

*The Economics of Land Use*



## Technical Report

# East 11<sup>th</sup> and 12<sup>th</sup> Street Development Strategy

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City of Austin

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# 1. INTRODUCTION AND SUMMARY

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## Background

The Central East Austin area has undergone significant change in recent years, but has also not yet fulfilled its potential as a mixed-use urban community. In particular, the areas immediately flanking East 11<sup>th</sup> and 12<sup>th</sup> Streets (see Study Area map on **Figure 1**) have been envisioned as opportunities for significant revitalization. The community, private developers, non-profit organizations, and the City of Austin have initiated a variety of efforts to improve the Study Area, including the following examples (see the four pictures on the following page):

- Creation of various plans and regulations including the Central East Austin Master Plan, the Urban Renewal Plan (URP), and separate Neighborhood Conservation Combining Districts (NCCDs) for East 11th and East 12<sup>th</sup> Streets.
- Development of the Street-Jones and Snell Buildings (office with ground floor retail), the East Village Lofts (mixed-use with condominiums above retail), and the Robertson Hill apartment complex.
- Funding and project management of the Dedrick-Hamilton House and African-American Cultural and Heritage Facility.
- Funding and completion of the historic rehabilitation of the Connelly-Yerwood House located on East 12<sup>th</sup> Street.
- Funding several façade improvement projects at the corner of East 12<sup>th</sup> Street and Chicon Street.
- Improvements to infrastructure and streetscape on East 11<sup>th</sup> Street, and construction of community parking lots on both East 11<sup>th</sup> and East 12<sup>th</sup> Street.

Despite these steps forward, the community recognizes that the East 11<sup>th</sup> and 12<sup>th</sup> Street corridors remain underutilized, with numerous vacant parcels, underperforming businesses, and other indicators of unfulfilled potential in an area that sits immediately east of Downtown Austin and the State of Texas' capitol complex, and just south of the rapidly redeveloping former Mueller Airport. The City of Austin's Department of Neighborhood Housing and Community Development has retained a team of consultants to define a Development Strategy for the Study Area. The consulting team is led by Economic & Planning Systems (EPS) and also includes McCann Adams Studio (urban design and planning), Urban Design Group (civil engineering), and Adisa Communications (community engagement). The EPS Team has sought to identify key initiatives that can catalyze development in the corridors.





**Connelly-Yerwood House Historic Rehabilitation**



**East Village Lofts**

2

**East 11<sup>th</sup> Street Infrastructure and Streetscape Improvements**



**East 12<sup>th</sup> Street and Chicon Street  
Façade Improvements**







AERIAL AND PROJECT BOUNDARIES  
East 11th and 12th Street Redevelopment Strategy

Prepared by McCann Adams Studio

AUGUST 25, 2011



Figure 1



The Development Strategy builds on redevelopment and revitalization efforts by describing a coherent strategy, which the EPS Team believes represents positive direction for near-term initiatives that can advance development within the Study Area, and generate stronger interest by the private development industry in fulfilling the community's goals.

In the few months since September 2011, the EPS Team has visited with numerous community stakeholders (property owners, business owners, private and non-profit developers, neighborhood organizations, etc.) and conducted site surveys, market analysis, and an assessment of infrastructure conditions to identify key issues and opportunities for future development. Importantly, this Development Strategy is not intended to *alter* the community's vision for these corridors, as represented in the various planning documents of recent years, but rather to *advance* that vision by identifying pathways to its successful implementation.

The EPS Team recognizes that in any development strategy, the process may require recalibration as needed due to numerous dynamics. In February 2012, the United States Department of Housing and Urban Development (HUD) notified participating jurisdictions including the City of Austin of its prioritization in bringing longstanding federally-funded projects to a close, in essence ensuring federally-funded activities meet the required national objective as dictated by the respective federal source of funds. EPS acknowledges that the recommendations signaled throughout the Strategy impacting publicly-owned tracts may require aggressive action on behalf of the City of Austin to ensure responsiveness to HUD's direction. EPS acknowledges that where this action is required, it may not align with recommendations as identified below.

## Summary of Findings and Recommendations

The EPS Team recognizes the potential of the Study Area to enhance livability in East Austin generally, and to participate more fully in the economic vitality of the City and region. We believe the vision for the community – a mixed-use environment of moderate scale that offers community services and employment opportunities and respects the adjacent residential neighborhoods, as reflected in the various planning documents and regulations – represents an appropriate and achievable future for the Study Area. As such, no major overhaul to the vision is recommended. However, numerous steps can be taken that can help realize that positive vision. The EPS Team recommends the following efforts be undertaken to facilitate desired revitalization of the East 11<sup>th</sup> and 12<sup>th</sup> Street Study Area:

- 1. Clarify the development regulations and process by reconciling the NCCDs and Urban Renewal Plan.** The NCCDs are the controlling zoning regulation for the Study Area. However, the NCCDs indicate that developments must conform with the "Project Controls" for various parcels as outlined in the Urban Renewal Plan (URP), which was originally adopted in 1999 and has been modified five times thus far. On parcels where the URP still has these Project Controls (many have been eliminated over the years), proposals that do not strictly conform to the parcel-specific descriptions of uses, amounts of development, etc., can trigger the need for multi-level project approvals even if those projects otherwise conform to the NCCD entitlements. The community should re-confirm the importance of the remaining specific Project Controls, or else modify them in favor of more flexible requirements as already have been enacted on many development sites in the Study Area. If such flexibility were created for those parcels, NCCD-conforming projects could be processed administratively, rather than requiring lengthy, costly, and uncertain review by the Urban

Renewal Board, the Planning Commission, and the City Council. In addition, the URP should be updated as a single consolidated document; presently, it is available as the original document plus five amendments, making it very difficult to navigate.

2. **Establish at least \$10 million in public funding to underground utilities, improve streetscape, and subsidize wastewater infrastructure upgrades on East 12<sup>th</sup> Street.** In recent years, the City has upgraded infrastructure capacity and placed utilities underground in certain locations on 11<sup>th</sup> Street, and also on East 7<sup>th</sup> Street. The removal of many poles and wires and improvement of the un-landscaped, utilitarian streetscape on East 12<sup>th</sup> Street would signal the City's support of the area, and improve its "look and feel" to attract new businesses and other development and community activity. The EPS Team has estimated that these streetscape and undergrounding projects would have a combined cost of roughly \$9 million. In addition, wastewater infrastructure in certain areas of East 12<sup>th</sup> Street may need replacement and upgrades to accommodate future development. The EPS Team has estimated that these wastewater improvements would cost roughly \$1 million. Providing at least this \$10 million total funding also will help to improve the feasibility of new development and attract private investment by removing significant costs from projects' financing needs.
3. **Dedicate resources to attract a grocery store to anchor the area's businesses.** The Study Area has no grocery store, is described as a "food desert," and most community members indicate they travel well outside the neighborhood to get their groceries. In addition to serving the community, a grocery store could anchor more extensive community retail and services. As the area's population has grown and increased in income levels, and as the residential and employee population of Downtown Austin continues to grow, a mid-sized grocery store should be increasingly feasible in the Study Area. Staff resources should be devoted to pursuing such a tenant – potentially incorporated into a mixed-use development that takes advantage of the NCCD's higher-density allowances – and financial incentives such as New Markets Tax Credits should be explored as necessary.
4. **Encourage the inclusion of locally owned businesses and "below market rate" commercial space in new development.** Most of the businesses in the Study Area are small and locally owned, and may be susceptible to displacement as new development occurs, particularly if they are renting rather than owning their space. Through the development solicitation process, all mixed-use or commercial projects on publicly-controlled sites should be strongly encouraged to provide at least 50 percent of commercial space for locally-owned businesses, and may be granted further preference if they also include some commercial space at lease rates below market-rates.
5. **Encourage mixed-income housing development, plus new housing for families and seniors.** Market analysis indicates that the area has a comparatively high concentration of subsidized housing, relative to the rest of the City, but that seniors and modest-income families have been moving out of the neighborhood. Some stakeholders attribute this neighborhood transition, at least in part, to rising housing costs or tax burdens. New development should be encouraged to provide some units large enough for families, including a goal that 10 percent of new units on currently public land should have three or more bedrooms. The City may wish to support senior housing development on one of the publicly-controlled sites, or may offer incentives to achieve such a development on a privately held

site such as the block between East 11<sup>th</sup> and 12<sup>th</sup> Street just east of IH 35 or at 12<sup>th</sup> 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 11<sup>th</sup> and 12<sup>th</sup> Street to support local businesses and reduce costs for new private development.** For any development that occurs on publicly owned parcels on both East 11<sup>th</sup> and 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> Street and the north-south streets approaching East 12<sup>th</sup> Street, to provide a less costly alternative to structured parking. Finally, the existing community parking lots on both East 11<sup>th</sup> and 12<sup>th</sup> 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.



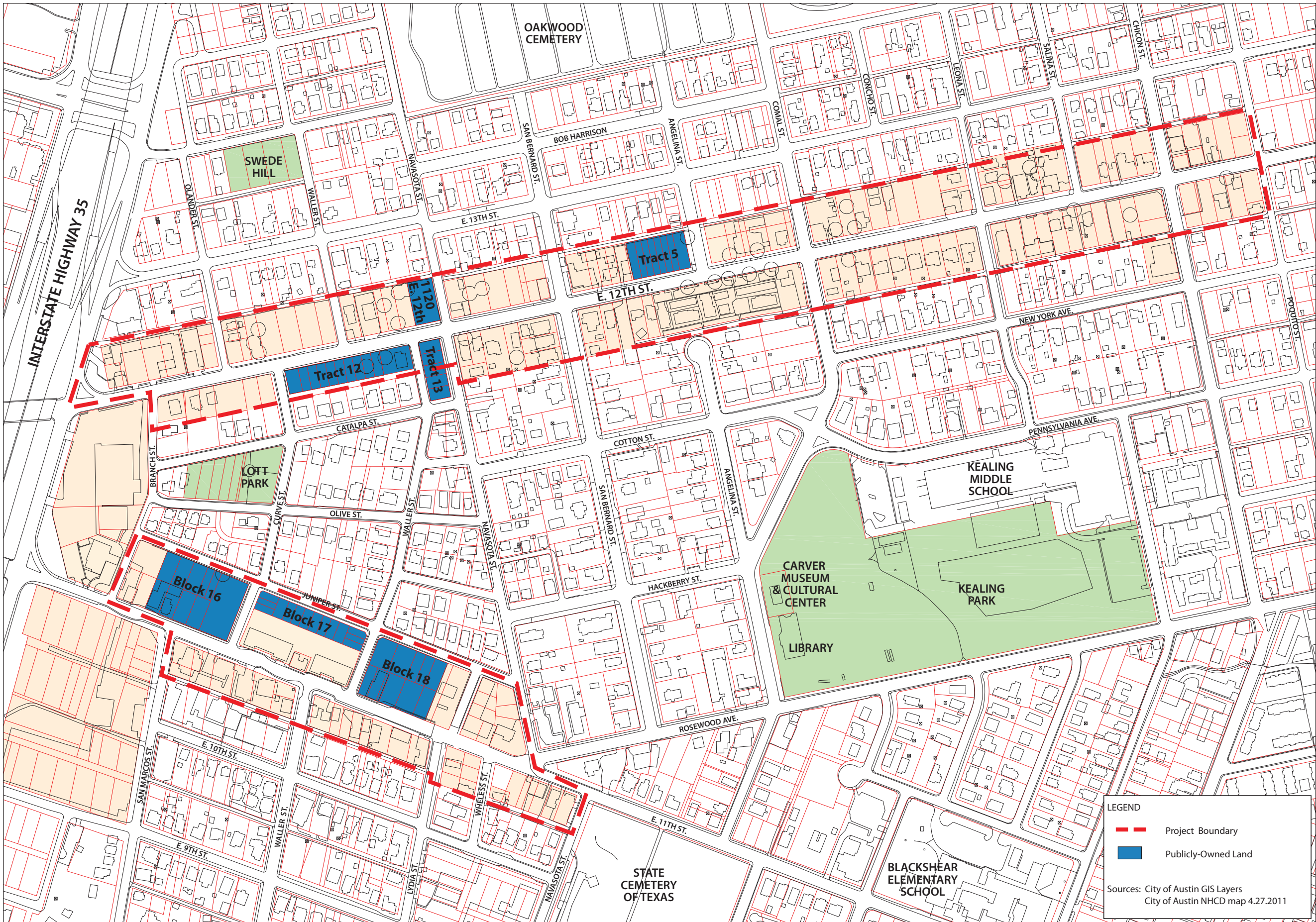


Figure 2

# PUBLIC LAND FOR DISPOSITION East 11th and 12th Street Redevelopment Strategy Project

Prepared by McCann Adams Studio for Economic and Planning Systems

DECEMBER 30, 2011

- b. **Block 17** – This land, sitting immediately north of the Street-Jones and Snell Buildings and facing Juniper Street, is planned to be developed for townhomes or live/work lofts. The City should expedite development of this land, either through direct construction carried out by the Austin Housing Finance Corporation or near-term transfer of the property to a motivated developer.
- c. **Block 18** – This URA land just east of the Snell Building on East 11<sup>th</sup> Street is home to the Victory Grill and the East Room. The community should consider modifying the Urban Renewal Plan to provide site plan flexibility similar to that already provided for Block 16, or confirm that the specific Project Controls for Block 18 should be maintained. Following that discussion, an RFP should be issued. Developers should be encouraged to propose various ways to support the historic properties and the African American Cultural Heritage District on this block, in addition to the provision of community parking and space for local businesses.
- d. **Tract 12** – This City owned land on East 12<sup>th</sup> Street has already been planned and platted for single-family attached housing (e.g., townhomes). To contribute more substantially to the commercial activity on East 12<sup>th</sup> Street, the community should consider modification of the URP to allow uses such as mixed-use development and/or live/work units offering ground floor commercial space *within* side-by-side townhomes. The land should be sold as quickly as possible to a motivated developer.
- e. **Tract 13** – This City owned land is more problematic to develop for housing than most sites, because it is oriented north-south and has limited width between Curve and Waller Street. The community should consider modifying the URP to encourage retail development on the East 12<sup>th</sup> Street frontage, plus community parking spaces. If such modification is approved, the City can issue an RFP for this site that allows for ground leasing, and seek to dedicate the revenues achievable through the leasing opportunity to the modest improvement of the site for community parking and potentially open space. If consensus cannot be reached to modify the URP for such use, the land should be sold as quickly as possible to a motivated developer.
- f. **1120 East 12<sup>th</sup> Street** – This small site should be sold to the highest bidder as quickly as possible, as it offers little opportunity for desired development as a stand-alone site.
- g. **Tract 5** – This URA site on the north side of East 12<sup>th</sup> Street between San Bernard and Angelina, is designated in the URP for mixed-use and/or commercial development. The 0.6-acre site may also be large enough to accommodate senior housing as part of a mixed-use project, and could also be a potential site for a neighborhood grocery. An RFP for this site should be issued, though it may be appropriate to delay this solicitation until some progress can be made on the attraction of a grocery store to the Study Area, in the event that this site represents the most viable opportunity and should not be “lost” to other uses.
- h. **Community Parking** – The existing community parking lots on East 11<sup>th</sup> and East 12<sup>th</sup> Street should only be considered for more intensive development if and when adequate replacement spaces can be provided elsewhere in their vicinity.

- 8. The City must continue law enforcement efforts around East 12<sup>th</sup> Street and Chicon, and should also seek to support development and businesses in the area.** The Austin Police Department has conducted numerous efforts to improve security and law enforcement in this area, including closure of problem houses, enforcement of trespassing/loitering prohibitions, community clean-ups, etc. These efforts should continue, as should the community discussion regarding the merits of security cameras. The City does not own any properties near this intersection, but can provide technical assistance and financial incentives to support new development and existing businesses. One example could be a public lease commitment for space in a new development, as occurred to support the Street-Jones Building on East 11<sup>th</sup> Street. The infrastructure funding recommended above may be particularly beneficial for this area, which is a minor commercial node that can be significantly enhanced through streetscape and utility undergrounding, and has the most pressing need for wastewater improvements to expand capacity for envisioned development.
- 9. Numerous City departments must coordinate their efforts to implement desired improvements in the Study Area.** NHCD and the Urban Renewal Board can initiate certain actions, including preparation of submissions for infrastructure funding, discussions of modifications to existing development regulations, and disposition or development of public land. Other City departments should also be engaged as a Technical Advisory Group to prioritize and implement desired strategic actions. Examples of such departments and their potential roles include, without limitation, the following:
- Law and Planning & Development Review – minor modifications and more user-friendly organization to development regulations
  - Public Works, Austin Energy, Watershed Protection, and Austin Water Utility – prioritization, design and construction of infrastructure upgrades
  - Economic Growth and Redevelopment Services, Real Estate, and Contract and Land Management – solicitation and selection of development proposals, disposition of land prioritization of funds needed for future bond program(s)
  - Austin Police Department – continued law enforcement and community engagement

The EPS Team believes that implementation of the strategies and actions summarized above, and discussed in greater detail on subsequent pages, will make major and positive differences in the East 11<sup>th</sup> and 12<sup>th</sup> Street Study Area. The combination of physical improvements, regulatory clarifications, market and business enhancement, and organizational energy will signal the City's renewed commitment to the area. Private investment will be attracted, while the community's longstanding vision and goals will be respected. And the Study Area will more fully capitalize on its great potential as a vibrant urban neighborhood in Austin.



## 2. REGULATORY ISSUES AND STRATEGIES

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The Study Area is subject to multiple planning documents and development regulations, each of which has been crafted through extensive public input over several decades. The EPS Team believes that these various documents and regulations are generally consistent with one another and with the community's preferred vision for future development. We further conclude that the regulations generally promote financially feasible development in the Study Area, rather than detract from the feasibility of such development. However, we have identified a few areas where the regulations may be clarified and/or modestly amended to further enhance the viability of development in the Study Area without compromising the integrity of the community's vision.

### **Issue R-1: The various planning documents have minor but important inconsistencies.**

The NCCDs for East 11<sup>th</sup> Street and East 12<sup>th</sup> Street provide the zoning regulations for future development in each area. The NCCDs generally promote the same character of development as is envisioned in the Urban Renewal Plan and the Central East Austin Master Plan – mixed-use development featuring both commercial space and housing, with an emphasis on dining and entertainment on East 11<sup>th</sup> Street and an emphasis on housing and community serving uses on East 12<sup>th</sup> Street. However, in some specific instances, the NCCDs and the URP are inconsistent, and this creates confusion for landowners, developers, and City development staff as well as creating procedural hurdles to gain approval for a project that may conform to one regulatory document but not the other. Adding to this confusion and difficulty, the URP has been modified a total of five times to date, but the modifications are found in separate documents rather than in a single updated URP.

#### **Strategy R-1a: Consider eliminating the most prescriptive "Project Controls" from the URP and any zoning regulations in the NCCD that are more prescriptive than the URP.**

The development process could be simplified and more private investment attracted to the Study Area if landowners and developers are given more flexibility to design projects consistent with the general vision for the Study Area, rather than having highly specific use and design requirements. For example, the URP "Project Controls" for Block 18 (URP "Project 11-5") on East 11<sup>th</sup> Street still indicate that the bulk of new development on the site should be commercial space, that only 10-15 townhomes can be constructed (no other housing is allowed), and that 135-150 Community Parking Spaces must be provided (as shown under Modification #1 from 2001), though under Modification #5 (2008) "Community Parking Spaces" are now defined as those "in excess of the normal requirement which is made available to other business uses within the URP as remote parking." A strict interpretation of the various modifications may now suggest that Block 18 must provide adequate parking for its own uses, *plus* another 135-150 spaces for off-site beneficiaries. A mixed-use project providing multifamily housing rather than office space above ground floor retail may have a similar physical presence on Block 18 but be more feasible, and may be able to provide more community parking or other benefits due to both financial and physical considerations. Removing the highly prescriptive Project Controls for this site may allow developers to be more creative regarding their uses, designs, and amenities, and *may* result in a superior project for the community.

Moreover, there is occasional inconsistency within and among the various documents. One example of a disconnect: URP Modification #3 (2005) states that Project 11-9 has "Permitted Use" that includes "office or residential over retail," but goes on to prescribe 6,000 to 10,000 square feet of office space and zero residential units. This type of inconsistency is less of an issue on East 12<sup>th</sup> Street, for which URP Modification #3 has eliminated most of the prescriptive Project Controls in favor of more flexibility. Even there, however, there are examples of potential over-prescription in the URP; "Project 12-3" (including publicly owned Tracts 12 and 13) is indicated to have a "Permitted Use" that prescribes mixed-use, townhomes, single-family residential, or community parking on various specific subareas, despite the fact that the NCCD zoning allows mixed-use development on all of those same parcels. On the other hand, the East 11<sup>th</sup> Street NCCD limits multifamily residential densities to 18-27 units per acre in Subdistrict 1 and prohibits any "street-level" townhomes or condominiums, while the URP now makes no such limitations.

In each instance where there is a highly prescriptive regulation or inconsistencies between documents (URP vs. NCCD), the EPS Team recommends that less prescriptive regulations be considered for adoption for both documents. The community must be engaged in this process, to respect the considerable time spent formulating the past and current regulations and also to ensure that any revisions maintain the general vision if not the specific requirements in the current documents. These discussions can be initiated by the Urban Renewal Board and any subsequent modifications can be implemented with the assistance of the Law and Planning and Development Review departments.

**Strategy R-1b: Consider amending the URP and NCCDs in ways that can enhance the feasibility of development without compromising the general vision for the Study Area or protections for the surrounding neighborhoods.**

In **Appendix A** to this report, an analysis by McCann Adams Studio provides a synopsis of the various regulatory documents affecting the Study Area, as well as various suggestions for minor improvements to those documents that can enhance the feasibility and/or positive impacts of development. Examples include, without limitation, potential changes to floor-area-ratios for smaller lots, setback requirements, re-classification of certain permitted or conditional uses, etc. As these are numerous but highly specific, we refer the reader to that Appendix for these detailed suggestions. Please note that the "recommendations" provided in **Appendix A** should be regarded as suggestions for consideration and discussion by the community, and are not necessarily critical components of this Development Strategy unless they are specifically reflected within the primary body of this document.

**Strategy R-1c: Update the development regulatory documents to reflect all modifications approved to date.**

During this study, the EPS Team found it challenging to identify the most up-to-date regulations for various sites; the small, local landowners and developers expected to be the driving force for change in the Study Area are likely to have similar difficulty navigating these documents. Rather than having a URP plus five modification documents to review, having a single document to refer to will make this interpretation of the URP much more clear for all participants. Alternatively, it may be easier or clearer to amend the NCCDs. The City's Legal and Planning & Development Review departments should be consulted regarding the preferred process for updating the information.

**Issue R-2: Commercial Design Standards (Land Development Code: Subchapter E) promote attractive but costly streetscape improvements along Study Area streets.**

Subchapter E ("Design Standards and Mixed Use") (2006; revised 2008) was adopted as part of the City's Land Development design standards and applies City-wide to most commercial projects. This Subchapter presents 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 many revisions to Subchapter E that should address various unintended consequences of the ordinance.

As presently interpreted, properties in the Study Area are subject to these standards, with East 11<sup>th</sup> and 12<sup>th</sup> Streets being considered "Urban Roadways," as are all of the intersecting north-south streets in the Study Area. 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. These standards, while promoting an attractive streetscape and environment, may be difficult for some projects in the East 11<sup>th</sup> and 12<sup>th</sup> Street Study Area to achieve at a reasonable cost. Lots are relatively shallow in many areas, and along much of 12<sup>th</sup> Street, the recently installed bike lanes have required the removal of on-street, parallel parking. Requiring properties to provide significant area and expense for sidewalks and streetscaping reduces the developable land area and adds costs, both of which affect the feasibility of development project. Even if the cost for streetscape improvements is borne largely by public funding, as suggested elsewhere in this document, the effects of Subchapter E on land area and project design may create feasibility challenges.

**Strategy R-2: Exempt the Study Area from the specific provisions of Subchapter E, and establish new standards within the NCCDs that regulate streetscape requirements in a more context-sensitive manner.**

Subchapter E provides appropriate goals for commercial streets in general, but does not necessarily reflect the unique conditions within the Study Area, including parcel dimensions, parking concerns, the presence of major electrical and telecommunication lines, etc. Within this context, certain provisions may be found to be inappropriate or present hardships for the redevelopment of East 11<sup>th</sup> and 12<sup>th</sup> Streets. The EPS Team recommends that a Study Area-specific streetscape design be prepared that balances the Subchapter E goals and specifications with the conditions of Study Area parcels (e.g., Is important development opportunity lost due to streetscape requirements, particularly in combination with potential parking approaches? Do topographic and/or utility issues present unique challenges to achieving the standards?). The resulting streetscape design standards may be added to the NCCDs for the Study Area (or included as amendments as necessary where streetscape is already addressed as in the East 11<sup>th</sup> Street NCCD), which would in effect "trump" Subchapter E because in case of conflict, NCCDs supersede the regulations of Subchapter E. The streetscape design study would then become the basis for improvements using funding sources as suggested in the "Infrastructure Issues and Strategies" section of this document.

**Issue R-3: On-street parking opportunities are limited due to roadway right-of-way sizes, curb cuts, and recently installed bike lanes.**

The City Council-adopted Bicycle Plan (2009) called for dedicated, striped bike lanes on both East 11<sup>th</sup> and 12<sup>th</sup> streets, which have recently been implemented on both streets. On East 12<sup>th</sup> Street, on-street parallel parking is now allowed only along the north side of the street, but narrow right-of-way, curb cuts, intersections, etc. result in limited on-street parking even on that one side of the street. It is desirable to increase the amount of public parking spaces on and near East 12<sup>th</sup> Street, so that this corridor can better support mixed-use commercial uses and small businesses. Ensuring easy, on-street parking in the East 12<sup>th</sup> 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 12<sup>th</sup> 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.

**Strategy R-3: Amend the NCCDs as necessary to promote additional on-street parking.**

The East 11<sup>th</sup> Street NCCD specifically recommends that on-street parking on East 11<sup>th</sup> Street and Rosewood be phased out as new developments and associated parking become available. This goal places a burden on new projects to provide more costly on-site and/or structured parking, rather than using the comparatively less costly on-street parking. Both NCCDs should 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 12<sup>th</sup> Street, immediately outside or to the south of the eastbound bike lane. In addition, allow this and any other existing or newly created on-street parking to count toward the parking requirements for the fronting uses/properties. Finally, where practicable, curb cuts should be limited to maximize the space for on-street parking.

### 3. *INFRASTRUCTURE ISSUES AND STRATEGIES*

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During the stakeholder interviews and public meetings held for the Development Strategy, numerous individuals expressed concern about the adequacy of infrastructure in the Study Area, particularly along East 12<sup>th</sup> Street. Infrastructure along East 11<sup>th</sup> Street has already been improved in recent years. Some stakeholders cited the perception of inadequate infrastructure capacity as a major deterrent to future development, believing that proposed projects would need to wait for and possibly fund upgrades to water, wastewater, drainage, and other systems in order for development to occur.

The EPS Team has conducted an assessment of the conditions and capacity of various infrastructure elements in the Study Area. Urban Design Group, the civil engineering firm on the EPS Team, reviewed system maps, met with various City and utility departments, and conducted on-site surveys of conditions for various infrastructure elements. The results of that analysis are provided as **Appendix B** to this document. Note that the EPS Team has tested the capacity of the existing systems to serve 680,000 square feet of new development on East 12<sup>th</sup> Street – sufficient for a total of roughly 350 housing units, 170,000 square feet of office space, and 170,000 square feet of ground floor retail in mixed-use building on roughly 13 acres of identified vacant and underutilized parcels (see **Figure 3**).<sup>1</sup>

In general, the streetscape and overhead utilities present significant opportunities for improvement, and upgrades to certain sections of the wastewater utilities would benefit development opportunities. Public investment in these improvements would not only visibly enhance the area but also reduce the cost burden on redevelopment projects, making them more feasible in the near term and spurring revitalization in the Study Area.

As noted in the City of Austin’s Capital Improvement Program “Needs Assessment Planning Questionnaire,” there are numerous considerations for any public funding of capital facilities. The improvements recommended below address several of these considerations, including:

- the creation of a “compact and connected Austin” by facilitating more dense development and stronger pedestrian linkages in neighborhoods near Downtown;

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<sup>1</sup> While the ultimate NCCD zoning for the area allows up to 930,000 square feet of development on these sites, the EPS Team believes the 680,000 square foot figure represents a more likely buildout scenario, given that some existing buildings will stay in place, that protected trees and other physical constraints are present on some sites, and that maximizing density would require very expensive parking and other design solutions which are not likely to be pursued by all of the potential developers of the sites. For example, the “Terrazo on 12<sup>th</sup>” project already approved for 1000-1022 East 12<sup>th</sup> Street proposes to build a total of roughly 30,000 square feet of development, though the NCCD for the site would allow as much as 100,000 square feet. As such, the EPS Team believes our “buildout” scenario is reasonably aggressive as a metric for assessing the adequacy of infrastructure for future development.





INVENTORY OF PROPERTIES AND BUSINESSES  
East 11th and 12th Street Redevelopment Strategy

Prepared by McCann Adams Studio

AUGUST 25, 2011



Figure 3



- the potential to create “green infrastructure” through streetscape design;
- the potential to grow and invest in Austin’s economy by facilitating new development in an underutilized commercial corridor;
- investment in projects prioritized in an adopted “neighborhood plan” (the Central East Austin Master Plan from 1999);
- “facilitate private investments that will produce jobs ... and/or grow local business”;
- “provide infrastructure to a previously underserved geographic area or population, directly contributing to mixed-use development, and directly contributing to the preservation or vitality of cultural or historical assets, sense of place, or neighborhood character”; and would represent
- “significant progress toward achieving departmental business goals or priorities” (NHCD’s implementation of the Commercial Revitalization program for East 11<sup>th</sup> and 12<sup>th</sup> Streets).

The EPS Team believes these recommended infrastructure improvements are highly critical to the Development Strategy, and should be given strong near-term consideration for public funding given how many stated community objectives can be advanced through their implementation.

**Issue I-1: Infrastructure upgrades are costly, and materially affect the feasibility of new development.**

Throughout the City, the typical approach for infrastructure upgrades involves a review of the adequacy of infrastructure as projects are proposed, and the formation of agreements to extend services in locations where inadequacy is observed. The means of payment for these service extensions can vary from one system to another. For example, Austin Energy typically funds the extension or upgrade of electrical utilities as a capital cost, as their mandate is to provide adequate service and they are funded through user fees. By contrast, Austin Water Utility typically requires developers to fund water and wastewater system upgrades required to serve new projects, though the Water Utility may participate in the cost to the extent that the improvements serve a greater region or address deferred maintenance issues.

When developers or property owners must fund improvements, the added costs create a higher threshold for project feasibility. For example, a system upgrade that costs \$50,000 for a 10-unit townhome project would add \$5,000 apiece to the costs of each townhome. The developer would then need to be able to achieve sale prices of at least \$5,000 more per unit than a similar project built on a site that already had adequate infrastructure. If the infrastructure upgrades can be avoided or funded through other means, the townhome project would be able to offer more competitive pricing, and thus be more attractive to investors and more successful at revitalizing the area. On sites that have already existing uses, this same dynamic of added infrastructure costs for new projects can make the difference between achieving redevelopment and maintaining the status quo.

**Strategy I-1: Secure at least \$5 million in public funding allocations for streetscape improvements on East 12<sup>th</sup> Street.**

The development on East 11<sup>th</sup> Street in recent years has benefitted from a City investment in streetscape improvements, including sidewalks, lighting, street furniture, transit facilities, etc. The City has also invested in streetscape improvements on East 7<sup>th</sup> Street. As another major east-west corridor in East Austin, East 12<sup>th</sup> Street would also benefit from City investment in streetscape improvements.

The EPS Team recommends that the City establish CIP funding to design and implement streetscape improvements on East 12<sup>th</sup> Street. The design should be respectful of the unique property conditions and context on East 12<sup>th</sup> Street, as noted under the "Regulatory Issues and Strategies" chapter. The actual implementation may be conducted over a number of years, as projects on adjacent redeveloping parcels get underway. This delayed implementation approach would allow the landowners and property owners to design and construct projects without potentially disrupting recently constructed streetscape improvements. As such, the CIP funding would be identified and sequestered for this purpose in the near term, but could be made available over time.

A comprehensive design for streetscape on East 12<sup>th</sup> Street has not been conducted as part of this study, but based on the costs of streetscape upgrades for East 7<sup>th</sup> Street, the EPS Team has estimated that the cost of such improvements on East 12<sup>th</sup> Street could be \$5 million or more.<sup>2</sup>

**Strategy I-2: Seek at least \$4 million in public funding for utility undergrounding on East 12<sup>th</sup> Street.**

Urban Design Group has determined that the existing electrical utility capacity in the Study Area exceeds the needs of any reasonable future development scenario. However, the East 12<sup>th</sup> Street corridor has many utility poles and electrical and/or telecommunications wires, creating visual clutter and in some cases potentially diminishing the development potential of certain sites. For example, wires may present an unattractive foreground view for any upper-floor residential units, which may then require a setback for those units that reduce the overall achievable density on the site. Moreover, the aesthetic and economic value of underground utilities is empirically indicated by the prevalence of underground utilities in new construction projects.

If underground utilities – which are roughly 33 percent more costly to install than overhead wires<sup>3</sup> – were not expected to confer added value to adjacent properties, developers would not voluntarily pay the premium to install them underground. Instead, underground utilities have become the norm for new subdivisions, as witnessed at the Mueller project in East Austin.

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<sup>2</sup> Urban Design Group has indicated that the costs of East 7<sup>th</sup> Street sidewalks, landscaping, pavers, crosswalks, wayfinding, public art, etc., was roughly \$8.5 million for 1.25 miles. The East 12<sup>th</sup> Street section of the Study Area is roughly 0.75 miles long, so a pro rata cost for similar improvements would be roughly \$5 million.

<sup>3</sup> Florida Power & Light "Overhead and Underground Electrical Service FAQs"  
<http://www.fpl.com/faqs/underground.shtml>



Indeed, one study indicates that 90 percent of new subdivisions install underground utilities, even when they have the option to provide less costly overhead utilities.<sup>4</sup> Another study indicates that proximity to overhead utilities may reduce property values by 3.25 percent compared to similar properties farther from those utilities.<sup>5</sup> Finally, the City of Austin's investment in utility undergrounding on East 11<sup>th</sup> Street and East 7<sup>th</sup> Street in recent years indicates that such improvements are recognized as adding aesthetic and economic value to adjacent properties and contributing to area revitalization.

The EPS Team recommends that the City establish Capital Improvement Program funding to design and implement the undergrounding of utilities on East 12<sup>th</sup> Street. Specifically, the electrical distribution lines and various telecommunication lines (cable, phone, etc.) should be placed underground. The transmission lines, located higher above the street on poles set farther apart, may or may not be able to be placed underground due to constraints on space required for their "hotter" wires. If not, the relocation of the lower wires and their poles would still remove most of the utility lines on East 12<sup>th</sup> Street.

A comprehensive design for utility undergrounding has not been conducted as part of this study, but Urban Design Group – with Austin Energy's input—has estimated in **Appendix B** that the cost of such a project could be \$4 million or more.<sup>6</sup> Austin Energy does not fund utility undergrounding with its own revenues as a general practice, and the telecommunication services would be unlikely to volunteer funding for such improvements so the funding would need to come from either the City or local property owners or developers. As described above, a City CIP investment in these and other improvements would reduce the cost burden on redevelopment projects, making them more feasible in the near term and spurring revitalization in the Study Area. As an alternative to CIP funding, City Council could direct Austin Energy to incur these costs, with funding potentially provided as offsets to AE's contribution to the General Fund.

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<sup>4</sup> "Utility Undergrounding Programs," Sciencetech, May 2001, page 6.

<sup>5</sup> "SCC Review of Underground Electric Transmission Lines" November 13, 2006. The Joint Legislative Audit and Review Commission of the Virginia General Assembly. The study selected parcels that had their center within 750 feet wide of the overhead transmission lines – voltages of 115 kV and greater – to measure the effect of the lines on property values. 241 houses were located within this area and 1,613 houses that fell outside the buffer were used for this analysis.

<sup>6</sup> Though estimated independently, this figure seems reasonable given that a current streetscape and utility undergrounding project for 0.93 miles of Rio Grande Street sums to \$11.2 million, representing a total cost of roughly \$12 million per mile. Pro-rating this total figure for the 0.75-mile segment of East 12<sup>th</sup> Street would result in total cost of \$9 million for both streetscape and utility undergrounding on East 12<sup>th</sup> Street. Then, subtracting the \$5 million figure for East 12<sup>th</sup> Street streetscape alone (estimated previously based on costs on East 7<sup>th</sup> Street), a total of \$4 million would remain for utility undergrounding. See <http://www.statesman.com/news/local/11-key-road-projects-in-works-for-2012-2075582.html> for more detail on the current Rio Grande Street project.

**Strategy I-3: Secure at least \$1 million in public funding allocations to assist with wastewater infrastructure upgrades.**

At the present time, the wastewater system appears to be generally sufficient for current development on East 12<sup>th</sup> Street. However, the area between Chicon and Poquito has a 6-inch line in the alley south of East 12<sup>th</sup> Street that would need improvement for virtually any amount of new development to occur in that specific location. The older existing section of 6- and 8-inch lines in E. 12<sup>th</sup> Street west of San Bernard, while still providing excess capacity for some future development, will require future upgrade due to its size and age. In sum, these two areas represent roughly 2,000 linear feet of wastewater lines that would benefit from upgrades to accommodate new development capacity. As discussed in **Appendix B**, Urban Design Group has estimated the cost of these upgrades at roughly \$1 million. The Austin Water Utility has its own CIP funding, from which resources could be directed toward these improvements to replace the aging infrastructure and facilitate future investment.

In total, the EPS Team is recommending that the City seek at least \$10 million in funding the design and construction of infrastructure improvements on East 12<sup>th</sup> Street. Our preliminary estimates assume this figure may include \$4 million for utility undergrounding, \$5 million for streetscape, and \$1 million for wastewater infrastructure upgrades. Broadly speaking, if this \$10 million investment had to be borne by the 680,000 square feet of new development estimated to be achievable the 13 acres of underutilized land on East 12<sup>th</sup> Street, such costs would add roughly \$15 per building square foot—a significant cost that affects project feasibility.

Please note that the cost estimates herein are provided at a very high level without the benefit of having a specific utility or streetscape design work, and that the order of priority may shift as actual development projects are proposed and constructed.

## 4. *BUSINESS ISSUES AND STRATEGIES*

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East 11<sup>th</sup> and 12<sup>th</sup> Streets are both significant east-west routes leading in and out of Downtown Austin and the Texas Capitol Complex, just a few blocks west of IH 35. Each street historically served as commerce centers for the East Austin neighborhood, but underwent change and decline over the past several decades, leading to some buildings and parcels falling into disrepair. More recently, the demographics of the neighborhood have shifted dramatically, with rapidly rising income levels and signs of investment in the residential neighborhoods surrounding the commercial streets. This local demographic change – combined with the strength of the Austin market generally and the Study Area’s advantages of proximity to the region’s employment, cultural, political, and educational centers – suggests that the area is poised for growth in the retail and office sectors.

The City of Austin, with assistance from Federal funding sources, has been able to acquire a variety of properties in each corridor to clear “slum and blight” conditions, and has succeeded in fostering the development of two new office buildings with ground floor retail (the Street-Jones and Snell Buildings on East 11<sup>th</sup> Street). The City has also assisted in the rehabilitation of older properties and developed small community parking lots on both East 11<sup>th</sup> and 12<sup>th</sup> Street. Associated with these improvements, some business activity has grown in the area, including several restaurants (and food trucks) and new professional service offices. Thus far, these new uses seem to have complemented rather than displaced longer-term businesses in the area, many of which serve the African American community in the Study Area and throughout East Austin. The development of the African American Cultural and Heritage Facility on East 11<sup>th</sup> Street and the formation of the African American Cultural Heritage District will further acknowledge and celebrate that aspect of East Austin’s historical and continuing demographic profile and diversity.

The Central East Austin Master Plan (adopted by City Council in 1999) expressly states that East 11<sup>th</sup> Street and East 12<sup>th</sup> Street should have different commercial functions. It states:

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 NCCDs for the Study Area reinforce these distinctions, with the East 11<sup>th</sup> Street NCCD stating “The creation of this NCCD also allows the area to become a part of the vital music and arts district development,” while the East 12<sup>th</sup> Street NCCD identifies as “Prohibited Uses” certain activities that might be more regionally serving and/or disruptive to the neighborhood, such as Cocktail Lounges (on most but not all properties) and Outdoor Entertainment and Recreation. The EPS Team believes these distinctions are still valid and supportable both from a market perspective and among most community stakeholders, so we offer no recommendations to shift this general vision. Still, there are several ways in which the Development Strategy can aim to

address specific concerns about retail and business activity in the Study Area, as discussed below:

**Issue B-1: The Study Area does not feature many of the goods and services used regularly by local residents.**

The stakeholder interview process and market survey revealed a strong desire to increase the availability of neighborhood retail services (see survey results in **Appendix E**). The community once had a grocery store at the “hinge” site connecting both East 11<sup>th</sup> and East 12<sup>th</sup> Streets at IH 35, but that Safeway closed and has not been replaced. At present, the nearest full-size supermarkets are the HEB at East 7<sup>th</sup> Street and Pleasant Valley Road, and the Whole Foods Market on the other side of Downtown at 6<sup>th</sup> and Lamar. Many community members report shopping most frequently at the HEB on 41<sup>st</sup> Street and Hancock Center, and within two years, another HEB is expected to be open at Mueller, posing more competition for groceries in the East Austin market. While the EPS Team’s market analysis indicates that a full-size supermarket (typically 50,000 square feet or more) is unlikely to be supportable in the Study Area due to the presence of these large competitors, we do believe that a smaller-scale grocery store in the 10,000 to 25,000 square foot range – larger and with more product diversity than a convenience store – would be supportable, particularly as the local population grows through new housing and employment development. Grocery stores typically anchor neighborhood retail nodes, and can attract sufficient patrons that other retailers such as dry cleaners, coffee shops, casual restaurants, etc.

**Strategy B-1: Dedicate staff resources and provide public financial support to attract a grocery store to the Study Area**

The attraction of a grocery store to the Study Area can have a uniquely positive impact on the retail and business prospects for the area. Such a store would also significantly enhance the quality of life for neighborhood residents, many of whom are lower-income and may not have convenient access to high quality foods that are mostly available outside the neighborhood. The EPS Team recommends that the attraction of a grocery store to an East 12<sup>th</sup> Street location be a top priority for the Development Strategy. Success in this effort would directly respond to the long-standing vision of having East 12<sup>th</sup> Street be a commercial corridor serving the local community.

The EPS Team believes the primary opportunity site for a “mid-sized” grocery store (20-25,000 square feet) is on the “hinge” site between East 11<sup>th</sup> and East 12<sup>th</sup> Street (where the Safeway used to be). Elsewhere in the East 12<sup>th</sup> Street corridor, assemblies of certain underutilized privately held sites such as the northwest corner of East 12<sup>th</sup> and San Bernard, or the southwest or southeast corners of East 12<sup>th</sup> and Chicon, may be able to accommodate a smaller grocery store (say, 10,000 square feet). The publicly-held “Tract 5” site at East 12<sup>th</sup> and Angelina may also be large enough to support a small grocery store, although it’s location may not be ideal. In each case, the zoning for the site allows for a mixed-use development that may offer financial opportunity to support the grocery store through the value of residential space above or alongside. The City can advance this goal through the following actions:

1. Contact the owners of the identified properties to express interest in supporting grocery store development on their site, and gauge their interests and constraints (e.g., existing leases, future development plans, etc.).

2. Coordinate with providers of New Markets Tax Credits, agents of the federal Healthy Food Financing Initiative,<sup>7</sup> or other potential participants to determine the extent of such financial incentives that may be available to a grocery store project, and the terms under which such a project would need to be financed and/or operated.
3. Contact representatives from operators of smaller grocery stores currently or potentially active in the Austin market (Wheatsville Co-Op, Trader Joe's, etc.) to provide information about the neighborhood and greater market area (including both east and west of IH 35), plans for improvements in the Study Area, and the potential availability of sites and financial incentives.

**Issue B-2: The local businesses that have long formed the economic backbone of these streets could be displaced by future development.**

Almost all of the businesses currently operating on East 11<sup>th</sup> and 12<sup>th</sup> Street are locally-owned, rather than being national chain stores or businesses. Most stakeholders in the community have indicated a desire to maintain this characteristic of locally-owned businesses as development occurs in the future. However, as the Study Area continues to improve and becomes increasingly attractive to developers and businesses, it is likely that some of the private properties leased to locally owned businesses will be offered for redevelopment. The financing dynamics of commercial development often lead investors to seek commitments from highly credit-worthy tenants prior to initiating construction, and this often causes private developers to seek chains or employers with better capitalization, rather than "Mom-and-Pops." If redevelopment is implemented without any means of providing space for locally-owned business, it is possible that the unique character of the Study Area as an authentic East Austin business location will be permanently compromised.

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<sup>7</sup> The federal Healthy Food Financing Initiative (HFFI) supports projects that increase access to healthy, affordable food in communities, often referred to as food deserts, that currently lack these options. These communities typically have high concentrations, 40 percent or more, of low incomes residents who live more than one mile from a grocery store. In these communities, healthy food options are hard to find or are unaffordable; residents must rely on fast food restaurants and convenience stores that offer little or no fresh food.

Through a range of programs at the U.S. Departments of Agriculture (USDA), Treasury, and Health and Human Services (HHS), HFFI expands the availability of nutritious food, including developing and equipping grocery stores, small retailers, corner stores, and farmers markets selling healthy food. The initiative utilizes a mix of federal tax credits, below-market rate loans, loan guarantees, and grants to attract private sector capital to aid investment. These funds support major projects including construction or expansion of a grocery store as well as small-scale investments to help place fresh produce in convenience stores.

**Strategy B-2a: Encourage local business in new development on publicly-held parcels.**

Several of the major redevelopment projects in the Study Area – both on East 11<sup>th</sup> and East 12<sup>th</sup> Street – will occur on land currently controlled by the City. In numerous other development projects involving City land, development agreements have been created whereby the private developers of the land purchased from the City are required to offer a certain proportion of the retail space within those projects to locally-owned businesses. Such requirements were implemented for the Second Street District in Downtown, are expected at the Energy Control Center site in Downtown, and should be placed on new development projects on publicly held parcels in the Study Area. Specifically, the EPS Team recommends that RFPs encourage that at least 50 percent of any retail space developed on these sites be offered to locally-owned businesses.<sup>8</sup> Such a proportion would allow developers to generate some leasing activity relying on the financial strength of larger retailers, while still ensuring that a substantial proportion of new space would be occupied by local businesses. Proposals that commit to even higher proportions of local businesses should be granted stronger consideration in the development selection process.

**Strategy B-2b: Encourage the creation of business space available at reasonable rents on publicly-held parcels.**

It is one thing to populate new retail space with proven and reasonably well-capitalized local businesses that have a regional following; it is another to ensure that existing businesses in the Study Area are given an opportunity to remain in the neighborhood if their space is eliminated through redevelopment. Many of these businesses are paying relatively low rents at present, and could not be expected to pay the same “market rates” as other, more prominent businesses. The EPS Team does not recommend any City-led effort to establish specific local businesses as having priority in current private properties or future private projects, as such decisions will and should be made by developers, lenders, and investors. However, on City-controlled parcels, the EPS Team recommends that development solicitations should specify a preference for projects that incorporate retail and/or employment space (office, live/work, etc.) that will be offered at prices similar to current rents for older properties in the Study Area. While not being a “mandatory” project element, such “below-market-rate” commercial space could be regarded as a “value-added” component of any proposed development, with the proportion of space, the depth of the discount from market rates, and the duration of such discounts being factors for consideration in evaluating proposals.

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<sup>8</sup> As stated in the Energy Control Center Master Development Agreement, “local businesses” are defined as companies controlled and at least 51% owned by a person or entity residing or having its principal place of business in the Austin – San Marcos, Texas Metropolitan Statistical Area; or whose business headquarters or first retail location is located in the MSA.

**Strategy B-2c: Advertise and mobilize the many business support resources already available through City and other programs.**

The City and other agencies offer numerous programs that can support existing or growing businesses. These include everything from development fee waivers (through Planning and Development Review) to sales and use tax refunds (through the Enterprise Zone) to low-interest loans for capital or working capital (through the Community Preservation and Revitalization program and many others) to technical support for financing, business development, and real estate development. This Development Strategy is not recommending still more programs, but does recommend that the many resources available to existing and potential businesses be advertised and communicated through workshops and/or one-on-one outreach efforts.

## 5. HOUSING ISSUES AND STRATEGIES

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The Study Area lies within a rapidly changing area of Austin. Historically it has been an area with high minority populations; however, recent data indicates that minorities are moving out of the neighborhoods immediately surrounding the Study Area. Between the years of 2000 and 2010, the US Census shows that the percentage of White people in these neighborhoods has increased from 22 to 51 percent, while the percentage of Blacks has diminished from 43 to 26 percent.<sup>9</sup> At the same time, income levels have increased dramatically, with the average per-capita income rising by 64 percent in the Study Area neighborhoods, compared to only a 24 percent rise in the City overall. Finally, the types of households in the neighborhoods have shifted dramatically, as “family” households comprised 62 percent of all households in 2000, but only 44 percent in 2010. These changes are not due primarily to the addition of new population in the area – the total population has increased by only 2.5 percent in those ten years. Instead, these changes indicate a trend of former residents moving out and being replaced by new residents who are demographically different.

The Development Strategy must recognize this dynamic context, and seek to capitalize on the ongoing trends while also addressing the implications of such change for long-time residents.

**Issue H-1: Business development and general vitality in the Study Area can be dramatically enhanced through the addition of more housing.**

Any neighborhood-serving retail business seeking to locate in the Study Area will first assess the size and characteristics of the local market. A grocery store, for instance, will need to know that there are enough people and enough spending potential within a given area in which the store will serve as the first choice for food purchases. By adding housing to the Study Area, the spending potential in the neighborhood can be increased, while maintaining the character and density of the neighborhoods surrounding the commercial corridors. In addition, more housing would mean more residents participating in community life, activating streets that currently have little pedestrian activity, watching for criminal activity, and other results that can enhance the vitality of the community. Perhaps most importantly, housing in the neighborhood has shown strong market potential, with home prices and rents rising quickly and being much more competitive in the regional market than local retail or office prices have been in recent years. As such, housing development has the most near-term potential to catalyze change in the Study Area, as it can be developed on land that is currently vacant or underutilized and it may yield adequate financial returns to allow for other community-desired features, such as ground-floor retail space.

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<sup>9</sup> This data pertains to Census Tracts 8.03, 8.04, and 9.01



**Strategy H-1a: Dispose of public land as soon as possible, to allow developers to produce infill development that increases the local population.**

Some parcels on both East 11<sup>th</sup> and East 12<sup>th</sup> Streets have been held by the City or the URA for more than a decade. To date, only a few of those parcels have actually been developed. Disposition of those parcels should be prioritized, and housing presents a strong market opportunity to all of the City/URA-owned sites. Because these two streets are envisioned as commercial corridors and business locations, not just locations for housing, mixed-use development projects should be prioritized. More specific recommendations for the publicly held parcels are provided in the "Disposition Issues and Strategies" chapter of this Development Strategy.

**Strategy H-1b: Allow housing of either for-sale or rental tenure on publicly held properties.**

Several community members have expressed an interest in prioritizing for-sale housing, under the common and understandable belief that homeowners will be more invested in the community for the long-term, and may offer more support for local businesses because they will have higher incomes. This second notion is not necessarily accurate; the Robertson Hill apartment complex is currently asking roughly \$2,000 per month to rent a two-bedroom apartment – an amount indicative of a household earning roughly \$80,000 per year.<sup>10</sup> Moreover, the current market for rental housing is very strong in Austin, with rapid rent escalation and very low vacancy rates. Developers are responding to this market opportunity throughout the City, and the Study Area would be an attractive location for new renters, given its proximity to Downtown, the University of Texas, and other activity centers. Finally, the Study Area does not have an over-abundance of market-rate rental housing presently. The percentage of renters in the Study Area neighborhoods (58 percent in 2010)<sup>11</sup> was only slightly higher than in the City overall (53 percent), and this includes the subsidized low-income housing units in the neighborhoods. For these reasons, the EPS Team recommends that rental housing be allowed on the publicly held land, rather than insisting on for-sale housing on all such properties. This flexibility will allow developers to respond to the near-term market opportunities, and most likely will allow development and revitalization to occur more rapidly, given the continuing weakness in the for-sale housing market.

**Issue H-2: The Study Area neighborhoods have more than their "fair share" of subsidized housing.**

Many stakeholders noted that the neighborhoods surrounding the Study Area have a high concentration of subsidized housing units, compared to the City overall. The EPS Team has confirmed this impression, as the City's inventory of subsidized affordable housing indicates that 14 percent of all units within the three Census tracts comprising and immediately surrounding the Study Area and 16 percent of all units in ZIP Code 78702 (Central East Austin) are part of

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<sup>10</sup> Rental tenants' income calculated assuming 30 percent of annual household income is spent on rent.

<sup>11</sup> This data pertains to Census Tracts 8.03, 8.04, and 9.01

official affordable housing programs, compared to only 6 percent Citywide.<sup>12</sup> The concentration of lower-income households and affordable housing in East Austin has been studied as part of a national review of poverty by the Federal Reserve.<sup>13</sup> The unusual concentration of affordable housing in the Study Area and surrounding neighborhoods limits the spending potential for local businesses, compared to what might be possible with more market-rate housing.

**Strategy H-2: Encourage the construction of mixed-income housing rather than 100 percent affordable projects at very-low incomes.**

As the publicly held parcels are offered for development, priority should be placed on creating housing for a mix of income levels, rather than creating further concentration of very low-income households. The EPS Team recommends that any future rental development on these parcels require a modest level of affordable housing, but be primarily market rate. The City has already embraced this general concept, as the 2008 Request for Proposals for Block 16 required any proposal containing rental housing to provide only 10 percent of their units at prices affordable to households earning up to 60 percent of Median Family Income. The lone recommended exception to this general approach for rental projects is the potential for an affordable senior apartment development, as cited in Strategy H-3b, below. Affordable *for-sale* developments targeting somewhat higher income levels (say, 60 to 100 percent of Median Family Income) may also be appropriate in the Study Area, as they can respond to the market need for family housing as discussed under Strategy H-3a, below, while also reaping the benefits of additional homeownership at moderate income levels in the neighborhood. More specific recommendations for the publicly held parcels are provided in the "Disposition Issues and Strategies" chapter of this Development Strategy.

**Issue H-3: Family households and seniors have been leaving the Study Area neighborhoods.**

The United States Census differentiates between "family" and "non-family" households, and indicates that the number of "family" households in the Study Area neighborhoods has diminished in absolute numbers and as a proportion of all households in the past decade. Related to this, the Census indicates that the number of children under age 18 diminished by 35 percent between 2000 and 2010, despite 2.5 percent overall population growth.<sup>14</sup> The reduction of local family households means a change in the community dynamic, as family households generate different types of local activity than non-family households. Family households enroll their children in school, participate in different community events and programs, have different retail and service needs, etc. Similarly, the Census indicates that the number of people age 65 and over dropped by 38 percent between 2000 and 2010. The reduction of these older residents

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<sup>12</sup> Census Tracts 8.03, 8.04, and 9.01 have 410 units and ZIP Code 78702 has 1,275 units identified as being funded or operated through the Austin Affordable Housing Corporation, AHFC, HACA, HATC Public Housing, Project-Based and 202 Section 8 programs, and LIHTC units. The entire City has 17,983 such units, according to NHCD.

<sup>13</sup> "The Enduring Challenge of Concentrated Poverty in America," 2006.  
<http://www.frbsf.org/cpreport/>

<sup>14</sup> This data pertains to Census Tracts 8.03, 8.04, and 9.01

means a loss of the history of the neighborhood, and lost connections to local businesses, institutions, and places of worship.

**Strategy H-3a: Support the construction of family housing by encouraging larger units within new projects on publicly held parcels.**

The provision of housing suitable to families can be a stabilizing influence in the community, as families tend to stay in their neighborhoods due to important local ties to schools, churches, etc. The Austin "Families and Children Task Force" provided a report to City Council in 2008 that states:

"New condominium developments are displacing child care facilities and affordable housing, and the new developments are being designed for singles, childless couples, and empty nesters—not families with children. While many families with children do want to live downtown and in the urban core, these areas offer few affordable options and amenities for families."<sup>15</sup>

While the Development Strategy generally seeks to maximize new households to support commercial activity in the Study Area, the EPS Team recommends that new projects on publicly held parcels be encouraged to provide at least 10 percent of their units as three or more bedrooms. Greater numbers or percentages of these larger units should be considered a "value-added" proposition that will be reviewed favorably in consideration of proposals. Even greater value should be placed on proposals that will offer larger units at prices affordable to households at 60 to 80 percent of Median Family Income, as such units can serve as a housing stock for families seeking to transition to homeownership while remaining in the local community rather than relocating to lower-cost suburban locations.

**Strategy H-3b: Provide financial support for the development of a senior housing facility in the Study Area.**

The City has studied the effects of gentrification and recommended mitigation approaches in the past, and this Development Strategy does not aim to address this very important but highly complex issue comprehensively, through tax policy changes, land trusts, and/or other means that would venture into the neighborhoods. Rather, the Development Strategy remains focused on the Study Area itself, and the EPS Team recommends that the City pursue the development of a new senior housing facility.

Many of the Study Area's seniors have resided in the neighborhood for many years, and represent its historical lower-income population rather than the increasingly prosperous residents of today. As property values have risen, some of these lower-income seniors are reported to have faced the conundrum of paying very high property taxes to stay in the neighborhood, or selling their property for profit but relocating outside their long-time neighborhood. As noted above, the senior population in the Study Area neighborhoods diminished dramatically as the area's gentrification continued between 2000 and 2010. During the same years, housing accessible to seniors or assisted living for seniors were identified as major areas of need

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<sup>15</sup> Page 3 of the Families and Children Task Force Report Recommendations, June 24, 2008.  
[http://www.ci.austin.tx.us/council/downloads/factf\\_report.pdf](http://www.ci.austin.tx.us/council/downloads/factf_report.pdf)

throughout Austin, according to the Comprehensive Housing Market Study conducted for the City.<sup>16</sup>

In addition to some of the publicly held parcels (most notably, "Tract 5" on East 12<sup>th</sup> Street), the private properties at the "hinge" site next to IH 35 or at the intersection of East 12<sup>th</sup> and Chicon may be viable candidates for such a project. Offering City subsidy or other funding assistance for such a project could help to spur redevelopment of those catalytic sites, and could also serve to enhance the feasibility of ground floor retail components, such as the desired grocery store.

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<sup>16</sup> Comprehensive Housing Market Study conducted by BBC Research & Consulting in 2008.  
[http://www.ci.austin.tx.us/housing/downloads/comphousingstudy\\_demograph.pdf](http://www.ci.austin.tx.us/housing/downloads/comphousingstudy_demograph.pdf)

## 6. *DISPOSITION ISSUES AND STRATEGIES*

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Multiple parcels in the Study Area are currently vacant or underutilized. Many of these parcels are owned by private interests, but some are controlled by the City or the Urban Renewal Agency. These publicly held parcels represent opportunities for direct action by the public sector to catalyze desirable development in the near term.

**Issue D-1: Due to delays in getting them developed, some publicly held parcels have not optimally contributed to the revitalization of the Study Area.**

Some of the publicly held parcels were acquired in the mid-1990s, and have not yet been developed. Numerous factors have contributed to these delays, including political and organizational issues as well as market and financing issues. The sites' vacancy remains a problem for this community, as it represents an opportunity cost as well as perpetuating negative images of disinvestment in the corridors. Below, the EPS Team provides recommendations for each of six development sites held by the public sector in the Study Area (see **Figure 2**).<sup>17</sup> Please note that these recommendations assume that the City and community will be granted ample time to conduct the activities. If the Federal funding sources require disposition of land or repayment of the funding more quickly, the City may need to sell the land through a standard competitive bidding process, with the land being subject to the current regulatory constraints.

