

**Planning Commission  
Recommended Modifications to the  
East 11<sup>th</sup> and 12<sup>th</sup> Street Urban Renewal Plan  
Approved on July 24, 2007**

**Section 3.0 CRP Illustrative Design Plan:**

**A. 2. c. Parking Garages for E. 12<sup>th</sup> Street:**

**Remove current language in its entirety and replace with following:**

**1. Requirements for Parking Garages on East 12<sup>th</sup> Street:**

i. All property owners that front both E. 12<sup>th</sup> Street and a side street must use the side street for the ingress/egress of the parking structure, unless determined by the City's Watershed Protection and Development and Review Department, or its successor, to be infeasible.

ii. For structures of two (2) stories but less than 30' in height, such structures must have complete shielding on the side[s] of the structure facing the properties directly behind the structure and the adjacent fifty percent (50%) of the side walls adjoining such rear wall. Lights shall not be directed nor shall any light splash towards any rear adjacent properties. Overnight parking is limited to residents and their overnight guests.

iii. For structures of two (2) stories but less than 30' in height, such structures must have 75% of ground floor front footage which fronts E. 12th Street must be a pedestrian oriented use or commercial and/or retail use. There is a 15' depth requirement for all pedestrian oriented and/or retail/commercial spaces. In the event that ingress/egress fronts such public street, the amount of footage taken up by ingress/egress must be rotated around building so that 75% requirement is met.

*Example is a 100' by 100' garage at corner of Waller and E. 12<sup>th</sup> Street. Developer proposes to have ingress/egress facing E. 12<sup>th</sup> Street, which has a 30' width. Developer shall have satisfied this requirement if Developer provides 75' of a total front footage of a pedestrian oriented use, meaning an additional 5' of frontage on Waller. Structural pillars only are allowed to decrease the total requirement of 75'.*

iv. For structures 30' in height or greater, such structures must have complete shielding on the side[s] of the structure facing the properties directly behind the structure and the adjacent fifty percent (50%) of the side walls adjoining such rear wall. Lights shall not be directed nor shall any light splash towards any rear adjacent properties. Overnight parking is limited to residents and their overnight guests.

v. For structures 30' in height or greater, such structures must have 100% of ground floor front footage which fronts E. 12th Street must be a pedestrian oriented use or commercial and/or retail use. There is a 15' depth requirement for all pedestrian

oriented and/or retail/commercial spaces. In the event that ingress/egress fronts such public street, the amount of footage taken up by ingress/egress must be rotated around building so that the 100% requirement is met.

*Example is a 100' by 100' garage at corner of Waller and E. 12<sup>th</sup> Street. Developer proposes to have ingress/egress facing 12<sup>th</sup> street, which has a 30' width. Developer must provide the 30' pedestrian oriented use on either Waller, the west side facing towards I-35 or towards the alley, so that there is a total front footage of 100' of a pedestrian oriented use. Structural pillars only are allowed to decrease the total requirement of 100'.*