



Neighborhood Housing and Community Development Parking Lot 11th and Curve Street



*Urban Renewal Agency
August 15, 2011*



Proposed Project Site 913 Juniper





913 Juniper Site – June 2003



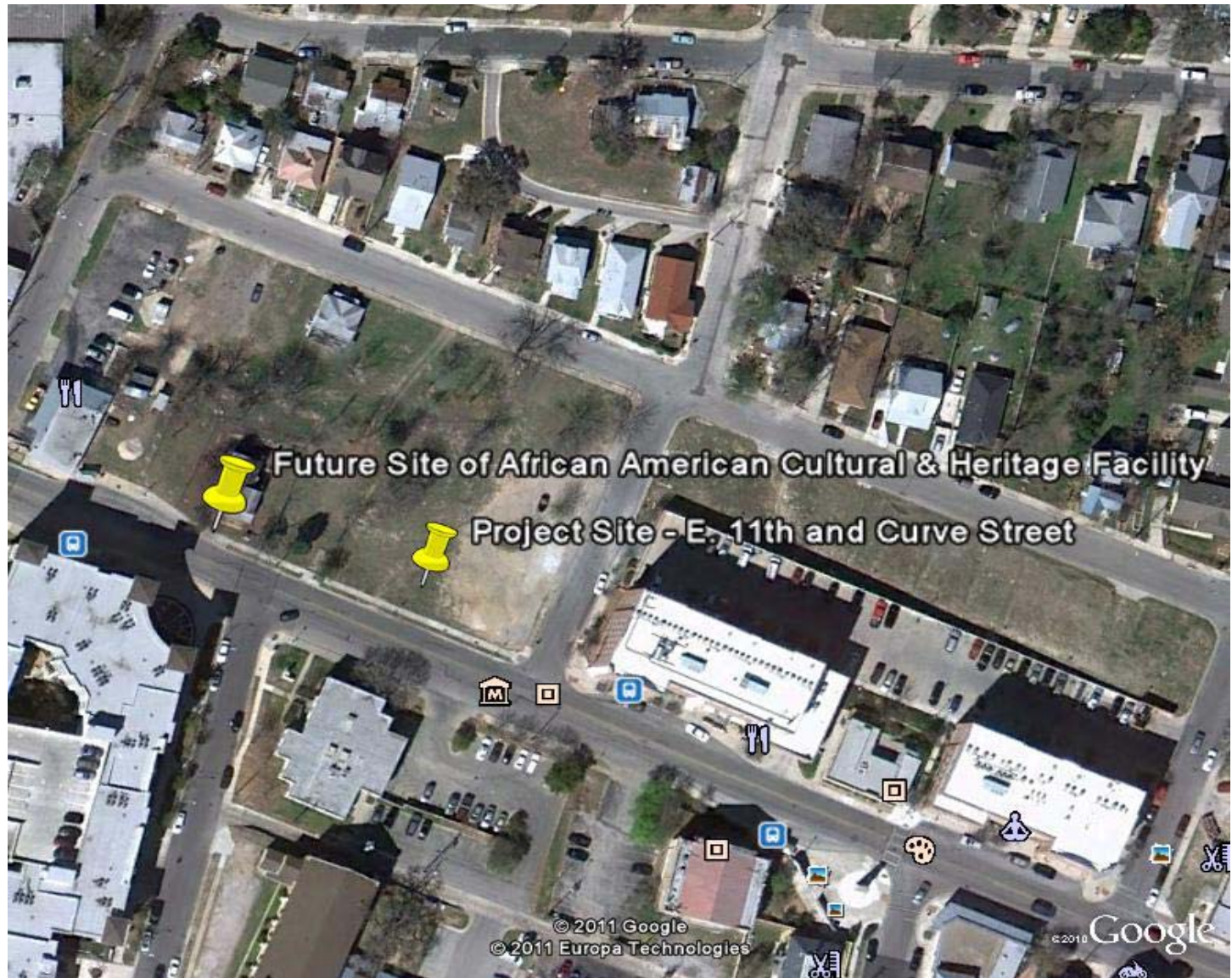


Parking Lot at East 11th and Curve Street

- Off-site accessory parking lot for the African American Cultural & Heritage Facility
- Open to businesses and community residents
- Supports City's vision of revitalizing East 11th Street