**Strategy D-2a: Update and re-issue the Block 16 Request for Proposals (RFP).**

This partial block is located on the north side of East 11<sup>th</sup> Street, and is the location for the African American Cultural Heritage Facility, currently under construction. In 2008, the City on behalf of the URA issued an RFP for Block 16 seeking development of a mixed-use project that met the standards of the URP and the NCCD, and offered certain benefits of affordable housing, green building, job creation, etc. At that time, only one developer submitted a proposal, and it was rejected due to questions regarding the certainty of financing for the project. The EPS Team has reviewed the RFP and found it consistent with reasonable standards and practices for the disposition of public land in Austin. With a more stabilized market condition than existed in 2008 – as well as the advancements made on developing the adjoining properties – the EPS Team believes a very similar RFP would attract more developer/investor interest than it did in 2008, and recommends that it be updated and re-issued in early 2012. One recommended improvement to the RFP would be to indicate the City's willingness to be flexible on the terms of payment for the land, including ground leasing options, deferred payment until commencement of construction, etc. Such flexibility in land payments have been used to advance public/private development in other Austin projects. Another suggested improvement would be to incorporate the provisions for development on public parcels in this Development Strategy into the RFP, including goals for 50 percent of retail space to be leased to local businesses, for at least 10 percent of any residential units to be three or more bedrooms, etc. Clearly, projects that provide

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<sup>17</sup> As requested by community members, **Appendix C** provides documentation of the Federal funding status of the publicly held parcels.

synergies with the African American Cultural and Heritage Facility should be prioritized on this site. Examples of such synergies may include public art components, performance space, non-profit office space, restaurants or retail for event attendees to patronize, etc.

**Strategy D-2b: Develop the envisioned townhomes or live/work lofts on Block 17.**

Block 17 lies directly north of the Street-Jones and Snell Buildings, and is a very shallow strip of land fronting on Juniper Street. The site is planned for townhomes or live/work lofts, and the URP (under Modification #2) indicates that up to 18 such units could be developed. The EPS Team recommends that the City expedite development as envisioned on this parcel, either with AHFC managing the development or contracting with another developer.

**Strategy D-2c: Consider amending the URP for Block 18 to be similar to Block 16, and issue an RFP for mixed-use development on Block 18.**

Block 18 lies just east of the Snell Building and includes the historic Victory Grill and the historic "East Room." The site is also currently used for some food trucks and an outdoor entertainment venue. The original plan for the 1.6-acre site in the URP called for "Entertainment Oriented Retail and Office," with up to 80 community parking spaces. Subsequently, URP Modification #1 has added provisions for townhomes facing Juniper Street, increased the allowable commercial square footage, and increased the number of required community parking spaces to 135-150. Modification #5 eliminated most of the specific "Project Control" requirements for Block 16, so that at present there are no specific numbers of commercial square footage, housing units, residential or community parking spaces, etc. However, no such modification has thus far been made for Block 18, so all of the controls listed in Modification #1 still persist. As noted in the "Regulatory Issues and Strategies" section of this Development Strategy, a strict interpretation of the existing regulations for Block 18 may actually require those 135-150 "community parking spaces" above and beyond what may be required for the site's development itself, due to a change to the definition of "community parking spaces" in the URP.

The EPS Team recommends that the community strongly consider removing the Project Controls for Block 18, similarly to the changes made to Block 16. This action will invite more flexibility and creativity in crafting a proposal for development on the site. Then, the City should issue an RFP for Block 18 that is similar in content to the RFP for Block 16. Of course, the two historic structures on Block 18 will need to be preserved, and the RFP should stipulate that expectation. Otherwise, the terms for green building standards, affordable housing, local business preferences, payment of the appraised land value, etc., should all be similar to the requirements and preferences in the Block 16 RFP. Developers should be encouraged to reflect the general character of the current URP vision for the site (prior to the amendments suggested above), to provide parking beyond what is required for on-site uses, and to propose creative ways to support the historic buildings, including physical improvements, parking provision, programming concepts that capitalize on the African American Cultural Heritage District, etc.

**Strategy D-2d: Consider amending the URP for Tract 12 to allow mixed-use development and/or ground floor commercial space, and issue an RFP.**

Tract 12 is already improved and platted for the development of 10 townhomes on East 12<sup>th</sup> Street between Curve and Waller Street. The URP, under Modification #3, allows only townhomes for this particular site, though the general area in which it lies ("Project Number 12-3") allows mixed-use on nearby parcels. The EPS Team recommends that the URP Project Controls for this site be eliminated in favor of the allowances of the NCCD, or at least that they be amended to allow "Mixed Use" or "Live/Work" space in addition to townhomes. Even if the future development generally resembles townhome-style residential product, this suggested amendment would allow developers to provide ground floor commercial spaces within their units. Whether or not these spaces are actually used for commercial purposes by every owner or tenant, their availability will allow for a continuation of generally desired commercial activity on the East 12<sup>th</sup> Street frontage, as the market grows. Following this modification, the City should issue an RFP for development of Tract 12 that adheres to the NCCD and amended URP, encourages units large enough for families, and encourages "duck-in parking" along both Curve & E 12<sup>th</sup> Streets (see **Figure 4**).<sup>18</sup>

**Strategy D-2e: Consider amending the URP for Tract 13 to allow streetfront commercial and community parking spaces, and issue an RFP for ground leasing opportunities**

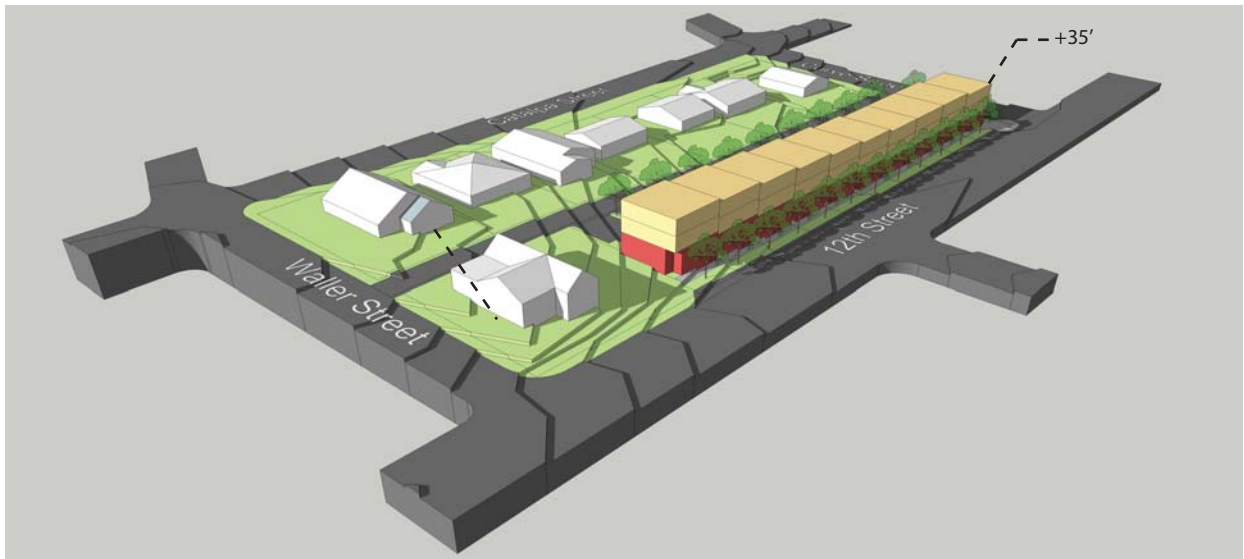
Tract 13 is located between Waller and Navasota Street on the south side of East 12<sup>th</sup> Street. The URP indicates that this site is planned for five single family homes, but the EPS Team believes the site is ill-suited for such homes because of its narrow width between Waller and Navasota. Each single family lot would have a front yard on one of those streets and a back yard on the other. Meanwhile, the URP has been amended to allow publicly-funded community parking on the *north* side of 12<sup>th</sup> street in this same area. That northern site includes Urban Renewal Agency land at 1120 East 12<sup>th</sup> Street (discussed below) that could be combined with adjacent parcels to facilitate a large-scale development. Tract 13, on the other hand, cannot be combined with adjacent parcels. The EPS Team believes that this Tract 13 site would make more impact on the community if it offers a combination of commercial activity and community parking, plus potential for some open space. McCann Adams Studio has sketched two alternatives for this site, both featuring a 2,000-square foot commercial space or "pavilion" on the East 12<sup>th</sup> Street frontage. In one sketch, the remaining space on the southern end of the site is developed as community parking, in which 20 cars can be accommodated. In the other sketch, community parking is provided as 18 "duck-in" parallel parking spaces on either side of the site, and the site's interior is a green space that could be used for a variety of community purposes (see **Figure 5**). The EPS Team recommends that the URP be amended to allow retail, mixed-use, and community parking on this Tract 13 site. Then, the City should issue an RFP for ground leasing opportunities for the site. The City can then dedicate the revenues achievable

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<sup>18</sup> Note that if the site is developed for uses other than affordable housing (with or without ground-floor commercial space), the value achieved for the site may need to be returned to the federal government, as federal funding was used to acquire and improve the site.

Figure 4

## Tract 12: 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



Figure 5

## Tract 13: 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

Figure 5

## Tract 13: 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

through the leasing opportunity to the modest improvement of the site for community parking, or forego receipt of those lease revenues in exchange for the lessee's capital investment in such improvements.<sup>19</sup>

**Strategy D-2f: Sell the small public parcel at 1120 East 12<sup>th</sup> Street**

The Urban Renewal Agency controls the site at 1120 East 12<sup>th</sup> Street, on the northwest corner of East 12<sup>th</sup> and Navasota. The URP allows mixed-use development and/or community parking on this site. This parcel is well-located but modestly sized (0.3 acres), and has limited development potential as a stand-alone site, although it could easily be combined with adjacent parcels to the immediate west to yield a large development parcel. Rather than aiming to achieve unlikely results on this parcel alone through a complex RFP process, and rather than having the public sector acquire still more land in the Study Area, the EPS Team recommends that this parcel be offered for sale to the highest bidder. This can be accomplished relatively quickly, and will place the land into the hands of a private investor, who must navigate the established development regulations and process.

**Strategy D-2g: Prepare an RFP for mixed-use development on Tract 5**

Tract 5, which includes 1320 to 1336 East 12<sup>th</sup> Street on the north side between San Bernard and Angelina, is controlled by the Urban Renewal Agency. The original URP identified this site as a location for townhomes, but Modification #3 changed the designation to mixed-use and/or commercial. Otherwise, the URP has eliminated the project controls for this site. As noted previously, senior housing represents a market opportunity in the Study Area, and the EPS Team believes Tract 5 is large enough (roughly 0.6 acres) to accommodate senior housing above retail or other pedestrian-oriented use(s) development. The community should consider whether and what type of senior housing may be appropriate for this site.

Following that discussion, the EPS Team recommends that the City prepare an RFP for this site, indicating general flexibility in its use as well as goals as suggested for other sites – community parking, local business preferences, etc. Issuance of the RFP may be appropriately delayed until further discussion of both the senior housing possibility as well as the grocery store possibility in the Study Area can be resolved.

**Strategy D-2h: Maintain existing Community Parking facilities until or unless replacements are secured**

The City has established small community parking lots on both East 11<sup>th</sup> and East 12<sup>th</sup> Streets. These lots provide a valuable resource for local businesses, and their underlying land should not be developed for other uses without having at least the same number of public parking spaces

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<sup>19</sup> Note that development of the site for uses other than affordable housing, as suggested herein, would require the repayment of federal funds used to acquire and improve the site. A City funding source would need to be identified for such repayment, unless the land is sold outright (likely without restriction to the retail and parking program suggested herein) and the land's market value returned to the federal government.

provided elsewhere in their vicinity. For example, the lot on East 11<sup>th</sup> Street may be considered for other uses only if and when a similar number of community parking spaces is provided on Block 16 and/or 18.

## 7. *EAST 12<sup>TH</sup> STREET AND CHICON*

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In stakeholder interviews and community surveys, conditions around the intersection of East 12<sup>th</sup> Street and Chicon were consistently identified as major issues affecting personal safety, property security, business prospects, development opportunities, and general quality of life in and around the Study Area.

### **Issue C-1: Criminal activity around the East 12th Street and Chicon intersection harms legitimate businesses and deters new development**

This intersection is regarded by many stakeholders as a center for drug trade and prostitution, as well as a generator of crimes against persons and property in the surrounding residential areas. The continuing presence of criminal activity at this location deters many potential customers from patronizing the local businesses, which include a variety of retailers and service providers.

#### **Strategy C-1 The City must continue aggressive law enforcement efforts around East 12<sup>th</sup> Street and Chicon**

The Austin Police Department has conducted numerous efforts to improve security and law enforcement in this area, including closure of problem houses, enforcement of trespassing/loitering prohibitions, community clean-ups, etc. These efforts should continue, as should the community discussion regarding the merits of security cameras at strategic locations near the intersection and nearby alleys. While recognizing the understandable community concerns about intrusions into privacy, the installation of security cameras at Rundberg Lane has been cited by Austin Police Department representatives as a significant factor in reducing criminal activity in that area.

### **Issue C-2: Underutilized parcels represent missed opportunities at this potential commercial activity node**

The East 12<sup>th</sup> Street and Chicon intersection is one of the primary crossroads around the Study Area, and does have some active commercial uses. However, given its strategic location and the recent and ongoing increase in local spending power, this intersection is far from realizing its full potential as a commercial center and as an eastern “anchor” for the revitalization of the East 12<sup>th</sup> Street. Site design analysis by McCann Adams Studio indicates that underutilized property in this area could support as much as 30,000 square feet of new retail development, in addition to over 100 new housing units (see **Figure 6**).

#### **Strategy C-2: Encourage redevelopment activity on currently private lands**

The City does not own any properties near this intersection, but can provide technical assistance and financial incentives to support new development and existing businesses. The infrastructure funding recommended in this Development Strategy may be particularly beneficial for this area, which is a minor commercial node that can be significantly enhanced through streetscape and utility undergrounding, and has the most pressing need for wastewater improvements to expand capacity for envisioned development. The City may also consider financial support in the form of leased space in future developments, such as a police substation or other public activity taking a long-term lease in part of the building (as occurred for the Street-Jones Building development).

Figure 6

## 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



## APPENDIX A:

McCann Adams Studio  
East 11<sup>th</sup> and 12<sup>th</sup> Street  
Development Constraint Analysis



mccann adams studio

## **Development Constraints Analysis for East 11<sup>th</sup> and 12<sup>th</sup> Street Redevelopment Strategy Project**

Prepared by MAS for EPS

**Purpose of Report:** The purpose of this report is to summarize the existing planning and development regulations in force for the East 11<sup>th</sup> and 12<sup>th</sup> 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 11<sup>th</sup> and 12<sup>th</sup> Street corridors, beginning one block east of IH 35 - and for 11<sup>th</sup> Street - extending to the west edge of the Navasota right-of-way (ROW); and for 12<sup>th</sup> Street - extending to the west edge of Poquito Street. (See Figure 1: City of Austin NHCD East 11<sup>th</sup> and 12<sup>th</sup> 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 11<sup>th</sup> and East 12<sup>th</sup> 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 11<sup>th</sup> and 12<sup>th</sup>, 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 11<sup>th</sup> Street and the residential area between East 11<sup>th</sup> and 12<sup>th</sup> 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 11<sup>th</sup> and 12<sup>th</sup> Street. As a result, the 11<sup>th</sup> Street corridor has become an attractive entertainment and restaurant destination, while the East 12<sup>th</sup> 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 12<sup>th</sup> Street, as well as re-initiate efforts to develop the remaining, publicly-owned properties on East 11<sup>th</sup> Street.

Today, the East 12<sup>th</sup> 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 11<sup>th</sup> and 12<sup>th</sup> 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 11<sup>th</sup> 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 11<sup>th</sup> & 12<sup>th</sup> Street Urban Renewal Plan** (1999)
6. **The Central East Austin Neighborhood Plan** (2002)
7. **The East 12<sup>th</sup> 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 11<sup>th</sup> and 12<sup>th</sup> 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 11<sup>th</sup> 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 11<sup>th</sup> and 12<sup>th</sup> 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 11<sup>th</sup> Street known as Robertson Hill has been mostly redeveloped with the four-story Robertson Hill Apartments, the properties between 11<sup>th</sup> and 12<sup>th</sup> 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 11<sup>th</sup> 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 11<sup>th</sup> 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 12<sup>th</sup> 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 11<sup>th</sup> 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 12<sup>th</sup> 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 11<sup>th</sup> and 12<sup>th</sup> 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 11<sup>th</sup> and 12<sup>th</sup> 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 11<sup>th</sup> & 12<sup>th</sup> 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 11<sup>th</sup> and 12<sup>th</sup> 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 / 11<sup>th</sup> Street Entertainment Retail:** allowed for office use, increased commercial square footage allowed, allowed for townhouses. *(The half-block facing East 11<sup>th</sup> 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 / 11<sup>th</sup> 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 11<sup>th</sup> 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 / 12<sup>th</sup> 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 12<sup>th</sup> and Waller Street, the latter of which has been recently punched through the block to East 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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 / 11<sup>th</sup> Street Entertainment Retail:** increased FAR to 1.15, increased number of townhouses allowed to 18.
- **11-7 / Lydia & 11<sup>th</sup> 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 & 11<sup>th</sup> 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 / 11<sup>th</sup> 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 / 12<sup>th</sup> Street Mixed Use:** allowed townhouses between Curve and Waller streets, excluding 1115 East 12<sup>th</sup> 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 12<sup>th</sup> 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 / 11<sup>th</sup> Street Retail:** allowed publicly-funded community parking.
- **12-1 / 12<sup>th</sup> 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 12<sup>th</sup> Street; allowed for more relaxed compatibility standards and impervious cover limits (90 – 95%); and deleted various other Project Controls.
- **12-2 / 12<sup>th</sup> 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 / 12<sup>th</sup> 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 12<sup>th</sup> St. (which will be/is commercial/office); allowed single-family residential between Waller and Navasota on the south side of 12<sup>th</sup> Street; allowed mixed use or publicly-funded community parking between Waller and Navasota on the north side of 12<sup>th</sup> Street, increased allowable height to 50 feet on north side of 12<sup>th</sup> 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 12<sup>th</sup> Street; increased allowable height to 50 feet on north side of 12<sup>th</sup> Street; removed FAR limits; allowed for more relaxed compatibility standards and impervious cover limits (90 – 95%); and deleted various other Project Controls.
- **12-5 / 12<sup>th</sup> 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 / 12<sup>th</sup> St. Mixed-Use and/or Commercial:** allowed for publicly-funded community parking on northeast corner of 12<sup>th</sup> 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 / 12<sup>th</sup> St. Garden Apartments:** allowable height of 35 feet from Angelina to Comal streets, excepting the southwest corner of Comal/East 12<sup>th</sup> 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 / 12<sup>th</sup> 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 / 12<sup>th</sup> 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 / 12<sup>th</sup> 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 / 12<sup>th</sup> 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 / 12<sup>th</sup> 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 / 12<sup>th</sup> 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 12<sup>th</sup> Street corridor, per the following:

- **12-2 / 12<sup>th</sup> Street Mixed Use and/or Commercial, north side of East 12<sup>th</sup> 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 12<sup>th</sup> Street at Navasota Street:** allowed mixed use.
- **Definition of Prohibited Uses:** Prohibited uses were described for the East 12<sup>th</sup> Street corridor. (This provision is now part of the East 12<sup>th</sup> 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 12<sup>th</sup> Street. (This provision is now part of the East 12<sup>th</sup> 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 12<sup>th</sup> Street for all fences to be a maximum of 8 feet for properness adjacent to the East 12<sup>th</sup> Street corridor." (A similar provision is now part of the East 12<sup>th</sup> Street NCCD, discussed below.)
- **Section 3.0 CRP Illustrative Design Plan – Non-Standard Lots for East 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> Street which would be commercial.
  - **Definition of “Subdistrict 4” (commonly known as Block 16):** Previously, this block was partly in Subdistrict 1 (fronting East 11<sup>th</sup> Street) and partly in Subdistrict 2 (fronting Juniper Street). Subdistrict 4 is the 900 block of East 11<sup>th</sup> Street, between Branch and Waller streets, excluding 900, 904, 908 and 912 East 11<sup>th</sup> 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 11<sup>th</sup>; 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 11<sup>th</sup> 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 11<sup>th</sup> and 12<sup>th</sup> 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 12<sup>th</sup> 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 11<sup>th</sup> or 12<sup>th</sup> 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 11<sup>th</sup> and 12<sup>th</sup> streets, but just outside the Project Area. However, since this a key opportunity site that could catalyze and connect the East 11<sup>th</sup> and 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> St. NCCD constituted the fourth amendment to the URP.)

**Summary of Key Provisions of the East 12<sup>th</sup> Street NCCD** The key development standards that are unique to the 11<sup>th</sup> 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 11<sup>th</sup> and 12<sup>th</sup> Street Urban Renewal Plan applies in

the East 12<sup>th</sup> 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 12<sup>th</sup>, 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. 12<sup>th</sup> 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. 12<sup>th</sup> 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 12<sup>th</sup> 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 11<sup>th</sup> and 12<sup>th</sup> 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 11<sup>th</sup> and East 12<sup>th</sup> 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 11<sup>th</sup> Street that has redeveloped has established a positive streetscape character and pattern that should be continued along East 11<sup>th</sup> Street. East 12<sup>th</sup> 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 11<sup>th</sup> and 12<sup>th</sup> 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 12<sup>th</sup> Street, so that this corridor can better support mixed-use commercial uses and small businesses. Ensuring easy, on-street parking in the 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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 11<sup>th</sup> and 12<sup>th</sup> Streets Redevelopment Map 4.2011
- Figure 2: City of Austin Capitol View Corridors
- Figure 3: City of Austin Zoning Map showing the East 11<sup>th</sup> and 12<sup>th</sup> Street NCCD Subdistricts
- Figure 4: Existing Typical Cross-Section of East 12<sup>th</sup> Street Looking East
- Figure 5: East 11<sup>th</sup> and 12<sup>th</sup> Street Opportunities and Constraints Map

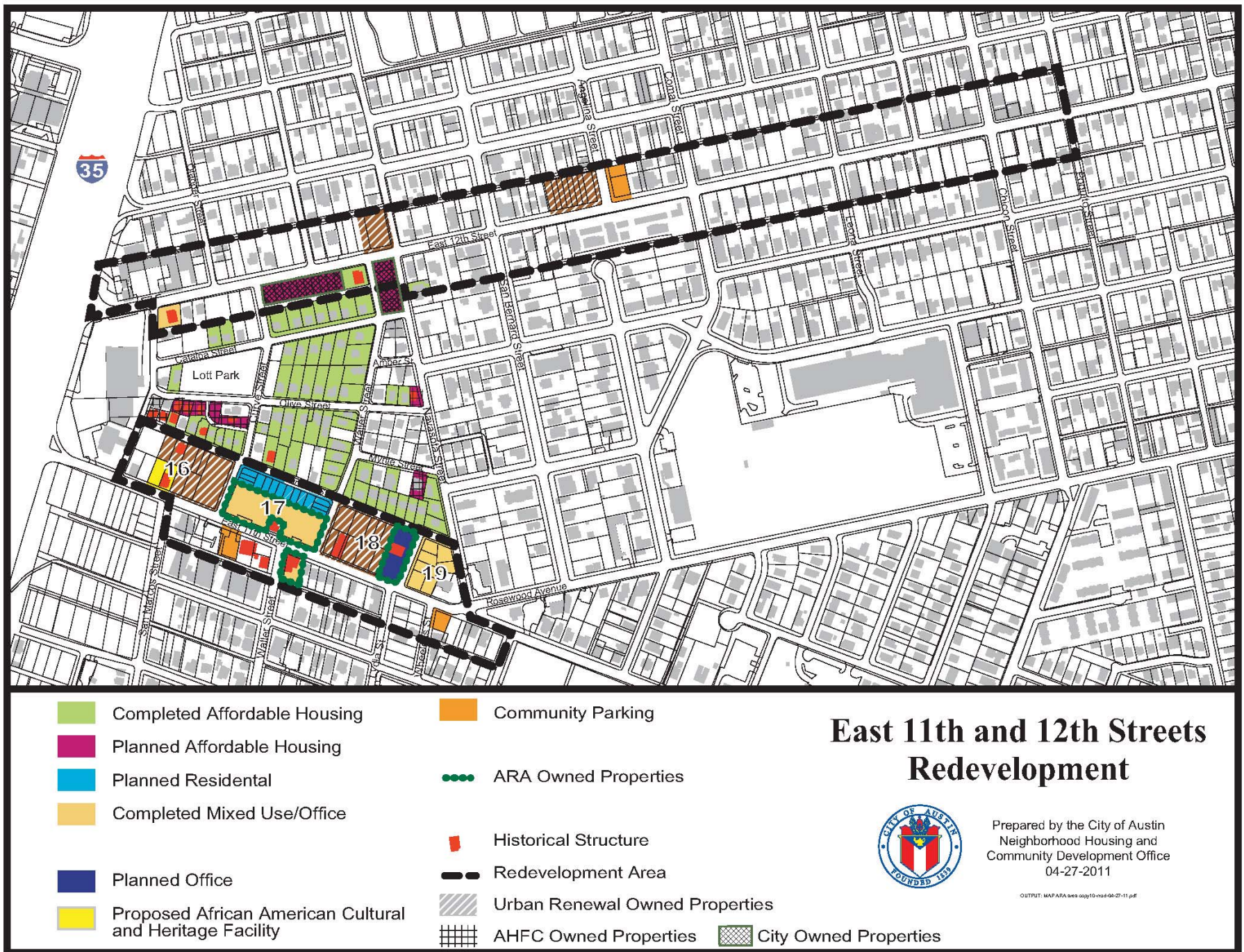


Figure 1: City of Austin NHCD East 11th and 12th Streets Redevelopment Map 4.2011



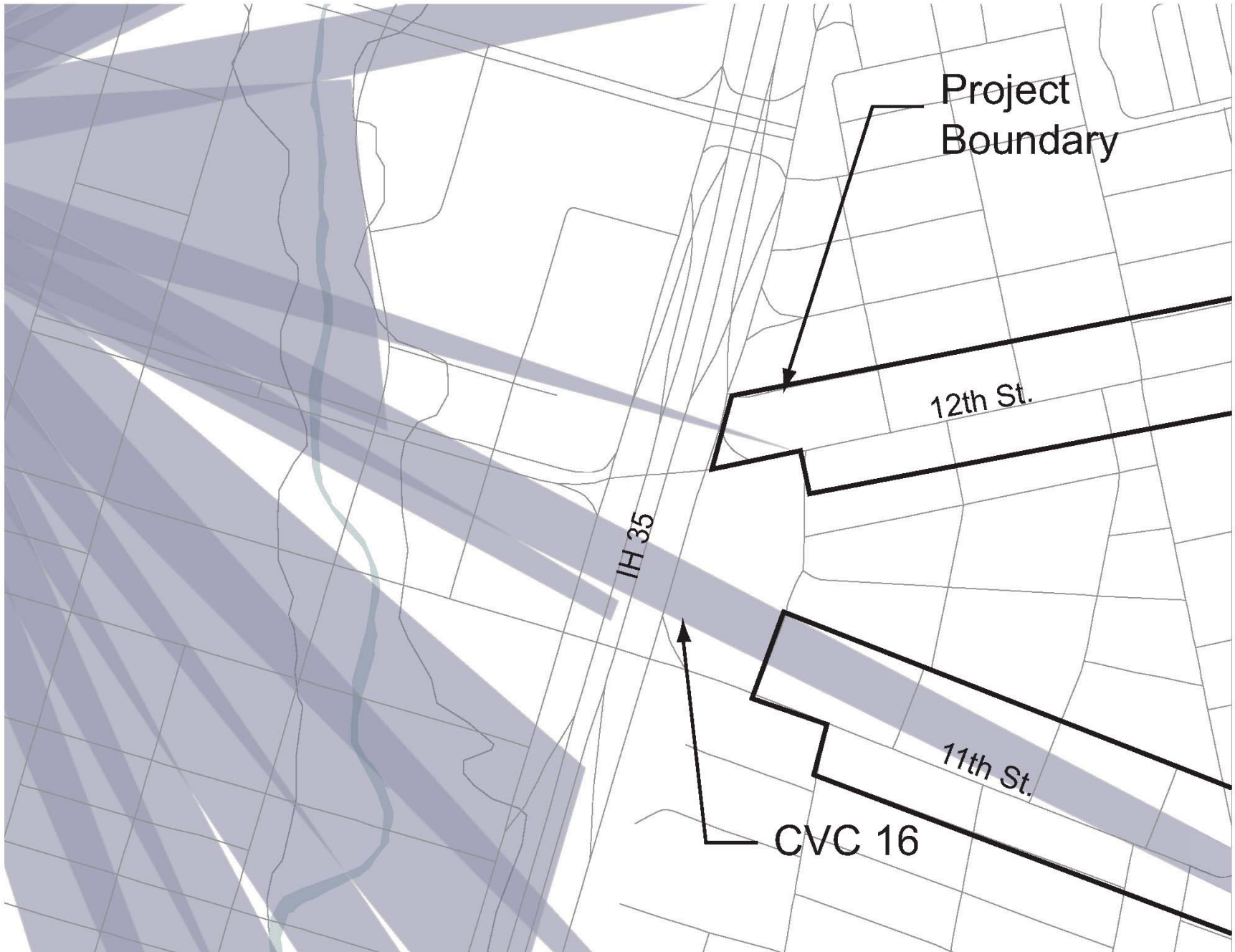
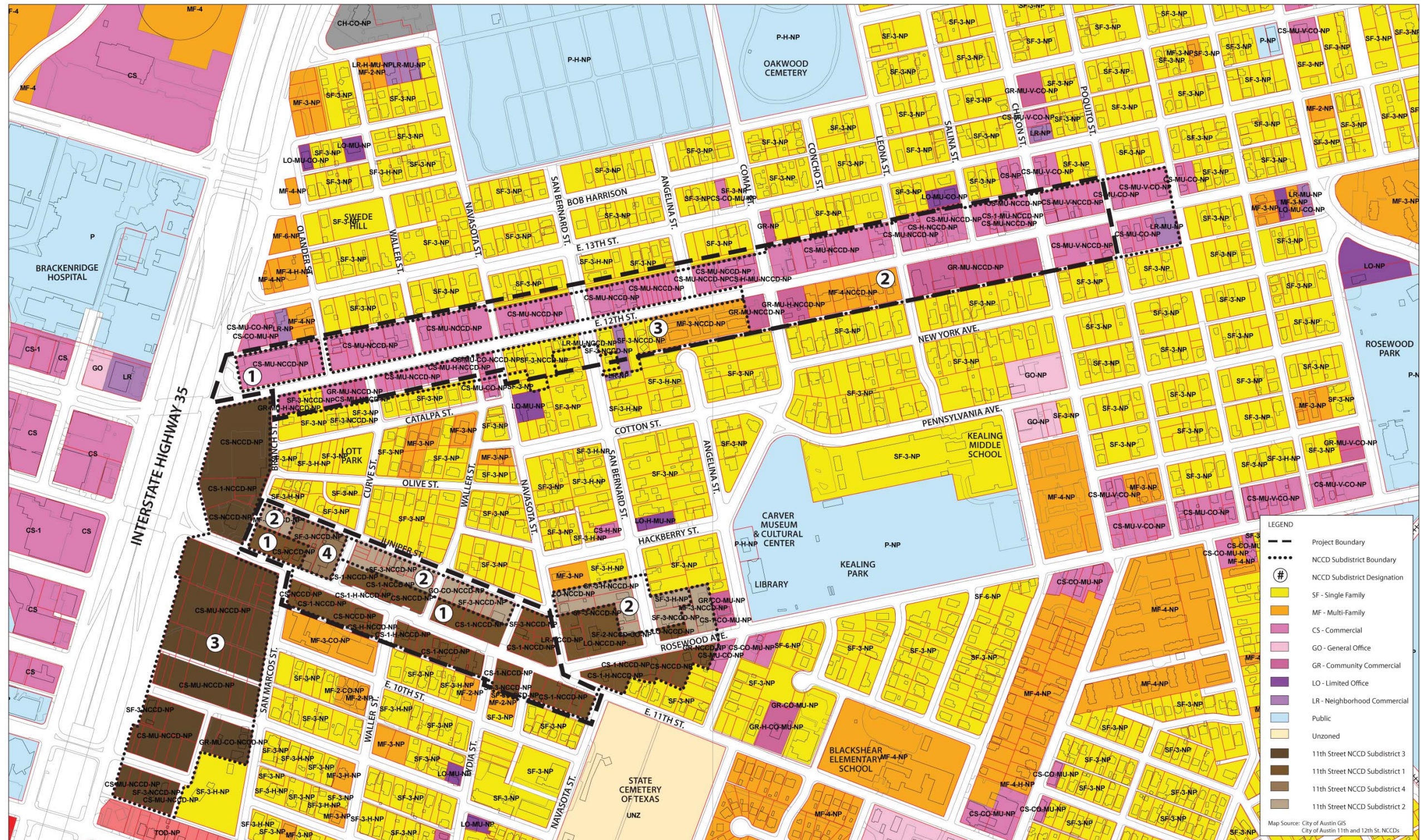


Figure 2: City of Austin Capitol View Corridors





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



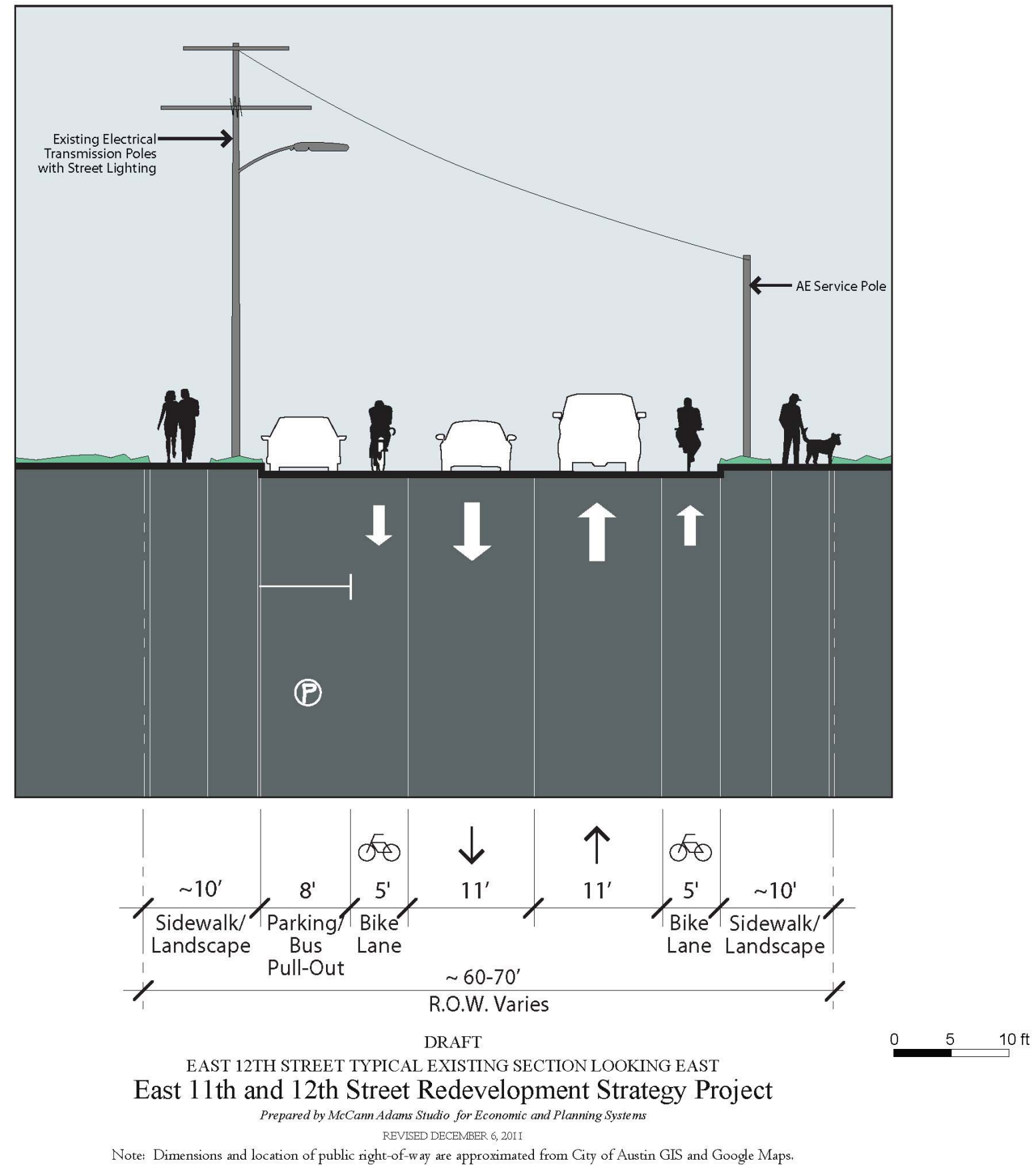


Figure 4: Existing Typical Cross-Section of East 12th Street Looking East



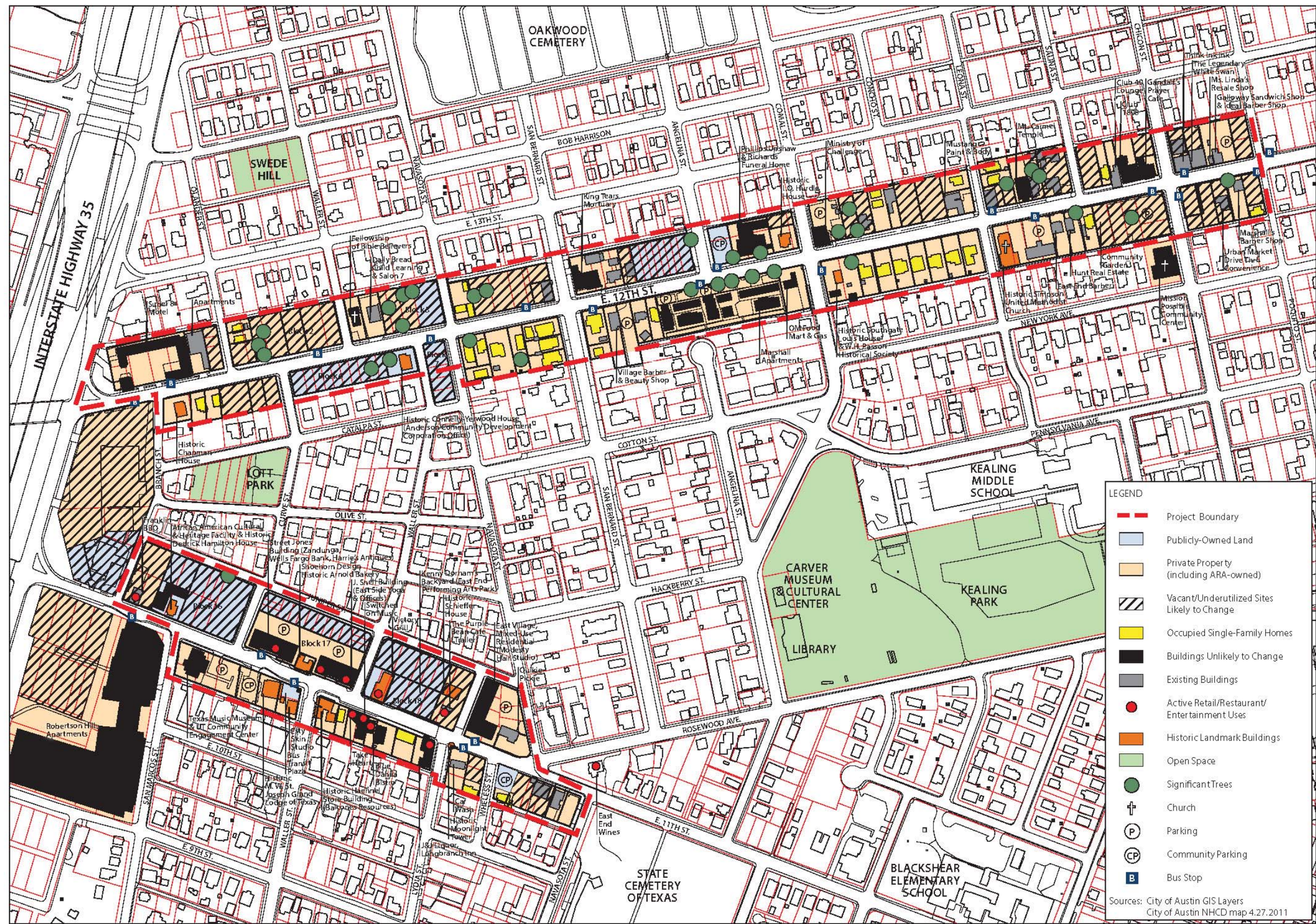


Figure 5: East 11th and 12th Street Opportunities and Constraints Map





## APPENDIX A2:

### McCann Adams Studio Activity Node Analysis



mccann adams studio

### **East 11<sup>th</sup> and 12<sup>th</sup> Street Activity Nodes**

Due to coordinated public and private investment over the past ten years, 11<sup>th</sup> Street between I-35 and Lydia Street has emerged as a successful mixed-use commercial and entertainment district. Along the 12<sup>th</sup> 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 12<sup>th</sup> and Waller Street Node**

The blocks surrounding 12<sup>th</sup> 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 Tract 12 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 12<sup>th</sup> and Curve streets; an additional 30 on-site parking spaces are provided at the rear of each shophouse.

The City also owns Tract 13 between Waller and Navasota Street. Given the narrow width of this tract (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 tract 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 12<sup>th</sup> Street, there are vacant properties on both Tracts 2 and 3. Much of Tract 2 between Olander and Waller Streets has been assembled by one property owner; the properties on Tract 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. Three existing trees on the west side of Tract 2, and two within Tract 3 are retained.

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

### **The 12<sup>th</sup> and Chicon Street Node**

The four tracts surrounding the Chicon/12<sup>th</sup> 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. Tracts 18 and 17 on the south side of the street have significant opportunity for mixed-use redevelopment; Tract 17 has been largely assembled by the Mission Possible ministry, and Tract 18 is held by two to three different owners. The illustrated concept shows a possible development of these two tracts 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 Tract 17 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 12<sup>th</sup> 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 Tracts 2 and 3 (129 du)
- "Fee-simple" live/work lofts (10) on Tract 12
- Public parking, retail pavilion and open space on City-owned Tract 13

## Tract 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






## Tract 3: Waller to Navasota Street

(Public and Privately Owned)

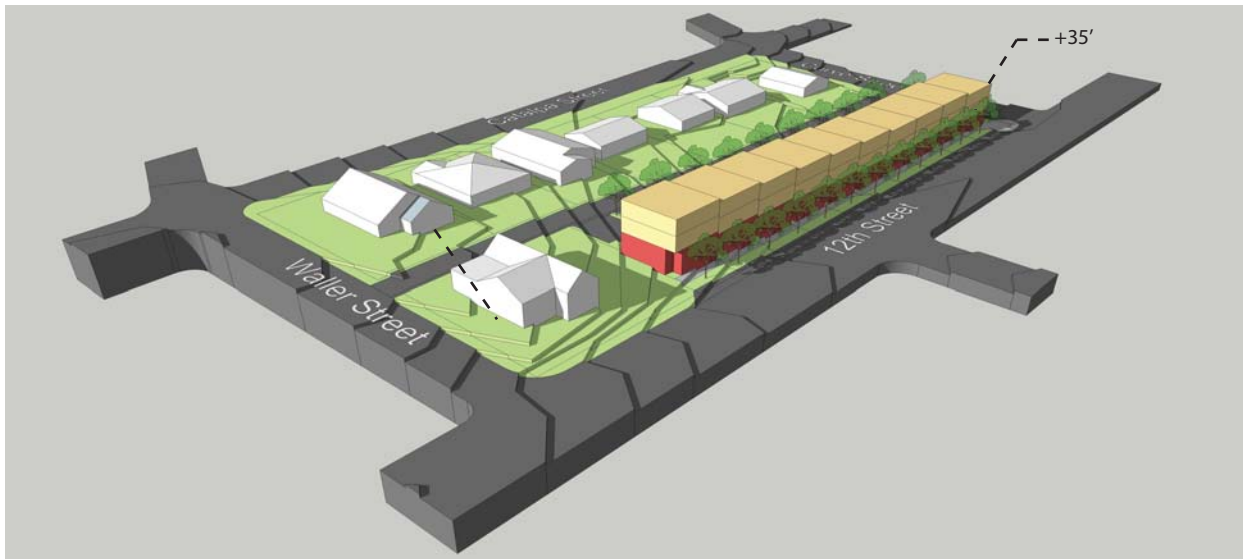


### POTENTIAL SITE CAPACITY




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

# Tract 12: 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

## Tract 13: 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

## Tract 13: 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 Tracts 17 and 18 (113 du)
- Infill development on Tracts 9 and 10, with potential for shared public parking (118 spaces) between Salina and Poquito Streets



## Tract 17: 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



# Tract 18: 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



**APPENDIX B:**  
**East 11<sup>th</sup> and 12<sup>th</sup> Street Redevelopment**  
**Infrastructure Report**



Urban Design Group

## Infrastructure Report

### Project Approach

Urban Design Group evaluated the water, wastewater, drainage and electric utilities by reviewing the existing GIS and service maps and meeting with City of Austin staff from each department. Information on existing service and future improvements was provided by the staff within the Austin Water Utility, Austin Energy and Watershed Protection. A visual site visit was performed with Austin Energy staff to further understand the complexities with the overhead utility system. A review was done of the only permitted site plan for new construction on E. 12<sup>th</sup>. This project, Terrazas on Twelfth (1000 E. 12<sup>th</sup> Street) was approved in 2007 and is currently seeking a administrative extension of the site plan to August 2012 since construction has not occurred. Review of this permitted site plan helped to inform what densities might occur on a consolidation of lots along this corridor if required to meet City of Austin site plan regulations.

Although Preliminary Engineering was not a part of the scope of this project, UDG did look at the projected densities along E. 12<sup>th</sup> Street and converted these projected uses/square footages to LUE's, the planning demand unit used by the Austin Water Utility. These demands were then applied to the system using existing size, capacity and condition information from the Austin Water Utility.

Cost estimation was accomplished without the benefit of preliminary engineering and relied on recent construction cost experience and input from City of Austin staff.

### Austin Energy (AE)

#### *Austin Energy Policies*

AE is regulated by the Public Utilities Commission (PUC) and these rate regulations dictate that AE must serve any potential customer and that service is provided via the installation of overhead utilities. In Austin, if underground electric lines are desired the cost difference between overhead and underground is borne by the developer. In City-funded corridor projects, utilities can be relocated or installed underground but the project's CIP funding must pay for this rather than it be a service cost to AE. An example of a project funding underground utility relocation was the East 11<sup>th</sup> Street Redevelopment. The cost of that relocation was approximately \$705,000.

#### *Existing System*

Existing electric power service to the East 11<sup>th</sup> and 12<sup>th</sup> Street area is a comprehensive and redundant system. It is capable of serving a diverse and dense system of redevelopment. East 12<sup>th</sup> Street right-of-way contains transmission lines as well as

distribution lines. The transmission lines are the higher over-head lines supported by the taller metal poles. Distribution lines are present on lower wooden poles along with numerous other communication utilities other than AE.

The transmission lines originate from the Brackenridge Substation located downtown. Transmission lines run in loop systems, therefore, 12<sup>th</sup> Street contains a series of the taller transmission lines running out of the substation and into the neighborhood and then back to connect with the substation. A majority of East 12<sup>th</sup> Street has these lines which run east – west with points such as at Comal Street where the system turns to the south. Unfortunately AE grid maps do not show the Transmission lines only distribution. *Exhibit 1* is provided to the extent of overhead electrical distribution lines in the area.

### ***Underground Utilities***

Overhead transmission lines such as the ones located on E. 12<sup>th</sup> Street can be buried requiring approximately thirty foot easements to contain the underground conduit. Cost for burying these lines would run approximately \$300 to \$400 per linear foot per phase of power. The difficulty in estimating the cost to bury overhead utilities is increased by the existence of other communication utilities on AE poles. Each of these utilities, which could be as many as four or five, will charge a project in order to relocate their lines underground. Until one is actually designing a street reconstruction project, it is impossible to accurately determine how electric and communication systems can be reconfigured to allow for underground relocation. Due to these complexities, a planning estimate for underground relocation of only electrical distribution lines would be \$1 million per mile. (source:AE) An additional design constraint for utility relocations is the current configuration of individual services to each lot along a corridor. Many of the existing buildings are old and would require on-site electric service reconfiguration and possible building upgrades. It is sometimes possible to relocate overhead utilities from the public street to a rear alley. There are alleys to the north and south of East 12<sup>th</sup> Street. These alleys are not complete along the whole corridor, although a majority of the tracts have both street and alley access. The challenge in constructing electric distribution lines within an alley is the need to accommodate an installation/service truck which is 26 feet wide when its outriggers are extended. Older alleys present challenges in meeting this design criteria.

The transmission lines within 12<sup>th</sup> Street are required to provide service not only to East 11<sup>th</sup> and 12<sup>th</sup>, but a greater area east of IH-35. These transmission lines provide a secure and multiple-feed system for this area but it is large enough to provide for the future construction of higher density development including large-scale employment centers east of IH35. According to AE they could serve any redevelopment project within the East 11<sup>th</sup> and 12<sup>th</sup> Street corridors.

### ***Underground Utility challenges***

With a thirty foot easement requirement to locate these transmission lines underground and the additional requirements of water, wastewater, gas and other communications within the existing right-of-way of East 12<sup>th</sup> Street which varies from 50 to 60 feet wide, it is highly unlikely the lines could be buried. Moving the overhead lines to another

overhead location would most likely be extremely expensive and still not remove the lines from sight.

#### *What can we do?*

These transmission lines are approximately thirty to fifty feet above ground. Due to the heavier transmission wire, the span between transmission poles can be greater than required for the lighter distribution wire. The visual clutter along East 12<sup>th</sup> Street is most prevalent on the wooden distribution poles which contain other utilities. These utilities



tend to have larger diameters as shown in the picture above.

A fair amount of visual clutter could be removed by requiring the other communication utilities to relocate underground. Their conduit and easement requirements are much less than AE. Additionally, there may be service poles along the corridor that could be removed or reduced during a street design project.

#### ***Conceptual Cost estimates***

Without the benefit of even preliminary design it is difficult to establish a cost to relocate some of the overhead utilities to underground. With the existence of both East-West and North-South Transmission mains along 12<sup>th</sup> there are many constraints to rerouting of services and removal of poles in the transition from overhead to underground. Using the experiences of the East 7<sup>th</sup> Street Improvement project and input from AE staff, it is possible to make improvements to the overhead visual clutter which could range from relocating only the franchise utilities to underground to burying as much as feasible of overhead distribution. It is recommended that a budget of \$4 million could serve to considerably improve the overhead utility condition along 12<sup>th</sup> Street. A preliminary engineering design would be required to further refine this estimate.

## **Austin Water Utility (AWU)**

### ***Austin Water Utility Policies***

The AWU Utility Development Services (UDS) Division addresses customer needs when water and wastewater service is being requested. The UDS Division conducts Subdivision Reviews, Site Plan Reviews, and Zoning Reviews regarding water and wastewater service. Specific development plans are reviewed as proposed to determine if system improvements are needed to provide required levels of service. This is done through the Service Extension Request (SER) process. Austin Water Utility's Capital Improvements Program includes a component aimed at replacing aging pipes that are found to be reaching the end of their useful life. As would be expected, pipes in the central city that are part of the original system are given a high priority.

As a project is planned along E. 12<sup>th</sup> Street, the developer should prepare and submit an SER to the AWU as early in the process as possible. The SER process will enable the AWU to establish any water and wastewater service requirements in order to serve the proposed development. It is an opportunity to work early in the planning process to inform the AWU of pending development so they can best assess service requirements in the area. If any upgrades are required it is the process to establish the funding requirements whether it be the private sector, public sector or a joint funding.

### ***Existing System (information provided by AWU)***

#### ***Water***

There is an existing 12-inch water main along 12th Street, which is interconnected to the water distribution system at all cross streets, including two 24-inch transmission mains (one at Navasota Street and one at Airport Boulevard). The 12-inch water main along 12th Street from San Bernard Street to Airport Boulevard is a ductile iron main that was installed around 1999. All other mains in the area appear to be older cast iron mains. The existing 12-inch main along 12th Street is anticipated to meet current and future development demands, including fire flows up to approximately 3500 gpm. Some of the mains along the cross-streets that are 6-inch or smaller may require replacement if a future development requires a significant demand along those mains, rather than the 12-inch main along 12th Street. *Exhibit 2* shows the water system.

#### ***Wastewater***

*Exhibit 3* shows the wastewater system and the different drainage areas along E. 12<sup>th</sup> Street. In general all the drainage areas have strong wastewater collection systems to support redevelopment with the weakest system in Drainage Area 1 and 3. Area 1 is the area from IH-35 to San Bernard. An analysis (*Exhibit 4*) by the AWU reports that the system in Drainage Area 1 would support the addition of one or two 4 story mixed-use block developments before upgrades would most likely be needed to the system. Area 3 is the area east of Chicon to Poquito. The Utility indicates that this area is served by old



original lines located in the alleys. If increased density is planned for this area then upgrades would be needed.

The system in 12<sup>th</sup> Street which runs from IH35 to San Bernard Street has the original 8-inch and 6-inch pipes in it. These pipes serve a comparatively small 7 block area that extends north to 14th Street. In 12th Street there is some capacity available for new development. According to AWU it could serve another 150 to 300 LUE's. A typical one-block, 4-story mixed use development can range from 75 to 150 LUEs. Thus, these existing lines in 12th Street can accommodate a variety of development depending on the number of LUEs and the point of connection, before line upsizing would be required.

As a part of the ACWP project, the East 11<sup>th</sup> and East 12<sup>th</sup> Street areas were studied by Severn Trent in 2003 as part of the Govalle 4 SSES study. Earth Tech reviewed the SSES recommendations and prepared a Tech Memo in 2004 to confirm the sewer segments that would go forward with design and construction. Included as *Exhibit 5* is the *Executive Summary of the Tech Memo* prepared by ACWP and a map of the segments they recommended. Although there were some lines recommended for replacement in the area the study did not consider the defects in E 12<sup>th</sup> street to be very severe and they were not recommended for replacement. The segments constructed as a part of ACWP are the San Bernard St WW Improvements, Angelina St WW Improvements, and Manor Comal Rosewood WW Improvements.

In recent condition assessment work, the existing old 12th Street and Branch Street lines were found to be in generally good condition. Some point repair needs were identified and one 260-ft segment was identified for possible replacement related to observation of pipe cracking. The 12th Street pipes flow to an old high capacity (high slope) 8-inch line in Branch Street and then to new 12-inch PVC pipes in Branch Street and 11th Street. These lines have capacity for high-density, multi-story development.

These lines flow to the 10-inch line that crosses under I35 and then joins with the line from the new Robertson Hill development at a connection with the new 12-inch PVC line that ties these areas into the 36-inch Waller Creek interceptor. The 10-inch line was found to be in good condition when inspected in 2006. This 10" under IH 35 was repaired in 2008.

#### Between San Bernard and Chicon

This section of 12th Street contains a installed 8-inch and 12-inch PVC pipe which has capacity available for new development. Most of the downstream system has been upgraded recently, making capacity available for new development in a large area.

#### Poquito Intersection

At the intersection of 12th Street and Poquito Street there are no wastewater lines in the streets. Service is provided via the lines in the alleys to the north and south. Three of the four alleys still have the old original small lines in them, so any large development would have to look at whether new pipes are needed at the particular one-block location from both a capacity and a condition standpoint. In the next block to the east, at Alamo Street,

the downstream system has been upgraded to a 15-inch PVC line, making capacity available for new development in a large area.

### ***Water and Wastewater Summary***

In summary, the water system in 12<sup>th</sup> Street is adequate to service future redevelopment of the area.

The wastewater system is strong except for two sections of older clay pipe, approximately 1650 LF of 6"/8" from San Bernard to Branch and 350 LF of 6" in the southern alley in the block east of Chicon. According to service and maintenance staff at the AWU the segment west of San Bernard does have additional service capacity and is performing adequately. Preliminary calculations show that the proposed densities along E. 12<sup>th</sup> which will flow to this line could be accommodated by the existing system. When the block east of Chicon is redeveloped it will depend on whether it is done on a lot by lot basis as to the timing of the wastewater line replacement. Should one small lot redevelop it might not require waste water upgrade whereas if the whole block is rebuilt as one development then the upgrade would be incorporated into that project.

### ***Conceptual Cost estimates***

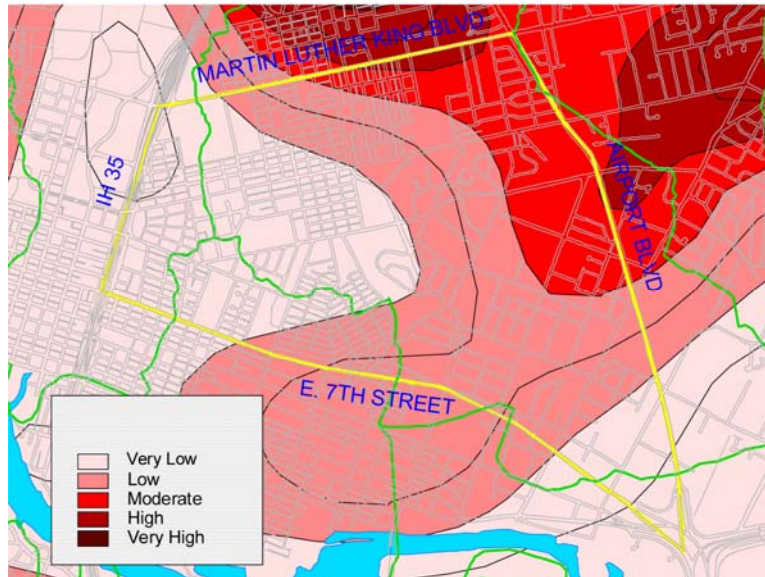
Looking just at 12<sup>th</sup> Street there is approximately 2000 LF of older waste water line that should be replaced at some time in the future. Since it is performing adequately and has additional capacity available it is not an AWU priority. AWU focuses on areas that require immediate upgrade for existing and site permitted future uses. At this conceptual phase, it is estimated that the replacement cost for only the waste water lines could be \$450/LF or \$900,000. The AWU has reoccurring CIP projects that provide for existing system upgrades. Funding possibilities for this future replacement within the AWU are the following two CIP categories: *Wastewater Collection Systems, Project ID 6943 and Replacement or Deteriorated Infrastructure, Project ID 2231.*

### ***Stormwater***

The East 12<sup>th</sup> Street study area falls within the Waller Creek and Boggy Creek Watersheds. The division line is roughly St. Bernard St. Exhibit 6 shows the existing drainage areas and systems. Basically, there are very few inlets within the 12<sup>th</sup> Street right-of-way. Within the Waller Creek section, stormwater drains within the street section to inlets located at Curve St. and Branch St. The system that picks up this drainage was built in the late 1990's as a part of the SCIP II Improvement Project. This Waller Creek drainage system is adequate for future redevelopment.

Within the Boggy Creek section, the downstream infrastructure is extremely old and under-capacity. Deficiencies in the system were studied by the Watershed Protection and Development Review Department as part of the *Report to City Council: Central East Austin Storm Drain Study, June 7, 2001*. This study identified over \$65 Million of drainage system upgrades for the central East Austin area. The report notes that although the lines draining East 12<sup>th</sup> Street are old and undersized, the East 11<sup>th</sup> and 12<sup>th</sup> area was

identified as very low for localized flooding problems and, therefore, storm sewer upgrades are a lower priority. There is no identified funded storm sewer project for this area. A copy of the report is included as *Exhibit 7*.



If a redevelopment project proposes increased impervious cover over the existing conditions, then the project would be required to provide stormwater detention as are all projects within the City of Austin. Watershed Engineering staff indicated that a waiver to detention would be possible within this area if the project's engineer could satisfy the requirements of that code section. It is possible that should a large redevelopment project be proposed for this area, then off-site stormwater improvements may be required. This analysis is done on a project-by-project basis. Examples of off-site requirements can range from installation of a new curb inlet to upgrade of storm sewer line.

