

Block 16 (41,799 Square Feet)



site such as the block between East 11th and 12th Street just east of IH 35 or at 12th and Chicon. Other projects that include housing on publicly-controlled sites should be encouraged to provide 10 percent of units affordable at up to 60 percent of Median Family Income (if rentals), but otherwise focus on market-rate and/or ownership housing. Achievement of these strategies would increase the supply of market-rate housing in the community and dilute the current concentration of "affordable" rental units, but also address some continuing needs for impacted market segments.

6. **Enhance public parking on East 11th and 12th Street to support local businesses and reduce costs for new private development.** For any development that occurs on publicly owned parcels on both East 11th and 12th Streets, proposing developers should be encouraged through the selection process to provide surplus "community parking" spaces that can serve the greater area. Many of the developable sites on East 12th Street are constrained by size, and may have difficulty achieving the higher density, higher value uses enabled by current regulations if they must provide even the minimum code-required parking on-site. Moreover, the bike lanes both east- and west-bound on East 12th Street have reduced the supply of on-street parking by about half. A new public parking lot on Tract 13 between Waller and Navasota could provide roughly 20 spaces, and reduce the need for costly and space-intensive on-site parking on nearby sites. Also, "duck-in" parking should be encouraged along the south side of East 12th Street and the north-south streets approaching East 12th Street, to provide a less costly alternative to structured parking. Finally, the existing community parking lots on both East 11th and 12th Streets should be maintained until and unless other future projects on public or private land can provide similar public parking capacity.
7. **Offer other publicly-held land for development as soon as possible.** The City of Austin or other quasi-public entities control several parcels in different locations throughout the Study Area (see **Figure 2**). Some of this land has been in public control for over a decade, and has been cleared of previous "slum and blight" conditions but not yet developed. Some of these sites were acquired or improved using Federal funding, and are subject to requirements regarding development for specific purposes or repayment of those funds. Infill development on these sites will enhance the physical environment, add services desired by the community and/or create additional support for existing businesses – all signaling to the development industry that the Study Area is receiving attention from the City. Requests for Proposals (RFPs) should be prepared and distributed for several sites, with minimum standards and desirable "value-added" elements specified.
 - a. **Block 16** – An RFP was issued for this URA-controlled block in 2008, but received limited developer interest, primarily because the real estate market and financing industry were in turmoil at that time. Most of the requirements of the RFP were reasonable – seeking mixed-use development and requiring modest affordable housing goals (if building rental housing), green building standards, etc. – and need not be substantially altered in a re-issued RFP. In an updated RFP, synergies with the adjacent African American Cultural and Heritage Facility should be strongly encouraged, as should the inclusion of space for local businesses. To the extent allowed by law, it would be helpful to provide some flexibility in the financing of the land acquisition, including potential for ground leasing, modestly deferred payments, etc., that may help to enhance opportunities for desirable community benefits.

E. 11th & 12th Street Development Strategy Community Meeting #1 Questionnaire Summary

The following summarizes 25 questionnaires submitted by the Community Meeting #1 attendees. The first table, "Corridor Priorities," ranks each priority according to its average score (shown in parentheses) on attendee responses. Respondents were instructed to give each priority a score of 1-3, with 1 being highest priority. Where necessary, the consultants have "normalized" the scores, such as where respondents ranked priorities from 1-13 instead of giving each a score of 1-3. The second table, "Why do you go..." totals check marks where attendees indicated they visit each respective corridor for each purpose. The final table is a record of responses to all questionnaires; blank fields indicate no response.

| Corridor Priorities | 11th St | 12th St |
|---|----------|----------|
| Small Business / Local Business Establishment | 1 (1.3) | 2 (1.2) |
| Neighborhood Serving Businesses | 2 (1.3) | 1 (1.2) |
| Mixed Use Projects | 3 (1.4) | 4 (1.4) |
| Public Transportation | 4 (1.5) | 9 (1.8) |
| Restaurant/Entertainment Destination | 5 (1.6) | 11 (1.9) |
| Historical Preservation | 6 (1.6) | 7 (1.7) |
| Affordable Housing | 7 (1.8) | 10 (1.9) |
| Beautification of Blighted Parcels | 8 (1.9) | 6 (1.6) |
| Market Rate Housing | 9 (2.0) | 8 (1.7) |
| Infrastructure Upgrades & Improvements | 10 (2.1) | 3 (1.3) |
| Sidewalk Improvements | 11 (2.1) | 5 (1.5) |
| Gateway to Austin | 12 (2.2) | 13 (2.7) |
| Attract people from other parts of Austin | 13 (2.5) | 12 (2.6) |

| Why do you go to: | 11th St | 12th St |
|---|---------|---------|
| Patronize a Restaurant or Bar | 15 | 4 |
| Patronize Other Business | 12 | 4 |
| I Live in the Corridor | 10 | 14 |
| I pass through the corridor Area on My Way to Work/Home, Another Location | 11 | 11 |
| I Work in the Corridor | 3 | 2 |
| To Access Public Transportation | 3 | 3 |
| I Worship in the Corridor | 1 | 0 |

