



# Redevelopment Strategy Implementation

- 
- I. Background
  - II. Market Study Recommendations
  - III. Recommendation Updates
  - IV. Next Steps



# Redevelopment Strategy Implementation

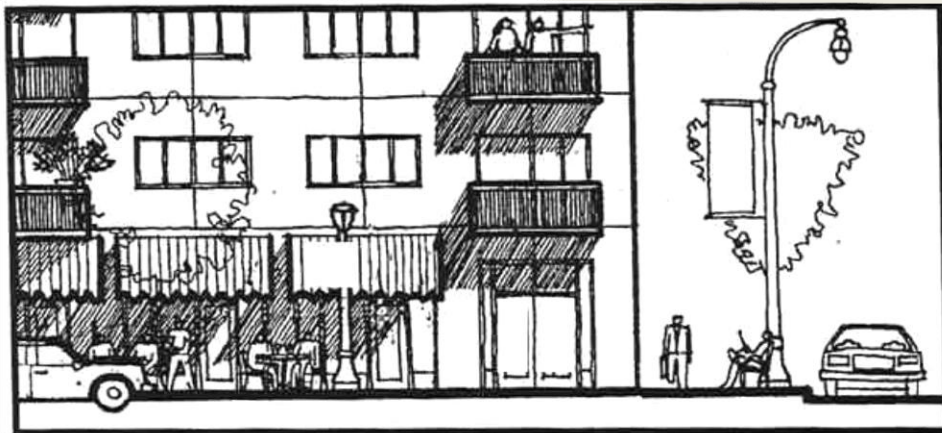
## I. Background



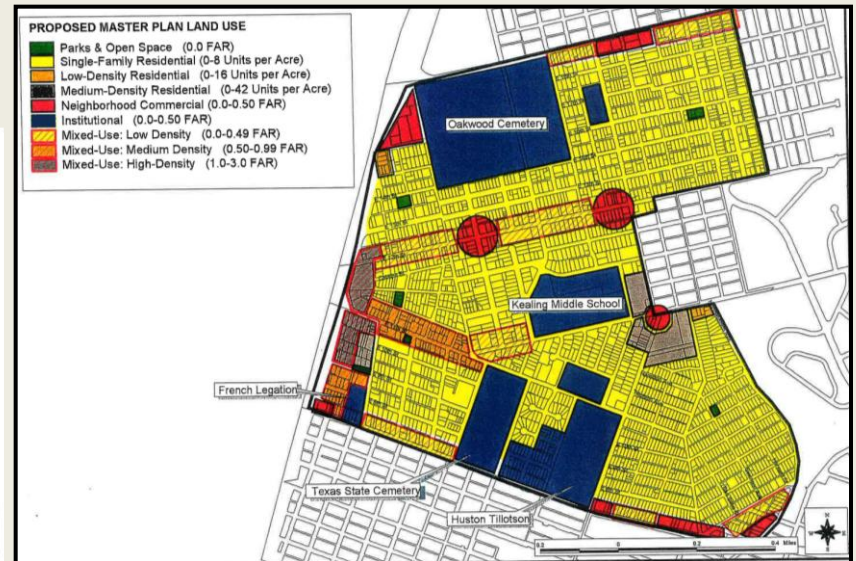
*Mural artist: John Yancy*

# Background

- Vision set by community and adopted by Council in 1999 as Central East Austin Master Plan and URP
- City of Austin responsible for implementation of vision through Tri-Party Agreement



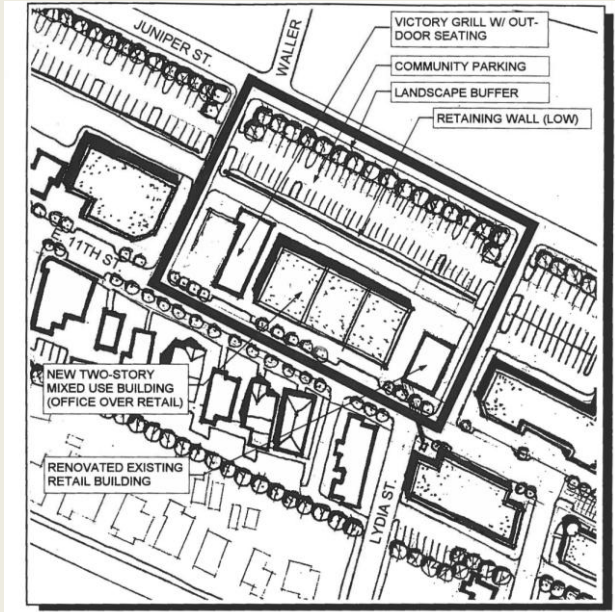
11<sup>th</sup> Street



12<sup>th</sup> Street

# Background

- URP was created in compliance with Texas Local Government Code Chapter 374: Urban Renewal in Municipalities

