



APPENDIX A:

McCann Adams Studio
East 11th and 12th Street
Development Constraint Analysis



Development Constraints Analysis for East 11th and 12th Street Redevelopment Strategy Project

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Purpose of Report: The purpose of this report is to summarize the existing planning and development regulations in force for the East 11th and 12th Street Redevelopment Strategy Project area ("the Project"), to highlight any issues therein and make recommendations for their modification.

Project Area: The Project area generally consists of the properties fronting the East 11th and 12th Street corridors, beginning one block east of IH 35 - and for 11th Street - extending to the west edge of the Navasota right-of-way (ROW); and for 12th Street - extending to the west edge of Poquito Street. (See Figure 1: City of Austin NHCD East 11th and 12th Streets Redevelopment Map 4.2011.) However, as with any planning and development strategy project, it is important to understand the larger context and influences beyond the strict project boundaries.

Overview: The Project area is governed by multiple, community-driven, area-specific documents and ordinances that have been adopted by City Council over the last 20 years, including the Central East Austin Master Plan (CEAMP) and its associated Urban Renewal Plan (URP), the East 11th and East 12th Street Neighborhood Conservation Combining Districts (NCCDs) and the Central East Austin, Chestnut and Rosewood Neighborhood Plans. These planning documents are very much in accord with one another in their intention to promote mixed-use commercial, pedestrian-oriented corridors for East 11th and 12th, to preserve and rehabilitate historic structures and to develop single-family, affordable housing. These plans and ordinances have put in place - to a large extent - the appropriate zoning and regulations that can facilitate the implementation of the desired uses, density, scale and urban design to promote implementing the vision. However, there are some zoning controls - particularly within the highly-prescriptive Urban Renewal Plan - that warrant modification. This report makes recommendations for such modifications.

In addition, this entire area of East Austin is part of a City and State Enterprise Zone, and the Project area also falls within a more recently-established Community Preservation and Revitalization (CP&R) Zone. The designation of these zones provides a variety of incentives to both home and business, such as property abatement, low-interest business loan programs, grants and gap financing.

The Project area has received significant public investment over the last 10 years, but this has been focused primarily on East 11th Street and the residential area between East 11th and 12th Street.

Investments include infrastructure and streetscape improvements, enhanced bus stops and a transit plaza, construction of the Street Jones and Snell mixed-use office buildings, rehabilitation of historic buildings for use as commercial lease space and affordable housing, as well as the construction of new, single-family, affordable housing units between East 11th and 12th Street. As a result, the 11th Street corridor has become an attractive entertainment and restaurant destination, while the East 12th Street corridor remains largely unimproved, with many vacant properties-both privately and publicly owned that await redevelopment. A significant amount of land in the Project area is owned by the City and the City's Urban Renewal Agency, so there is a clear opportunity for the Agency and the City to resume their partnership's redevelopment activities to focus on East 12th Street, as well as re-initiate efforts to develop the remaining, publicly-owned properties on East 11th Street.

Today, the East 12th Street environment poses some challenges, with some substandard buildings and barely viable businesses remaining, the presence of older Section 8 housing and a waning commercial node at Chicon Street that harbors negative social activity. However, there are a substantial number of both privately and publicly-owned properties that are either vacant or underutilized that could be redeveloped to catalyze positive change for this corridor in creating a mixed-use, pedestrian-friendly, neighborhood-serving commercial street.

SUMMARY OF PLANNING DOCUMENTS AND ORDINANCES AFFECTING THE PROJECT AREA

The following are the key plans and ordinances that shape the regulatory framework for the East 11th and 12th Street corridors. They are listed in chronological order and described below to the extent of their impacts on the Project area. The documents reviewed and their date of adoption are:

1. **Capitol View Corridors** (1983)
2. **The East 11th Street Neighborhood Conservation Combining District** (1991)
3. **The Central Urban Redevelopment Combining District** (1995)
4. **The Central East Austin Master Plan** (1999)
5. **The East 11th & 12th Street Urban Renewal Plan** (1999)
6. **The Central East Austin Neighborhood Plan** (2002)
7. **The East 12th Street Neighborhood Conservation Combining District** (NCCD - adopted 2008)
8. **Land Development Code Subchapter E** (2006; revised 2008)
9. **City of Austin Bicycle Plan** (2009 update) **and On-Street Parking**
10. **City of Austin Heritage Tree Ordinance** (2010)

1. The Capitol View Corridors (CVCs – adopted 1983) that originate in the study area do not restrict redevelopment in the Project area more than does the Project area’s zoning regulations. (The three-dimensionally-defined corridors were established in 1983 by the Texas Legislature and Austin City Council to preserve views of the State Capitol Building by limiting the height of structures located in the corridors. A view corridor is a plane that extends from a defined viewpoint or points to the base of the Capitol dome - 653 feet above sea level.)

Only one such CVC intersect properties near the Project area (the block facing IH 35 between 11th and 12th streets), but it does not appear to further restrict building heights more than the current zoning allows, so it has not been further analyzed here. (See Figure 2: City of Austin Capitol View Corridors.)

2. The East 11th Street Neighborhood Conservation Combining District (NCCD - adopted 1991) is a zoning overlay district area allowing for more intense and diverse development than was initially allowed under the pre-existing base zoning. In recognition of the unique importance of this corridor - socially, economically and culturally - the City Council adopted the NCCD to put in place certain development and design standards to encourage its appropriate redevelopment. According to the ordinance:

“The goal of this NCCD document is to create a unified land development policy tailored to the redevelopment of the blighted, economically depressed East 11th Street Business District, and to encourage new commercial development of the existing vacant eight acre parcel fronting IH-35 at East 11th Street, by allowing a high intensity use. The purpose of this District is to establish the economic infrastructure within a specifically defined corridor to encourage investment in East Austin. By encouraging mixed use development along the commercial corridor and increased density along IH-35, more people representing an economic mix will be able to live and work in the District. This expanded mix will provide a base that will support community self-development. Substantial new investment in the District will reduce unemployment in the immediate area, stabilize adjacent residential neighborhoods, reduce crime, provide the much needed services for the area residents, and reverse the existing trend of economic migration. This proposed NCCD will help achieve this goal by modifying or providing alternative site development regulations that will permit redevelopment and encourage new development. This will be accomplished by providing more intense development along the District’s downtown interface.”

“The creation of this NCCD also allows the area to become a part of the vital music and arts district development that may become the model for a living-working neighborhood. This NCCD proposal is consistent with and supportive of economic redevelopment efforts. Significant new employment opportunities are expected, and it is anticipated that the NCCD will generate a substantial increase to the tax bases of the City of Austin, AISD, Austin Community College, and Travis County over the long term.”

In addition to allowing more intensive development throughout the NCCD, the study produced by Mathias Company (land development consultants) that became the actual NCCD ordinance analyzed the existing architectural character of a series of distinct character sub-areas, and provided an inventory of buildings that could potentially be of historic and/or architectural significance. This pre-NCCD planning study confirmed the presence of then 11 historic landmarks in and very close to the District and gave a brief summary and mapping of these resources.

The NCCD is divided into four subdistricts, each with its unique set of development standards that respond to their differing locations and adjacencies. (See Figure 3: City of Austin Zoning Map showing the East 11th and 12th Street NCCD boundaries and subdistricts.) The Project area does not include any of the properties in Subdistrict 3 - which are those that flank IH 35 that have the highest level of entitlements - so these are not discussed below. It is important to note, however, that while the large tract south of East 11th Street known as Robertson Hill has been mostly redeveloped with the four-story Robertson Hill Apartments, the properties between 11th and 12th streets in Subdistrict 3 have not undergone redevelopment, and remain a key opportunity/catalyst site just outside the Project study area. This property is at the “hinge” of the two corridors and bridges or links them, further amplifying the potential benefit of its redevelopment.

The Project area includes only the portions of Subdistricts 1 and 2 that are located west of Navasota Street. The NCCD area is approximately 30 acres and contains approximately 128 properties. The NCCD plan/ordinance views the East 11th Street corridor as an extension of Downtown, as a “DMU” (Downtown Mixed Use) kind of district, creating a transition from CBD-type development to lower intensity development. The key development standards that are unique to the 11th Street NCCD subdistricts in the Project area are summarized below.

Note: The asterisked text * indicates those provisions that are recommended for modification, and bracketed, *[italicized]* text indicates recommendations to amend such provisions.)

