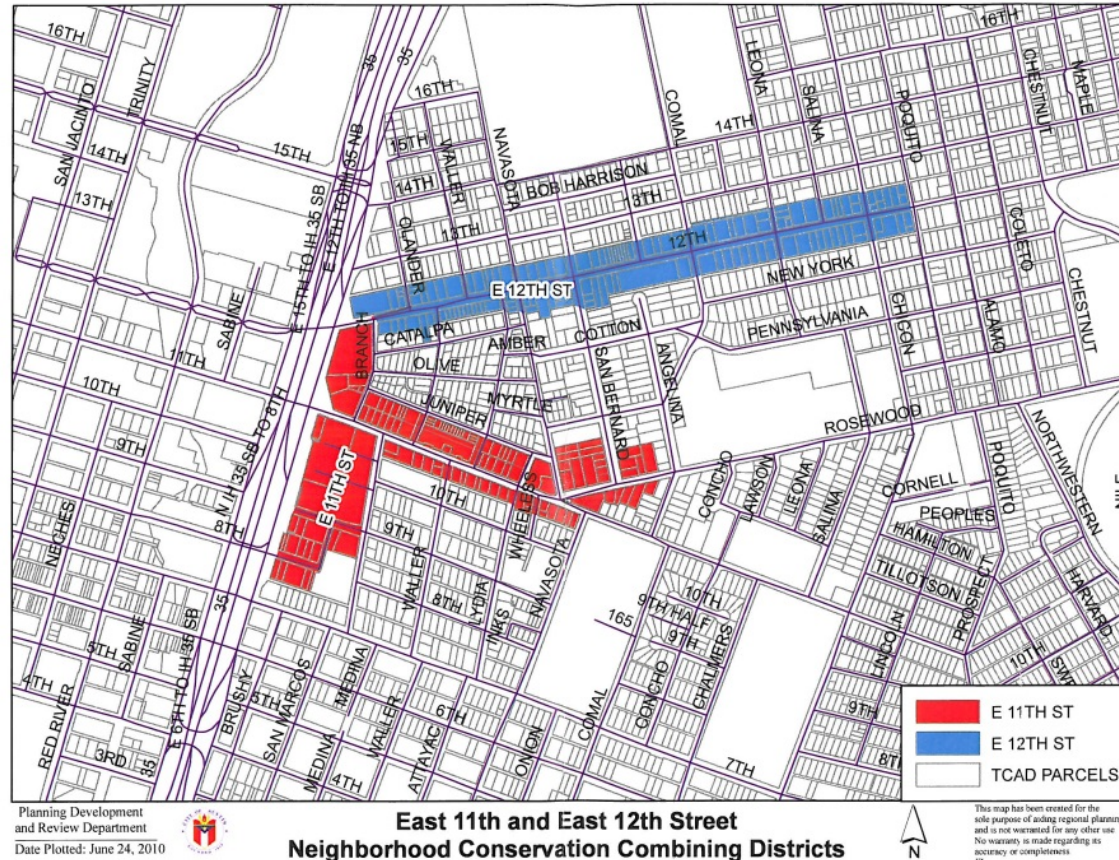


# Proposed Revisions to Block 18 Project Controls

## Urban Renewal Board Presentation

### January 26, 2015

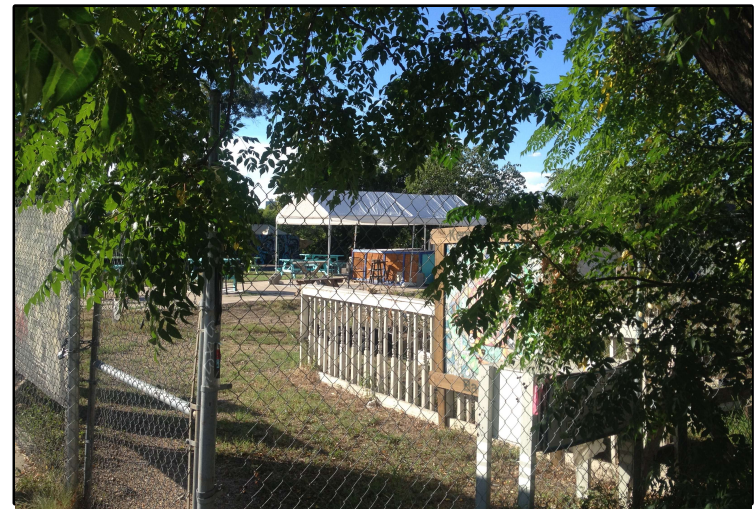


McCann Adams Studio



# Proposed Revisions to Block 18 Project Controls

(11-5 / 11<sup>th</sup> St “Entertainment Retail”)