### ***Streetscape Improvements***

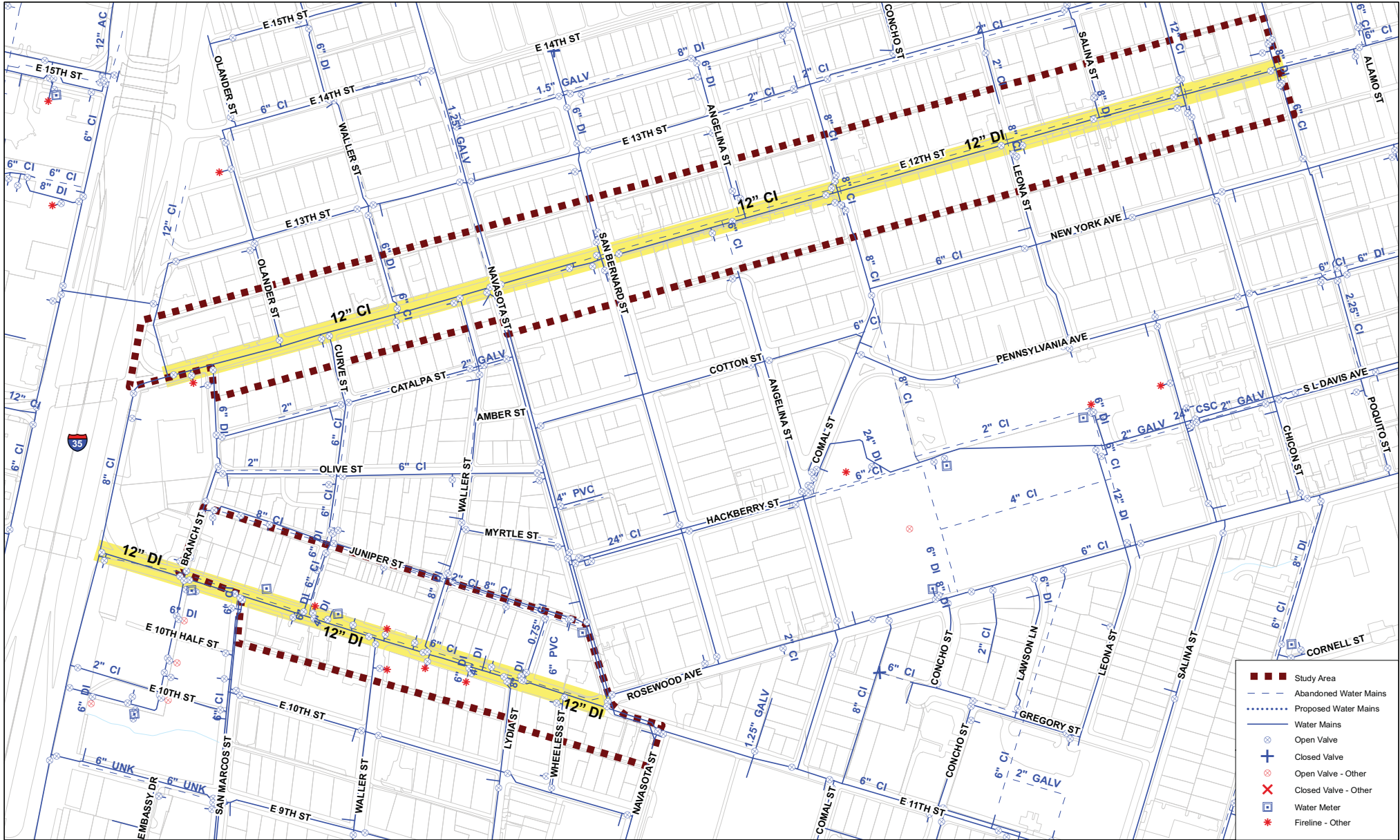
There is continuous sidewalk along E. 12<sup>th</sup> although some of it is in minor disrepair. Should the City consider a corridor improvement project for this area one could look to the recently completed East 7<sup>th</sup> Street Improvement Project. The cost of that 1.23 mile project was \$11 million. This included more utility upgrades than would be required on 12<sup>th</sup> and very little overhead relocation. Of the \$11million, the cost was about \$8.5 million for the sidewalks, landscape, pavers, pedestrian crossings, art, wayfinding. Applying a pro-rata amount to E. 12<sup>th</sup> would be about \$5 million.

It should be pointed out that all corridors are unique in the design challenges to address existing conditions, utility locations, private property access and opportunities to construct landscaping and public space amenities. A project cost also depends on the bidding climate at the time which was very favorable for the East 7<sup>th</sup> Street project. A budget of \$5 million would accommodate a level of streetscape enhancements. A preliminary engineering design would be required to further refine this estimate.









The Water Map was prepared from data compiled from the COA.

### E. 11th and 12th Street Redevelopment - Water Map


**Urban Design Group**  
 3660 Stoneridge Rd., #E101  
 Austin, TX 78746  
 512.347.0040  
 general@udg.com www.udg.com



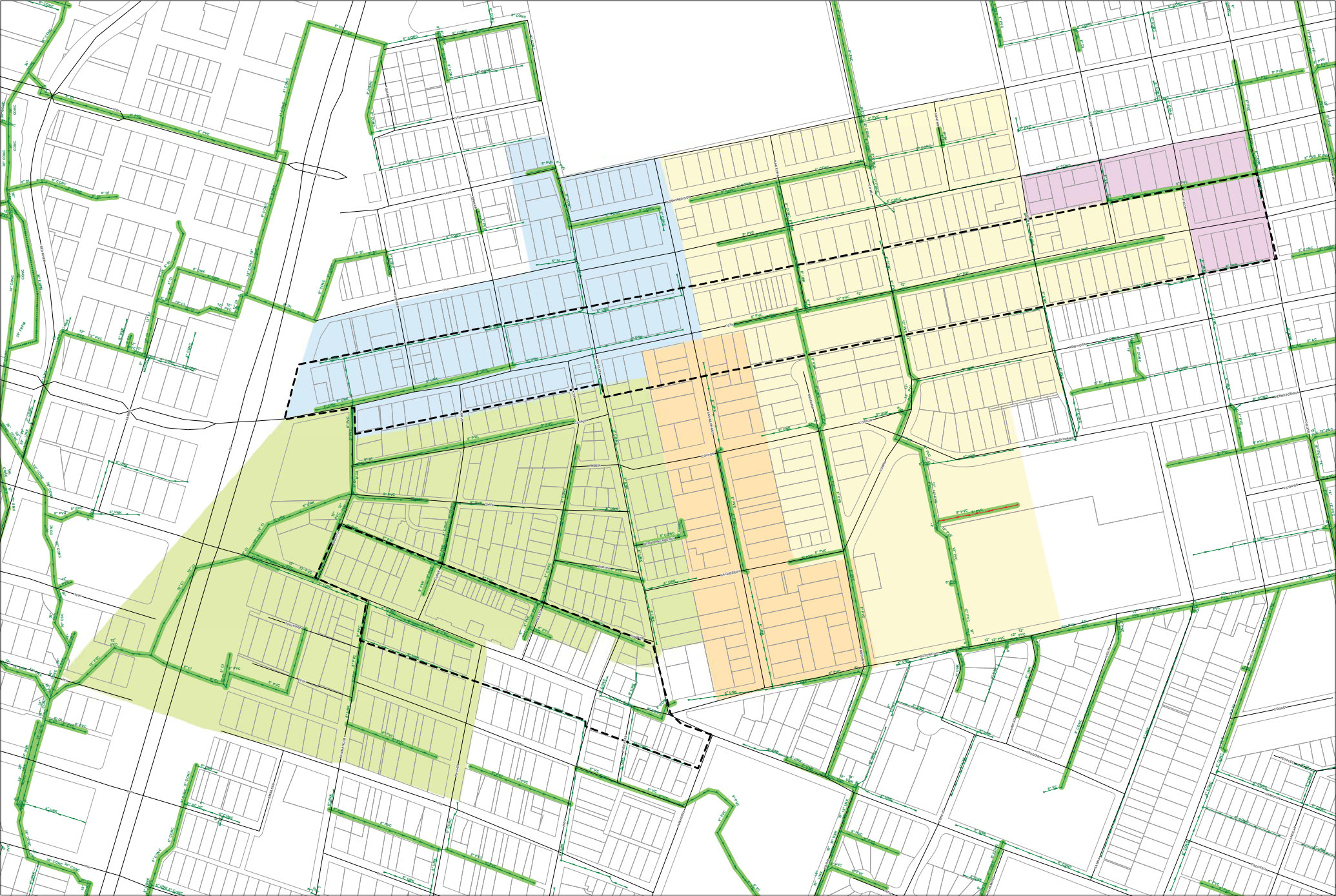
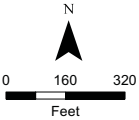


Exhibit 3

- In Service Gravity Main
- Proposed Gravity Main
- In Service Gravity Main - Other
- 8" or Larger Wastewater Line
- Redevelopment Area Boundary
- WW Drainage Area 1
- WW Drainage Area 2
- WW Drainage Area 3
- WW Drainage Area 4
- WW Drainage Area 5



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by Austin Water Utility for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness. 3425



**City of Austin**  
**Austin Water Utility**  
**Water Resources Management Program**  
**Systems Planning Division**  
**Systems Planning and Analysis Branch**  
**Technical Memorandum**



**Report Type:** Capacity Analysis & Assessment of Existing Infrastructure

**Location:** East 12<sup>th</sup> Street from I-35 to Poquito Street

**Date:** May 24, 2010

**Water Pressure Zone(s):** Central

**Wastewater Treatment:** South Austin Regional WWTP

**Wastewater Basin(s):** Waller Lower  
Town Lake  
Boggy Lower

### **Introduction**

The primary objective of the Austin Water Utility (AWU) Systems Planning Division is to provide analysis of the water distribution and wastewater collection systems to insure adequate infrastructure capacities are available, and to identify areas for system improvement. This objective is achieved by performing hydraulic model analyses to identify system deficiencies, evaluating proposals for new facilities, long-range facility planning and area studies, evaluating strategies for water and wastewater system operations, analyzing land use assumptions to forecast demand by small areas, and integrating Geographic Information Systems (GIS) tools into the planning process.

Additionally, we have coordinated this planning work with the AWU Utility Development Services (UDS) Division, which addresses customer needs when water and wastewater service is being requested. The UDS Division conducts Subdivision Reviews, Site Plan Reviews, and Zoning Reviews regarding water and wastewater service. The UDS Division serves the City of Austin by determining optimum solutions for the water and wastewater systems of its existing and future developments. Possible systems include traditional water and wastewater systems, Alternative Wastewater Collection Systems, Decentralized Wastewater Systems, and On-Site Sewage Facilities for private property and include both residential and commercial applications.

As requested, the AWU has analyzed the water and wastewater infrastructure along East 12<sup>th</sup> Street from I-35 to Poquito Street. Furthermore, specific development plans will be reviewed as proposed to determine if system improvements are needed to provide required levels of service. This is done through the Service Extension Request (SER) process. In the SER process the basic concept of the “Living Unit Equivalent” (LUE), which is the amount of flow from a typical single-family residence, is used as a measure for comparing water demand and wastewater load generation among the various types of land uses. In addition to LUEs, fire flow demands are also used to determine appropriate water main sizing.

Austin Water Utility’s Capital Improvements Program includes a component aimed at replacing aging pipes that are found to be reaching the end of their useful life. As would be expected, pipes in the central city that are part of the original system are given a high priority.

The results of the water and wastewater analyses are as follows:

### **Water Distribution System in 12<sup>th</sup> Street – I-35 to Poquito Street**

There is an existing 12-inch water main along 12<sup>th</sup> Street, which is interconnected to the water distribution system at all cross streets, including two 24-inch transmission mains (one at Navasota Street and one at Airport Boulevard).

The 12-inch water main along 12<sup>th</sup> Street from San Bernard Street to Airport Boulevard is a ductile iron main that was installed around 1999. All other mains in the area appear to be older cast iron mains.

The existing 12-inch main along 12<sup>th</sup> Street is anticipated to meet current and future development demands, including fire flows up to approximately 3500 gpm. Some of the mains along the cross-streets that are 6-inch or smaller may require replacement if a future development requires a significant demand along those mains, rather than the 12-inch main along 12<sup>th</sup> Street. A full assessment of potential water main improvements required for a future development would be completed during the SER process previously described.

### **Wastewater Capacity Assessment Update – 12<sup>th</sup> Street – I35 to Poquito Street**

#### *West of San Bernard*

12<sup>th</sup> Street from I35 to San Bernard Street has the original 8-inch and 6-inch pipes in it. These pipes serve a comparatively small 7 block area that extends north to 14<sup>th</sup> Street. This represents an LUE loading in the 70 to 100 LUE range. Pipes this size in good condition can handle 2 to 3 times this amount of loading, so in terms of the existing pipes in 12<sup>th</sup> Street there is some capacity available for new development.

A typical one-block, 4-story mixed use development can range from 75 to 150 LUEs. Thus, the existing lines in 12<sup>th</sup> Street can accommodate one or possibly two such developments, depending on the number of LUEs and the point of connection, before line upsizing would be required.

In recent condition assessment work, the existing old 12<sup>th</sup> Street and Branch Street lines were found to be in generally good condition. Some point repair needs were identified and one 260-ft segment was identified for possible replacement related to observation of pipe cracking.

The 12<sup>th</sup> Street pipes flow to an old high capacity (high slope) 8-inch line in Branch Street and then to new 12-inch PVC pipes in Branch Street and 11th Street. These lines have capacity for high-density, multi-story development. These lines flow to the 10-inch line that crosses under I35 and then joins with the line from the new Robertson Hill development at a connection with the new 12-inch PVC line that ties these areas into the 36-inch Waller Creek interceptor. The 10-inch line was found to be in good condition when inspected in 2006. These 10-inch and 12-inch lines serve the comparatively small area west of San Bernard Street and have capacity available for some multi-story development. Extensive multi-story development in this I35 corridor area would require evaluation of actual flow conditions in these lines with respect to proposed development density in order to determine if more capacity were needed.

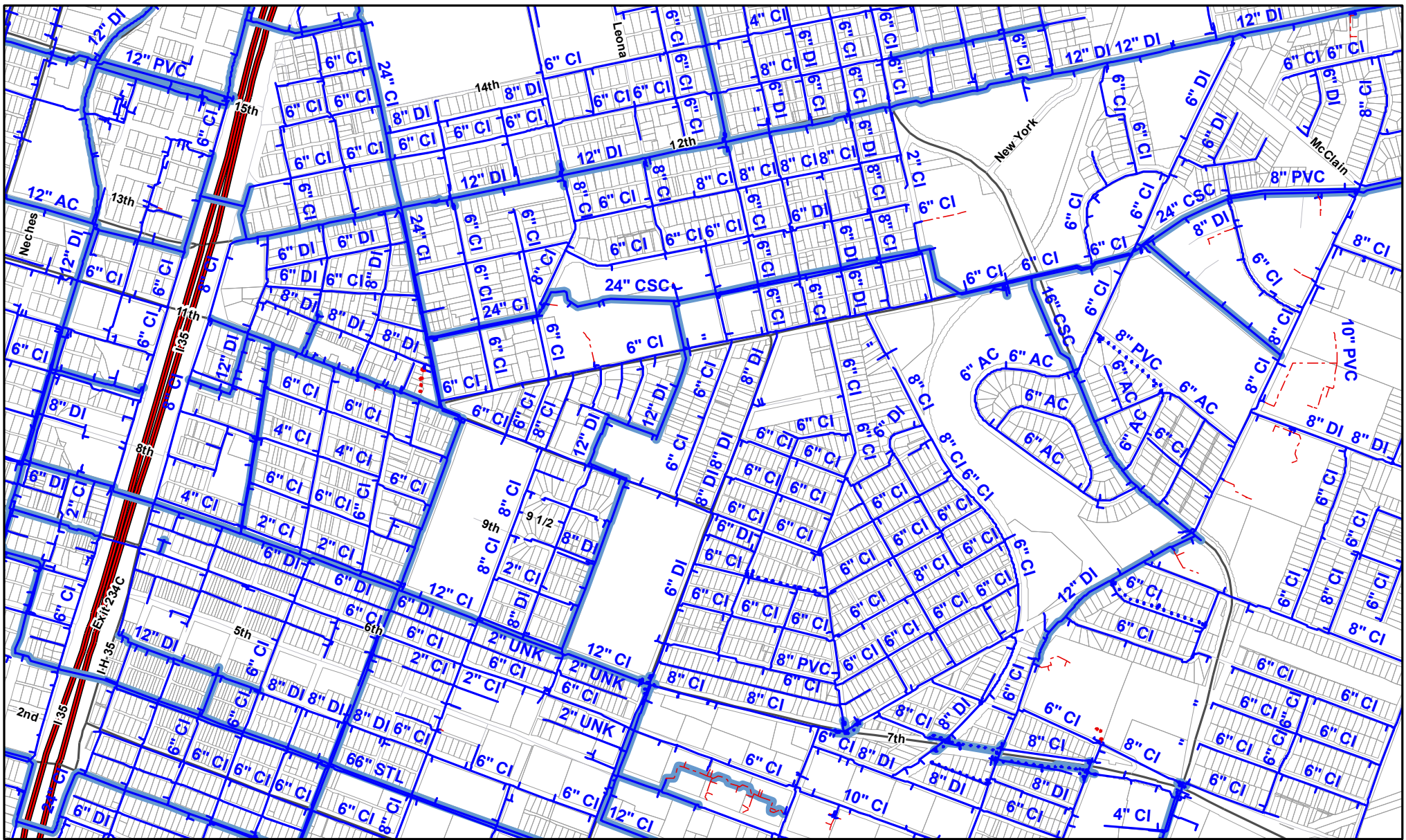
#### *Between San Bernard and Chicon*

This 12<sup>th</sup> Street pipe system is recently installed 8-inch and 12-inch PVC pipe which has capacity available for new development. Most of the downstream system has been upgraded recently, making capacity available for new development in a large area.

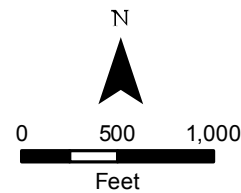
#### *Poquito Intersection*

At the intersection of 12<sup>th</sup> Street and Poquito Street there are no wastewater lines in the streets. Service is provided via the lines in the alleys to the north and south. Three of the four alleys still have the old original small lines in them, so any large development would have to look at whether new pipes are needed at the particular one-block location from both a capacity and a condition standpoint. In the next block to the east, at Alamo Street, the downstream system has been upgraded to a 15-inch PVC line, making capacity available for new development in a large area.





- Water Mains
- ..... Proposed Water Mains
- Water Mains - Other
- 12" and Larger Water Line



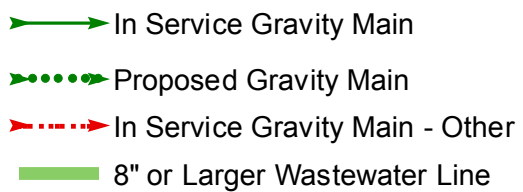
City of Austin  
Austin Water Utility  
May 2009



## 12th Street Water Mains

Produced by GIS Services



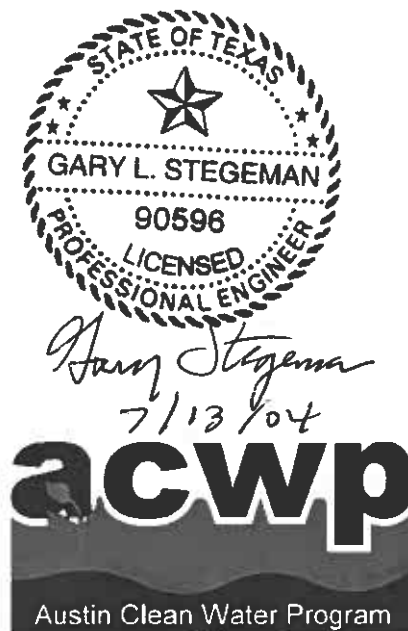


This map has been produced by the City of Austin for its needs and purposes and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

# **FINAL TECHNICAL MEMORANDUM**

**GOVALLE 4**

**July 13, 2004**





- ST's main line rehabilitation and replacement cost estimates did not include rehabilitation or replacement of adjoining manholes.
- ST's unit costs did not include an allowance for the rehabilitation of the creek; however, only approximately 0.4% of the entire system (approximately 1,900 ft.) recommended for rehabilitation and replacement by ST were located in or adjacent to creek beds.

The ACWP has prepared a modified list of replacement and rehabilitation projects, identified in this technical memorandum, that should be implemented in order to eliminate sources of major inflow and infiltration (I/I) and SSO's in the Govalle 4 sub-basin. The estimated total project cost to implement ACWP's recommendations is \$8,418,790, which includes the estimated construction cost of the proposed improvements, a 10% contingency, and a 15% allowance for engineering, legal, and administrative services.

The ACWP cost estimate differs from ST's estimate due to increases in ACWP rehabilitation unit cost estimates, the inclusion of manhole replacement/rehabilitation costs along lines scheduled for replacement or rehabilitation, and additional sewer line replacements recommended by the Utility based on recent SSO investigations. In addition, the ACWP obtained from the utility a list of property owner Service Requests that indicated potential problems along smaller diameter lines. The ACWP requested that additional Closed Circuit Television (CCTV) footage be conducted inside and immediately adjacent to the original sub-basin boundaries to determine the types and severity of defects in the local system. As a result, the ACWP recommended that an additional 26,622 feet of sewer lines be replaced or rehabilitated for a total of 38,080 feet, including the replacement of adjoining manholes along these line segments, which resulted in large increases to the overall construction cost estimate.

## BACKGROUND

The Environmental Protection Agency (EPA) issued an Administrative Order (AO) to the City on April 29, 1999. The EPA found that the City's wastewater collection facilities were not in compliance with the City's NPDES Permits or the Clean Water Act. The AO requires that the City take corrective action to improve the collection system to avoid future Sewer System Overflows (SSO's) in accordance with a prescribed schedule.

The City contracted with several consulting firms to perform Sewer System Evaluation Surveys (SSES) for the purpose of identifying problem areas within the sewer system and to recommend improvements to the system. The City directed each firm to use a priority system in order to determine which of the recommended improvements were the most imperative. The following defines each priority:

- **Priority 1** - *SSO Elimination, including hydraulic deficiencies and structural defects that result in overflows.*
- **Priority 2** - *Rehabilitation of assets with moderate to severe structural defects and I/I deficiencies not attributable to SSO's.*
- **Priority 3** - *Scheduled Preventive Maintenance, including the evaluation of all remaining pipe segments on a phased schedule.*

- **Priority 4** - *Rehabilitation of infrastructure identified in Priority 3.*

This technical memorandum covers the Govalle 4 sub-basin, which is located in the Central/East area of the Govalle Interceptor Basin. The sub-basin is bounded by Speedway, Lavaca, and I-35 to the West, East 44<sup>th</sup> and Manor Road to the North, Shady Lane and Airport Boulevard to the East, and Town Lake to the South (See Figure 1).

Approximately 486,339 linear feet (or 92 miles) of sewer pipeline ranging from 6 to 48-inches in diameter serves the sub-basin. The majority of the system's pipe is 6- and 8-inch diameter and the drainage area of the Govalle 4 sub-basin is approximately 3,031 acres. In addition, the Govalle 4 system utilizes two lift stations, the Canterbury LS and the Gonzales LS.

As of the date of this Memorandum, the City had identified two hundred eighty (280) individual dry weather and sixty-three (63) repeat SSO's reported within the Govalle 4 sub-basin since 1995 as shown in Figure 2.

#### SUMMARY OF REPORTS PROVIDED BY ST

ST studied the wastewater collection system and recommended improvements intended to eliminate SSO's in the Govalle 4 sub-basin. ST's Draft SSES Report, dated January 2003 was reviewed and analyzed by the ACWP. ST's study consisted of the following sections:

##### *Dry/Wet Weather Flow Monitoring*

Flow was monitored with twenty-seven (27) flow monitors stationed throughout the sub-basin. In addition, six of the City's permanent flow monitors were used to augment the data collected from the temporary network. Flow monitoring occurred November 5, 2001 through January 2002.

##### *Manhole Inspection*

ST physically inspected 1,884 manholes within the collection system. ST did not classify any of the defects found as Priority 1, and consequently did not recommend rehabilitation to any of the manholes.

##### *Smoke Testing*

Smoke testing was performed on 486,339 linear feet of sewer lines to identify sources of I/I entering the sewer collection system. Typical defects encountered during the smoke testing included broken cleanouts and caps, and lateral leaks.



## APPENDIX A

### ST's Priority 1 Sewer Line and Private Lateral Rehabilitation Recommendations

ST's Priority 1 Sewer Line Rehabilitation/Parallel Recommendations

Pipe Segment	Size	Length	Rehabilitation Method	Cost Estimate
J23-455-J23-496	24	334	Pipe Burst	\$66,800
J23-456-J23-455	24	40	Pipe Burst	\$8,000
J24-313-J24-312	15	117	CIPP	\$17,020
J24-536-J24-293	8	242	Fold N Form	\$62,140
J24-541-J24-307	6	128	Fold N Form	\$15,120
J24-542-J24-541	6	1	Point Repair	\$3,190
J24-654-J24-T859	12	250	Pipe Burst	\$26,800
J25-237-J25-236	6	246	Fold N Form	\$39,840
K21-193-K21-192	15	193.6	Line Upsize	\$28,072
K21-214-K21-281	6	1	Point Repair	\$1,800
K21-216-K21-284	6	369	Fold N Form	\$77,220
K21-281-K21-193	15	508.5	Line Upsize	\$73,733
K21-314-K21-313	15	200.1	Line Upsize	\$28,014
K21-375-K21-T540	6	215	Fold N Form	\$35,800
K21-439-K21-281	15	13.1	Line Upsize	\$1,900
K22-165-K22-365	12	98.4	Line Upsize	\$11,808
K22-222-K22-497	10	387.1	Line Upsize	\$50,323
K22-223-K22-222	10	65.6	Line Upsize	\$8,528
K22-224-K22-223	10	75.5	Line Upsize	\$9,815
K22-225-K22-224	10	78.7	Line Upsize	\$10,231
K22-226-K22-225	10	101.7	Line Upsize	\$13,221
K22-227-K22-226	10	108.3	Line Upsize	\$14,079
K22-256A-K22-256	10	223.1	Line Upsize	\$29,003
K22-256-K22-227	10	236.2	Line Upsize	\$30,706
K22-257-K22-256A	10	377.3	Line Upsize	\$49,049
K22-258-K22-257	8	311.7	Line Upsize	\$37,404
K22-265-K22-264	8	249.3	Line Upsize	\$29,916



Govalle 4 SSES Report  
July 13, 2004

Pipe Segment	Size	Length	Rehabilitation Method	Cost Estimate
K22-365-K22-269	8	236.2	Line Upsize	\$28,344
K22-393-K22-403	12	194	Pipe Burst	\$21,536
K22-497-K22-645	10	19.7	Line Upsize	\$2,561
K22-500-K22-649	15	187	Line Upsize	\$27,115
K22-644-K22-643	15	131.2	Line Upsize	\$19,024
K22-645-K22-644	18	446.2	Line Upsize	\$64,699
K22-646-K22-645	18	59.1	Line Upsize	\$8,570
K22-647-K22-723	18	269	Line Upsize	\$39,005
K22-648-K22-647	18	180.4	Line Upsize	\$26,158
K22-649-K22-648	15	170.6	Line Upsize	\$24,737
K22-652-K22-677	12	226.4	Line Upsize	\$31,695
K22-653-K22-652	12	377.3	Line Upsize	\$52,822
K22-677-K22-651	12	150.9	Line Upsize	\$21,126
K22-718-K22-653	12	177.2	Line Upsize	\$24,808
K22-723-K22-646	18	75.5	Line Upsize	\$10,948
K23-254-K23-529	8	9.8	Line Upsize	\$1,274
K23-2-K23-643	8	173.9	Line Upsize	\$24,346
K23-316-K23-536	8	49.2	Line Upsize	\$6,888
K23-3-K23-2	8	170.6	Line Upsize	\$23,884
K23-454-K23-468	8	173.9	Line Upsize	\$24,346
K23-466-K23-480	12	59.1	Line Upsize	\$8,274
K23-468-K23-467	8	190.3	Line Upsize	\$26,642
K23-477-K22-718	12	341.2	Line Upsize	\$47,768
K23-478-K23-524	12	187	Line Upsize	\$26,180
K23-479-K23-T705	12	13.1	Line Upsize	\$1,834
K23-480-K23-479	12	364.2	Line Upsize	\$50,988
K23-481-K23-466	12	275.6	Line Upsize	\$38,584
K23-4-K23-3	8	137.8	Line Upsize	\$19,292
K23-524-K23-477	12	49.2	Line Upsize	\$6,888

Govalle 4 SSES Report  
July 13, 2004

Pipe Segment	Size	Length	Rehabilitation Method	Cost Estimate
K23-529-K23-8	8	429.8	Line Upsize	\$55,874
K23-533-K23-5	8	75.5	Line Upsize	\$10,193
K23-536-K23-454	8	118.1	Line Upsize	\$16,534
K23-564-K23-95	6	249.3	Line Upsize	\$29,916
K23-5-K23-4	8	210	Line Upsize	\$28,350
K23-603-K23-606	8	98.4	Line Upsize	\$12,792
K23-609-K23-245	8	16.4	Line Upsize	\$2,132
K23-643-K23-696	8	75.5	Line Upsize	\$10,570
K23-696-K23-316	8	55.8	Line Upsize	\$7,810
K23-6-K23-533	8	52.5	Line Upsize	\$7,088
K23-75-K23-603	8	200.1	Line Upsize	\$26,013
K23-7-K23-6	8	131.2	Line Upsize	\$17,712
K23-8-K23-7	8	337.9	Line Upsize	\$45,617
K23-T705-K23-478	12	75.5	Line Upsize	\$10,570
L23-399-L23-404	8	384	Line Upsize	\$49,920

Sub-Total \$1,820,959



REPLACE 382 LF EXISTING  
15" WITH 15" LINE  
MH J23-456 TO J23-496

REPLACE 2574 LF EXISTING  
6" & 8" WITH 12" LINE  
MH K23-258 TO K23-8

REPLACE 984 LF EXISTING  
24" WITH 24" LINE  
MH J23-496 TO J23-364

REPLACE 875 LF EXISTING  
6" WITH 8" LINE  
MH K23-443 TO K23-20

REPLACE 624 LF  
EXISTING 6" WITH 8" LINE  
MH K23-19 TO K23-35

REPLACE 538 LF EXISTING  
12" WITH 12" LINE  
MH K22-161 TO K22-159

REPLACE 252 LF  
EXISTING 6" WITH 8" LINE  
MH K22-285 TO K22-159

REPLACE 1887 LF  
EXISTING 8" WITH 12" LINE  
MH K22-932 TO K22-258

REPLACE 515 LF  
EXISTING 6" WITH 8" LINE  
MH K22-181 TO K22-180

REPLACE 197 LF  
EXISTING 6" WITH 8" LINE  
MH K22-228 TO K22-227

REPLACE 215 LF  
EXISTING 15" WITH 15" LINE  
MH J22-595 TO J22-592

REPLACE 548 LF  
EXISTING 6" WITH 8" LINE  
MH K22-178 TO K22-157

REPLACE 681 LF  
EXISTING 6" WITH 8" LINE  
MH K22-271 TO K22-256

REPLACE 518 LF  
EXISTING 6" WITH 8" LINE  
MH K22-236 TO K22-223

REPLACE 146 LF  
WITH CIPP  
MH J22-591

REPLACE 742 LF  
EXISTING 6" WITH 8" LINE  
MH K22-147 TO K22-81

REPLACE 338 LF  
EXISTING 6" WITH 8" LINE  
MH K21-81 TO K21-80

REPLACE 494 LF  
EXISTING 6" WITH 8" LINE  
MH K22-79 TO K22-383

REPLACE 890 LF  
EXISTING 6" WITH 8" LINE  
MH K22-73 TO K22-60

8" LINE  
MH J204

REMOVE BLOC  
AND RETELE

CITY OF  
WASTE  
IMPROV

REPL  
8" W  
MH K

REP  
EXIS  
MH





Storm sewer data was compiled from Watershed Protection Dept.,COA.  
Data was compiled from existing data or from field.

**STORM SEWER MAP**  
**East 11th and 12th Street Redevelopment Strategy Project**

*Prepared by Urban Design Group for Economic and Planning Systems*

NOVEMBER 10, 2011

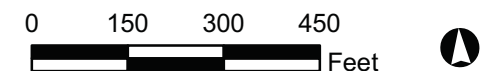
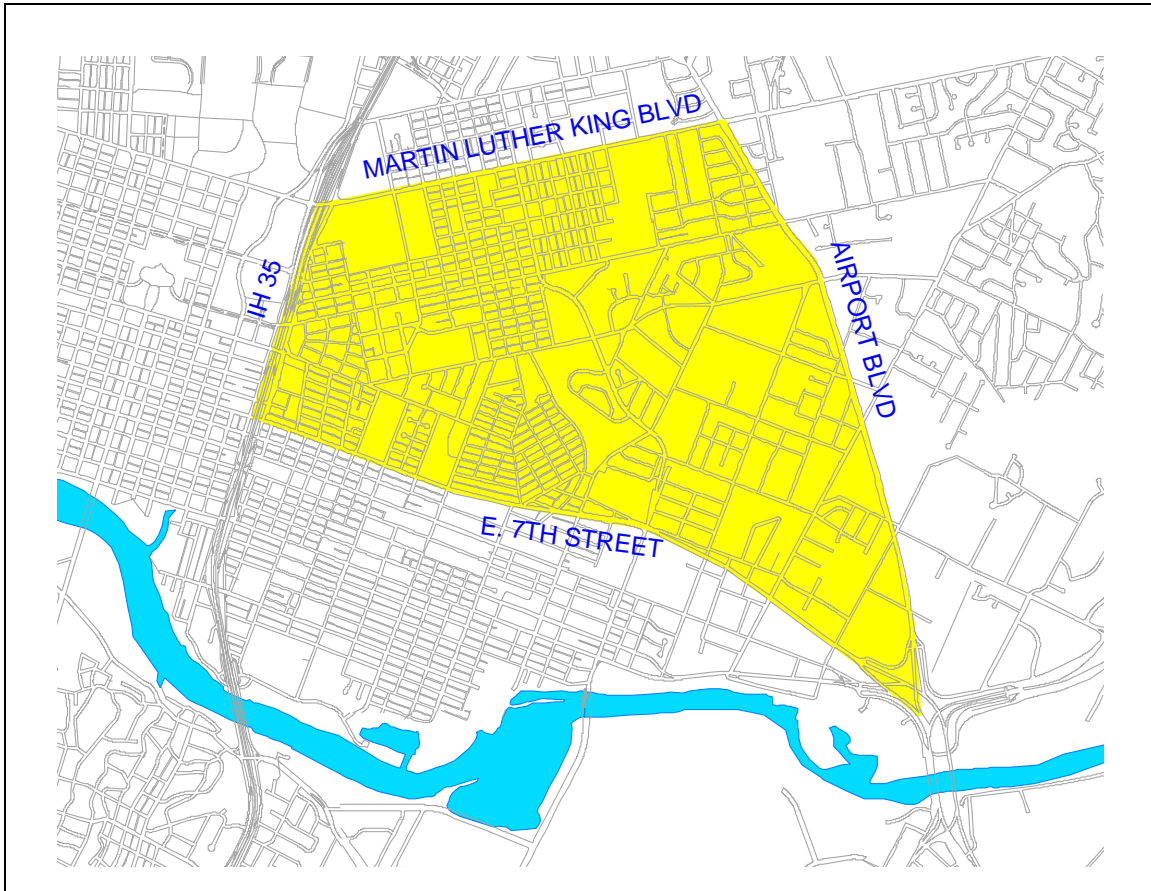


Exhibit 6



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# REPORT TO CITY COUNCIL: CENTRAL EAST AUSTIN STORM DRAIN STUDY



**City of Austin  
Watershed Protection and Development Review Department  
Watershed Engineering Division**

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**June 7, 2001**

**Exhibit 7**

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## **ACKNOWLEDGEMENTS**

This report was prepared for the Austin City Council per Resolution No. 010215-51 on behalf of Jesus Garza, City Manager. This report was prepared by the Watershed Engineering Division of the City of Austin's Watershed Protection and Development Review Department under the general supervision of Michael J. Heitz, AIA, Department Director, Joe Pantalion, P.E., Assistant Director, and George E. Oswald, P.E., Division Manager. The authors wish to thank all City staff members, Managers, and Directors for their valuable contribution to the preparation of this report.

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## **EXECUTIVE SUMMARY**

Central East Austin area is defined to be the area bounded by IH35, Martin Luther King Jr. Boulevard, Airport Boulevard, and East 7<sup>th</sup> street. The study area crosses portions of five watersheds - Boggy Creek, Town Lake, Waller Creek, Colorado River, and Tannehill. Boggy Creek comprises approximately 78% of the study area.

Localized flooding typically results from outdated storm drain systems and occurs outside of the 100-year flood plain. Curb inlets and storm drain piping networks are most often used for mitigating localized flooding in highly urbanized areas. The Watershed Protection and Development Review Department's master plan has identified several levels of severity for localized flooding citywide. The severity levels are very high, high, moderate, low and very low. The severity levels were developed from customer complaint records using a Geographical Information System as the information management/analysis tool. Severity levels were assigned based on the density of complaint records. The localized flood levels of severity range from high to very low in Central East Austin.

There are 132 public storm drains systems in Central East Austin. The oldest existing storm drains is about 70 years old. The average age of the 132 existing systems is approximately 40 years. The pipe structural conditions and hydraulic flow capacity are generally good throughout the study area. It is not anticipated that an aggressive replacement of the existing storm drains is necessary at this time.

The hydraulic flow capacity of the storm drain system in Central East Austin can be improved in several locations (see Table 4.1 for specific locations). There are Thirty-three (33) systems that are recommended for upgrades to existing systems or as new systems to provide the needed drainage capacity. The estimated total cost for the 33 storm drainage system upgrades is approximately \$65,000,000.

The major findings of this study are the following:

- Average age of all existing storm drain systems is about 40 years
- Existing pipe conditions are generally good
- Thirty-three (33) storm drain systems were identified for upgrades in study area
- Priority in study area is high to very low (with the majority being moderate to very low) based upon Master Plan findings
- Priority order of the 33 storm drain system upgrades should proceed according to severity within the study area and coordinated with other city departments' capital improvements
- Scheduled upgrades should be coordinated with other city capital improvement projects and would generally require 3 years for implementation after funding becomes available
- Total estimated cost is about \$65 million dollars (year 2001 estimate)

Historically, the Watershed Protection and Development Review Department has funded Capital Improvement Projects through both general obligation bonds and the drainage fee revenue. Currently, there are no funds available for the recommended upgrades identified in this study. Additional funds may be obtained either through a future bond election or by an increase in the drainage utility fee, or some combination of both.

Once funding is secured, it is recommended that the priority order of implementing storm drain system upgrades be based on two factors: 1) mitigating localized flooding in the most severe areas, and 2) coordinating with other city infrastructure departments' capital improvement projects.



## **1.0 INTRODUCTION**

### **1.1 History**

Boggy Creek is the primary drainage system in the Central East Austin study area. The United State Army Corps of Engineers completed major constructed channel improvements for lower Boggy Creek in the 1980's. As a result of the channel improvements, 1,500 homes were protected from the 100-year flood plain.

The secondary drainage system (localized storm drainage system) is composed of storm drainpipes, curb inlets, manholes, minor channels, roadside ditches, and culverts. "Localized flooding" is the term given to areas where flooding occurs due to inadequacies in the secondary drainage system, not necessarily as a result of creek flooding. Outdated storm drains applies to storm drain systems designed and/or installed under drainage criteria in effect before January 1977. Since 1977, all storm drain systems are required to safely manage the 100-year storm event. When the secondary drainage system is outdated, localized flooding may occur. Many storm drains in the downtown and urban watershed area are outdated.

Information is being gathered from two sources to help analyze localized flooding. The two sources are on-going drainage complaints from customers, which began to be collected in 1988 and the 1996 flood survey. The complaints are geographically located using a Geographical Information System (GIS) program that creates dots on a map per each complaint. The GIS program can also establish the concentration areas of customer complaints that help to identify possible areas for infrastructure improvements. The concentration areas were adjusted to five levels, which rate as either very high, high, moderate, low or very low.

Preliminary recommendations for storm drain upgrades have been developed for most areas in the urban watersheds with special emphasis in the very high and high critical localized flood areas. More detailed analysis and specific designs will occur, as funding

becomes available for project development. Implementing capital improvement projects can satisfy most customer complaints relating to localized flooding at a lower cost than buyouts.

## 1.2 Study Boundaries

This report concentrates an area of study identified as Central East Austin. The study boundaries are Interstate 35, Martin Luther King Jr. Boulevard, Airport Boulevard, and East 7<sup>th</sup> Street. Central East Austin fall within the Waller Creek, Boggy Creek, Town Lake watersheds and very small portions of Colorado River and Tannehill. Figure 1 illustrates the various watersheds within the study area. The largest portion, 78% of the study area, lies in the Boggy Creek watershed.

**Figure 1.1**  
**Watershed Boundaries**

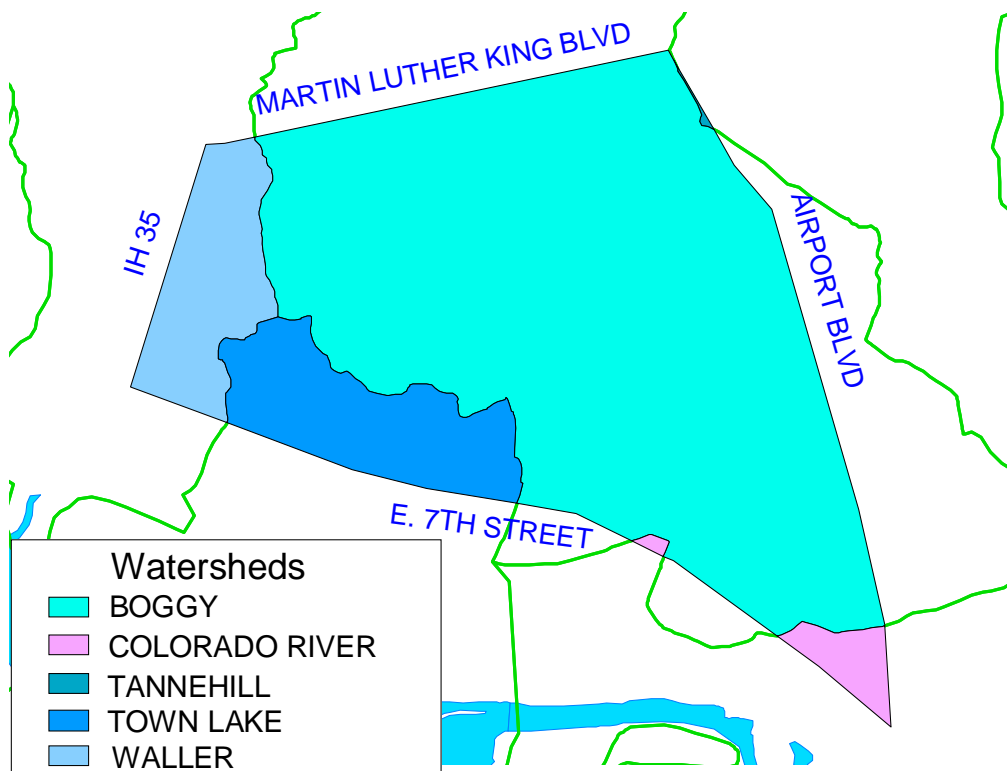




Table 1.1 lists the watersheds, respective acreage, and percentage of study area.

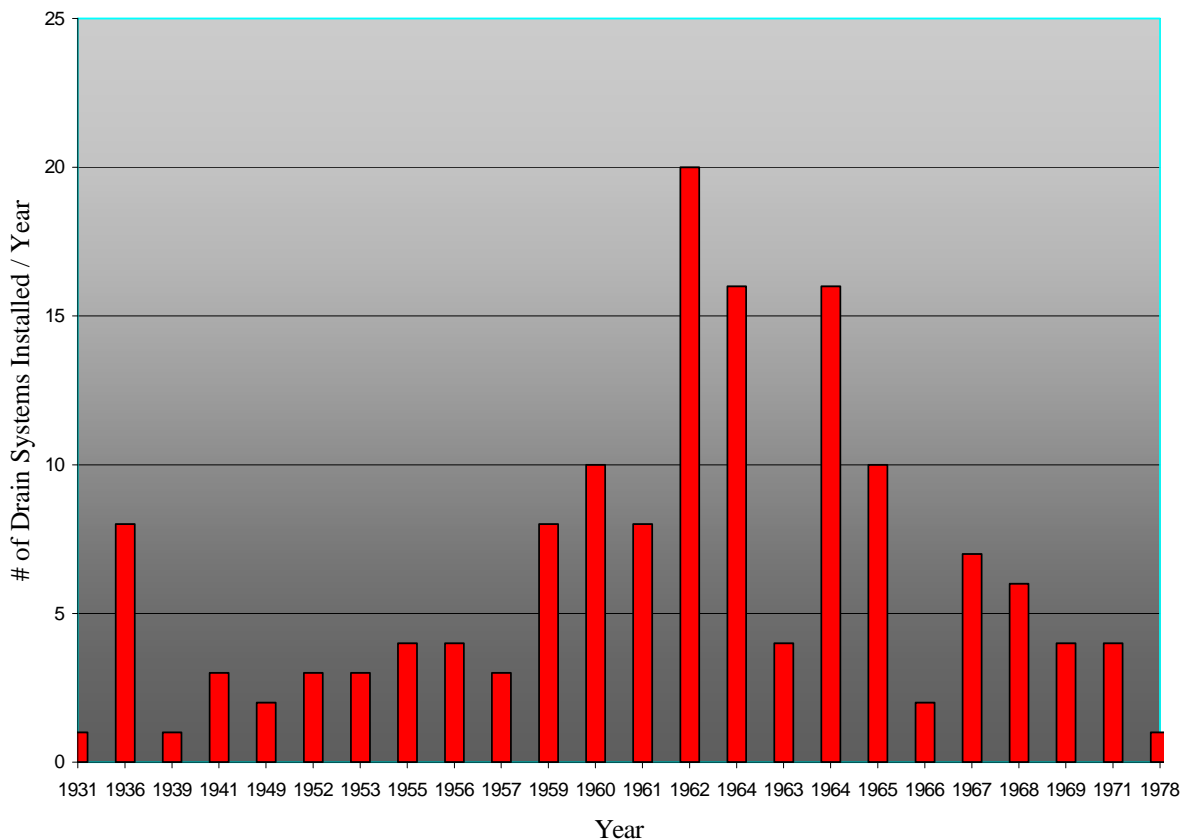
**Table 1.1**  
**Watersheds Area**

<b>Watersheds</b>	<b>Acres</b>	<b>% of Study Area</b>
Boggy Creek	1494	78%
Town Lake	207	11%
Waller Creek	169	9%
Colorado River	42	2%
Tannehill	<u>1</u>	<u>0%</u>
	1913	100%

## 2.0 STORM DRAIN AGE

City records indicate that approximately 131 storm drainage systems in the study area were installed as early as 1931. The average age of these systems is 40 years old. Unreinforced concrete pipes were predominantly utilized up to around 1967. The normal life expectancy for this pipe material is about 40 years but may be longer in favorable conditions. In Central East Austin, 44% of the existing storm drains were placed into service by 1962. By 2007, the number of 40-year old systems will rise to 84%. As is noted in the next section, the existing pipe conditions do not indicate any concern for an aggressive replacement schedule at this time. A more pressing issue is the lack of some existing storm drains to carry the anticipated storm flows according to current criteria. Based upon preliminary engineering findings in this report, there are 33-storm drain system recommended for upgrades. Please see Section III Adequacy in this report for further details.

**Figure 2.1**  
**Age of Drainage Systems in Central East Austin**





### **3.0 STORM DRAIN CONDITION**

Unlike sanitary sewers, state law does not require a regular visual inspection for storm drains. The Water and Wastewater Department has a television inspection program established to visually inspect sanitary sewer lines twice a year. The Watershed Protection and Development Review Department does not have a television inspection program and must rely on the Water and Wastewater Department for assistance with specific requests. It would be cost prohibitive to visually inspect all storm drains in the city or even in this study area.

In lieu of television inspections, a 40-year veteran of the WPD field operations staff was interviewed. According to the field operations staff member, most storm drains in the study area are generally in fair condition. Field operation has experienced more failures due to age west of the Interstate. Part of this is due to the fact that much of central east Austin was un-paved until the 1960's. According to WPD field operation's staff, pipe repairs has been minimal in the study area. It is recommended that pipe conditions continue to be monitored through field operation work requests. If the frequency of repair or replacement begins to increase, a more aggressive plan may need to be implemented.

## **4.0 STORM DRAIN ADEQUACY**

Outdated storm drains means storm drains designed and/or installed under drainage criteria in effect before January 1977. When the secondary drainage system is outdated, localized flooding may occur. Many storm drains in the downtown and urban watershed areas are outdated. As has been pointed out, 84% of the existing storm drains in the study area will be 40 years old or older by 2007. Generally, outdated storm drains have approximately 30-50% of the capacity specified by current city design criteria. This means some of the existing storm drain trunk lines may need to be increased by several pipe sizes to meet current drainage design criteria. A recent example for a downtown line along Guadalupe Street required an existing 30-inch diameter trunk line to be replaced by a 48-inch diameter line.

Preliminary engineering analysis included determining the amount of excess runoff (hydrology) and the pipe flow capacity (hydraulics).

### **Hydrology**

Drainage areas, impervious cover, slope, travel time (time of concentration), design storm intensities. The Rational Method was used to determine runoff flow rates. This method is described in the City's Drainage Criteria Manual and is widely accepted.

### **Hydraulics**

Using a computer model called Hydraflow, input values for pipe slopes, pipe material, pipe sizes, curb inlets geometry, manhole sizes provided the pipe flow capacity of individual storm drain systems.

New and replacement storm drains were designed to meet current drainage criteria. Table 2 summarizes the number of storm drain upgrades for each watershed in the study area.



**Table 4.1**  
**Drainage System Upgrade Locations and Cost Estimates**

System ID	Location	Citywide Master Plan Priority	Total Cost Estimate
<b>Boggy Creek</b>			
B1	Airport Blvd @ Goodwinn Ave	High	\$92,707
B2	Thompson St (Tillery St to Springdale Rd)	Moderate	\$4,626,835
B3	Tillery St @ Bengston St	Moderate	\$92,707
B4	Tillery Street @ Oak Springs Rd	Moderate	\$2,588,094
B5	Sol Wilson Ave (near Ridgeway Dr)	Moderate	\$92,849
B6	East 16th Street @ Maples Ave	Moderate	\$4,710,059
B7	East 12th St @ Railroad	Moderate	\$357,509
B8	Miriam Ave @ East 14th St	Moderate	\$865,761
B9	Alexander Ave & E 14th St	Moderate	\$1,725,348
B10	Clifford Ave @ East 17th St	Moderate	\$664,402
B11	Mansell Ave @ Glissman Rd	Low	\$114,090
B12	7th Street @ Gunter Street	Low	\$575,388
B13	Springdale Rd @ Creek	Low	\$17,796
B14	Gunter St and Neal St	Low	\$1,598,862
B15	East 7th Street (Calles to Pleasant Valley Rd)	Low	\$658,416
B16	Govalle Ave @ Webberville Rd	Low	\$930,695
B17	Webberville Rd (Pleasant Valley Rd to Neal St)	Low	\$553,846
B18	Goodwinn @ Webberville Rd	Low	\$1,071,532
B19	Pleasant Valley Rd North @ Zaragosa St	Low	\$385,818
B20	Pleasant Valley Rd @ Castro Rd	Low	\$67,595
B21	Glen Oaks Dr and Walter St	Low	\$704,504
B22	E. 14th St @ Maple Ave	Low	\$2,719,980
B23	Shady Ln (Boggy Creek to Gonzales St)	Very Low	\$787,834
B24	Poquito/Chicon St (Cornell St to E. 12th St)	Very Low	\$3,682,820
B25	Chicon St @ Rosewood Ave	Very Low	\$262,933
B26	Comal St (Rosewood Ave to E.14th St)	Very Low	\$4,158,646
B27	Comal St (E. 13th to MLK)	Very Low	\$3,591,427
B28	Rosewood Ave & Walnut Ave	Very Low	\$380,703
B29	Oak Spring near Ridgeway Dr	Very Low	\$118,104
B30	Chicon St (Tillotson Ave to Comell St)	Very Low	\$394,400
	Subtotal Cost for Boggy Creek		\$38,591,660
<b>Town Lake</b>			
T1	Comal St @ East 7th St	Low	\$3,922,260
T2	Pedernales St (E. 7th St to Colorado River)	Low	\$21,868,918
	Subtotal Cost for Town Lake		\$25,791,178
<b>Waller Creek</b>			
W1	Juniper, Catalpa, E 12th Streets	Very Low	\$660,743
<b>Total Improvement Cost</b>			<b>\$65,043,581</b>

Please see Section IV Recommendations for the priority order assignment of specific systems.

## **5.0 RECOMMENDATIONS**

### **5.1 Priority of Upgrades**

The Watershed Protection and Development Review Department has included localized flooding needs in its master plan. Figure 5.1, Critical Localized Flood Areas identifies areas that vary between very high, high, moderate, low and very low across the City of Austin. These areas were obtained from two sources - customer flooding complaints since 1988 and the 1996 customer flood survey. Several truisms formulate the basis for the current critical localized flood areas. These truisms are:

1. Not everyone is aware of the threat of localized flooding in their area. In the most recent 25 years, only Shoal Creek experienced the “100-year” or 1% chance per year storm event.
2. Not everyone who has experienced localized flooding calls the city to complain. Either they choose not to complain or they do not know how to file a complaint through the drainage complaint hot line; 499-3366.
3. The Watershed Protection and Development Review Department is most aware of those localized flood prone areas where the department has record of a complaint. Specific study areas, such as this study, add to a more comprehensive understanding of all of the needs.

In the future it is anticipated that the entire drainage infrastructure will be sufficiently inventoried, such that computer modeling and analysis will further refine prioritization or critical areas. Of primary importance is the depth of inundation for a given storm event, say the 25-year, in order to rank the priorities for upgrades.



**Figure 5.1**  
**Critical Localized Flood Areas – Citywide**

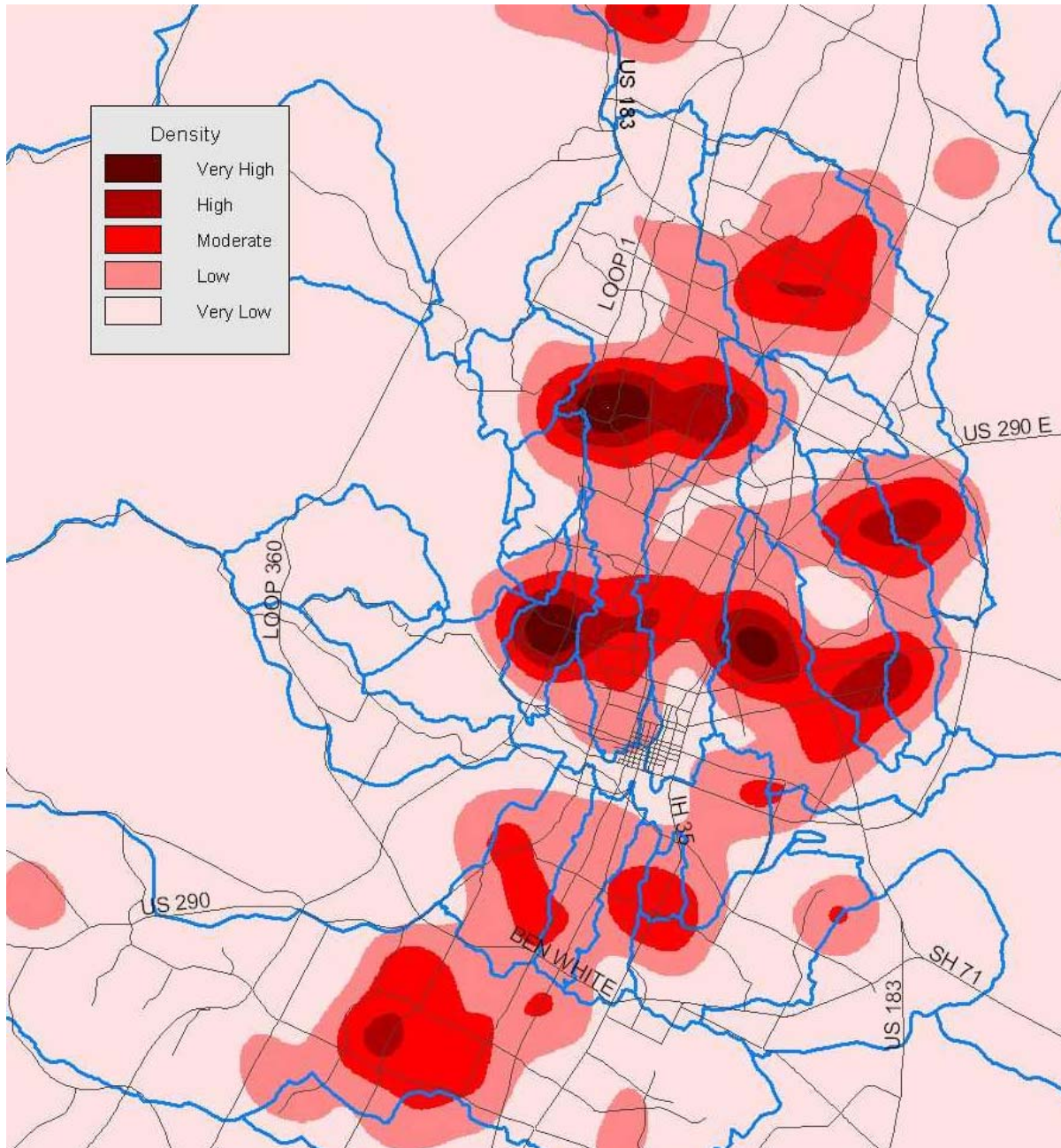
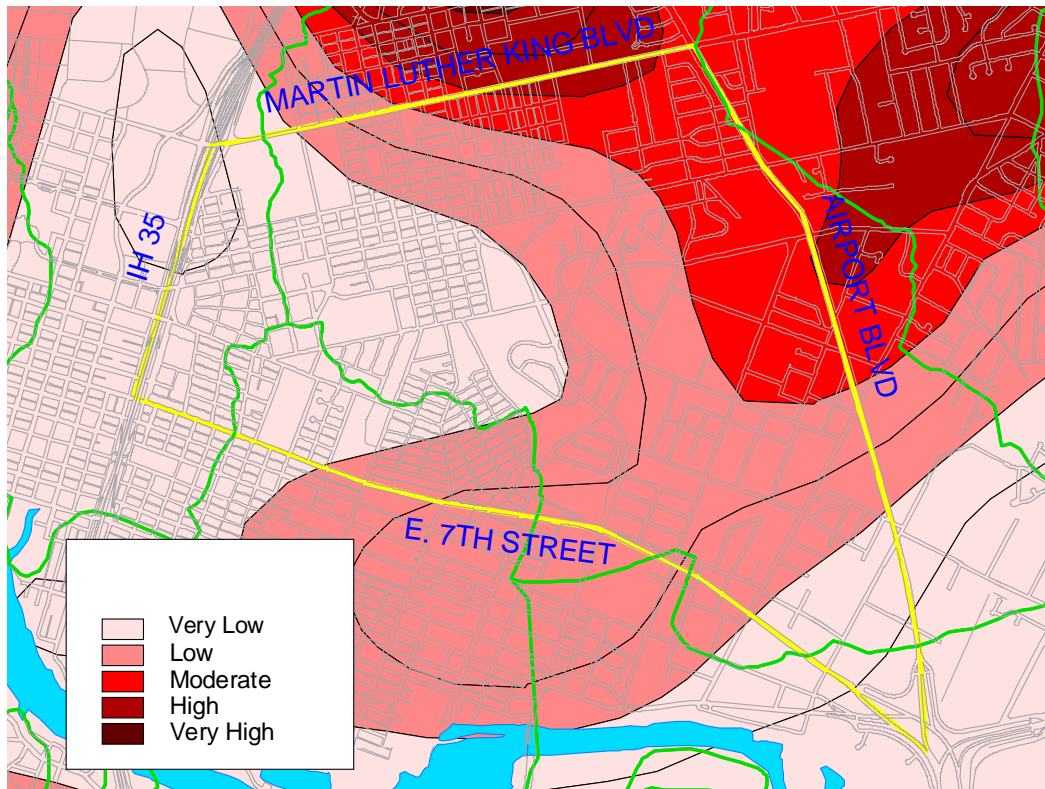


Figure 5.1 identifies the critical localized flood areas for the study area from the citywide master plan in more detail. Within the study area, the critical localized flood area categories vary between high to very low.

**Figure 5.2**  
**Critical Localized Flood Areas – Study Area**





**Table 5.1**  
**Localized Flood Severity Based On Citywide Analysis**

<b>Boggy Creek</b>	<b>High to Very Low</b>
<b>Town Lake</b>	<b>Low</b>
<b>Waller Creek</b>	<b>Very Low</b>

If the City Council approves adequate funding for all or some of the 33 drainage system upgrades identified in this study area, then it is recommended that they proceed by the area of severity as identified by the master plan. In Central East Austin, storm system upgrades should begin in the Boggy Creek watershed. More detailed analysis at preliminary engineering and design phases will likely provide more specific information to the recommended priority order of implementation. Coordination with other city departments' capital improvements should also be considered.