SUBDISTRICT 1 KEY SITE DEVELOPMENT STANDARDS:

- **Minimum Lot Area:** None
- **Minimum Lot Width:** 25 feet
- **Minimum Setbacks:** Front, Side, Interior Side and Rear - None
- **Maximum Impervious Cover:** 95% (New Construction)
- **Maximum Impervious Cover:** 100% (Existing Structures)
- **Maximum Building Coverage:** 95% (New Construction)
- **Maximum Building Coverage:** 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.
- ***Maximum Floor Area Ratio (FAR):** 2.0 for sites of one-half acre or less; 1.5 for sites between one-half and one acre; and 1.0 for sites of one acre or more
 - *[Recommendation: Allow FAR of 2.0 for all sites in order to encourage dense redevelopment and create more of an incentive for the redevelopment of these properties. The heights and compatibility provisions will provide enough restriction to the density of these sites on their own.]*
- **Maximum Building Height:** 60 feet (notwithstanding Capitol View Corridors)
- **Permitted Uses:**
 - **Commercial Uses:**
 - Administrative and Business Offices
 - Arts and Crafts Studio (Limited)
 - Arts and Crafts Studio (General)
 - Business Support Services
 - Communications Services
 - Consumer Convenience Services
 - Consumer Repair Services

- Financial Services (no drive-through)
- Food Sales
- Funeral Services
- General Retail Sales (Convenience)
- General Retail Sales (General)
- Indoor Sports and Recreation
- Indoor Entertainment
- Laundry Services
- Liquor Sales
- Medical Offices
- Outdoor Sports and Recreation
- Personal Improvement Services
- Personal Services
- Pet Services
- Professional Offices
- Research Services
- Restaurant (Fast Food) (no drive-thru)
- Restaurant (Limited)
- Restaurant (General)
- Service Station
- Commercial Parking Facilities
- **Civic Uses:**
 - Club or Lodge
 - Community Parking Facilities
 - Cultural Services
 - Guidance Services
 - Hospital Services (Limited)
 - Local Utility Services
 - Religious Assembly
 - Safety Services
- **Residential Uses:**
 - Townhouse/Condominium Residential (no street level units)
 - Multi-Family Residential (18 to 27 units per acre)
 - *[Recommendation: Delete provision limiting density, sites in order to encourage dense redevelopment and create more of an incentive for the redevelopment of these properties. The heights and compatibility provisions will provide enough restriction to the density of these sites on their own.]*
- **Conditional Uses:**
 - **Commercial Uses:**
 - *Automotive Rental
 - *[Recommendation: Make this a Conditional Use, as it may detract from the pedestrian-oriented environment of this corridor.]*
 - *Automotive Sales
 - *[Recommendation: Make this a Conditional Use, as it may detract from the pedestrian-oriented environment of this corridor.]*
 - *Automotive Washing
 - *[Recommendation: Delete this as a Permitted Use, as it will detract from the pedestrian-oriented environment of this corridor.]*
 - Building Maintenance Services
 - Business or Trade School
 - Cocktail Lounge
 - Transportation Terminal

- **Civic Uses:**
 - Community Recreation
 - College & University facilities
 - Communication Service Facilities
 - Day Care Services (General)
 - Day Care Services (Limited)
 - Day Care Services (Commercial)
 - Private Educational Services
 - Public Educational Services

SUBDISTRICT 2 KEY SITE DEVELOPMENT STANDARDS:

- **Minimum Lot Area:** None
- **Minimum Lot Width:** 25 feet
- **Minimum Setbacks:**
 - Front Yard: 15 feet
 - Street Side Yard: 10 feet
 - Interior Side Yard: 5 feet
 - Rear Yard: 5 feet
- **Maximum Building Coverage:** 60%
- **Maximum Impervious Coverage:** 80%
- ***Maximum Floor Area Ratio (FAR):** 1.0 for sites of one-half acre or less; 0.75 for sites over one-half acre
 - *[Recommendation: Allow FAR of 1.0 for all sites in order to encourage dense redevelopment and create more of an incentive for the redevelopment of these properties. The heights and compatibility provisions will provide enough restriction to the density of these sites on their own.]*
- **Maximum Building Height:** 40 feet (notwithstanding Capitol View Corridors)
- **Permitted Uses:**
 - **Commercial Uses:**
 - Administrative and Business Offices
 - Arts and Crafts Studio (Limited)
 - Business Support Services
 - *Commercial Parking Facilities
 - *[Recommendation: Make this a Conditional Use, as it may detract from the pedestrian-oriented environment of this corridor, or create a provision whereby a pedestrian-oriented liner use is required, like that in the East 12th Street NCCD.]*
 - Medical Offices
 - Day Care Services (General)
 - Day Care Services (Limited)
 - Day Care Services (Commercial)
 - Personal Improvement Services
 - Personal Services
 - *Professional Offices
 - *[Recommendation: Make Bed & Breakfast a Permitted Use, as this will support tourism at a smaller scale compatible with the nearby residential fabric.]*
 - **Civic Uses:**
 - Club or Lodge
 - Community Parking Facilities
 - Cultural Services
 - Guidance Services
 - Religious Assembly
 - Safety Services

- **Residential Uses:**
 - *Single Family Residential
 - *[Recommendation: Prohibit detached, single-family residential, and allow Live/Work type of Townhouses.]*
 - Duplex Residential
 - Two Family Residential
 - Townhouse/Condominium Residential
 - *Multi-Family Residential (18 to 27 units per acre)
 - *[Recommendation: Delete provision limiting density, sites in order to encourage dense redevelopment and create more of an incentive for the redevelopment of these properties. The heights and compatibility provisions will provide enough restriction to the density of these sites on their own.]*
- **Conditional Uses:**
 - **Civic Uses:**
 - Community Recreation
 - College & University facilities
 - *Communication Service Facilities
 - *[Recommendation: Make this a Conditional Use, as it may detract from the pedestrian-oriented environment of this corridor.]*
 - *Hospital Services (should make Conditional Use)
 - *[Recommendation: Make this a Conditional Use, as it may detract from the pedestrian-oriented environment of this corridor.]*
 - Private Educational Services
 - Public Educational Services
 - Employee Parking

Residential Compatibility Requirements for the 11th Street NCCD: The current regulations in the City's Land Development Code (LDC) for compatibility standards are waived and, instead, compatibility standards for this District were adopted per the following:

- These Compatibility Standards shall apply to all land immediately adjacent to property zoned and used as an SF-5 or more restrictive residential use. However, no property which is zoned and used as an SF-5 or more restrictive residential use, with a front, rear, or side yards located on Interstate 35, E. 11th Street, or Rosewood Avenue, shall trigger compatibility standards.
- In addition, no public, quasi-public, or civic uses (except the French Legation Museum) shall trigger these compatibility standards. Provided further, that no properties or portion of a property which are located within the boundaries of the NCCD shall trigger these compatibility standards.
- When property is zoned and used as an SF-6 or less restrictive residential use, and contains an SF-6 or less restrictive use structure(s) and an SF-5 or more restrictive residential use structure, said property shall not trigger Compatibility Standards.
- *On sites with 50 feet of street frontage or less, no structure shall be erected within 15 feet of the property line of a property zoned and used as an SF-5 or more restrictive residential use.
- *On sites with over 50 feet of street frontage, the building setback from the property line of a property zoned and used as an SF-5 or more restrictive residential use, shall be increased by one foot for every five feet of increase in the street property line, not to exceed 25 feet.
- *No structure shall exceed two stories or 30 feet in height, measured above ground level, within 50 feet of the property line of a property zoned and used as an SF-5 or more restrictive residential use. No structure shall exceed three stories or 40 feet in height, measured above ground level, within 100 feet of the property line of a property zoned and used as an SF-5 or

more restrictive residential use.

- Structures located beyond 100 feet from the property line of a property zoned and used as an SF-5 or more restrictive residential use are permitted the maximum building height as indicated in the applicable sub-district.
- Walls and zero set back structures shall be visually and decoratively screened through architectural or vegetative means. Textured materials shall be used to enhance the facades and enhance its compatibility to adjacent pedestrian and residential uses. Projects with a zero set back structure shall be permitted to use the right-of-way to provide landscape screening where it is reasonable to do so. The owner shall be responsible for the maintenance of fences, berms and vegetative screening.

- **Recommendation:** *Simplify the above three (*)compatibility regulations so that they are similar to those contained in the East 12th Street NCCD, which include simple and clear setback and height provisions, rather than provisions based on frontage lengths and distances away from the triggering properties.*

3. The Central Urban Redevelopment Combining District Ordinance (CURE, 1995) is a type of zoning that may be granted to individual properties within the East 11th and 12th Street corridors on a project-by-project basis, with the approval of City Council. This allows for certain site development standards in the downtown and East Austin to be modified (generally relaxed), if doing so promotes the sustainable redevelopment of these properties.

4. The Central East Austin Master Plan (CEAMP - developed by Crane Urban Design Group and adopted 1999) defined conceptual planning approaches and principles for the larger, Central East Austin area in order to promote conservation of the area's historic neighborhoods and heritage, remove blight and encourage positive redevelopment. The CEAMP considered a much larger area than the Project area, however, it focused on revitalization strategies specifically for the 11th and 12th street corridors:

"East 11th Street is envisioned as a visitor-oriented destination consisting of 3-5 story buildings that provide entertainment, music, and office uses that will attract users from the Austin metropolitan area as well as local residents. In contrast, the East 12th Street mixed-use corridor presents the opportunity for a variety of small-scale, live-work environments with combined office, retail, and residential uses which, for the most part, serve the immediate community."

The CEAMP's vision and key redevelopment principles were corroborated in the City's subsequent Neighborhood Planning efforts (below) are still valid today. These are:

- *"Ensuring quality development that is compatible with the traditional character of the community through design guidelines and project controls.*
- *Reinforcing the link between Central East Austin and Downtown/State Capitol. The future of Downtown is tied to the future of Central East Austin.*
- *Expansion of redevelopment efforts into the surrounding neighborhoods in order to cultivate a residential population sufficient to develop, support, and sustain healthy redevelopment along the East 11th and 12th Street corridors.*
- *Sensitivity to the important historical nature of the community as the home of a diverse and multicultural community.*
- *Preservation and conservation of existing residential areas.*
- *Providing a mix of housing opportunities for all income groups through market-rate housing opportunities, housing assistance programs for rehabilitation, and new construction of affordable*

housing and infill construction.

- *Protecting the existing homeowners through tax abatement programs, housing rehabilitation programs, code enforcement, and “clean and green” programs.*
- *Utilizing public investment in strategic areas to leverage and encourage private investment throughout the area.*
- *Developing a mix of uses including retail, office, and housing that is concentrated in nodes that reinforce like-uses.*
- *Continued community participation throughout the redevelopment process.*
- *Recognizing the importance of IH-35 properties as major redevelopment sites.*
- *Aligning planned projects and concepts with current markets within central Austin.”*

The CEAMP analyzed and documented existing conditions, set an overall vision, developed a more specific urban design master plan with proposed regulations and public improvements, and an implementation strategy informed by a detailed market study. The CEAMP called for:

“...an estimated \$147.8 million in public and private funds for implementation phased over a 15-year period. If fully implemented, these plans will yield preservation of 1,166 housing units, construction of 676 new housing units, rehabilitation of 885 existing single and multi-family units and demolition or attrition of 81 existing units. Nonresidential uses such as commercial and office space would include preservation of 839,411 square feet, rehabilitation of 159,000 square feet, new construction of 468,500 square feet, and demolition of 82,550 existing square feet. The combined plans also include \$1.2 million in proposed transportation improvements, \$19.5 million in open space and community facility improvements, \$1.9 million in infrastructure improvements, and \$4.9 million in public enhancements.”

