

**EAST 12 ATX UPDATE**  
**For**  
**The Urban Renewal Board**

September 19, 2022



# AGENDA AND PURPOSE

**PURPOSE:** To update the Urban Renewal Board on Eureka's plans for E. 12<sup>th</sup> Street.

## AGENDA

- Introductions
- Eureka's E. 12<sup>th</sup> Street Vision
- Works since 2019
  - Hurdle House Stabilization
  - Code Analysis and Support
  - Site Plans
- Next Steps

## INTRODUCTIONS

### EUREKA:

- Headquartered in Austin, Texas
- Real estate investment company (7,000+ MF units; over half are rental assisted)
- Uses cultural and historic preservation to create places built on community, togetherness, and relationships
- Dedicated to world class, sustainable projects

### E12 ATX:

- Once the heart of the city's African-American community
- Elevate the tangible evidence of the community's history
- Work with the community to reflect its unique character and values in the affordable and sustainable projects to come



# INTRODUCTIONS



JHL



JLP+D



CARTER • DESIGN



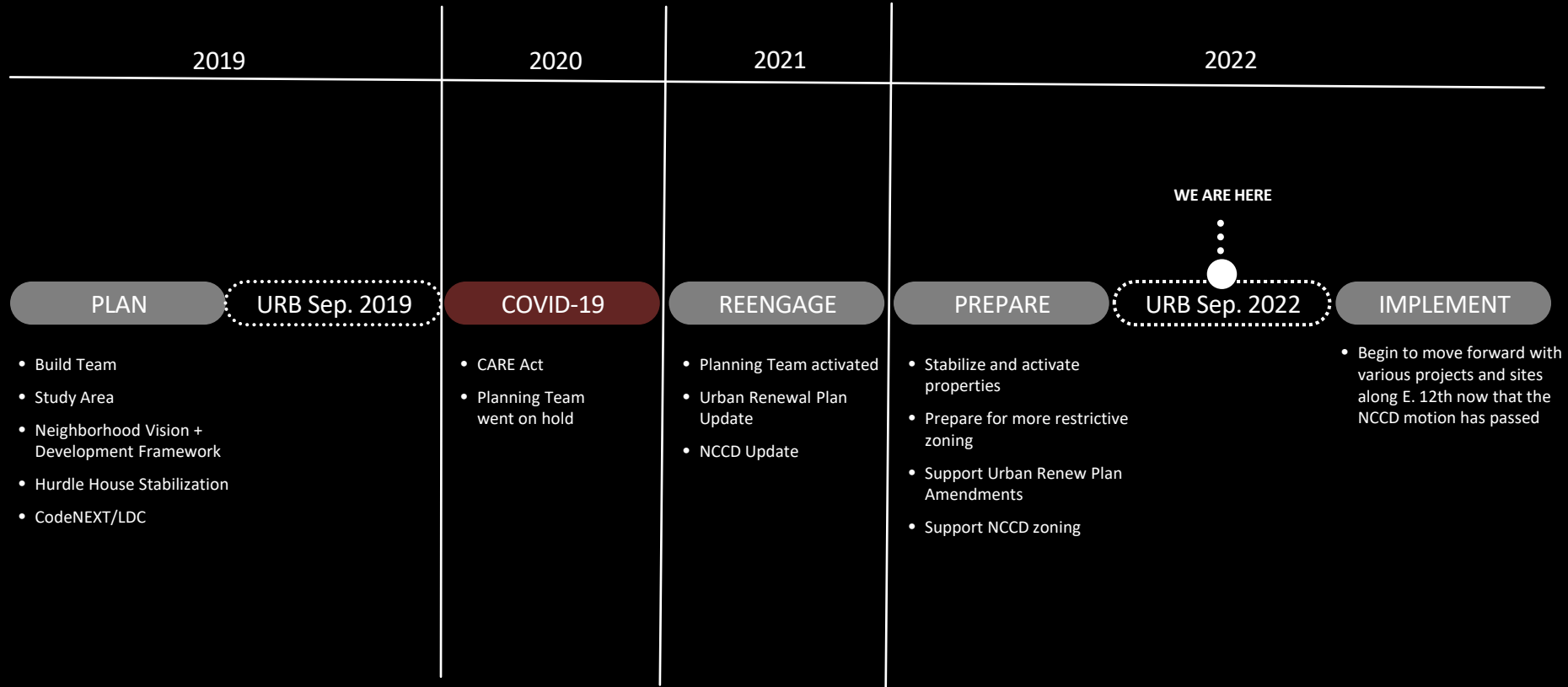
HARLEM LABS



TRAHAN ARCHITECTS



# TIMELINE





# East 12th St

## Neighborhood Vision + Development Framework

**Gehl**

+

  
**LIONHEART**

+

**jamesLIMA**  
Planning + Development

## Project Goals

### Goal 1

Project excellence will support East Austin's long-standing role as an influencer of and inspiration for others.

### Goal 2

The framework is effective at two scales – the corridor level as well as the site-specific scale.

### Goal 3

The team listens intently to all and partners with stakeholders to bring the vision to life.

### Goal 4

Economic sustainability will allow the vision to lift people up – the client, the neighborhood, the city.

### Goal 5

The vision informs the city's policies in a way that lets the community be part of the creative process saying, "yes, and..."

## Project Vision Statement

This Vision sums up the potential of the project and provides a touchstone for decisions through the planning, design, and implementation phases.

**The East Austin Framework Plan will draw from the past and present spirit, culture, form and feel of East Austin’s neighborhoods and people to ensure that the neighborhood’s influence continues to radiate from the heart of this community out into the city and beyond.**



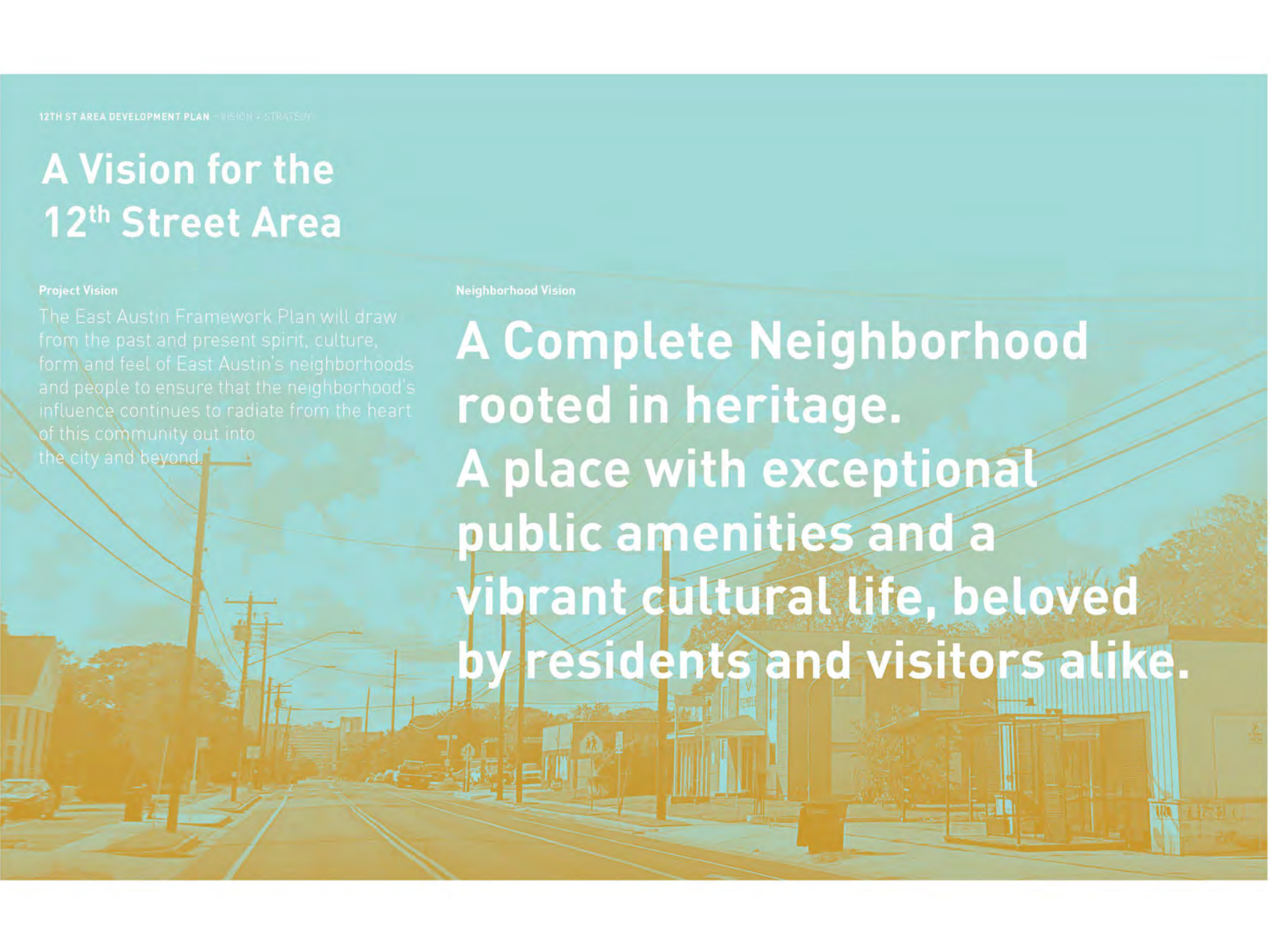
# A Vision for the 12<sup>th</sup> Street Area