The East 11<sup>th</sup> and 12<sup>th</sup> Street Corridor Drainage Improvements Project (a.k.a. SCIP II) is located within the study area (Waller Creek watershed) and greatly reduces the need for additional drainage improvements as is reflected in Tables 4.1 and 5.1.

## **5.2 Cost Estimates**

Preliminary cost estimates are based upon three factors, which are estimated quantities, multiplier factor for other construction items, and multiplier factor for other project costs. First factor, quantities for the primary drainage infrastructure items include storm drainpipes, curb inlets, headwalls, manholes and pavement repair. Second factor was derived from recent certified bids for similar drainage projects. Approximately 45% the construction contracts were for large drainage items. Therefore, a multiplier of 2.22 was used to cover items such as mobilization, traffic control, erosion controls, and utility adjustments. The third factor is a 1.6 multiplier to cover project management, construction management, surveying, testing, design and inspection. All three factors,

when applied, provide a total estimated cost for each project. Typically, the design phase identifies specific items to include with the construction contract documents; therefore some preliminary estimates may vary from the final cost. Table 4, Drainage System Upgrade Estimated Cost summarize the anticipated total cost of all upgrades at current prices. Thus, the estimated total project cost = (preliminary estimate) x (2.22) x (1.6). See Total Project Cost Estimates in the Appendix for more details.

**Table 5.2**  
**System Upgrade Cost Summary**

Watershed	No. of System Upgrades	Estimated Project Costs
Boggy Creek	30	\$ 38,591,660
Town Lake	2	\$ 25,791,178
Waller Creek	1	\$ 660,743
		<hr/> \$ 65,043,581

Details are provided in “Central East Austin Drainage System Upgrades” (see Appendix)

### 5.3 Schedule of Completion

Coordination with other city improvement projects may dictate the schedule in order to minimize impacts to neighborhoods and street cuts during construction. This study has been sent for review to the Water and Wastewater, Public Works, Parks and Recreation Departments as an effort of project coordination. Schedule of project implementation will also be dictated by the funding availability. It generally take 3 years, after funding becomes available, to implement a capital improvement project from preliminary engineering study through final construction completion.



## **6.0 FUNDING SOURCE FOR COMPLETION OF UPGRADES BY SEGMENTS**

Historically, the Watershed Protection and Development Review Department has funded Capital Improvement Projects through both general obligation bonds and the drainage fee revenue. Currently, there are no funds available for the recommended upgrades identified in this study. Additional funds may be obtained either through a future bond election or by an increase in the drainage utility fee, or some combination of both.

## 7.0 CONCLUSION

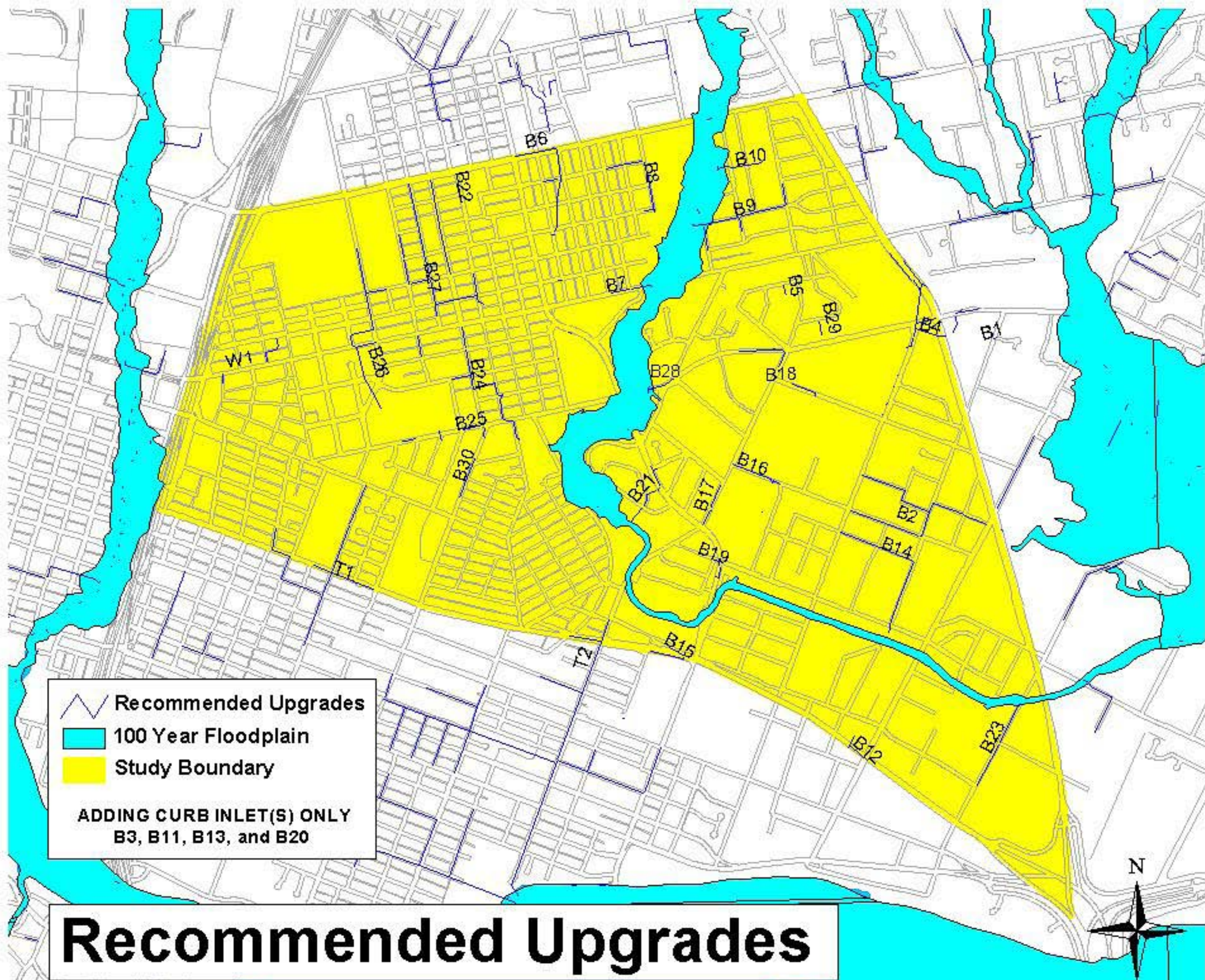
- Average age of all existing storm drain systems is about 40 years
- Existing pipe conditions are generally good
- Thirty-three (33) storm drain systems were identified for upgrades in study area
- Priority in study area is very low to moderate based upon Master Plan findings
- Priority order of the 33 storm drain system upgrades should proceed according to severity within the study area and coordinated with other city departments' capital improvements
- Scheduled upgrades should be coordinated with other city cips and would generally require 3 years for implementation after funding becomes available
- Total estimated cost is about \$65 million dollars (year 2001 estimate)



## **APPENDIX**

- A. Recommended Upgrades
- B. Total Project Cost Estimates
- C. System Age Determination





# Recommended Upgrades



Watershed Total Project Cost Estimates

System Name	Study Location	Facility Condition	Pipe size	Length	Pipe Cost Estimate	Inlet	Headwall	Manhole	Pavmt. Repair Cost	Preliminary Drainage Cost (PDC)	Preliminary Construction Cost (PCC) (PDC x 2.22)	Total Project Cost Estimate (PCC x 1.6)	Watershed Total Project Cost Estimate
B1	Airport Blvd @ Goodwin Ave	Outdated	18"	100	\$ 7,500	2	1		\$ 2,600	\$ 10,100			
										\$ 8,000			
										\$ 8,000			
										\$ 26,100	\$ 57,942	\$ 92,707	
B2	Airport blvd. @ Thompson St.	Outdated	18"	3000	\$ 225,000				\$ 78,000	\$ 303,000			
			24"	1600	\$ 136,000				\$ 48,000	\$ 184,000			
			4'x2'	1200	\$ 210,000				\$ 54,000	\$ 264,000			
			36"	400	\$ 48,000				\$ 15,200	\$ 63,200			
			4'x3'	160	\$ 32,000				\$ 7,200	\$ 39,200			
			6'x4'	880	\$ 312,400				\$ 52,800	\$ 365,200			
						7				\$ 28,000			
								8		\$ 32,000			
							3			\$ 24,000			
										\$ 1,302,600	\$ 2,891,772	\$ 4,626,835	
B3	Tillery St @ Bengston St	Outdated	18"	100	\$ 7,500	2	1		\$ 2,600	\$ 10,100			
										\$ 8,000			
										\$ 8,000			
										\$ 26,100	\$ 57,942	\$ 92,707	
B4	Tillery Street @ Oak Springs Rd	Outdated	18"	650	\$ 48,750				\$ 16,900	\$ 65,650			
			24"	925	\$ 78,625				\$ 27,750	\$ 106,375			
			30"	935	\$ 98,175				\$ 31,790	\$ 129,965			
			36"	440	\$ 52,800				\$ 16,720	\$ 69,520			
			48"	670	\$ 157,450				\$ 30,150	\$ 187,600			
			54"	120	\$ 30,600				\$ 5,880	\$ 36,480			
			60"	220	\$ 61,600				\$ 11,440	\$ 73,040			
						10				\$ 40,000			
							1	3		\$ 12,000			
										\$ 8,000			
										\$ 728,630	\$ 1,617,559	\$ 2,588,094	
B5	Sol Wilson Ave (near Ridgeway Dr)	Outdated	18"	140	\$ 10,500	1	1		\$ 3,640	\$ 14,140			
										\$ 4,000			
										\$ 8,000			
										\$ 26,140	\$ 58,031	\$ 92,849	
B6	East 16th Street @ Maples Ave.	Outdated	18"	1080	\$ 81,000				\$ 28,080	\$ 109,080			
			24"	850	\$ 72,250				\$ 25,500	\$ 97,750			
			30"	300	\$ 31,500				\$ 10,200	\$ 41,700			
			36"	500	\$ 60,000				\$ 19,000	\$ 79,000			
			48"	750	\$ 176,250				\$ 33,750	\$ 210,000			
			54"	500	\$ 127,500				\$ 24,500	\$ 152,000			
			72"	1300	\$ 422,500				\$ 78,000	\$ 500,500			
						18				\$ 72,000			
							4			\$ 32,000			
								8		\$ 32,000			
										\$ 1,326,030	\$ 2,943,787	\$ 4,710,059	

Watershed Total Project Cost Estimates

System Name	Study Location	Facility Condition	Pipe size	Length	Pipe Cost Estimate	Inlet	Headwall	Manhole	Pavmt. Repair Cost	Preliminary Drainage Cost (PDC)	Preliminary Construction Cost (PCC) (PDC x 2.22)	Total Project Cost Estimate (PCC x 1.6)	Watershed Total Project Cost Estimate
B7	East 12th St @ Railroad	Outdated	18"	400	\$ 30,000				\$ 10,400	\$ 40,400			
			24"	350	\$ 29,750				\$ 10,500	\$ 40,250			
						3				\$ 12,000			
							1			\$ 8,000			
										\$ 100,650	\$ 223,443	\$ 357,509	
B8	Miriam Ave @ East 14th St	Outdated	18"	645	\$ 48,375				\$ 16,770	\$ 65,145			
			24"	250	\$ 21,250				\$ 7,500	\$ 28,750			
			30"	370	\$ 38,850				\$ 12,580	\$ 51,430			
			36"	395	\$ 47,400				\$ 15,010	\$ 62,410			
						6				\$ 24,000			
							1	4		\$ 4,004			
										\$ 8,000			
										\$ 243,739	\$ 541,101	\$ 865,761	
B9	Alexander Ave & E 14th St	Outdated	18"	770	\$ 57,750				\$ 20,020	\$ 77,770			
			24"	470	\$ 39,950				\$ 14,100	\$ 54,050			
			30"	800	\$ 84,000				\$ 27,200	\$ 111,200			
			36"										
			42"	520	\$ 91,000				\$ 21,320	\$ 112,320			
			48"	180	\$ 42,300				\$ 8,100	\$ 50,400			
						13				\$ 52,000			
							1	5		\$ 20,000			
										\$ 8,000			
										\$ 485,740	\$ 1,078,343	\$ 1,725,348	
B10	Clifford Ave @ E. 17th St	Outdated	24"	700	\$ 59,500				\$ 21,000	\$ 80,500			
			30"	450	\$ 47,250				\$ 15,300	\$ 62,550			
						6				\$ 24,000			
							1	3		\$ 12,000			
										\$ 8,000			
										\$ 187,050	\$ 415,251	\$ 664,402	Use only 2/3 of; combine with system B25
B11	Mansell Ave. @ Glissman Rd.	Outdated	18"	120	\$ 9,000				\$ 3,120	\$ 12,120			
						3			\$ -	\$ 12,000			
							1		\$ -	\$ 8,000			
										\$ 32,120	\$ 71,306	\$ 114,090	
B12	E.7th Street @ Gunter St.	Outdated	18"	150	\$ 11,250				\$ 3,900	\$ 15,150			
			30"	360	\$ 37,800				\$ 12,240	\$ 50,040			
			54"	200	\$ 51,000				\$ 9,800	\$ 60,800			
						5				\$ 20,000			
							1	2		\$ 8,000			
										\$ 8,000			
										\$ 161,990	\$ 359,618	\$ 575,388	



Watershed Total Project Cost Estimates

System Name	Study Location	Facility Condition	Pipe size	Length	Pipe Cost Estimate	Inlet	Headwall	Manhole	Pavmt. Repair Cost	Preliminary Drainage Cost (PDC)	Preliminary Construction Cost (PCC) (PDC x 2.22)	Total Project Cost Estimate (PCC x 1.6)	Watershed Total Project Cost Estimate
B13	Springdale Rd @ Creek	Outdated	18"	10	\$ 750	1			\$ 260	\$ 1,010 \$ 4,000 \$ 5,010	\$ 11,122	\$ 17,796	
B14	Gunter Street and Neal Street	Outdated	18"	270	\$ 20,250				\$ 7,020	\$ 27,270			
			24"	120	\$ 10,200				\$ 3,600	\$ 13,800			
			30"	610	\$ 64,050				\$ 20,740	\$ 84,790			
			36"	545	\$ 65,400				\$ 20,710	\$ 86,110			
			42"	1010	\$ 176,750	1		2	\$ 41,410	\$ 218,160			
										\$ 4,000			
							1			\$ 8,000			
										\$ 8,000			
										\$ 450,130	\$ 999,289	\$ 1,598,862	
B15	E.7th Street (Calles to Pleasant Valley Rd)	Outdated	18"	150	\$ 11,250				\$ 3,900	\$ 15,150			
			24"	830	\$ 70,550				\$ 24,900	\$ 95,450			
			30"	75	\$ 7,875				\$ 2,550	\$ 10,425			
			36"	230	\$ 27,600				\$ 8,740	\$ 36,340			
						3				\$ 12,000			
								2		\$ 8,000			
							1	0		\$ 8,000			
										\$ 185,365	\$ 411,510	\$ 658,416	
B16	Govalles Ave @ Webberville Rd	Outdated	18"	240	\$ 18,000				\$ 6,240	\$ 24,240			
			30"	140	\$ 14,700				\$ 4,760	\$ 19,460			
			42"	670	\$ 117,250				\$ 27,470	\$ 144,720			
			48"	120	\$ 28,200				\$ 5,400	\$ 33,600			
						8				\$ 32,000			
							1			\$ 8,000			
										\$ 262,020	\$ 581,684	\$ 930,695	
B17	Webberville Rd (Pleasant Valley Rd to Neal St)	Outdated	18"	300	\$ 22,500				\$ 7,800	\$ 30,300			
			24"	675	\$ 57,375				\$ 20,250	\$ 77,625			
						10				\$ 40,000			
							1			\$ 8,000			
										\$ 155,925	\$ 346,154	\$ 553,846	
B18	Goodwinn @ Webberville Rd	Outdated	18"	750	\$ 56,250				\$ 19,500	\$ 75,750			
			24"	140	\$ 11,900				\$ 4,200	\$ 16,100			
			36"	450	\$ 54,000				\$ 17,100	\$ 71,100			
			42"	420	\$ 73,500				\$ 17,220	\$ 90,720			
						7		3		\$ 28,000			
										\$ 12,000			
							1			\$ 8,000			
										\$ 301,670	\$ 669,707	\$ 1,071,532	

Watershed Total Project Cost Estimates

System Name	Study Location	Facility Condition	Pipe size	Length	Pipe Cost Estimate	Inlet	Headwall	Manhole	Pavmt. Repair Cost	Preliminary Drainage Cost (PDC)	Preliminary Construction Cost (PCC) (PDC x 2.22)	Total Project Cost Estimate (PCC x 1.6)	Watershed Total Project Cost Estimate
B19	Pleasant Valley Rd North @ Zaragosa St	Outdated	18"	150	\$ 11,250				\$ 3,900	\$ 15,150			
			24"	110	\$ 9,350				\$ 3,300	\$ 12,650			
			30"	380	\$ 39,900				\$ 12,920	\$ 52,820			
						4				\$ 16,000			
							1			\$ 8,000			
								1		\$ 4,000			
										\$ 108,620	\$ 241,136	\$ 385,818	
B20	Pleasant Valley Rd @ Castro Rd	Outdated	18"	30	\$ 2,250				\$ 780	\$ 3,030			
						2				\$ 8,000			
							1			\$ 8,000			
										\$ 19,030	\$ 42,247	\$ 67,595	
B21	Glen Oaks Dr and Walter St	Outdated	18"	300	\$ 22,500				\$ 7,800	\$ 30,300			
			24"	310	\$ 26,350				\$ 9,300	\$ 35,650			
			30"	410	\$ 43,050				\$ 13,940	\$ 56,990			
			36"	300	\$ 36,000				\$ 11,400	\$ 47,400			
						3				\$ 8,000			
							1			\$ 12,000			
								2		\$ 8,000			
										\$ 198,340	\$ 440,315	\$ 704,504	
B22	E 14th St @ Maple Ave	Outdated	18"	360	\$ 27,000				\$ 9,360	\$ 36,360			
			60"	1200	\$ 336,000				\$ 62,400	\$ 398,400			
			66"	750	\$ 225,000				\$ 42,000	\$ 267,000			
						8				\$ 32,000			
							2			\$ 16,000			
								4		\$ 16,000			
										\$ 765,760	\$ 1,699,987	\$ 2,719,980	
B23	Shady Ln (Boggy Ck to Gonzales St)	Outdated	18"	20	\$ 1,500				\$ 520	\$ 2,020			
						2			\$ -	\$ 8,000			
			18"	60	\$ 4,500				\$ 1,560	\$ 6,060			
			30"	690	\$ 72,450				\$ 23,460	\$ 95,910			
			36"	695	\$ 83,400				\$ 26,410	\$ 109,810			
										\$ 221,800	\$ 492,396	\$ 787,834	
B24	Poquito Street/Chicon St (Cornell St to E. 12th St)		18"	800	\$ 60,000				\$ 20,800	\$ 80,800			
			24"	750	\$ 63,750				\$ 22,500	\$ 86,250			
			30"	290	\$ 30,450				\$ 9,860	\$ 40,310			
			42"	720	\$ 126,000				\$ 29,520	\$ 155,520			
			48"	80	\$ 18,800				\$ 3,600	\$ 22,400			
			9'x5'	850	\$ 493,850				\$ 69,700	\$ 563,550			
						11				\$ 44,000			
								5		\$ 20,000			
							3			\$ 24,000			
										\$ 1,036,830	\$ 2,301,763	\$ 3,682,820	



Watershed Total Project Cost Estimates

System Name	Study Location	Facility Condition	Pipe size	Length	Pipe Cost Estimate	Inlet	Headwall	Manhole	Pavmt. Repair Cost	Preliminary Drainage Cost (PDC)	Preliminary Construction Cost (PCC) (PDC x 2.22)	Total Project Cost Estimate (PCC x 1.6)	Watershed Total Project Cost Estimate
B25	Chicon St @ Rosewood Ave.	Outdated	18"	810	\$ 60,750				\$ 21,060	\$ 81,810			
			24"	550	\$ 46,750				\$ 16,500	\$ 63,250			
						6				\$ 24,000			
							1	2		\$ 8,000			
										\$ 8,000			
										\$ 185,060	\$ 410,833	\$ 657,333	Use only 1/3; combine with B30
B26	Comal St (Rosewood Ave to E.14th St)	Outdated	18"	1580	\$ 118,500				\$ 41,080	\$ 159,580			
			24"	760	\$ 64,600				\$ 22,800	\$ 87,400			
			30"	400	\$ 42,000				\$ 13,600	\$ 55,600			
			36"	895	\$ 107,400				\$ 34,010	\$ 141,410			
			5.5'x5'	1200	\$ 562,800				\$ 72,000	\$ 634,800			
						14				\$ 56,000			
							2	5		\$ 20,000			
										\$ 16,000			
										\$ 1,170,790	\$ 2,599,154	\$ 4,158,646	
B27	Comal St (E13th to MLK)	Outdated	18"	3000	\$ 225,000				\$ 78,000	\$ 303,000			
			24"	1600	\$ 136,000				\$ 48,000	\$ 184,000			
			30"	1100	\$ 115,500				\$ 37,400	\$ 152,900			
			36"										
			42"	700	\$ 122,500				\$ 28,700	\$ 151,200			
			54"	500	\$ 127,500				\$ 24,500	\$ 152,000			
						10				\$ 40,000			
							1	5		\$ 20,000			
										\$ 8,000			
										\$ 1,011,100	\$ 2,244,642	\$ 3,591,427	
B28	Rosewood Ave & Walnut Ave	Outdated	18"	240	\$ 18,000				\$ 6,240	\$ 24,240			
			24"	440	\$ 37,400				\$ 13,200	\$ 50,600			
			30"	60	\$ 6,300				\$ 2,040	\$ 8,340			
						3				\$ 12,000			
							1	1		\$ 4,000			
										\$ 8,000			
										\$ 107,180	\$ 237,940	\$ 380,703	
B29	Oak Spring near Ridgeway Dr	outdated	18"	250	\$ 18,750				\$ 6,500	\$ 25,250			
						\$ 2				\$ 8,000			
										\$ 33,250	\$ 73,815	\$ 118,104	
B30	Chicon (Tillotson Ave to Cornell St)	Outdated	18"	810	\$ 60,750				\$ 21,060	\$ 81,810			
			24"	550	\$ 46,750				\$ 16,500	\$ 63,250			
						6				\$ 24,000			
							1	2		\$ 8,000			
										\$ 8,000			
										\$ 185,060	\$ 410,833	\$ 657,333	Boggy Creek
													\$ 38,591,659

Watershed Total Project Cost Estimates

System Name	Study Location	Facility Condition	Pipe size	Length	Pipe Cost Estimate	Inlet	Headwall	Manhole	Pavmt. Repair Cost	Preliminary Drainage Cost (PDC)	Preliminary Construction Cost (PCC) (PDC x 2.22)	Total Project Cost Estimate (PCC x 1.6)	Watershed Total Project Cost Estimate
T1	Comal St @ East 7th St	Outdated	18"	300	\$ 22,500				\$ 7,800	\$ 30,300			
			24"	353	\$ 30,005				\$ 10,590	\$ 40,595			
			30"	1215	\$ 127,575				\$ 41,310	\$ 168,885			
			36"	990	\$ 118,800				\$ 37,620	\$ 156,420			
			48"	1435	\$ 337,225				\$ 64,575	\$ 401,800			
			54"	810	\$ 206,550				\$ 39,690	\$ 246,240			
						10				\$ 40,000			
								5		\$ 20,000			
										\$ 1,104,240	\$ 2,451,413	\$ 3,922,260	
T2	Perdenales St (E.7th St to Colorado River)	Outdated	18"	600	\$ 45,000				\$ 15,600	\$ 60,600			
			24"	370	\$ 31,450				\$ 11,100	\$ 42,550			
			30"	4100	\$ 430,500				\$ 139,400	\$ 569,900			
			36"	1835	\$ 220,200				\$ 69,730	\$ 289,930			
			42"	0	\$ -				\$ -	\$ -			
			48"	1715	\$ 403,025				\$ 77,175	\$ 480,200			
			54"	0	\$ -				\$ -	\$ -			
			60"	470	\$ 131,600				\$ 24,440	\$ 156,040			
			6'x5'	660	\$ 309,540				\$ 39,600	\$ 349,140			
			7'x5'	2515	\$ 1,275,105				\$ 168,505	\$ 1,443,610			
			9'x5'	1340	\$ 778,540				\$ 109,880	\$ 888,420			
			9'x8'	2150	\$ 1,492,100				\$ 176,300	\$ 1,668,400			
						30				\$ 120,000			
								20		\$ 80,000			
							1			\$ 8,000			
										\$ 6,156,790	\$ 13,668,074	\$ 21,868,918	Town Lake \$ 25,791,179
W1	Juniper, Catalpa, E.12th Street	Outdated	18"	330	\$ 24,750				\$ 8,580	\$ 33,330			
			24"	250	\$ 21,250				\$ 7,500	\$ 28,750			
			30"	460	\$ 48,300				\$ 15,640	\$ 63,940			
						11				\$ 44,000			
								4		\$ 16,000			
										\$ 186,020	\$ 412,964	\$ 660,743	Waller Creek \$ 660,743



System Age Survey:  
IH-35 to Airport Blvb., 7th Street to MLK Blvd.

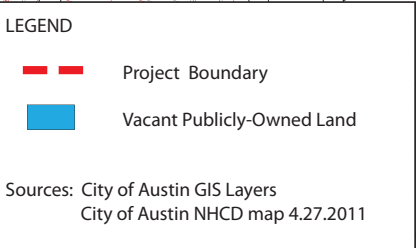
System Count	Year Installed		System Count	Year Installed		System Count	Year Installed			
1	1931		41	1960		81	1963		121	1968
2	1936		42	1960		82	1963		122	1968
3	1936		43	1960		83	1964		123	1968
4	1936		44	1960		84	1964		124	1969
5	1936		45	1960		85	1964		125	1969
6	1936		46	1960		86	1964		126	1969
7	1936		47	1960		87	1964		127	1969
8	1936		48	1960		88	1964		128	1971
9	1936		49	1960		89	1964		129	1971
10	1939		50	1960		90	1964		130	1971
11	1941		51	1961		91	1964		131	1971
12	1941		52	1961		92	1964		132	1978
13	1941		53	1961		93	1964			
14	1949		54	1961		94	1964			
15	1949		55	1961		95	1964			40 years or older
16	1952		56	1961		96	1964			
17	1952		57	1961		97	1964			Un-reinforced Concrete
18	1952		58	1961		98	1964			
19	1953		59	1962		99	1965			
20	1953		60	1962		100	1965			
21	1953		61	1962		101	1965			
22	1955		62	1962		102	1965			
23	1955		63	1962		103	1965			
24	1955		64	1962		104	1965			
25	1955		65	1962		105	1965			
26	1956		66	1962		106	1965			
27	1956		67	1962		107	1965			
28	1956		68	1962		108	1965			
29	1956		69	1962		109	1966			
30	1957		70	1962		110	1966			
31	1957		71	1962		111	1967			
32	1957		72	1962		112	1967			
33	1959		73	1962		113	1967			
34	1959		74	1962		114	1967			
35	1959		75	1962		115	1967			
36	1959		76	1962		116	1967			
37	1959		77	1962		117	1967			
38	1959		78	1962		118	1968			
39	1959		79	1963		119	1968			
40	1959		80	1963		120	1968			
1962	Median year installed			1960		Average year installed				
39	Median age of systems			42	yrs	Averag Age of Systems				
132	Number of drainage systems			70	yrs	Oldest System found				



## APPENDIX C:

### Public Land and Federal Funding Sources





*Prepared by McCann Adams Studio for Economic and Planning Systems*

FEBRUARY 23, 2012

**Public Property Inventory  
February 24, 2012**

East 11th and 12th Streets Properties	Federal Funding Source	Land Status	Federal Requirements: National Objective (24 CFR 570.208)	Urban Renewal Plan Permitted Use	Current Zoning
<b>Parcel 1</b>	CDBG and Section 108	Vacant Land	<ul style="list-style-type: none"> <li>National Objective: Has been met.</li> <li>Due to the Section 108 funding investment in some of these properties, prorated share of sales proceeds must be returned to the City's Section 108 debt service account.</li> </ul>	Permitted use for this site is mixed use/office/residential and civic uses	Zoning - NCCD Subdistrict 1 - CS-NCCD-NP and NCCD Subdistrict 2 - SF3-NCCD-NP
<b>Parcel 2</b>	CDBG and Section 108	Vacant Land September 29, 2010, Urban Renewal Agency approved transfer directly to the Austin Housing Finance Corporation. March 3, 2011, City Council authorized the transfer of these tracts to the Austin Housing Finance Corporation (AHFC).	<ul style="list-style-type: none"> <li>National Objective: Has not been fully met. Must meet the National Objective: Benefit to low- and moderate-income (LMI) persons</li> <li>Due to the Section 108 funding investment in some of these properties, prorated share of sales proceeds must be returned to the City's Section 108 debt service account</li> </ul>	Permitted use for this site is up to 18 townhouses or live/work lofts.	Zoning - NCCD Subdistrict 2 - SF3-NCCD-NP
<b>Parcel 3</b>	CDBG and Section 108	Vacant Land	<ul style="list-style-type: none"> <li>National Objective has not been fully met. Must meet the National Objective: Benefit to low- and moderate-income (LMI) persons</li> <li>Due to the Section 108 funding investment in some of these properties, prorated share of sales proceeds must be returned to the City's Section 108 debt service account.</li> </ul>	Permitted use for this site is 10-15 townhouses oriented towards Juniper	Zoning - NCCD Subdistrict 1 - CS-1-NCCD-NP and NCCD Subdistrict 2 - GO-CO-NCCD-NP and SF3-NCCD-NP
<b>Parcel 4</b>	CDBG and HOME	Vacant Land	<ul style="list-style-type: none"> <li>National Objective: Benefit to low- and moderate-income (LMI) persons</li> <li>HOME funds require the property be developed for affordable housing (homeowner or rental)</li> </ul>	Permitted use for this site is townhouses.	Zoning - CS-MU-NCCD-NP
<b>Parcel 5</b>	CDBG and HOME	Vacant Land	<ul style="list-style-type: none"> <li>National Objective: Benefit to low- and moderate-income (LMI) persons</li> <li>HOME funding requires development of affordable housing (homeowner or rental)</li> </ul>	Permitted use for this site is single family residential.	Zoning - CS-MU-CO-NCCD-NP
<b>Parcel 6</b>	CDBG	Vacant Land	<ul style="list-style-type: none"> <li>National Objective: Benefit to low- and moderate-income (LMI) persons</li> </ul>	Permitted use for this site is mixed use or publicly funded community parking	CS-MU-NCCD-NP
<b>Parcel 7</b>	CDBG	Vacant Land	<ul style="list-style-type: none"> <li>National Objective: Benefit to low- and moderate-income (LMI) persons</li> </ul>	Permitted use for this site is mixed use and/or commercial	CS-MU-NCCD-NP
<b>Other Disposition Options</b>					
* Repayment of expended federal funds to HUD, to remove federal restrictions.					
*Sale of property at appraised fair market value and receipt all sales proceeds to HUD.					

## APPENDIX D:

### Market Study Findings (Presentation from Community Meeting #2)





# REVISED effective 1/12/12



## East 11<sup>th</sup> & 12<sup>th</sup> Street Development Strategy

Community Meeting #2 • November 15, 2011  
Economic & Planning Systems • Adisa Communications  
McCann Adams Studio • Urban Design Group

# Tonight's Agenda

1. Review of Study Goal and Process
2. Market Analysis Update
3. Infrastructure Analysis Update
4. Next Steps

# Study Goal and Process

Goal: Get Community and City Support for a “Road Map” of Actions to Jump-Start Development in the Corridor

## Process

1. Review of Existing Conditions
2. Identify Near-term Opportunities and Constraints
3. Research and Recommend Methods for Moving Forward
  - Who, What, Where, When, Why



# Study Priorities

Key Issues identified through stakeholder outreach and  
Community Meeting #1 (tonight's issues in bold)

- **Housing Opportunities and Gentrification**
- **Neighborhood Retail Opportunities**
- **Commercial Development Opportunities**
- **Infrastructure Needs**
- Disposition of Public Land
- Parking Strategy
- 12<sup>th</sup> & Chicon
- Development Regulations and Process

# Purpose of Market Analysis

- Identify near-term opportunities to jumpstart development
- Inform expectations for developer interest in publicly owned parcels
- Evaluate potential for buildout of enabled development
- Assess viability of community-desired uses
- Identify trends pointing to longer-term needs

# “Primary Market Area”



2010 Population: 6,751

Households: 2,675\*

Jobs: 2,666

Source: U.S. Census Bureau, 2010 Census (population and households); Capital Area Metropolitan Planning Organization (jobs)

\*Sum of Total Households in 2010 was incorrectly labeled on 11/15/11 version of this presentation.



# Austin Market is Strong and Growing

- Austin/Travis County are among the stronger markets nationally
  - Job growth even during Great Recession
  - Low unemployment (7.4% vs. 9.0% National)
- Regional growth is expected to continue
  - Population growth of 21 percent and
  - Employment growth of 22 percent by the year 2025.

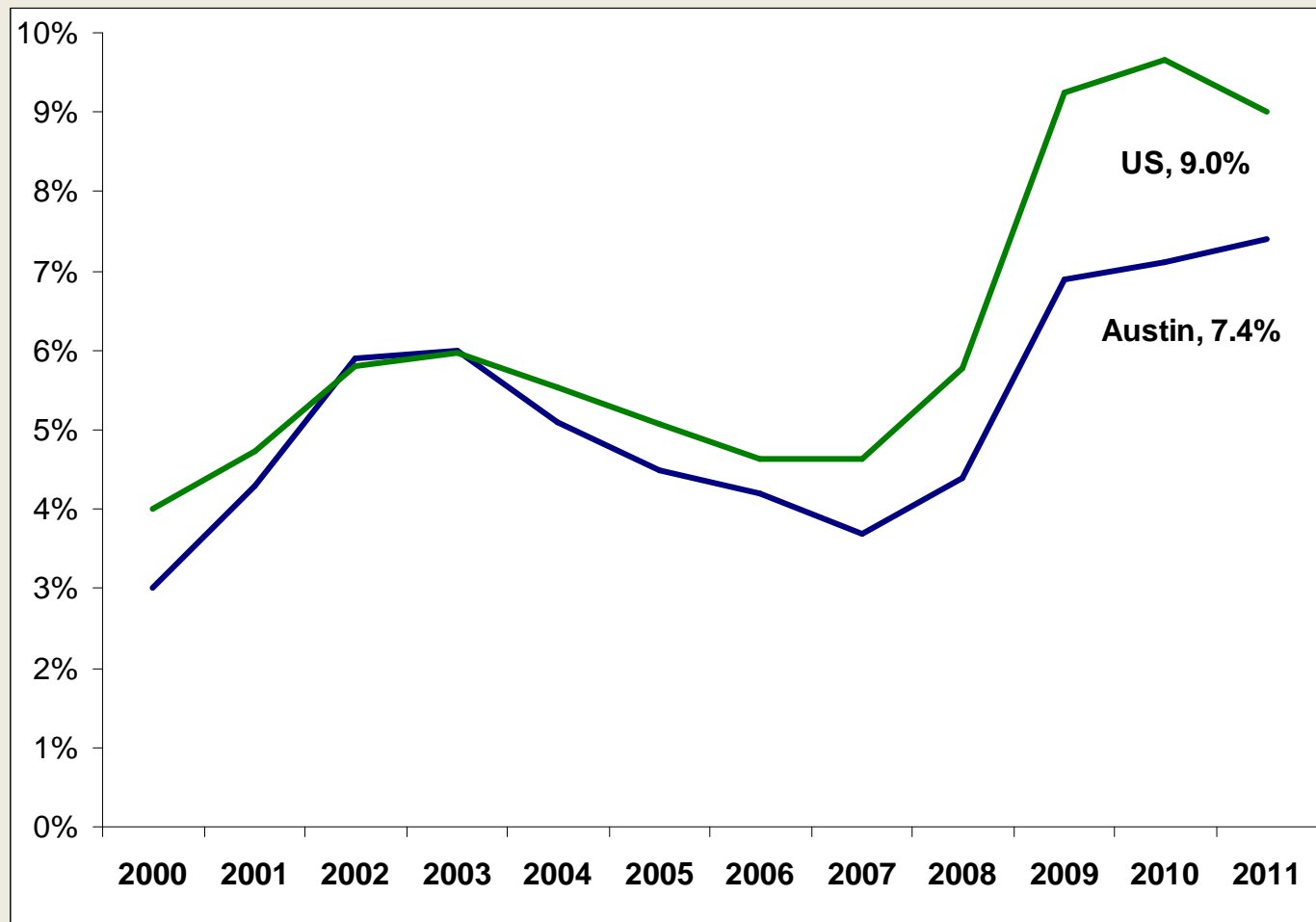
# Total Employment Trends



\*Note: Numbers in Thousands

Source: U.S. Bureau of Labor Statistics

# Unemployment Rate



Source: U.S. Bureau of Labor Statistics



# Primary Market Area Expected to Grow

- CAMPO estimates future growth based on local growth policies, development constraints, anticipated land development projects, and other factors that may influence patterns of future growth.
- Population projected to increase by 26 percent or approximately 2,000 people by the year 2025
- Market Area employment may grow by 150 percent or 4,200 jobs by the year 2025
  - Most growth in “service” industries and “retail” jobs

# Projected Growth in the Primary Market Area

	2010	2025	2010-2025	
			#	%
<b>Population</b>	<b>7,758</b>	<b>9,771</b>	<b>2,013</b>	<b>26%</b>
<b>Households</b>	<b>2,853</b>	<b>3,737</b>	<b>884</b>	<b>31%</b>
<b>Total Employment</b>	<b>2,666</b>	<b>6,928</b>	<b>4,262</b>	<b>160%</b>
Basic	351	789	438	125%
Retail	450	1,781	1,331	296%
Professional Services	1,620	4,113	2,493	154%
Education 1	245	245	0	
Education 2	0	0	0	

# Projected Job Growth – 2010-2025





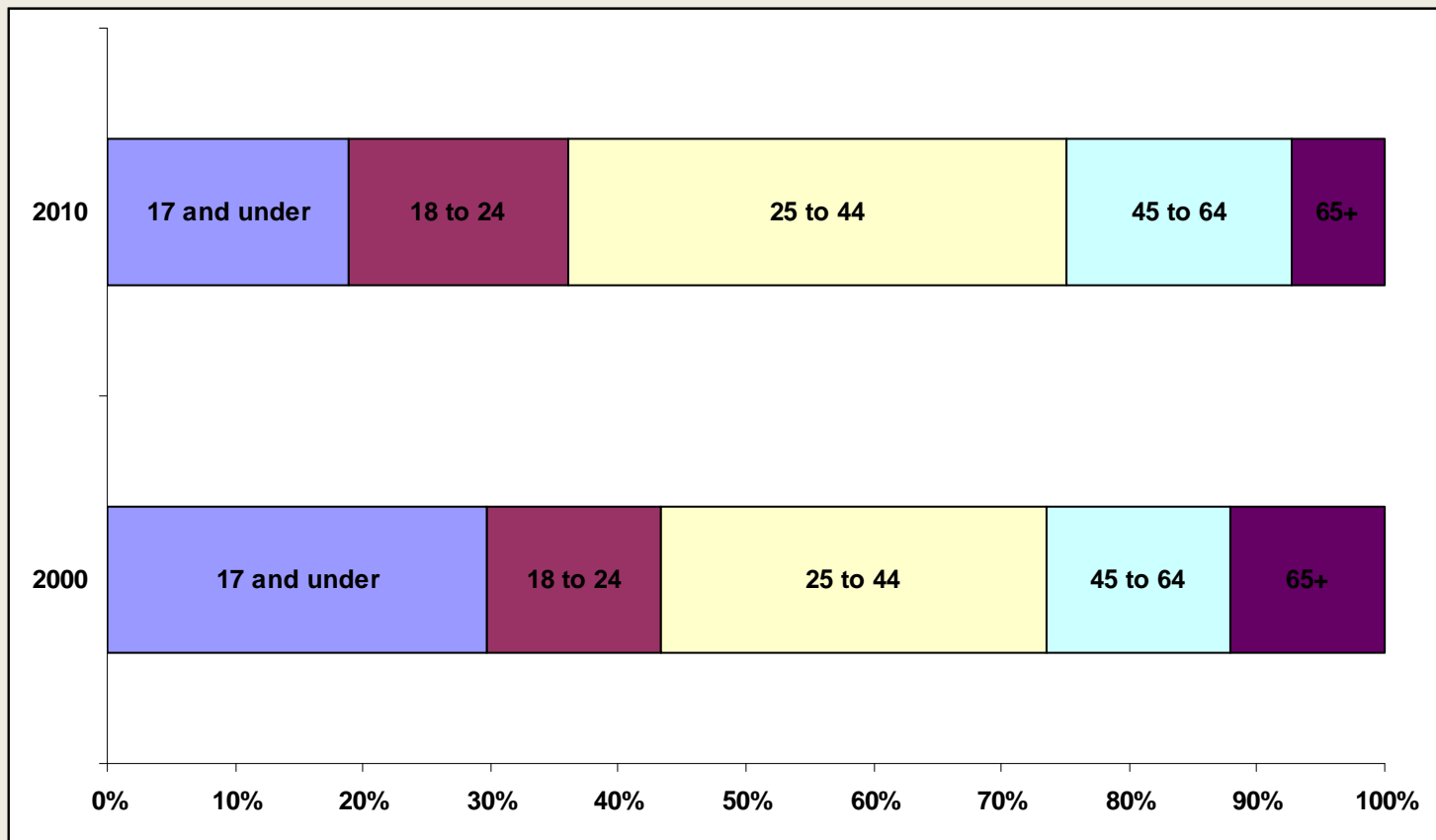
# Why is CAMPO So Optimistic about the Study Area?

- Central location near jobs, schools, amenities
- Favorable zoning/regulations
- Available and underutilized land
- Recent growth and increasing property values

# Demographic Changes in Study Area

- Reduction in “child” and “senior” population
- Reduction of minority population
- Reduction in “family” households and average household size
- Rapidly increasing income levels

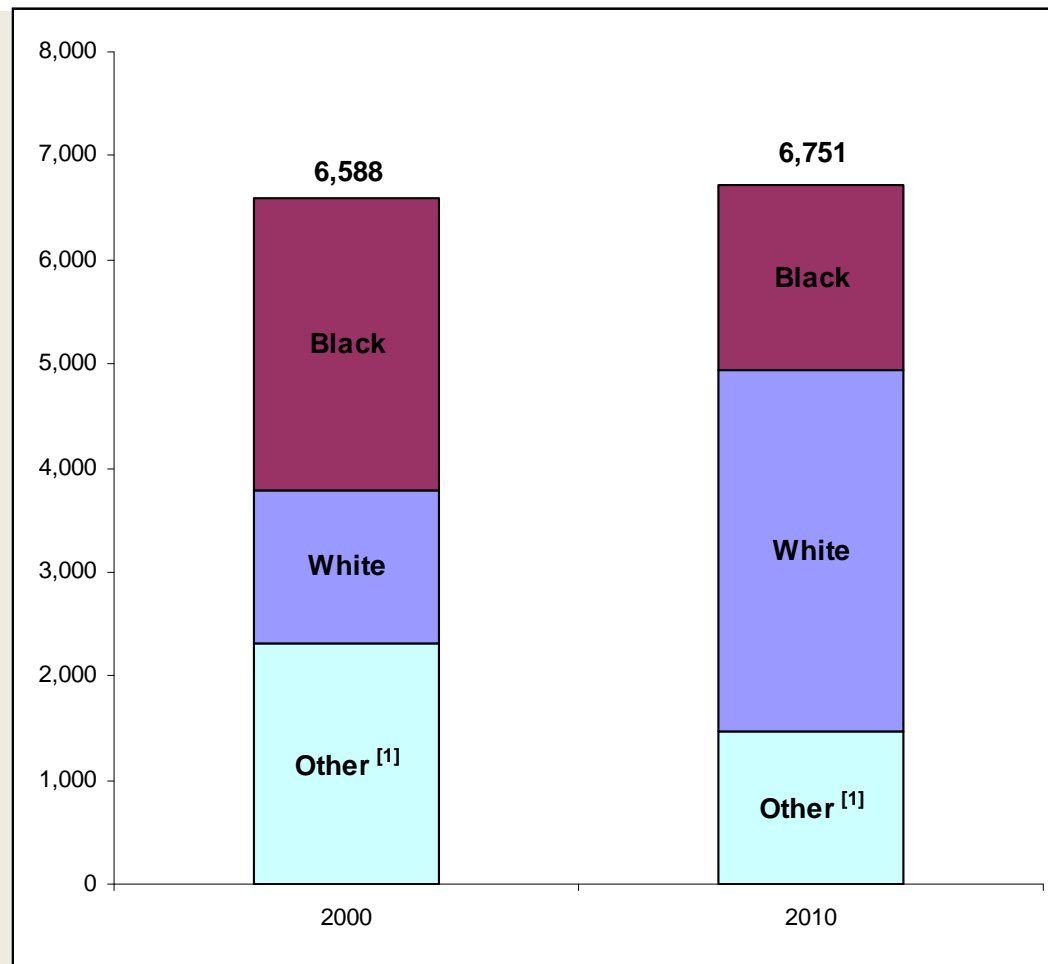
# Reduction of Children and Seniors



Source: U.S. Census

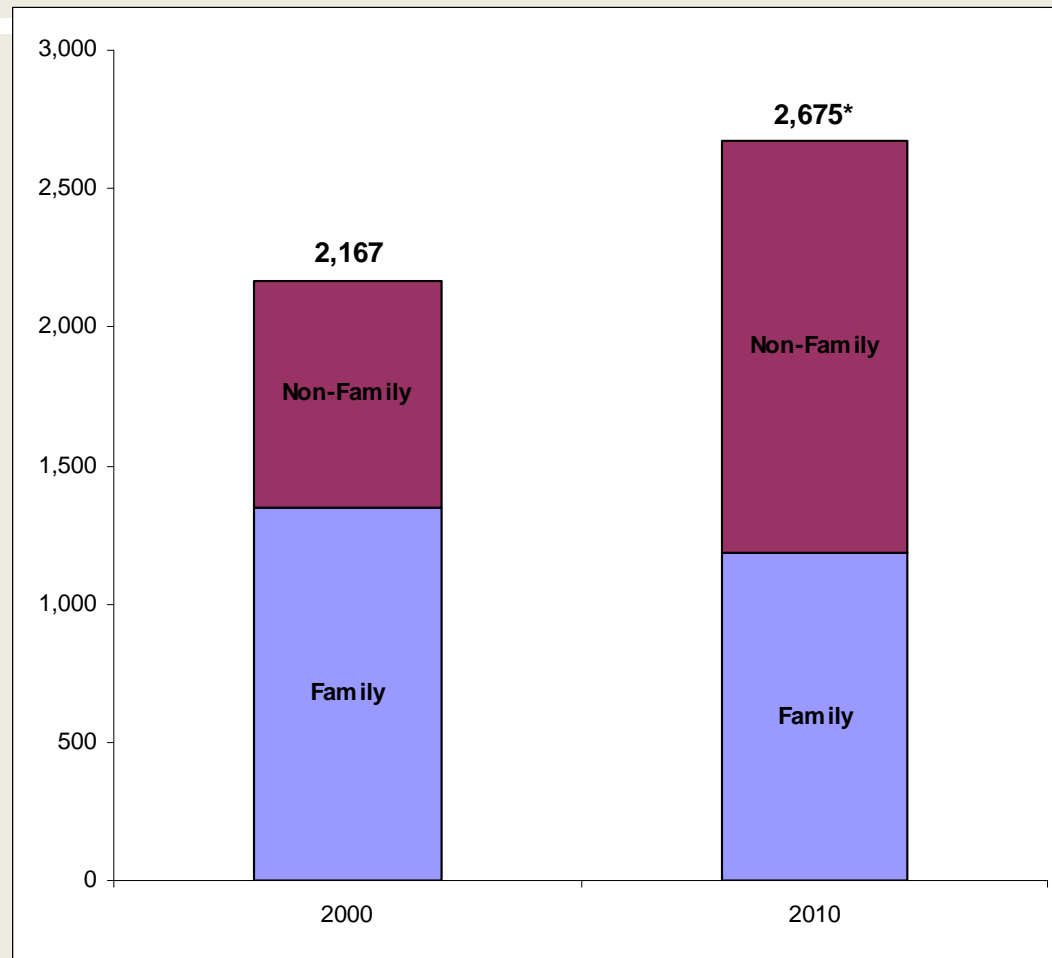


# Reduction of Minority Population



Source: U.S. Census

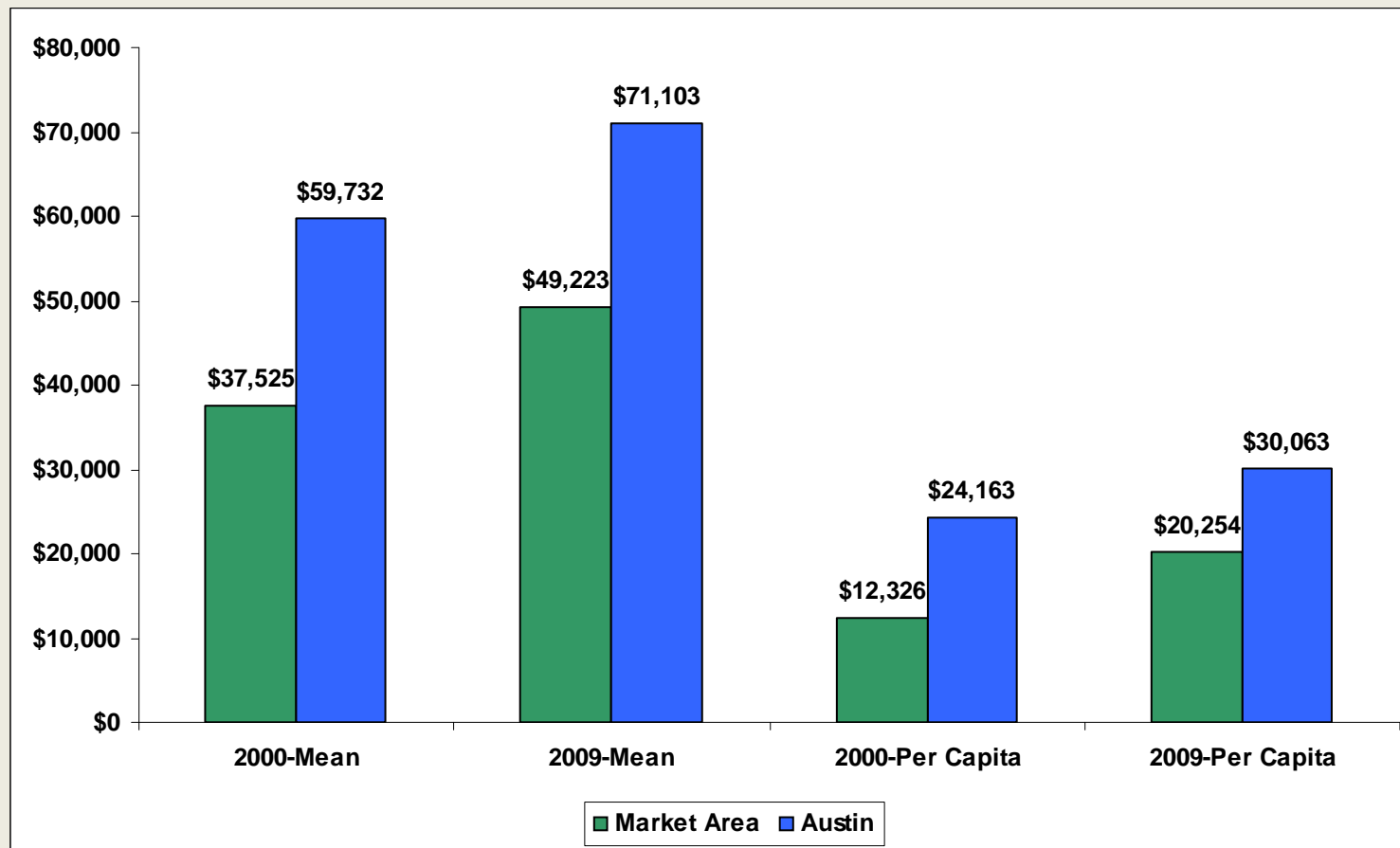
# Reduction of Family Households



Source: U.S. Census

\*Sum of Total Households in 2010 was incorrectly labeled on 11/15/11 version of this presentation.

