

Update on East 11th & 12th Street Redevelopment Strategy Implementation for July 21, 2014 Urban Renewal Board Meeting

Prepared by McCann Adams Studio for City of Austin NHCD

Today's update presented by: Jana McCann, architect with McCann Adams Studio (MAS). MAS assisted Economic and Planning Systems (EPS) on the East 11th & 12th St Redevelopment Plan/Strategy completed in 2012. Since then, NHCD has hired MAS to do some of the work recommended by that plan, specifically to:

1. Finalize and recommend *non*-substantive improvements to the urban renewal plan (URP) and the 11th & 12th St NCCDs that became part of the Plan.

- “Clean up” the 1999 Urban Renewal Plan (URP), to remove references, as appropriate, to the Austin Revitalization Authority (ARA), as the Tri-Party agreement was dissolved in 2010; and incorporate all of the URP's nine amendments into one document. (NHCD staff has completed most of this task - through the sixth amendment - and it is in the form of a 52-page, “red-lined” version of the URP.)
- Recommend how to simplify and reformat the 11th St. NCCD, so it is structured similarly to the 12th St NCCD, and can become a set of stand-alone regulations that can be enforced after the 2018 expiration of the Urban Renewal Plan.

2. Recommend *substantive* improvements to the 11th St NCCD.

- Remove the site-specific, highly prescriptive and inflexible project controls (requirements) for Block 18, the only block/parcel that has yet to be amended on 11th Street, in order to remove barriers for its redevelopment consistent with the other previously City-owned properties in the URP.
- Propose how both NCCDs might ultimately be integrated into CodeNEXT, the consultant-led effort underway to rewrite Austin's Land Development Code in order to align it with *Imagine Austin*. (MAS is the local urban design/planning subconsultant to Opticos on the CodeNEXT project.)

3. Recommend streetscape plan and standards for both 11th Street and 12th Street.

- Establish streetscape design standards for both streets that address their specific context, conditions and challenges (existing overhead transmission lines), and propose to amend Subchapter E to reference these standards.
 - 11th Street has a streetscape pattern that developers should simply emulate and extend in the future. This needs to be described and documented clearly as a set of streetscape standards.
 - 12th Street needs to have a more detailed underground utility investigation in order to:
 - understand what individual site developers should be required to implement as part of a single property development, versus
 - what could be accomplished as a larger-scale, capital improvement project implemented by the City of Austin – when undergrounding of transmission lines could be done - or at least relocation of major utility lines. Cost estimates for both strategies would be developed by a civil engineer.