5. The East 11th & 12th Street Urban Renewal Plan (URP adopted 1999, last amended 2008) and its associated Memorandum of Understanding (MOU adopted 2010) between the City and its Urban Renewal Agency launched a program of strategic investments and redevelopment projects focusing on the two corridors, aimed at implementing the vision set forth in the Central East Austin Master Plan described above. The URP defines 22, specific urban renewal projects – on both public and private land - and their regulatory controls: “Project Controls”. (Consistent with Texas redevelopment law, the URP sets forth roles and responsibilities for the redevelopment of the 11th and 12th Street corridors between the State, the City, the Urban Renewal Agency and the Austin Revitalization Authority (ARA)—a Texas Housing set up by the City Council to implement the URP. This development agreement was known as the Tri-Party Agreement and was adopted in 1999. In late 2010, this agreement was dissolved, removing the ARA as the preferred implementing agent/developer for the area.)

The URP has so far been amended a total of five times, from 2001 to 2008. The following describes the major elements that were modified with each amendment, referring to the URP specific project number and name:

A. **The First Plan Modification** (2001, Ordinance No. 010802-89) modified the Project Controls for the following 12 of the 22 URP Projects:

- **11-1 / Juniper Mixed Use:** allowed for office and single-family residential uses. *(This block contains the recently installed Franklin Barbeque restaurant and its surface parking, as well as the historic Dedrick-Hamilton house and surrounding new African American Cultural and Heritage Facility, owned and developed by the City. Portions of this block are still vacant.)*
- **11-2 / 11th Street Entertainment Retail:** allowed for office use, increased commercial square footage allowed, allowed for townhouses. *(The half-block facing East 11th Street has been completely developed with the Street Jones Building, the renovated historic commercial building (Shoehorn Design), the Snell Building and*

related parking.) ;

- **11-4 / Shorty's:** allowed for office use *(This historic building has been renovated and is leased by ARA as office space.)*
- **11-5 / 11th Street Entertainment Retail:** allowed for office and townhouse use (only allowed facing Juniper), increased maximum commercial square footage allowed (not allowed facing Juniper), increased FAR (by almost 100%) *(The half-block facing East 11th Street contains the Victory Grill live music venue, an outdoor event venue and an area with trailer cafes. The north half of the block is vacant.)*
- **12-2 / 12th Street Office Incubator:** allowed for commercial, but *excluding* retail. *(This portion of the block is vacant and owned by the City.)*
- **12-3 / SCIP II Townhouses – South:** allowed for Townhouses between Curve and Navasota streets, and allowed between Branch and Curve streets; the FAR has been reduced from 0.66 to 0.46. *(The City has restored a historic house on the block between Branch and Curve streets, but several vacant, privately-owned lots exist on the corner of Curve Street. The block between Curve and Waller streets has been resubdivided (Anderson Hill Subdivision) into 10 townhouse lots, with the restored historic house serving as office at the corner of East 12th and Waller Street, the latter of which has been recently punched through the block to East 12th Street.)*
- **12-6 / SCIP II Townhouses – North:** allowed mixed use and commercial, increased height maximum to 50 feet and maximum FAR to 0.71, allowed up to 25,000 square feet new commercial space, required 40 – 50 community spaces. *(The City owns the northeast corner of the Angelina/East 12th Street intersection has been developed it into small surface lot of community parking spaces. The northwest corner of this block is owned by the City and is vacant.)*
- **12-7 / Garden Apartments:** allowed condos, townhouses. *(The Marshall Apartments exists on this site and is undergoing some renovation to create permanent supportive housing units within this low-income, affordable housing complex.)*
- **12-8 / East 12th Street Duplexes:** allowed mixed use, commercial up to 16,000 square feet, increased maximum height to 50 feet and FAR to 0.71, required 40 – 50 community parking spaces. *(This is vacant, privately-owned property.)*
- **12-10 / Chicon Street Retail Node (at Chicon Street):** increased maximum height to 50 feet and FAR to 1.00. *(This block is under various private ownerships. The City provided façade renovations (grants) for the existing, commercial buildings, including one cocktail lounge: the Club 1808.)*
- **12-12 / Chicon Street Retail Node (at Poquito Street – north side):** increased maximum height to 50 feet and FAR to 1.00, increased new commercial to 15,000 square feet. *(This block has a series of one-story, privately-owned commercial buildings with businesses, one is a cocktail lounge: the Legendary White Swan.)*
- **12-13 / Chicon Street Retail Node (at Poquito Street – south side):** increased maximum height to 50 feet and FAR to 0.71, increased new commercial allowed to 24,000 square feet. *(This block is a series of privately-owned parcels, with an existing drive-in convenience store at the corner of Chicon and a barber shop near the Poquito intersection.)*

B. The Second Plan Modification passed in 2003 (Ordinance No. 030731-49) modified the Project Controls for the following six URP Projects:

- **11-1 / Juniper Mixed Use:** allowed for preservation of up to 2,000 square feet of commercial space, allowed for two historic houses to be renovated—one to remain on site, one to be relocated, allowed for demolition of three houses, two.

- **11-2 / 11th Street Entertainment Retail:** increased FAR to 1.15, increased number of townhouses allowed to 18.
- **11-7 / Lydia & 11th Street Mixed Use:** disallowed counting on-street parking spaces toward the up-to-30 community parking spaces required. *(This block contains a small, self-pay car wash business.)*
- **11-8 / Navasota Street & 11th Street Mixed Use:** reduced allowable new commercial space to up to 20,000 square feet, required preservation of up to 2,000 square feet of existing commercial space, required up to 15 new housing units, increased required community parking spaces to up to 55. *(This block contains the new, mixed-use residential building called East Village, as well as a convenience store: Quikie Pickie.)*
- **11-9 / 11th Street Retail:** allowed community parking as an on-site use, required up to 40, off-street community parking spaces, restricted access to/from parking and required screening for same.
- **12-3 / 12th Street Mixed Use:** allowed townhouses between Curve and Waller streets, excluding 1115 East 12th Street (existing historic house), which was to be commercial; allowed single-family residential between Waller and Navasota streets; allowed mixed use at the northwest corner of 12th and Navasota streets; allowed for preservation of up to 2,000 square feet of commercial pace; and allowed for demolition of three houses.

C. **The Third Plan Modification** (2005, Ordinance No. 20050407-060) modified the Project Controls for the following 14 URP Projects:

- **11-9 / 11th Street Retail:** allowed publicly-funded community parking.
- **12-1 / 12th Street Mixed Use:** allowed mixed-use; increased height from 35 feet to 60 feet west of Olander Street and to 50 feet east of Olander street for properties on north side of East 12th Street; allowed for more relaxed compatibility standards and impervious cover limits (90 – 95%); and deleted various other Project Controls.
- **12-2 / 12th Street Mixed Use and/or Commercial:** allowed Commercial uses, but reinstituted the exclusion of retail; increased height to 50 feet and removed FAR limit; allowed for more relaxed compatibility standards and impervious cover limits (90 – 95%); and deleted various other Project Controls.
- **12-3 / 12th Street Mixed Use and/or Commercial:** allowed commercial uses and publicly-funded community parking; allowed mixed-use between Branch and Curve street, and townhouses between Curve and Waller, excluding 1115 East 12th St. (which will be/is commercial/office); allowed single-family residential between Waller and Navasota on the south side of 12th Street; allowed mixed use or publicly-funded community parking between Waller and Navasota on the north side of 12th Street, increased allowable height to 50 feet on north side of 12th Street; allowed for more relaxed compatibility standards and impervious cover limits (90 – 95%); and deleted various other Project Controls.
- **12-4 / Navasota St. Retail:** reduced allowable height to 30 feet on south side of 12th Street; increased allowable height to 50 feet on north side of 12th Street; removed FAR limits; allowed for more relaxed compatibility standards and impervious cover limits (90 – 95%); and deleted various other Project Controls.
- **12-5 / 12th St. Renovation:** removed FAR limits; allowed for more relaxed compatibility standards and impervious cover limits (90 – 95%); and deleted various other Project Controls.
- **12-6 / 12th St. Mixed-Use and/or Commercial:** allowed for publicly-funded community parking on northeast corner of 12th and Angelina streets; removed

FAR limits; allowed for more relaxed compatibility standards and impervious cover limits (90 – 95%); and deleted various other Project Controls.

- **12-7 / 12th St. Garden Apartments:** allowable height of 35 feet from Angelina to Comal streets, excepting the southwest corner of Comal/East 12th Street, which was reduced to 30 feet; removed FAR limits; allowed for more relaxed compatibility standards and impervious cover limits (90 – 95%); and deleted various other Project Controls.
- **12-8 / 12th St. Mixed-Use and/or Commercial:** permitted mixed-use *and/or* commercial; removed FAR limits; allowed for more relaxed compatibility standards and impervious cover limits (90 – 95%); and deleted various other Project Controls.
- **12-9 / 12th St. Mixed-Use:** increased allowable height to 50 feet; removed FAR limits; allowed for more relaxed compatibility standards and impervious cover limits (90 – 95%); and deleted various other Project Controls.
- **12-10 / 12th St. Chicon St. Retail Node:** increased allowable height to 50 feet; removed FAR limits; allowed for more relaxed compatibility standards and impervious cover limits (90 – 95%); and deleted various other Project Controls.
- **12-11 / 12th St. Civic Node:** increased allowable height to 50 feet; removed FAR limits; allowed for more relaxed compatibility standards and impervious cover limits (90 – 95%); and deleted various other Project Controls.
- **12-12 / 12th St. Chicon St. Retail Node:** removed FAR limits; allowed for more relaxed compatibility standards and impervious cover limits (90 – 95%); and deleted various other Project Controls.
- **12-13 / 12th St. Chicon St. Retail Node:** removed FAR limits; allowed for more relaxed compatibility standards and impervious cover limits (90 – 95%); and deleted various other Project Controls.