East 11th and 12th Streets Urban Renewal Plan (E. 11th Street - Blk 16)
November 20, 2008

Exhibit A

| Project Number/Name | Existing Controls | Modification |
|--|---|---|
| 900 Block of East 11th Street (a.k.a. Blk 16) | | |
| 11-1/11th St. Juniper Mixed-Use North side of 11th St. and south side of Juniper between Branch St and Curve St. | Reuse Objectives: Provide New Mixed-Use Development (Residential and Non-Residential) | No Changes |
| | Site area: 2.0 acres | |
| | Permitted use: Mixed use/office/ single family residential | Permitted use: Mixed use/office/residential and civic uses. |
| | Allowable height/ permitted FAR: 60' max/ 1.0 total max. FAR | Allowable height/ permitted FAR: 60' max/ 1.6 total max. FAR |
| | New commercial space: 25,000-35,000 sq ft maximum (Downtown & entertainment oriented retail) | Delete Provision |
| | Commercial space to be preserved: up to 2,000 square feet | Delete Provision |
| | New housing units: 15-25 rental flats | Delete Provision |
| | Existing housing to be preserved: 2 historic houses to be renovated. One to remain on site, one to be relocated. | No Changes |
| | Community parking spaces: 50-55 (limited on-street spaces available) | Delete Provision |
| | Residential parking spaces: 25-30 | Delete Provision |
| | Potential demolition: 3 houses, 2 duplexes up to 10,000 sq ft of commercial/office | Delete Provision |

ORDINANCE NO. 20081211-080

AN ORDINANCE AMENDING ORDINANCE NO. 910620-C, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY COMMONLY KNOWN AS BLOCK 16 LOCATED AT 900 BLOCK OF EAST 11TH STREET IN THE EAST 11TH STREET NEIGHBORHOOD CONSERVATION COMBINING DISTRICT (NCCD) AND THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA TO MODIFY USE AND DEVELOPMENT REGULATIONS AND CREATE A NEW SUBDISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 910620-C (the "Original NCCD Ordinance") established the East 11th Street neighborhood conservation combining district (the "East 11th Street NCCD") for the area generally from IH-35 eastward along the 11th street corridor to Angelina Street and an area along IH-35 from East 12th Street to 7th Street.

Ordinance No. 910620-C has been amended from time to time for certain properties within the NCCD.

PART 2. The Original NCCD Ordinance consisted of three subdistricts described in the ordinance and identified on Attachment 13 of the Original NCCD Ordinance.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to create a new subdistrict out of Subdistricts 1 and 2, to be identified as Subdistrict 4, commonly known as Block 16, generally identified in the map attached as Exhibit "A" (*the Zoning Map*), and retaining Subdistricts 1, 2, and 3.

PART 4. This ordinance amends Ordinance No. 910620-C. The East 11th Street NCCD shall conform to the limitations and conditions set forth in the Original NCCD ordinance as amended by this ordinance.

PART 5. Except as provided in this ordinance, the property located within the East 11th Street NCCD may be developed and used in accordance with the regulations established for the applicable base zoning districts, and other applicable requirements of Title 25 of the City Code.

PART 6. Section VIII (*Modifications of the Land Development Code*) of the June 20, 1991 neighborhood plan attached as Exhibit "B" to the Original NCCD Ordinance is modified as shown in this Part.

A. 2. SUBDISTRICTS

Within this proposed East 11th Street NCCD, subdistricts shall be defined as follows (see Attachment 13. Note: this Attachment 13 is replaced by Exhibit "B"- (*the NCCD Subdistricts*) attached to this ordinance):

Subdistrict 1: Generally sites oriented to East 11th Street and Rosewood Avenue, excluding Block 16 as identified in Subdistrict 4 of this Subsection 2, and sites with direct access to Interstate Highway 35.

Subdistrict 2: Generally sites not oriented or having direct access to East 11th Street, Rosewood Avenue or Interstate Highway, excluding Block 16 as identified in Subdistrict 4 of this Subsection 2.

Subdistrict 3: Sites oriented toward or having direct access to Interstate Highway 35.

Subdistrict 4: Generally identified as Block 16, being the 900 block of East 11th Street bounded by East 11th Street on the south, Juniper Street on the north, Branch Street on the west and Curve Street on the east, excluding 900, 904, 908 and 912 East 11th Street and 901 Juniper Street.

B. 3. PARKING

- a. Existing structures being remodeled or repaired for the same use shall be exempt from providing additional parking under the current non-complying provisions of the LDC. Additional parking shall only be required for the expansion of floor area, or changes in the use of existing floor area. The required additional parking shall be provided on-site to the extent that it is available. Assuming there is not sufficient land area to provide the required additional parking on-site, the owner of the use shall be permitted to enter into a parking agreement for the necessary off-site remote parking. The agreement shall be made with either the manager of a public parking space(s), or privately owned and improved parking spaces. In any case, the combined number of off-site remote spaces, and

off-street parking spaces provided on-site shall not be less than 80% of ordinance requirements.

