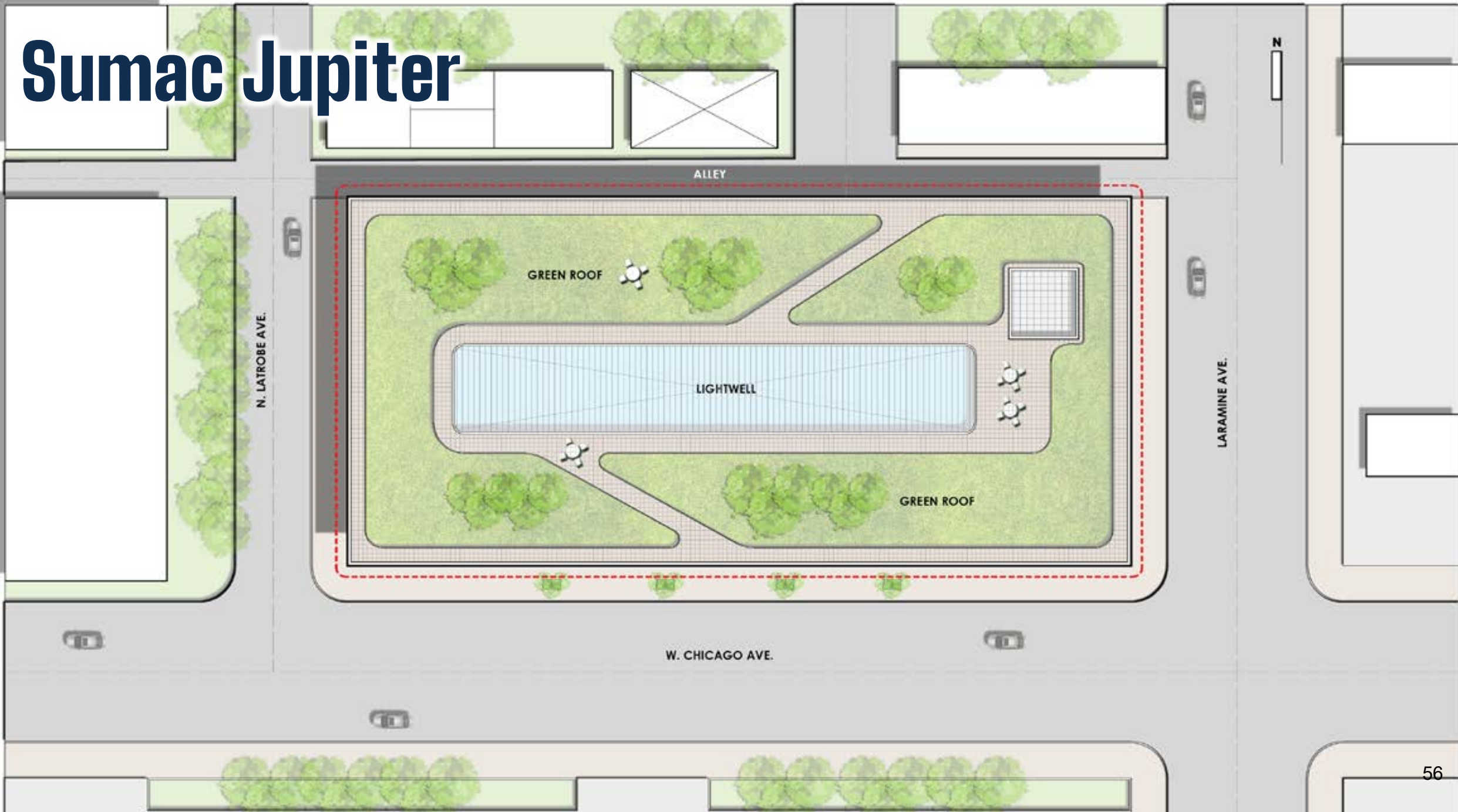
Sumac Jupiter



Sumac Jupiter



Sumac Jupiter



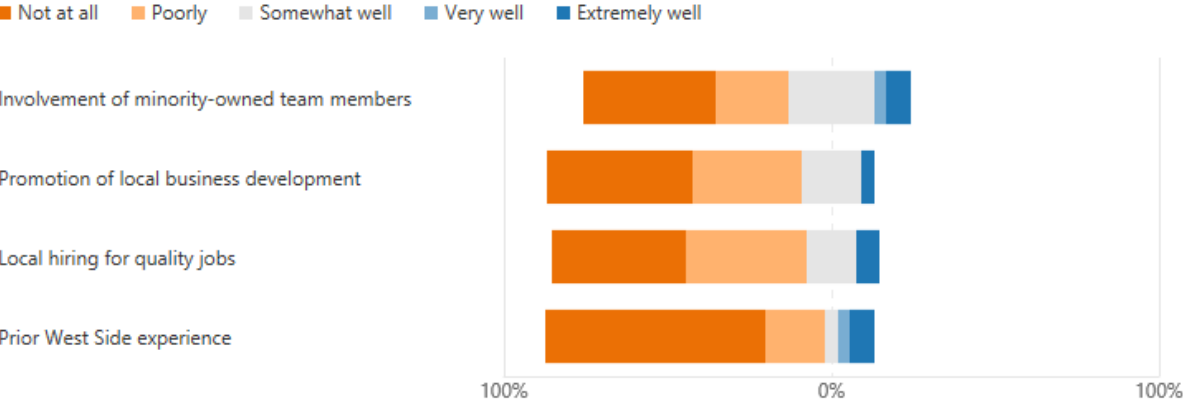
Sumac Jupiter

Evaluation Takeaways - Community

1.8/5 stars

Overall Community Survey Score

How well did this proposal address the elements of Community Wealth Building?



Community Comments

What excites you?

- Lots of experience with property development

What concerns you?

- They didn't prepare themselves for this type of community project

Sumac Jupiter

Evaluation Takeaways - City

Community Wealth Building

- Minority-led team
- No tenant commitments / interest
- Record of prior equitable hiring
- No engagement/inclusion of stakeholders

Professional & Technical Competence

- Team doesn't have historic preservation experience
- No open space

Financial Feasibility

- Demonstrated financial qualifications and access to financing
- Total project cost and City support lower than expectations
- Environmental remediation costs may be underestimated

SOUL CITY CITIZENS PLAZA

Austin ISW Community Roundtable

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Soul City Citizens Plaza

- **Development Team**

- Rankins Group (MBE)
- Structure Group (MBE)
- Austin Community Family Center
- Inferfaith Housing Development Corp

- **Design Team**

- Carol Ross Barney Architects (WBE)

- **Construction Team**

- BOWA Construction (MBE)
- Baso (MWBE)