## Project Vision

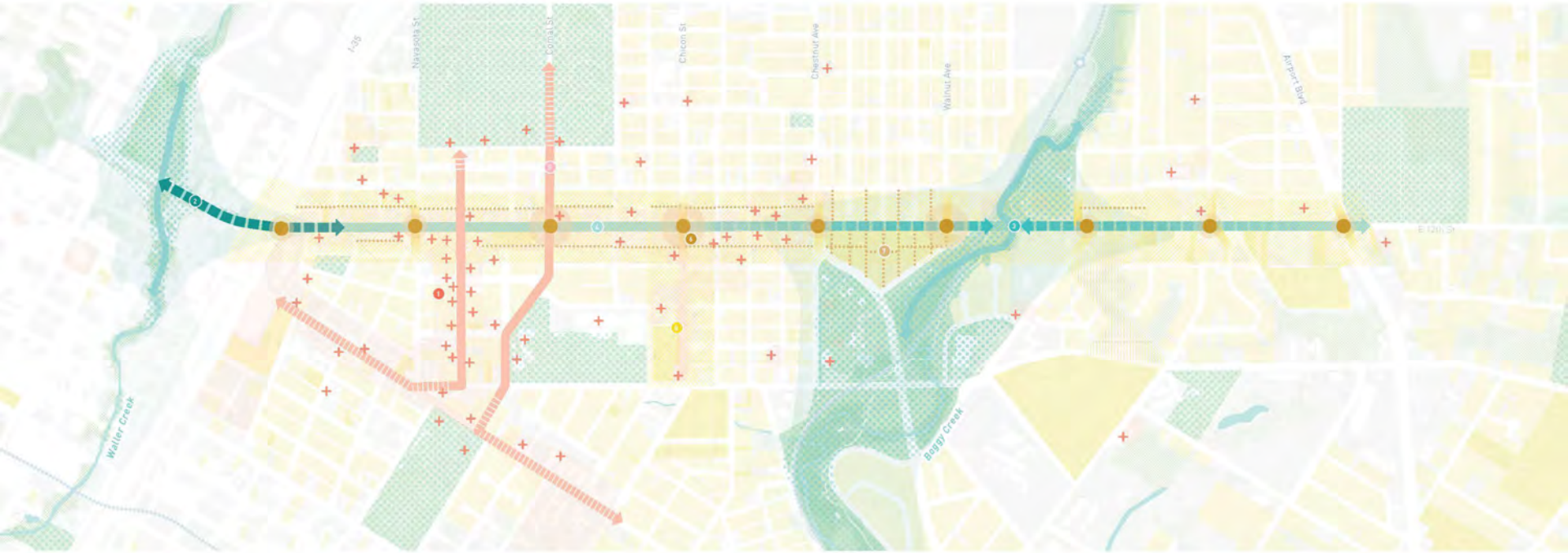
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## Neighborhood Vision

**A Complete Neighborhood  
rooted in heritage.  
A place with exceptional  
public amenities and a  
vibrant cultural life, beloved  
by residents and visitors alike.**



# Urban Design Strategies Overview



1

**Honor  
Heritage**

2

**Connect  
to Waller  
Gateway**

3

**Create the  
Boggy Creek  
Open Space  
System**

4

**Make 12th  
Street a Green  
Corridor**

5

**Nurture  
Cultural  
Connections**

6

**Define Key  
Intersections**

7

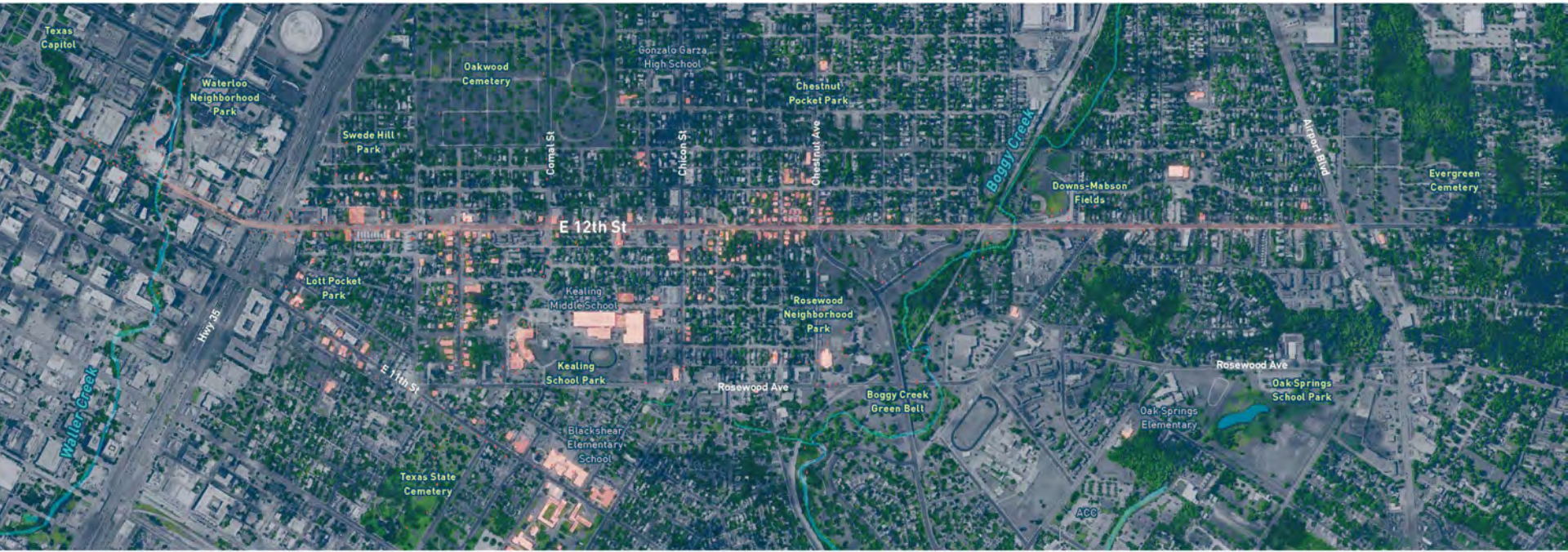
**Heal the  
Urban Fabric**

8

**Foster  
Residential  
Diversity**



# 1 Honor Heritage



Preserve architectural & cultural heritage, build around historic landmarks, enhancing their presence and values.

Buildings of cultural and community relevance.









## 2 Connect to Waller Gateway



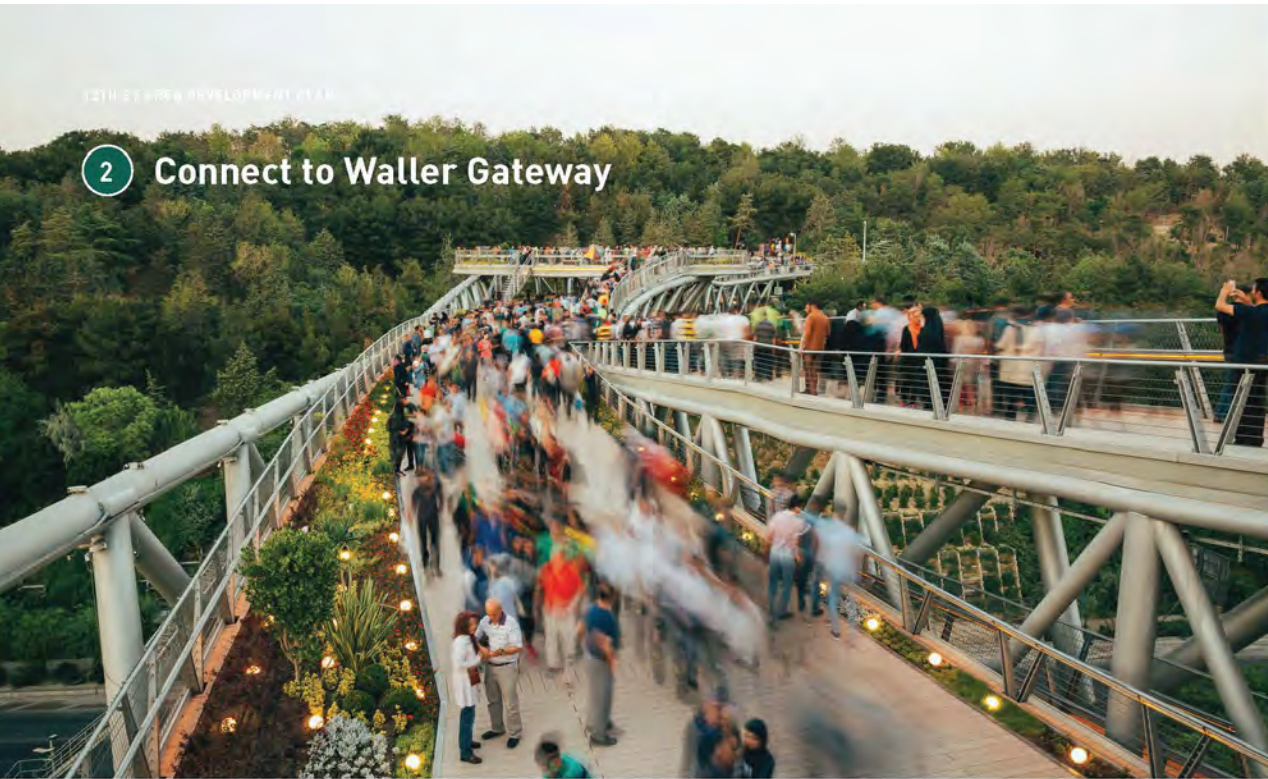
A new boundary for the East Side: East Austin begins at Waller Creek, the freeway crossing should be part of this green, porous, walkable and bike-friendly experience.



12TH STREET DEVELOPMENT PLAN

2

## Connect to Waller Gateway





### 3 Create the Boggy Creek Open Space System



Unlock the potential of this Natural Systemcenter of gravity – part of a network of neighborhood green, sports and leisure assets, and a city destination in itself.



12TH ST AREA DEVELOPMENT PLAN – VISION + STRATEGY

### 3 Create the Boggy Creek Open Space System





## 4 Make 12th Street a Green Corridor



Establish East 12th Street as a green corridor linking the two creeks.