- b. All community parking facilities available for a use located within the District shall also be located within the District. As mentioned earlier, two sites along East 11th Street have been acquired for off-site accessory parking, and others are being considered at this time. Public and private funds will be used to acquire and construct these off-site parking facilities. One of the objectives of this NCCD is to limit the amount of vehicular traffic on East 11th Street and to encourage pedestrian traffic.
- c. Phase out on-street parking on East 11th Street and Rosewood Avenue as new developments and parking associated and pledged to the development becomes available.
- d. There shall be visual screening of open parking garages along residential street frontages. Methods of screening shall include landscaping, masonry walls, decorative fencing, or other architectural or landscape features.
- e. Sites developed exclusively for enclosed parking garages adjacent to East 11th Street and Rosewood Avenue having more than one level, must provide commercially leasable space at the street level.
- f. Off-street parking requirements shall be based on the lesser of 80% of that required by the appropriate schedule in the LDC or as calculated by existing shared parking provisions of the current LDC.
- g. No designated off-street loading space shall be required for a project located within Subdistricts 1 and 2, unless there is sufficient area available on-site. Loading and unloading shall be permitted from an adjacent alley or from anywhere within the project's parking area. Projects which are not able to provide an off-street loading area on-site shall be required to restrict any such activity to off-peak hours.
- h. The off-street parking requirements may be based on either the 20% parking deduction described in (a) or (f) of this Parking Section 3. but not both.

C. 5. PERMITTED USES

- a. Subdistrict 1 (Attachment 14)
- b. Subdistrict 2 (Attachment 15)
- c. Subdistrict 3 (Attachment 16)
- d. Those properties which are located within the Kealing and Blackshear Urban Renewal Plans shall be restricted to the uses designated within those plans. Any proposed use which is inconsistent with the permitted uses of those Urban Renewal Plans shall require an amendment to the applicable Urban Renewal Plan prior to site plan approval.
- e. Subdistrict 4. (All permitted and conditional uses shown on Attachment 15 as modified in this subsection).
The restriction on the number of units allowed under multifamily residential is deleted.

D. 6. SITE DEVELOPMENT REGULATIONS. A new Subsection (d) for Subdistrict 4 is added to this Section 6 as follows:

d. Subdistrict 4:

Site Standards

- (1) Minimum Lot Area: None
- (2) Minimum Lot Width: 25 feet
- (3) Minimum Setbacks:
 - Front Yard (along E. 11th Street): None
 - Front Yard (along Juniper Street): 15 feet
 - Street Side Yard: 10 feet
 - Interior Side Yard: 5 feet
 - Rear Yard: 5 feet
- (4) Maximum Impervious Cover: 90% (New construction)
100% (Existing structures)
- (5) Maximum Building coverage: 80% (New construction)
100% (Existing structures, remodeling and new construction or additions which are less than the square footage of the existing structures). New structures not replacing existing structures which are not built to the front property line are required to provide a five (5) foot

easement for public access on the front property line.

(6) When existing structures are maintained, existing setbacks do not require a waiver of compatibility standards. However, all new projects within the district shall comply with the compatibility standards set forth in this NCCD document.

E. 7. BUILDING INTENSITY. A new Subsection (d) for Subdistrict 4 is added to this Section 7 as follows:

d. Subdistrict 4: The maximum floor to area ratio (F.A.R.) is 1.6 to 1.0.

F. 8. HEIGHTS. A new Subsection (d) for Subdistrict 4 is added to this Section 8 as follows:

d. Subdistrict 4:

On the portion of Subdistrict 4 that was originally Subdistrict 1, the maximum height of a building or portion of a building is 60 feet.

On the portion of Subdistrict 4 that was originally Subdistrict 2, the maximum height of a building or portion of a building is 40 feet.

PART 7. Except as otherwise specifically provided by this ordinance, the property including Block 16 is subject to Ordinance No. 910620-C that established the East 11th Street neighborhood conservation (NCCD) combining district and Ordinance No. 011213-041 that established the Central East Austin neighborhood plan (NP) combining district. To the extent of conflict between the two ordinances, the use and site development regulations applicable to the East 11th Street neighborhood conservation (NCCD) combining district supersede.

PART 8. This ordinance takes effect on December 22, 2008.