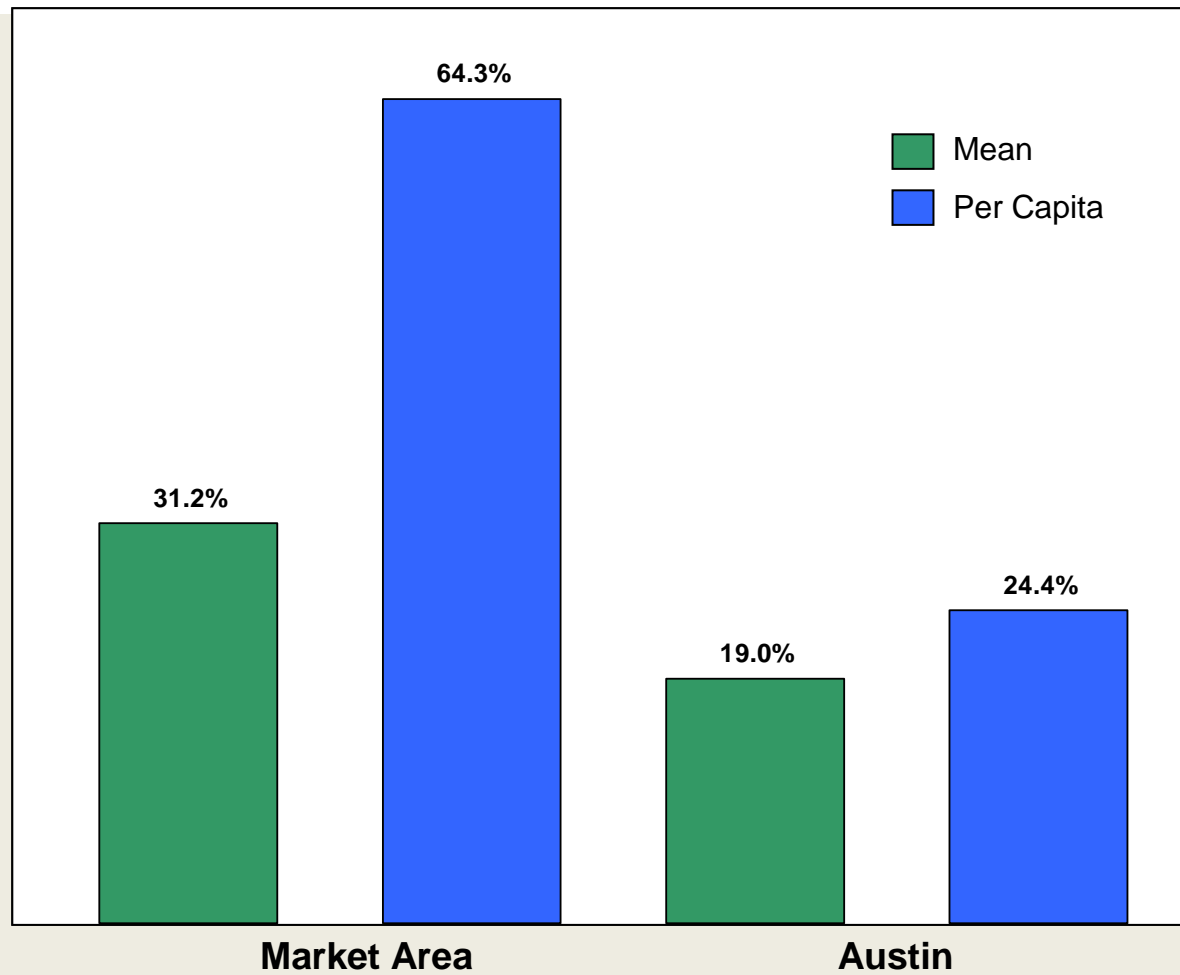
# Growth in Income Levels



Source: U.S. Census Bureau, 2000 Census and 2005-2009 American Community Survey



# Growth in Income Levels



Source: U.S. Census, 2000 Census and 2005-2009  
American Community Survey

# Housing Market Overview

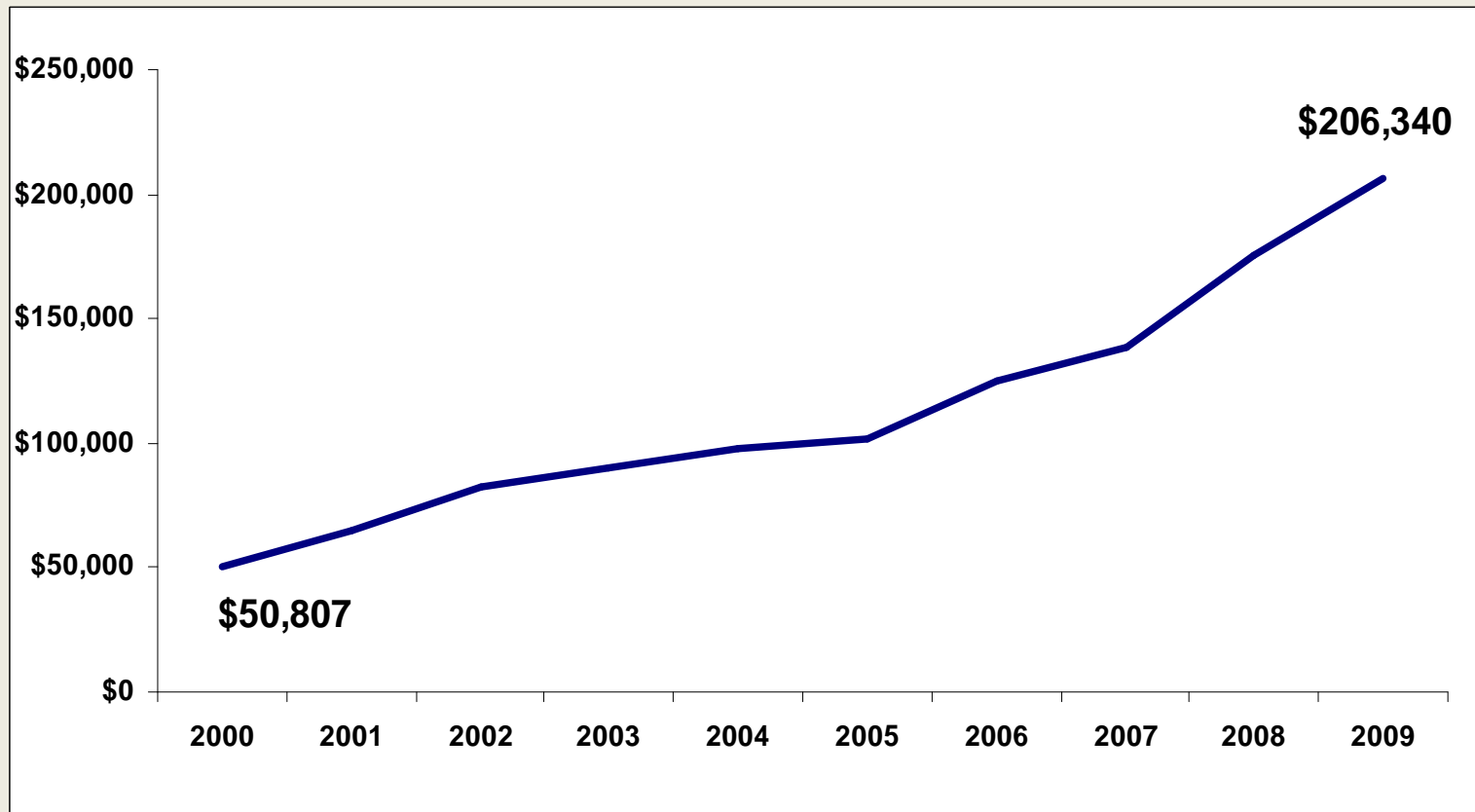
- The NCCD promotes mixed-use development and allows multifamily housing
- Much recent investment in and around area
  - In Study Area, Robertson Hill apartments, East Village condos, and many private rehabs/flips
  - To the south, Saltillo Lofts and similar multifamily
  - To the north, Mueller Redevelopment
- City's Multifamily Report shows more than 1,000 Multi-Family Units have been completed in the 78702 zip code since 2002, several hundred more approved
  - Average size ~2 acres, 75 units

# For-Sale Housing: Near-Term Challenges

- Many condominiums built in mid-to late-2000s throughout City
  - Peak of 12K multifamily units under construction in 2008 (Source: City of Austin Multifamily Report)
  - Some planned condos converted to rentals due to market issues
- East Austin condo production and absorption has slowed
- Financing challenges for new condo projects
  - Buyers' difficulty obtaining mortgages
  - Construction costs still high, require high prices
- Competition: Mueller, approved projects and more conventional housing



# Median Home Price Growth in Market Area



Source: [austin.housealmanac.com](http://austin.housealmanac.com)

# For-Sale Housing: Longer-Term Opportunity

- Rising home prices due to Market Area advantages
  - Proximity to jobs, UT, amenities
- Continued improvement of area will attract more buyers
  - Addition of retail, services will enhance market
- Market “corrections” should swing back
  - Reduce competition from foreclosed properties
  - Relax financing constraints

# Rental Housing: Near-Term Opportunity

- Regional apartment market is very strong
  - Now 95% occupied, up 5% despite 4% more units since 2009
  - Average rents have increased 12% in 2 years (Source: Grubb & Ellis)
- Developers are responding to this strong market
  - 6,500 multifamily units under construction Citywide in 3Q11, with another 8,700 approved (Source: City of Austin Multifamily Report)
- Study Area has “Downtown” advantages
  - Proximity to jobs, UT, entertainment, amenities
  - Robertson Hill project achieves rents 50<sup>+</sup>% higher than regional average (\$1.50 - \$1.90/SF vs. \$1.03)



# Why Support Apartments?

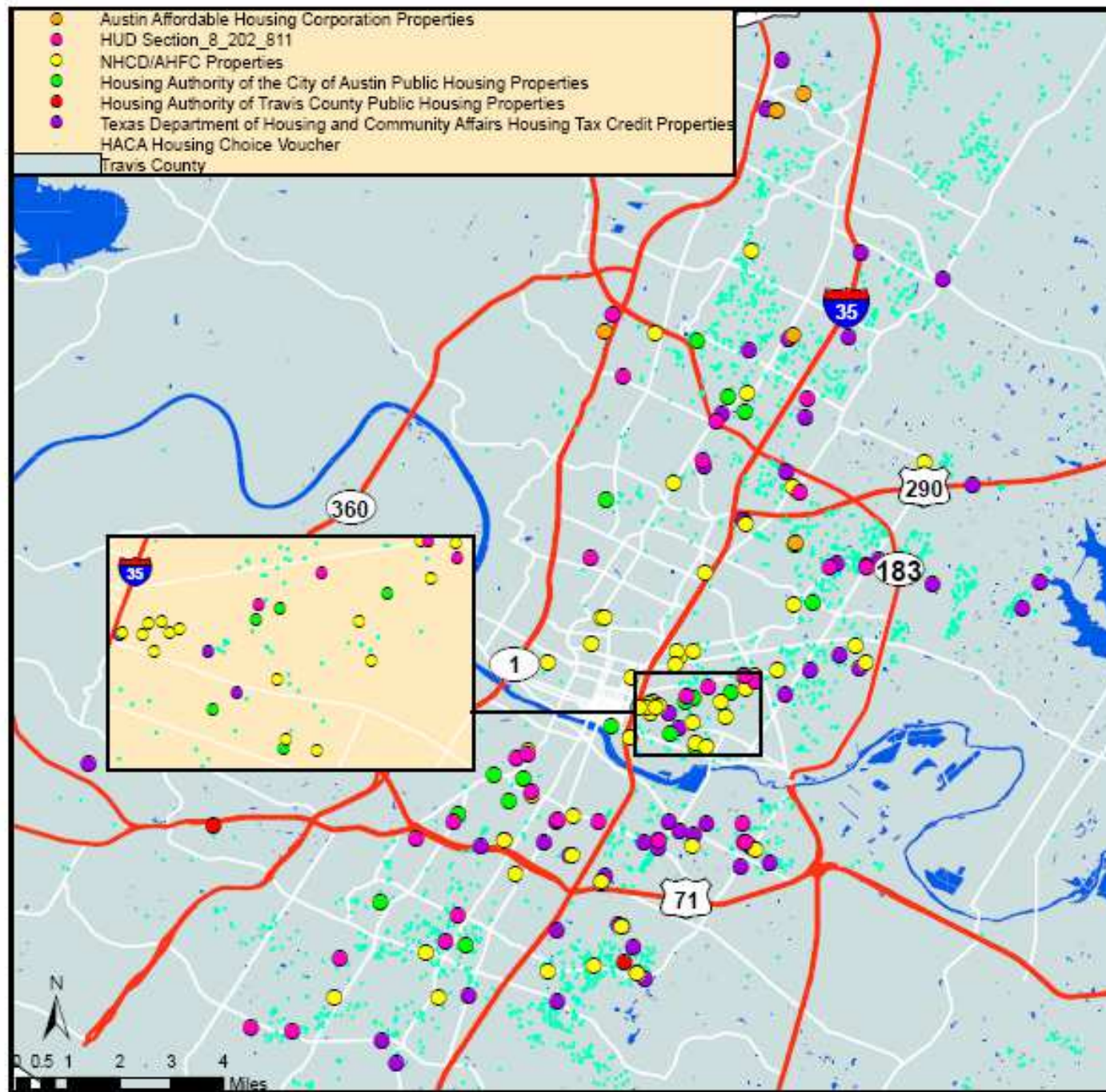
- Apartments can jumpstart development
  - Financing is available
  - Demand is strong and expected to continue
  - Relatively easy to achieve mixed-use with apartments
- Apartment tenants can increase retail support
  - Robertson Hill charges ~\$2,000/month for a 2BR unit
  - To afford this rent, typical households earn ~\$80,000/yr
  - Average household income in Study Area ~\$50,000

# Affordable Housing Supply

- Market Area does have much affordable housing\*
  - Inventory includes units in Austin Affordable Housing Corp, AHFC, HACA and HATC Public Housing, Project Based and 202 Section 8, and LIHTC programs.
  - Primary Market Area (Census Tracts 8.03, 8.04, and 8.05) has 410 such units out of 3,011 total units (14%)
  - ZIP Code 78702 has 1,275 units out of 7,906 total (16%)
  - Only 6% of total units in City overall are in these programs (17,983 out of 321,828)

**\*EPS has adjusted the figures after the 11/15/11 presentation due to a technical error regarding ZIP Code boundaries and “double-counting” of certain units within affordable housing inventory that were funded under more than one program.**

Sources: NHCD; US Census Bureau 2010 Census





# Market Area Still Has Affordable Housing Needs

- Local market generally is growing more expensive, not more affordable
- Market niches needing affordable housing
  - In-place Resident Needs – 46% of households in the Study Area earn ≤50% of Citywide AMI (\$74,000) (Source: US Census Bureau, 2005-2009 American Community Survey)
  - Family housing – “family” households dropped from 60% to 46% since 2000
  - Senior housing – percent of population over age 65 dropped from 12% to 7% since 2000
- Additional affordable housing can help these populations stay in the neighborhood

# Housing Market Conclusions

## 1. Apartments

- Strongest near-term market support
- Compatible with regulations supporting mixed-use

## 2. Condos and Townhomes

- Eventual market support, but near-term challenges
- Townhomes can provide family housing at lower price points
- Townhomes don't maximize density and economic impact

## 3. Live/Work Lofts

- Appeals to creative industries
- Addresses both housing and employment growth

## 4. Affordable housing

- Especially for families, seniors
- Some can be incorporated into mixed-income projects

# Retail Market Basics

- Plans encourage retail, particularly in mixed-use development
- Existing retail supply is minimal
  - Few options for basic goods and services on E. 12<sup>th</sup> St.
  - E. 11<sup>th</sup> St. has more dining options and local shops
- Demand for retail has grown as local incomes increase
  - Aggregate local income up 68% since 2000 (Sources: US Census 2000 and 2005-2009 American Community Survey)
  - Future population and job growth will enhance retail prospects

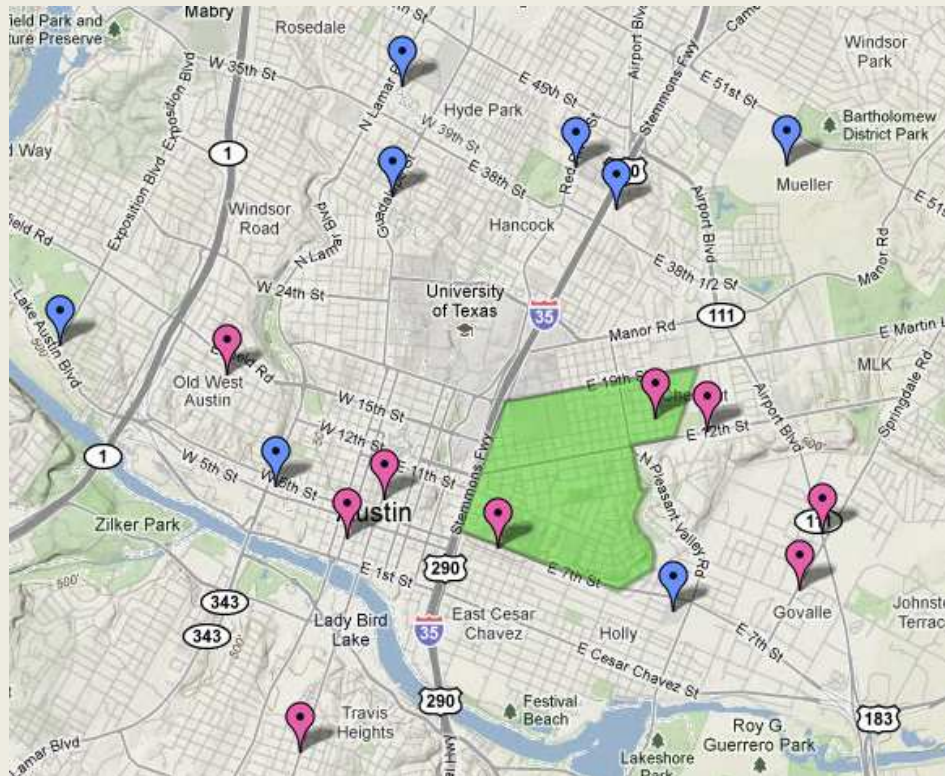


# Retail Market Basics

- Competition:
  - General Merchandise:
    - Hancock Center/Capital Plaza/Mueller area
  - Local Goods and Services:
    - East 7th Street, Mueller, Airport Blvd, Manor Rd.
  - Entertainment/Dining:
    - Downtown, S. Congress, Lamar, UT Area

Local Need: Grocery and neighborhood services

# Grocery Store Supply and Demand



<b>2025 Households</b>	3,737
<b>2009 Mean Household Income in Study Area</b>	\$49,223 [1]
<b>Total Income in Study Area (2009\$)</b>	\$183,945,802
<b>Percent spent on food at home for HH making \$40,000-\$49,999 before taxes</b>	7.6%
<b>Portion of income spent of food at home</b>	\$13,979,881
<b>Size of grocery store (\$500/sq ft)</b>	
If 20% Capture	5,600 sq ft
If 100% Capture	28,000 sq ft
<b>Size of other grocery stores:</b>	
Farm to Market	3,200 sq ft
Wheatville Co-op	14,000 sq ft
H-E-B	53,500 sq ft
Whole Foods	80,000 sq ft

[1] Source: U.S. Census Bureau, 2005-2009 American Community Survey

# Market Area Demand vs. Enabled Retail Space

2009 Mean Household Income in Study Area	<b>\$49,223</b>
2025 Number of Households	<b>3,737</b>
Total Income in Study Area <b>(2009\$)</b>	<b>\$183,945,802</b>
Typical Percent of Income Spent on Retail for Households making \$40,000-\$49,000 in 2009	<b>22%</b>
Amount of Money Spent on Retail by <b>Future</b> Households in the Study Area <b>(2009\$)</b>	<b>\$40,618,246</b>
Total Square Footage Supported by Study Area Households(\$250/sq ft) (100%)	<b>162,000</b>
Amount Captured by Local Retail (25%)	<b>\$10,154,562</b>
Supportable Retail Square Footage (\$250/sq ft) (25%)	<b>41,000</b>
Retail Capacity with All Buildings along 12th Street Containing Ground Floor Retail	<b>170,000</b>



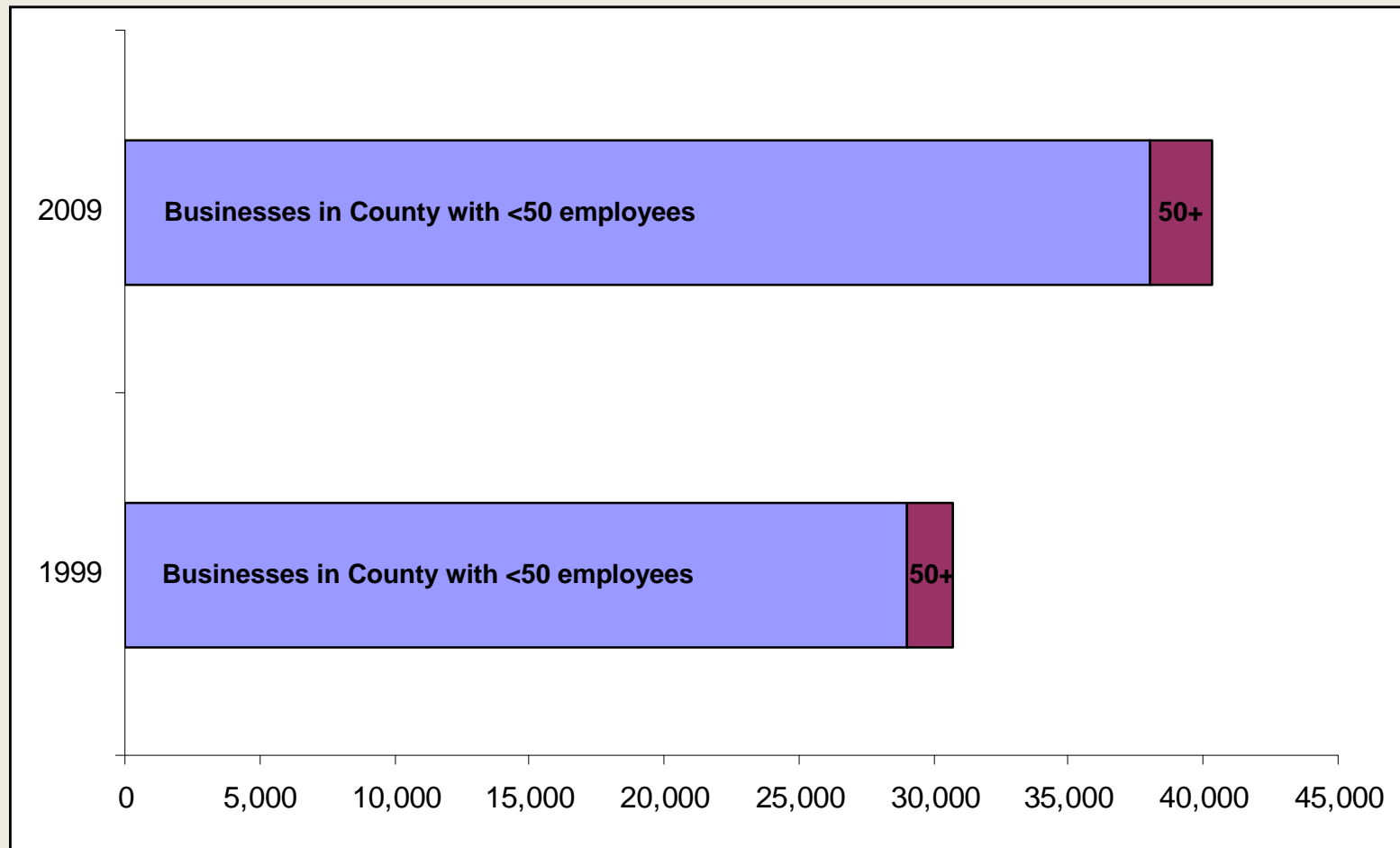
# Retail Conclusions

- Growing demand/support for retail in the area
  - Major increase in local purchasing power
- Need groceries and basic neighborhood services
  - Small-scale grocery can serve as catalyst for other retail, but may need financing support
- E. 11<sup>th</sup> Street dining can build on culture and entertainment
- Other retail types may be longer-term prospects
  - Clothing, home furnishings, etc.
- Have reasonable ground floor retail requirements
  - Focus on major intersections

# Office Market Basics

- Plans encourage commercial development, including mixed-use
- Area is well located for future job growth
  - Downtown, Capitol, UT, Medical Center
- Recent investment in area
  - Street-Jones/Snell Bldg tenants, professional services
- Area has potential for continued growth in smaller employers

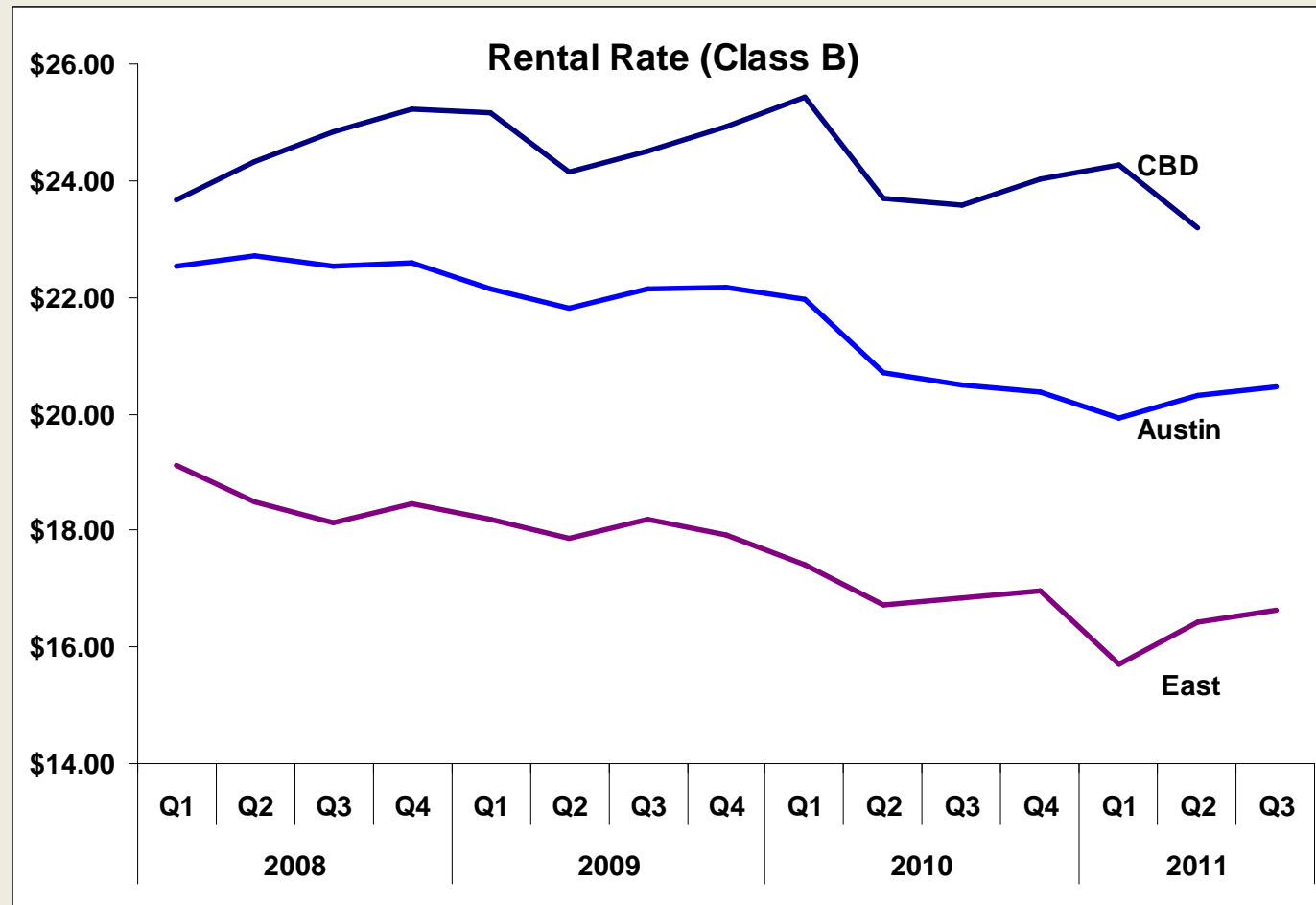
# Small Businesses are Major Job-Creators



Source: U.S. Census Bureau Business Patterns

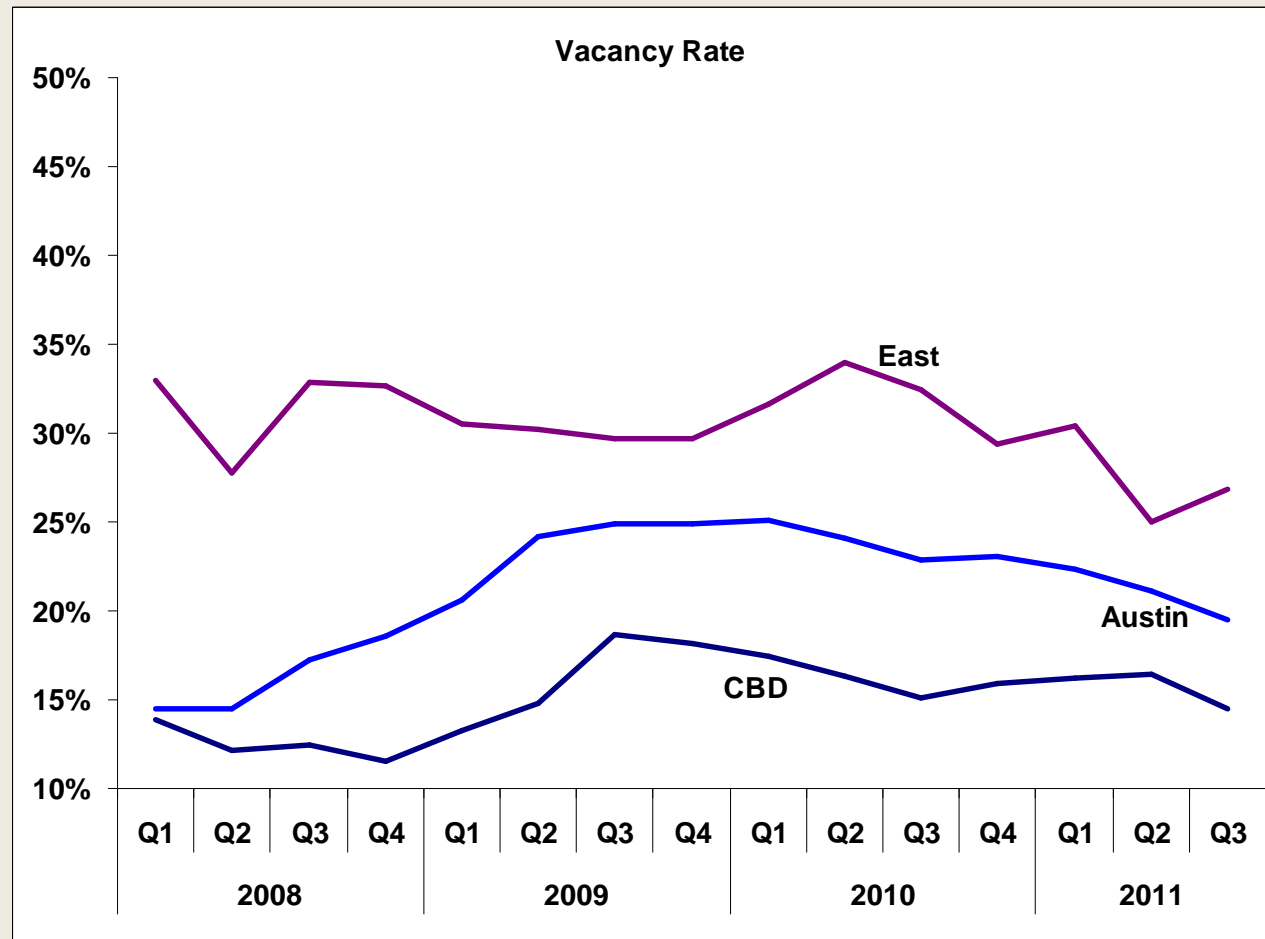


# East Austin Achieves Low Office Rents



Source: CB Richard Ellis

# East Austin Has High Office Vacancy



Source: CB Richard Ellis

# Office Market Analysis

- Competition – Downtown, Mueller, Capitol Complex
- CAMPO projects ~3,000 more “basic” and “service” jobs in local market area by 2025
  - Would equate to 750K-1.0M SF of new commercial space
  - Hard to imagine given land constraints and current market conditions, but can be regarded as a promising indicator
- Opportunities
  - Not a major office center, but smaller professional services
  - Need for affordable space – support current tenants



# “Takeaways” from Market Research

- **Apartments are strongest near-term opportunity**
  - For-sale condos and townhomes are longer-term
  - Despite many affordable units, still have needs
- **Retail can be enhanced through added residents**
  - Focus on neighborhood goods and services on 12th
    - Identify funding resources to support grocery store
  - Continue dining/specialty retail on 11<sup>th</sup>
  - Have reasonable expectations about supportable retail square footage
- **Market the area as a location for small employers**
  - Professional services, consumer services, creative industries
  - Live/work lofts would address both housing demand and job growth
- **Incorporate these concepts into Development Strategies**
  - Property disposition, regulatory clarifications, marketing efforts, etc.

## APPENDIX E:

### Public Engagement Summary





## **EAST 11<sup>th</sup> and 12<sup>th</sup> STREET DEVELOPMENT STRATEGY COMMUNITY ENGAGEMENT PROCESS SUMMARY**

### **Process Overview**

As part of the consulting team led by Economic & Planning Systems, Inc. (EPS), Adisa Communications supported a multi-phase stakeholder process in order to educate interested parties, facilitate community engagement, and ensure that the study path was proactively influenced by community input. The community engagement process incorporated multiple public forums in order to diversify the manner in which input was received, and in order to include a wide array of public participants who might not otherwise be aware of the study. The community engagement process is summarized below.

### **Notifications**

The Adisa team utilized a variety of tools to notify potential stakeholders of upcoming events. Meeting notifications were distributed via email and traditional event invitations were mailed to stakeholder lists provided by the City of Austin. Posters and flyers were placed in key public locations to advertise events. Yard signs were placed in the area for the first two community meetings in order to notify commuting traffic of upcoming events. For the third community meeting, door hangers were placed on local residences and businesses.

### **Community Meeting #1**

The first public meeting was held September 21, 2011 at the Doubletree Hotel. During the first public meeting the EPS team introduced the project approach, including highlighting development strategy goals and the timeline and opportunities for community involvement in the planning process. The presentation included examples of pertinent topics of community interest, such as support for desirable development, housing needs, mobility and parking, infrastructure, and public safety. A copy of this power point presentation is available upon request.

The following input was captured by the project team:

- Emphasis on East 12<sup>th</sup> Street infrastructure needs assessment.



- Expedited disposition of publicly-owned parcels.
- Concerns about gentrification and displacement of long-term residents.
- Police enforcement and crime reduction efforts, particularly at East 12<sup>th</sup> and Chicon.
- Concerns about preservation of minority and locally owned businesses within corridor.
- Reducing bureaucracy and layers in development process.

The meeting was attended by 91 individuals, many of whom spoke during the meeting. In addition, a survey was distributed to attendees at the community meeting. A summary of the written responses received is included as Attachment A to this Appendix.

### **One-on-One Interviews**

Face-to-face meetings and telephone interviews with key stakeholders who live, work, worship, and/or own property within the corridor were held to gain in depth information and perceptions for the Development Strategy. During the week of September 21, 2011, EPS and other project consultants held individual interviews with roughly twenty stakeholders of the 11<sup>th</sup> Street and 12<sup>th</sup> Street Corridors. Additional one-on-one discussions were conducted over the following months, as more stakeholders were identified. Interviewees included members of neighborhood associations, business interest organizations, city boards, church congregations, development entities, and cultural foundations in addition to owners of local property. During these one-on-one feedback sessions, the following common themes emerged as relevant to the project. The complete summary is provided as Attachment B this Appendix.

- Infrastructure is perceived as inadequate to support future area development. Specifics of infrastructure deficiencies are unclear and should be identified.
- The neighborhood lacks a champion in City government, and stakeholders believe this is hindering growth in the corridor.
- The affordable housing-related efforts of Neighborhood Housing and Community Development (NHCD) may be contradictory to the community efforts to encourage business and mixed-income housing development along the corridor.
- A streamlined development procedure would help alleviate confusion of multiple organizations requiring separate plan approval processes.
- Dispose of City land in order to facilitate development of these tracts.
- Current market opportunities are strongest for rental or rent-to-own properties in the

neighborhood.

- Consider efforts to reduce gentrification and displacement, including property tax relief.
- Preservation and promotion of existing local businesses, particularly African American-owned businesses.
- Need for grocery store and health-conscious restaurants.
- Address public safety and crime in the corridor.
- Provide more services for the poor and needy in the community.
- Most agreed that the neighborhood should be mixed use.

## **Community Meeting #2**

The second public meeting was held November 17, 2011 at Kealing Middle School. The morning of the meeting, the project team participated in a 30-minute KAZI 88.7 FMradio interview to outreach to the public about the meeting. Anthony Snipes, City Manager Chief of Staff, Betsy Spencer, Director of Neighborhood Housing and Community Development, and Shuronda Robinson of Adisa participated in the interview, explaining the nature of the Development Strategy and encouraging community participation in the process and attendance of the meeting that evening.

This meeting provided roughly 47 attendees with a review of the study goal, update on the market and infrastructure analyses, and an outlook to the next steps in the project. In response to stakeholder outreach and Community Meeting #1, key issues were prioritized and the following four were highlighted in the second meeting: housing opportunities and gentrification, neighborhood retail opportunities, commercial development opportunities, and infrastructure needs. The power point presentation for the second community meeting is available on the City's website (<http://www.austintexas.gov/departments/east-11th-12th-streets>).

A detailed market analysis was provided in order to identify and optimize opportunities that support the study goals and inform expectations of stakeholders. The market analysis indicated that at present the Austin market is strong and growing, particularly when compared to the national outlook. An outlook to 2025 based on CAMPO estimates indicate the local market area population will increase by 26 percent while employment grows 150 percent. The CAMPO outlook is based on a number of key study area characteristics including its central location, favorable regulations, available land, and recent growth and property value trends. The market analysis then highlighted individual indicators of development trends and opportunities, including demographic analysis and assessment of the housing, retail, and office markets. Conclusions of the market analysis which were proposed to be reflected in the Development Strategy were that apartments offer the strongest near-term housing opportunity, retail activity (especially the viability of a grocery store) can be enhanced through increased resident population, and

the area may serve small employers but is unlikely to be a major employment center.

The infrastructure analysis responded to community concerns expressed in the stakeholder interviews that infrastructure was insufficient to support development initiatives. The high-level analysis included evaluation of existing facilities and future plans for electrical and telecommunications, water and wastewater service, stormwater, and streets and sidewalks. The infrastructure analysis revealed that infrastructure inadequacy is not a major constraint for projects in the near-term, but that full buildout of the corridors as envisioned may require upgrades to water/wastewater infrastructure in particular. Also, streetscape improvements would be useful for improving study area aesthetics and mobility and inciting new development.

The meeting presentation identified still-upcoming study priorities including strategies for public land development, incentives for desired businesses, assessment of infrastructure improvement benefits, shared parking facilities, gentrification, and improvements to the development process and regulations.

Finally the timeline for upcoming communications strategies was outlined, including a release of the draft report for public input using the Speak Up Austin website. The team also announced plans to present draft strategies on January 9, 2012.

### **Online Survey Responses**

In December 2011 an online survey was distributed via email to all participants identified in the project database. The survey contained 20 questions which sought additional market data that would be used to ascertain the type of development the community desires, as well as other policy priorities. The nature of the questions identified the demographics of respondents, their relationship to the study area (resident, employee, property owner, etc.), the future desired nature of the corridor, and mode of transportation utilized in the corridor. There were 130 responses to the online survey. The survey responses are provided as Attachment C to this Appendix.

### **Community Meeting #3**

The third public meeting was held January 9, 2012 at NHCD, and was attended by 82 individuals. The purpose was to present the draft Development Strategy recommendations to the community. The team summarized the study process to date and outlined the timeline for public comment and release of draft recommendations. The team also detailed draft recommendations and supportive documentation regarding the study area development process, infrastructure analysis report, retail and commercial development plans, housing and gentrification issues, and public land holdings. The power point presentation for the third community meeting is available on the City's website (<http://www.austintexas.gov/departments/east-11th-12th-streets>).



The input received in response to the draft recommendations included:

- How long would implementation of the streamlined development process take?
- If zoning changes are recommended, how would the community be engaged to provide input?
- Questions were raised about the timeline for and cost of implementing infrastructure improvements.
- The community continued to overwhelmingly support a grocery store within the corridor.
- One comment was received opposing senior housing development within the corridor.
- The stakeholders strongly supported commercial development in the corridor and some expressed concern that development would too-heavily emphasize residential units.
- Some stakeholders asked questions regarding the disposition process for the public land (e.g., should it be a simple land sale offer or a Request for Proposals?), and others commented on the suggested regulatory amendments and/or land uses for the public parcels.

#### **Public Meeting #4 – Presentation of Final Recommendations**

On March 1, 2012 the project team will present final recommendations to the Austin City Council. This presentation will include all draft recommendations that were developed in the study process and incorporation of public feedback. The City Council will not take action on the recommendations.

During the 30-day public comment period on the Draft Strategy citizens had an opportunity to review the Draft Strategy online (a hard copy was also made available at Carver Library) and provide comments and feedback to the Project Team. The consultants reviewed the comments and incorporated changes as appropriate to the overall vision for the study area and the market realities. A copy of the comment log and consultant responses is included as Attachment 4 to this Appendix.

#### **Other Opportunities for Engagement**

- Emails – Members of the public who had questions were able to send email directly to NHCD. Email inquiries and comments were directed to appropriate team members in order to expedite responsiveness and incorporation of comments into the process. A copy of the comment log and NHCD staff responses is included as Attachment 5 to this Appendix.
- Speak Up Austin - In December 2011, the DRAFT Summary of Findings and Recommendations for the East 11<sup>th</sup> and 12<sup>th</sup> Street Development Strategy was released for public comment on Speak Up Austin. The DRAFT report highlighted number steps that could be taken to help realize the existing vision of the study area as a mixed-use environment of moderate scale that offers community services and employment opportunities and respects the adjacent residential

neighborhoods. A copy of the comment log and consultant responses is included as Attachment 6 to this Appendix.

Attachments:

Attachment 1: Summary of Written Comments from Public Meeting #1

Attachment 2: Summary of Stakeholder Interviews for the East 11<sup>th</sup> and 12<sup>th</sup> Streets Development Strategy

Attachment 3: East 11<sup>th</sup> and 12<sup>th</sup> Street Development Strategy Survey

Attachment 4: Comment and Change Log to Draft Report East 11<sup>th</sup> and 12<sup>th</sup> Streets Development Strategy

Attachment 5: Summary of Public Comments Prior to Technical Report Release

Attachment 6: Summary of “Speak Up Austin” Comments on the East 11<sup>th</sup> and 12<sup>th</sup> Streets Development Strategy



**ATTACHMENT 1:**  
**Summary of Written Comments**  
**from Public Meeting #1**



## E. 11<sup>th</sup> & 12<sup>th</sup> Street Development Strategy

### Community Meeting #1 Questionnaire Summary

The following summarizes 20 questionnaires submitted by the Community Meeting #1 attendees. The first table, “Corridor Priorities,” summarizes attendee responses by averaging the 1-3 rankings for each priority. A score closer to ‘1’ indicates a higher priority. 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	1.3	1.2
Neighborhood Serving Businesses	1.3	1.2
Mixed Use Projects	1.4	1.4
Public Transportation	1.5	1.9
Historical Preservation	1.6	1.6
Restaurant / Entertainment Destination	1.7	1.8
Affordable Housing	1.8	1.8
Infrastructure Upgrades & Improvements	1.9	1.4
Market Rate Housing	2.0	1.7
Beautification of Blighted Parcels	2.1	1.8
Sidewalk Improvements	2.1	1.5
Gateway to Austin	2.3	2.7
Attract people from other parts of Austin	2.3	2.7

Why do you go to:	11th St	12th St
Patronize a Restaurant or Bar	11	2
Patronize Other Business	9	2
I Live in the Corridor	7	11
I pass through the corridor Area on My Way to Work/Home, Another Location	7	7
I Work in the Corridor	3	2
To Access Public Transportation	2	2
I Worship in the Corridor	1	0

### **Summary of Comments Received**

There are small variations in priorities for each corridor. In summary, attendees value a mix of small and local businesses that serve the neighborhood, as well as public transportation, historic preservation, and affordable housing. This is also reflected in written individual responses where many attendees remarked that bars and late night music venues are not desirable, although restaurants and other neighborhood oriented businesses are desirable. While affordable housing is a priority, long term supportive housing and a 'medical corridor' are to be avoided. Several individuals mentioned pocket parks and environmental concerns, and it may be a good idea to include public space issues on future surveys. Blight and beautification are larger concerns on 12<sup>th</sup> St as are infrastructure and market rate housing. Attendees tend to live on 12th St and go to businesses on 11<sup>th</sup> St, which is consistent with development and services offered in the respective corridors. Finally, despite the fact that many individuals reported passing through the corridor to access various destinations, there is not much interest in establishing either corridor as a gateway to Austin.

## E. 11<sup>th</sup> & 12<sup>th</sup> Street Development Strategy Community Meeting #1 Individual Responses

Comment Card	Top Priorities 11 <sup>th</sup> Street	Top Priorities 12 <sup>th</sup> St	Difference Between 11 <sup>th</sup> & 12 <sup>th</sup> St	Why do you go to 11 <sup>th</sup> St	Why do you go to 12 <sup>th</sup> St	What would you like to see <u>more</u> of?	What would you like to see <u>less</u> of?	Additional Comments
11 Name: n/r Zip: 78702	<u>3</u> Gateway to Austin <u>2</u> Public Transportation <u>3</u> Sidewalk Improvements <u>1</u> Restaurant / Entertainment Destination <u>2</u> Infrastructure Upgrades & Improvements <u>1</u> Mixed Use Projects <u>3</u> Market Rate Housing <u>3</u> Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>1</u> Beautification of Blighted Parcels <u>3</u> Attract people from other parts of Austin <u>2</u> Historical Preservation <u>1</u> Small Business / Local Business Establishment	<u>3</u> Gateway to Austin <u>2</u> Public Transportation <u>1</u> Sidewalk Improvements <u>1</u> Restaurant / Entertainment Destination <u>1</u> Infrastructure Upgrades & Improvements <u>1</u> Mixed Use Projects <u>3</u> Market Rate Housing <u>3</u> Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>1</u> Beautification of Blighted Parcels <u>3</u> Attract people from other parts of Austin <u>2</u> Historical Preservation <u>1</u> Small Business / Local Business Establishment	12 <sup>th</sup> St is empty!	___ To Access Public Transportation ___ Patronize a Restaurant or Bar <u>X</u> Patronize Other Business ___ I Work in the Corridor ___ I Live in the Corridor ___ I Worship in the Corridor <u>X</u> I pass through the corridor Area on My Way to Work/Home, Another Location	___ To Access Public Transportation ___ Patronize a Restaurant or Bar ___ Patronize Other Business ___ I Work in the Corridor <u>X</u> I Live in the Corridor ___ I Worship in the Corridor <u>X</u> I pass through the corridor Area on My Way to Work/Home, Another Location	12th: Grocery Store, food trailers, restaurants, Anything!	12 <sup>th</sup> : Drug Dealers, Empty Lots	



## E. 11<sup>th</sup> & 12<sup>th</sup> Street Development Strategy Community Meeting #1 Individual Responses

Comment Card	Top Priorities 11 <sup>th</sup> Street	Top Priorities 12 <sup>th</sup> St	Difference Between 11 <sup>th</sup> & 12 <sup>th</sup> St	Why do you go to 11 <sup>th</sup> St	Why do you go to 12 <sup>th</sup> St	What would you like to see <u>more</u> of?	What would you like to see <u>less</u> of?	Additional Comments
2 Name: n/r Zip: n/r	<u>13</u> Gateway to Austin <u>2</u> Public Transportation <u>10</u> Sidewalk Improvements <u>6</u> Restaurant / Entertainment Destination <u>7</u> Infrastructure Upgrades & Improvements <u>3</u> Mixed Use Projects <u>5</u> Market Rate Housing <u>4</u> Affordable Housing <u>12</u> Neighborhood Serving Businesses <u>11</u> Beautification of Blighted Parcels <u>9</u> Attract people from other parts of Austin <u>1</u> Historical Preservation <u>8</u> Small Business / Local Business Establishment			<u>4</u> To Access Public Transportation <u>1</u> Patronize a Restaurant or Bar <u>2</u> Patronize Other Business <u>0</u> I Work in the Corridor <u>0</u> I Live in the Corridor <u>0</u> I Worship in the Corridor <u>3</u> I pass through the corridor Area on My Way to Work/Home, Another Location				

## E. 11<sup>th</sup> & 12<sup>th</sup> Street Development Strategy Community Meeting #1 Individual Responses

Comment Card	Top Priorities 11 <sup>th</sup> Street	Top Priorities 12 <sup>th</sup> St	Difference Between 11 <sup>th</sup> & 12 <sup>th</sup> St	Why do you go to 11 <sup>th</sup> St	Why do you go to 12 <sup>th</sup> St	What would you like to see more of?	What would you like to see less of?	Additional Comments
3 Name: n/r Zip: 78702	<u>2</u> Gateway to Austin <u>2</u> Public Transportation <u>1</u> Sidewalk Improvements <u>2</u> Restaurant / Entertainment Destination <u>1</u> Infrastructure Upgrades & Improvements <u>1</u> Mixed Use Projects <u>1</u> Market Rate Housing <u>2</u> Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>1</u> Beautification of Blighted Parcels <u>1</u> Attract people from other parts of Austin <u>2</u> Historical Preservation <u>1</u> Small Business / Local Business Establishment	<u>3</u> Gateway to Austin <u>2</u> Public Transportation <u>1</u> Sidewalk Improvements <u>3</u> Restaurant / Entertainment Destination <u>1</u> Infrastructure Upgrades & Improvements <u>1</u> Mixed Use Projects <u>2</u> Market Rate Housing <u>1</u> Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>1</u> Beautification of Blighted Parcels <u>2</u> Attract people from other parts of Austin <u>2</u> Historical Preservation <u>1</u> Small Business / Local Business Establishment	12 <sup>th</sup> Street needs to be more sensitive to housing facing 12 <sup>th</sup> , especially on south side. Whereas 11 <sup>th</sup> can/should have a heavily commercial orientation, 12 <sup>th</sup> may differ in intensity and type of commercial development.	___ To Access Public Transportation <u>X</u> Patronize a Restaurant or Bar ___ Patronize Other Business ___ I Work in the Corridor ___ I Live in the Corridor <u>X</u> I Worship in the Corridor <u>X</u> I pass through the corridor Area on My Way to Work/Home, Another Location	___ To Access Public Transportation ___ Patronize a Restaurant or Bar ___ Patronize Other Business ___ I Work in the Corridor <u>X</u> I Live in the Corridor ___ I Worship in the Corridor <u>X</u> I pass through the corridor Area on My Way to Work/Home, Another Location	11 <sup>th</sup> : More commercial development that encourages the corridor to be a destination point and provides local services, particularly that can be used during non-work hours. 12 <sup>th</sup> : Streetscape improvement / infrastructure. Support owners to develop/ invest consistent with mixed use plane. Local services beyond just restaurants.	12 <sup>th</sup> : crime, blight and empty lots.	Feel free to make recommendation that may require your client (the city) to commit more resources than may be politically palatable. Be direct with residents about what is economically feasible.

## E. 11<sup>th</sup> & 12<sup>th</sup> Street Development Strategy Community Meeting #1 Individual Responses

Comment Card	Top Priorities 11 <sup>th</sup> Street	Top Priorities 12 <sup>th</sup> St	Difference Between 11 <sup>th</sup> & 12 <sup>th</sup> St	Why do you go to 11 <sup>th</sup> St	Why do you go to 12 <sup>th</sup> St	What would you like to see <b>more</b> of?	What would you like to see <b>less</b> of?	Additional Comments
4 Name: n/r Zip: n/r	<u>1</u> Gateway to Austin ___Public Transportation ___Sidewalk Improvements <u>1</u> Restaurant / Entertainment Destination ___Infrastructure Upgrades & Improvements ___Mixed Use Projects ___Market Rate Housing ___Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>1</u> Beautification of Blighted Parcels ___Attract people from other parts of Austin <u>1</u> Historical Preservation ___Small Business / Local Business Establishment	___Gateway to Austin ___Public Transportation <u>1</u> Sidewalk Improvements ___Restaurant / Entertainment Destination <u>1</u> Infrastructure Upgrades & Improvements ___Mixed Use Projects ___Market Rate Housing ___Affordable Housing ___Neighborhood Serving Businesses ___Beautification of Blighted Parcels ___Attract people from other parts of Austin ___Historical Preservation ___Small Business / Local Business Establishment	12 <sup>th</sup> Street has been neglected relative to 11 <sup>th</sup> .	___To Access Public Transportation <u>1</u> Patronize a Restaurant or Bar <u>1</u> Patronize Other Business ___I Work in the Corridor <u>1</u> I Live in the Corridor ___I Worship in the Corridor ___I pass through the corridor Area on My Way to Work/Home, Another Location	___To Access Public Transportation ___Patronize a Restaurant or Bar ___Patronize Other Business ___I Work in the Corridor ___I Live in the Corridor ___I Worship in the Corridor ___I pass through the corridor Area on My Way to Work/Home, Another Location	<ul style="list-style-type: none"> <li>Coffee House/Shop</li> <li>Clean, modern grocery store with fresh meat and vegetables</li> <li>Sidewalk cover, trees to enhance outdoor art, festivals etc.</li> </ul>	Huge impersonally designed office buildings	Preservation of the African American neighborhoods is key. Place historic markers along the community circle to note homes, businesses, sites of this history. [Circle is I-35, 11 <sup>th</sup> , Rosewood, Chicon, 12 <sup>th</sup> ]



## E. 11<sup>th</sup> & 12<sup>th</sup> Street Development Strategy Community Meeting #1 Individual Responses

Comment Card	Top Priorities 11 <sup>th</sup> Street	Top Priorities 12 <sup>th</sup> St	Difference Between 11 <sup>th</sup> & 12 <sup>th</sup> St	Why do you go to 11 <sup>th</sup> St	Why do you go to 12 <sup>th</sup> St	What would you like to see <u>more</u> of?	What would you like to see <u>less</u> of?	Additional Comments
5 Name: Joy Poth-Aleman Zip: 78702		<u>3</u> Gateway to Austin <u>3</u> Public Transportation <u>2</u> Sidewalk Improvements <u>2</u> Restaurant / Entertainment Destination <u>1</u> Infrastructure Upgrades & Improvements <u>1</u> Mixed Use Projects <u>1</u> Market Rate Housing <u>3</u> Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>2</u> Beautification of Blighted Parcels <u>3</u> Attract people from other parts of Austin <u>1</u> Historical Preservation <u>1</u> Small Business / Local Business Establishment	12 <sup>th</sup> Street has lost it's historic structures – and the \$ for both 11 <sup>th</sup> & 12 <sup>th</sup> was and continues to be siphoned off to 11 <sup>th</sup> St.		___ To Access Public Transportation ___ Patronize a Restaurant or Bar ___ Patronize Other Business ___ I Work in the Corridor <u>X</u> I Live in the Corridor ___ I Worship in the Corridor ___ I pass through the corridor Area on My Way to Work/Home, Another Location	<ul style="list-style-type: none"> <li>• More housing on 11<sup>th</sup> &amp; 12<sup>th</sup> ... Market Rate, owner occupied (more stakeholders)</li> <li>• Commercial services on 12<sup>th</sup> St beginning at I-35, Groceries,</li> <li>• Preservation of historic churches,</li> <li>• Open spaces for public access</li> </ul>	<ul style="list-style-type: none"> <li>• PSH – No More permanent supportive housing</li> <li>• Bars</li> <li>• Music Venues</li> <li>• Outdoor Music Venues</li> <li>• Low income housing</li> </ul>	<ul style="list-style-type: none"> <li>• Not a medical/nursing home corridor</li> <li>• Not student housing</li> <li>• “Mixed Use” as NCCD defined and MUST BE honored</li> </ul>

## E. 11<sup>th</sup> & 12<sup>th</sup> Street Development Strategy Community Meeting #1 Individual Responses

Comment Card	Top Priorities 11 <sup>th</sup> Street	Top Priorities 12 <sup>th</sup> St	Difference Between 11 <sup>th</sup> & 12 <sup>th</sup> St	Why do you go to 11 <sup>th</sup> St	Why do you go to 12 <sup>th</sup> St	What would you like to see more of?	What would you like to see less of?	Additional Comments
6 Name: Once Trusting, Now Cynical Neighbor Zip: 78702	<u>Waste of \$\$</u> Gateway to Austin <u>More Buses</u> Public Transportation <u>Y</u> Sidewalk Improvements <u>Y</u> Restaurant / Entertainment Destination <u>Already Exists</u> Infrastructure Upgrades & Improvements <u>Y</u> Mixed Use Projects <u>Some</u> Market Rate Housing <u>Y</u> Affordable Housing <u>Y</u> Neighborhood Serving Businesses <u>Y</u> Beautification of Blighted Parcels <u>Y</u> Attract people from other parts of Austin <u>Y</u> Historical Preservation <u>Y</u> Small Business / Local Business Establishment	<u>3 – Waste of \$</u> Gateway to Austin <u>2 - Frequently</u> Public Transportation <u>3</u> Sidewalk Improvements <u>2-Restaurant Only</u> Restaurant / Entertainment Destination <u>1-Yes Yes Yes</u> Infrastructure Upgrades & Improvements <u>1- Yes</u> Mixed Use Projects <u>Some</u> Market Rate Housing <u>1-Y</u> Affordable Housing <u>Y</u> Neighborhood Serving Businesses <u>Y-1</u> Beautification of Blighted Parcels <u>3-Doesn't Matter</u> Attract people from other parts of Austin <u>1-Y</u> Historical Preservation <u>1-Y</u> Small Business / Local Business Establishment	Anyone with one eye can see the difference. 12 <sup>th</sup> St is a dead zone of vacant lots. Infrastructure on 12 <sup>th</sup> needs upgrading to attract development. Promise after broken promise, URB and NCHD... nothing changes. When will you do something to 12 <sup>th</sup> that adheres to the <u>same version</u> residents have for these corridors – small businesses that service the neighborhood, <u>NO BARS, NO MEDICAL</u> , more housing. You keep asking the same question for the past 12 years; we keep giving the same answers. Yet another year, goes by and nothing changes. Why should I believe you now?	<u>X</u> To Access Public Transportation <u>Restaurants Only!</u> Patronize a Restaurant or Bar <u>X</u> Patronize Other Business <u>I</u> Work in the Corridor <u>X</u> I Live in the Corridor <u>I</u> Worship in the Corridor <u>I</u> pass through the corridor Area on My Way to Work/Home, Another Location	<u>X</u> To Access Public Transportation <u>Patronize a Restaurant or Bar</u> <u>What businesses?</u> Patronize Other Business <u>I</u> Work in the Corridor <u>X</u> I Live in the Corridor <u>I</u> Worship in the Corridor <u>I</u> pass through the corridor Area on My Way to Work/Home, Another Location	Small, low commercial/retail with businesses that service the neighborhood. Don't build things just to attract people from other neighborhoods, make it awesome for us. Let it attract others naturally with time. I do not want to live in the midst of a ritzy capitalist hot spot, Keep it humble, simple and east Austin local. Do not make it into East Downtown.	Vacancy, drug addicts, trash blowing in my yard, less broken promises, less money-wasting meetings and 'corridor conversations.' You have a blueprint; follow it.	Give me something I can believe and trust. So far URB, C of A, NHCD, ARA, ACDC... they've all let us down. Some of them (ARA, ACDC) laughing all the way to the bank.

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7 Name: John Goldstone Zip: 78702	<u>1</u> Gateway to Austin <u>1</u> Public Transportation <u>1</u> Sidewalk Improvements <u>1</u> Restaurant / Entertainment Destination <u>1</u> Infrastructure Upgrades & Improvements <u>1</u> Mixed Use Projects <u>1</u> Market Rate Housing <u>3</u> Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>3</u> Beautification of Blighted Parcels <u>3</u> Attract people from other parts of Austin <u>3</u> Historical Preservation <u>1</u> Small Business / Local Business Establishment	<u>3</u> Gateway to Austin <u>1</u> Public Transportation <u>1</u> Sidewalk Improvements <u>1</u> Restaurant / Entertainment Destination <u>1</u> Infrastructure Upgrades & Improvements <u>1</u> Mixed Use Projects <u>1</u> Market Rate Housing <u>3</u> Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>3</u> Beautification of Blighted Parcels <u>3</u> Attract people from other parts of Austin <u>3</u> Historical Preservation <u>1</u> Small Business / Local Business Establishment	Not as long as a condemnation power exists in the urban renewal plan	___ To Access Public Transportation <u>X</u> Patronize a Restaurant or Bar <u>X</u> Patronize Other Business ___ I Work in the Corridor ___ I Live in the Corridor ___ I Worship in the Corridor ___ I pass through the corridor Area on My Way to Work/Home, Another Location	___ To Access Public Transportation ___ Patronize a Restaurant or Bar ___ Patronize Other Business ___ I Work in the Corridor <u>X</u> I Live in the Corridor ___ I Worship in the Corridor ___ I pass through the corridor Area on My Way to Work/Home, Another Location	Mixed Use, bars & restaurants	Neighborhood housing and urban renewal agency	



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8 Name: n/r Zip: n/r	<u>3</u> Gateway to Austin <u>1</u> Public Transportation <u>2</u> Sidewalk Improvements <u>2</u> Restaurant / Entertainment Destination <u>2</u> Infrastructure Upgrades & Improvements <u>2</u> Mixed Use Projects <u>2</u> Market Rate Housing <u>1</u> Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>2</u> Beautification of Blighted Parcels <u>1</u> Attract people from other parts of Austin (Central Texas) <u>2</u> Historical Preservation <u>2</u> Small Business / Local Business Establishment	<u>3</u> Gateway to Austin <u>1</u> Public Transportation <u>1</u> Sidewalk Improvements <u>2</u> Restaurant / Entertainment Destination <u>2</u> Infrastructure Upgrades & Improvements <u>2</u> Mixed Use Projects <u>1</u> Market Rate Housing <u>1</u> Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>2</u> Beautification of Blighted Parcels <u>1</u> Attract people from other parts of Austin (Central Texas) <u>2</u> Historical Preservation <u>2</u> Small Business / Local Business Establishment	A lot more vacant / blighted lots on 12 <sup>th</sup> than 11 <sup>th</sup> . Less new construction around 12 <sup>th</sup> than 11 <sup>th</sup> .					

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9 Name: n/r Zip: n/r	___ Gateway to Austin ___ Public Transportation ___ Sidewalk Improvements ___ Restaurant / Entertainment Destination ___ 3_ Infrastructure Upgrades & Improvements ___ Mixed Use Projects ___ Market Rate Housing ___ 2_ Affordable Housing ___ Neighborhood Serving Businesses ___ Beautification of Blighted Parcels ___ Attract people from other parts of Austin ___ 1_ Historical Preservation ___ Small Business / Local Business Establishment	___ Gateway to Austin ___ Public Transportation ___ Sidewalk Improvements ___ Restaurant / Entertainment Destination ___ 3_ Infrastructure Upgrades & Improvements ___ Mixed Use Projects ___ Market Rate Housing ___ 2_ Affordable Housing ___ Neighborhood Serving Businesses ___ Beautification of Blighted Parcels ___ Attract people from other parts of Austin ___ 1_ Historical Preservation ___ Small Business / Local Business Establishment						

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10 Name: n/r Zip: n/r	___ Gateway to Austin ___ Public Transportation ___ Sidewalk Improvements ___ Restaurant / Entertainment Destination ___ Infrastructure Upgrades & Improvements <u>3</u> Mixed Use Projects ___ Market Rate Housing ___ Affordable Housing ___ Neighborhood Serving Businesses ___ Beautification of Blighted Parcels ___ Attract people from other parts of Austin ___ Historical Preservation ___ Small Business / Local Business Establishment	___ Gateway to Austin ___ Public Transportation ___ Sidewalk Improvements ___ Restaurant / Entertainment Destination <u>2</u> Infrastructure Upgrades & Improvements ___ Mixed Use Projects ___ Market Rate Housing <u>1</u> Affordable Housing ___ Neighborhood Serving Businesses ___ Beautification of Blighted Parcels ___ Attract people from other parts of Austin ___ Historical Preservation ___ Small Business / Local Business Establishment	11 <sup>th</sup> St: corridor is to anchor a Restaurant/Entertainment district  12 <sup>th</sup> : corridor is envisioned as a more neighborhood oriented business district.	___ To Access Public Transportation <u>X</u> Patronize a Restaurant or Bar ___ Patronize Other Business <u>X</u> I Work in the Corridor ___ I Live in the Corridor ___ I Worship in the Corridor ___ I pass through the corridor Area on My Way to Work/Home, Another Location	___ To Access Public Transportation ___ Patronize a Restaurant or Bar ___ Patronize Other Business <u>X</u> I Work in the Corridor ___ I Live in the Corridor ___ I Worship in the Corridor ___ I pass through the corridor Area on My Way to Work/Home, Another Location	11 <sup>th</sup> : More completed MIXED USE projects. More office over retail and restaurant  12 <sup>th</sup> : Northside of corridor & 12 <sup>th</sup> /Chicon: Mixed Use development. Southside of corridor: More housing (including affordable)	Less blocking of projects by neighborhood association. Remove the mess that is call "Kenny Durham" Junkyard.	



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11 Name: Dani Zip: 78702		__ Gateway to Austin <u>3</u> Public Transportation __ Sidewalk Improvements __ Restaurant / Entertainment Destination __ Infrastructure Upgrades & Improvements __ Mixed Use Projects __ Market Rate Housing __ Affordable Housing __ Neighborhood Serving Businesses __ Beautification of Blighted Parcels <u>3</u> Attract people from other parts of Austin __ Historical Preservation __ Small Business / Local Business Establishment	I just moved to the neighborhood. I don't know the different between 11 <sup>th</sup> and 12 <sup>th</sup> St. (I think I've been there – Rose St???) But I believe historical preservation and affordable housing should be remained. And build more parks among the neighborhood. Water plants frequently. Environment is important than anything! (contribute to the earth)			1. Parks (Fresh air, healthy earth) 2. Affordable Housing (poor people, students can afford to live there) 3. Clean and tidy environment 4. Stores can show Texas culture 5. Delicate design	Do not waste money on infrastructure, construction. Be careful, don't cause fire while cutting wood. Do not make pollution.	Put more trees and plants around the neighborhood. Remain those affordable houses.

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12 Name: n/r Zip: n/r	<u>3</u> Gateway to Austin <u>1</u> Public Transportation <u>2</u> Sidewalk Improvements <u>2</u> Restaurant / Entertainment Destination <u>2</u> Infrastructure Upgrades & Improvements <u>3</u> Mixed Use Projects <u>3</u> Market Rate Housing <u>3</u> Affordable Housing <u>2</u> Neighborhood Serving Businesses <u>2</u> Beautification of Blighted Parcels <u>3</u> Attract people from other parts of Austin <u>1</u> Historical Preservation <u>1</u> Small Business / Local Business Establishment	<u>3</u> Gateway to Austin <u>1</u> Public Transportation <u>2</u> Sidewalk Improvements <u>2</u> Restaurant / Entertainment Destination <u>2</u> Infrastructure Upgrades & Improvements <u>3</u> Mixed Use Projects <u>3</u> Market Rate Housing <u>3</u> Affordable Housing <u>2</u> Neighborhood Serving Businesses <u>2</u> Beautification of Blighted Parcels <u>3</u> Attract people from other parts of Austin <u>1</u> Historical Preservation <u>1</u> Small Business / Local Business Establishment	12 <sup>th</sup> St still has some of it's old charm. 11 <sup>th</sup> is nice, but a little too *new*. I'd like 12 <sup>th</sup> to be improved, but not too fancy!	___ To Access Public Transportation <u>X</u> Patronize a Restaurant or Bar ___ Patronize Other Business ___ I Work in the Corridor ___ I Live in the Corridor ___ I Worship in the Corridor <u>X</u> I pass through the corridor Area on My Way to Work/Home, Another Location	___ To Access Public Transportation ___ Patronize a Restaurant or Bar ___ Patronize Other Business ___ I Work in the Corridor <u>X</u> I Live in the Corridor ___ I Worship in the Corridor <u>X</u> I pass through the corridor Area on My Way to Work/Home, Another Location	More active businesses, especially on 12 <sup>th</sup> . There are so many vacant lots and unused buildings. More public parking for access to businesses on 12 <sup>th</sup> St.	Less Trash! The streets and my yard always (near 12 <sup>th</sup> ) collect tons of litter. Maybe more public trash cans would help. Maybe not.	