D. **The Fourth Plan Modification** (20058, Ordinance No. 20080228-113) modified the Project Controls for two URP Projects, as well as provided for the amendment of regulations throughout the entire East 12th Street corridor, per the following:

- **12-2 / 12th Street Mixed Use and/or Commercial, north side of East 12th Street at Waller Street:** allowed for mixed use and commercial and deleted the previous amendment's exclusion of retail.
- **12-4 / Navasota Street Retail north side of 12th Street at Navasota Street:** allowed mixed use.
- **Definition of Prohibited Uses:** Prohibited uses were described for the East 12th Street corridor. (This provision is now part of the East 12th Street NCCD, discussed below.)
- **Section 3.0 CRP Illustrative Design Plan – Parking Garages:** This entire section was deleted and replaced by Exhibit A-1 to provide requirements for parking garages on East 12th Street. (This provision is now part of the East 12th Street NCCD, discussed below.)
- **Section 3.0 CRP Illustrative Design Plan - Fencing:** Per Exhibit A in the ordinance: "The current regulations in the LDC for fencing are waived on East 12th Street for all fences to be a maximum of 8 feet for properness adjacent to the East 12th Street corridor." (A similar provision is now part of the East 12th Street NCCD, discussed below.)
- **Section 3.0 CRP Illustrative Design Plan – Non-Standard Lots for East 12th Street:** This modification allows the City's "small lot amnesty" to apply for both

residentially and commercially-zoned properties. (A similar provision is now part of the East 12th Street NCCD, discussed below.)

- E. **The Fifth Plan Modification** (11/2008, Ordinance No. 20081120-104 and 12/2008, Ordinance No. 20081211-080) modified the Project Controls for the following two URP Projects and identified a new subdistrict and some new parking regulations, per the following descriptions:
- **11-1 / Juniper Mixed Use (commonly known as Block 16):** allowed residential and civic uses, increased FAR to 1.6, deleted requirement to preserve up to 2,000 square feet of commercial space, deleted the requirement to provide new housing units, deleted the requirement to provide 50 -55 community parking spaces, and modified the definition of community parking space, so that it would be defined as parking in excess of that required by the other uses on the site and available for other business uses within the URP as remote parking.
 - **12-7 / Garden Apartments:** allowed for 1425 East 12th Street which would be commercial.
 - **Definition of “Subdistrict 4” (commonly known as Block 16):** Previously, this block was partly in Subdistrict 1 (fronting East 11th Street) and partly in Subdistrict 2 (fronting Juniper Street). Subdistrict 4 is the 900 block of East 11th Street, between Branch and Waller streets, excluding 900, 904, 908 and 912 East 11th Street and excluding 901 Juniper Street.
 - **Parking:**
 - The parking requirements were relaxed for properties with structures being remodeled and/or expanded, by allowing a parking agreement to be created to use community parking spaces or other available off-site parking.
 - Other provisions for community parking, screening of parking garages, ground-floor use requirements for parking garages, relaxed requirements for loading spaces, etc., are created.
 - **Permitted Uses for All Four Subdistricts:** These are shown on the Attachments 14, 15 and 16. In addition, in Subdistrict 4, the restriction on the number of units allowed under multifamily residential was deleted.
 - **Site Development Regulations for Subdistrict 4:**
 - No front yard setback on East 11th; 15 feet on Juniper Street
 - Street Side Yard: 10 feet
 - Interior Side Yard: 5 feet
 - Rear Yard: 5 feet
 - Maximum Impervious Cover: 90%; 100% for existing structures
 - Maximum Building Coverage: 80%; 100% existing structures, additions, under certain conditions, etc.)
 - Maximum FAR is 1.6 to 1.0
 - Maximum heights are consistent with previous—that is 40 feet in area that was contained within Subdistrict 2, and 60 feet for area that was contained within Subdistrict 1.
 - **Recommendation:** Remove all remaining project controls that are listed on a site-by-site basis in the Urban Renewal Plan and its five modifications cited above, so that the only regulating code is the two NCCDs. In a few cases, where certain project controls are more permissive than the NCCD alone would provide for, amend the

NCCD to allow for these exceptions. As it currently stands, a project that proposes any modifications to the URP-related project controls must go through a process that requires obtaining approvals from the Urban Renewal Board, the Planning Commission and the City Council. This is an onerous process that clearly inhibits the URP's stated "fundamental purpose", which is "to empower community-based groups and individuals to participate as strong and equal partners of the City and the URA in carrying out all of the action programs and public and private improvements which will result in the realization of Austin's long-term community vision." The remaining, overly-specific URP project controls – particularly on East 11th Street -- which are mostly in the realm of permitted use provisions, along with the general lack of clarity and multiple layering of amendments of the Urban Renewal Plan, appear to be the most significant impediments to redevelopment of both public and privately-held properties. The various URP regulations need to be "collapsed" into only the East 11th and 12th Street NCCDs, and made simpler and more flexible.

6. The Central East Austin planning area, including a future land use map (FLUM) to guide the needed re-zonings of the area to bring these into coherence with the community goals. In general the CEANP supports the vision and direction of the CEAMP and its regulating plan, the URP.

- **Goals:** The Central East Austin Neighborhood Plan Goals are very compatible with and reinforce those of the CEAMP and the URP:
 - "1. Preserve, restore, and recognize historic resources and other unique neighborhood features.*
 - 2. Create housing that is affordable, accessible, and attractive to a diverse range of people.*
 - 3. Promote new development for a mix of uses that respects and enhances the residential neighborhoods of Central East Austin.*
 - 4. Promote opportunities to leverage positive impacts and encourage compatibility from civic investments.*
 - 5. Create a safe and attractive neighborhood where daily needs can be met by walking, cycling or transit.*
 - 6. Improve bicycle, pedestrian, and transit access within Central East Austin and to the rest of Austin.*
 - 7. Respect the historic, ethnic and cultural character of the neighborhoods of Central East Austin.*
 - 8. Enhance and enliven the streetscape.*
 - 9. Ensure compatibility and encourage a complimentary relationship between adjacent land uses."*
- **Top Ten Neighborhood Planning Priorities:** The following elements of the plan are the "Top Ten Neighborhood Priorities", with those in bold text highlighting those that affect the Project area:
 - 1. Add a conditional overlay (CO) to the specific commercial areas identified that would make conditional or prohibit certain uses that are less neighborhood-friendly and contrary to creating pedestrian friendly corridors.** *(The effect of the two NCCDs largely addresses this goal, particularly with the prohibition of new Cocktail Lounge uses on East 12th Street.)*
 - 2. Facilitate better pedestrian connections across IH-35 in the interim while long-range IH 35 expansion plans are being developed.** *(Note: This has not been addressed on either East 11th or 12th Street.)*
 3. Pursue zoning rollbacks to single-family for properties in the Blackshear/Prospect Hill area

that are currently zoned multi-family, commercial, or industrial but used as single-family or are vacant lots to preserve existing housing and encourage infill.

4. Work with Huston-Tillotson to explore options for beautifying the retaining wall along 7th Street by planting ivy or a draping plant or having a community mural project.

5. **Request that a historic survey be completed for identified areas.** (*Note: This was completed as of 2000.*)

6. **Recommend that eligible historic districts identified in the “Historic Resources Survey of East Austin” report be established as local historic districts per the City’s proposed local districts ordinance.** (*Note: None of the six recommended NRHDs have been adopted.*)

7. Implement zoning changes to portions of 7th Street and Webberville Road to address the over-supply of intensive CS-1 and LI zoning.

8. Plant more trees in Lott and Kealing Parks.

9. Provide additional street and alley lighting in the Blackshear/Prospect Hill area for identified locations.

10. Consider a tree-planting program as part of making 7th Street a more pleasant gateway.

It is interesting to note that the Neighborhood Plan adopted a special “infill option” called the Neighborhood Urban Center. This option has been applied to one group of properties in the Neighborhood Plan, located at the intersection of IH 35 and 11th and 12th streets, but just outside the Project Area. However, since this a key opportunity site that could catalyze and connect the East 11th and 12th corridors, it is worthwhile examining how this tract could redevelop. This Neighborhood Urban Center option allows for a mixed-use development that includes residential, multifamily, commercial and retail uses in a commercial base zoning district. The idea for this option is to create a mixed-use, pedestrian and transit-oriented development. Additional site standards apply to special uses promote to compatibility with existing neighborhoods. These standards cover setbacks, height, off-street parking and other requirements, but may need to be modified once the site is more carefully evaluated.

7. The East 12th Street Neighborhood Conservation Combining District (NCCD - adopted 2008) brought the zoning of this corridor into accordance with the URP, “...customizing development standards to meet the needs of East 12th Street”, per the NCCD ordinance. The NCCD adds a mixed-use overlay to most tracts, relaxes certain building setbacks, creates corridor-specific compatibility standards and modifies the base zoning districts of 18 tracts within its three subdistricts. For each of the tracts, the “MU” (mixed-use combining district) and “NCCD” zoning designations have been added. (See Figure 3: Existing Zoning Map with NCCD Subdistricts.) The NCCD includes tracts within three Neighborhood Planning Areas: Central East Austin (where most of the NCCD lies), Chestnut and Rosewood. (The approval of the East 12th St. NCCD constituted the fourth amendment to the URP.)