PASSED AND APPROVED

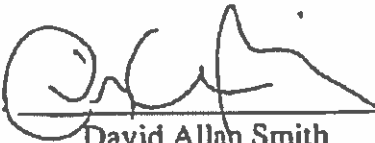
December 11, 2008

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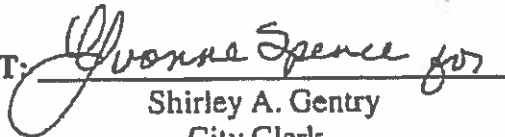
Will Wynn
Mayor

APPROVED

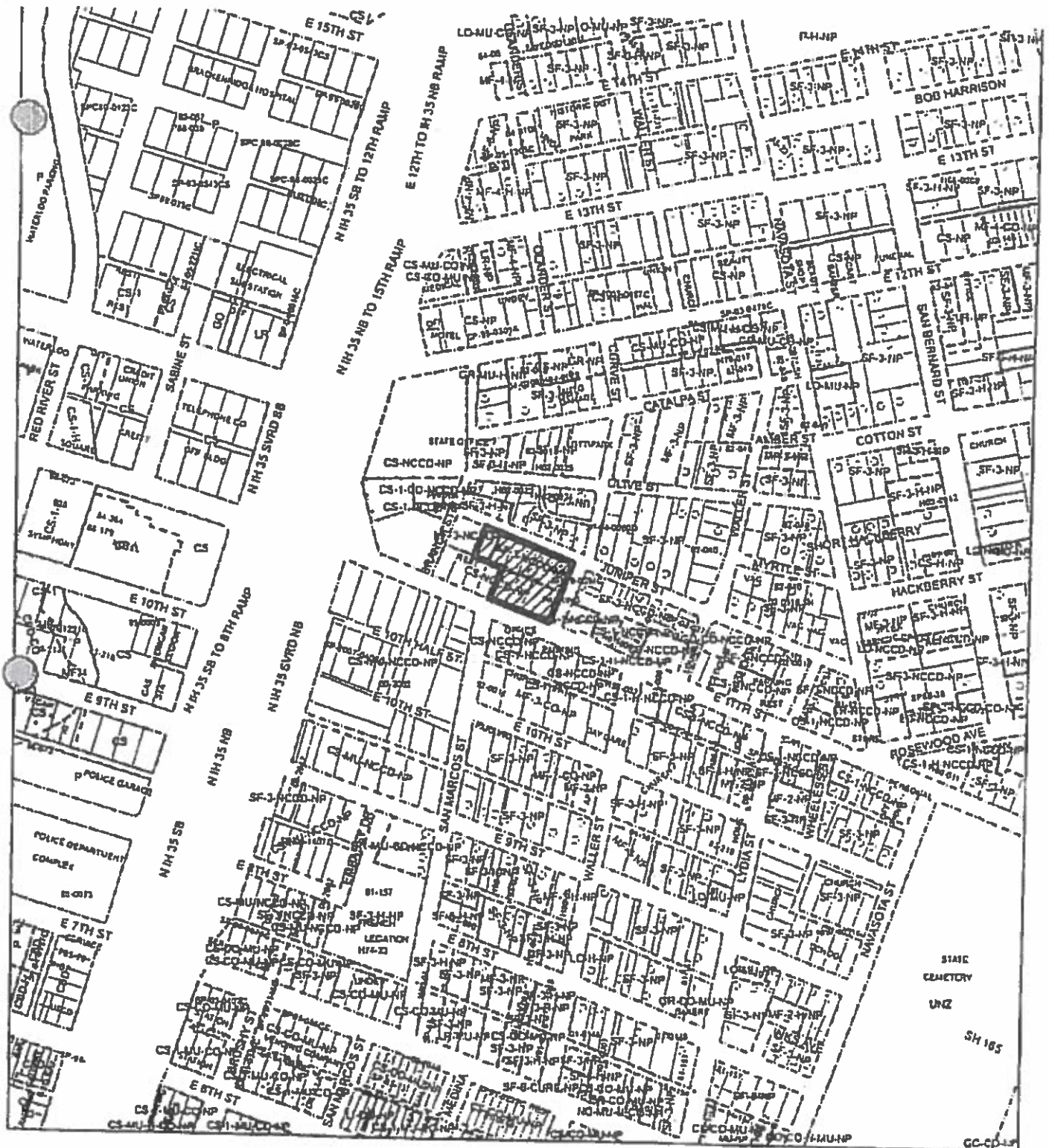


David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



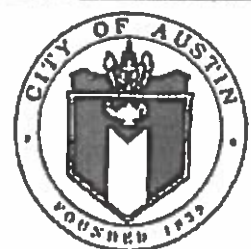
1" = 400'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

OPERATOR: S. MEEKS

ZONING EXHIBIT A

ZONING CASE#: C14-2008-0156
 ADDRESS: E 11TH ST
 SUBJECT AREA: 0.000 ACRES
 GRID: J22
 MANAGER: J. HARDEN



This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

J. L. CRAFT & ASSOCIATES

REAL ESTATE APPRAISAL

**7901 CAMERON ROAD, BUILDING 2, SUITE 233
AUSTIN, TEXAS 78754**

512-454-3483

jlcraft@theareagroup.com

October 21, 2014

Mr. Justin Steinhauer
City Of Austin
Office of Real Estate Services
P.O. Box 1088
Austin, Texas 78767-8839

RE: Project: East 11th & 12th Streets Urban Revitalization Project
0.960 acre, "Block 16", East 11th Street
COA Assignment No. 44-292

File No. 4001.01

Dear Mr. Steinhauer:

The City of Austin is the client, and the City of Austin and the Urban Renewal Agency are intended users of this appraisal report. The intended use of the appraisal is to assist the City of Austin in its internal decision-making process and for disposition purposes by forming an opinion of its market value.

