

**Proposed Modifications to the East 11th and 12th Street Urban Renewal Plan
January 2015**

EXHIBIT A

Project Number/Name (Tear Sheet)	Proposed Name Change	Existing Controls	Proposed Changes	COA Staff and URA Recommends	Planning Commission Recommends
11-5/11th St. Entertainment Retail; North side of 11th St between Lydia St & Waller St	None	Reuse Objective: Create Entertainment Oriented Retail & Office Opportunities on 11th St.	Reuse Objective: Create Entertainment-Oriented Retail & Mixed Use Opportunities on East 11th including possible hotel, multi-family, office and/or civic above pedestrian-oriented, ground floor; and create Residential on Juniper Street, including possible Live/Work units.	YES	
		Site area: 1.6 acres	N/A		
		Permitted use: Downtown & entertainment oriented retail/Office/townhouses	<u>See Attachment A</u>	YES	
		Allowable height: 50' maximum	<u>60' fronting E 11th St and 40' fronting Juniper St</u>	YES	
		Total Maximum FAR: 0.96	Delete Provision (No maximum FAR)	YES	
		New Commercial Space: 40,000-48,000 square feet maximum	Delete Provision	YES	
		Commercial space to be preserved: up to 5,900 square feet rehabilitated	Delete Provision	YES	
		Potential New housing units: 10-15 townhouses, oriented toward Juniper Street	Delete Provision	YES	
		Existing housing to be preserved: 0	Delete Provision	YES	
		Community parking spaces: 135-150 (limited on street spaces available)	Delete Provision	YES	
		Residential parking spaces: 10-15	Delete Provision (Provide parking as required by Code.)	YES	
		Potential demolition: up to 2,000 square feet of commercial/retail	Delete Provision	YES	