# Proposed Revisions to Block 18 Project Controls

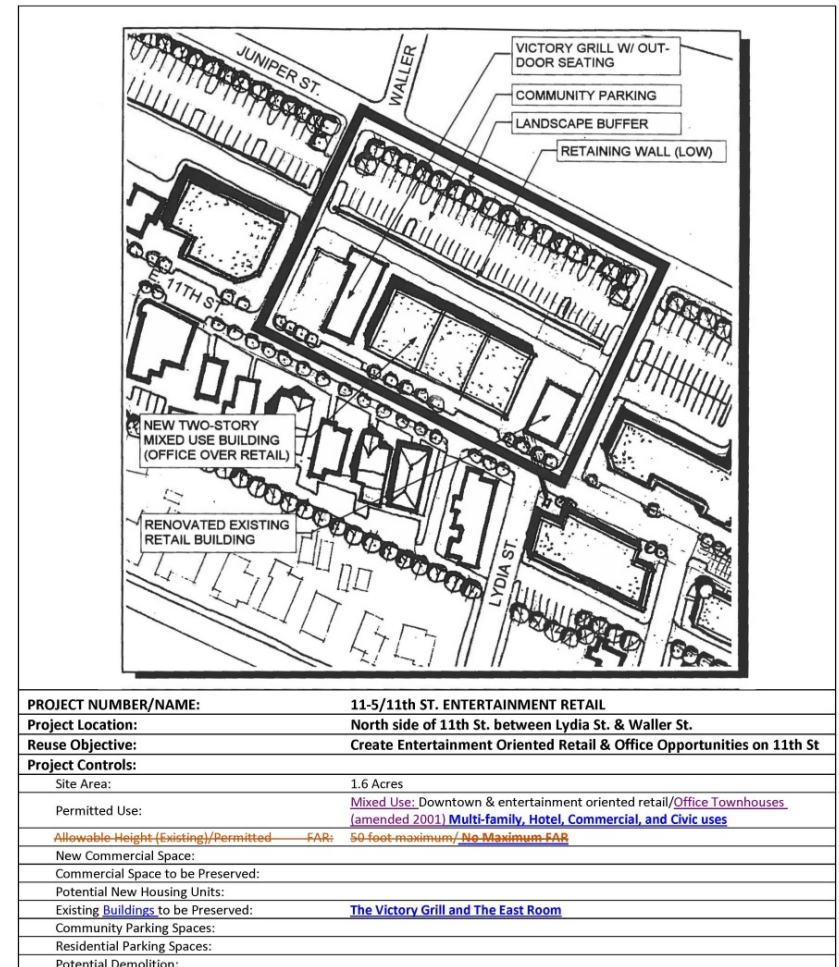
In order to prepare it for a developer solicitation, the following **action** and project controls revisions are recommended:

- Resolve Victory Grill boundary, code, and building condition and utility issues.
- Allow for more diversity of principal uses, such as residential, civic and hotel.
- Remove prescriptiveness in terms of certain uses, # parking spaces, max amount of commercial.
- Increase FAR to 2.0, site-wide.
- Increase building cover to 90%, site wide.
- Increase impervious cover to 95%, site wide.
- Reduce Juniper St frontyard setback to 10'.