This appraisal was conducted in accordance with the *Uniform Appraisal Standards for Federal Land Acquisitions* and the *Uniform Standards of Professional Appraisal Practice* (except to the extent that the *Uniform Appraisal Standards for Federal Land Acquisitions* required invocation of USPAP's Jurisdictional Exception Rule as described in Section D-1 of the *Uniform Appraisal Standards for Federal Land Acquisitions*); and Code of Professional Ethics of the Appraisal Institute.

My opinion of the market value of the fee simple estate of the identified real property, subject to the assumptions set forth in the attached report dated October 21, 2014 with an effective date of appraisal of September 23, 2014, is:

**ONE MILLION SIX HUNDRED SEVENTY THOUSAND DOLLARS
(\$1,670,000)**

Attached is a copy of my Appraisal Report (as identified by USPAP S.R. 2-2(a)).

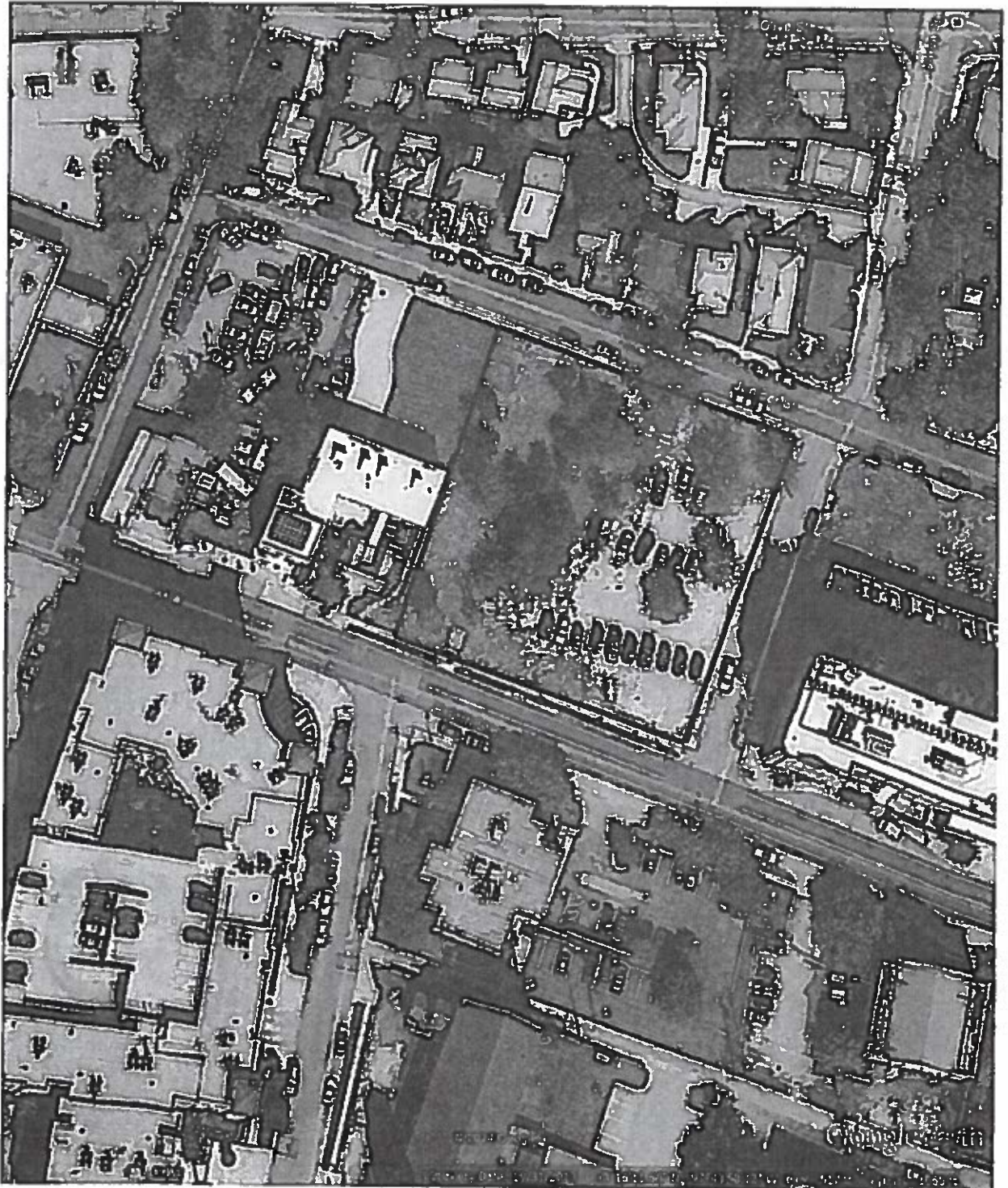
Respectfully submitted,



J. L. Craft, PH.D., MAI
State Certified Appraiser TX-1320255-G

| | |
|-----------------------------|--|
| Legal Description: | Being all of Lots 3 and 4, of George L. Robertson's Subdivision Of Outlot 55, Division B, in the City Of Austin, Travis County, Texas (subject described by metes and bounds in Appendices) |
| Location: | The property is located on the south side of Juniper Street, north side of East 11 th Street and east side of Curve Street. |
| Dimensions of Site: | 200.03' (Juniper Street) x 208.95' (Curve Street) x 199.97' (East 11 th Street) x 209.18' |
| Shape: | Rectangular |
| Site Area: | 0.960 acre (41,820 SF) |
| Access: | There are various curb cut options along Juniper Street, Curve Street, and East 11 th Street. |
| Soils & Terrain: | The soils and subsoils are typical for the area being Urban Land with Bracket and Travis soils. Urban Land is so altered by roads, parking lots, sidewalks, and other public works that it does not resemble any defined soil series. The East 11th Street frontage is level, then slopes down gently toward the rear. |
| Flood Plain: | The site is not within a flood hazard zone as defined on the FEMA Panel Map 48453C0465H. |
| Utilities: | The site has City of Austin electricity, water, and wastewater available. |
| History: | The subject property consists of tracts that were acquired from various individuals and entities over a period of time for the Urban Renewal Project. |