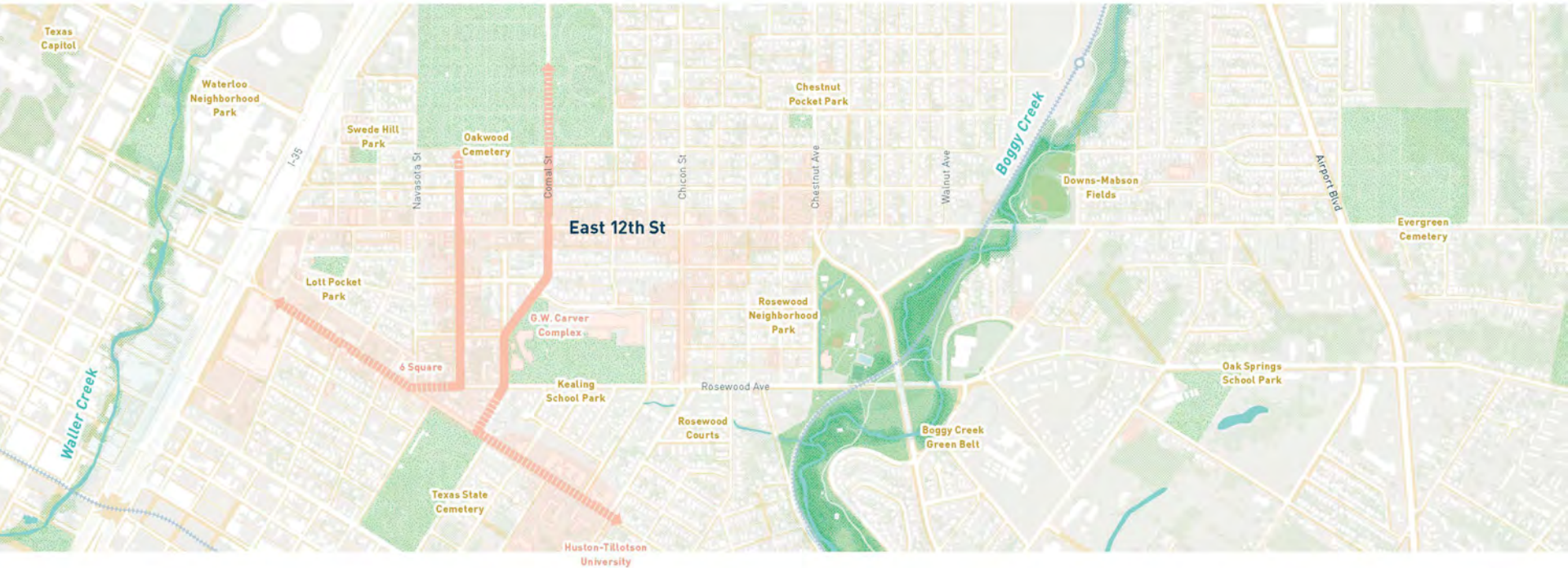
4

## Make 12th Street a Green Corridor





## 4 Nurture Cultural Connections



Buildings of cultural and community relevance.

Build on the existing cultural heritage and define a cultural area that embraces the cemetery, the G.W. Carver museum, the library, the Huston-Tillotson University and the area's vernacular residential buildings.







## 6 Define Key Intersections



Determine key intersections with varied identities, well paced, at walkable distances.

- 12th St Corridor
- Key Intersections
- Secondary Corridors

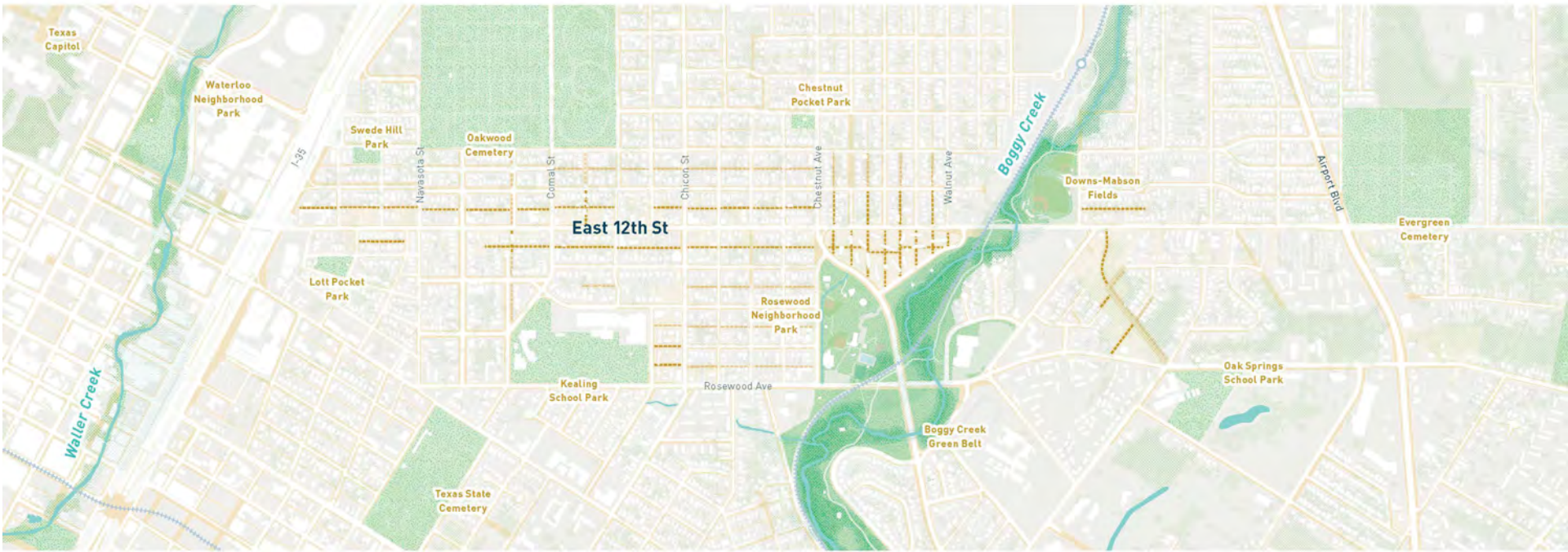








## 7 Heal the Urban Fabric



Heal the fabric and ensure new development takes cues from the original East Austin fabric and street grid, and seek opportunities to make the most of the system of alleys.

-- Alleys off 12th St



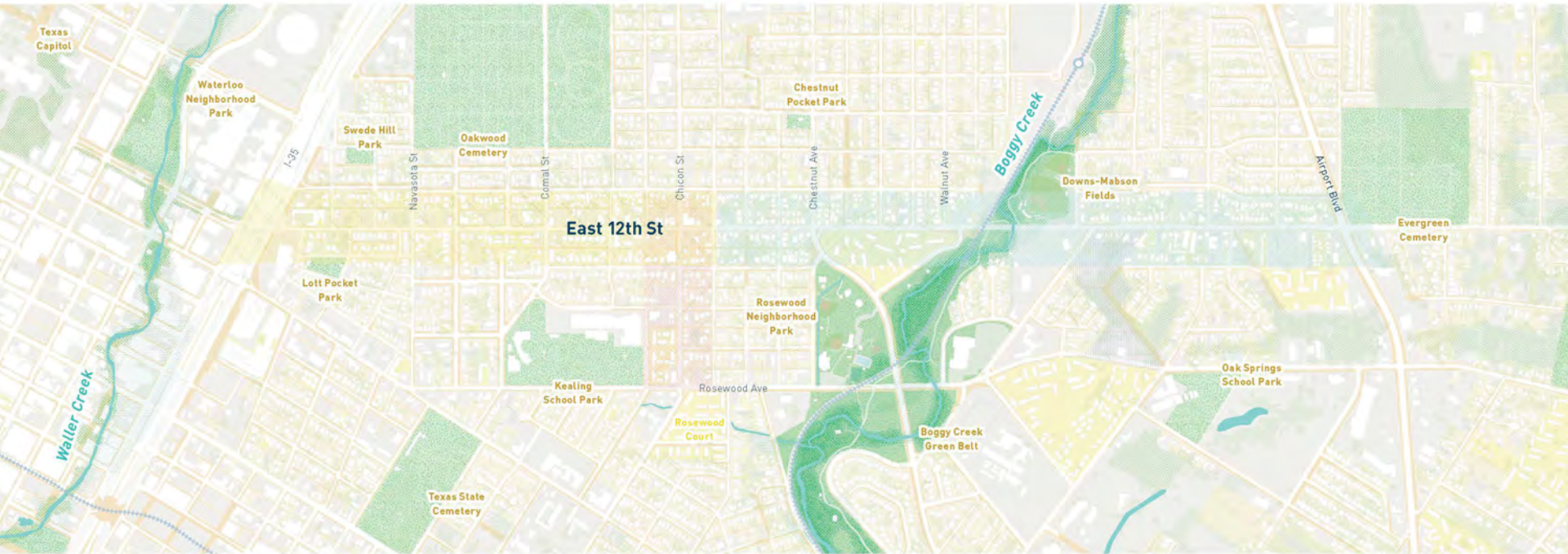


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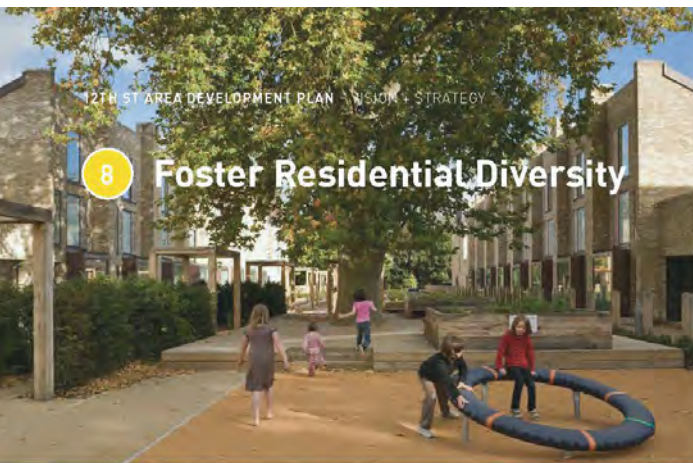


## 8 Foster Residential Diversity



Foster greater residential diversity and greater density within the capacity of East 12th Street.







# Urban Design Strategies



## 1 Honor Heritage

Respect and preserve the heritage of the 12th Street corridor.

## 2 Connect to Waller Gateway

A new boundary for the East Side: East Austin begins at Waller Creek, the freeway crossing should be part of this green, porous, walkable and bike-friendly experience.

## 3 Create the Boggy Creek Open Space System

Unlock the potential of Boggy Creek – a new point of gravity, part of a network of neighborhood green, sports and leisure assets, and a city destination in itself.