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13 Name: n/r Zip: n/r	<input type="checkbox"/> Gateway to Austin <input type="checkbox"/> Public Transportation <input type="checkbox"/> Sidewalk Improvements <input type="checkbox"/> Restaurant / Entertainment Destination <input type="checkbox"/> Infrastructure Upgrades & Improvements <input type="checkbox"/> Mixed Use Projects <input type="checkbox"/> Market Rate Housing <input checked="" type="checkbox"/> Affordable Housing <input checked="" type="checkbox"/> Neighborhood Serving Businesses <input type="checkbox"/> Beautification of Blighted Parcels <input type="checkbox"/> Attract people from other parts of Austin <input checked="" type="checkbox"/> Historical Preservation <input type="checkbox"/> Small Business / Local Business Establishment	<input type="checkbox"/> Gateway to Austin <input type="checkbox"/> Public Transportation <input type="checkbox"/> Sidewalk Improvements <input type="checkbox"/> Restaurant / Entertainment Destination <input type="checkbox"/> Infrastructure Upgrades & Improvements <input type="checkbox"/> Mixed Use Projects <input type="checkbox"/> Market Rate Housing <input checked="" type="checkbox"/> Affordable Housing <input checked="" type="checkbox"/> Neighborhood Serving Businesses <input type="checkbox"/> Beautification of Blighted Parcels <input type="checkbox"/> Attract people from other parts of Austin <input checked="" type="checkbox"/> Historical Preservation <input type="checkbox"/> Small Business / Local Business Establishment	Bury utility lines					



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14 Name: Janice Friesen Zip: 78702	<u>1</u> Gateway to Austin <u>1</u> Public Transportation <u>2</u> Sidewalk Improvements <u>2</u> Restaurant / Entertainment Destination <u>1</u> Infrastructure Upgrades & Improvements <u>2</u> Mixed Use Projects <u>2</u> Market Rate Housing <u>1</u> Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>2</u> Beautification of Blighted Parcels <u>3</u> Attract people from other parts of Austin <u>2</u> Historical Preservation <u>2</u> Small Business / Local Business Establishment	<u>1</u> Gateway to Austin <u>1</u> Public Transportation <u>2</u> Sidewalk Improvements <u>2</u> Restaurant / Entertainment Destination <u>1</u> Infrastructure Upgrades & Improvements <u>2</u> Mixed Use Projects <u>2</u> Market Rate Housing <u>1</u> Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>2</u> Beautification of Blighted Parcels <u>3</u> Attract people from other parts of Austin <u>2</u> Historical Preservation <u>2</u> Small Business / Local Business Establishment	11 <sup>th</sup> St is making some progress – there are some cool places to go and good energy – 12 <sup>th</sup> st is a place to avoid mostly	___ To Access Public Transportation <u>X</u> Patronize a Restaurant or Bar <u>X</u> Patronize Other Business ___ I Work in the Corridor <u>X</u> I Live in the Corridor ___ I Worship in the Corridor <u>X</u> I pass through the corridor Area on My Way to Work/Home, Another Location	___ To Access Public Transportation ___ Patronize a Restaurant or Bar ___ Patronize Other Business ___ I Work in the Corridor <u>X</u> I Live in the Corridor ___ I Worship in the Corridor <u>X</u> I pass through the corridor Area on My Way to Work/Home, Another Location	Ice Cream Grocery Store	Empty Lots, Dilapidated Parcels	

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15 Name: Tracy Witte Zip: 78702		<u>3</u> Gateway to Austin <u>3</u> Public Transportation <u>2</u> Sidewalk Improvements <u>2</u> Restaurant / Entertainment Destination <u>1</u> Infrastructure Upgrades & Improvements <u>1</u> Mixed Use Projects <u>1</u> Market Rate Housing <u>3</u> Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>2</u> Beautification of Blighted Parcels <u>3</u> Attract people from other parts of Austin <u>1</u> Historical Preservation <u>1</u> Small Business / Local Business Establishment	E 12 <sup>th</sup> Street has been utterly neglected. 11 <sup>th</sup> Street has been lavished with tens of millions of public dollars to produce commercial space, adequate infrastructure, and unified streetscape. 12 <sup>th</sup> was robbed of historic buildings.		___ To Access Public Transportation ___ Patronize a Restaurant or Bar ___ Patronize Other Business ___ I Work in the Corridor <u>X</u> I Live in the Corridor ___ I Worship in the Corridor ___ I pass through the corridor Area on My Way to Work/Home, Another Location	<ul style="list-style-type: none"> <li>• More housing on 11<sup>th</sup> – market rate, owner occupied</li> <li>• Commercial services that are neighborhood friendly living 12<sup>th</sup>, starting at I-35</li> <li>• Open spaces at restaurants &amp; cafes for the community to gather on 12<sup>th</sup></li> <li>• Grocery stores</li> <li>• Preservation of historic sites</li> </ul>	<ul style="list-style-type: none"> <li>• Public Buildings</li> <li>• Low income housing</li> <li>• Keep existing projects but no additional units, including PSH</li> <li>• Outdoor music venues</li> </ul>	The NCCD was adopted to implement the URP- not create a medical corridor/student housing. Mixed use is required – see definition of mixed-use in NCCD

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16 Name: n/r Zip: n/r	<u>3</u> Gateway to Austin <u>3</u> Public Transportation <u>3</u> Sidewalk Improvements <u>2</u> Restaurant / Entertainment Destination <u>3</u> Infrastructure Upgrades & Improvements <u>1</u> Mixed Use Projects <u>2</u> Market Rate Housing <u>2</u> Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>3</u> Beautification of Blighted Parcels <u>2</u> Attract people from other parts of Austin <u>2</u> Historical Preservation <u>1</u> Small Business / Local Business Establishment	<u>2</u> Gateway to Austin <u>3</u> Public Transportation <u>1</u> Sidewalk Improvements <u>1</u> Restaurant / Entertainment Destination <u>1</u> Infrastructure Upgrades & Improvements <u>1</u> Mixed Use Projects <u>1</u> Market Rate Housing <u>2</u> Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>2</u> Beautification of Blighted Parcels <u>2</u> Attract people from other parts of Austin <u>2</u> Historical Preservation <u>1</u> Small Business / Local Business Establishment		<u>  </u> To Access Public Transportation (Bike Lane) <u>  X</u> Patronize a Restaurant or Bar <u>  X</u> Patronize Other Business <u>  X</u> I Work in the Corridor <u>  X</u> I Live in the Corridor <u>  </u> I Worship in the Corridor <u>  </u> I pass through the corridor Area on My Way to Work/Home, Another Location	<u>  X</u> To Access Public Transportation (Bike Lane) <u>  X</u> Patronize a Restaurant or Bar <u>  X</u> Patronize Other Business <u>  X</u> I Work in the Corridor <u>  X</u> I Live in the Corridor <u>  </u> I Worship in the Corridor <u>  </u> I pass through the corridor Area on My Way to Work/Home, Another Location	E 11 <sup>th</sup> : <ul style="list-style-type: none"> <li>• Pocket park on block 18</li> <li>• Finish infill</li> </ul> E 12 <sup>th</sup> : <ul style="list-style-type: none"> <li>• Mixed use, neigh commercial, grocery, market/afford housing</li> <li>• Entertainment venues (bring back Harlem theater)</li> </ul>	Drugs and prostitution and vacancy @ 12 <sup>th</sup> and Chicon	



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17 Name: n/r Zip: n/r	<u>1</u> Gateway to Austin <u>1</u> Public Transportation <u>1</u> Sidewalk Improvements <u>1</u> Restaurant / Entertainment Destination <u>1</u> Infrastructure Upgrades & Improvements <u>1</u> Mixed Use Projects <u>2</u> Market Rate Housing <u>1</u> Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>2</u> Beautification of Blighted Parcels <u>1</u> Attract people from other parts of Austin <u>1</u> Historical Preservation <u>2</u> Small Business / Local Business Establishment	<u>2</u> Gateway to Austin <u>1</u> Public Transportation <u>1</u> Sidewalk Improvements <u>2</u> Restaurant / Entertainment Destination <u>1</u> Infrastructure Upgrades & Improvements <u>2</u> Mixed Use Projects <u>2</u> Market Rate Housing <u>1</u> Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>2</u> Beautification of Blighted Parcels <u>2</u> Attract people from other parts of Austin <u>1</u> Historical Preservation <u>2</u> Small Business / Local Business Establishment	11 <sup>th</sup> is more of a entertainment district. 12 <sup>th</sup> is more residential but light commercial toward Chicon	___ To Access Public Transportation <u>X</u> Patronize a Restaurant or Bar <u>X</u> Patronize Other Business ___ I Work in the Corridor <u>X</u> I Live in the Corridor ___ I Worship in the Corridor ___ I pass through the corridor Area on My Way to Work/Home, Another Location	___ To Access Public Transportation <u>X</u> Patronize a Restaurant or Bar <u>X</u> Patronize Other Business ___ I Work in the Corridor <u>X</u> I Live in the Corridor ___ I Worship in the Corridor ___ I pass through the corridor Area on My Way to Work/Home, Another Location	To be a regular urban neighborhood. Places to eat, shop, drink, grocery. So I don't have to leave for my services	Employ Lots	I moved here because it is a mixed neighborhood – I want it to stay that way

## E. 11<sup>th</sup> & 12<sup>th</sup> Street Development Strategy Community Meeting #1 Individual Responses

Comment Card	Top Priorities 11 <sup>th</sup> Street	Top Priorities 12 <sup>th</sup> St	Difference Between 11 <sup>th</sup> & 12 <sup>th</sup> St	Why do you go to 11 <sup>th</sup> St	Why do you go to 12 <sup>th</sup> St	What would you like to see <u>more</u> of?	What would you like to see <u>less</u> of?	Additional Comments
18 Name: n/r Zip: n/r	<u>  </u> Gateway to Austin <u>  1</u> Public Transportation Improvements <u>  1</u> Restaurant / Entertainment Destination <u>  1</u> Infrastructure Upgrades & Improvements <u>  1</u> Mixed Use Projects <u>  2</u> Market Rate Housing <u>  1</u> Affordable Housing <u>  1</u> Neighborhood Serving Businesses <u>  3</u> Beautification of Blighted Parcels <u>  2</u> Attract people from other parts of Austin <u>  1</u> Historical Preservation <u>  1</u> Small Business / Local Business Establishment	<u>  </u> Gateway to Austin <u>  1</u> Public Transportation Improvements <u>  1</u> Restaurant / Entertainment Destination <u>  1</u> Infrastructure Upgrades & Improvements <u>  1</u> Mixed Use Projects <u>  2</u> Market Rate Housing <u>  1</u> Affordable Housing <u>  1</u> Neighborhood Serving Businesses <u>  1</u> Beautification of Blighted Parcels (12 <sup>th</sup> & Chicon Area) <u>  2</u> Attract people from other parts of Austin <u>  1</u> Historical Preservation <u>  1</u> Small Business / Local Business Establishment	Grandfathered Lounges are welcome but we do not need any more new bars/clubs/lounges to be built or opened.	<u>  </u> To Access Public Transportation <u>  X</u> Patronize a Restaurant or Bar <u>  </u> Patronize Other Business <u>  </u> I Work in the Corridor <u>  X</u> I Live in the Corridor <u>  </u> I Worship in the Corridor <u>  X</u> I pass through the corridor Area on My Way to Work/Home, Another Location	<u>  </u> To Access Public Transportation <u>  </u> Patronize a Restaurant or Bar <u>  </u> Patronize Other Business <u>  </u> I Work in the Corridor <u>  X</u> I Live in the Corridor <u>  </u> I Worship in the Corridor <u>  X</u> I pass through the corridor Area on My Way to Work/Home, Another Location	At one time mom & pop opportunities for small minority businesses owners was an expected goal but instead a 4 story commercial building was built only open to businesses that could be a tenant to huge square footage and this omitted the vision once described. Shoe repair, cleaners, payment center for utility bills, small grocery stores.	No new bars / lounges, no industrial zoning for car repairs, Give us a fire house / EMS as you have city wide in neighborhoods.	Listen to the community. We live here. We love the community. Distribute affordable housing / North/West/South

## E. 11<sup>th</sup> & 12<sup>th</sup> Street Development Strategy Community Meeting #1 Individual Responses

Comment Card	Top Priorities 11 <sup>th</sup> Street	Top Priorities 12 <sup>th</sup> St	Difference Between 11 <sup>th</sup> & 12 <sup>th</sup> St	Why do you go to 11 <sup>th</sup> St	Why do you go to 12 <sup>th</sup> St	What would you like to see <u>more</u> of?	What would you like to see <u>less</u> of?	Additional Comments
19 Name: n/r Zip: 78702	<u>5</u> Gateway to Austin <u>5</u> Public Transportation <u>5</u> Sidewalk Improvements <u>5</u> Restaurant / Entertainment Destination <u>3</u> Infrastructure Upgrades & Improvements <u>1</u> Mixed Use Projects <u>2</u> Market Rate Housing <u>1</u> Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>2</u> Beautification of Blighted Parcels <u>5</u> Attract people from other parts of Austin <u>2</u> Historical Preservation <u>1</u> Small Business / Local Business Establishment	<u>3</u> Gateway to Austin <u>3</u> Public Transportation <u>1</u> Sidewalk Improvements <u> </u> Restaurant / Entertainment Destination <u>1</u> Infrastructure Upgrades & Improvements <u>1</u> Mixed Use Projects <u>2</u> Market Rate Housing <u>1</u> Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>1</u> Beautification of Blighted Parcels <u>5</u> Attract people from other parts of Austin <u>2</u> Historical Preservation <u>1</u> Small Business / Local Business Establishment	<ul style="list-style-type: none"> <li>• 11<sup>th</sup> St has had enough "city sponsored" improvements to not let private development take over</li> <li>• 12<sup>th</sup> St need major infrastructure work and public \$ support</li> <li>• The city should sort of "get out of the way" on 11<sup>th</sup> while it assists development on 12<sup>th</sup> St.</li> </ul>	<u> </u> To Access Public Transportation <u>X</u> Patronize a <del>Restaurant</del> or Bar <u>X</u> Patronize Other Business <u>X</u> I Work in the Corridor <u>X</u> I Live in the Corridor <u> </u> I Worship in the Corridor <u> </u> I pass through the corridor Area on My Way to Work/Home, Another Location	<u> </u> To Access Public Transportation <u> </u> Patronize a Restaurant or Bar <u> </u> Patronize Other Business <u> </u> I Work in the Corridor <u> </u> I Live in the Corridor <u> </u> I Worship in the Corridor <u>X</u> I pass through the corridor Area on My Way to Work/Home, Another Location	1. Affordable housing above or next to retail, office. We need many more people living around and on the corridors. 2. Nice public spaces, especially w/ "green" features where people can gather, rest, eat, take a break. 3. Dentist, Doctors, small grocery.	Vacant, poorly kept, or in poor condition land & buildings. Trailers, "purple bean" is good, but the one next to "victory grill" is raggedy.	Longbranch Inn is a bar and the Victory Grill can be a bar. No more please. Outdoor amplified music is alright as long as the City rules are obeyed and it is <u>not</u> every weekend.



## E. 11<sup>th</sup> & 12<sup>th</sup> Street Development Strategy Community Meeting #1 Individual Responses

Comment Card	Top Priorities 11 <sup>th</sup> Street	Top Priorities 12 <sup>th</sup> St	Difference Between 11 <sup>th</sup> & 12 <sup>th</sup> St	Why do you go to 11 <sup>th</sup> St	Why do you go to 12 <sup>th</sup> St	What would you like to see more of?	What would you like to see less of?	Additional Comments
20 Name: n/r Zip: 78702	<u>3</u> Gateway to Austin <u>1</u> Public Transportation <u>2</u> Sidewalk Improvements <u>3</u> Restaurant / Entertainment Destination <u>3</u> Infrastructure Upgrades & Improvements <u>1</u> Mixed Use Projects <u>1</u> Market Rate Housing <u>1</u> Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>3</u> Beautification of Blighted Parcels <u>3</u> Attract people from other parts of Austin <u>1</u> Historical Preservation <u>1</u> Small Business / Local Business Establishment	<u>3</u> Gateway to Austin <u>1</u> Public Transportation <u>1</u> Sidewalk Improvements <u>2</u> Restaurant / Entertainment Destination <u>2</u> Infrastructure Upgrades & Improvements <u>1</u> Mixed Use Projects <u>1</u> Market Rate Housing <u>1</u> Affordable Housing <u>1</u> Neighborhood Serving Businesses <u>3</u> Beautification of Blighted Parcels <u>3</u> Attract people from other parts of Austin <u>2</u> Historical Preservation <u>1</u> Small Business / Local Business Establishment	Currently, 11 <sup>th</sup> St has enjoyed more attention and funding, with mixed results (ARA's involvement does not seem to have been successful). 12 <sup>th</sup> Street needs more attention, esp given historic structures on 11 <sup>th</sup> (Victory, etc.)	___ To Access Public Transportation ___ Patronize a Restaurant or Bar ___ Patronize Other Business ___ I Work in the Corridor ___ I Live in the Corridor ___ I Worship in the Corridor <u>X</u> I pass through the corridor Area on My Way to Work/Home, Another Location	___ To Access Public Transportation ___ Patronize a Restaurant or Bar ___ Patronize Other Business ___ I Work in the Corridor ___ I Live in the Corridor ___ I Worship in the Corridor <u>X</u> I pass through the corridor Area on My Way to Work/Home, Another Location	<ul style="list-style-type: none"> <li>Small businesses serving the neighborhood</li> <li>Housing</li> </ul>	<ul style="list-style-type: none"> <li>Bars</li> <li>Nightclubs</li> </ul>	20% reduction for NCCD parking is probably not enough. Difficult to develop & viable vertical mixed use project with these parking requirements. Public/private parking solutions and greater reductions for NCCD's might be helpful.



**ATTACHMENT 2:**  
**Summary of Stakeholder Interviews**  
**for the East 11th and 12th Streets**  
**Development Strategy**

## **MEMORANDUM**

To: Sandra Harkins

From: Darin Smith

Subject: Summary of Stakeholder Interviews for the East 11th and 12th Street Development Strategy; EPS #21028

Date: January 26, 2012

### **Introduction**

During the week of September 21<sup>st</sup>, Economic & Planning Systems, Inc and other project consultants met with various stakeholders of the 11<sup>th</sup> Street and 12<sup>th</sup> Street Corridors for one-on-one interviews. These individuals included property and business owners in the corridor, as well as members of neighborhood associations, business interest organizations, city boards, church congregations, development entities (both non- and for-profit), as well as cultural foundations. Over three days, we were able to meet with approximately twenty individuals from a variety of perspectives who all ultimately had the same motivation and goal: to see the community realize its full potential by developing according to the plans established over the past 15 years.

While the backgrounds were diverse, most of the viewpoints expressed during these interviews were more similar than different. Below is our summary of relevant comments made during our initial fact-finding meetings.

### **Summary of Stakeholder Interviews**

- A common concern expressed during these interviews was the uncertainty around the adequacy of the infrastructure. When asked about the specific upgrades needed, no one we spoke with had a clear understanding of what was needed. Over time, many rumors and instances of hearsay have developed surrounding this issue. Thus far, it appears stakeholders have not formed a definitive, reliable source for clarification and such information should be a priority outcome for the Development Strategy. A developer said the infrastructure is deficient but this issue is common throughout the City of Austin and not unique to this area. He also said getting the City to fund an infrastructure project would be an important signal to developers that the climate is friendly to those who want to invest in the area.

*The Economics of Land Use*



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- Many of the stakeholders do not feel there is a champion for this neighborhood in City government. Residents of East Austin have seen the success the City has attracting investment and development to the Austin Area so they are surprised that more than 10 years have gone by with slower than expected development on 11<sup>th</sup> Street and no development on 12<sup>th</sup> Street. One stakeholder believed it was a lack of political will that was hindering growth in the corridor. He stated that, compared to other projects in the City, the financial investment this corridor needs is small, and that the City does not make this area a priority.
- If pressed to pick a champion for the neighborhood, stakeholders see the need for one or more Councilmembers to embrace the area as a priority in addition to the role played by Neighborhood Housing and Community Development (NHCD). However, many people were displeased with NHCD's role in the development of the corridor. While NHCD is responsible for the corridor, its primary mission of providing affordable housing for the City of Austin is contradictory to the many stakeholders' vision for 12<sup>th</sup> Street. Many stakeholders would like to see the corridor become more of a business location with mixed-income housing, as opposed to strictly affordable housing, as only a component of overall development. Some of the stakeholders we spoke with would prefer to see the Economic Growth and Redevelopment Services Office (EGRSO) take a leadership role in development of the 12<sup>th</sup> Street corridor because focus of that office is on commercial development as opposed to housing. One non-profit developer thought they would not be the best solution for this community because, while they are successful at accomplishing economic growth, they are not typically sensitive to neighborhood concerns.
- Stakeholders expressed concern that too many organizations are involved in the development process in the corridor: ARA, URB, NHCD, the City, etc. It is hard and time-consuming to maneuver the system to get anything developed because each entity must approve all plans. There is a need for a streamlined procedure with a designated person or office at the City to help simplify the process. If such a process cannot be developed, they suggest that the City combine or eliminate organizations that have overlapping purposes. Some stakeholders also mentioned the need to clearly identify the approved uses for parcels in the corridor so that both the residents and the developers have a clear idea of what can be developed.
- Dispose of City Land. Most of the city-owned land was purchased with Federal money and comes with many restrictions for development including land use and financing limitations. The City did not develop it within a timely manner, and residents do not trust the City to develop the properties in the ways they want. There was mention of a mismanagement of funds. Others felt the City spent too much on projects for 11<sup>th</sup> Street and now there is no funding for projects on 12<sup>th</sup> Street.
- A rental or rent-to-own component could be successful in the neighborhood. An affordable housing developer said he has a waiting list, a for-profit developer said the rental-market is strong now, and another developer believed that a rent-to-own development would allow young professionals to get emotionally invested in the area before being financially capable of owning their own home.
- Those active in the community want to be sensitive to gentrification and displacement. Some residents wanted to explore property tax relief for those who have lived in the community for years as part of the development strategy.



- Those who have lived in the community for years want development to preserve and promote the local businesses that are already present, particularly the African American-owned businesses. The leaders of African American heritage organizations want to preserve the history of the neighborhood while adapting to the current needs of the broader community.
- Most stakeholders identified a need for healthy eating options like a grocery store and health-conscious restaurants.
- Public safety is a problem that residents and business owners would like addressed. There was no consensus on what action should be taken to fix the crime in the neighborhood, particularly at the corner of 12<sup>th</sup> and Chicon Streets. Some stakeholders wanted to see cameras installed, while others felt cameras would be an infringement of privacy. There were stakeholders who expressed an interest in a No Sit, No Lie ordinance in this location, but others believed that would simply move the crime instead of fixing it.
- A few stakeholders want to see more services provided for the poor and needy in the community. They want to see the crime problems addressed instead of simply moved to another part of the City. They expressed an interest in developing facilities to provide job training and transitional support within the corridor.
- Most agree that the neighborhood should be mixed use. Many stakeholders envision mixed-use development for all new buildings in the corridor while one thought mixed-use should be horizontal; it would be easier for developers to finance mixed uses next to, instead of on-top of, each other.



**ATTACHMENT 3:**  
**East 11th and 12th Streets**  
**Development Strategy Survey**

## **MEMORANDUM**

To: Sandra Harkins  
From: Darin Smith and Catherine Meresak  
Subject: East 11th & 12th St Development Strategy Survey;  
EPS #21028  
Date: February 23, 2012

*The Economics of Land Use*



Between December 10 and 20 of 2011, the Economic & Planning Systems, Inc. (EPS) team conducted an online survey of issues related to the E. 11th and 12th Street Development Strategy. The online survey was part of the greater community engagement process which included public meetings and written questionnaires to allow community members multiple outlets to express their views of how development should proceed in the corridor. In total, there were 130 respondents largely consisting of residential and business property owners.

While individual responses varied, in general those who took the survey want to see E. 11<sup>th</sup> and 12<sup>th</sup> Street develop into a safe, pedestrian friendly corridor for local residents to enjoy. They hope that in developing the Corridor it will become a safer, more walkable and livelier place. They generally believe this will be achieved by reducing crime, improving the streetscape and increasing the number of small, neighborhood-serving retail establishments.

### **Summary of Findings**

#### **1. Crime reduction is a major concern for respondents and should be a component of the Development Strategy.**

When asked what they would like to see less of along the Corridor, half of respondents, 52 out of 103 people, mentioned crime. Some respondents viewed this issue so strongly that when asked what they would like more of on the Corridor, they mentioned reduced crime again. Many cite crime as a deterrent from walking along and patronizing businesses on E. 12th Street, and many believe that development within the corridor will only be achievable once the City takes care of the crime problem.

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**2. According to respondents, the Development Strategy should address the aesthetic appeal of the Corridor.**

Streetscape and sidewalk improvements was the most important priority identified for E. 12<sup>th</sup> Street with 84 percent of respondents, or 99 out of 118, choosing it. When asked in particular what they would like more or less of in the Corridor, a majority of respondents were concerned with the visual appeal of the corridor citing vacant buildings and lots, utility lines, and out-of-character development as areas of concern. Some suggested cleaning up vacant or blighted lots, adding more greenspace, or using signage to distinguish the area. They feel that the combination of crime and an unwelcoming visual environment are preventing development.

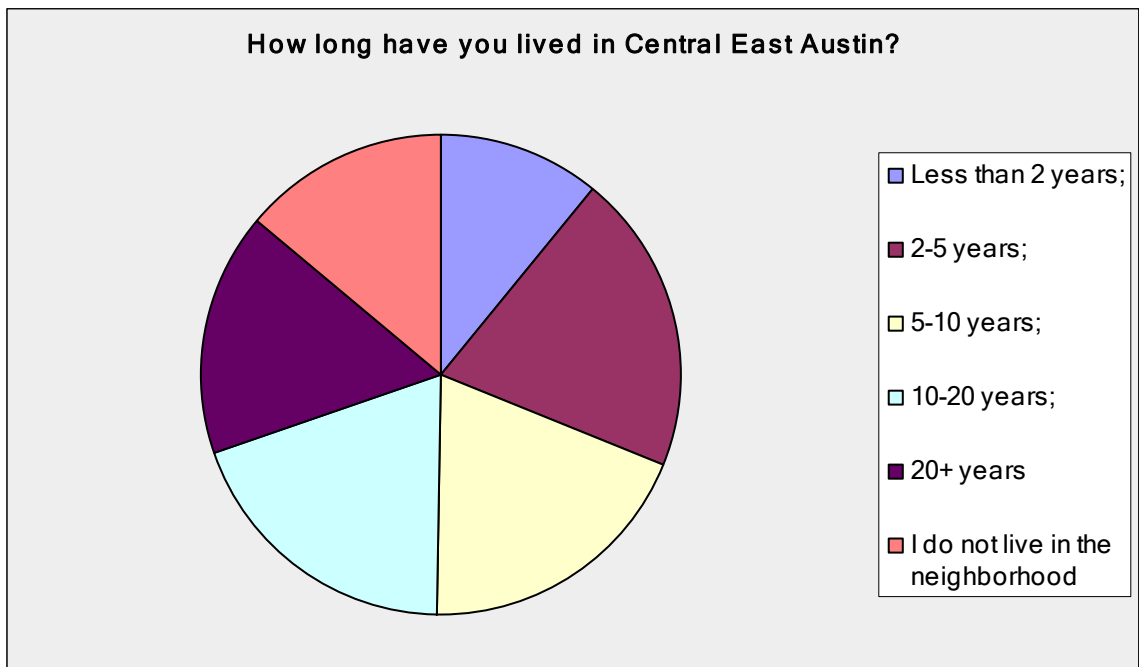
**3. The development of E. 12<sup>th</sup> Street should create a location for neighborhood-serving businesses with an emphasis on small, local retail shops.**

Nearly all of respondents, 95 percent, think E. 12<sup>th</sup> Street should be a location for neighborhood retail and local business. Over three-fourths of respondents, 77 percent, thought retail projects should be a priority on E. 12<sup>th</sup> Street. In addition, when asked what they would like to see more of along the corridor, nearly two-thirds (63 percent) of respondents mentioned small, local retail as something they would like to see more of within the Corridor. When specifically asked what kind of retail, most respondents, 90 percent, wanted a grocery store. Sit-down restaurants and coffee shops (88 percent and 75 percent respectively) were other desired retail uses.



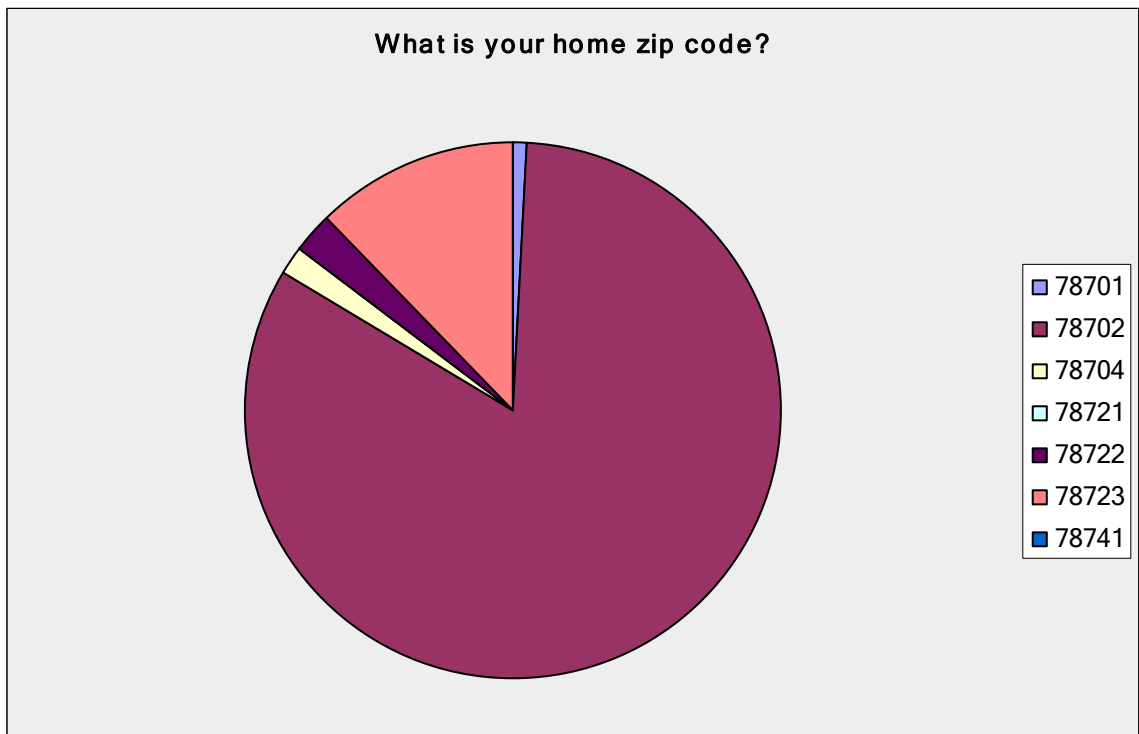
**Question 1. How long have you lived in Central East Austin?**

Answer Options	Response Percent	Response Count
Less than 2 years;	10.9%	14
2-5 years;	20.2%	26
5-10 years;	19.4%	25
10-20 years;	19.4%	25
20+ years	16.3%	21
I do not live in the neighborhood	14.0%	18
<b>answered question</b>		<b>129</b>
<b>skipped question</b>		<b>1</b>



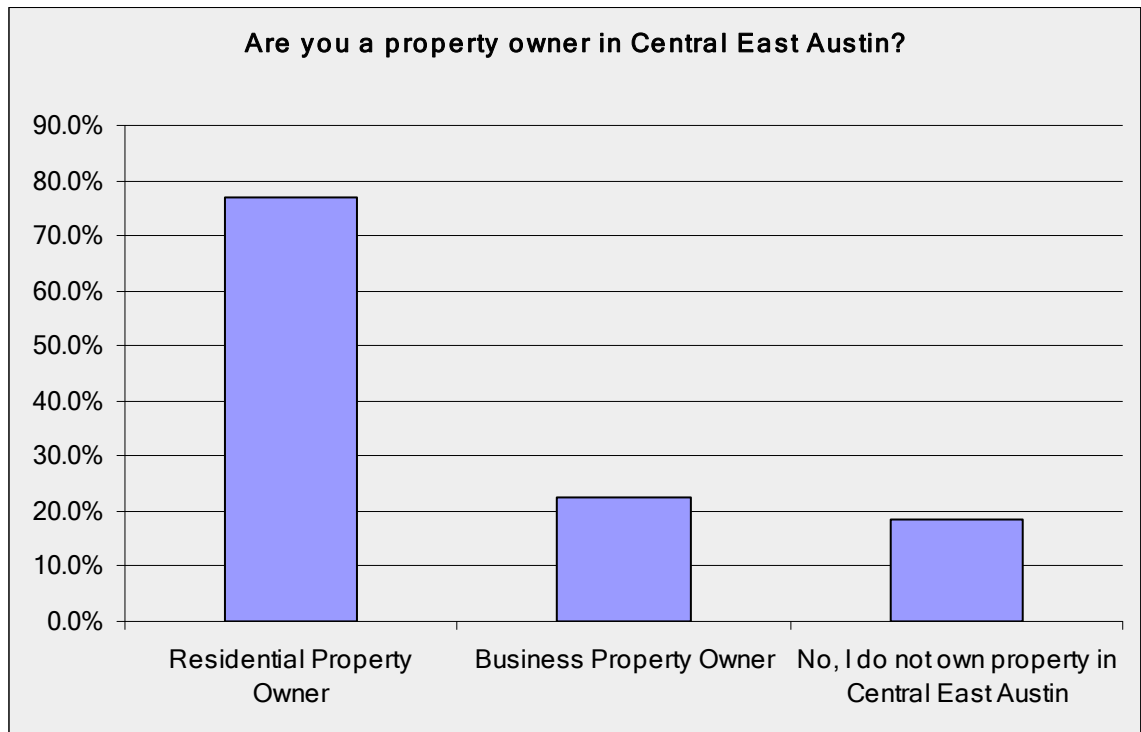
**Question 2. What is your home zip code?**

Answer Options	Response Percent	Response Count
78701	0.9%	1
78702	82.6%	95
78704	1.7%	2
78721	0.0%	0
78722	2.6%	3
78723	12.2%	14
78741	0.0%	0
Other (please specify)		13
<i>answered question</i>		<b>115</b>
<i>skipped question</i>		<b>15</b>



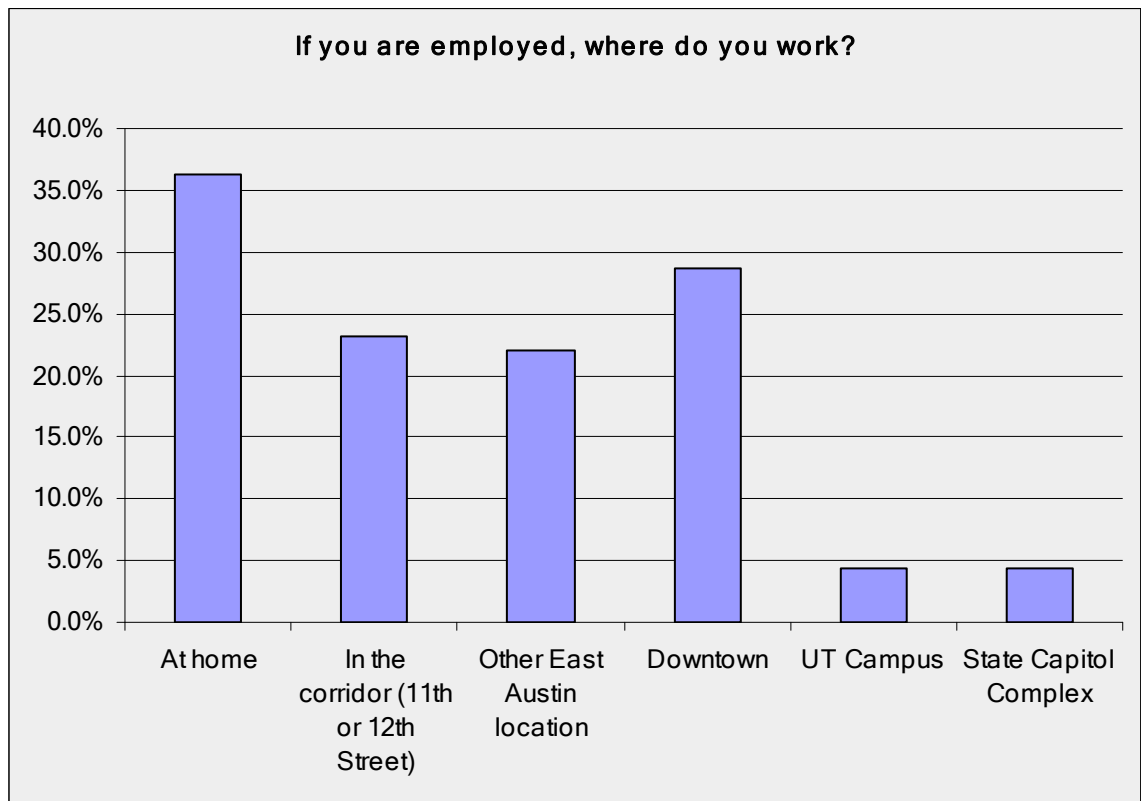
**Question 3. Are you a property owner in Central East Austin?**

Answer Options	Response Percent	Response Count
Residential Property Owner	76.8%	96
Business Property Owner	22.4%	28
No, I do not own property in Central East Austin	18.4%	23
Other (please specify)		5
<i>answered question</i>		<b>125</b>
<i>skipped question</i>		<b>5</b>



**Question 4. If you are employed, where do you work?**

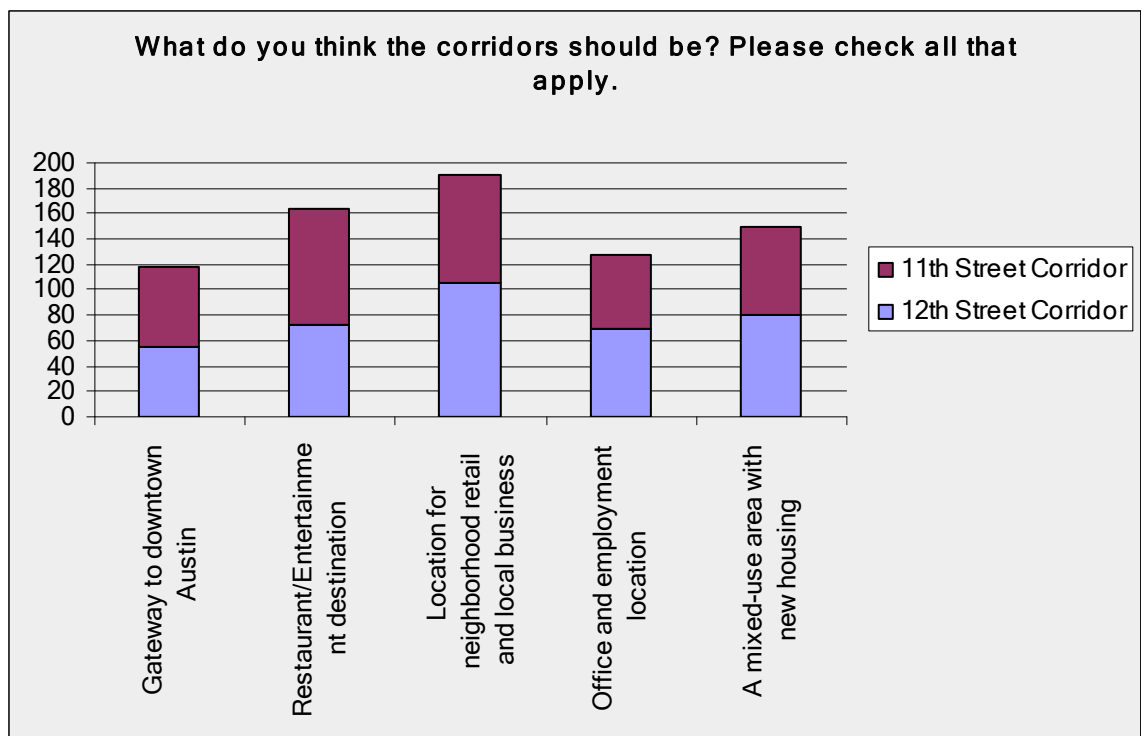
Answer Options	Response Percent	Response Count
At home;	36.3%	33
In the corridor (11th or 12th Street);	23.1%	21
Other East Austin location;	22.0%	20
Downtown;	28.6%	26
UT Campus;	4.4%	4
State Capitol Complex;	4.4%	4
Other (please specify area of the city/region)		34
<b>answered question</b>		<b>91</b>
<b>skipped question</b>		<b>39</b>





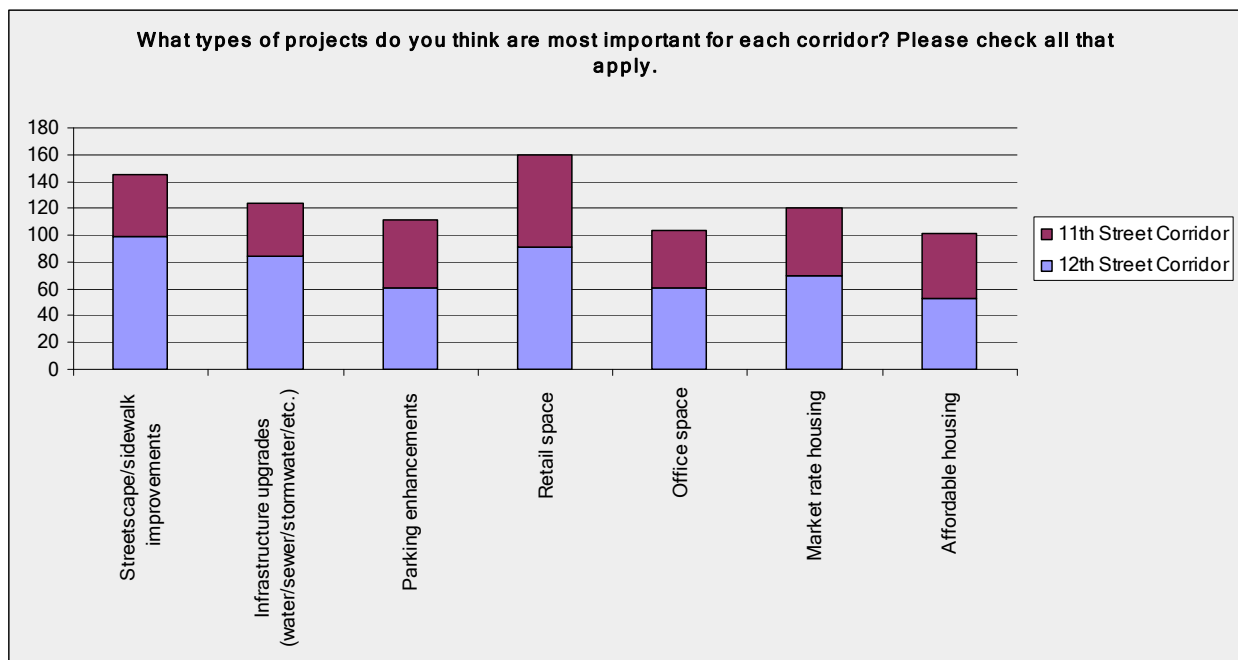
**Question 5. What do you think the corridors should be? Please check all that apply.**

Answer Options	11th Street Corridor	12th Street Corridor	Response Count
Gateway to downtown Austin	63	55	77
Restaurant/Entertainment destination	90	73	100
Location for neighborhood retail and local business	84	106	111
Office and employment location	58	69	78
A mixed-use area with new housing	69	81	90
Other (please specify)			17
<i>answered question</i>			<b>117</b>
<i>skipped question</i>			<b>13</b>



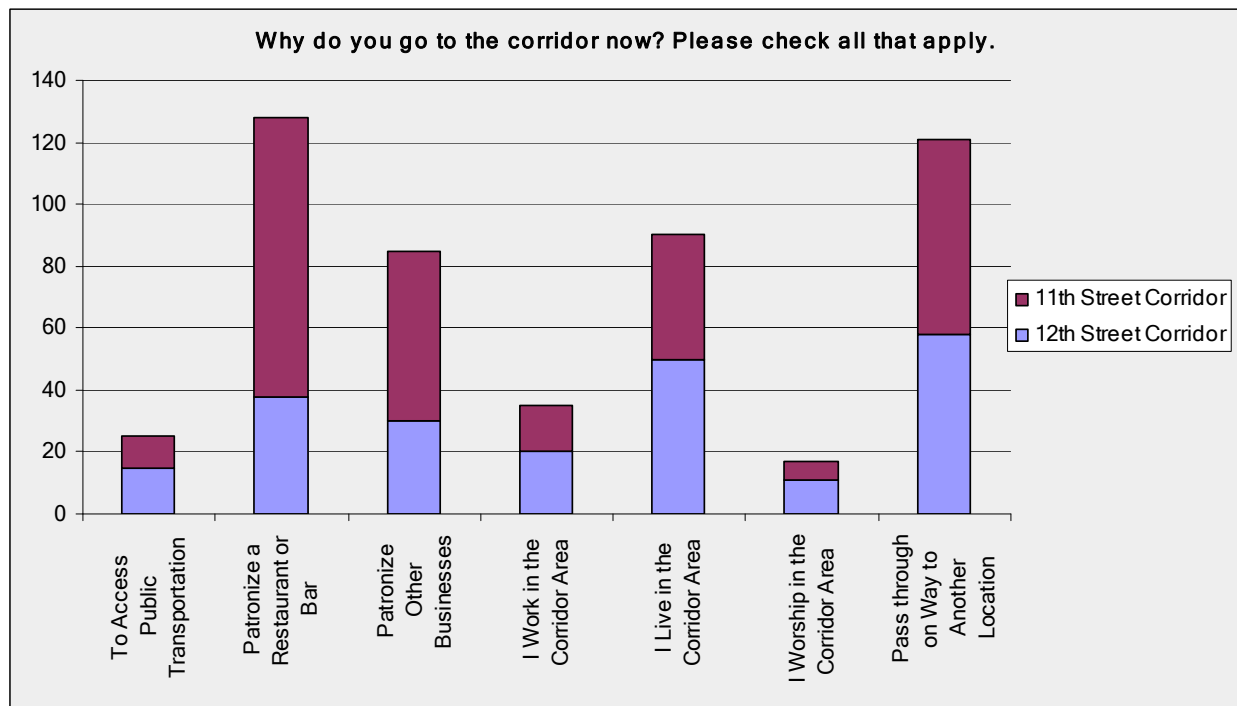
**Question 6. What types of projects do you think are most important for each corridor?**  
Please check all that apply.

Answer Options	11th Street Corridor	12th Street Corridor	Response Count
Streetscape/sidewalk improvements	46	99	100
Infrastructure upgrades (water/sewer/stormwater/etc.)	40	84	84
Parking enhancements	50	61	70
Retail space	69	91	101
Office space	43	61	67
Market rate housing	50	70	74
Affordable housing	48	53	59
Other (please specify)			17
<i>answered question</i>			<b>118</b>
<i>skipped question</i>			<b>12</b>



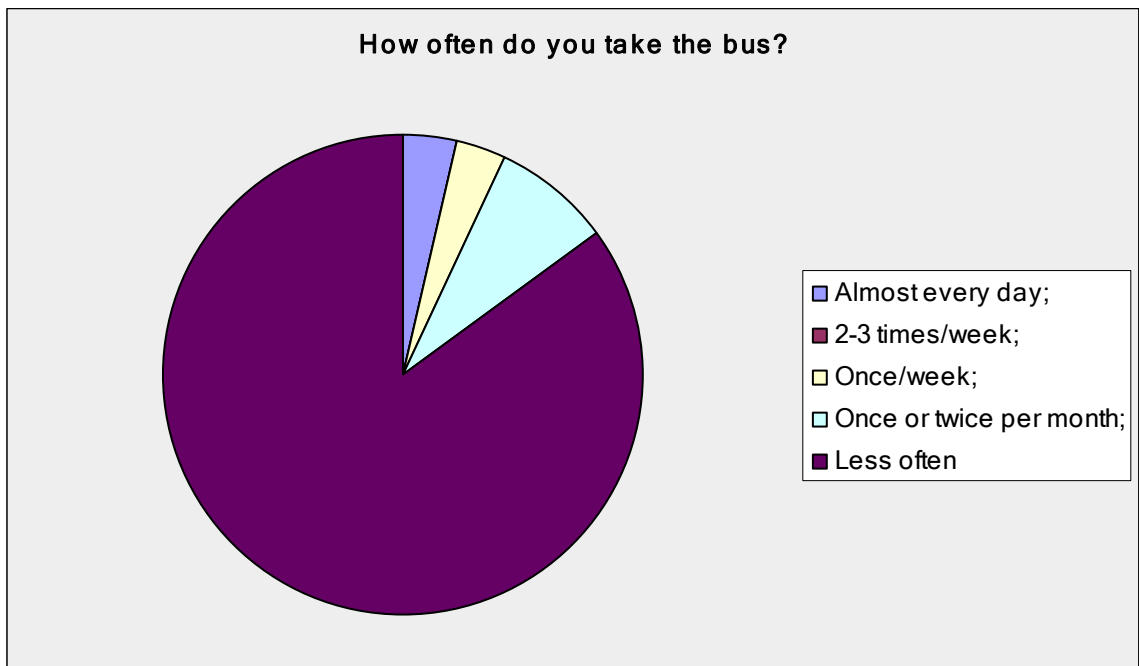
**Question 7. Why do you go to the corridor now? Please check all that apply.**

Answer Options	11th Street Corridor	12th Street Corridor	Response Count
To Access Public Transportation	10	15	19
Patronize a Restaurant or Bar	90	38	95
Patronize Other Businesses	55	30	60
I Work in the Corridor Area	15	20	25
I Live in the Corridor Area	40	50	63
I Worship in the Corridor Area	6	11	14
I pass through the Corridor Area on My Way to	63	58	74
<i>answered question</i>			<b>114</b>
<i>skipped question</i>			<b>16</b>



**Question 8. How often do you take the bus?**

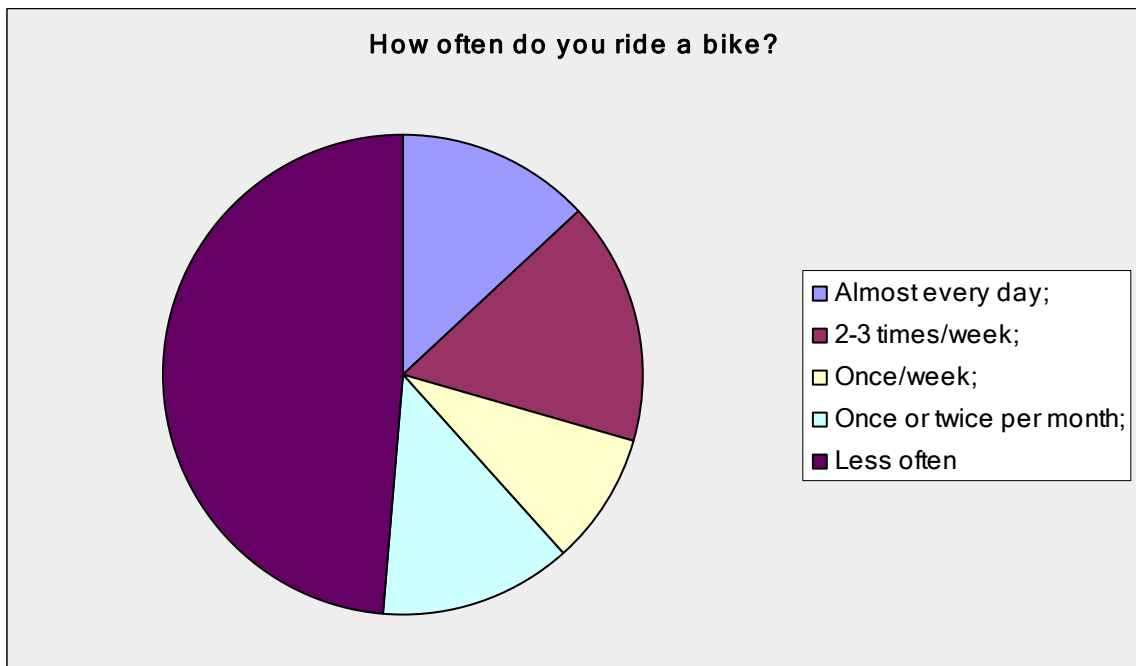
Answer Options	Response Percent	Response Count
Almost every day;	3.5%	4
2-3 times/week;	0.0%	0
Once/week;	3.5%	4
Once or twice per month;	8.0%	9
Less often	85.0%	96
<b>answered question</b>		<b>113</b>
<b>skipped question</b>		<b>17</b>





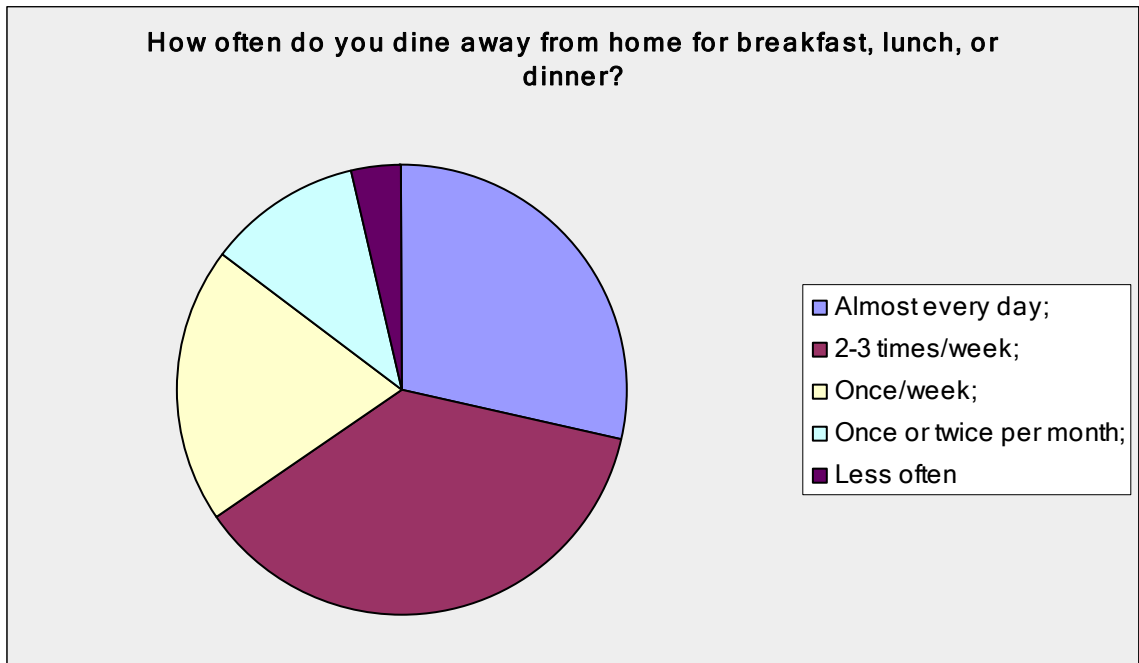
**Question 9. How often do you ride a bike?**

Answer Options	Response Percent	Response Count
Almost every day;	13.0%	15
2-3 times/week;	16.5%	19
Once/week;	8.7%	10
Once or twice per month;	13.0%	15
Less often	48.7%	56
<b>answered question</b>		<b>115</b>
<b>skipped question</b>		<b>15</b>



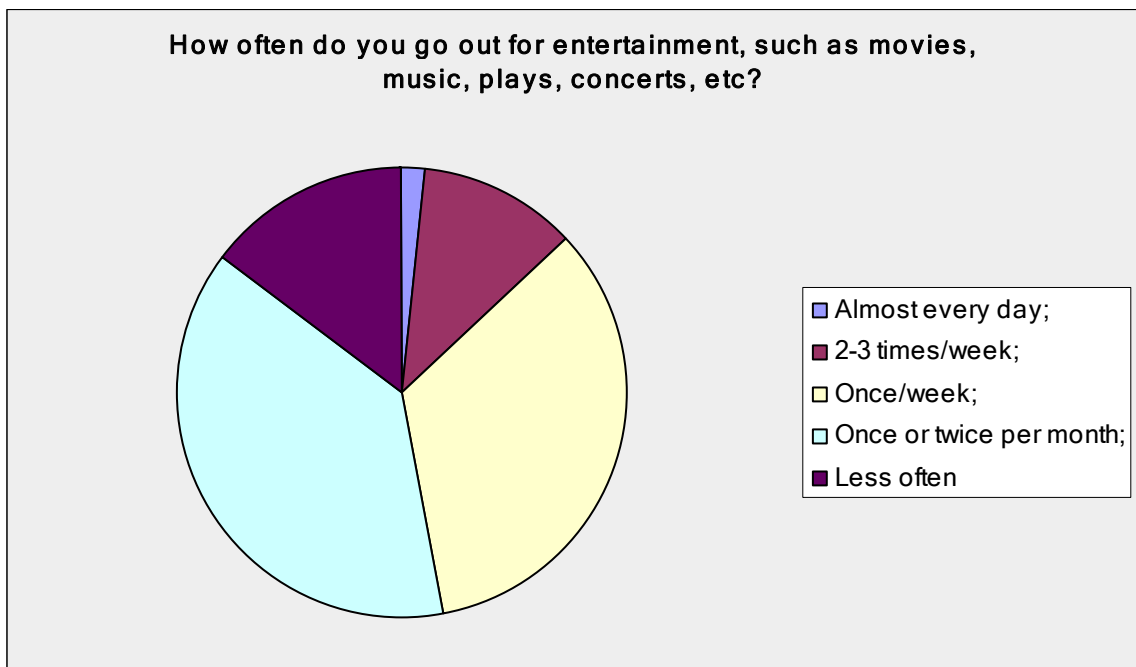
**Question 10. How often do you dine away from home for breakfast, lunch, or dinner?**

Answer Options	Response Percent	Response Count
Almost every day;	28.7%	33
2-3 times/week;	36.5%	42
Once/week;	20.0%	23
Once or twice per month;	11.3%	13
Less often	3.5%	4
<b><i>answered question</i></b>		<b>115</b>
<b><i>skipped question</i></b>		<b>15</b>



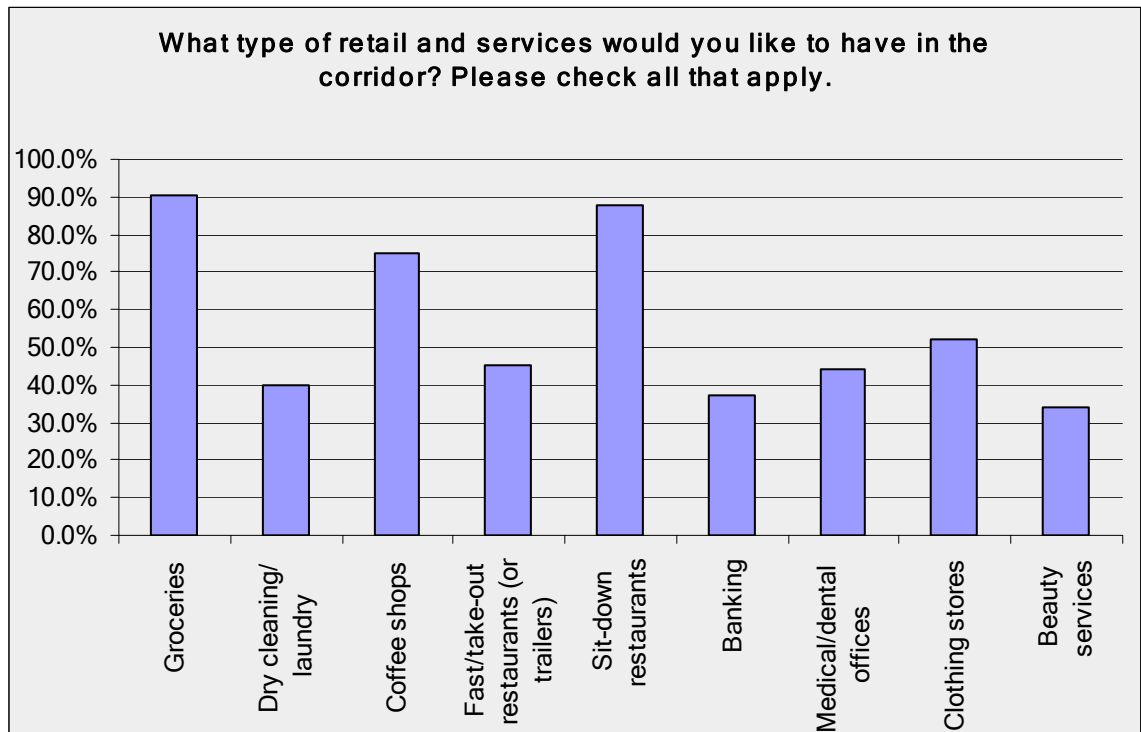
**Question 11. How often do you go out for entertainment, such as movies, music, plays, concerts, etc?**