| Easements: | <p>Easement(s) and rights incidental thereto, as granted in a document: Granted to: City of Austin Recording No: Volume 8238, page 706, Deed Records of Travis County, Texas</p> <p>Easement(s) and rights incidental thereto, as granted in a document: Granted to: The City of Austin Purpose: As provided in said document Recording No: Doc No. 2002132438, Official Public Records of Travis County, Texas</p> |
| Ordinances: | City Ordinances as recorded in Document Nos. 1999157295, 2002204815, 2003189506, 2005075165, 2008169755, 2009038464, 2012131153, 2012131154, 2013218245, 2013218246 and 2013218247, Official Public Records of Travis County, Texas. |

AERIAL



Zoning, Regulations, and Restrictions

The subject is zoned SF-3-NCCD-NP and CS-NCCD-NP. The subject's base zonings are "SF-3"-Family Residence and "CS" - Commercial Services. It is located in the Central East Austin Neighborhood Planning area, and any development must comply with the Neighborhood Plan.

The East 11th Street Neighborhood Conservation Combining District (NCCD) was established by City Council in 1991. The NCCD does not replace the existing zoning; it does replace some land use and site development regulations in accordance with an approved neighborhood plan. In addition, City of Austin development fees including Development Assessment, legal lot determination, zoning, subdivision, site plan, building permit, and capital recovery fees will be waived for properties in Sub-Districts 1 and 2. Originally, the NCCD has three sub-districts each having different permitted uses and site development regulations. On December 1, 2008, Ordinance No. 20081211-080 amended the original NCCD ordinance and created Sub-district 4.

The subject property is within Sub-district 4; permitted uses, regulations and boundaries are summarized below.

SUB-DISTRICT 4 – Generally identified as Block 16, being the 900 block of East 11th Street bounded by East 11th Street on the south, Juniper Street on the north Branch Street on the west and Curve Street on the east, excluding 900, 904, 908, 912 East 11th Street and 901 Juniper Street.

Permitted uses include: General retail sales (both convenience and General), medical offices, professional offices, personal improvement services, business support services, restaurants (both Limited and General) commercial parking facilities, daycare services, single-family residential, duplex, townhouse/condominium residential, apartment.

Site Development Standards:

Minimum Lot Area: None
Minimum Lot Width: 25'

Minimum Setbacks:
Front Yard (East 11th St.): None
Front Yard (Juniper St.): 15'
Street Side Yard: 10'
Interior Side Yard: 5'
Rear Yard: 5'

Maximum Impervious Cover: 90% of Lot Area
Maximum Building Coverage: 80% of Lot Area