## 4 Make 12th Street a Green Corridor

Establish East 12th Street as a green corridor linking the two creeks.

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Building on the existing cultural heritage and define a cultural area that embraces the cemetery, the G.W. Carver museum, the library, the Huston-Tillotson University and the area's vernacular residential buildings.

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Determine key intersections with varied identities, well paced, at walkable distances.

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Heal the fabric and ensure new development takes cues from the original East Austin fabric and street grid, and seek opportunities to make the most of the system of alleys.

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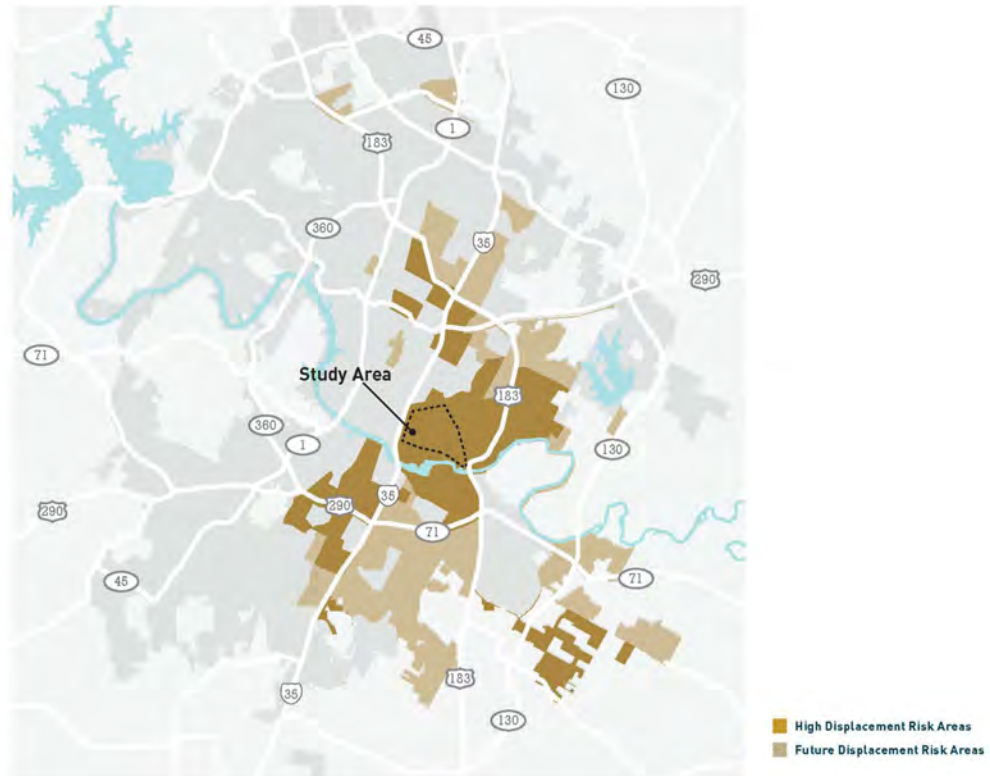
Foster greater residential diversity and greater density within the capacity of East 12th Street.



# East 12th St Affordable Housing Study

# Displacement Risk – Affordability and Gentrification

The study area faces high displacement risk



Source: Mueller, Elizabeth; Heather K. Way, and Jake Wegmann. UT Austin Gentrification Study. 2018. Downloaded May 25, 2018.

# Demand for Affordable Housing

## – Study area\* population analysis

### Different household characteristics drive different housing needs.

In the study area, there are fewer married-couple households; more families with no spouse present; and more nonfamily households with roommates living together than in the City overall.

### % Household Distribution

Study Area  
Overall City

#### Family

Married couples

24%

39%

No spouse present

23%

13%

#### Nonfamily

Living alone (<65 y/o)

25%

28%

Living alone (65+ y/o)

9%

7%

Roommates

18%

14%

\*Study Area approximated using zip code boundary 78702  
Data source: American Community Survey 2017



# Affordable Housing Citywide Inventory

## # Affordable Units



Brightness represents the density of units

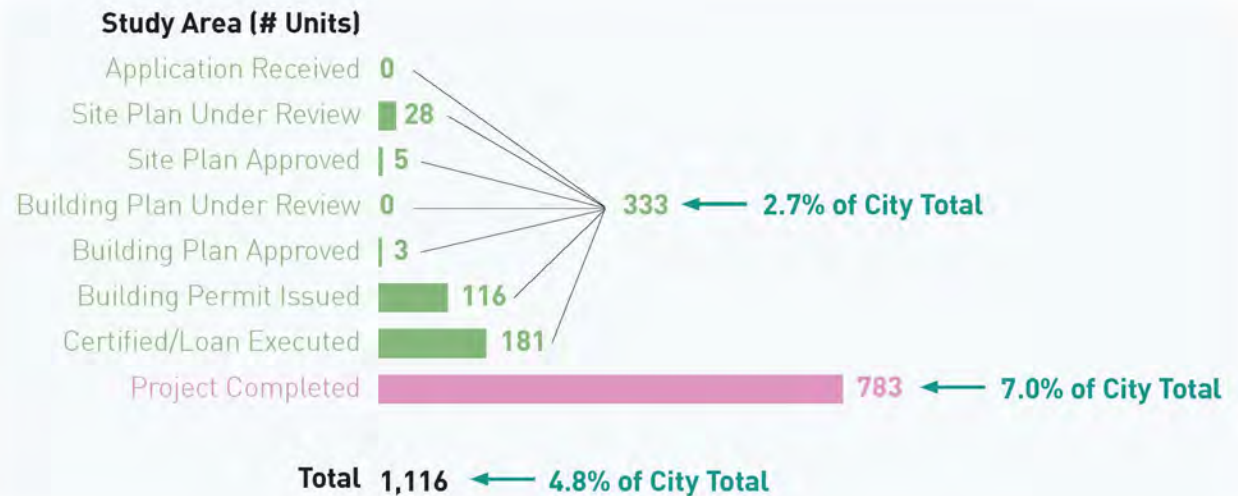
The study area, while being close to several major affordable housing development sites, is in itself not a significant pool of affordable units.

Data source: Austin Neighborhood Housing and Community Development Department  
(not including units whose affordability periods have expired or projects cancelled)

# Affordable Housing Study Area Analysis

**In the study area, the volume of new affordable housing development is small compared to the City overall**

The study area, while accounting for **7.0%** of existing affordable units, accounts for only **2.7%** of units under development.



**For each ownership unit, there are 9 rental units, both in the study area and in the City overall**





# HURDLE HOUSE STABILIZATION AND INTERPRETATION



# CODE ANALYSIS AND SUPPORT

**DIRECTION:** To understand impacts of potential code revisions on Eureka's properties.

**ANALYSIS:**

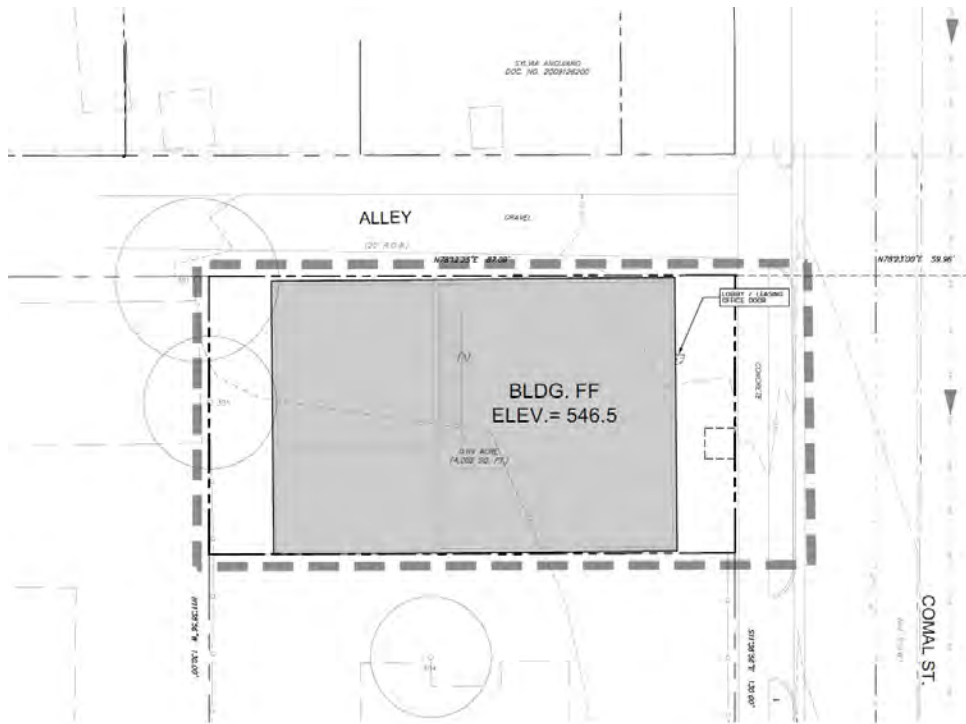
- Existing zoning (base, NCCD, URP)
- CodeNEXT
- LDC Revisions
- NCCD Revisions

