

Austin Revitalization Authority
Recommended Changes to the
East 11th and 12th Street Community Redevelopment Plan
Not recommended by Urban Renewal Agency on April 16, 2007

Section 3.0 CRP Illustrative Design Plan:

A. 2. c. Parking Garages for E. 12th Street:

Remove current language in it's entirety and replace with following

1. A Free Standing Multi-level Parking Structure not a part of a development or separated from a development by a street:

i. All property owners that front both E. 12th Street and a side street must use the side street for the ingress/egress of the parking structure, unless impossible or prohibitively expensive.

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. Developer shall pay for and install, at such rear adjacent owner's (defined as any rear property which is adjacent to such property where the structure shall be located) one-time option, an eight foot (8') solid fence or wall (no cracks between boards) as a condition of site plan approval across the entire rear boundary of such rear adjacent owner's property. The developer shall send two (2) notices seven (7) days apart (the second notice is only required if the Adjacent Owner does not respond), by certified mail, return receipt requested, to the record address of such Adjacent Owner within three (3) weeks from site plan approval. The developer shall also place a flyer on the Adjacent Owners' front door. Overnight parking is limited to residents and their overnight guests.

iii. 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. 12th Street. Developer proposes to have ingress/egress facing E. 12th 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.

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. Developer shall pay for and install, at such rear adjacent owner's (defined as any rear property which is adjacent to such property where the structure shall be located) one-time option, an eight foot (8') solid fence or wall (no cracks between boards) as a condition of site plan approval across the entire rear boundary of such rear adjacent owner's property. The developer shall send two (2) notices seven (7) days apart (the second notice is

only required if the Adjacent Owner does not respond), by certified mail, return receipt requested, to the record address of such Adjacent Owner within three (3) weeks from site plan approval. The developer shall also place a flyer on the Adjacent Owners' front door. Overnight parking is limited to residents and their overnight guests.

v. 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 the 75% requirement is met.

Example is a 100' by 100' garage at corner of Waller and E. 12th Street. Developer proposes to have ingress/egress facing 12th 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'.

2. Free Standing Multi-level Parking Structure or Multi-level Parking Structure connected and integrated into a development:

i. 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. Developer shall pay for and install, at such rear adjacent owner's (defined as any rear property which is adjacent to such property where the structure shall be located) one-time option, an eight foot (8') solid fence or wall (no cracks between boards) as a condition of site plan approval across the entire rear boundary of such rear adjacent owner's property. The developer shall send two (2) notices seven (7) days apart (the second notice is only required if the Adjacent Owner does not respond), by certified mail, return receipt requested, to the record address of such Adjacent Owner within three (3) weeks from site plan approval. The developer shall also place a flyer on the Adjacent Owners' front door. Overnight parking is limited to residents and their overnight guests.

ii. 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, 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. 12th Street. Developer proposes to have ingress/egress facing E. 12th 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. Notwithstanding anything to the contrary contained herein, a developer shall be allowed to comply with the pedestrian oriented use requirement by moving up to 60% of such pedestrian oriented uses to other E. 12th Street front footage locations in the development (not allowed to move to alley sides or interior sides that do not have E 12th Street frontage).

iii. 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. Developer shall pay for and install, at such rear adjacent owner's (defined as any rear property which is adjacent to such property where the structure shall be located) one-time option, an eight foot (8') solid fence or wall (no cracks between boards) as a condition of site plan approval across the entire rear boundary of such rear adjacent owner's property. The developer shall send two (2) notices seven (7) days apart (the second notice is only required if the Adjacent Owner does not respond), by certified mail, return receipt requested, to the record address of such Adjacent Owner within three (3) weeks from site plan approval. The developer shall also place a flyer on the Adjacent Owners' front door. Access shall be limited to E. 12th Street. Overnight parking is limited to residents and their overnight guests.

iv. 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 the 75% requirement is met.

Example is a 100' by 100' garage at corner of Waller and E. 12th Street. Developer proposes to have ingress/egress facing E. 12th 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'. Notwithstanding anything to the contrary contained herein, a developer shall be allowed to comply with the pedestrian oriented use requirement by moving up to 60% of such pedestrian oriented uses to other E. 12th Street front footage locations in the development (not allowed to move to Waller, alley sides or interior sides that do not have E. 12th Street frontage.