Summary of Key Provisions of the East 12th Street NCCD The key development standards that are unique to the 11th Street NCCD subdistricts in the Project area are summarized below.

Note: The asterisked text * indicates those provisions that are recommended for modification, and bracketed, [*italicized*] text indicates recommendations to amend such provisions.)

- (See Exhibit C of the NCCD for more detail, exceptions, etc.):
 - **Urban Renewal Plan:** The East 11th and 12th Street Urban Renewal Plan applies in

the East 12th Street NCCD. *(See recommendation above about deleting the Project Controls from the URP.)*

- **Prohibited Uses:** There are 26 land uses that are prohibited in the NCCD, such as Adult-Oriented Businesses, various automotive-related uses, Cocktail Lounge (excepting 1808-1812 E 12th, where allowed as a Conditional Use), Drive Through Services as an accessory use to restaurant, Liquor Sales, Outdoor Entertainment and Recreation, Pawn Shop Services, etc., per Exhibit C.
- **Compatibility Standards:** Article 10 of the City Code does not apply to properties within the NCCD. However, development standards have been customized within each of the three subdistricts, in part, to address compatibility with adjacent single-family zoned and used properties.
- **Setback Requirements:**
 - In Subdistricts 1 and 2, the front and side street and interior sideyard setbacks are 0 feet, while the rearyard setback is 10 feet.
 - *In Subdistrict 3, the front street setback is 15 feet, the side street setback is 10 feet, the interior sideyard setback is five feet and the rear setback is five feet.
 - *[Recommendation: Because these properties are very shallow in depth sites, reduce all except the rearyard setbacks to zero, to maximize their redevelopment potential.]*
- **Height Requirements:**
 - In Subdistrict 1, the maximum building height is 60 feet.
 - In Subdistrict 2, the maximum building height is 50 feet.
 - In Subdistrict 3, the maximum building height is 35 feet.
- **Impervious Cover:**
 - In Subdistricts 1 and 2, the maximum impervious cover is 90%, unless participation in the Regional Stormwater Detention Program is available, in which case 95% is allowed.
 - In Subdistrict 3, the maximum impervious cover is 80%.
- **Building Façade Design:**
 - *The façade of a building may not extend horizontally in an unbroken line more than 20 feet; it must include windows, balconies, porches, stoops or similar architectural features, and must have awnings along at least 50 percent of its frontage.
 - *[Recommendation: Delete the unbroken façade regulation or relax the standard to approximately 50 feet. This project control is not the only way to achieve visual interest through building articulation, and it is too overly prescriptive.]*
- **Parking Garage Requirements:** (COA: need to understand is provisions below only apply to free-standing garages or also to those that support other uses on the site.)
 - Garages that front E. 12th St. and a side street, must take access from the side street.

- For garages of two stories, but less than 30 feet in height, 75% of the ground floor frontage with fronts E. 12th St. must be a pedestrian-oriented use with a depth of at least 15 feet.
- For garages of two stories or more that are 30 feet or greater in height, the ground floor front footage which fronts East 12th must be a pedestrian-oriented use of at least 15 feet.
- ***Uses Considered as “Pedestrian-Oriented”:**
 - These include 17 land uses, such as Art Gallery, Cocktail Lounge, Consumer Convenience Services, Cultural Services, Food Prep and Sales, General Retail Sales, Personal improvement Services, Restaurant, etc.
 - *[Recommendation: This list of permitted uses should be expanded to include residential—both multi-family, townhouses, live/work, etc., in order to allow for desirable residential infill.]*

8. Land Development Code: Subchapter E (2006; revised 2008): Subchapter E (“Design Standards and Mixed Use”) was adopted as part of the City’s Land Development design standards and apply City-wide to most commercial projects. They are a series of development standards meant to improve the urban design quality and pedestrian accessibility of commercial and mixed-use development along public streets, as well as along internal drives of larger sites. The design standards are applied per roadway type along which the proposed development is located. (The City is currently considering revisions to Subchapter E, however this is likely to take a year or more to finalize and adopt, so it is advisable for the Redevelopment Strategy Project to assume that the current ordinance will govern development for the foreseeable future.) However, if certain provisions are found to be inappropriate for the East 11th and 12th Street’s redevelopment, then the Project may offer the opportunity to amend its NCCDs to address, and in effect, “trump” Subchapter E, because in case of conflict, NCCDs supersede the regulations of Subchapter E.

Properties in the Project study area are subject to these standards, with East 11th and East 12th Street being considered “Urban Roadways”, as well as all of the intersecting north-south streets in the Project area, so in general, commercial development along these frontages would be required to provide a 12-foot wide streetscape, including a seven-foot wide landscape zone and a five-foot sidewalk or “through” zone.

- ***Recommendation:*** The Subchapter E standards generally provide appropriate standards for the Project Area streets, but there should be a clearer definition of the desired streetscape that addresses the specific conditions and character of the corridors. The portion of East 11th Street that has redeveloped has established a positive streetscape character and pattern that should be continued along East 11th Street. East 12th Street should be similar, but should address the issue of appropriate landscaping under the existing transmission and service lines, if these cannot be relocated to the alley or put underground.

9. City of Austin Bicycle Plan (2009 update) and On-Street Parking: This City Council-adopted plan calls for dedicated, striped bike lanes on both East 11th and 12th streets, which have recently been implemented on both streets. On-street parallel parking is generally allowed along one side of

the street. It is desirable to increase the amount of public parking spaces on and near East 12th Street, so that this corridor can better support mixed-use commercial uses and small businesses. Ensuring easy, on-street parking in the 12th Street corridor will be essential to the success of this corridor for two reasons: it will allow business owners the ability to avail themselves of this parking, in lieu of constructing it on site, therefore making these projects more affordable; and it will provide the kind of easy-access parking that make businesses more accessible and desirable. The north-south streets crossing East 12th Street offer an opportunity to increase on street parking that could be located in the first half or whole block north and south of the corridor. (See Figure 4 Existing Cross-Section of East 12th Street.)

- **Recommendation:** Allow for on-street, angle-in or parallel parking to be developed “as-of-right” along the north-south streets, and for duck-in, parallel parking to be developed along the south edge of East 12th Street. In addition, allow this and any other on-street parking to count toward the parking requirements for the fronting uses.

10. City of Austin Heritage Tree Ordinance (2010): The City has recently adopted a tree preservation ordinance to protect trees of 19-inch diameter and greater. Trees measuring from 19 inches to 24 inches in trunk diameter are considered “protected” trees, and may be removed and/or relocated with approval of the City’s arborist and with satisfactory caliper-inch replacement/mitigation. Trees of certain, high-quality species that are 24 inches or greater are considered “heritage” trees. Heritage trees 30 inches or greater may not be removed or relocated, unless the Planning Commission approves a variance to do so.

There are several “opportunity” sites, particularly along East 12th Street, that contain protected and/or heritage trees. Such significant trees have been indicated on Figure 5: Opportunities and Constraints Map, which indicates sites that may have tree preservation issues to address if they are to be redeveloped.

- **Recommendation:** Develop an overall strategy for tree preservation for the East 12th Street corridor that also balances the need for the positive redevelopment of both the public and privately opportunity sites.

APPENDIX

List of Figures:

- Figure 1: City of Austin NHCD East 11th and 12th Streets Redevelopment Map 4.2011
- Figure 2: City of Austin Capitol View Corridors
- Figure 3: City of Austin Zoning Map showing the East 11th and 12th Street NCCD Subdistricts
- Figure 4: Existing Typical Cross-Section of East 12th Street Looking East
- Figure 5: East 11th and 12th Street Opportunities and Constraints Map