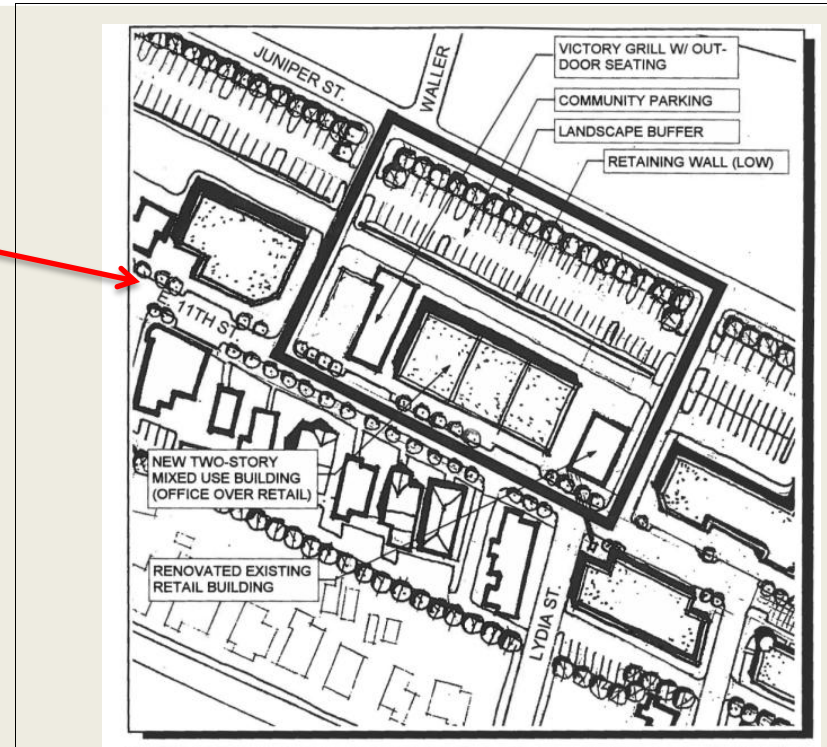


<b>PROJECT NUMBER/NAME:</b>		<b>11-5/11th ST. ENTERTAINMENT RETAIL</b>
<b>Project Location:</b>		<b>North side of 11th St. between Lydia St. &amp; Waller St.</b>
<b>Reuse Objective:</b>		<b>Create Entertainment Oriented Retail &amp; Office Opportunities on 11th St.</b>
<b>Project Controls:</b>		
Site Area:		1.6 Acres
Permitted Use:		Mixed Use: Downtown & entertainment oriented retail/Office Townhouses (amended 2001)
Allowable Height (Existing)/Permitted	FAR:	50 foot maximum/0.96 Total Maximum FAR (amended 2001)
New Commercial Space:		40,000-48,000 square feet maximum (amended 2001)
Commercial Space to be Preserved:		up to 5,900 square feet rehabilitated
Potential New Housing Units:		10-15 Townhouses, oriented toward Juniper St. (amended 2001)
Existing Housing to be Preserved:		0
Community Parking Spaces:		135-150 (limited on street spaces available)
Residential Parking Spaces:		10-15
Potential Demolition:		up to 2,000 square feet of commercial/retail



# Background

“Tear sheets”  
illustrative portion of  
Design Site Plan,  
conceptual only



“Redevelopment  
Project Controls,”  
must be followed  
unless amendments  
approved by City  
Council; expire 2018

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# Background

Development Strategy initiated in 2010 to:

- Identify key initiatives to catalyze development
  - Reduce impediments to development
  - Establish clear projects to jumpstart revitalization
  - Receive updated input from the community

# Redevelopment Strategy Implementation

## II. Market Study Recommendations



*Mural artist: John Yancy*



# Strategy Recommendations

1. Regulatory
2. Infrastructure
3. Retail/Commercial
4. Housing
5. Disposition Publicly Owned Land
6. East 12<sup>th</sup> Street and Chicon