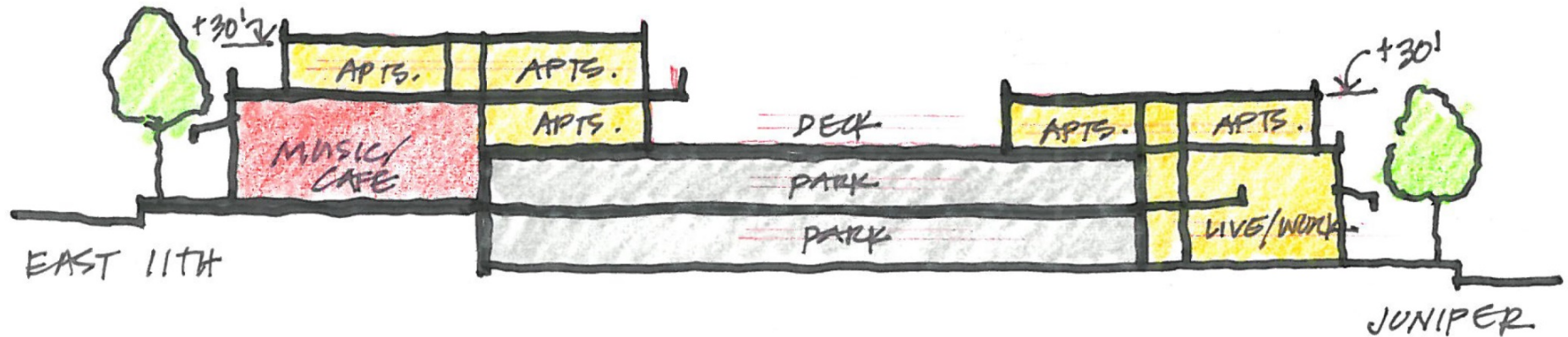
## RECOMMENDED MODIFICATIONS TO BLOCK 18 PROJECT CONTROLS

DRAFT 9.9.2014 - Prepared by McCann Adams Studio for City of Austin NHCD

Figure 4-9: 11<sup>th</sup> Street Entertainment Retail







EXISTING ZONING SCENARIO - BLOCK 18  
 1" = 30' 1.26.2015 MAS

## EXISTING ZONING SCENARIO: SITE SECTION LOOKING WEST

- 0.97 FAR (SUB 1) & 0.75 FAR (SUB 2)
- 90% BLDG COVER (SUB 1) & 60% (SUB 2)
- 95% IMP COVER (SUB 1) & 80% (SUB 2)
- NO SETBACKS (SUB 1)
- 15' FRONT SB; 10' SIDE ST SB; 5' INT SY & REAR SBs (SUB 2)