# SITE PLANS

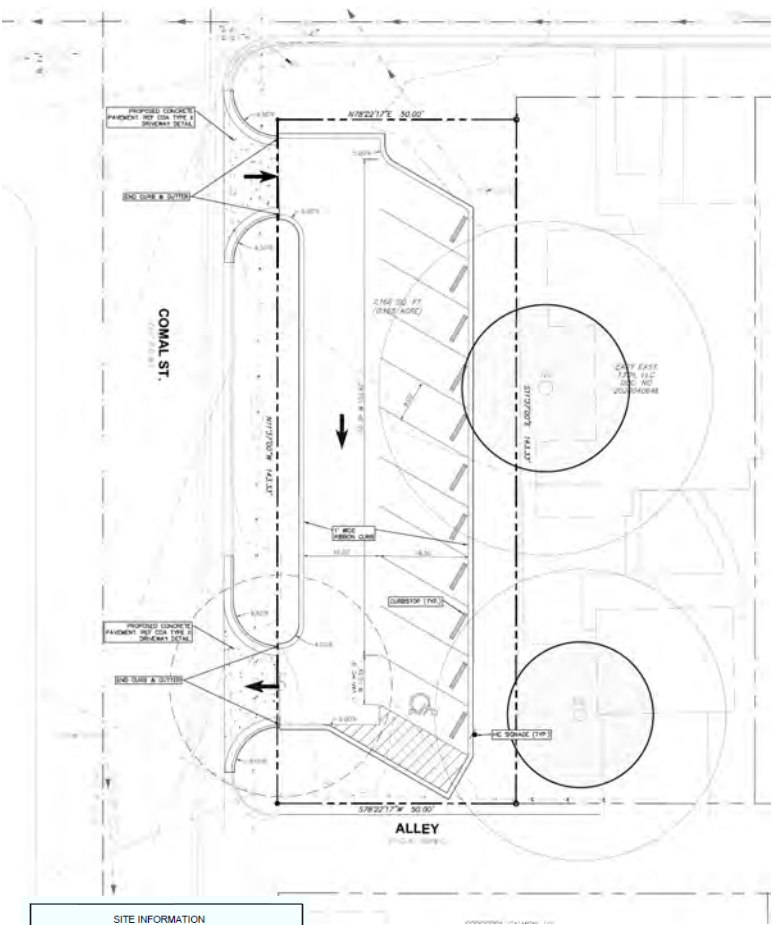
- 12th St. NCCD Boundary
- Site Plans



# HURDLE HOUSE AND 1204 COMAL ST.



SITE INFORMATION	
SITE AREA	0.09 ACRES (4,006 SF)
ZONING	CS-MU-NCCD-NP
GROSS FLOOR AREA	6,000 SF
BUILDING COVERAGE	0.06 ACRES (66.67%)
IMPERVIOUS COVER	0.06 ACRES (66.67%)
FLOOR TO AREA RATIO	1.50:1
BUILDING HEIGHT	50'
FOUNDATION TYPE	DRILLED PIER
BUILDING USE	MULTIFAMILY RESIDENTIAL AND COMMERCIAL



SITE INFORMATION	
SITE AREA	0.16 ACRES (7,166 SF)
ZONING	GR-NP
GROSS FLOOR AREA	N/A
BUILDING COVERAGE	N/A
IMPERVIOUS COVER	0.12 ACRES (75%)
FLOOR TO AREA RATIO	N/A
BUILDING HEIGHT	N/A
FOUNDATION TYPE	N/A
BUILDING USE	N/A



# HURDLE HOUSE AND 1204 COMAL ST.

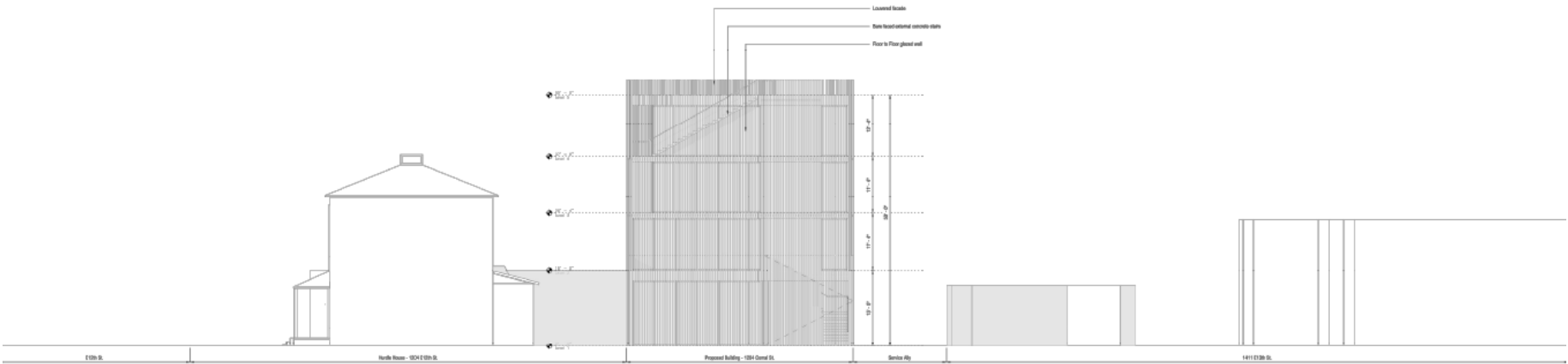


AFRICAN AMERICAN  
CULTURAL & HERITAGE FACILITY

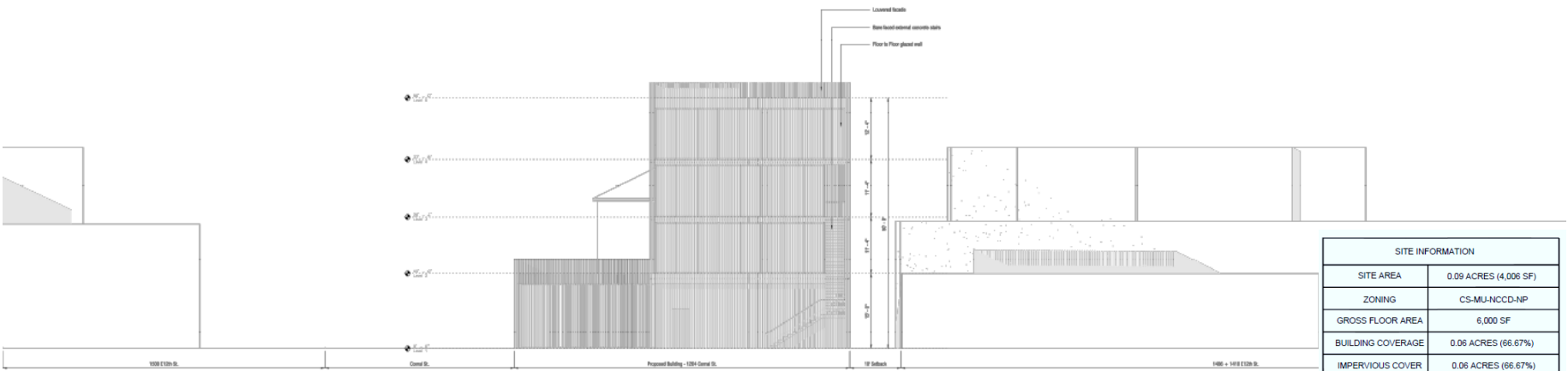
The African American Cultural and Heritage Facility represents a good example of how to link a historical structure with a new design and program that was informed by an understanding that African Americans in Austin experienced disparate impacts compared to other populations.



# HURDLE HOUSE AND 1204 COMAL ST.



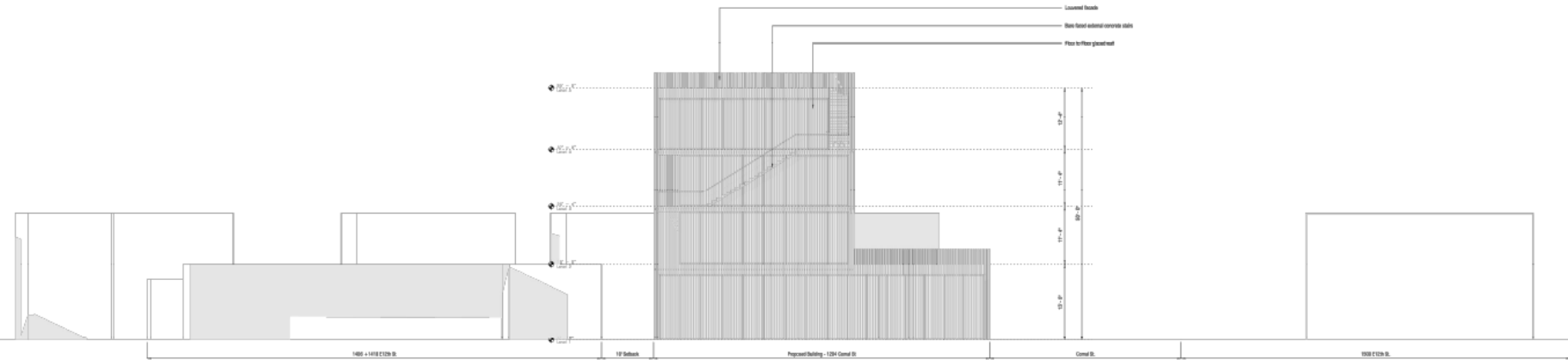
1 East Elevation



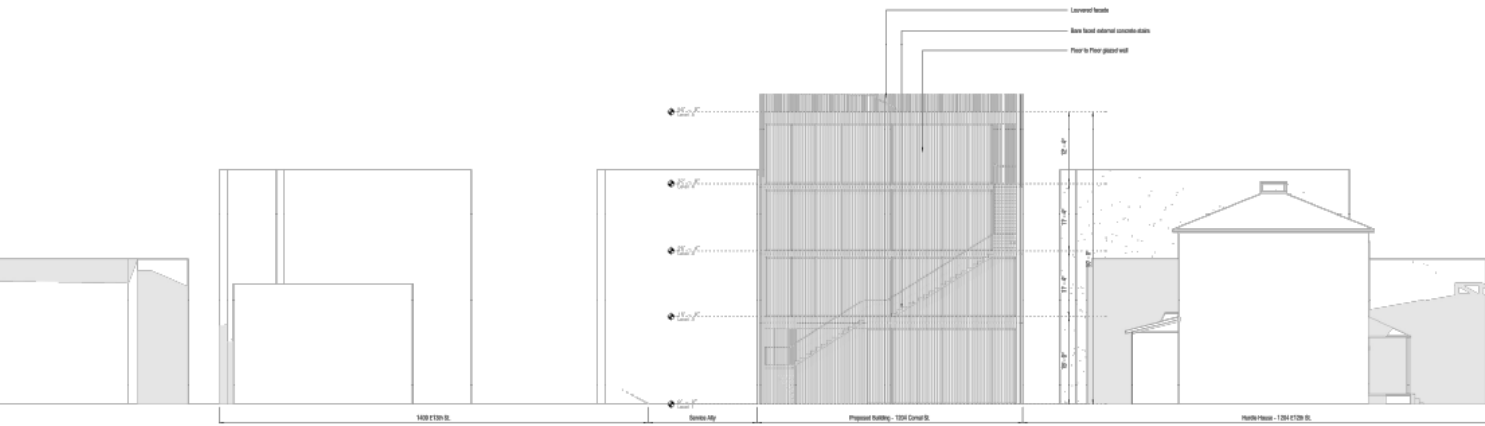
2 North Elevation

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# HURDLE HOUSE AND 1204 COMAL ST.