Project Location Plan





Eleven East



Context of East 11th Street



East Village - 1200 Block of East 11th St



Context of East 11th Street



City Parking Lot - 1205 East 11th St



Context of East 11th Street



1111 E 11th and Robetson Hill Apts @ San Marcos and E 11th

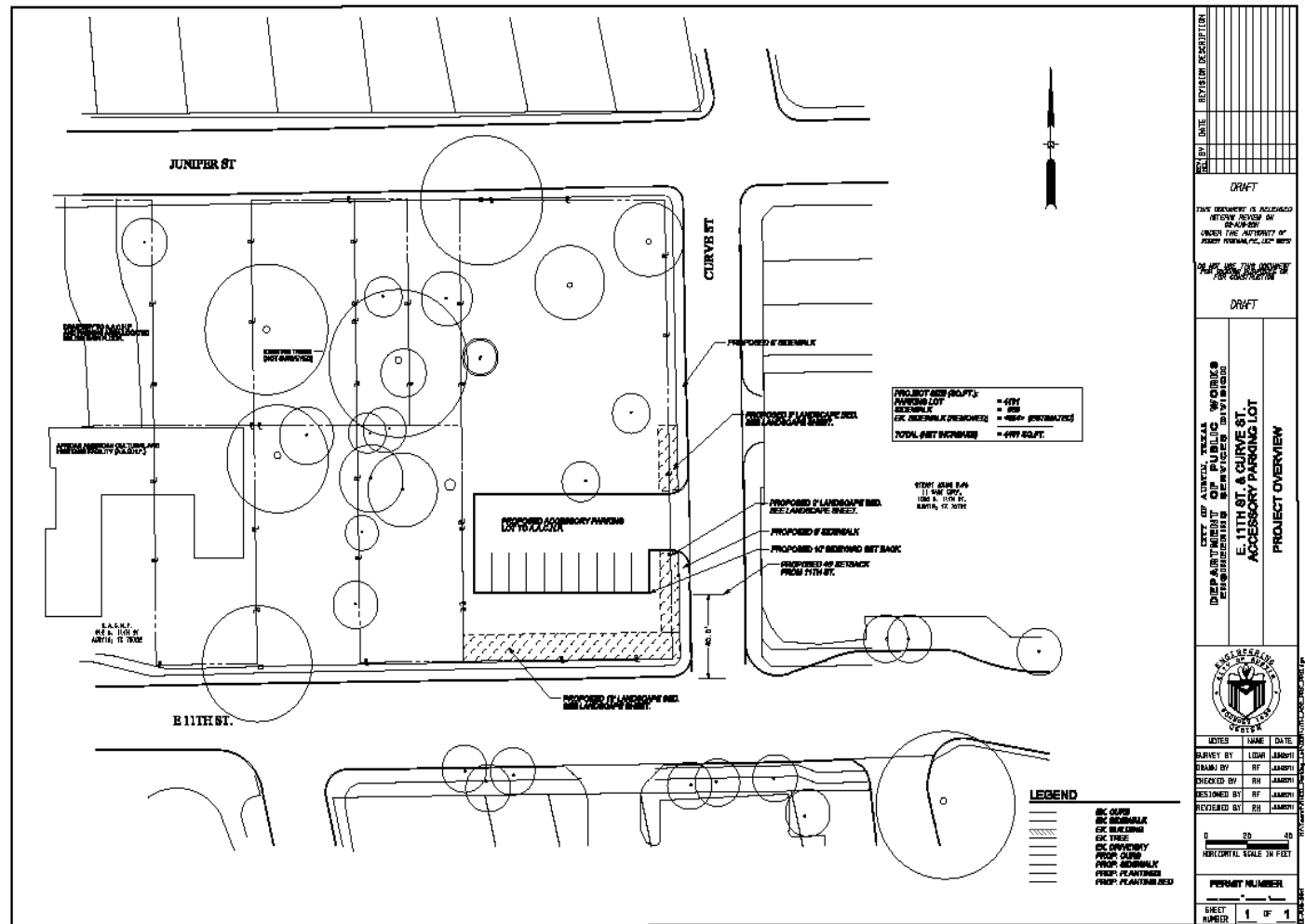


Context of East 11th Street



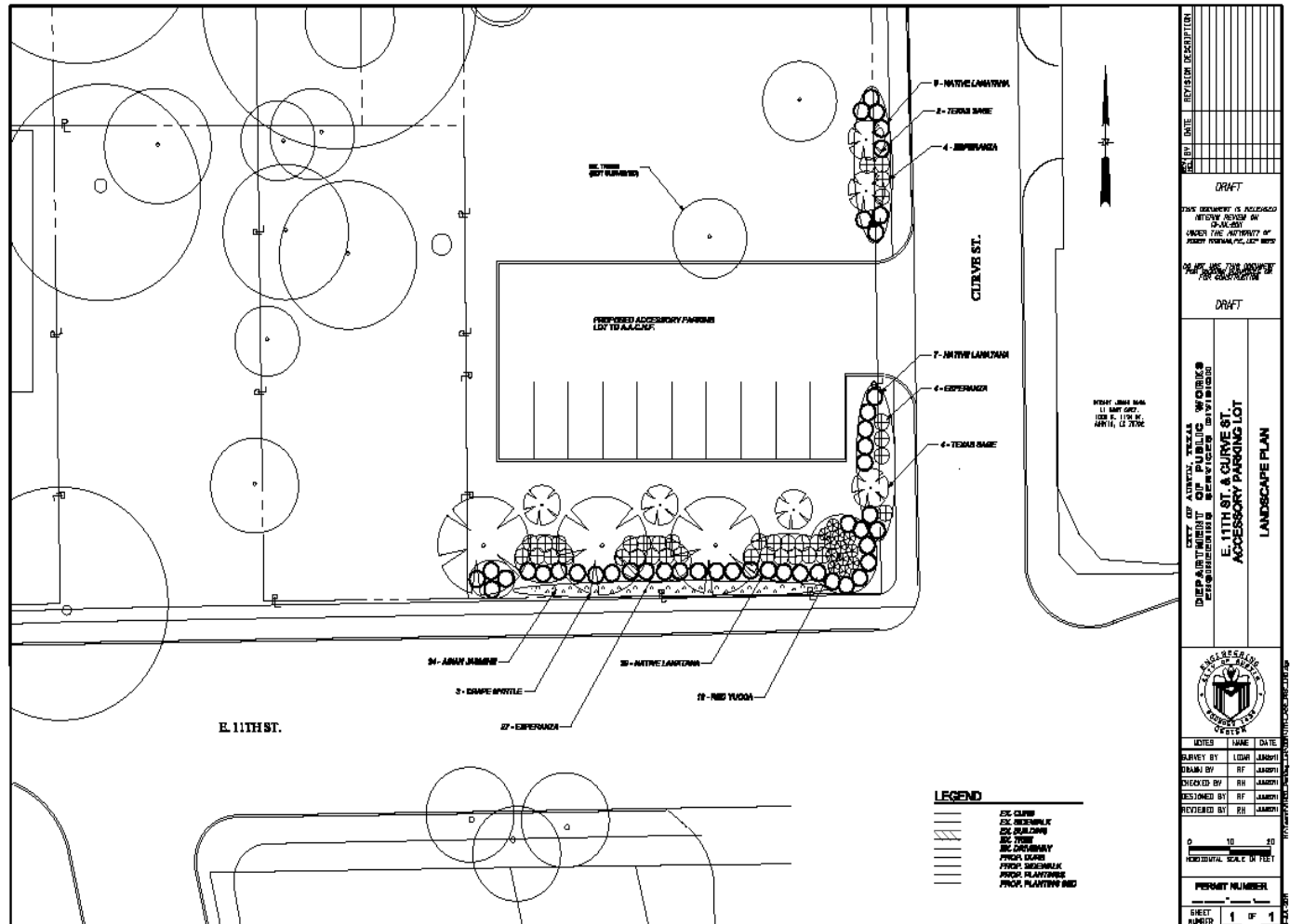
Project Description

- Total space: estimated 4,487 sq feet
 - Parking lot 4181
 - Sidewalks 326
- Total Parking
 - 10 spaces
- Project submission under “Small Projects” to expedite review and construction





Conceptual Submittal





Project Information

- Project site is in the E. 11th Street Neighborhood Conservation Combining District-Subdistricts 1 and 4 (NCCD). Where Ordinance 20081211-080, that created Subdistrict 4, is silent - Subdistrict 1 development regulations are applicable.
 - Zoning tool that modifies the City's Land Development Code, customizing development standards in order to preserve the neighborhoods traditional character.
- Permits off-site accessory parking
- Sub-District 1 - Commercial Parking Facilities is a permitted use



Project Information (cont'd)

- Sub-District 4, no set back requirements along front yard fronting East 11th Street and 10 foot from Curve Street front, interior side - 5 feet and rear yard 5 feet
- Allows the utilization of an alternative compliance to landscape ordinance as modified by NCCD, specifically for parking areas.