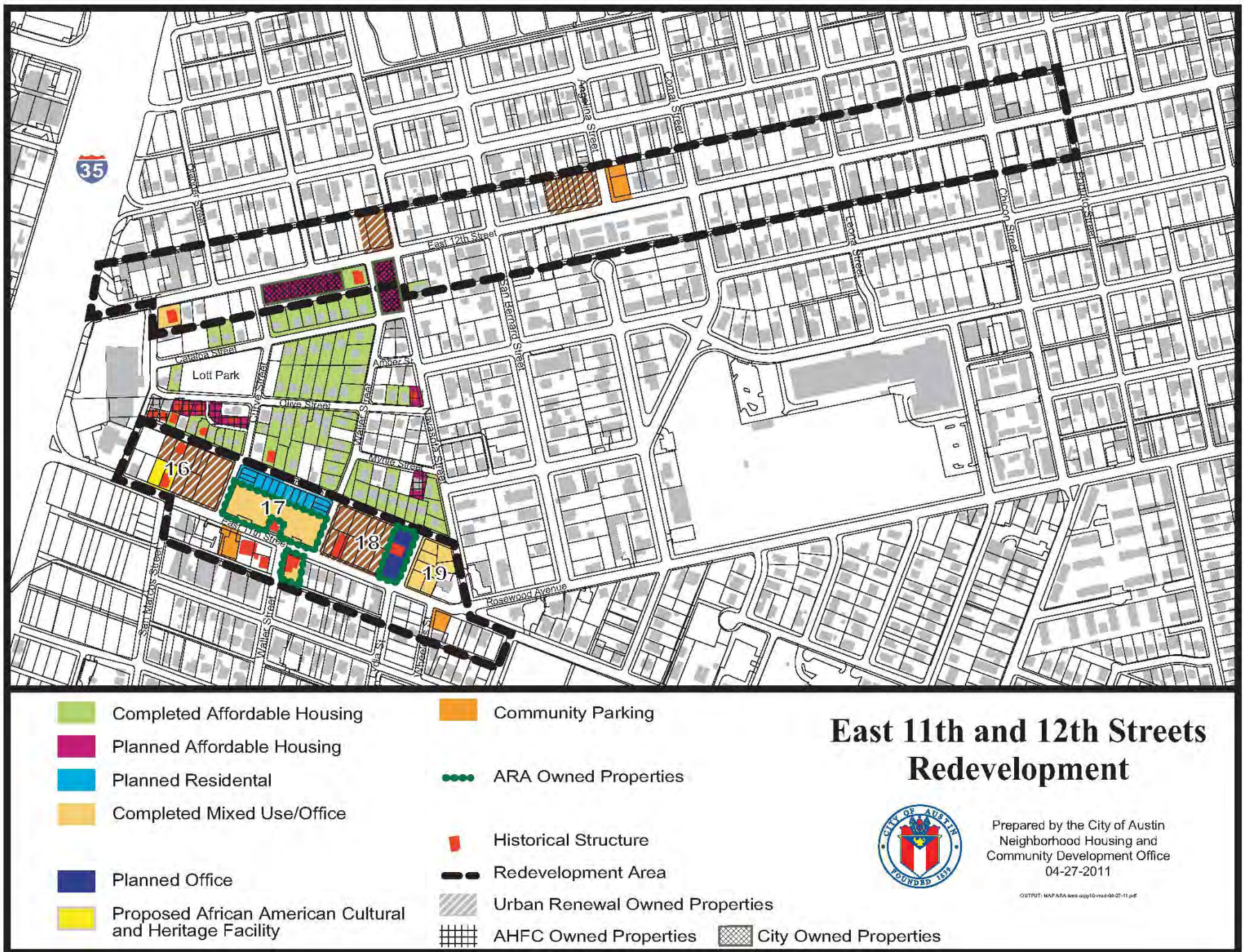


Figure 1: City of Austin NHCD East 11th and 12th Streets Redevelopment Map 4.2011

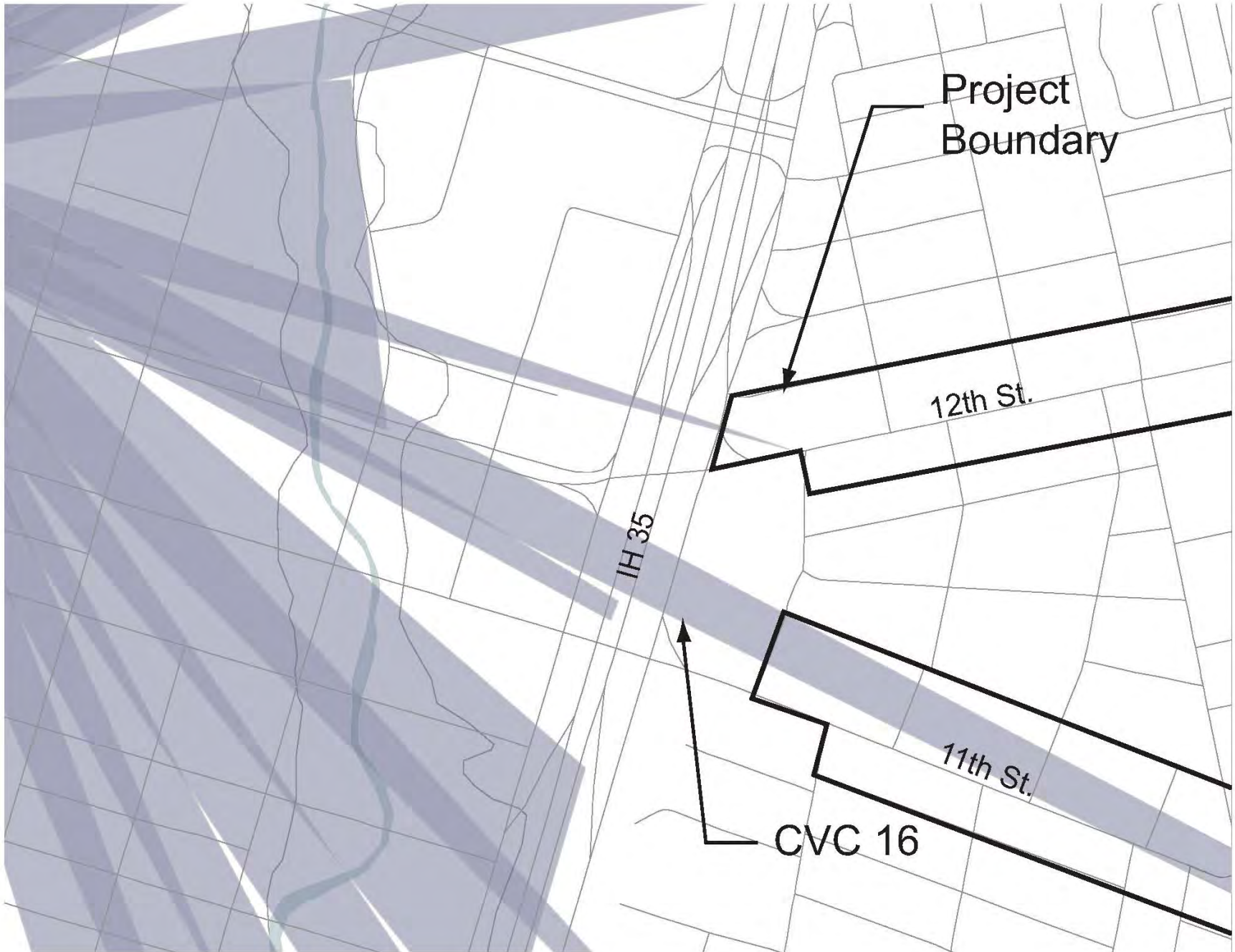
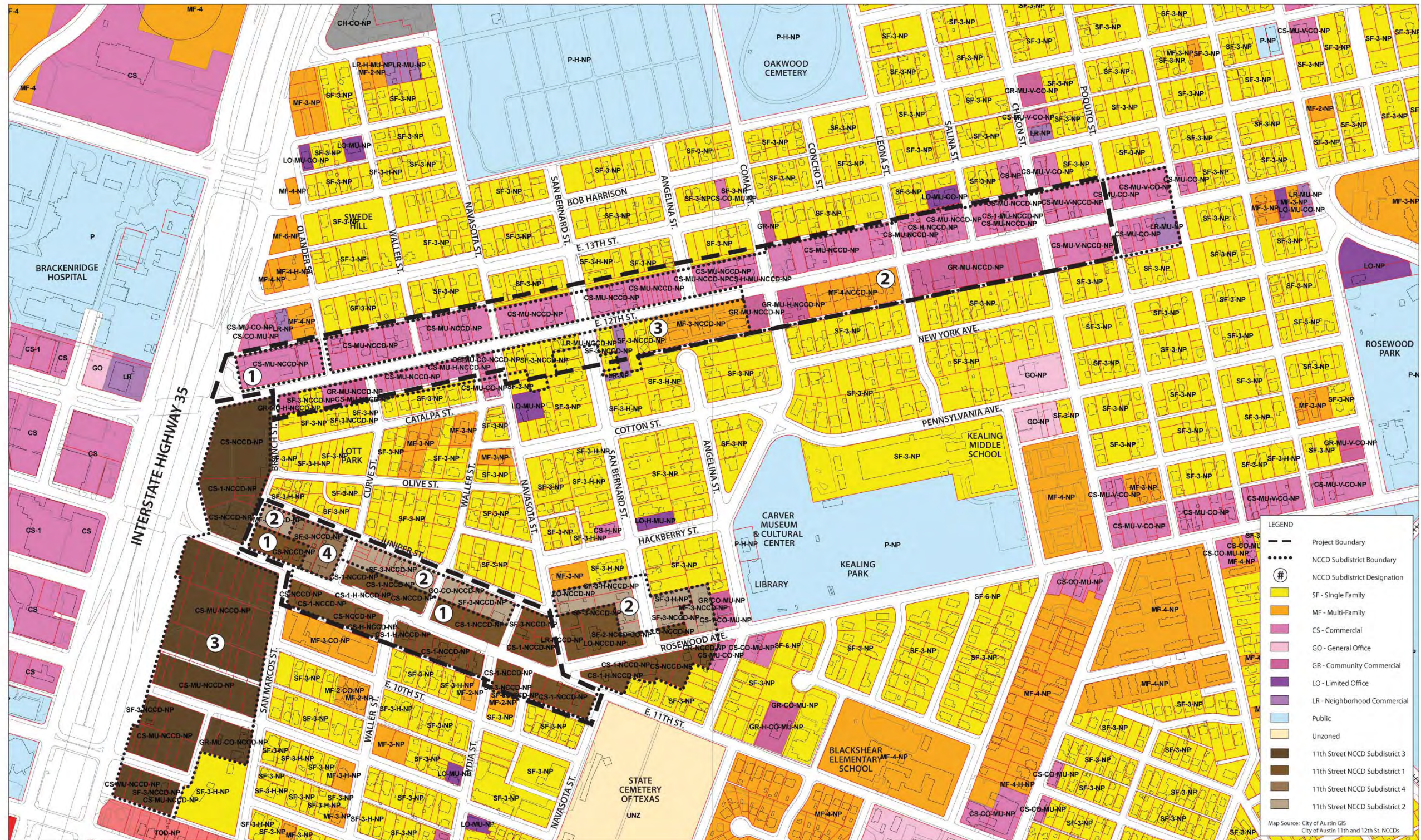


Figure 2: City of Austin Capitol View Corridors



Note: The East 11th St. NCCD zoning provides for a mix of residential, civic and commercial uses.