1 South Elevation  
1/8" = 1'-0"



2 West Elevation  
1/8" = 1'-0"

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ZONING	CS-MU-NCCD-NP
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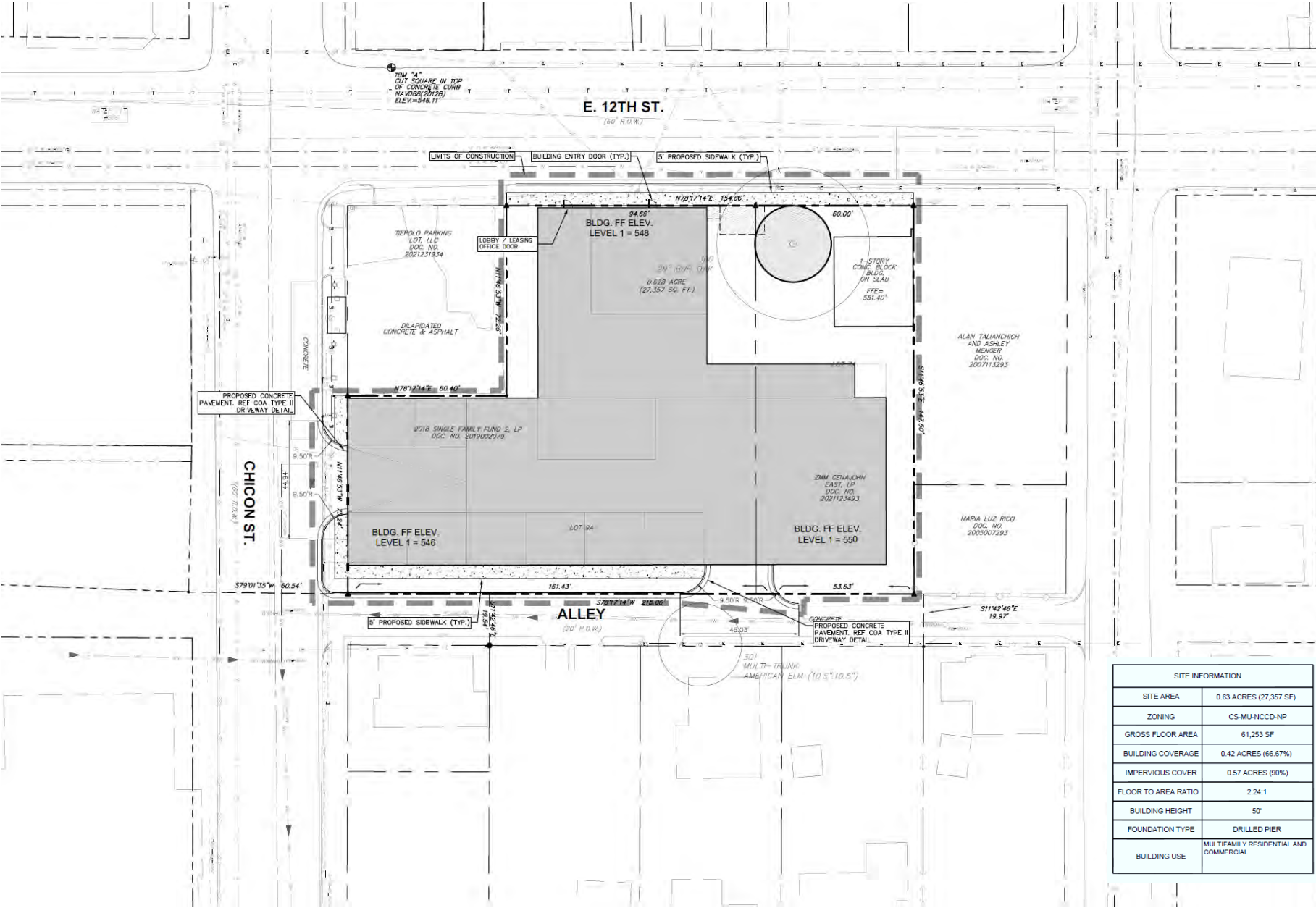




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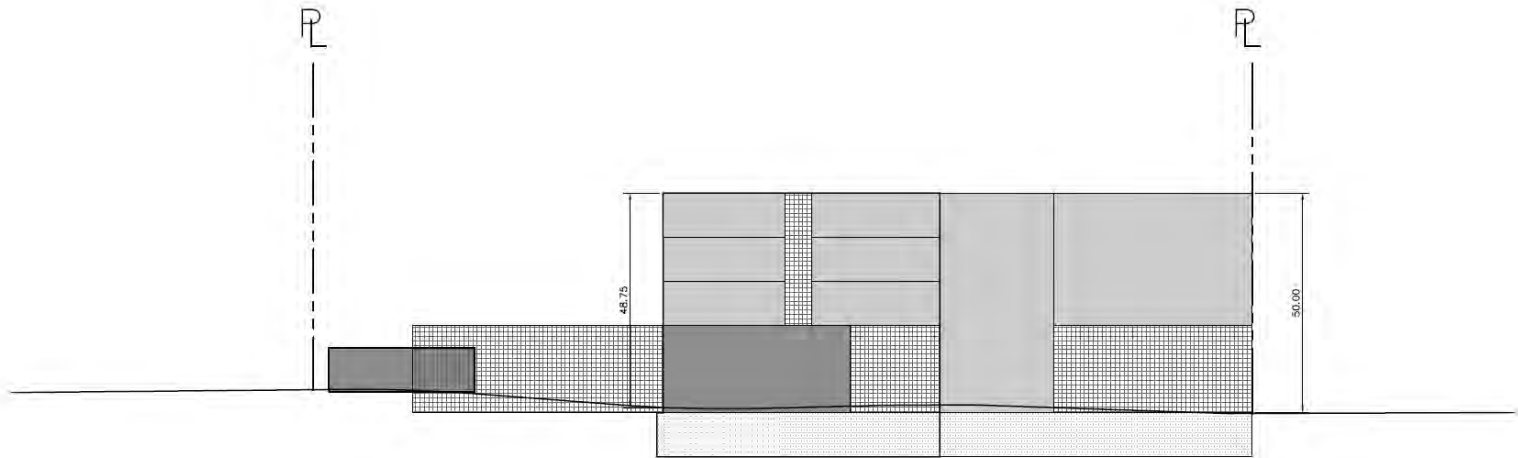


E. 12<sup>TH</sup> ST. AND CHICON ST.



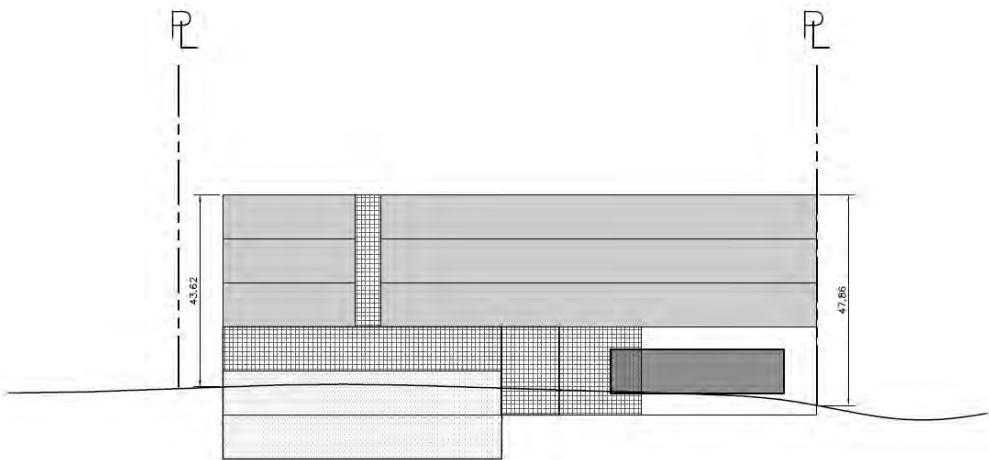
SITE INFORMATION	
SITE AREA	0.83 ACRES (27,357 SF)
ZONING	CS-MU-NCCD-NP
GROSS FLOOR AREA	61,253 SF
BUILDING COVERAGE	0.42 ACRES (86.67%)
IMPERVIOUS COVER	0.57 ACRES (80%)
FLOOR TO AREA RATIO	2.24:1
BUILDING HEIGHT	50'
FOUNDATION TYPE	DRILLED PIER
BUILDING USE	MULTIFAMILY RESIDENTIAL AND COMMERCIAL

E. 12<sup>TH</sup> ST. AND CHICON ST.



**BUILDING SECTION - NORTH**

SCALE: 1/16" = 1'-0"



**BUILDING SECTION - EAST**

SCALE: 1/16" = 1'-0"