- Sidewalk along East 11th Street was improved in 2003-04 under an approved streetscape program.



Project Information

- Address increase in traffic volume and traffic violations
 - 6/21 APD issued 5 citations in an 1 hour time
- Request does not create a nuisance or an adverse impact to any surrounding property owner
- Minimizes conflict between pedestrian and vehicle traffic



Current Situation at Project Site





Current Situation at Project Site





Special Circumstances

SIDEWALKS

- Submitting for alternative compliance to the 15 foot wide sidewalk required by Commercial Design Standards (8' street tree/furniture zone and 7' clear zone) in order to maintain the current existing site characteristics and features in the design of structures and other improvements along corridor.
 - NCCD allows for widths and locations along East 11th and Rosewood Avenue to be determined in conjunction with a streetscape program. East 11th Street sidewalk was improved in 2003-04 under an approved streetscape program
 - Retain current five foot sidewalk along East 11th Street and street lights that were improved in 2003-04
 - Curve Street – Remove existing sidewalk and replace with an ADA compliant five foot sidewalk



Special Circumstances

STREET TREES

- Submitting for alternate compliance to the Commercial Design Standards requirement to install street trees to install trees in planting bed fronting East 11th Street.
 - Consistent with previously City constructed parking lot at 1205 E. 11th Street
 - Include trees in planting bed

SETBACK

- Submitting for alternative compliance to the Commercial Design Standards requirement 100 foot set back for parking on corner sites to 40 foot set back
 - NCCD has “0” set back requirement under Sub-District 4 from front yard (along E. 11th) and 10’ set back from side street



Special Circumstances

LANDSCAPE

- Submitting for alternative compliance Commercial Design Standards requirement: landscape buffering requirement between parking area and East 11th Street
 - Propose a 12' bed and will have native 3' to 4' hedges and trees.



How do we plan to address the Design Guidelines

- Create Quality Construction: The quality of materials will be high with regards to durability and sustainability for the life of the project.
- Provide equivalent public benefits without significant adverse impacts on surrounding development
- Substantially secure the objectives of the modified standard and that will substantially mitigate any potential adverse impact on the environment or on adjacent properties, including but not limited to landscaping or buffering.
- Use increased landscaping within parking lots to screen spaces and reduce the overall visual impact of the large parking area.



Questions/Comments

