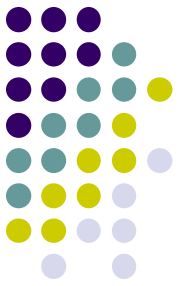


City of Austin's – Neighborhood Housing and Community Development

URBAN RENEWAL BOARD WORK SESSION DRAFT 10.31.2019

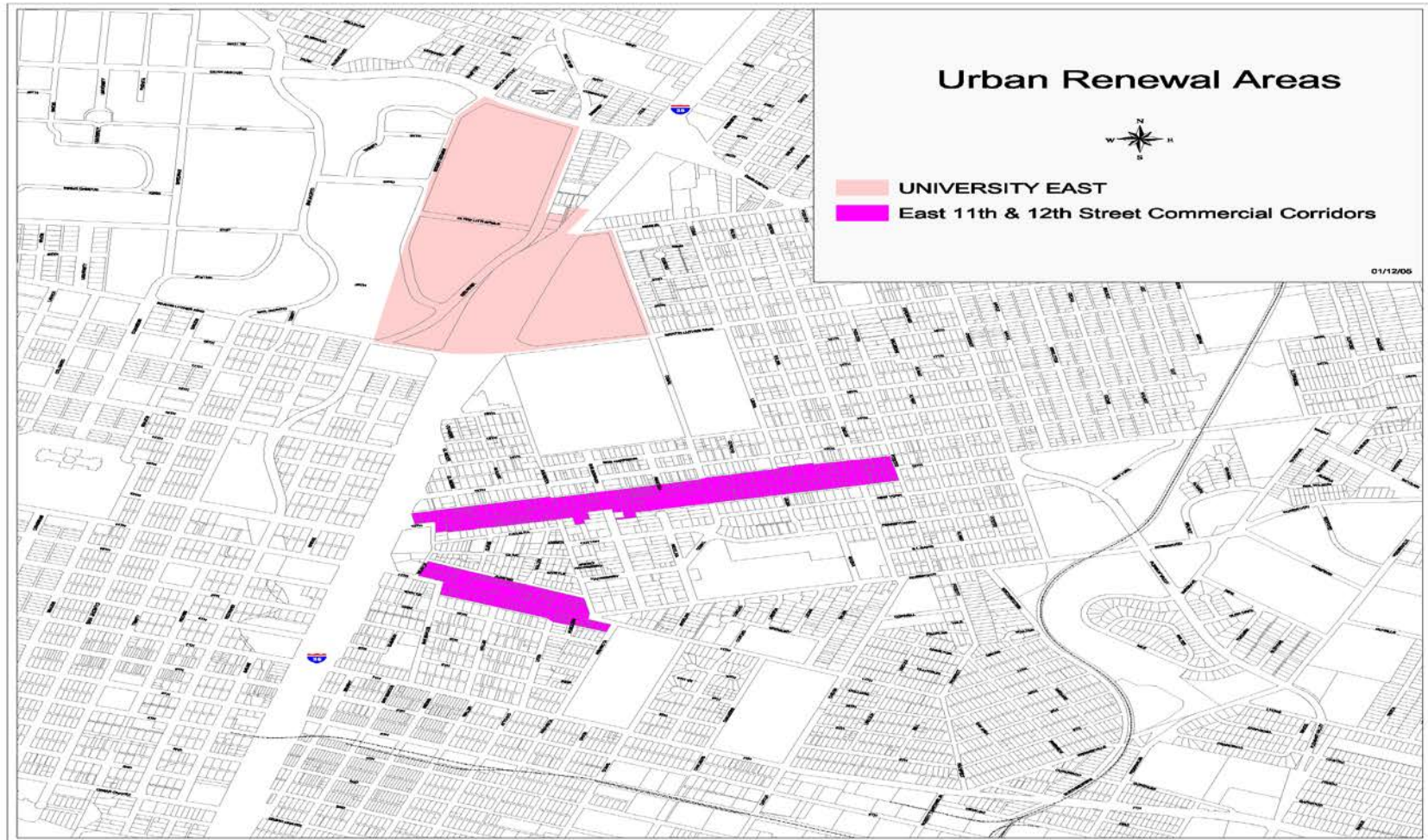
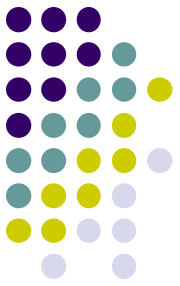
Presentation at
Urban Renewal Board Meeting
November 5, 2019

Urban Renewal Agency - History

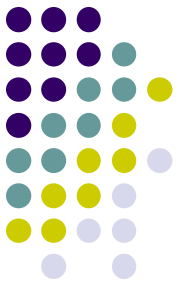


- Under Chapter 374, of the Texas Local Government Code, the City carries out Urban Renewal activities through an Urban Renewal Agency (URA).
- Created December 7, 1959
- 6 urban renewal areas were created – 4 terminated Jan 1, 2005
- Remaining plans:
 - East 11th - 12th Streets
 - University East Project - Non-active plan
- Approved Urban Renewal Plans are filed in the county deed records

Urban Renewal Plans – Map



What Powers do URA's Have?