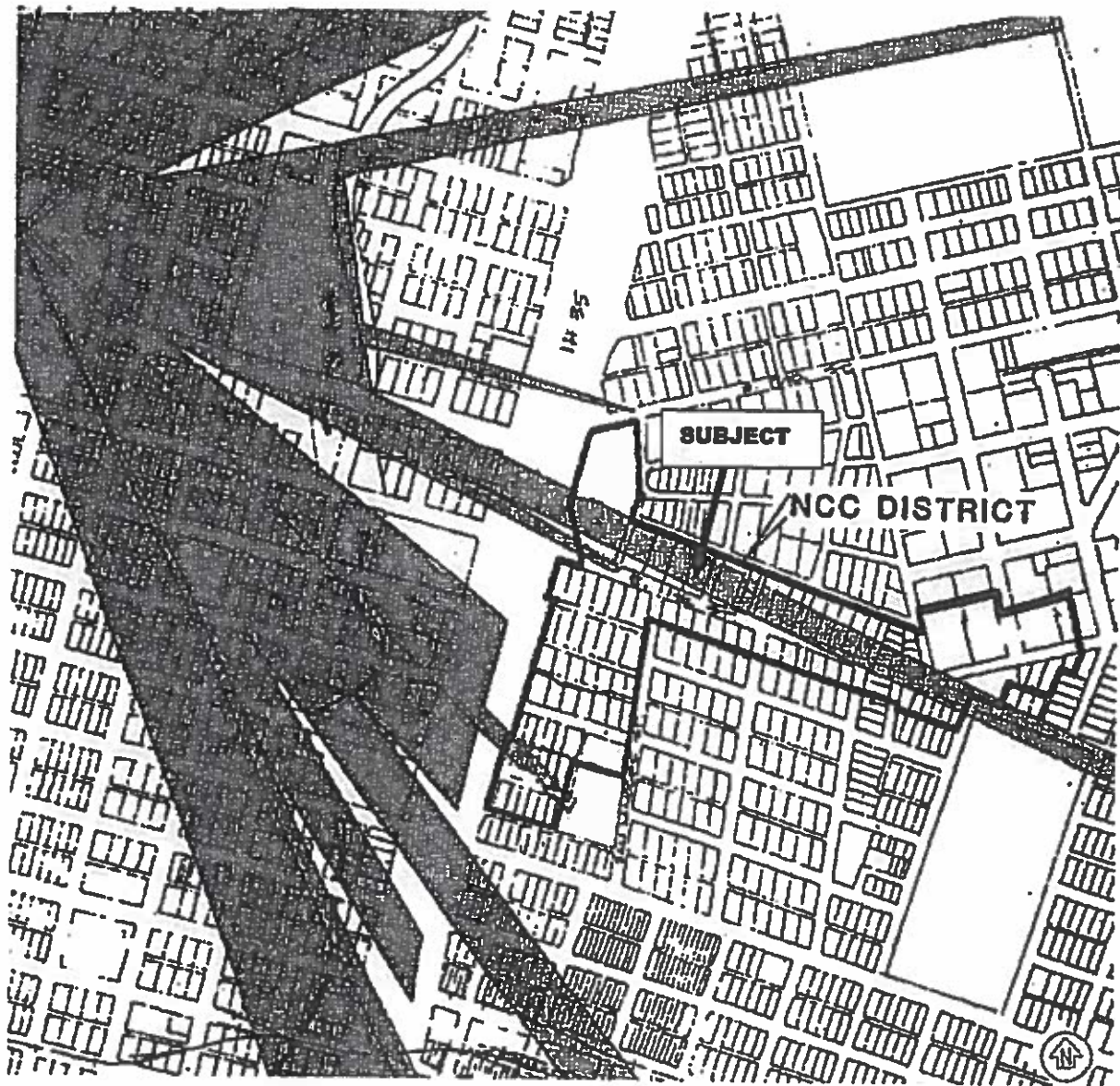
Building Heights:
East 11th St.: 60'
Juniper St: 40'
Maximum FAR: 1.6

ADDITIONAL NCCD REQUIREMENTS

Additional modifications of requirements for parking, landscaping, residential compatibility standards, driveways, curb cuts, and other Urban Design Standards are summarized below:

- **Parking:** No additional parking will be required for existing structures being remodeled or repaired for the same use. Additional parking will be required only for expansion of floor area or changes of use. Parking will be on-site where there is sufficient site area. Owners of sites without sufficient area can enter into a parking agreement with either a public or private remote parking lot. The combined total of on-site and remote spaces will not be less than 80% of Land Development Code parking requirement. Community parking lots will be developed within the district and available for use.
- **Sites developed exclusively for an enclosed parking garage** having more than one level adjacent to East 11th Street and Rosewood Avenue must have commercially leasable space on the first level.
- **Landscaping:** A unified streetscape program will be implemented. Any existing structure proposing an increase of building area can utilize the alternative landscaping provision defined in the Land Development Code and modified by NCCD.
- All undeveloped land in Sub-Districts 1 and 3 can use the alternative landscaping provision. Properties within Sub-District 2 must comply with the current landscape ordinance in the Land Development Code. Public Open Space provided on-site counts towards credit as alternative landscaping. Property owners can meet the landscaping requirement by providing public landscaping in the right-of-way or other parts of the district.
- **Residential Compatibility Standards:** No property with a front, rear, or side yard on East 11th Street or Rosewood Avenue will trigger compatibility standards.
- **Driveways, Curb Cuts, and Urban Design Standards:** Driveway and sidewalk requirements will remain as defined in the Land Development Code except that length of any driveway may be reduced to 10 feet except onto I-35, which must be 50 feet.
- Parking areas requiring public right-of-way to maneuver should be removed.
- No new curb cuts will be allowed on East 11th Street and Rosewood Avenue from San Marcos to Angelina Streets where alternate access is available.
- Ground level of all buildings except parking structures should relate to pedestrian activities and access.
- A pedestrian entrance will be provided at the corner of San Marcos and East 11th Streets for access to development in Sub-District 3.
- East 11th Street is not defined as a principal roadway.
- The subject property is within an urban watershed, Waller Creek, and must comply with the Urban Watershed Ordinance. Development would require participation in a regional storm water management program or construction of on-site detention ponds.
- The subject is partly within Capitol View Corridor No. 11, the East 11th Street Threshold Corridor. Building heights are limited within this corridor to the extent that views of the Capitol dome are obstructed. However, in 1997 the state legislature passed an act that establishes the height restriction to 600' above mean sea level within the NCCD. A review of the US Geological Survey, East Austin Quadrangle, indicates that the subject's elevation is within the range of 530' to 540' above sea level.