# Strategy Recommendations

## 1. Regulatory

- Clarify Development Regulations/Processes
  - Reconfirm commitment to Project Controls or remove them, including community parking and prescriptions or exact number of residential units
  - Update URP to be a single document
  - Add streetscape design standards to URP and NCCD to protect community character and ensure building feasibility

# Strategy Recommendations

## 2. Infrastructure

- Secure funding for:
  - Streetscape Improvements
  - Utility Undergrounding
  - Wastewater Infrastructure Upgrades



# Strategy Recommendations

## 3. Commercial/Retail

- Pursue a grocery store on E. 12<sup>th</sup> Street or next to IH 35
- Encourage locally owned businesses and “below-market-rate” commercial space in projects built on public land
- Determine how much community parking is needed and either re-confirm or delete controls; facilitate corridor-wide parking strategies and shared-parking agreements through City

## 4. Housing

- Encourage mixed-income housing on publicly owned tracts
- Encourage units large enough for families, e.g. 3 bedrooms
- Consider pursuing a senior housing development

# Strategy Recommendations

## 5. Disposition Publicly Owned Land

- Place land into redevelopment activity ASAP

## 6. East 12<sup>th</sup> Street and Chicon

- Continue progress of law/code enforcement
  - Trespassing, problem houses, Tactical Support Team, community clean-up
  - Consider installation of security cameras

# Redevelopment Strategy Implementation

## III. Recommendation Updates



*Mural artist: John Yancy*



# Recommendation Updates

## ✓ Requested \$14.6 million for 12<sup>th</sup> Street infrastructure improvements

- Not recommended for inclusion in bond vote
- Future discussions about use of CIP funding for projects



## ✓ NHCD initiated discussion with EGRSO related to grocery store

# Recommendation Updates

## ✓ Disposition of public land on 11<sup>th</sup> and 12<sup>th</sup>

### 12<sup>th</sup> Street

- Tracts 12 and 13 sold for mixed income residential (Oct 2012)
- Tracts 3 and 5, RFP is pending release

### 11th Street

- Block 16, Cultural Facility, RFP underway
- Block 17, Redevelopment discussion underway



# Recommendation Updates

- ✓ **Discussing security improvements on 12th**
  - NHCD attended meetings of the East Austin Action Group (staff and neighborhood groups)
  - Group meeting quarterly with APD
- ✓ **Updated regulatory documents**
  - Hired staff to conduct research and consolidate all approved modifications to URP and NCCDs



# Recommendation Updates

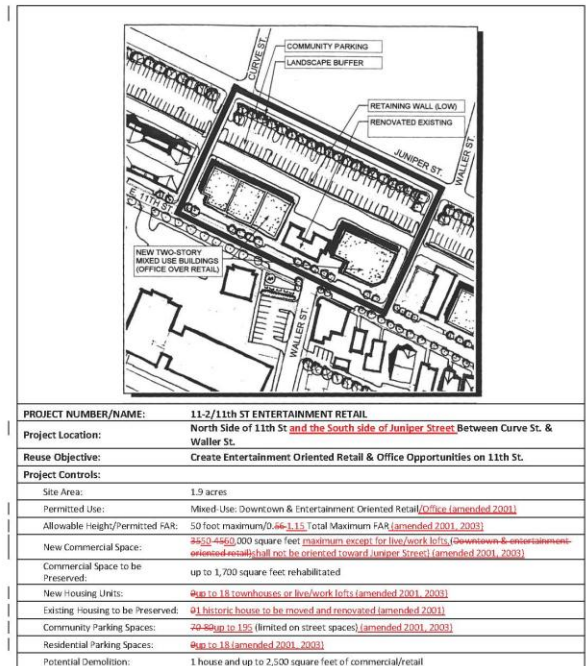
## ✓ Consolidated Urban Renewal Plan for easy navigation

- URP now is 1 digitized document (from 8)

## ✓ Removed all references to Tri-Party processes

- Section 7.0 reflects URP modification procedures without Tri-Party processes

NEW VISIONS OF EAST AUSTIN:  
East 11<sup>th</sup> & 12<sup>th</sup> Streets Urban Renewal Plan (URP)  
Figure 4-6: 11<sup>th</sup> Street Entertainment Retail



# Recommendation Updates

## ✓ Consolidated 11<sup>th</sup> Street NCCD for easy navigation

- NCCD now is 1 digitized document (from 12)
- Incorporates all amendments
- Added a description of all attachments for reference
- Digitized some but not all attachments