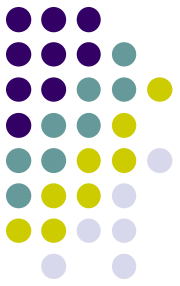
The Urban Renewal Agency (URA) powers are defined in Chapter 374 of the Texas Local Government Code.

- A municipality may exercise urban renewal project powers through a board or through municipal officers selected by the governing body of the municipality by resolution. The municipality may exercise those powers through an urban renewal agency created under this subchapter if the governing body by resolution determines that the creation of an urban renewal agency is in the public interest. An urban renewal agency created under this subchapter may exercise all the urban renewal project powers of the municipality.

State law authorizes the URA to:

- prepare property under its control for sale or transfer;
- conduct preliminary surveys to determine if undertaking an urban renewal project is feasible;
- conduct urban renewal projects described in an urban renewal plan; and
- develop, test, and report methods and techniques for the prevention of slums and urban blight and conduct demonstrations and other activities in connection with those methods and techniques, and apply for, accept, and use federal grants made for those purposes.

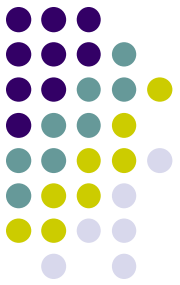
What Powers do URA's Have? cont'd



URA would make recommendations to Council for:

- Proposed modifications to the Urban Renewal Plan
- A request for a zoning or a development regulation change is requested under one of the NCCD's (Only if the Urban Renewal Plan still exists)
 - Since the NCCD's are the zoning tools to implement the URPlan, both would need to be amended in order to achieve/maintain consistency between the two regulatory documents.

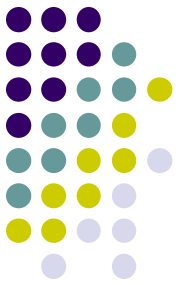
What Powers do URA's Not Have?



As defined in Chapter 374 of the Texas Local Government Code, the URA does not have the authority to:

- Determine if an area is, due to being blighted or a slum, appropriate for a project;
- Approve, amend or hold public hearings related to urban renewal plans;
- Establish general plans for the locality as a whole;
- Make findings related to slum or blighted areas;
- Formulate programs, exercise zoning power, or enforce other land use regulations; or
- Cause the relocation of persons displaced as a result of redevelopment undertaken pursuant to a plan.

Who defines the scope/role of the URA?

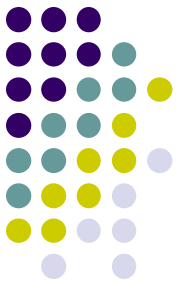


State law and City Council define the scope and role of the URB.

Current Pending Scope in URA Agreement with the City of Austin:

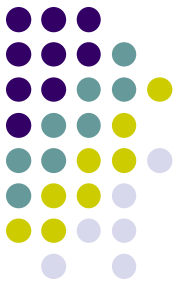
- If a property owned by the UR Agency does not comply with (3) of 3.2 (Acquisition and Disposition), amend and execute documents to grant the City a reversionary interest and a first lien deed of trust granted to the City, both in a form acceptable to City in City's sole discretion.
- At the direction of the City, assist with tasks that support the goals of the UR Plan including, but not limited to:
 - recommend to City Council one or more modifications to the UR Plan that will assist with adopting and implementing the UR Plan no later than March 31, 2020;
 - recommend to City Council one or more modifications to the neighborhood conservation combining district (NCCD) that is applicable to the properties subject to the UR Plan no later than March 31, 2020;
 - recommend a request for proposal (RFP), scoring criteria, and related matrix to redevelop properties currently owned by the UR Agency no later than March 31, 2020; and
 - recommend to City Council one or more proposals received in response to the RFP no later than June 30, 2020.

Past Actions for East 11th and 12th Street Renewal



- **Until 1973**, the URA received funding directly from U.S. Department of Housing Urban Development (HUD)
 - Redirected focus to housing rehabilitation
 - Began receiving Community Development Block Grant (CDBG) funds from the City.
 - Began working with what is now today the City's Neighborhood Housing and Community Development Office to carry out these activities
- **1970's – 1980's:**
 - URA received funding directly from U.S. Department of Housing Urban Development (HUD)
- **1995:**
 - Austin Revitalization Authority created to develop master plan for East Austin

Past Actions for East 11th and 12th Street Renewal (cont'd)



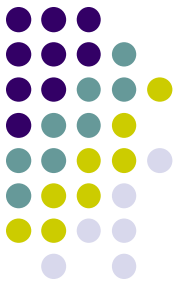
1997:

- Council designated East 11-12th Streets area as blighted and suitable for urban renewal.