Soul City Citizens Plaza

- **Community Partners**

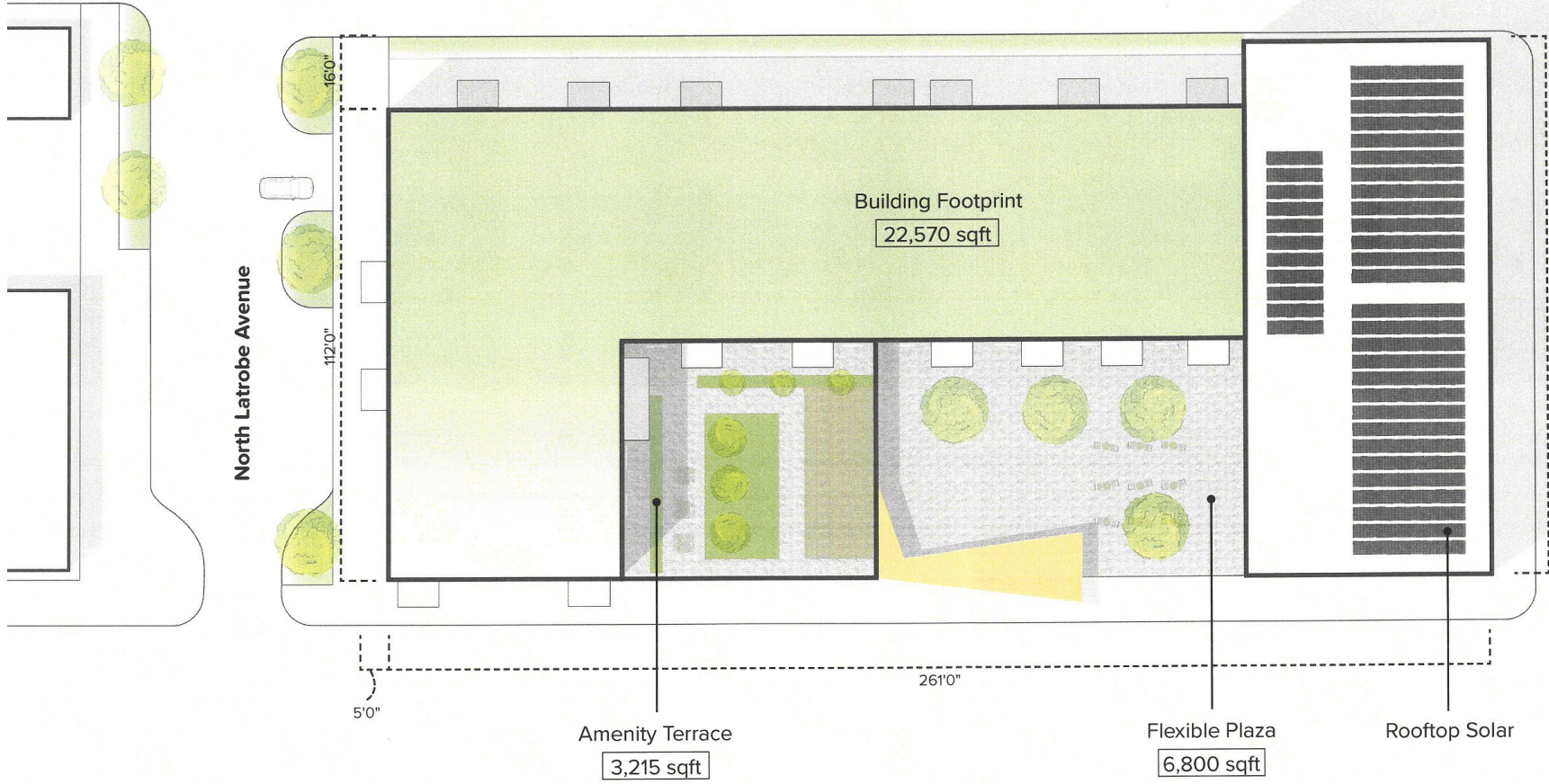
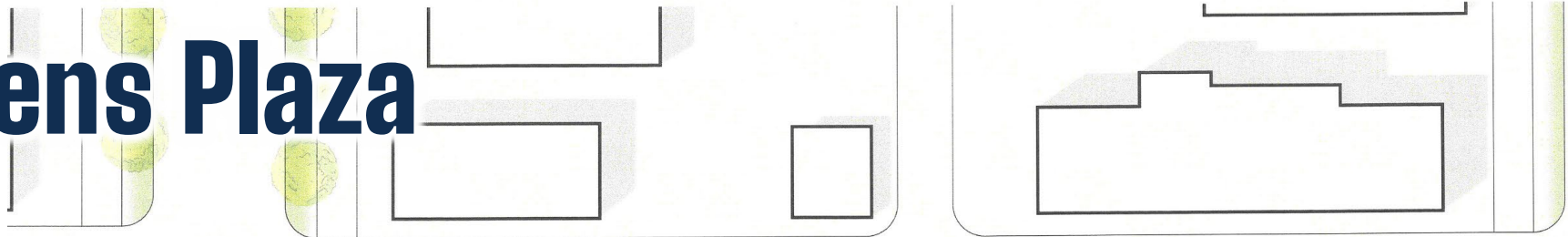
- Austin Community Family Center
- LIVE Cafe
- Front Porch Arts Center
- With An Eye PR