Answer Options	Response Percent	Response Count
Almost every day;	1.7%	2
2-3 times/week;	11.3%	13
Once/week;	33.9%	39
Once or twice per month;	38.3%	44
Less often	14.8%	17
<i>answered question</i>		<b>115</b>
<i>skipped question</i>		<b>15</b>



**Question 12. What type of retail and services would you like to have in the corridor?**  
**Please check all that apply.**

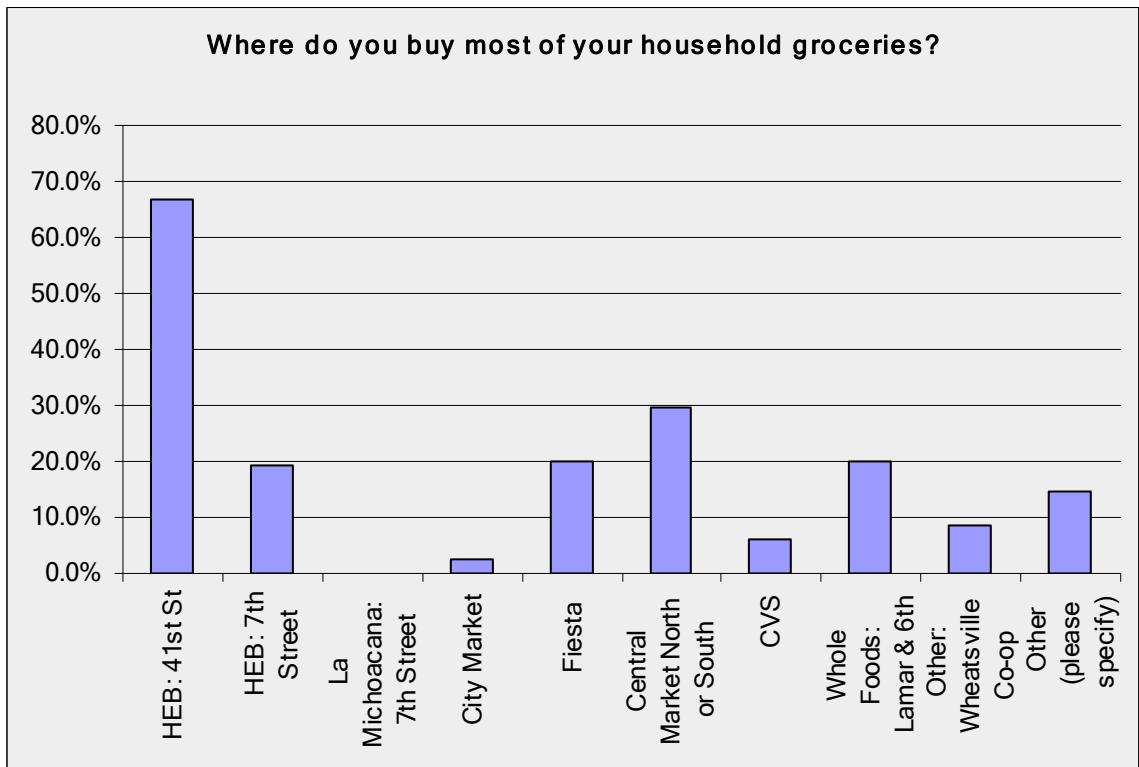
Answer Options	Response Percent	Response Count
Groceries;	90.4%	104
Dry cleaning/laundry;	40.0%	46
Coffee shops;	74.8%	86
Fast/take-out restaurants (or trailers);	45.2%	52
Sit-down restaurants;	87.8%	101
Banking;	37.4%	43
Medical/dental offices;	44.3%	51
Clothing stores;	52.2%	60
Beauty services;	33.9%	39
Other (please specify)		20
<i>answered question</i>		<b>115</b>
<i>skipped question</i>		<b>15</b>





**Question 13. Where do you buy most of your household groceries?**

Answer Options	Response Percent	Response Count
HEB: 41st St	67.0%	77
HEB: 7th Street	19.1%	22
La Michoacana: 7th Street	0.0%	0
City Market	2.6%	3
Fiesta	20.0%	23
Central Market North or South Location	29.6%	34
CVS	6.1%	7
Whole Foods: Lamar & 6th Street	20.0%	23
Other: Wheatsville Co-op	8.7%	10
Other (please specify)	14.8%	17
Other (please specify)		25
<i>answered question</i>		<b>115</b>
<i>skipped question</i>		<b>15</b>



**Question 14: What would you like to see more of on East 11th and 12th Streets?**  
(open-ended question with figures below representing the number of respondents who mention various issues)

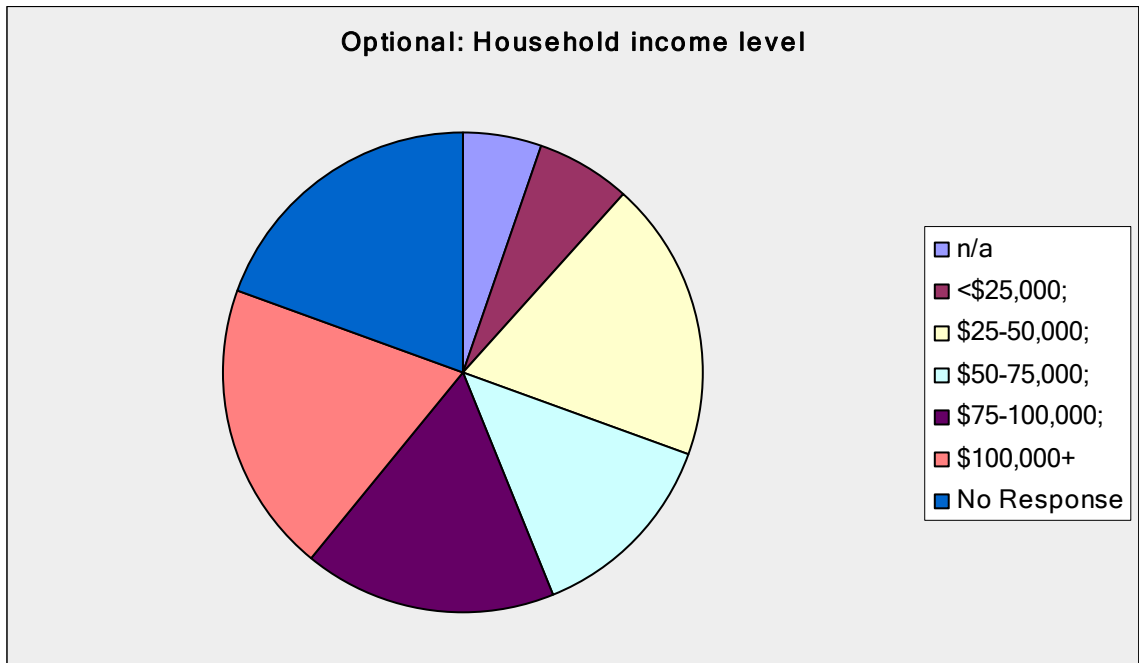
	Response Percent	Response Count
A Grocery Store	24.2%	24
Streetscape Improvements	16.2%	16
Local Serving Retail	38.4%	38
Preservation of Current Character	7.1%	7
Small Businesses	19.2%	19
Mixed Use Development	12.1%	12
Pedestrian Friendly	7.1%	7
Affordable Housing	9.1%	9
Other	16.2%	16
<i>answered question</i>		<b>99</b>
<i>skipped question</i>		<b>31</b>

**Question 15: What would you like to see less of on East 11th and 12th Streets? (open-ended question with figures below representing the number of respondents who mention various issues)**

	Response Percent	Response Count
Crime	50.5%	52
Vacant Buildings and Lots	24.3%	25
Bars	10.7%	11
Affordable Housing	10.7%	11
Big-box/Chain Retail	4.9%	5
City Land	4.9%	5
Other	14.6%	15
<b><i>answered question</i></b>		<b>103</b>
<b><i>skipped question</i></b>		<b>27</b>

**Question 16: Optional: Household income level**

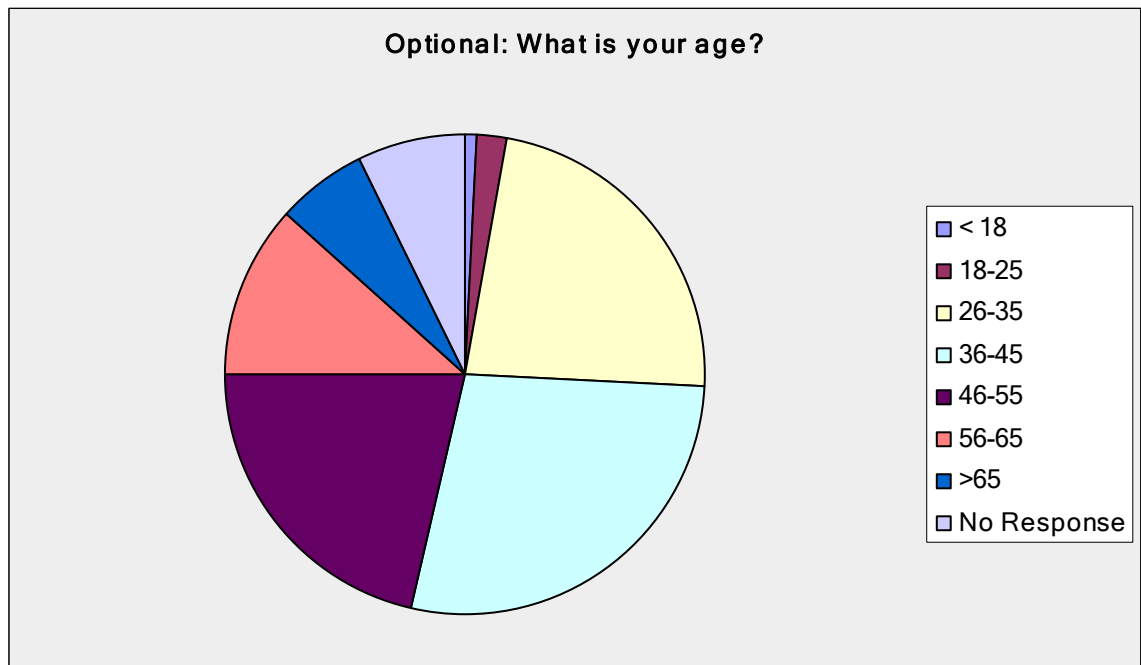
Answer Options	Response Percent	Response Count
n/a	5.4%	6
<\$25,000;	6.3%	7
\$25-50,000;	18.8%	21
\$50-75,000;	13.4%	15
\$75-100,000;	17.0%	19
\$100,000+	19.6%	22
No Response	19.6%	22
<b>answered question</b>		<b>112</b>
<b>skipped question</b>		<b>18</b>





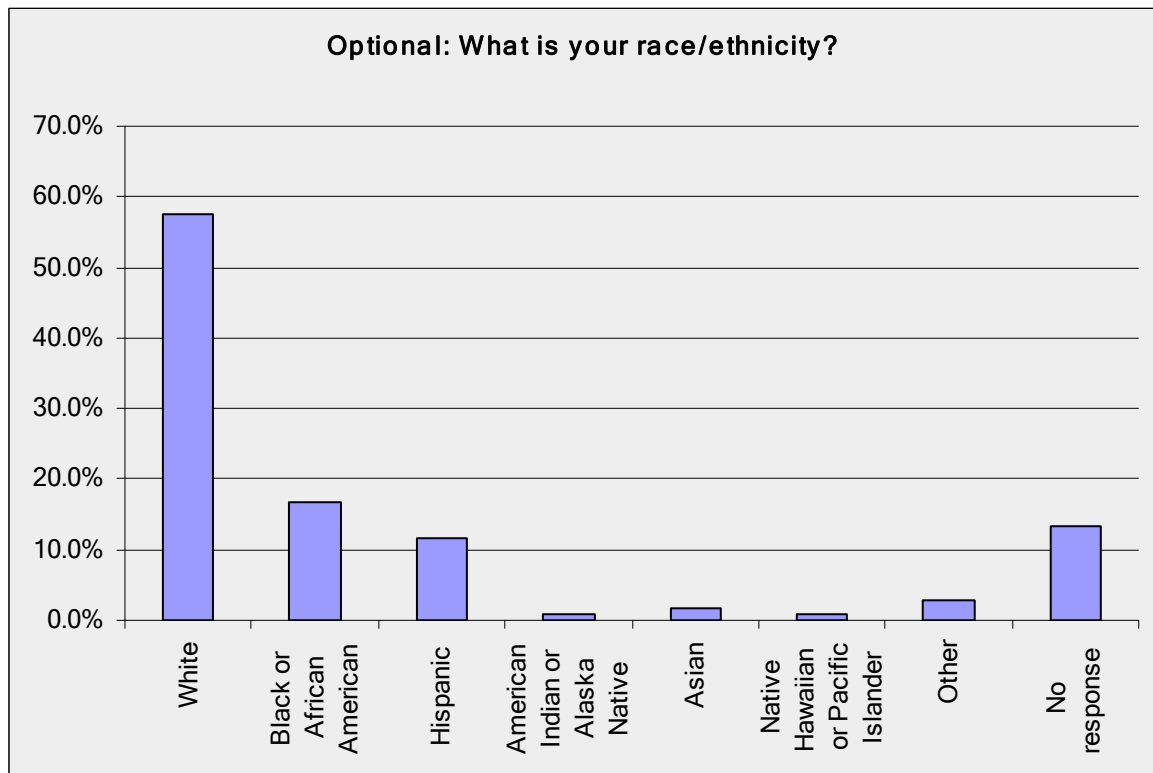
**Question 17: Optional: What is your age?**

Answer Options	Response Percent	Response Count
< 18	0.9%	1
18-25	1.8%	2
26-35	23.2%	26
36-45	27.7%	31
46-55	21.4%	24
56-65	11.6%	13
>65	6.3%	7
No Response	7.1%	8
<i>answered question</i>		<b>112</b>
<i>skipped question</i>		<b>18</b>



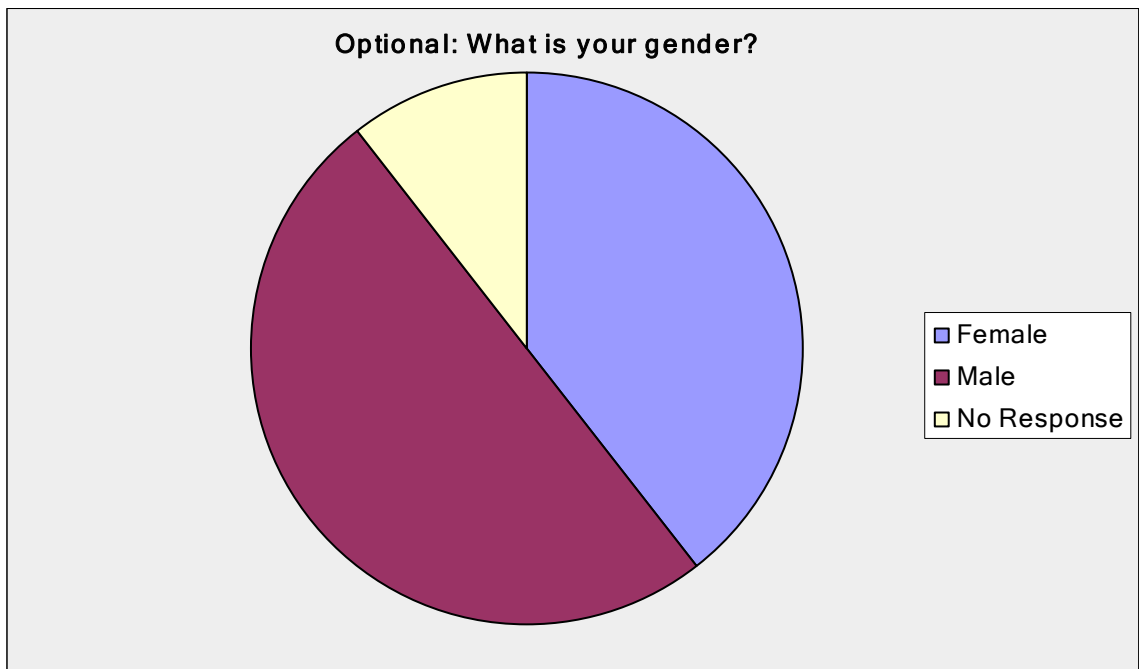
**Question 18: Optional: What is your race/ethnicity?**

Answer Options	Response Percent	Response Count
White	57.5%	65
Black or African American	16.8%	19
Hispanic	11.5%	13
American Indian or Alaska Native	0.9%	1
Asian	1.8%	2
Native Hawaiian or Pacific Islander	0.9%	1
Other	2.7%	3
No response	13.3%	15
<i>answered question</i>		<b>113</b>
<i>skipped question</i>		<b>17</b>



**Question 19: Optional: What is your gender?**

Answer Options	Response Percent	Response Count
F	39.5%	45
M	50.0%	57
No Response	10.5%	12
<i>answered question</i>		<b>114</b>
<i>skipped question</i>		<b>16</b>



**Question 20: Please share any additional comments with us here:**

1. "Thanks for allowing a space for input."
2. "Who are the odd numbers of board members and how where they chosen?"
3. "That something be done immediately in these area that would be of use to the community."
4. "The neighborhood associations have been working very hard to improve the area for a while now. We are dedicated individuals who are looking for a safer place to live with more businesses we can frequent. East Austin has so much to offer with its location to the highway, downtown, UT, and it is being ignored. I am tired of this area being a dumping ground for section 8 housing. The city needs to put more effort into revitalizing the neighborhood. The city needs to help the police get the crime, drugs, prostitutes and homeless off the streets. We in the 11th and 12th street neighborhoods deserve a safe place to live and a safe place to raise out children. We need the city's help in changing this neighborhood around for the better."
5. "I think it is important to consider uses for the vacant properties while we are waiting for market forces to develop the area. I think that there needs to be an emphasis on "re-occupying" 12th/13th and Chicon in order to make the area a less desirable place to do and deal drugs in public. I think the alleys along 12th street also need to be considered in the revitalization efforts."
6. "I would like a more timely notice of meetings."
7. "Because both corridors are flanked by single-family neighborhoods, late hours activity-- after midnight-- should be discouraged. This is especially true of Late Hours liquor licenses. Both NCCDs should prohibit Late Hours liquor licenses."

The exception could/would be on the north side of East 11th Street IF associated with a restaurant use. That is because the whole block between E. 11th & Juniper can be mixed-use and can be parked properly so traffic and noise do not necessarily impact residential uses."

8. "My neighbors in Central East Austin are very concerned. Flyers have been circulated door-to-door across the Central East Austin neighborhoods, and people are wanting Council to shape up (or ship out) this Permanent Supportive Housing strategy to end homelessness in Austin. The Downtown Alliance and West Austin neighborhoods are in for a fight if Council will not act fairly, justly and EQUITABLY. Since there is no current governing definition of "equitable geographic dispersion" of the PSH policy described above, and there are no answers yet as to the questions I posited above, then why should the City even consider the EPS Market Study (a consulting firm hired by NHCD to advise on a redevelopment strategy for E. 11th and E. 12th), when each opportunity, including the City owned lots located on 12th street, can be evaluated as part of the PSH case by case basis analysis? Why should the City consider ANY market study for ANY corridor if Council expects to create housing including 1889 units by 2020 without clear



- guidance on "a component for accountability", "geographic dispersion", "proper notification of PSH projects", "community engagement BEFORE the fact, not AFTER the fact, as what happened with Marshall/Selina apartments", "implementation", and "enforcement of Good Neighbor guidelines".
9. "Long overdue development. Underutilized prime real estate."
  10. "We need the city to help with development in the area."
  11. "I love East Austin for what it is and what it is becoming. While affordable housing is important. Those that own their homes should take pride in their property and neighborhood. Affordable housing should not mean cheap housing that attracts individuals and families that do not care about where they live or their surroundings. Race only matters to racists. Someone's ethnicity has nothing to do with whether they are a good person."
  12. "City owned property should be sold to the open market with requirements on when projects should be commenced, or the property should be returned to the City's inventory for other buyers to have an opportunity to create real results."
  13. "I feel that the people on 12st have been short changed compared to the rest of the city as it relates to community economic development for business."
  14. "Use the two corridors to pull together the entire African American Cultural Heritage District as a whole. Don't do a disjointed development with no controlling theme. The District already exists, it is designated by the State of Texas: Use it. Signage, brochures, outdoor art, festival awnings, concert open spaces, lighting, historic markers, historic Victory Grill enhanced facade, etc."
  15. "After living near 12th and Chicon for 11 years I think it is time the city tries something other than policing to deal with the drug problem in our area."
  16. "Thank you for this opportunity. I hope to see some positive changes, as I intend to live here until I die. :)"
  17. "12th street SHOULD be seen as an entertainment destination and NOT just a neighborhood serving area. That is what it used to be, and the street infrastructure and access from Airport Blvd to I35 is much better than on 11th street."
  18. "The existing comprehensive plan already addresses much of what I've said here. Most of my neighbors think this process is going over ground already covered. i think we are looking to see implementation of what has already been committed to. a major issue for us is SCALE. We don't want more big boxes that take forever to complete and then have to be subsidized by city occupants. More small-scale, mom-and-pop, locally based businesses is what we want. We would much rather have a lot of small projects going on all at once than to have yet another big-

- box. Don't destroy all of the existing commercial building stock----restore and rehab, build new small developments, keep the scale neighborhood-serving. More small private development projects are better than one or two large government projects. Just make the private developments fit the existing plan for the corridor."
19. "11th is going in the right direction. Let's get 12th going that way too."
20. "Be smart, don't reinvent the wheel."
21. "The market study should also provide an analysis of what it would take to secure the community's desired development in the corridors, not just what the current economic environment will support. In other words, also tell us how we can make happen what we want to happen, not just what our limitations are. Thanks for your efforts."
22. "Drugs and crime need to go in our community especially 12 and Chicon area but I also believe that the people in this area need to know there is an alternative to this way of life."
23. "Yuppies out the east side."
24. "No more affordable housing with PSH. This concentrates it in an area with disproportionate Section 8 housing and an area with limited employment opportunities for these residents. This area is already a major drug area, which is inappropriate for recovering/struggling PSH clients."
25. "This is where African Americans live. Why don't you take all of your ideas and build them on the west side of town in you neighborhoods."
26. "Keep us in the loop."
27. "East Austin is long overdue for infrastructure repairs and upgrades and park maintenance (Rosewood Park/Boggy Creek Greenbelt) that seems to occur in West Austin with less instruction. I pay the same taxes as others in this city and it is time to stop treating East Austin taxpayers like second class citizens! The City of Austin needs to get its act together and start using my tax money for the above mentioned needs. Do the right thing!!"
28. "I advise greater engagement with local residents. Many are unaware of existing city policy and how it may affect them. Commercial interests have in general come to represent the area.
- Many residents, particularly the older, long-standing homeowners in the area, have played nearly no role in the process."
29. "12th street needs development now. Promises for over 20 years have not come true. City and private project should begin now. Property owners may not have capital to develop. ARA has failed 12th street. I own 1218 and 1224 east 12th street. 18000 square feet. this property developed properly has down town view if 50 foot mixed use project is built. I own my property free and clear. I'm perfect for a city-private project."

30. "What is the purpose of this anonymous survey? How will it be used to develop recommendations for implementation of the Redevelopment Project?

Does the City consider this survey exemplary of transparent, accountable process?"

31. "We do not need more housing rentals in the 11th & 12th Street area. The area has an ABUNDANCE of private rentals, as well as apartment and duplex rentals. I would not like to see any further developments like Robertson Hill Apts, which is horrifically oversized and a poorly designed monstrosity. We need more owner-occupied housing. Sensitively designed mixed use is okay also."
32. "What a shame it is that the current council created the first PSH in an area that is 50% affordable housing with no grocery store, coffee shop or client support services in place. Gang activity in the Marshall Apts. is well known in the community. Having meetings that are so restricted on time that there is no discussion is all a part of this kangaroo process. You should not count the last Kealing meeting as part of this process. It was a joke."
33. "We residents have been asking for the same things from the City for 15 years: more affordable housing, more services for residents, improved infrastructure, no big office buildings, no medical facilities (unless it's, say, ONE dentist, not an entire building), and craziest ARA-proposed plan of all, NO nursing homes. You have delayed revitalization of the Juniper-Olive historic homes to the point where they are crumbling and you expect us to just rubber stamp your plan to destroy them, when it's THE CITY'S FAULT these houses are in the shape they're in due to their delays. The City should completely restore the original structures; make right their stated commitments to the community. You gave away goodies to the 12th St commercial property owners in the form of height easements and zoning... and have they built one thing since the 2007 NHCD? No. You got off the original plan and it didn't work. What a concept-- hold to your promises instead of moving the goalposts every few years. Once again, the City is wasting precious tax dollars with another round of expensive consultants and meaningless 'corridor conversations.' Spend less time patting yourselves on the back about your concern for central east and take some action stipulated in the CEAP. These meetings are not a substitute for real action. Why can't you just stick with the original plan and, for once, get things DONE instead of delaying further with these ridiculous dog and pony shows, appeasements to inept organizations such as ARA and ACDC and greedy do-nothing developers? Have you noticed that the residents' complaints are the same in every 'corridor conversation' event you hold? Why do people who lived here 30 years ago but no longer live here given the same attention as those of us who ACTUALLY live here NOW? Why are the property tax rates DRASTICALLY lower for 12th St commercial properties than for residents? They have no incentive to develop anything! We residents want BALANCE in the form of opportunities for low and middle income residents to offset gentrification.

One last thing, please do NOT hire or subcontract ACDC to manage any type of affordable housing projects in our community. They built a small amount of shoddily-constructed homes in Robertson Hill... 13 years ago!!!... and have done nothing since. And who can forget their egregious mismanagement of HUD funds and criminal charges. We don't want known crooks and inept 'leaders' running anything (into the ground) in this neighborhood. We got enough of that from ARA and ACDC in its previous incarnation. Not only are they inept, they do not care about us, only about regaining their own status and power. For instance, a few years ago, many requests were made to ACDC from Anderson homeowners to attend their board meetings. It is STIPULATED within the homeowner covenant that an Anderson homeowner have one seat on their board, and they couldn't be bothered to have an 'outsider' legally attend their meetings, despite numerous requests for an invitation to the board meetings. They promised our community the use of the 'little pink house' and then denied us access, using flimsy excuses like 'insurance'. Now it sits there empty, no use of it at all except for their board meetings, despite their fake plans to have community services there. There is not one function that services anything beyond ACDC/ARA within that building, which they told us was to be a space that would be open for use by our COMMUNITY. Now they think they're going to win over the community (or more accurately, bamboozle City leaders into thinking they're a beloved and useful part of the community, which they are not) and shore up their bona fides by inviting Capitol Area Food Bank to use the alley behind the pink house. Bravo to the food bank, but ACDC has little to do with this great service. ACDC has NOT been involved in this community, not even ONCE, in the 13 years I've lived here, but they try to make it appear like they're such a great friend to the community. They are completely unqualified to build a dog house, let alone anything larger. They are just an arm of the old corrupt ARA, indicted criminals and former ARA staffers, and we all know what a big drain of money and resources ARA turned out to be. There are many qualified CDOs in the community that can be trusted to do a better job at constructing/managing affordable housing other than ACDC. I repeat, do NOT let ACDC become involved in the construction or management of any affordable housing units in future central east revitalization plans. You're just asking for trouble and mismanagement if you do."

34. "My neighborhood has many elderly African-American residents who grew up in the area and who now live alone. Their families live in other cities, other states, or in other areas of Austin.

Any development on 12TH ST near 12TH & Chicon is going to be crippled by the existing drug traffic.

If the City can help make our area SAFE and improve our quality of life, then development will come of its own accord."

35. "Any and all development is better than the current situation.  
Any day of the week, I'd prefer a vacant and secured 12-story condominium complex or any legal business to a run down, derelict property teeming with squatters and criminals.



- Property owners near the corridor knew their homes were near commercially zoned areas, and I can't believe they would prefer the trespassing, vandalism, and thievery they endure now to responsible commercial and residential development along 12th and 11th streets."
36. "Anything that happens on 12th needs to include a no-sit no-lie ordinance for the neighborhoods around it. Otherwise, it will make the surrounding neighborhoods even worse."
37. "I'm very upset with the city's focus on 12th street. The plan is not one that includes longtime native residents. It will transform 13th street into something that a majority of older residents (who happen to be African American) will not want to be next too. The "transformative" plan is a plan that will drive many longtime African American residents out of the neighborhood and replace us and them with white folk. Additionally, the 12th St Business Association is a largely dysfunctional group that has little or no interest in supporting or strengthening the neighborhood. They are predominately land barons who do not even live in the neighborhood."
38. "Keep the hospital taxing district away also."

## ATTACHMENT 4:

Comment and Change Log to Draft Report  
East 11th and 12th Streets Development Strategy



Comment and Change Log to Draft Report East 11th and 12th Streets Development Strategy		
This comment and change log serves to capture general editing and public comment. The following does not represent the final changes to be incorporated in the final document. Rather they serve to provide a summary of edits, changes and public comments.		
The Comment and Change Log will be updated and included as an exhibit in the final report and will summarize action taken by EPS to incorporate the suggested or recommended edits.		
Section	CHANGES	RESPONSE
Table of Contents	Labeled parcel Figures 4 and 5 correctly from Block 6 and 7 to Tract 12 and 13	The EPS Team has corrected some labeling inconsistencies in the document.
Executive Summary - Sections addressing project specific tracts	Included narrative to provide information by the U.S. Department of Housing and Urban Development (HUD) regarding federally-funded projects and requirement of demonstation of progress in addressing long standing unresolved activities.	Included summary of recent HUD communications.
Section 5 - Housing Issues and Strategies	Labeled census tract correctly in footnotes, 9, 11, 12 and 14 from 8.05 to 9.01	The EPS Team has corrected some labeling inconsistencies in the document.
Section 6 - Disposition Issues and Strategies	Labeled parcel correctly from Block 6 to Tract 12 - Figure 4, Page 33	The EPS Team has corrected some labeling inconsistencies in the document.
Section 6 - Disposition Issues and Strategies	Labeled parcel correctly from Block 7 to Tract 13 - Figure 5, Pages 34 and 35	The EPS Team has corrected some labeling inconsistencies in the document.
Appendices - Appendix A	Activity Node Analysis” from McCann Adams Studio (second part of that Appendix) has changes on pages 1, 3, 6, 7, and 8 (pages 27, 29, 32, 33, and 34 ), reflecting the corrected names for those same parcels (Tracts 12 and 13).	The EPS Team has corrected some labeling inconsistencies in the document.
Exhibits - Exhibit A	Add map reflecting publicly owned tracts, federal source and federal disposition requirements, if any.	Map to be incorporated as an Appendix to the report.
NAME	COMMENTS	RESPONSE
Aimee Wooster	Blk 16 - Doesn't like the idea of rental units, apartments/senior living, etc., facing the existing houses on Juniper. (1) Feels that Juniper street is narrow enough, and not enough space for moving in/out of units, and traffic.	The EPS Team is not recommending any changes to the regulations for Block 16.
Aimee Wooster	We/I (900 block of Juniper St) are already on the edge of the neighborhood. If there were other houses/townhomes, like is planned for Block 17, it could, at least, provide community / neighborhood feel to the outskirts of the last block of Juniper St. Businesses already face E 11th St. I'd like to see more of neighborhood feel, closing off the neighborhood, with Block 16 facing Juniper St. There is already an apartment complex, Robertson Hill, and East Village Lofts. To build market apartments, and have 10% affordable housing, doesn't seem good enough reason for an apartment complex.	The EPS Team is not recommending any changes to the regulations for Block 16.
Aimee Wooster	Wells Fargo Traffic, on Curve St, limits access to an apartment complex moving in/out. The street is narrow, and cars park illegally in the red zone, to hop into/out of the bank. I wish the police would enforce the red zone! I have had scary instances with people parking on the street, and cars using the road.	Comment noted.

Section	CHANGES	RESPONSE
<b>Aimee Wooster</b>	The same goes for synergistic use of Block 16. May I have an example of what would be synergistic to the African-American Cultural Center? Just wondering what ideas have been thought of, that would work.	The EPS Team would encourage proposals to be creative about such elements, and even work with the Heritage Facility tenants to identify complementary uses or features. However, general examples may include: performing arts space; community parking spaces; office space for non-profits; restaurants and other retail that Heritage Facility patrons can utilize; design elements or public art that reflect the district's history, etc.
<b>Aimee Wooster</b>	Maybe a meeting with the 900 block of Juniper St would be helpful, for input on Block 16, and an understanding/ more of a consensus on what others would be okay with for Block 16? I don't think anyone would argue Block 17. However, Block 18, I am unsure about. And I don't know what others envision for that land.	The EPS Team is not recommending any changes to the regulations for Block 16.
<b>Aimee Wooster</b>	I love the idea of a grocery store. However, I would only support the mid-size store. I did hear someone say they liked the idea of a small grocery. But it doesn't seem practical, for me at least. I need real access to a grocery store, one where prices aren't too high. I currently use HEB at Hancock Center. Occasionally, I go to E 7th, but it's easier to get to the Hancock Center, which is bigger, with a better selection. I like the idea of using the Safeway spot again, for a mid-size grocery. Or, if the other two adjoining businesses, could be used for a larger grocery store. However, my one concern is traffic	The EPS Team recommends pursuit of a mid-sized grocery store (~20,000-25,000 square feet) but believes that even a small grocery store would represent an improvement to the Study Area's tenant mix.
<b>Ethan Smith</b>	Grocery Store at Tract 5 - E 12th b/w San Bernard & Angelina is not supported for this site. Agrees the site at IH35 and 2th St is a more viable option.	Comment noted.
<b>Ethan Smith</b>	Development potential of 118 parking spaces between Salina and Poquito development scenario is not supported. Considers the back of the current establishments as their most valuable asset for shows, etc... Recommends paving parking lot at 12th and Salina.	The parking concept behind the buildings on the north side of East 12th Street near Chicon would only be pursued if the property owners believed they would represent improvements. The EPS Team is not recommending public acquisition of these areas.
<b>Jim Rath</b>	There are four transmission lines that cross the 12th Street corridor. They run from the former Holly Power Plant to three different substations: from Holly to 12th, 12th to UT, Holly to UT, and Holly to 38th. A map was included as component of comment.  If Austin Energy intends on keeping a major substation at Holly, it seems to me that the most sensible route for these transmission lines is along I-35. It's the most direct route, it wouldn't run over residential areas, it wouldn't require burying the lines or acquiring new rights of way, and it fits the already industrial aesthetic of I-35.  Is this relocation something Austin Energy would consider? As a potential funding source, how about tacking this on to the Holly demolition?	Comment noted.
<b>John Goldstone</b>	Getting the Urban Renewal Agency and Neighborhood Housing out of the way as a potential for more development on 11th and 12th street and eliminating the condemnation power that is keeping lenders from making loans.	Comment noted.



Section		CHANGES	RESPONSE
Kristopher Bowen		I believe more money should be spent to bury all the power lines than was presented in the Market Study. East 12th street is longer than E. 11th street and significant money should be spent on the street scape, beautifying and opening up the functionality of the all the publicly owned lots for commercial development.	The cost estimates were not based on detailed engineering or design, but were based on a "per linear foot" cost for East 7th Street, Rio Grande, etc.
Kristopher Bowen		I believe the URP plan project controls and some of the NCCD controls should not be eliminated - as contemplated by the Market Study report. The Market Study report addresses rectifying the numerous, sometimes overlapping and incongruent definitions in the documents in place, but this could pose a threat leading to a change the intent of the URP, and thus throw the baby out with the bath water. Residents and city leaders have spent years writing detailed land-use plans for the area and creating the vision for the street — buildings with a mix of shops and offices below and market rate housing above. I am afraid that the elimination of certain project controls will allow for the type of undesired projects in the corridor that the Central East Austin neighborhood associations have already taken steps to prevent, such as a 4-story nursing home as contemplated by the Market Study, and hospital services, convalescent services, rehab hospital, etc. No! The focus needs to remain on bringing a co-op organic grocery store and restaurants to this neighborhood, whereas it is still easier to buy beer than bread here.	The EPS Team is recommending reconciliation of inconsistencies among the various documents, and a continuation of the general trend toward less restrictive regulations rather than more restrictive. However, we recognize the work and thought that is represented by the existing documents, and acknowledge that any such amendments or reconciliations would and should be subject to a community discussion.
Kristopher Bowen		The term "mixed use" has different meanings in past development plans - how will the definition of this term be ultimately resolved and what will be the impact of that definition? As proposed in the Market Study, the PUBLIC (meaning stakeholders and neighborhood residents) will not be able to have their input regarding future project controls heard, as subject proposals will be subject to administrative approval rather than a public review process. I am not a fan of silencing the voices of the stakeholders and neighborhood residents regarding the use and controls for future projects in my neighborhood, and I am not a fan of the suggestion to ignore the input the stakeholders, such as myself and others, provide. We are the boots on the ground, this is our neighborhood, and our investment. Without public comment, the uses and controls could get out of hand and adversely impact the lives of those who are involved and who have and continue to expend significant time and effort into our neighborhood.	The EPS Team is recommending that the community re-confirm the importance of the most specific "project controls" or else continue the general trend of providing more development flexibility while maintaining the spirit and goals of the past plans and regulations. We are specifically encouraging the community's voices to be heard during this conversation of development regulations. However, once the regulations are in place (as they currently exist or as they may be amended), we recommend a more streamlined entitlement process whereby developers can have certainty and save time and expense if they have a project that conforms to the regulations.
Kristopher Bowen		Everyday I read about how Lamar Street has more and more brand new apartments being built in the heart of 78704. One report stated a whopping 1700 new apartments are going to be added within a mile of the intersection of Barton Springs Rd. and South Lamar. It is time to reintroduce diversity and affordability to areas that the City has allowed to completely gentrify. Central East Austin is saturated with affordable housing, and what is ideally needed is more market rate condos and market rate homes as a counter balance. To date, the approved PSH locations are 20 units in Marshall Apartments (East Austin), 24 units at Treaty Oaks (SW Austin), and 124 units at Suburban Lodge 2501 S IH-35 (East Austin), and the Foundation Communities project on E. 11th Street (project is .9 miles from Marshall Apartments). In this election year, the time is now for Austin City Council members to commit to the "equitable geographic dispersion" of public housing/permanent supportive housing across all parts of Austin, and to commit to fulfilling the Urban Renewal Plan's promises of making E. 12th street TWICE as nice as E. 11th street, as it is long overdue.	Comment noted.
Kristopher Bowen		The amount recommended is widely considered by area stakeholders and East 12th Street property owners to be too little in comparison to investment on East 11th Street and other recent corridor improvement projects. A letter written by East 12th Street property owner Scott Way calls for the city to dedicate \$20 million. Whatever the amount invested, competent and committed oversight should ensure that investment of public resources produces desired development—retail-grounded and residential that is owner-occupied rather than rental. Funding should come with requirements for property owners to commit to producing desired development.	The EPS Team is encouraging substantial public investment in the area. The EPS Team disagrees with the idea that only for-sale housing units should be allowed.

Section		CHANGES	RESPONSE
<b>Kristopher Bowen</b>		<p>The Market Study suggests Tract 12 - the City owned land between Curve St. and Waller St. on East 12th Street - has already been planned and platted for single-family attached housing (e.g., townhomes). To contribute more substantially to the commercial activity on East 12th Street, the community should consider modification of the URP to allow uses such as live/work units offering ground floor commercial space within side-by-side townhomes. The land should be sold as quickly as possible to a motivated developer. I also respectfully disagree with the Market Study assessment concerning commercial square footage. The current Market Study recommendation leaves only 300 sq. ft. or so of ground floor commercial space, as this is how this large lot was slivered. It is foolish to think a small restaurant, small coffee shop or drycleaners could operate in the small space as suggested. I suggest starting from scratch on the vision of this lot, and here is how a grocery store could even be placed in the location with the assistance of NHCD. Of all the city owned lots, Tract 12 is the largest in the corridor, and ideal for a ground floor grocery store (similar to the size of Wheatsville Co-op), along with retail including a coffee shop, a cleaners, etc., leaving room above for market rate condos and offices above. I have researched this lot during this process, and determined that if the national objectives were not met, that a developer could reimburse to HUD the current fair market value of the property minus the pro-rata share attributable to non CDBG funding (Non-federal funding) in order to acquire this City-owned property. Specifically how have the set HUD national objectives for these parcels been met since these lots were acquired for the purpose of Urban Renewal? To date, these parcels have just ben vacant lots. Couldn't a developer be courted to build a grocery store/ commercial center anchor on the largest lot owned by the City in this commercial corridor? In my opinion, it certainly would be more functional if NHCD and the neighborhood got on board, and I believe it would be a better use than that suggested in the Market Study. Once all of the power lines are buried on E. 12th street, I hope the type of businesses that are attracted to this commercial gateway include small startup restaurants similar to the Blue Dahlia and Barley Swine, a neighborhood coffee shop similar to the successful east-side Bennu coffee shop, a locally owned garment cleaners, etc. Tract 12 is ideally located to attract new urban residents to market rate condos within walking distance to Downtown, and new customers driving off of I-35 seeking to grab a quick bite or pick up some groceries before commuting home.</p>	<p>The EPS Team is clarifying our recommendation that mixed-use development be allowed on this site, not just small ground-floor live/work spaces.</p>
<b>Lee Sherman</b>		<p>The NCCD (and amendments to the URP) waived compatibility standards and the resulting project controls are very permissive. Many Central East Neighborhood stakeholders feel the resulting allowable development is not compatible with adjacent single family homes. To illustrate this point, please see the below rendering of recommended development on the southwest corner of 12th and Chicon. Notice the single family home just west of the 50-foot building with 0-foot side setbacks. The residents south of the alley are concerned about loss of privacy, parking issues, and the imposing view of a 50-foot building just 30 feet away from their property. We all support redevelopment of 12th Street and density in the urban core, but this goal should be achieved in a way that respects the adjacent single family homes (as stated in the various planning documents and regulations). Before we can support this recommendation, normal compatibility standards must be added to the NCCD at least between Comal and Chicon and wherever else affected neighborhoods desire. It should be noted that the NCCD waived compatibility standards over the objections of many neighborhood stakeholders when it was implemented.</p>	<p>The EPS Team is not recommending any increase of design restrictions or compatibility requirements.</p>
<b>Lee Sherman</b>		<p>Poverty has historically been concentrated in our neighborhood. We have a disproportionate amount of Project Based Section 8 Housing. We also suffer from real crime problems, reinforcing the well documented trend that crime is correlated with poverty. Despite this trend, intensification of poverty has been observed with the City investing in Permanent Supportive Housing (PSH) at Marshall and additional subsidized housing being proposed in each new development. The Market Study Team has noted, there is a need to “dilute the concentration of affordable housing rental units.” How does one do this by building affordable housing rental units? Market rate, mixed-use projects with owner occupied housing and neighborhood serving retail would do more than mixed income projects to dilute our affordable housing rental unit concentration. Ownership projects also would provide stakeholders that are typically more committed to the area long-term and willing to engage in the hard work of community building. As for the “continuing needs of impacted market segments,” I have seen no evidence that seniors or any displaced (or potentially displaced) persons desire to live in subsidized rental housing. The long-term community desire is owner occupied housing, so please focus on delivering this as soon as possible instead of building rental housing.</p>	<p>The EPS Team disagrees with the idea that only for-sale housing units should be allowed, and has noted in the report that the Study Area neighborhoods' proportion of rental housing is similar to the City's overall.</p>

Section		CHANGES	RESPONSE
Lee Sherman		KNA, OCEAN, ANC, and others have called for \$20 million in streetscape and infrastructure improvements based on similar investment in other parts of town including 11th Street. We all want to see streetscape improvements on East 12th Street. Removing the power lines would help with aesthetics and making sewer improvements might spur desired development. With all of this said, there is concern for what type of development would be accommodated by these improvements. As mentioned above, many neighborhood stakeholders want normal compatibility standards and for certain civic uses to be prohibited in the NCCD. If these changes are made to the NCCD, this recommendation would have near unanimous support.	The EPS Team is encouraging substantial public investment in the area. The EPS Team is not recommending any increase of design restrictions or compatibility requirements.
Lee Sherman		Administrative as opposed to public review seems like it would allow a project like the above to be built without any community input. That is of great concern to adjacent neighborhoods.	The EPS Team is encouraging continued community input in setting the development regulations. Once such regulations are set, however, projects that comply with them are encouraged to be processed as expeditiously as possible.
Lee Sherman		Kealing NA voted unanimously to support prohibiting certain civic uses in the NCCD (as first requested by Swede Hill NA and Robertson Hill NA). KNA felt that these uses were not consistent with the vision we have for 12th Street. If the NCCD is to be reopened, compatibility standards should be restored where desired by affected neighborhoods and the following uses should be prohibited as requested by SHNA, RHNA, and KNA: Hospital Services (general) Hospital Services (limited) Convalescent Services Rehabilitation Hospital and/or any similar new use created to distinguish this use from convalescent services Congregate Living Residential Treatment Group Home, Class I (General) Group Home, Class I (Limited) Group Home, Class II Family Home Guidance Services Counseling Services Detention Facility Transitional Housing Medical Offices > 5,000 sq. ft. total Limited Warehouse Distribution Construction Sales/Service Commercial Offstreet Parking (conditional)	The EPS Team is not recommending any increase of design or use restrictions or compatibility requirements.
Lee Sherman		As discussed in the report for this recommendation, higher density developments are unable to provide required parking. Furthermore, the very permissive height / setback / impervious cover allowances are not desired by many neighborhood stakeholders. Subchapter E of the City Code requires widths for streetscape that are unattainable with existing development allowances. Trying to fit higher density buildings into these requirements seems like trying to fit a square peg into a round hole. Instead of waiving requirements to accommodate higher density buildings, why not scale back development to something that would be high quality, compatible with adjacent single family residential homes, and meet parking/streetscape requirements? We would like to see normal compatibility standards implemented to resolve these issues – at least where desired by affected neighborhoods.	The EPS Team is not recommending any new, more restrictive development regulations, nor any reductions in allowed densities.
Michael Casias		Encourage combination of rental and homeownership. Large percentage of population not yet qualified for homeownership.	The EPS Team agrees and has recommended that rental housing be permitted.
Michael Casias		Would like to see sample home prices, rents in study area today, e.g. Robertson Hill rental and East Village lofts sales. Will show high price pressure and squeezing of remaining affordable housing.	Some market pricing examples are provided in the market analysis slides attached as an Appendix to the Development Strategy.
Michael Casias		Average family is no longer nuclear 4-person family. Housing choice/diversity should mirror populations-See 2009 Housing Market Study to determine largest need.	The EPS Team agrees that household types are changing. We did note rapid declines in "family" households (and household sizes) in the Study Area neighborhoods, and are recommending a fraction of future units be provided to accommodate families rather than only singles or small households. Most units' sizes and configurations would still be left to market forces and development regulations to determine.

Section CHANGES		RESPONSE
Michael Casias	I understand that the goal would be to create family growth, but it doesn't seem like the lots are big enough to support house size desired for children.	Most residential development on underutilized parcels in the Study Area would be attached or multifamily units. These types of units may not be ideal for all families, but may represent an affordable option for families that prioritize location over having their own yards.
Michael Casias	Publish objective criteria for selection (point system), including financial capacity and experience delivering proposed uses.	The EPS Team would recommend that such information be articulated in any Request for Proposals for development/disposition of public land, but we have not made specific recommendations in our Development Strategy.
Michael Casias	To allow for greatest community benefit single RFP should be let for all available parcels reserving the right to select one or multiple purchasers.	The EPS Team supports this concept in principle, and we have not recommended anything that precludes this option. However, we are uncertain that a single developer would be able to progress on multiple parcels simultaneously, or that the best "price" (actual dollars or community benefits) would be achieved through a bulk sale of multiple disjointed parcels.
Michael Casias	Add "Minimum" to percentage of the 10% of rental units at 60% AML (required if rental)	The EPS Team is recommending a 10% affordability requirement for rental properties.
Michael Casias	Add "Minimum" to percentage of units at 3+ BR (encouraged) Also add 2+ BR.	The EPS Team is recommending that larger units be encouraged but not required.
Michael Casias	Add Live/Work allowed on ground level	Comment noted.
Michael Casias	Blk 17 - Consider public partnerships to accelerate development.	Comment noted.
Michael Casias	Tract 13- Due to small site area, allow for placement of historic homes on site for conversion to neighborhood retail.	Comment noted.
Michael Casias	1120 E 12th - Convey to exchange for community parking or other public benefits.	Comment noted.
Michael Casias	Direct public resources toward most effective investments with most community benefits, including public infrastructure, local businesses and mixed income housing.	The EPS Team agrees with this principle.
Michael Casias	Recommendation to clarify or amend area planning documents may take too long; need immediate interim steps. Also need to approve and expedite projects that follow the spirit of the strategies.	The EPS Team is recommending several amendments to existing development regulations, and encouraging such amendments to occur as soon as possible. However, until such amendments are approved through the existing process (including community dialogue and action by multiple organizations), projects will be subject to the existing regulations and process.



Section CHANGES		RESPONSE
Michael Casias	Strategies may take too long. In the interim approve projects that will upgrade infrastructure and assist with waiver of some regulations that do no impact health, safety and welfare, provide for administrative waivers of setbacks, landscape requirements, etc.	The EPS Team is recommending several amendments to existing development regulations, and encouraging such amendments to occur as soon as possible. However, until such amendments are approved through the existing process (including community dialogue and action by multiple organizations), projects will be subject to the existing regulations and process.
Michael Casias	While waiting for CIP funds, preference to developments that will install infrastructure.	The EPS Team agrees with this principle.
Michael Casias	Small business permitting/development should provide free consultation/training on a periodic basis.	The EPS Team agrees with this principle, and encourages small businesses to take advantage of the many resources and programs already available through the City.
Michael Casias	If RFP, utilize Economic Development Department or same department responsible for Seaholm and GreenWater RFP process, not sure NHCD is proper entity.	As has occurred in the past, the EPS Team has recommended that NHCD continues to coordinate with EGRSO and other City departments on solicitation documents and processes.
Richard Ferris	Being a 12th St property owner for over 50 years I appreciate you addressing the infrastructure needs for 12th St. The Transmission lines , telephone poles, at&t telephone boxes Grande boxes all situated at the corner of 12th and olander which creates a hindrance to development plans. How will this be addressed?	The EPS Team is encouraging public funding for the undergrounding of utility wires and improvement of streetscape throughout the corridor. Specific designs are beyond the scope of our study.
Richard Ferris	Your plan calls for mixed use on the south side of the 1000 block of east 12th and I would like to know how this will be achieved?	The EPS Team is encouraging the allowance of mixed-use development on this site through amendments of the Urban Renewal Plan, to be consistent with the NCCD, and then prompt disposition of the land for private development.
Richard Ferris	Mixed use needs to be more clearly defined.	Comment noted.
Richard Ferris	How will the properties that are city owned or purchased by federal funds be liquidated?	The EPS Team is recommending a combination of RFPs for certain sites and straight land sales for others, if the City is granted the time to conduct such processes by the Federal funders.
Tracy Witte	Does the report take into account general trends across the urban core of Austin or compared demographic changes in the study area to those in Census Tracts in central city West Austin neighborhoods when connecting changes in the study area to recommended developments such as senior housing or family housing.	The EPS Team has focused on data from the Study Area neighborhoods, while also referencing Citywide market trends and acknowledged demands for senior and family housing cited in other City reports.
Tracy Witte	We want development that respects and is compatible with adjacent neighborhoods. We want to realize the long-term vision of the corridor as quickly as possible. We do not want to sacrifice the long-term vision to satisfy what is feasible in the short-term.	Comment noted.

Section		CHANGES	RESPONSE
Tracy Witte		Does the report factor in affordable housing that is planned for the 3100 block of East 12th Street and other rental projects in the study area that are likely to receive funding this year?	The EPS Team has acknowledged that the Study Area neighborhoods have higher concentrations of affordable housing than much of the City, and we are not recommending any projects that are wholly targeted toward low-, very low-, or extremely low income families.
Tracy Witte		Does the report factor in Downtown Austin Plan's "intensification" of Housing Authority-controlled sites? That initiative/tactic could add hundreds/thousands of units to 78702 over the next decade.	The EPS Team has acknowledged that the Study Area neighborhoods have higher concentrations of affordable housing than much of the City, and we are not recommending any projects that are wholly targeted toward low-, very low-, or extremely low income families.
Tracy Witte		Report cites rising housing costs and taxes as a factor in the decrease of seniors and modest-income families in the study area. What is meant by "modest income"? What evidence underpins the assertion that this decrease is due to rising housing costs and taxes? What other factors contributed to the decrease, and to what degree were these factors more or less responsible for the decrease than rising housing costs/taxes? For example, did school choice or a trend towards having fewer children play a part in this decrease? Did the desire to retire and live elsewhere motivate a certain percentage of seniors to re-locate?	Statistical evidence has proven difficult to obtain, but EPS has heard anecdotal evidence from multiple stakeholders that high taxes are contributing to the departure of some long-time households. This trend has also been noted in previous community discussions on gentrification. The EPS Team acknowledges that the causes and effects of gentrification and neighborhood change are complex, and well beyond the scope of this Development Strategy.
Tracy Witte/Stam Strickland		NHCD to publish on its website a map identifying the URB and City owned parcels in the Urban Renewal Area along with a corresponding legend that (1) identifies the source(s) of funds and the amount of each source of funds used to acquire each of the parcels in question; and (2) identifies any and all restrictions/requirements that must be satisfied for the City to either (a) contract to develop each parcel, or (b) convey each parcel to a buyer, fee simple with no RFP-related development, and with only the current URP and NCCD zoning and use restrictions running with the land.	Related information is provided as an Appendix in the Final Report, based on data provided to the EPS Team by NHCD.

Section		CHANGES	RESPONSE
Tracy Witte		<p>The report asserts that developers fear the complicated regulations and the lengthy and uncertain outcome of any public review process. The remedy for this ill is to “reconcile” the NCCD and the Urban Renewal Plan” by eliminating all the URP project controls and some NCCD controls, and subject proposals to administrative approval rather than a public review process. (Report, PP 4, 10-11; Appendix B, PP 13-14). Essentially, the report suggests that further relaxing already lax controls and enforcing them administratively is what is needed to attract development. So far, lax controls on East 12th Street have attracted only UNDESIRE development such as a 4-story nursing home, and it was only public scrutiny of such proposals for compliance with the few controls in place that prevented them from moving forward. Swede Hill and other Central East neighborhoods have repeatedly called for streamlining the process by PRESERVING—not eliminating—the URP project controls and vision statement by including them in the East 12th Street NCCD, which affords East 12th Street properties some of the most relaxed building standards available anywhere in the city to lots adjacent to single-family zoned parcels. The URP will expire in 2018 and we will be left with only the NCCD to govern development along the corridor. One way that the community can be certain that development is consistent with the vision for the street is to define/codify that vision in the NCCD and insist on public process for development approval. URP controls supported by the affected neighborhoods should be preserved and fleshed out in the NCCD. Additionally, any discussion regarding the alteration of the URP and NCCD should include a consideration of the long-ignored SHNA and RHNA request to prohibit the following uses along East 12th Street from I-35 to Comal. The NCCD was adopted “as a zoning tool to implement the Urban Renewal Plan for East 12th Street,” which mandates a mixed-use walking corridor lined with neighborhood-serving ground-floor retail and owner-occupied residential or office space above. The uses below are nowhere contemplated in the Urban Renewal Plan and are inconsistent with the vision that adjacent neighborhoods have for this street. The generous building standards codified in the NCCD, including the waiver of all height limits and setbacks normally required of development adjacent to single-family uses, is for the express purpose of delivering desired uses, as outlined in the text and project controls of the Urban Renewal Plan. Uses that should be prohibited: Hospital Services (general) Hospital Services (limited) Convalescent Services Rehabilitation Hospital and/or any similar new use created to distinguish this use from convalescent services Congregate Living Residential Treatment Group Home, Class I (General) Group Home, Class I (Limited) Group Home, Class II Family Home Guidance Services Counseling Services Detention Facility Transitional Housing, Medical Offices &gt; 5,000 sq. ft.; Limited Warehouse Distribution; Construction Sales/Service; Commercial Off-Street Parking (conditional)</p>	<p>The EPS Team is not recommending any increase of design or use restrictions or compatibility requirements.</p>
Tracy Witte		<p>The report notes that “...seniors and modest-income families have been moving out of the neighborhood,” in part due to rising house costs or taxes, but does not provide any evidence that these populations sought or selected apartment options after selling their homes in Central East. When pressed to articulate the rationale for senior housing/assisted living on the northern tract between San Bernard and Angelina, EPS clarified that its recommendation was “soft” and “we do not suggest by any means that only senior housing should be considered for the site. If the community discusses senior housing and quickly determines that it is not of interest, an outcome that conforms to the existing NCCD provision for mixed-use/commercial would certainly be a major improvement to the existing condition as well. ” EPS also suggests that the city’s expenditure of Community Development Block Grant (“CDBG”) funds to acquire these parcels obligates the city to provide benefits to low- and moderate-income persons on this tract. However, questions remain about when and how, exactly, these parcels were first acquired by the city or its non-profit housing arm and whether obligations incurred from the expenditure of these funds have been satisfied. The URP controls for this site—if not eliminated as suggested by EPS—permit commercial or mixed-use development. These tracts are directly across from Marshall Apartments, where the city recently invested \$2.5M to renovate project-based Section 8 property and convert 20 of 100 units to permanent supportive housing (“PSH”) for the chronically homeless, to be overseen by Caritas of Austin. Recently, a privately held single-family zoned property directly behind Marshall was deeded to Caritas of Austin for an as-yet-unspecified use, which may be related to PSH at Marshall. To balance its investment in deeply affordable rental housing on an urban renewal corridor, the city should dedicate this tract to a grocery store or other much-needed retail services desired by the neighborhoods, and any residential should be market rate and owner-occupied condos.</p>	<p>The NCCD and URP both support mixed-use/commercial development on the “Tract 5” site referenced herein, and EPS is not recommending that such uses be prohibited. We have specifically suggested that this site may be appropriate for a smaller grocery store if a larger one cannot be attracted to another site nearby.</p>



**ATTACHMENT 5:**  
**Summary of Public Comments**  
**Prior to Technical Report Release**



Summary of Public Comments Prior to Technical Report Release (Assembled by NHCD Staff)			
<u>Name</u>	<u>Date of Email</u>	<u>Statement/Request</u>	<u>Response</u>
Tracey Witte	9/20/2011	The Marketing team showed an introductory power point at URB last night that they said would be posted online. Do you have any information about where that is posted so we can direct people to it?	Staff notified her when presentation was posted to the website and provided web address.
Margarita Decierdo	9/20/2011	Can you please place me on a list to receive future announcements concerning this type of meeting?	Staff registered her for NHCD Newsletter and gave her site to sign up for other interests.
William Minor	9/21/2011	I was wondering if NHCD or the consultants has any plans to interview folks from the Swede Hill Neighborhood Association as part of the ongoing development strategy? Scott Way from the 12th street business and property owners group was interviewed yesterday, as was Stan Strickland from Robertson Hill. Not sure why we've been left out of this process. Any information you could provide would be most appreciated.	Requested EPS to contact.
Angela Miller	9/20/2011	Asks that the development strategy focus on bike and pedestrian friendly development, and prioritize affordable housing and spaces for small, local businesses. Please maintain bike lanes and sidewalks, and add new ones. Please create small, cheap living and commercial spaces and reserve them for local entrepreneurs and low income renters. Other parts of East Austin (and north and southeast Austin) need more owner-occupied homes to revitalize/stabilize those neighborhoods. Our neighborhood is already revitalized/gentrifying. Close to downtown, our biggest problem is the loss of cheap living and commercial space. Please help us address this need.	Staff forwarded information to EPS and responded to Angela that we had done so. Also provided info to web site and NHCD-E Newsletter.
Betsy Christian	9/21/2011	May I please get a copy of the NCCD for Central East Austin?	NHCD staff sent email link to the NCCD's.
Ana DeFrates - Sen Kirk Watson's office	9/23/2011	Requested copy of presentation from Community Meeting and Opportunities & Constraints Map.	NHCD staff provided info to web site to access presentation and NHCD-E Newsletter and provided map.
Lee Sherman	10/4/2011	Wanted to be contacted by consultant regarding 1:1 meeting and wanted to know where to submit completed survey form.	Forwarded email to consultant to contact for 1:1 and advised to send survey back to NHCD.
Darrell Pierce	10/7/2011	How is the survey Scott Way referenced being sent out to receive maximum participation?	The survey he is referencing is being distributed at the community meetings. This tool is being used to capture comments from folks that are not participating in the 1:1's and do not feel comfortable standing up at the meetings sharing their comments.
Shelly Rosales - Forestar Group	10/10/2011	Forestar has just purchased the phase II track of land by Robertson Hill Apartments. Our intent is to build additional apartments at this location and we would like to be included in the upcoming meetings for 11th street redevelopment so we can learn more about this area.	Advised that next stakeholder meeting to be held mid November and directed her to web page and to sign up for NHCD under City Notes.