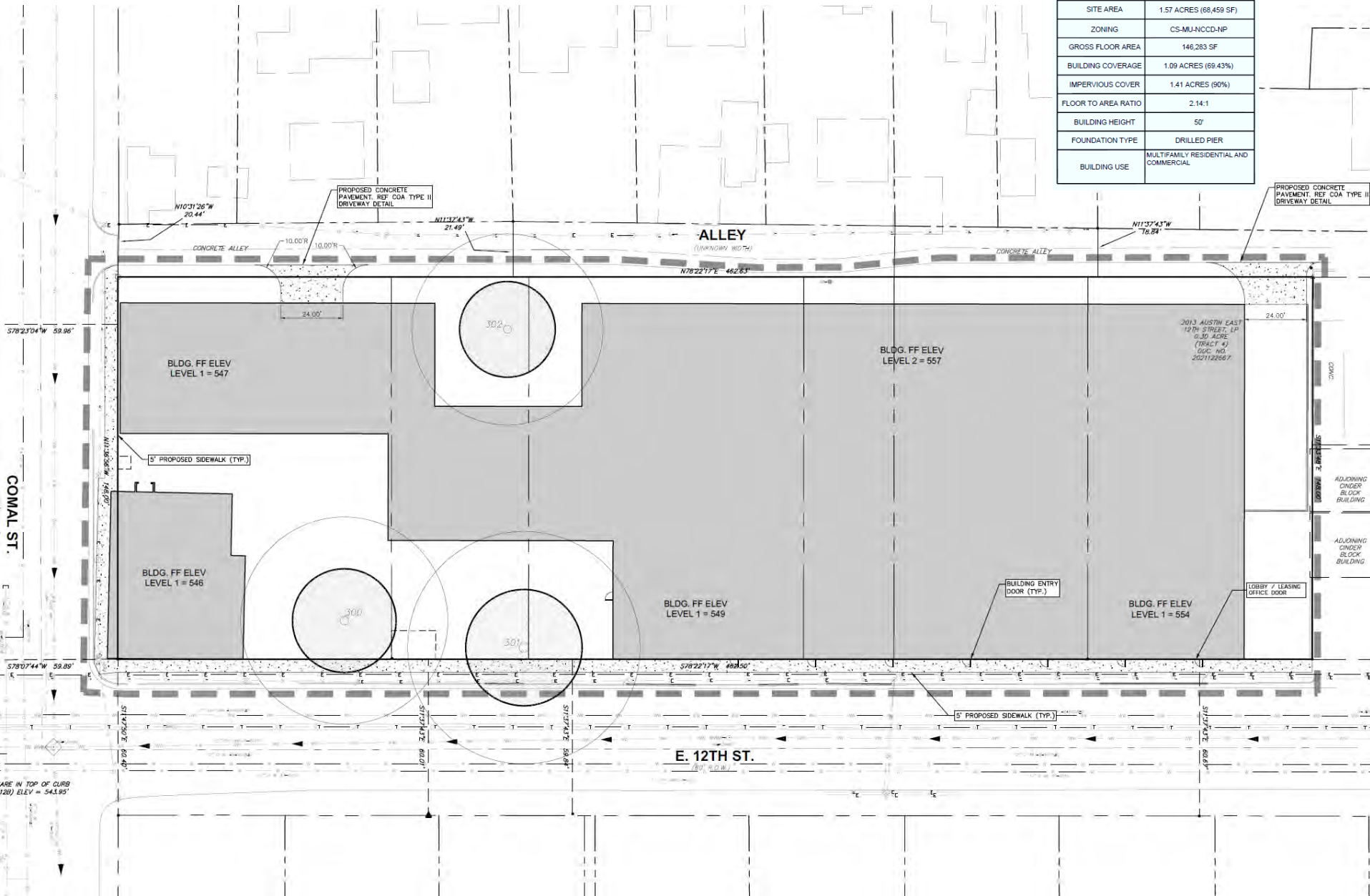
LEGEND	
PROPOSED	DESCRIPTION
	PROPERTY (R.O.W.) LINE
	RESIDENTIAL USE
	RETAIL USE
	AMENITY
	PARKING GARAGE
	VERTICAL CIRCULATION

SITE INFORMATION	
SITE AREA	0.63 ACRES (27,357 SF)
ZONING	CS-MU-NCCD-NP
GROSS FLOOR AREA	61,253 SF
BUILDING COVERAGE	0.42 ACRES (66.67%)
IMPERVIOUS COVER	0.57 ACRES (90%)
FLOOR TO AREA RATIO	2.24:1
BUILDING HEIGHT	50'
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BUILDING USE	MULTIFAMILY RESIDENTIAL AND COMMERCIAL



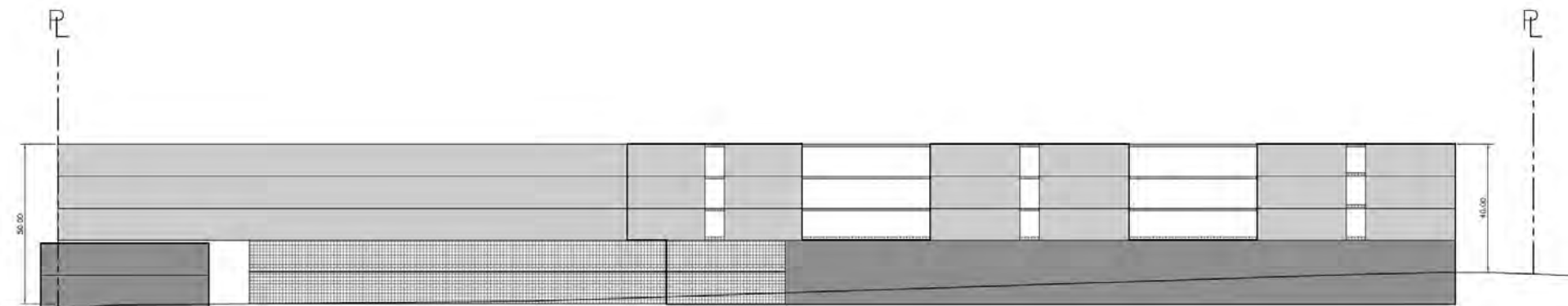
1500 E. 12<sup>TH</sup> ST.

SITE INFORMATION	
SITE AREA	1.57 ACRES (68,459 SF)
ZONING	CS-MU-NCCD-NP
GROSS FLOOR AREA	146,283 SF
BUILDING COVERAGE	1.09 ACRES (69.43%)
IMPERVIOUS COVER	1.41 ACRES (90%)
FLOOR TO AREA RATIO	2.14:1
BUILDING HEIGHT	50'
FOUNDATION TYPE	DRILLED PIER
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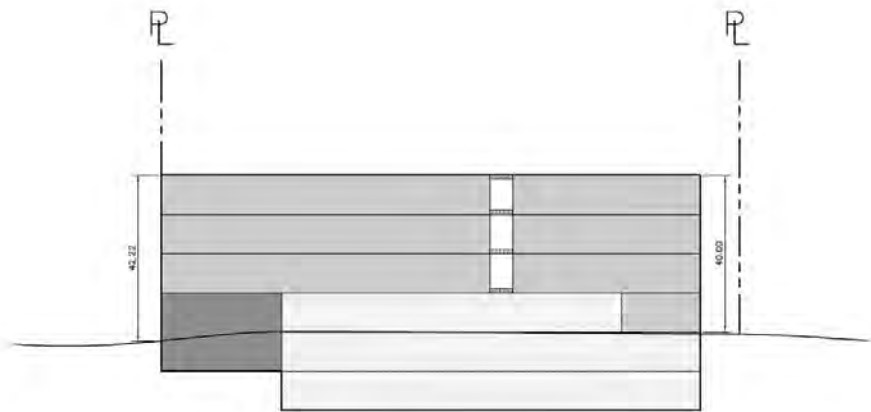




1500 E. 12<sup>TH</sup> ST.



**BUILDING SECTION - SOUTH**  
SCALE: 1/16" = 1'-0"



**BUILDING SECTION - EAST**

LEGEND	
PROPOSED	DESCRIPTION
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E. 12<sup>TH</sup> ST. AND NAVASOTA ST.



SITE INFORMATION	
SITE AREA	0.71 ACRES (30,661 SF)
ZONING	CS-MU-NCCD-NP
GROSS FLOOR AREA	85,974 SF
BUILDING COVERAGE	0.61 ACRES (86%)
IMPERVIOUS COVER	0.64 ACRES (90%)
FLOOR TO AREA RATIO	2.8:1
BUILDING HEIGHT	50'
FOUNDATION TYPE	DRILLED PIER
BUILDING USE	MULTIFAMILY RESIDENTIAL AND COMMERCIAL