Soul City Citizens Plaza

- **Proposed Uses**

- 2,500 sf LIVE Cafe & social incubator
- 7,000 sf business incubator on built-out 2nd floor of bank building
- New bank branch within rehabbed bank building
- National chain grocery & local pharmacy tenants (to be confirmed)



Soul City Citizens Plaza



Soul City Citizens Plaza



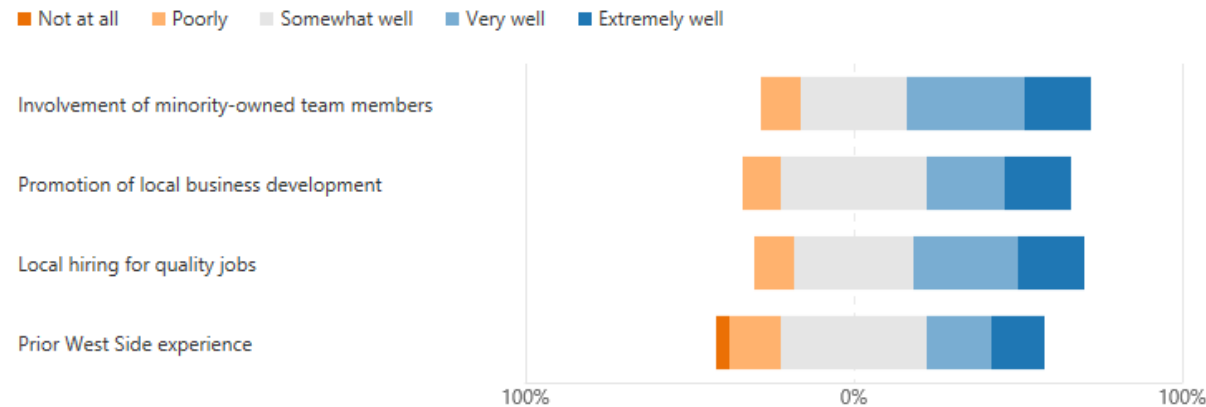
Soul City Citizens Plaza

Evaluation Takeaways - Community

3.3/5 stars

Overall Community Survey Score

How well did this proposal address the elements of Community Wealth Building?



Community Comments

What excites you?

- Black-owned development team
- Great commercial uses for the area, a pharmacy would be very helpful
- The public plaza
- Incubator space promotes long-term jobs
- Balconies on the rental units. Personal/private access to an outside space rates high with me.

What concerns you?

- Making a job training program an anchor tenant is too social services oriented and does not generate revenue
- There's not a lot of retail/wealth building

Soul City Citizens Plaza

Evaluation Takeaways - City

Community Wealth Building

- Black-owned and led development team
- Demonstrated commitment to small business development
- Record of prior equitable hiring
- Strong preliminary engagement/inclusion of stakeholders

Professional & Technical Competence

- Submittal documents suggested capacity challenges
- Team with prior experience of similar projects
- Significant open space
- Good design proposal & strong design team

Financial Feasibility

- Unclear about history of access to financing
- Total project cost and City support exceed expectations

NEXT STEPS

Austin ISW Community Roundtable

February 19, 2021 | **DRAFT – FOR DISCUSSION**

7 Proposals Received



Holsten & New Moms



548 Development



Evergreen & Imagine



Austin United Alliance



Soul City Center



Soul City Citizens Plaza



Sumac Jupiter

Austin ISW Community Roundtable

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City Review: Above 2 stars



Holsten & New Moms



548 Development



Evergreen & Imagine



Austin United Alliance



Soul City Center



Soul City Citizens Plaza



Sumac Jupiter

Online Survey: Above 3 stars



548 Development



Austin United Alliance



Soul City Center



Soul City Citizens Plaza



Holsten & New Moms



Evergreen & Imagine



Sumac Jupiter

Next Steps

Early March:

Selection & announcement of winning team

March 19 Roundtable:

Establish engagement strategy

Additional agenda items

(e.g. public realm; public safety; housing; additional opportunity sites; etc.)

April 16 Roundtable:

Continued development review

Additional agenda items

(e.g. public realm; public safety; housing; additional opportunity sites; etc.)