PERMITTED AND CONDITIONAL USES WITHIN SUBDISTRICT THREE	
<p><u>*PERMITTED USES, except on Tract 4, portions of Tract 5 and 6, Tract 7 and Tract 9 as shown on Attachment 27) (Amended in June 2001, Ordinance No. 010607-23)</u></p> <p>COMMERCIAL USES</p> <p>Administrative and Business Offices Arts and Crafts Studio (Limited) Arts and Crafts Studio (General) Business Support Services Cocktail Lounge Communications Services Consumer Convenience Services Consumer Repair Services Financial Services Food Sales Funeral Services General Retail Sales (Convenience) General Retail Sales (General) Hotel-Motel 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 (Drive-in, Fast Food) Restaurant (Limited) Restaurant (General) Service Station Commercial Parking Facilities</p> <p><u>*PERMITTED USES on Tract 4 as shown on Attachment 27</u></p> <p>COMMERCIAL USES</p> <p><u>Administrative and Business Offices</u> <u>Arts and Crafts Studio (Limited)</u> <u>Arts and Crafts Studio (General)</u> <u>Business Support Services</u> <u>Club or Lodge</u> <u>Communications Services</u> <u>Consumer Convenience Services</u> <u>Consumer repair services</u> <u>Commercial parking facilities</u></p>	<p><u>CONDITIONAL USES, except on Tract 4, portions of Tract 5 and 6, Tract 7 and Tract 9 as shown on Attachment 27) (Amended in June 2001, Ordinance No. 010607-23)</u></p> <p>COMMERCIAL USES</p> <p>Automotive Rental Automotive Sales Automotive Washing Building Maintenance Services Business or Trade School</p> <p><u>CONDITIONAL USES on Tract 4 as shown on Attachment 27</u></p> <p><u>Building maintenance services</u> <u>Business or trade school</u> <u>Community recreation</u> <u>Communication service facilities</u> <u>Day care services (General)</u> <u>Day care services (Limited)</u> <u>Day care services (Commercial)</u> <u>Private educational facilities</u> <u>Public educational facilities</u></p>

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## ✓ Mapping – Showing URP and NCCD on one map





# Recommendation Updates

No tearsheets guiding Tracts 8 and 16  
=12<sup>th</sup> St. NCCD and CS-MU-NCCD-NP



# Recommendation Updates

- ✓ Continuing staff analysis of conflicting regulations

District	Conflict with NCCD
<b>11th Street Tearsheets</b>	<i>(in addition to community parking)</i>
1, 2, 3, 4, 5, 6, 7, 8, 9	URP heights lower than NCCD
1, 2, 5, 6, 8	URP units limited to between 15-18 or 11 to 12 Units/Acre
5, 6, 8, 9	URP FARs lower than NCCD
<b>12th Street Tearsheets</b>	
11	URP limits use to civic, more uses allowed in NCCD

# Redevelopment Strategy Implementation

## IV. Next Steps



*Mural artist: John Yancy*



## 1. Continue property disposition





# Next Steps: Short Term

## East 12<sup>th</sup> Street

- Tract 3 and 5, RFP pending

## East 11<sup>th</sup> Street

- Block 16, RFP underway
- Block 17 and 18, disposition discussions underway

# Next Steps: Short Term

## 2. Finalize consolidated documents

- Council adoption of URP modification process (URB, Planning Commission, City Council)
- Post consolidated URP and 11<sup>th</sup> NCCD to the website
- Ensure PDR reviewers have updated versions

# Next Steps: Long Term

## 3. Pending resources:

a) Determine whether to amend community parking controls in URP

- 11<sup>th</sup> Street URP 462  
community parking places:  
139 built
- 12th Street URP 315  
community spaces: 20 built



# Next Steps: Long Term

## 3. Pending resources:

b) Discuss whether corridor wide parking plan would be better.