EXISTING ZONING SCENARIO  
 3RD FLOOR : MULTIFAMILY (OR HOTEL)  
 1<sup>st</sup> = 201 MAS 1.25.2015

**EXISTING ZONING SCENARIO: 3<sup>RD</sup>/TOP FLOOR**  
 SUBDISTRICTS 1 & 2, 11<sup>TH</sup> ST NCCD

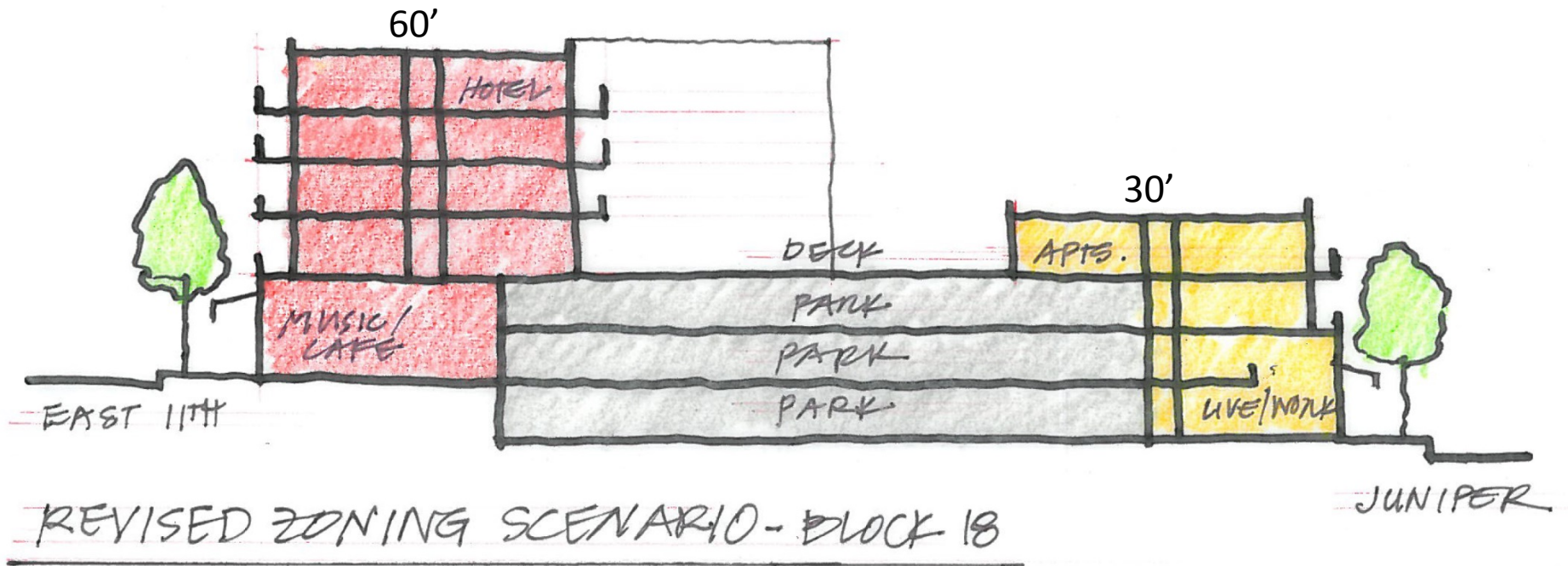








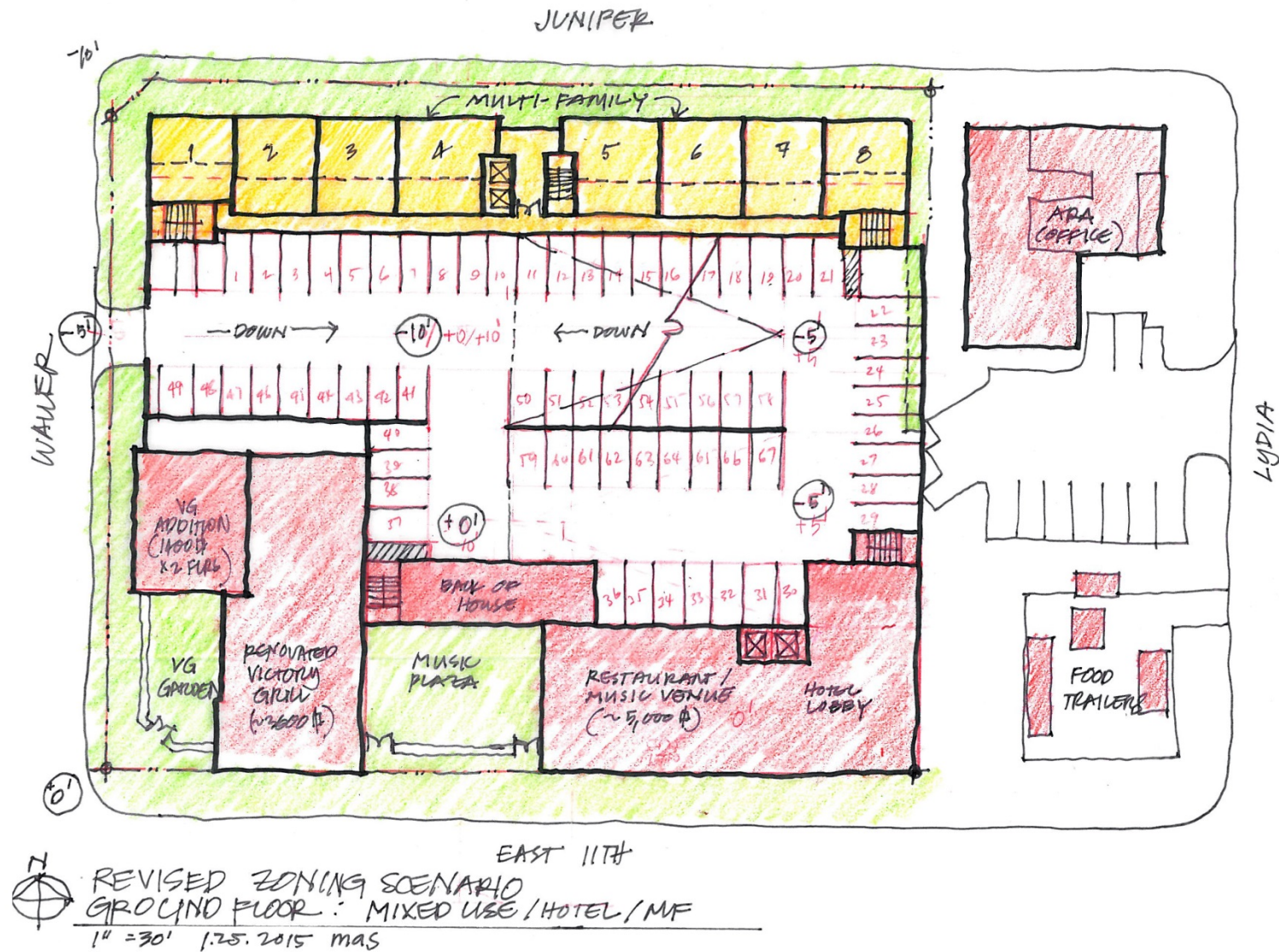




## REVISED ZONING SCENARIO: SITE SECTION LOOKING WEST

- 2.0 FAR
- 90% BUILDING COVER
- 95% IMPERVIOUS COVER
- 10' JUNIPER ST SETBACK





# REVISED ZONING SCENARIO: GROUND FLOOR

## SUBDISTRICTS 1 & 2, 11<sup>TH</sup> ST NCCD



REVISED ZONING SCENARIO  
 3RD FLOOR : HOTEL / MULTI-FAMILY  
 1" = 30' 1.25.2015 MAS

## REVISED ZONING SCENARIO: 3RD FLOOR

### SUBDISTRICTS 1 & 2, 11<sup>TH</sup> ST NCCD