ZONING MAP

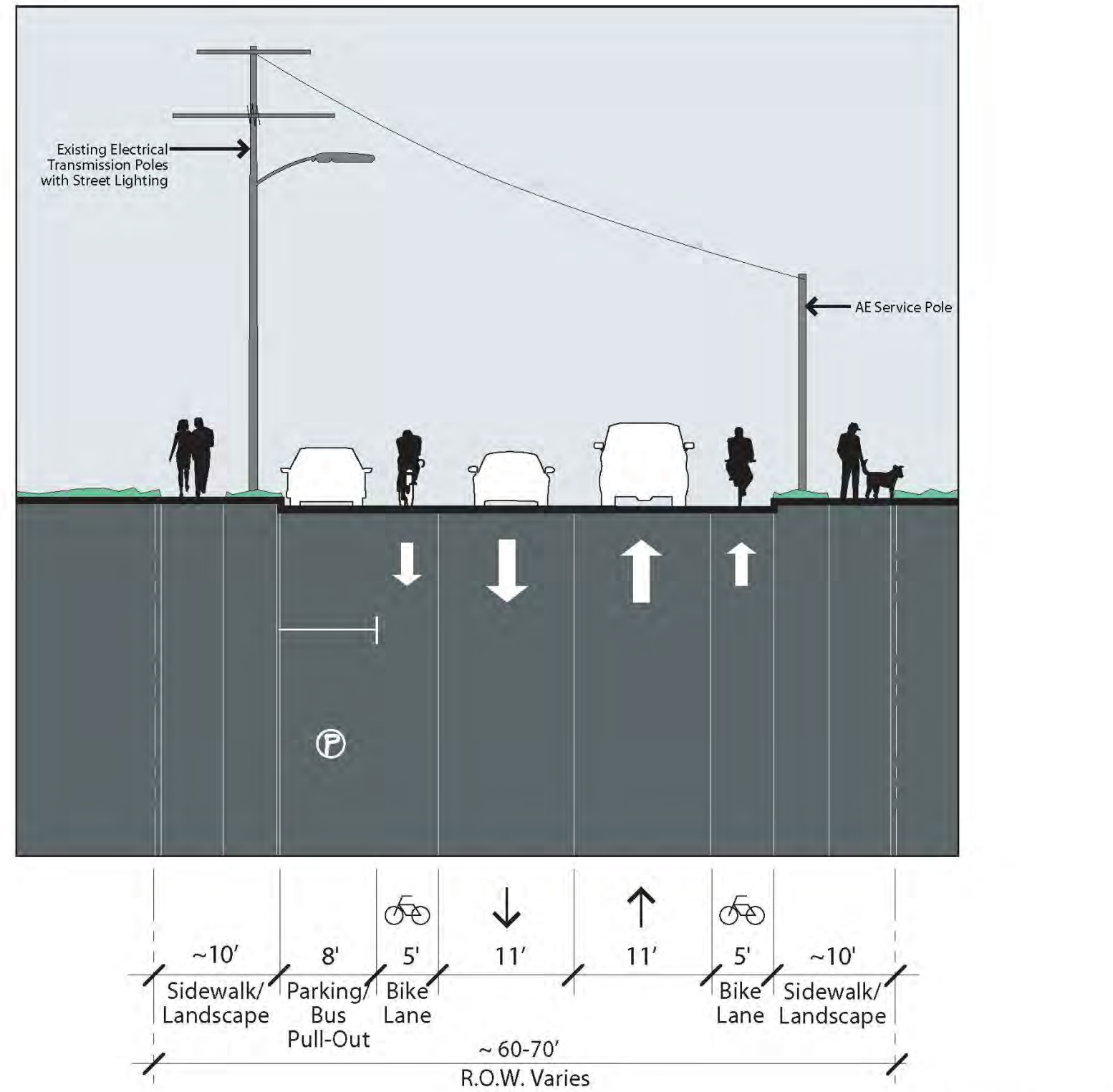
East 11th and 12th Street Redevelopment Strategy Project

Prepared by McCann Adams Studio for Economic and Planning Systems

SEPTEMBER 19, 2011



Figure 3: City of Austin Zoning Map showing the East 11th and 12th Street NCCD Subdistricts



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EAST 12TH STREET TYPICAL EXISTING SECTION LOOKING EAST

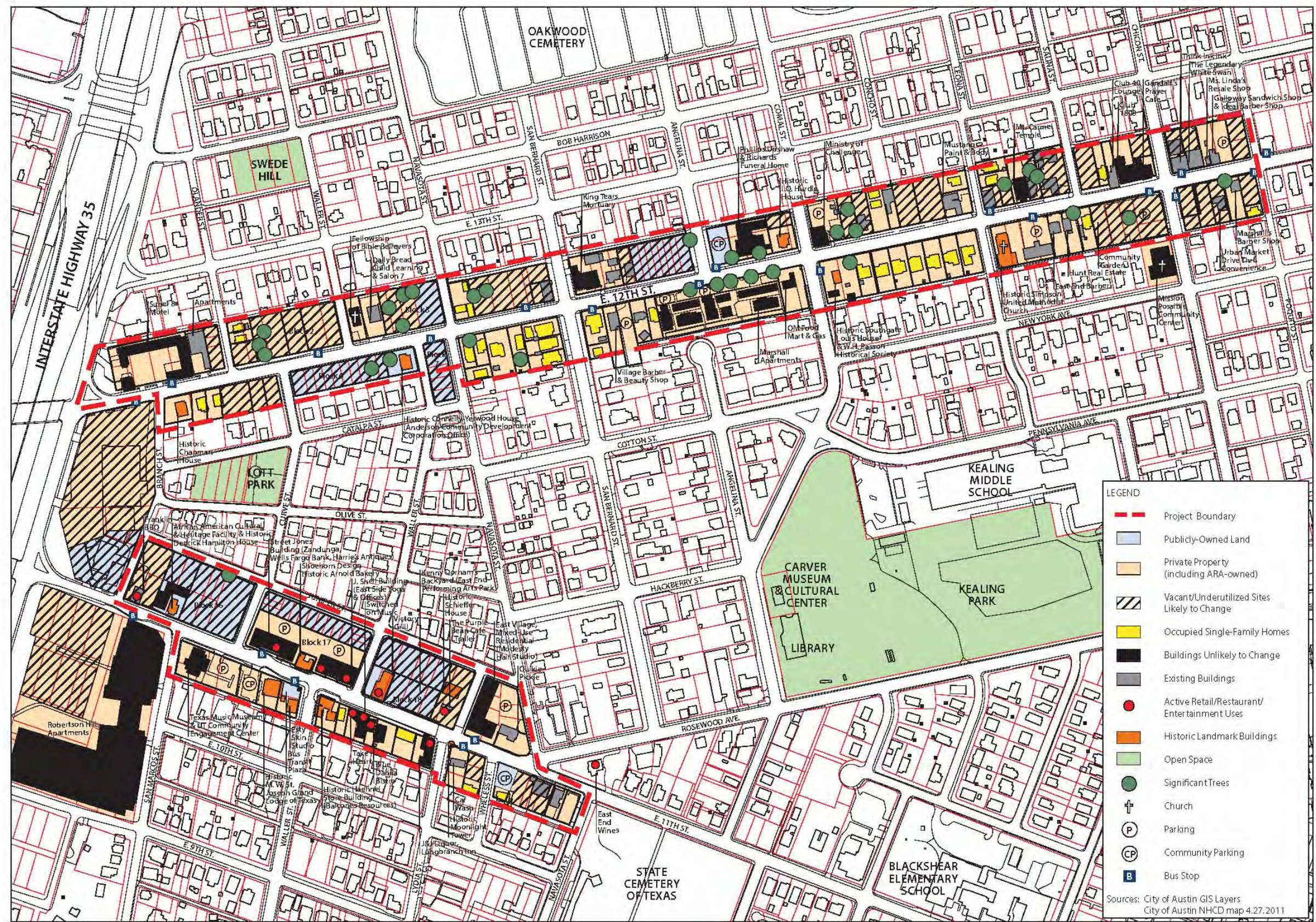
East 11th and 12th Street Redevelopment Strategy Project

Prepared by McCann Adams Studio for Economic and Planning Systems

REVISED DECEMBER 6, 2011

Note: Dimensions and location of public right-of-way are approximated from City of Austin GIS and Google Maps.

Figure 4: Existing Typical Cross-Section of East 12th Street Looking East



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OPPORTUNITIES AND CONSTRAINTS
East 11th and 12th Street Redevelopment Strategy Project
Prepared by McCann Adams Studio for Economic and Planning Systems
OCTOBER 20, 2011

Figure 5: East 11th and 12th Street Opportunities and Constraints Map



APPENDIX A:

McCann Adams Studio Activity Node Analysis



mccann adams studio

East 11th and 12th Street Activity Nodes

Due to coordinated public and private investment over the past ten years, 11th Street between I-35 and Lydia Street has emerged as a successful mixed-use commercial and entertainment district. Along the 12th Street corridor, there are two areas that provide additional opportunities for mixed-use activity nodes. These areas are characterized by vacant, underutilized or assembled properties that provide the opportunity for more intensive mixed-use development consistent with the zoning that has been established through the NCCD.

The 12th and Waller Street Node

The blocks surrounding 12th and Waller Streets have a mixture of public and privately-owned land, much of which has been assembled into sites that could support more intensive mixed-use development. The City of Austin owns the fronting parcels of Block 6 that have been subdivided into ten townhouse lots. The development concept illustrates these in a live-work configuration with ground level shop space and two levels of upper-level residential. Seventeen on-street parking spaces are provided by widening 12th and Curve streets; an additional 30 on-site parking spaces are provided at the rear of each shophouse.