Example: 11-5/ Block 18  
135-150 community spots  
required by URP, Block 17  
accommodated 75 community  
parking spots





# Next Steps: Long Term

## 3. Pending resources:

### b) Corridor-wide parking plan



11-7



11-9

# Next Steps: Long Term

## 3. Pending resources:

c) Develop streetscape standards for 11<sup>th</sup> and 12<sup>th</sup>



Site Development Standards

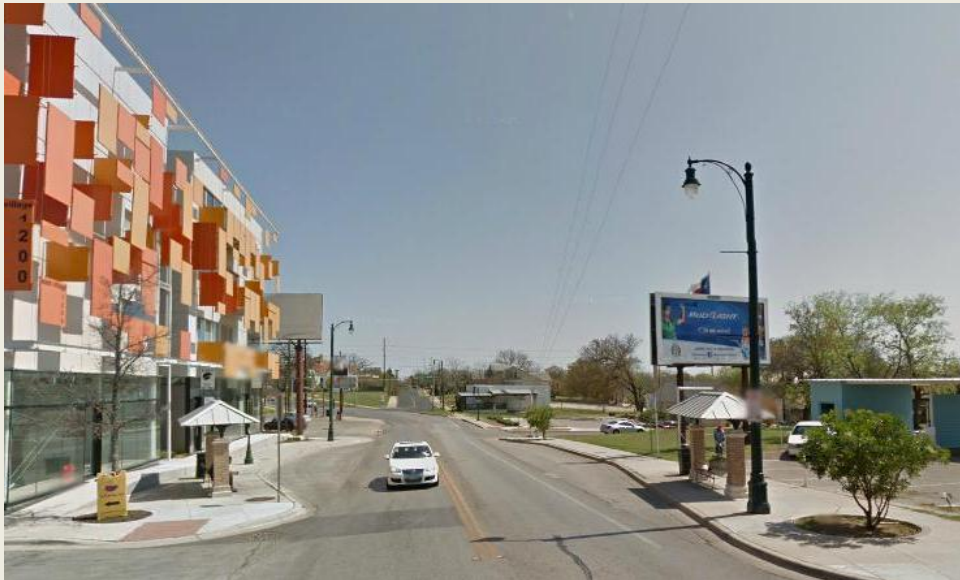


Building Design Standards

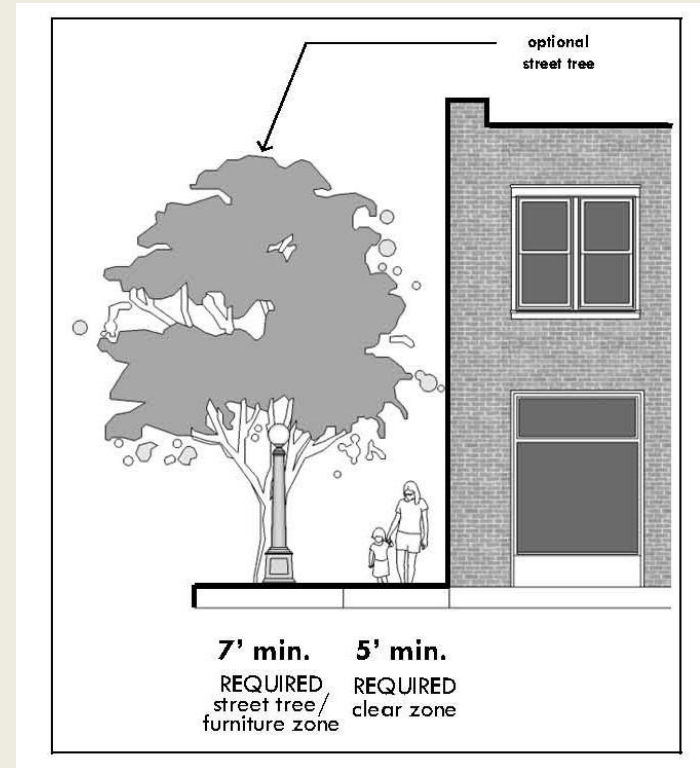
# Next Steps: Long Term

## 3. Pending resources:

d) Develop streetscape standards for 11<sup>th</sup> and 12<sup>th</sup>



11<sup>th</sup> Street Existing Streetscape



Sidewalks, Subchapter E



# Next Steps: Long Term

## 3. Pending resources:

e) Develop streetscape standards for 11<sup>th</sup> and 12<sup>th</sup>



Building Facade Design/Articulation  
every 20 feet



Glazing and Roof requirements 32



# Next Steps: Long Term

## 3. Pending resources:

f) 12<sup>th</sup> Street: upgrade sewer lines, bury power lines and streetscape (after designed)



# Next Steps: Long Term

## 3. Pending resources:

g) Align URP and NCCD project controls in preparation for URP expiration in 2018

District	Conflict with NCCD
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## Questions/Discussion