CAPITOL VIEW CORRIDOR MAP



Memo

To: J.L. Craft; J.L. Craft & Associates
From: Hutson Land Planners; Charles Dunn
Date: September 10, 2014
Re: 0.9595 acre of Block 16, East 11th Street

As requested, Hutson Land Planners & Development Consultants, LLC has reviewed the Urban Renewal Agency of the City of Austin owned property located on the eastern half of Block 16, East 11th Street. This memorandum is intended to provide a land use analysis and information helpful in the evaluation of the subject site.

Property Description:

The 0.9595 acre (41,800 square foot) property has approximately 200 feet of frontage on East 11th Street, 209 feet on Curve Street and 200 feet on Juniper Street. The site is located approximately 500 feet east of IH-35. The property adjoins the City of Austin African American Cultural and Heritage Facility and shares the block with Franklins BBQ.. The subject property is currently undeveloped.

Jurisdiction and Zoning:

The property is located within the full-purpose jurisdiction of the City of Austin in Travis County. The site is within the Central East Austin Neighborhood Planning Area, the East 11th Street Neighborhood Conservation Combining District (NCCD) and the East 11th & 12th Street Urban Renewal Area.

The NCCD was approved in 1999 to create a unified land development policy for redevelopment of the area. An additional subdistrict of the NCCD was created in 2008. Subdistrict 4 that includes the subject property(Ord. #20081211-080). The subdistrict allows for a variety of permitted and conditional uses as listed on the included Attachment 15 of the original NCCD ordinance (Ord. #910620-C) with no restriction on the number of units allowed for multifamily residential. Site development regulations are also established in the ordinance along with a maximum floor to area ratio (FAR) of 1.6 to 1.0 and heights of 60 feet for the 11th Street fronting tracts and 40 feet for the Juniper Street fronting property.

The site is also within the East 11th & 12th Street Urban Renewal Area and associated plan as originally approved by the Austin City Council in 1999. Various changes to the plan have occurred over time with specific changes related to the subject property last occurring in Ordinance 20081120-104.

The property zoning is CS-NCCD-NP (Commercial Services – Neighborhood Conservation Combining District – Neighborhood Plan) for the 11th Street portion of the site and SF-3–NCCD–NP (Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan). City staff indicates that the NCCD ordinances approved for the property override the standard base district requirements of the site.

Subdivision:

The subject property consists of six tracts being Lots 3 and 4 of the George L. Robertson's Subdivision of Outlot 55, Division B (Volume Z Page 599 Deed Records of Travis County).

Water, Wastewater and Storm Sewer:

City of Austin mapping data shows that there are water and wastewater lines adjacent to the subject property. (*see Utility Maps*).

Floodplain:

Per Flood Insurance Rate Map (FIRM) Panel 48453C0465H dated September 26, 2008 there is no FEMA floodplain located on the subject property.

Capitol View Corridor

The Capitol View Corridor Overlay District preserves the view of the State Capitol Building by limiting height of structures located in the corridors. The subject property is traversed by Corridor #16. A Capitol View Corridor Determination (C17-2010-0189) was provided by the City of Austin for the adjoining African American Culture and Heritage Facility. The determination indicates maximum building heights of 93.56 (west property line Juniper side) and 86.33 feet (west property line East 11th Street side). Based on this information the Capitol View Corridor should not impact the potential building heights of a potential project on the subject property.

Land Use and Development Potential:

The subject property is well located with a variety of development opportunities available. The 0.9595 acre (41,800 sf) subject property can support a variety of uses including office, personal services (beauty or barber shops, dry cleaning pick-up), personal improvement services (fitness or dance studios), residential/multifamily or a mix of these uses as permitted by the NCCD ordinance.

Total allowable building square footage is 66,880 square feet based on the 1.6 FAR restriction of the NCCD ordinance. This amount of square footage should be easily obtainable based on the allowable building coverage of 80 percent and allowable heights on the site. Parking for proposed uses may be 80 percent of the standard required off-street parking.