The City also owns Block 7 between Waller and Navasota Street. Given the narrow width of this block (approximately 70 feet), it is recommended that the property be retained by the City for public parking, open space and for small-scaled commercial uses that can help to reinforce the area as a neighborhood center. The illustrated development concept shows two possible scenarios, both with 18 to 20 parking spaces and a small commercial pavilion of about 2,000 square feet. Option 1 concentrates the parking along the adjacent streets, reserving much of the block for a small green or plaza that could provide a neighborhood gathering space and/or a venue for food trucks or trailers. Option 2 assumes an on-street parking lot that would only achieve two additional spaces with no opportunity for public open space.

On the north side of 12th Street, there are vacant properties on both Blocks 2 and 3. Much of Block 2 between Olander and Waller Streets has been assembled by one property owner; the properties on Block 3 east of the Fellowship of Bible Believers Church are held by the City of Austin and two to three private owners, which would require assembly or cooperation to achieve the full development potential. Both of these sites have significant heritage or protected trees that may need to be preserved in place. The development concept illustrates the potential for three floors of residential use above a ground level of commercial or retail shops, with two

levels of podium parking behind. Tree existing trees on the west side of Block 2, and two within Block 3 are retained.

With the redevelopment of these properties, the 12th and Waller Street activity node could support approximately 28,000 square feet of new commercial uses and 130 residential dwelling units.

The 12th and Chicon Street Node

The four blocks surrounding the Chicon/12th Street intersection provide an opportunity to create a neighborhood-oriented mixed-use district with ground level commercial uses and upper level residential apartments or condominium units. While there are some small retail businesses and entertainment venues on these properties, much of the area is underutilized and experiencing problems of crime and vagrancy. Blocks 8 and 13 on the south side of the street have significant opportunity for mixed-use redevelopment; Block 13 has been largely assembled by the Mission Possible ministry, and Block 8 is held by two to three different owners. The illustrated concept shows a possible development of these two blocks with three floors of residential above a level of retail or commercial uses. Resident and commercial parking is provided on two to three levels in a podium configuration behind the commercial uses and below the residential. A heritage tree in the center of Block 13 has been retained in place. On the north side of the street, several parcels under multiple ownerships could provide for smaller scaled infill development, with the potential for surface parking at the rear of each property. With coordination among the property owners, and some assistance from the City, an efficient visitor parking lot could be created between Salina and Poquito Streets to reinforce the viability of the area as a commercial node. With the redevelopment of these properties, the 12th and Chicon Street activity node could support approximately 20,000 square feet of new commercial uses and 110 residential dwelling units.

12th & Waller Street Node

(Public and Privately Owned)






- Retail and commercial uses along 12th Street (+/-28,000 sf)
- Mixed use residential development on Blocks 2 and 3 (129 du)
- "Fee-simple" live/work lofts (10) on Block 6
- Public parking, retail pavilion and open space on City-owned Block 7

Block 2: Olander to Waller

(Privately Owned)






POTENTIAL SITE CAPACITY

Site Area	44,550 sf (1.0 ac)
Gross Floor Area	78,600 sf (4 floors)
 Residential	70,600 sf (75 du)
 Commercial	8,000 sf
 Parking	140 cars garage (2 levels)
Density	1.8:1 FAR 73 du/ac

Block 3: Waller to Navasota Street (Public and Privately Owned)






POTENTIAL SITE CAPACITY

Site Area	45,740 sf (1.1 ac)
Gross Floor Area	71,900 sf (4 floors)
 Residential	61,000 sf (54 du)
 Commercial	10,900 sf
 Parking	100 cars garage (2 levels)
Density	1.6:1 FAR 49 du/ac

Block 6: Curve to Waller Street (Publicly Owned)





POTENTIAL SITE CAPACITY

Site Area	28,000 sf (0.64 ac)
Gross Floor Area	25,500 sf (3 floors)
 Residential	18,000 sf (10 "fee-simple" shophouses)
 Commercial	7,500 sf
 Parking	30 cars on-site
	17 cars on-street
Density	0.9:1 FAR 16 du/ac

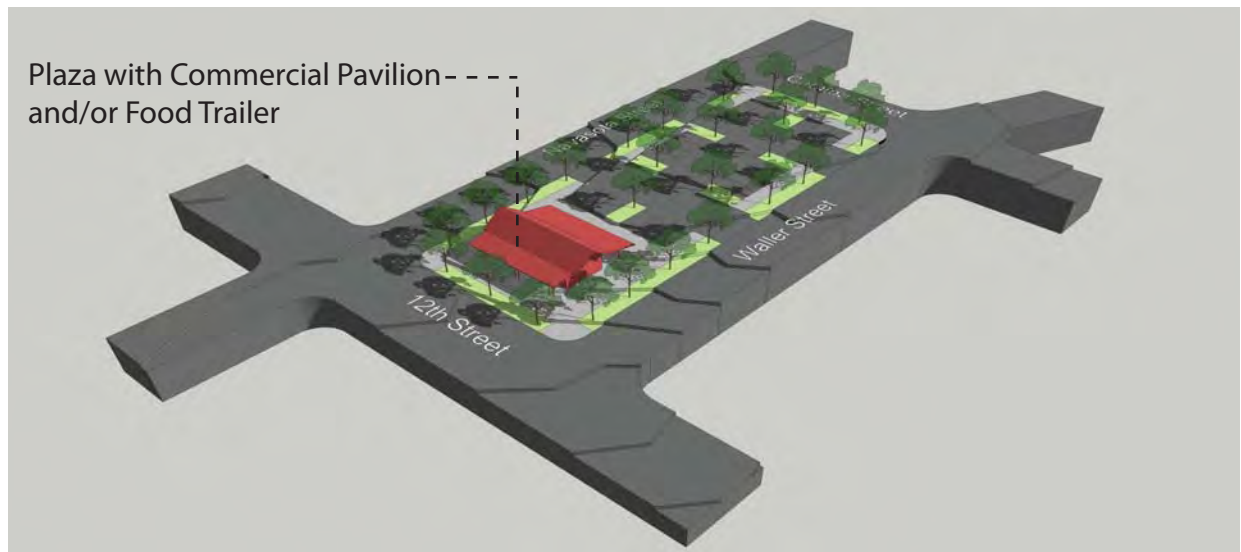
Block 7: Waller to Navasota/Option 1: Retail with Plaza (Publicly Owned)





POTENTIAL SITE CAPACITY

Site Area	14,600 sf (0.3 ac)
Gross Floor Area	2,000 sf (1 floor)
 Commercial	2,000 sf
 Parking	18 cars on-street
Density	0.1:1 FAR

Block 7: Waller to Navasota/Option 2: Retail with Parking (Publicly Owned)

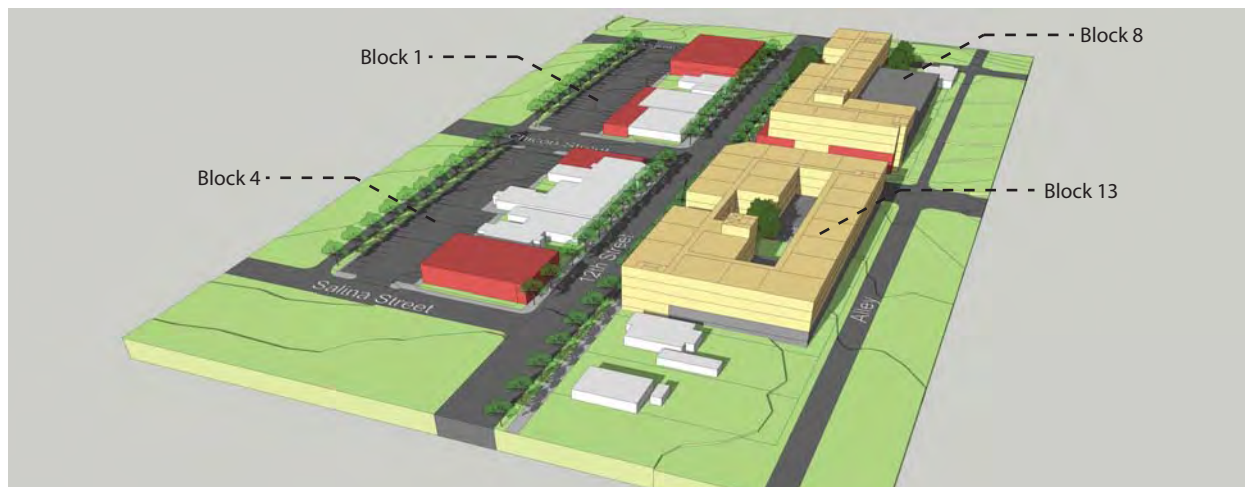


POTENTIAL SITE CAPACITY

Site Area	14,600 sf (0.3 ac)
Gross Floor Area	2,000 sf (1 floor)
 Commercial	2,000 sf
 Parking	20 cars on-site
Density	0.1:1 FAR

12th & Chicon Street Node

(Privately Owned)





- Retail and commercial uses along 12th Street (+/-30,000 sf)
- Mixed use residential development on Blocks 8 and 13 (113 du)
- Infill development on Blocks 1 and 4, with potential for shared public parking (118 spaces) between Salina and Poquito Streets

Block 13: Southwest Corner of Chicon and 12th (Privately Owned)



POTENTIAL SITE CAPACITY

Site Area	36,560 sf (0.8 ac)
Gross Floor Area	77,500 sf (4 floors)
 Residential	70,000 sf (66 du)
 Commercial	7,500 sf
 Parking	98 cars (2 levels)
Density	2.1:1 FAR 81 du/ac

Block 8: Poquito to Chicon (Privately Owned)



POTENTIAL SITE CAPACITY

Site Area	37,900 sf (0.9 ac)
Gross Floor Area	55,000 sf (4 floors)
 Residential	45,000 sf (47 du)
 Commercial	10,000 sf
 Parking	84 cars (3 levels)
Density	1.5:1 FAR 52 du/ac