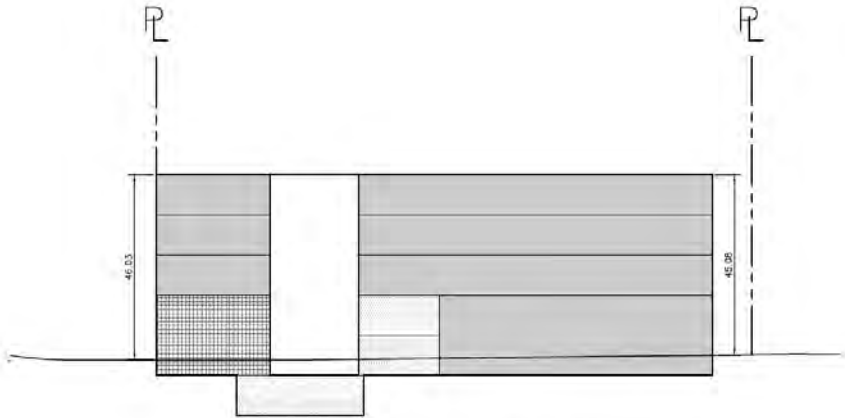
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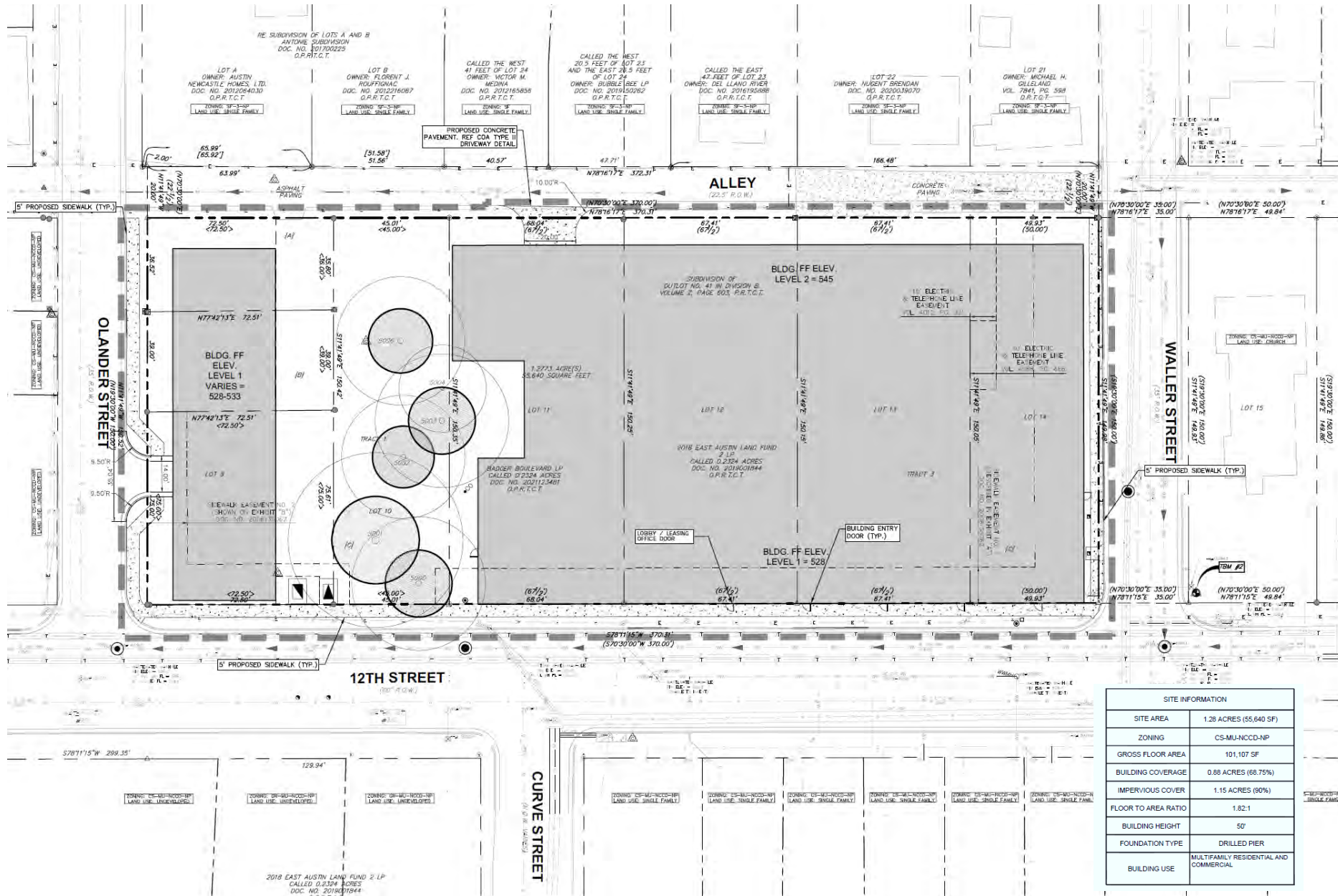
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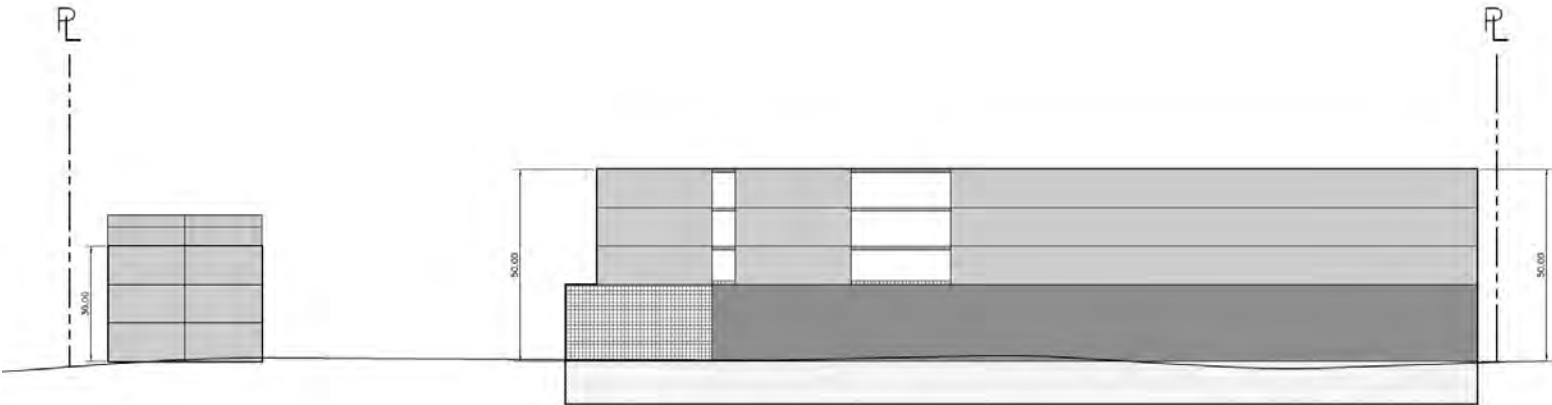
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## E. 12<sup>TH</sup> ST. AND OLANDER ST.

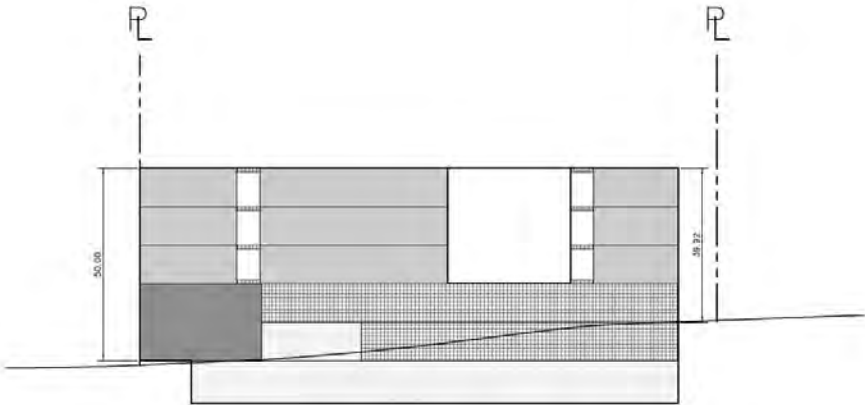




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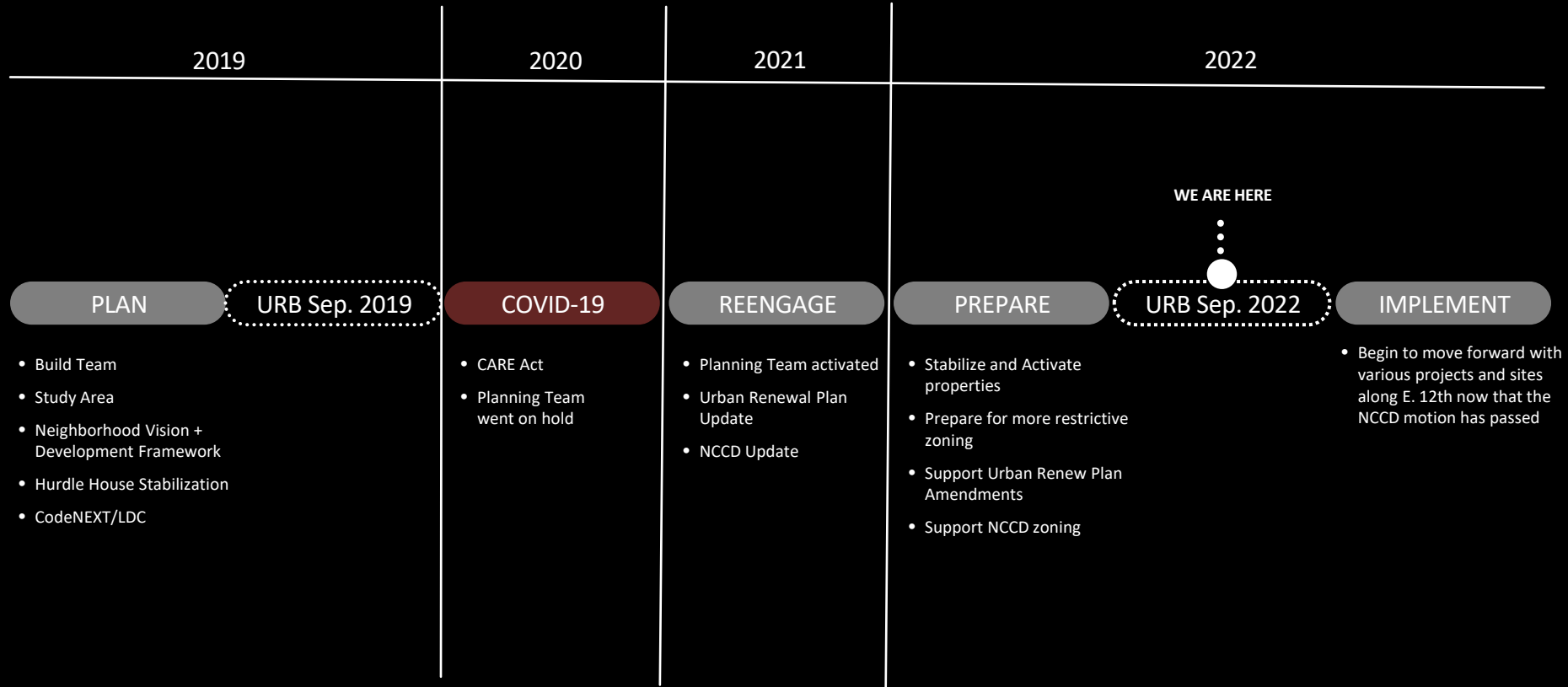


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PROPOSED	DESCRIPTION
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SITE INFORMATION	
SITE AREA	1.28 ACRES (55,640 SF)
ZONING	CS-MU-NCCD-NP
GROSS FLOOR AREA	101,107 SF
BUILDING COVERAGE	0.88 ACRES (68.75%)
IMPERVIOUS COVER	1.15 ACRES (90%)
FLOOR TO AREA RATIO	1.82:1
BUILDING HEIGHT	50'
FOUNDATION TYPE	DRILLED PIER
BUILDING USE	MULTIFAMILY RESIDENTIAL AND COMMERCIAL

# TIMELINE





[www.e12atx.com](http://www.e12atx.com)