**ATTACHMENT 6:**  
**Summary of “Speak Up Austin” Comments**  
**on the East 11th and 12th Streets**  
**Development Strategy**

Summary of "Speak Up Austin" Comments on the East 11th and 12th Streets Development Strategy  
Discussion close date: 2012-02-13

Category	Comment	User ID	Time Posted	Consultant Response
General	<p>Austin not long ago was an idiosyncratic, sleepy little town in the middle of Texas with one big building at its center. It was largely ignored by its three prosperous big brothers Houston, Dallas and San Antonio. Over the years -maybe because nobody else was bidding- the city acquired many close-in lots and small land parcels at bargain-basement prices using available federal funds, most of which were earmarked for low income housing. The City now owns over 2500 parcels of real property within its city limits. Think of that: 2563 city-owned parcels as of November 2010! As the city grew, most high-end development occurred centrally and just west of downtown and most new industrial development occurred north and south, but always west of downtown. Areas east of downtown, for many reasons, did not flourish on the same timeline or at the same clip. A couple of years ago, in grownup city style, City of Austin officials rightly and nobly decided to tackle the problem of housing our homeless population. It's the right thing to do; I know of nobody who disagrees. And with some 2000 homeless people and a large number of city owned vacant lots and abandoned properties in inventory, the easy solution -the obvious solution- is to simply build affordable housing on that cheaply bought city-owned property. Problem solved! Right? ..... Well, if nothing had changed, maybe. But during those same years -while Austin was sprouting- individuals, couples, families, builders, and small businesses planted roots in "challenged" close-in neighborhoods, believing that an investment now of effort and time and resources and love would help make the city a better place for all and would help grow healthy urban neighborhoods. And believing that those close-in neighborhoods would evolve naturally with new buildings lining its corridor streets, with retail businesses offering products and services that neighborhoods need ..... Believing that those neighborhoods would evolve to include dress shops and dry-cleaners, beauty shops and movie theaters and coffee shops and restaurants, gas stations and ice cream shops, and banks and bakeries. And, that the city would allow the free market system to prosper.</p> <p>Instead, on 12th Street, we have a streetscape that has been described as a Jack o' Lantern: Vast vacant weedy lots. Many shoddy stand alone buildings. Looks like bad teeth. In fact, this sardonic smile is the result of years of bad city policy and inaction.</p> <p>The suggestion is this:</p> <ol style="list-style-type: none"> <li>1. Free up the city-owned land to commercial development.</li> <li>2. Designate East 12th Street as the Capitol Gateway Corridor.</li> <li>3. Zone it for retail-anchored mixed use development.</li> <li>4. Pay back the HUD funding.</li> <li>5. Use profits from the land sales to rehab dilapidated properties equally throughout the city -North, East, West, South- to house our homeless and PSH clients. This policy will put people to work, rehab rundown buildings, provide shelter and improve neighborhoods, while changing the long-running policy of concentrating poverty in East Austin.</li> </ol>	Jim Morris	1/9/2012 7:56	Suggestions 1, 3, and 4 are reflected in the Development Strategy. We have not recommended a specific "Capitol Gateway" branding for the study area, as the surveys indicated limited interest in such branding. The suggestion to use "profits from land sales" for Citywide housing needs is interesting and worthy of consideration, but the consultants have limited their recommendations to the Study Area itself, not broader Citywide issues.
Issue: Development regulations and process are difficult to navigate	I agree with Lee Sherman.	Tracy Witte	1/1/2012 8:43	<p>The consultants are recommending that the community engage in a conversation about changes to existing development regulations and processes. We have identified several specific regulations that limit the development potential to very specific types of projects, and thus limit (but do not eliminate) the opportunities for productive redevelopment of sites. At the least, we do recommend reconciliation of inconsistencies as a way of easing the development process for developers and landowners, while still acknowledging and reflecting the valuable work done by the community over many years.</p>
	If inconsistencies exist between the Urban Renewal Plan ("URP") and the East 12th Street NCCD, then perhaps the community should be permitted to do the work to reconcile them and address ambiguities. Proposed projects that developers characterize as done in by the development process met with significant community opposition because they sought to exploit very generous development standards to establish uses inconsistent with the vision area stakeholders have for the streets. Those generous building standards were awarded to help corridor property owners comply with the vision and controls of the URP, and if the market study concludes that having waived all compatibility standards is not enough to encourage appropriate development, then significant investment of public resources--rather than further erosion of the few controls still in place--seems the most responsible route to satisfying both neighborhood and corridor property owners' expectations.			
	Hundreds of hours have been spent on the regulations/projects and what was wanted for the area. We should not start all over again - the stakeholders should reconcile any conflicts.	genechiles@gmail.com	1/2/2012 12:05	
	I agree with Lee Sherman.	Andrea T. Bowen	1/5/2012 23:19	
	East 12th Street is a gateway to downtown and should be treated as such. Continuing the "general trend" of adhering to the vision for development without being highly prescriptive only enables further exploitation of this gateway corridor, and undesirable and inconsistent development is a guarantee without appropriate controls. East 12th Street dead ends into the Capitol of the Great State of Texas. THE CAPITOL of our state. Would any other street/ area of Austin this close to the State Capitol AND downtown (we are even talking walking distance) be developed with a "general trend" of adhering to a less prescriptive development vision? Absolutely not! There is no way any other area in such proximity would be treated with a fast and loose vision/ plan for development. So why in the world is this even being thrown out as an option? There is immeasurable value in the time and work spent on the prescriptive regulations. Again, I concur with Lee Sherman and Tracy Witte.			
	The residents have clearly stated what they want for 12th Street and have for many years - a real neighborhood - past work on this vision should not be thrown out - regulations (i.e. the City) can be adjusted to the vision - given the will. I agree with Andrea, Lee, and Tracy i»¿- this could be a great gateway to the eastside - there is so much potential here - there is no tax being generated by city own land - it needs to e returned to the market.	Bruce Sheehan	1/9/2012 8:33	
	A lot of work went into the prescriptive regulations with the goal of achieving development that is desirable for the community. I think there is value in this work. Instead of changing the regulations, why not do a better job communicating, educating, and clarifying what development is allowed/encouraged and what development is not allowed/discouraged. My concern is that reconciliation might gut the intent of the restrictions and allow undesirable development to occur and the past work by the community to be lost.	Lee Sherman	12/30/2011 9:35	
	Andrea, Lee, and Tracy are on target for my view. This is the turning point for us. The City Council in a rush to feel good about doing 'something' last year added Permanent Supportive Housing (PSH) to our neighborhood, in spite of the fact that 50% of the available rental in the 78702 zip code is affordable housing, low opportunity in the area for resident success, high proximity to single sales alcohol and the open drug market at 12th and Chicon is a block away from Marshall Apartments. Public policies in similar sized cities and available studies direct us to use 20% as a saturation point for affordable housing, but Austin Council just ignores that as long as it's not their neighborhood. Now that Council has shoved PSH down our throats, review with the Neighborhoods is an opportunity to recognize the 12th Street Corridor and surrounding Neighborhoods as having aggrieved status and hear us. Reconciliation for the East Side is one step at a time.	Joy Poth-Aleman	1/9/2012 5:45	
	I would also agree with Lee and add that the redevelopment on E.11th is a good example of trying to meet the goals of the URP. Now it's time to get started on E.12th and stay focused on creating a community that provides a sustainable vision for commerce and use with the prescriptive regulations in mind so that we can keep the neighborhood to a high standard.	Angelita	1/9/2012 13:39	

Summary of "Speak Up Austin" Comments on the East 11th and 12th Streets Development Strategy  
Discussion close date: 2012-02-13

Category	Comment	User ID	Time Posted	Consultant Response
Issue: Infrastructure on E. 12th Street is inadequate to support future development	I think upgrading sewer infrastructure to accommodate maximum build out conditions makes a lot of sense as an incentive for new development - especially in areas where the existing lines are questionable.	Lee Sherman	12/30/2011 9:43	The consultants have reviewed the quality and capacity of infrastructure systems in the corridor, and are recommending that at least \$10 million be provided for streetscape improvements, utility undergrounding, and capacity enhancements on East 12th Street. NHCD has prepared an estimate requesting over \$13 million through the City's upcoming Capital Improvement Program.
	Upgrading sewer infrastructure to accommodate maximum build out does indeed make a lot of sense as an incentive for new development. Do it now or do it later, but find the resources in the City budget. Placing the burden on the developer will lead to smaller developments and higher even unit prices.	Jim Morris	1/1/2012 5:10	
	One of the chief tenets of urban renewal is to expend public resources in a manner that engages private sector participation in revitalization. If water and wastewater capacity are insufficient to service mixed-use/retail projects desired by the community, and the city cannot or will not provide comprehensive upgrades along the entire street to jumpstart redevelopment, then there should be a commitment from the city to deliver upgrades in a timely fashion, once a proposal achieves support from the affected neighborhood(s), OCEAN and the URB.	Tracy Witte	1/1/2012 9:03	
	I agree with both Jim and Tracy. No developer will want to fund major infrastructure expense in a revitalization area which will not likely see a single major development by more likely, multiple smaller mixed use ones.	genechiles@gmail.com	1/2/2012 12:12	
	Tracy Witte's statement is true, "One of the chief tenets of urban renewal is to expend public resources in a manner that engages private sector participation in revitalization."	Andrea T. Bowen	1/5/2012 23:33	
	I agree with Tracy, Jim, and Lee. East 12th Street needs infrastructure to ensure the desired development the neighborhood and community expects and was assured would occur. The city cannot just pass the baton or pass the buck, so to speak, on this one.			
	I think infrastructure improvements to water and waste water capacity must be made first to Phase One of the project - as close to I-35 as possible first. Phase One, is the area from I-35 heading eastward to San Bernard. I envision an improved East 12th street as a real commercial "gateway" to Downtown. It will also serve as a commercial "gateway" for those consumers who work across I-35 but are a short, walkable distance to the East side. Early Phase One commercial emphasis and infrastructure improvements to water and waste water capacity will serve all the neighborhood residents, will attract new consumers from I-35, and will attract those who work across I-35 within a short distance.	Kris Bowen	1/5/2012 23:44	
	12th street has been neglected for years - the city has to offer assurances that any needed upgrades will happen in a timely fashion. Neglect breeds suspicion and there is plenty here.	Bruce Sheehan	1/9/2012 8:59	
	I agree with Kris. Upgrade from IH35 to San Bernard along 12th street. Get that walking into the neighborhood working with mixed use development. The neighborhood work has been done.	Joy Poth-Aleman	1/9/2012 5:53	
	Improvements to the infrastructure on East 12th are long over due! Also, it's the cost of doing business when you want to make the area attractive to potential developers. In the long run, the necessary improvements will be a great investment in the city and neighborhood.	Angelita	1/9/2012 13:44	
Issue: Electrical/communications infrastructure on E. 12th Street is unattractive	Agree that the electrical and communication lines should be relocated underground.	Angelita	2/13/2012 12:55	The consultants have reviewed the quality and capacity of infrastructure systems in the corridor, and are recommending that at least \$10 million be provided for streetscape improvements, utility undergrounding, and capacity enhancements on East 12th Street. NHCD has prepared an estimate requesting over \$13 million through the City's upcoming Capital Improvement Program.
	I think putting all the lines underground via City funding is the best solution. It would greatly improve the aesthetics of 12th Street without further crowding our back alleys with power lines. I believe this undergrounding was done on 11th Street. Given the amount of money spent on redevelopment downtown and elsewhere in the City, I do not see the price tag of this work as unreasonable. I think the improved aesthetics and City investment would provide incentive for new development, especially if this work was done in conjunction with comprehensive streetscape improvements on 12th.	Lee Sherman	12/30/2011 9:50	
	Of course, put the lines underground and ensure that they are of sufficient capacity to handle 21st century power and communications needs. Underground utilities are initially more costly to install than overhead, but the cost to maintain them is negligible in comparison. No tree trimming, no downed lines in storms, no icing over, etc. And, again, it's time to see 12th Street as a gateway to our city, so the aesthetic improvement is absolutely necessary.	Jim Morris	1/1/2012 5:33	
	In December, EPS presented preliminary estimates of \$2-6M to bury utility lines on East 12th Street. Given that the Downtown Austin Plan contemplates expenditure of \$180M for infrastructure and streetscape improvements over the next decade, it seems reasonable for the city to commit \$6M to clearing the East 12th Street development canvas of zigzagging poles and the maze of crisscrossing and sagging utility lines that severely limit what can be achieved on these fairly shallow lots. Moving the utility lines to the alleys will be viewed by many residential (and commercial) stakeholders as yet another cheap fix for 12th Street. We've waited 14 years for a solution, and surely it will be more elegant and progressive than shoving the problem into the backyards of residential property owners	Tracy Witte	1/1/2012 9:34	
	Absolutely the electrical should be buried!	genechiles@gmail.com	1/2/2012 12:15	
	I agree with my neighbors that ALL power lines on E.12th street should be buried. Council must consider this a priority and pass a substantial 2012 bond measure covering infrastructure and streetscape improvements. I envision an improved East 12th street as a real commercial "gateway" to Downtown, and burying the lines should be high on the list because it will also substantially improve the aesthetics as well as an added bonus.	Kris Bowen	1/5/2012 22:29	
	Of course, put the lines underground and ensure that they are of sufficient capacity to handle 21st century power and communications needs. Underground utilities are initially more costly to install than overhead, but the cost to maintain them is negligible in comparison. No tree trimming, no downed lines in storms, no icing over, etc. And, again, it's time to see 12th Street as a gateway to our city, so the aesthetic improvement is absolutely necessary.	Jim Morris	1/7/2012 8:35	
	The electrical & communication lines need to be relocated underground, not moved to the alleys. This would be a significant step towards East 12th street becoming an appealing gateway to downtown and would help to make East 12th more attractive to those interested in commercial development there. The cost to the city is reasonable (\$6M) when compared to allowances considered on infrastructure improvement for downtown (\$180M over next decade).	Randall Ward	1/8/2012 12:33	
	I agree with all the above responses and echo their detail. East 12th Street, as a corridor to downtown, needs many infrastructure issues resolved for the appropriate development of this gateway, and this one is an absolute must. Residents will not accept a cheap fix. Residents expect and again have been assured in the past that aesthetic improvement and the expenditure for such improvement would occur. It is time for the city to step up, bury all lines and bring East 12th Street into the 21st century.	Andrea T. Bowen	1/5/2012 23:48	
	Bury the lines. Alley is a 'non-starter'.	Joy Poth-Aleman	1/9/2012 5:57	



Summary of "Speak Up Austin" Comments on the East 11th and 12th Streets Development Strategy  
Discussion close date: 2012-02-13

Category	Comment	User ID	Time Posted	Consultant Response
Issue: Streetscape on E. 12th Street is unattractive	It's time to start thinking of E 12th Street as a gateway to downtown and to our beautiful Capitol grounds. Visitors come into the heart of our city along 7th Street and 12th Street. What a grand entrance 12th Street makes! Streetscape enhancement is an absolute requirement; however, it falls on the heels of infrastructure and development planning.	Jim Morris	1/1/2012 5:17	The consultants have reviewed the quality and capacity of infrastructure systems in the corridor, and are recommending that at least \$10 million be provided for streetscape improvements, utility undergrounding, and capacity enhancements on East 12th Street. NHCD has prepared an estimate requesting over \$13 million through the City's upcoming Capital Improvement Program.
	I agree with my neighbors that ALL power lines on E.12th street should be buried. Council must consider this a priority and pass a substantial 2012 bond measure covering infrastructure and streetscape improvements. I share in the vision that an improved East 12th street will soon be a new commercial "gateway" to Downtown. Burying ALL the lines will make the corridor more attractive, functional and should be high on the list because it will also substantially improve the aesthetics as an added bonus.	Kris Bowen	1/5/2012 22:40	
	While not the number one issue, enhancing the streetscape through a "design plan that unifies the look and feel" of East 12th is another important element in making this street a gateway to downtown and the State Capitol Building.	Randall Ward	1/8/2012 12:42	
	It's time to start thinking of E 12th Street as a gateway to downtown and to our beautiful Capitol grounds. Visitors come into the heart of our city along 7th Street and 12th Street. What a grand entrance 12th Street makes! Streetscape enhancement is an absolute requirement; however, it falls on the heels of security, infrastructure and development planning.	Jim Morris	1/7/2012 8:36	
	East 7th Street is not the only access and entrance from ABIA to downtown. East 12th IS a gateway, too. It's time to give the star treatment to East 12th that was given to East 7th. East 12th Street dead ends into the beautiful, lush and historic grounds of the Capitol of the State of Texas. What an impression this city could make if it put the time and resources into East 12th that it has given other central areas! It really could be an amazing sight. I agree with what Jim Morris said, "Streetscape enhancement is an absolute requirement; however, it falls on the heels of infrastructure and development planning."	Andrea T. Bowen	1/6/2012 0:25	
	I agree with previous posts - this is a gateway to the eastside - aesthetics are a big deal - it is an opportunity for the city to make this a gem as opposed to a dump, which it has been for many years.	Bruce Sheehan	1/9/2012 9:08	
	Looks like my comment didn't take so I'll try again: Perhaps 12th Street could be used as a model for incorporating Green Infrastructure into the public right of way. Imagine Austin calls for such innovative redevelopment, which combines the function of stormwater treatment with landscaping. For example, rain gardens are being incorporated into Rio Grande Street Bicycle Boulevard. Perhaps the Public Works Department and/or Watershed Protection could partner on such an effort for 12th Street.	Lee Sherman	12/30/2011 10:06	
	I agree with Jim and Andrea.	Joy Poth-Aleman	1/9/2012 6:00	
Issue: Study Area has a large concentration of affordable housing units, and would benefit from more market-rate housing	As EPS has stated, subsidized housing is highly concentrated in Central East Austin. I think if the analysis had focused on the study area instead of the entire 78702 zip code, we would see an even higher percentage of affordable housing units. Instead of further concentrating subsidized housing in this lower opportunity area that has high crime and drug activity, we should reintroduce affordability and diversity into other areas of town that were allowed to completely gentrify and are currently under represented with affordable housing. Our area needs the local spending potential provided by market rate housing to support desired retail. We also need committed stakeholders to address the challenges our community faces. In general, people who own their homes have the greatest geographic and financial stake in the area and are more willing/motivated to engage in the hard work of building community. Therefore, I believe our area needs more ownership opportunities as opposed to rental. In general, tenants tend to be more transient in nature and therefore less involved/committed with community efforts to bring about positive change. To prevent further gentrification, I believe we should focus on property tax relief for those in the area struggling with increasing property values. I also believe the City should provide incentives for owner/occupiers that are renovating dilapidated housing, involving themselves in the community, and thus assisting with revitalization efforts.	Lee Sherman	12/30/2011 10:27	The consultants agree that further concentration of poverty is undesirable in the Study Area. We are recommending that development on publicly owned land have a modest affordability goal (10% of units at 60% of median income, applied to rental projects only), as there is still a large portion of the community population that cannot afford the rapidly escalating home prices and market-rate rents. We also encourage the development of new for-sale housing at prices affordable to working families (up to 100% of median income). We do believe that market-rate rental housing can contribute positively to the neighborhood (reuse of vacant parcels, addition of local spending power, etc.) and is in high demand, and should not be precluded as a development option on any site. The issues of Citywide dispersion of affordable housing and significant property tax reform to mitigate gentrification effects are interesting and worthy of broader policy discussion, but were not incorporated explicitly into the consultant's recommendations.
	As the study confirms again, the East Side has more than its share of affordable housing opportunities. As a city, we should reintroduce affordability and diversity into other areas of town that are now under-represented with affordable housing. Many cities have learned that high concentrations of low income housing is ultimately disastrous, I mean counter-productive.	Jim Morris	1/1/2012 5:27	
	In its analysis of the amount of retail this area can sustain, EPS cited estimates and figures ranging out to 2035. It seems reasonable to ask EPS to take a long view on housing, as well. EPS should consider not only the current inventory of deeply affordable housing stock in 78702, but also the additional concentration and intensification contemplated for this area by the Downtown Austin Plan's Affordable Housing Strategy. The DAP posits "intensification" of Housing Authority-controlled properties, potentially adding thousands of units over the next decade to 78702. Additionally, the city's goals for housing the chronically homeless in part rely on converting units in existing project-based Section 8 to permanent supportive housing, and 556 such units are within the study area. Though councilmembers, staff and concerned citizens are currently working on a plan to more equitably disperse all types of affordable housing stock throughout the city, we should not rely on those efforts alone. East 11th & 12th Streets are the subject of an urban renewal project, and the exercise of urban renewal powers is meant to cure the effects of concentrated poverty, not sustain and exacerbate them. Creating ownership opportunities, both residential and commercial, for people from all walks of life is key to fostering a diverse community that is invested for the long-term in sustaining the progress that public investment delivers. And as Lee Sherman has noted, property tax reform will ensure that long-term residents on fixed incomes can keep their homes AND enjoy the benefits that revitalization brings to the neighborhood.	Tracy Witte	1/1/2012 10:09	
	I agree with the above comments from Lee Sherman, Tracy Witte and Jim Morris on this issue.	Randall Ward	1/8/2012 13:05	
	I cannot say it any better, so I will just state that I completely agree with Lee Sherman, Tracy Witte, and Jim Morris. Please reread their comments!	Andrea T. Bowen	1/6/2012 0:30	
	I would just like to add that when I have hit the "I AGREE" button underneath some of the responses on this site, the number has actually decreased rather than increase. Also, if I hit that button again, it just resets it to the number it was before, this no increase in number of those who agree can be made at all. Just wanted to warn other participants and viewers of this survey that some of the numbers of those who agree with these comments is actually higher. How much higher? I am not sure, but the numbers are not accurate.	Andrea T. Bowen	1/6/2012 0:34	
	First off, East 12th street is a COMMERCIAL "gateway" to Downtown. I agree with all comments above regarding the high concentration of deeply affordable units already located in Central East Austin. I agree with Ms. Witte's comments above that urban renewal projects, such as the project for E.11th and E.12th, are meant to cure the effects of "concentrated poverty in a given area". Council is talking about equitable dispersion of affordable housing, but so far, the rules for this chess game have not been written, nor has scoring guidelines and other criteria been adjusted to prevent the concentration of affordable units in given zip codes. I agree with Jim Morris' comment, FIND A WAY to introduce affordability into other parts of town that are now under-represented with affordable housing.	Kris Bowen	1/6/2012 8:14	
	The east side in general would benefit market rate housing - BUT NOT 12th STREET - it is a commercial area - we want shopping - restaurants, coffee shops, a dry cleaners, places to hang - visit with friends and neighbors. The housing on 12th was removed long ago and is not coming back - face it.	Bruce Sheehan	1/9/2012 9:16	
	I agree with Tracy and Jim and Kris. I am also stating that the 'agree' button is not functioning for me either.	Joy Poth-Aleman	1/9/2012 6:09	

**Summary of "Speak Up Austin" Comments on the East 11th and 12th Streets Development Strategy**  
**Discussion close date: 2012-02-13**

Category	Comment	User ID	Time Posted	Consultant Response
Issue: Continued gentrification will continue to displace residents, especially elderly	The City has promoted a racist policy of concentrated poverty here since the 1940's. Additional low-income rental housing in this already saturated area will only continue that policy. It's time for all sides to step up: disperse low income housing throughout the city, find a positive word for people who buy into the neighborhood and improve their properties, and quit being fearful of medical facilities and housing for the elderly.	Jim Morris	2/13/2012 8:01	Based on market findings of Citywide need for senior housing and local trends of reduced senior populations (anecdotally attributed by some to rising property taxes), the consultants are recommending consideration of housing for seniors in the Study Area, including on specific publicly owned land. Clearly, the community is not in full agreement on the merits of this concept, and further discussions must be had before reaching consensus or decisions. The issues of Citywide dispersion of affordable housing and significant property tax reform to mitigate gentrification effects are worthy of broader policy discussion, but were not incorporated explicitly into the consultant's recommendations.
	The City has promoted a racist policy of concentrated poverty here since the 1940's. Additional low-income rental housing in this already saturated area will only continue that policy. It's time for all sides to step up: disperse low income housing throughout the city, find a positive word for people who buy into the neighborhood and improve their properties, and quit being fearful of medical facilities and housing for the elderly.	Jim Morris	2/13/2012 8:01	
	I do not believe that existing residents and the elderly desire to leave their homes and move into subsidized rental housing units. The Homestead Preservation Ordinance buys land from beneath a structure, which removes a valuable asset from any family: their land. Instead of taking this approach, why not provide property tax relief? Allow low-income families to retain ownership of their land and instead help them with the burden of property taxes. Also, I have seen two families return to Central East Austin on my street alone. I question whether people are being forced out for economic reasons or if they are choosing to leave for other reasons? Some people are joining the middle class and moving to nicer areas with better schools and less crime. The bottom line is I don't think building more low-income rental housing will encourage people to stay or to move back to the area. I don't think that approach will stop gentrification. Instead provide property tax relief and work on the quality of life issues (crime, schools, etc.) that will encourage people to stay or move back. Building more low-income rental housing may further concentrate poverty and studies show a strong correlation between poverty and crime. Given our existing poverty concentration and crime levels, I don't think further concentration serves the community well.	Lee Sherman	12/30/2011 10:51	
	Lee is right: no one struggling with residential property taxes in Central East Austin is pining for an apartment opportunity on East 12th Street. They want to be able to afford the places they have known all their lives as "home." The Homestead Preservation Ordinance is well-meaning but, when considered in the context of the city's approach to other conundrums of community benefit vs. wealth generation, it is disappointing. For example, warehouse district property owners downtown would like to maximize the value of their parcels by developing splendid towers. That action might entail demolition/alteration of historic assets, an outcome the city would like to avoid. The Downtown Austin Plan offers a clever solution to both incentivize preservation of the historic structures AND allow the property owners to achieve expected return on investment. In exchange for seeking historic designation and preserving their properties, warehouse district owners can sell their unused development entitlements to downtown core development projects for an undisclosed price. Citizens and tourists get to enjoy the community benefit of a preserved warehouse district and the owners are allowed to reap the economic benefits of their investment. Everybody wins. When it comes to Central East Austin, though, the solution to maintaining the desired community benefit of affordability for lower income residents is to offer long-time stakeholders the opportunity to sign the most valuable part of their investment, the land beneath their homes, to the City of Austin or a non-profit entity. Homeowners then pay taxes only on the structures diminishing in value over the years and they are obliged to sell these structures to buyers who earn at or below a prescribed level of income, thus limiting the sale price. Essentially, the strapped owners have to decide whether "staying" is worth losing ownership of the most valuable part of his/her asset in Central East. The city values your presence here, but only if you turn over the land. It seems like the city values brick buildings downtown (and their owners) more than it values long-time Central East Austinites, their dignity and desire to leave a real asset to their heirs. Proponents may argue that land trusts are the best solution we have to maintaining affordability. Even if that is true, land trusts have no place on East 12th Street. Stakeholder after stakeholder has expressed to the city the expectation that retail and commercial line this corridor, not housing. And tax assessments for East 12th Street property average \$5/sq. ft. Whatever gentrification has occurred, no homeowner or commercial property owner on East 12th is looking to sell because the tax bill is too high. As in the question above: City, please invest public dollars to help East 12th Street owners attract appropriate desired retail development and provide progressive tax relief to help challenged property owners remain in their homes and businesses.	Tracy Witte	1/1/2012 11:34	
	More affordable housing is not the answer to gentrification - this area has enough already.	genechiles@gmail.com	1/2/2012 12:26	
	I agree with all comments above.	Kris Bowen	1/6/2012 8:17	
	I agree with the Lee Sherman and Tracy Witte's comments. The city has concentrated poverty to the point of segregation in this area for decades, and more affordable housing only furthers this. My neighbors, some who have lived here for 50 years, have no desire or intention to move, especially to subsidized rental housing units. No one on my block has moved away in over two years, and the only person I know who moved in the past two years did so due to a job transfer. The Homestead Preservation Ordinance takes away a family's most valuable asset. This policy does not work, and East 12th Street will not accept it. (Aren't land trusts are challenged legally all the time?)	Andrea T. Bowen	1/6/2012 0:59	
	I agree with Andrea, Lee and Tracy - no one is going to want to move from a home to an apartment or other type of housing - Tax relief can solve this for older residents - especially seniors.	Bruce Sheehan	1/9/2012 9:24	
	I agree with Tracy and Lee.	Joy Poth-Aleman	1/9/2012 6:14	
	I also agree with Andrea and Lee; However, I would not be opposed to an independent Senior only apartment complex on Chicon. When seniors can't maintain their properties, this is an alternative to owning a house and being in a nursing home. I am against more family affordable housing projects going up in this area.	Susie	1/28/2012 9:58	

**Summary of "Speak Up Austin" Comments on the East 11th and 12th Streets Development Strategy**  
**Discussion close date: 2012-02-13**

Category	Comment	User ID	Time Posted	Consultant Response
Issue: Crime and public safety issues are a major deterrent to future development and neighborhood revitalization	I agree with Lee and suggest creating a diligent effort by the City of Austin, Austin Police Department and the community to combat the ubiquitous criminal activity in East Austin by using all the current laws, ordinances and policies to our advantage. In addition, I am supportive of a Walking Beat Unit to increase the police presence to identify and arrest the professional criminals and customers that have occupied East Austin for too long.	Angelita	2/13/2012 12:45	The consultants strongly concur that criminal activity in the Study Area is a major deterrent to new development and economic vitality. In addition to continuing to support APD's ongoing efforts to enforce the law in this area, the consultants are recommending that the community engage in a conversation about the merits of security cameras at known problem locations. We appreciate the concerns this issue raises, and have heard strong opinions both for and against such cameras during the course of our study.
	Generally, area stakeholders express great appreciation for APD efforts in addressing crime in the 12th & Chicon area and in our neighborhoods. Whatever tactics the city employs to eradicate the blatant and longstanding open-air drug market in and around 12th & Chicon, thoughtful people mindful of this challenge inevitably question the prospects for long-term effectiveness as well as the possibility of any unintended consequences. Public safety cameras raise concerns about custody of the footage, invasion of privacy and whether the footage will result in arrests that lead to penalties that effectively deter/curtail such behavior in the area. People would like to know that the potential risks have been minimized. Many good neighbors also wonder to where the criminal activity will migrate, should cameras or any other tactic prove effective in deterring criminal activity in and around 12th & Chicon. Obviously, we don't want it deeper in our neighborhoods, nor do we wish to pawn it off on an adjacent planning area. The community would appreciate knowing what steps the city and county can and will take to avoid such outcomes.	Tracy Witte	1/1/2012 13:05	
	Whatever solution is ultimately decided upon, it is very important that it also be applied to the surrounding neighborhoods. The current efforts of APD are very appreciated by most of us, but because of this, 13th St has seen an increase in such activity.	Tobias Ford	1/1/2012 22:40	
	East 12th street is a commercial "gateway" to Downtown. It is also a "gateway" for newcomers heading eastward ready to spend money on a cup of coffee, spend money at brick and mortar lunch spot, spend money on groceries, spend money on toys for their kids at a local toy store, etc.... These improvements on E. 12th street will be frequented and supported by all neighborhood residents, by those new consumers who work across I-35 and are in walking distance to new retail and dining on E.12th street, by those visitors and hotel guests at the Sheraton Austin on E.11th, and by many more. One thing is for sure, consumers won't go and won't spend if they don't feel comfortable and if they don't feel safe. I agree with the comments and recommendations above: last week in late December 2011, the City and Travis County District Attorney's office created a program to improve safety in a large zone, a "stay away zone", as a condition of probation for those repeat felony offenders. If we are going to spend money on and create an economic engine on E.12th street, then we must include E.11 and E.12 within this "stay away zone" to prevent crime and to create a safe environment for consumers. Patrol is great, and I am all for an APD substation on 12th as well, but I feel enhanced prosecution is a better tool for repeat felony offenders. See the story below in the Statesman and view the map on the left side of the screen showing zone from Comal to Lamar and Cesar Chavez to 10th street. <a href="http://www.statesman.com/news/local/new-program-targets-repeat-offenders-downtown-2064212.html">http://www.statesman.com/news/local/new-program-targets-repeat-offenders-downtown-2064212.html</a>	Kris Bowen	1/6/2012 8:46	
	APD has done an amazing job at the open-air drug market of 12th and Chicon. But I agree with Tobias Ford - I have seen an increase in suspicious and criminal activity on 13th Street. Crime migration is something to be concerned about, especially with installation of cameras. East 12th Street is a gateway to downtown and the State Capitol, and expects and has been assured infrastructure and desired development. But along with infrastructure and desired development, security is key and is a foundation to it all. I believe some options that would enhance the security of this corridor would be an APD substations somewhere along East 12th Street and 24/7 walking patrols. Also, East 12th Street needs and should be included in the "Stay Away" zone for repeat offenders, and the Sit/Lie ordinance should cover the entire Central East Austin planning area. Could the city please explain exactly why East 12th Street was not included in the "Stay Away" zone for repeat offenders and in the Sit/Lie ordinance? It does not make any sense to me, so the reasoning behind this exclusion would be appreciated. Again, I want to reiterate, APD does do an incredible job.	Andrea T. Bowen	1/6/2012 1:14	
	Is this not the most elemental of issues? People do not build, live, or work in areas where they feel unsafe. HALO cameras have proven very effective downtown and at Rundberg & I-35. If the city will install HALOs and support the effort, then we will build and support an active and supportive Neighborhood Watch program.	Jim Morris	1/7/2012 8:44	
	I do appreciate the efforts of the APD and the steps they have taken to address crime in the area. The problem, however, persists and is the single most important issue in attracting the kind of business (and patrons) and development we want to see for the area. All possible solutions should be on the table: >APD substation at or near 12th & Chicon >HALO cameras >walking patrols >expanded "Stay Away Zone" for repeat offenders to include East 12th Street	Randall Ward	1/8/2012 13:37	
	It is well documented that crime is well correlated with concentration of poverty. We must continue to work on our existing crime problems and we should not create new ones by further concentrating poverty in Central East Austin. Instead, reintroduce affordability and diversity into Central West Austin and other areas devoid of both. And I agree with Kris Bowen that Central East Austin should be given the same tools to address Public Order and Drug Crimes as Downtown, West Campus, and East Austin south of 7th Street. That is: special prosecution of repeat drug dealing offenders, Sit/Lie ordinance, Stay Away Zone, and more boots on the ground.	Lee Sherman	1/9/2012 10:00	
	What can we do to help?	Joy Poth-Aleman	1/9/2012 6:28	
	A "Walking Beat Unit"? Really? I must be partially blind because I live almost at the corner of New York Ave and Chicon, take our dog on regular walks around the neighborhood yet have never once seen cops on foot. I am very much for security cameras. These do deter crime and would be a great asset for the neighborhood. I believe with more security, this area would be more desirable for future development. The community can only do so much, however. We need the Austin Police Department to step it up over here.	Susie	1/28/2012 10:05	

Summary of "Speak Up Austin" Comments on the East 11th and 12th Streets Development Strategy  
Discussion close date: 2012-02-13

Category	Comment	User ID	Time Posted	Consultant Response
Issue: Local, small and minority businesses are preferred by residents to be placed within the corridor, but there are concerns about their sustainability/long term viability	Future development is likely going to occur on sites where local business are NOT located--on the many, many sites that are vacant. The sites with local businesses are largely owner-occupied, so any displacement will be of their own choosing. That said, who would not support local businesses in new construction on East 12th Street or on any of the sites where current businesses choose to vacate? All the retail space should be for local businesses. Please consider the rent that the City has paid and continues to pay to occupy the offices in the building on East 11th Street and how much has been spent to allow local businesses to modify space on the ground floor of those buildings. That kind of support directed at fostering local businesses on East 12th Street would be much appreciated and long overdue. (No disrespect to East 11th Street businesses--just show the same support for East 12th Street.) The city could build (or assist in building) structures on East 12th and make them accessible to all kinds of local businesses that provide for retail needs.	Tracy Witte	1/1/2012 13:24	The consultants are recommending that new commercial or mixed-use development on publicly owned land provide at least 50% of new space to locally-owned businesses, as has been enacted on other public priority projects.
	I have checked I agree with Tracy but I am not so sure all the retail space should be for local businesses. If enough land with sufficient infrastructure were available I believe a regional or national grocery, drug store etc. would be most welcome to the neighborhood.	genechiles@gmail.com	1/2/2012 12:34	
	We of course want and will support local and minority businesses, but I have heard nobody express any opposition to suitable retail or service shop regardless of its origin. Banks, grocers, dry cleaners, restaurants, etc. They are all wanted and needed. Local, regional, national.	Jim Morris	1/7/2012 8:23	
	Everyone wants to support local businesses or we would not live where we do - but I believe we do support anyone willing to invest in the area - an investment by a company is a statement in itself toward the local community and yes those folks will have a higher cost of entry into the market - which in itself supports - NO MORE SUBSIDIZED HOUSING - we will also need some higher income residents - market value - to support these businesses. Adding subsidized housing is self defeating to this reality - drawing folks from downtown is not.	Bruce Sheehan	1/9/2012 9:35	
	I am all for any type of business opening on 12th Street that is consistent with the desires/vision of the community. Incentives for local and/or minority-owned businesses are great, but I believe we should also be inclusive of non-minority businesses.	Lee Sherman	1/9/2012 10:08	
	Do I count 17 blocks down South Congress that are filled with LOCAL business? Hmm and they manage to have a little street fair every First Thursday of the month. Gosh, do you think we might be able to develop a similar active commercial development?...with a little infrastructure assistance, some safety from APD and NO MORE PSH.	Joy Poth-Aleman	1/9/2012 6:36	
	Regarding Lee Sherman's comment: I agree in businesses that are consistent with the vision of the community. Personally, I'd rather be able to support local neighborhood business by shopping at the grocery and/or hanging out in a future coffee house. This is ideal for me. I also know from speaking to a couple of my elderly neighbors, that this would be ideal for them.	Susie	1/28/2012 10:08	
Issue: The neighborhood needs a grocery store in order to be sustainable	This is a no brainer - talk with HEB - everytime we make a purchase at the 41st HEB they ask for our zip code - don't blow this off - they are gathering data to see if it is worthwhile to have one in 78702 zip code (not that sorry one on 7th) - maybe they will share that data.	Bruce Sheehan	1/9/2012 10:03	The consultants are recommending that City resources (staff time and financial incentives) be directed toward the attraction of a grocery store to the Study Area. We have identified a privately held site that could be ideal for a larger grocery store as part of a mixed-use project, or other underutilized sites where a smaller grocery store may be physically viable.
	Everyone wants a grocery store. The key is to provide one that serves a wide range of income levels. If the Market Study alludes to rising income levels and gentrification in the Study Area, the kind of grocery store that will succeed and serve the most number of residents is one that provides products desired and is accessible to the entire spectrum of wage earners that live in Central East. HEB representatives recently discussed the same kind of balance they need to achieve at the proposed store at Mueller.	Tracy Witte	1/1/2012 13:33	
	We desperately need a grocery store in the area. It's a food desert. I have to drive miles for groceries, or pay doubled prices at a near-by "convenience" store.	Steve Friesen	1/3/2012 6:40	
	It is easier to buy beer than bread over here, and East 12st street is a natural commercial "gateway" to Downtown. I strongly support the idea for a balanced grocery in this immediate area as described above. I would support a co-op grocery such as Wheatsville or the like on E.12th.	Kris Bowen	1/6/2012 8:54	
	I agree with Tracy Witte. Many residents drive outside of our own zip codes to buy the groceries and products we need and desire. To reiterate what Tracy Witte said above, we need a grocery store that serves the entire spectrum of wage earners in Central East, as well as takes into account the expected future growth (just read and watch the news) of Central East Austin and all of Central Austin as a whole.	Andrea T. Bowen	1/6/2012 0:17	
	It would be great if the parcel at 12th and I35 that used to be a grocery store would become a grocery store again. Even Downtown has a dearth of quality grocery stores, so this would be a prime spot that would provide jobs and high quality food for a wide range of incomes. Bring an oasis to our food desert!	Lee Sherman	1/9/2012 10:11	
	Yes, we need a grocer, and a baker, and a laundry/tailor/shoe repair. We need the little village that is Westlake but walk up and affordable. And I think we can get it if we build it.	Joy Poth-Aleman	1/9/2012 6:40	
	YES to grocery store.	Susie	1/28/2012 10:09	
	Hello, I sent this to the consultant Darin Smith who did the presentation last night, and I was encouraged to repost it here, so I am doing so. Basically, it pertains to tract 5 as a potential site for the grocery store.	Ethan Smith	1/11/2012 0:51	
	----- I was particularly interested in the talk about the grocery store, because it seemed to be the kind of silver bullet where city incentives might naturally go since it encourages other businesses to develop. I kind of agree with the consultants view that the lot where 11th and 12th meet that's a CVS and a bingo parlor might be the most naturally suited site, and it could be 25,000 sq. ft. I think the technical study that gets done might agree as well, and that market forces would suggest incentivizing the grocery store to be there, rather than a 10,000 sq. ft. store at tract 5 which was discussed as a potentially viable alternative at the meeting. That said, I would question the wisdom of developing tract 5 before a deal was done--I think it represents the city's only real leverage in the situation, and from what someone at the meeting said about the asking price of the other lot, the difference in having tract 5 as a bargaining chip could be quite substantial, maybe in the millions. It seemed to be the only viable alternative location, and as a bonus, the city already owns the land. Furthermore, if a grocery store ended up actually being on tract 5, I'm not sure it would be the worst thing in the world. I don't know if the technical study addresses this, re: impact, but if you are trying to get some of those empty lots to have businesses on them, and they are starting from not even having a building there, I think you get less impact out of having a lynchpin of economic development (the grocery store) at the very end of the block, by downtown.....I would be inclined to think that it might actually be more helpful farther inside the street, and setting aside for a second the greater planned density of the future, a 10,000 ft. grocery store in of itself would be quite useful to the existing residents. It seems from the public notices I've gotten in the mail that the area closest to the highway is at this time more inclined to develop on its own, and it is. The more difficult spots are going to be as you get farther east on 12th, so maybe if the city really wants to see all of 12th develop, it would be better served to save its silver bullet for a few more blocks in land.			



Summary of "Speak Up Austin" Comments on the East 11th and 12th Streets Development Strategy  
Discussion close date: 2012-02-13

Category	Comment	User ID	Time Posted	Consultant Response
Issue: The neighborhood needs more parking to serve businesses	The headline here is wrong: The issue should be The neighborhood needs more businesses. We could pave 10,000 spaces and not attract a single new business. First, commit to upgrade the area infrastructure. That will attract commercial & retail development. The presence of customers of those businesses will promote parking development.	Jim Morris	2/13/2012 7:42	The consultants are recommending that existing community parking resources be preserved until or unless adequate substitutes can be provided in future private development. We also are encouraging design solutions to providing "duck-in" parking along the street frontages, and on E. 12th Street, the consultants have identified an opportunity for additional public parking spaces on "Tract 13." As a long-term addition to the parking supply, the consultants have identified a physical potential for shared parking behind multiple buildings near 12th and Chicon, but implementation would require major coordination with and among property owners.
	Yes, we need more and better parking. In particular, parking is poorly lit and not very safe feeling near Sam's BBQ, Galloway Sub Shop, and the White Swan.	Lee Sherman	1/9/2012 10:13	
	I think the city should look at some of the innovative parking solutions that are now available. Perhaps underground solutions that are in Budapest, and Madrid, and Dubai are something that could be incentivized to create access. Isn't it odd that people will park and walk to UT for Football, or in our neighborhood to go to the Drum, but they must park right outside the restaurant? Parking on South Congress might require a couple of blocks to your destination.	Joy Poth-Aleman	1/9/2012 6:48	
	There is a parking lot at 12th & Angelina that is almost always empty. If and when a significant number of neighborhood-serving local businesses--not bars and bong shops-- establish themselves, there may be a need for more parking that the city can address any number of ways. Historically, parking lots have been created when the city needed to demonstrate some progress on redevelopment. Creating lots that are empty most of the time is not progress, and so far the lot on East 12th has not induced any private development.	Tracy Witte	1/9/2012 11:01	
	I think the city should look at some of the innovative parking solutions that are now available. Perhaps underground solutions that are in Budapest, and Madrid, and Dubai are something that could be incentivized to create access. Isn't it odd that people will park and walk to UT for Football, or in our neighborhood to go to the Drum, but they must park right outside the restaurant? Parking on South Congress might require a couple of blocks to your destination.	Joy Poth-Aleman	1/9/2012 11:22	
	Yes, we need more parking. In particular, I think the area near Sam's BBQ and Galloway Sandwich shop could benefit from safe, well lit, high quality parking. As new development and greater attractions come to our area, managing the parking so that it does not become a problem for our neighborhoods will be huge. There are existing parking problems that need to be addressed as well.	Lee Sherman	1/9/2012 13:41	
	might be worth looking at additional bike parking as a cost-effective way to help address the situation (albeit slightly)	Ethan smith	1/11/2012 0:57	
	Do you mean the lot at 12th and Salina? I don't see why bars get lumped in with bong shops, a neighborhood bar is a resource -- a place for people to meet and socialize. I think the parking proposal for the area immediate to 12th and Chicon as presented was a bit unreasonable, and the lot at 12th and Salina should be looked at as a reasonable solution for the near future. For one, to rip up the alley behind 12th street between Salina and Chicon as suggested would be tantamount to declaring war on the people who frequent the area. I don't think its a good policy for the city to on one hand know that culture is back there and allow it to exist and be monitored, but then one day start ripping the whole area up. I think that counts as fanning flames, and a better idea would be to slowly bring the area along. Furthermore, I can't see all the local businesses agreeing to putting parking there. The backyard at Club 1808 is basically its most valuable property....it represents the ability to throw big shows on a temporary basis (I say this as a former promoter at the space). Many clubs make half of their money all year off of events that come down for sxsw week, so I don't think any amount of incentivizing ripping up the backyard and putting parking spaces there would be enough to encourage the owner to go that route. I do not know the situation with the owner of the unpaved parking lot at 12th and Salines, but maybe if the city is selling a parcel somewhere along the strip, it could use the money to buy that lot and turn it into paved public parking. I think this would be a good investment, because there do not seem to be other reasonable alternatives for parking in the immediate vicinity. Alternatively, I'm not sure what constitutes a good use of city funds in this instance, but it could simply incentivize the owner to pave the lot and throw up some good lighting, just to get in in circulation. Also, you redo 12th to stick those bike lanes in there, I think it would be a good investment to put some quality bike racks up on both sides of Chicon on 12th, maybe in front of the bars, a la Beerland. That counts as parking, too.	Ethan smith	1/12/2012 7:58	

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Issue: City's continued ownership of parcels within the corridor is slowing the development process	It would be very helpful for and transparent of the City of Austin to explain to the public by January 9, 2012, parcel by parcel, exactly how much federal funding has been expended, the exact source of funding and time of expenditure, what obligations are entailed and what is required to liberate any developer from those obligations. The community deserves to understand exactly what has been done in the name of our benefit and what precise limitations there are to development. How many times do any of us have to ask for the details before they are provided?	Tracy Witte	1/1/2012 13:51	The consultants are recommending that the publicly held parcels be offered for development as quickly as possible. In some cases, we are recommending community consideration of regulatory changes (such as allowing mixed-use development on parcels currently shown as "residential"), and suggest that such dialogue occur as quickly as possible prior to offering the land for development, so that developers will have a better sense of the regulatory requirements. More information regarding the Federal funding sources is provided in an Appendix to the Development Strategy.
	It would be interesting to find out what the City has spent and what they really intend for those parcels. Do they even know? Has funding come with conditions and requirements?	genechiles@gmail.com	1/2/2012 12:39	
	E. 12th street is a commercial "gateway" to Downtown. I am hopeful at the January 9th Urban Renewal Board meeting that the details described above will be offered and openly discussed with the community in front of the URB members, the same members charged with "disposing" of the properties on E. 12th street.	Kris Bowen	1/6/2012 9:01	
	E. 12th street is a commercial "gateway" to Downtown. I am hopeful at the January 9th Urban Renewal Board meeting that the details described above will be offered and openly discussed with the community in front of the URB members, the same members charged with "disposing" of the properties on E. 12th street.	Kris Bowen	1/6/2012 9:00	
	I believe it is imperative that the city timely, truthfully and in detail explain exactly what is intended for each parcel of land - and like Tracy also mentioned above, how much federal funding has been expended, the origination of such funding, and any conditions to such funding. This community deserves to know exactly what the city intends to do in this very community. The city has, in effect, held this corridor to downtown and the capitol hostage from development with the city's continued ownership of several parcels. It is hard to understand why the community has repeatedly had to ask and is still asking for details as to the city's past actions and intentions for this community. Is this how the city works with its residents? Have any other streets/corridors undergoing "development" in such close proximity to downtown and the capitol been put on hold this long? We would appreciate timely transparency from the city. Again, East 12th Street IS a gateway to downtown and to the Capitol of the State of Texas, and should be treated as such with the right and desired infrastructure, security, and development. Thank you.	Andrea T. Bowen	1/6/2012 0:10	
	For purposes of perspective: Austin not long ago was an idiosyncratic, sleepy little town in the middle of Texas with one big building at its center. It was largely ignored by its three big brothers Houston, Dallas and San Antonio. Over the years -maybe because nobody else was bidding- the city acquired many close-in lots and small land parcels at bargain-basement prices using available federal funds, most of which were earmarked for low income housing. The City now owns over 2500 parcels of real property within its city limits. As the city grew, most high-end development occurred centrally and just west of downtown and most new industrial development occurred north and south, but always west of downtown. Areas east of downtown, for many reasons, did not flourish on the same timeline or at the same clip. A couple of years ago, in grownup city style, City of Austin officials rightly and nobly decided to tackle the problem of housing our homeless population. It's the right thing to do; I know of nobody who disagrees. And with some 2000 homeless people and a large number of city owned vacant lots and abandoned properties in inventory, the easy solution -the obvious solution- is to simply build affordable housing on that cheaply bought city-owned property. Problem solved! Right? ..... Well, if nothing had changed, maybe. But during those same years -while Austin was sprouting- individuals, couples, families, builders, and small businesses planted roots in "challenged" close-in neighborhoods, believing that an investment now of effort and time and resources and love would help make the city a better place for all and would help grow healthy urban neighborhoods. And believing that those close-in neighborhoods would evolve naturally with new buildings lining its corridor streets, with retail businesses offering products and services that neighborhoods need ..... That those neighborhoods would evolve to include dress shops and dry-cleaners, beauty shops and movie theaters and coffee shops and restaurants, gas stations and ice cream shops, and banks and bakeries. And, that the city would allow the free market system to prosper. Instead, on 12th Street, we have a streetscape that has been described as a Jack o' Lantern, with vacant weedy lots and shoddy stand alone buildings giving the appearance of bad teeth. It is a sardonic smile perpetrated by city policies and inaction. The suggestion is this: 1. Free up the city-owned land to commercial development. 2. Designate and zone 12th Street as the Capitol Gateway Corridor that it is naturally with retail anchored mixed use development. 3. Sell the city's land holdings and free up the land use to needed development. 4. Pay back the HUD funding. Then, instead of building all-new Low Income Housing: 5. Use profits from the land sales to rehab dilapidated properties throughout the city to house our homeless and PSH clients. This policy will put people to work, rehab rundown buildings, provide shelter and improve all neighborhoods.	Jim Morris	1/6/2012 10:25	
	The city needs to get this land back into the market - have a lottery and sell it all off - as city property it generates no taxes - affordable housing generates no taxes - this should be a no brainer too - development is market driven with the city accommodating development - not the city being in the development business.	Bruce Sheehan	1/9/2012 10:07	
	Perhaps the first right of refusal should go to the Neighborhoods held hostage for the past years. Some of those neighborhoods have developers who have built market rate housing in the neighborhoods. Lack of infrastructure in the first six blocks east of IH35 have made conventional financing all but impossible to achieve. Yes, that was my FIRST question to the task force: make it transparent to all what the entailments are with the City owned lots. If it is as simple as repaying the HUD funds, then add that to the mix and let the developers know what is on that 'ticket'. The City still should be the one to upgrade the infrastructure, and pay for the underground utilities.	Joy Poth-Aleman	1/9/2012 11:21	
	Oh, and have the standards/requirements for the URB changed in the ensuing "reappointments"? Don't board members have to be local property owners? Thanks.	Joy Poth-Aleman	1/9/2012 11:24	
	I think the City owns some prime property and has sat on it for way too long. Developing this land into subsidized rental housing would not be the highest or best use and would further concentrate poverty adding fuel to the crime problems we already experience. This City should be transparent about what federal regs apply to each parcel. If these parcels are unable to be developed by the City in a way that achieves community goals (due to applicable federal regs or other reasons) they should be sold to an entity that is able to do so.	Lee Sherman	1/9/2012 13:52	
Recommendation: Clarify the development regulations and process by reconciling the NCCDs and Urban Renewal Plan.	The NCCD is very permissive and lacks compatibility standards. If NCCD is opened for review, normal compatibility standards should be added where desired by affected neighborhoods and certain civic uses prohibited as has been requested by adjacent neighborhoods. The community should have a say in any proposed project to ensure it respects existing character and is compatible. Therefore, administrative review is not desired.	Lee Sherman	2/13/2012 13:30	The consultants' focus is on encouraging private development in the Study Area. We believe the clarification of inconsistencies among regulatory documents will help to make investment in the area more attractive, by reducing the uncertainties regarding the entitlement process. We also believe that more investors will be interested in parcels that have flexibility on use and design than for parcels with highly restrictive regulations. We are not recommending the addition of more restrictive regulations than currently exist.

**Summary of "Speak Up Austin" Comments on the East 11th and 12th Streets Development Strategy**  
**Discussion close date: 2012-02-13**

Category	Comment	User ID	Time Posted	Consultant Response
Recommendation: Establish \$10 million in public funding to underground utilities, improve streetscape, and subsidize wastewater infrastructure upgrades on East 12th Street.	Unfortunately, \$10M is not the correct number. Other projects, including Rio Grande, 11th, 7th clearly show that the cost to upgrade E 12th Street will come in at closer to \$20M. Instead of being the Capitol Corridor that it can be, it is now and has for years been an embarrassment to a city of this size and wealth. Upgrade the sewer system where needed to allow commercial development; bury the power and communications lines; upgrade the streetscapes. And sell the city-owned lots fronting 12th Street.	Jim Morris	2/13/2012 7:21	The consultants have reviewed the quality and capacity of infrastructure systems in the corridor, and are recommending that at least \$10 million be provided for streetscape improvements, utility undergrounding, and capacity enhancements on East 12th Street. This figure was not derived from extensive design work (which was outside the scope and budget for this assignment) but using the cost estimates for 7th Street and Rio Grande, and assigning "per-linear-foot" costs to the East 12th Street corridor. NHCD has prepared an estimate requesting over \$13 million through the City's upcoming Capital Improvement Program.
	KNA, OCEAN neighborhoods, ANC, and others have called for \$20 million in infrastructure and streetscape improvements. Whatever amount is approved, normal compatibility standards should be added where affected neighborhoods desire and certain civic uses should be prohibited. These changes are necessary for adjacent neighborhoods in order to have confidence that development will be desired and compatible.	Lee Sherman	2/13/2012 13:42	
	There are four transmission lines that cross the 12th Street corridor. They run from the former Holly Power Plant to three different substations: from Holly to 12th, 12th to UT, Holly to UT, and Holly to 38th. A map is attached. If Austin Energy intends on keeping a major substation at Holly, it seems to me that the most sensible route for these transmission lines is along I-35. It's the most direct route, it wouldn't run over residential areas, it wouldn't require burying the lines or acquiring new rights of way, and it fits the already industrial aesthetic of I-35. Is this relocation something Austin Energy would consider? As a potential funding source, how about tacking this on to the Holly demolition?	Jim Rath	1/20/2012 14:09	
Recommendation: Dedicate resources to attract a grocery store to anchor the area's businesses.	Market forces respond to a vital community. Improve the infrastructure and upgrade the look and feel of the street, and a grocery store operator will respond. For years, 12th Street has been moribund; it is no surprise that no grocery operator has considered locating here. Even with tax credits, it is doubtful that a grocer will locate to 12th without the corridor upgrades discussed above.	Jim Morris	2/13/2012 7:31	Comments noted
	Yes please! I think a larger grocery store would do fine and attract downtown customers from across I-35.	Lee Sherman	2/13/2012 13:47	
Recommendation: Encourage the inclusion of locally owned businesses and "below market rate" commercial space in new development.	Sounds great! Be inclusive of all local businesses and mom/pop shops.	Lee Sherman	2/13/2012 13:48	Comments noted
Recommendation: Encourage mixed-income housing development, plus new housing for families and seniors.	Central East Austin has such a high concentration of subsidized rental housing and Permanent Supportive Housing that no more should be created. As the market study team has recognized, there is a need to dilute our high concentration of affordable housing rental units. We therefore desire mixed use, market-rate, ownership projects with retail that will help dilute the concentration and also provide stakeholders that tend to be more committed for the long-term.	Lee Sherman	2/13/2012 13:55	The consultants agree that further concentration of poverty is undesirable in the Study Area. However, there is still a large portion of the community population that cannot afford the rapidly escalating home prices and market-rate rents. We are recommending that development on publicly owned land have a modest affordability goal that 10% of rental units be offered at prices affordable at 60% of median income. We also encourage the development of new for-sale housing at prices affordable to working families (up to 120% of median income). We do believe that market-rate rental housing can contribute positively to the neighborhood (reuse of vacant parcels, addition of local spending power, etc.) and is in high demand, and should not be precluded as a development option on any site. We also encourage the community to engage the issue of senior housing, as trends show a significant reduction of the senior population in the area while broader surveys show senior housing as a major Citywide housing need, and comments received by the consultants indicate a lack of consensus on the issue.
	I would like to see an independent senior-only housing development along with market-rate and/or ownership housing near 12th and Chicon. No more affordable housing on the East side!	Susie	1/28/2012 10:14	
Recommendation: Enhance public parking on East 11th and 12th Street to support local businesses and reduce costs for new private development.	Yes, as density increases, parking will be needed to protect adjacent neighborhoods from excessive traffic problems.	Lee Sherman	2/13/2012 13:56	Comment noted
Recommendation: The City must continue law enforcement efforts around East 12th Street and Chicon, and should also seek to support development and businesses in the area.	Our community desires the type of attention received by East 5th Street and now Downtown where enhanced prosecution effectively removed frequent offenders and sharply reduced drug dealing and associated crime. We also desire extension of the Sit/Lie ordinance, a resurrection of the 24-Hour Walking Beat, more frequent/consistent enforcement of Criminal Trespass Authority, and expansion of Stay Away zones. Also, since crime is well correlated to poverty, we should stop fueling the fire by continuing to concentrate poverty and intensifying with PSH in existing Section 8.	Lee Sherman	2/13/2012 14:06	The consultants are not experts in law enforcement, but have identified criminal activity as a major deterrent to private investment in the Study Area. Discussions within and beyond the Study Area neighborhoods will be required to identify effective and desirable specific policy responses to the existing crime problems.
Recommendation: Numerous City departments must coordinate their efforts to implement desired improvements in the Study Area.	Yes! Engage Watershed Protection to make East 12th Street a Green Street. Green Infrastructure may be used to treat polluted stormwater generated by the increased impervious cover.	Lee Sherman	2/13/2012 14:08	"Green Infrastructure" should be considered as part of any design for improvements.