1999:

- Council approves Urban Renewal Plan
- City, Urban Renewal Agency, and ARA entered into Acquisition, Development and Loan Agreement (Tri-Party).
- City authorized the execution of the \$9,035,000 HUD Section 108 guaranteed loan

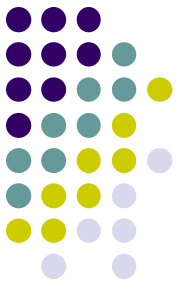
Past Actions of East 11th and 12th Street Renewal (cont'd)



2010:

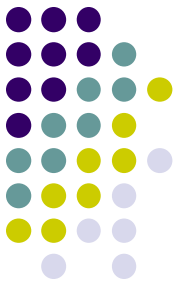
- City, Urban Renewal Agency and ARA agreed to non-renew Tri-Party Agreement
- City of Austin entered into an agreement with the Urban Renewal Agency to continue the cooperative efforts to complete the Urban Renewal project
 - Current agreement – On September 19, 2019 Council approved a period of nine months (June 30, 2020), to provide the City Council with an update on the status of the Board's activities no later than March 31, 2020.

Current Actions of East 11th and 12th Street Renewal



2010 - Current:

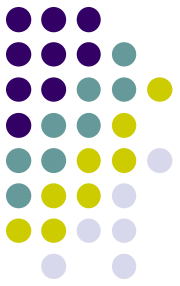
- URA has a long standing License Agreement with DiverseArts Culture Works, a non-profit multidisciplinary cultural arts organization, for the operation of Kenny Dorham's Backyard on URA-owned property in the 1100 Block of East 11th Street.
- Issued a Request for Proposal that resulted in the conveyance of two parcels of land along East 12th Street
- Made 6 recommendations for modifications to the East 11th and 12th Street Urban Renewal Plan, that were adopted by City Council
- Held several Board meetings that served as a conduit for community input regarding the Board's role as stewards of the implementation of the Urban Renewal Plan.
- Commissioned a report by Economic & Planning Systems, Inc., East 11th and 12th Street Development Strategy (2012)
- Created the Urban Renewal Plan Implementation Committee and a Work Group



Urban Renewal Plan

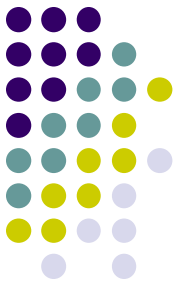
- The Urban Renewal Plan was the product of three years of planning and community consensus building.
- Effective January 25, 1999; 11 modifications
- The Plan's vision includes specific redevelopment projects and associated regulatory controls intended to assure quality, compatible, mixed-use development along the East 11th and 12th Streets Corridors.

Urban Renewal Plan (cont'd)



- East 11th Street is envisioned as a visitor-oriented destination with three to five story buildings that provide entertainment and office space, attracting local residents and customers from the Austin metropolitan area.
- East 12th Street is envisioned as a mixed-use area with a variety of small-scale, live-work environments with combined office, retail and residential uses that serve the immediate area.
- Plan expires December 31, 2028, with an evaluation in December 2024 to determine if the Plan should remain in effect.

Neighborhood Conservation and Combining District (NCCD)

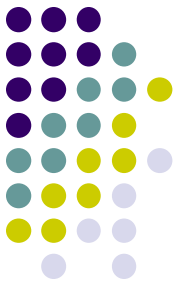


The City of Austin created two Neighborhood Conservation Combining Districts (NCCD) to assist with the implementation of the East 11th and 12th Streets redevelopment.

Purpose:

- Establishes development regulations
- Defines boundaries and sets standards for redevelopment
- Zoning tool that modifies the City's Land Development Code, customizing development standards
 - Implements the East 11th and 12th Streets Urban Renewal Plan

Neighborhood Conservation and Combining District (NCCD)



East 11th Street NCCD – Adopted in June 1991

- Voluminous document that includes:
 - Various analyses; historic resources documentation, permitted and conditional uses, etc., and not in alignment with Urban Renewal Plan

East 12th Street NCCD - Adopted in February 2008

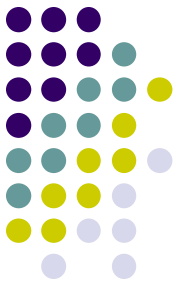
- Site Development Regulations, parking garage design, prohibited uses, etc. and is in alignment with Urban Renewal Plan for East 12th Street

Land Development Code Rewrite:

- NCCDs are not a part of the new code.
- Existing NCCDs are being carried forward to some degree, per Council's direction, but new NCCDs won't be permitted.
- Where existing NCCDs are being carried forward as they are today you will see F25 on the map, which means that the zoning continues unchanged from today. Below is a link for a more detailed look of the current and proposed zoning maps:

<https://austin.maps.arcgis.com/apps/Compare/index.html?appid=32713bd8d31f4f858b5247e47d917c5b>

NCCD's Land Development Code Rewrite



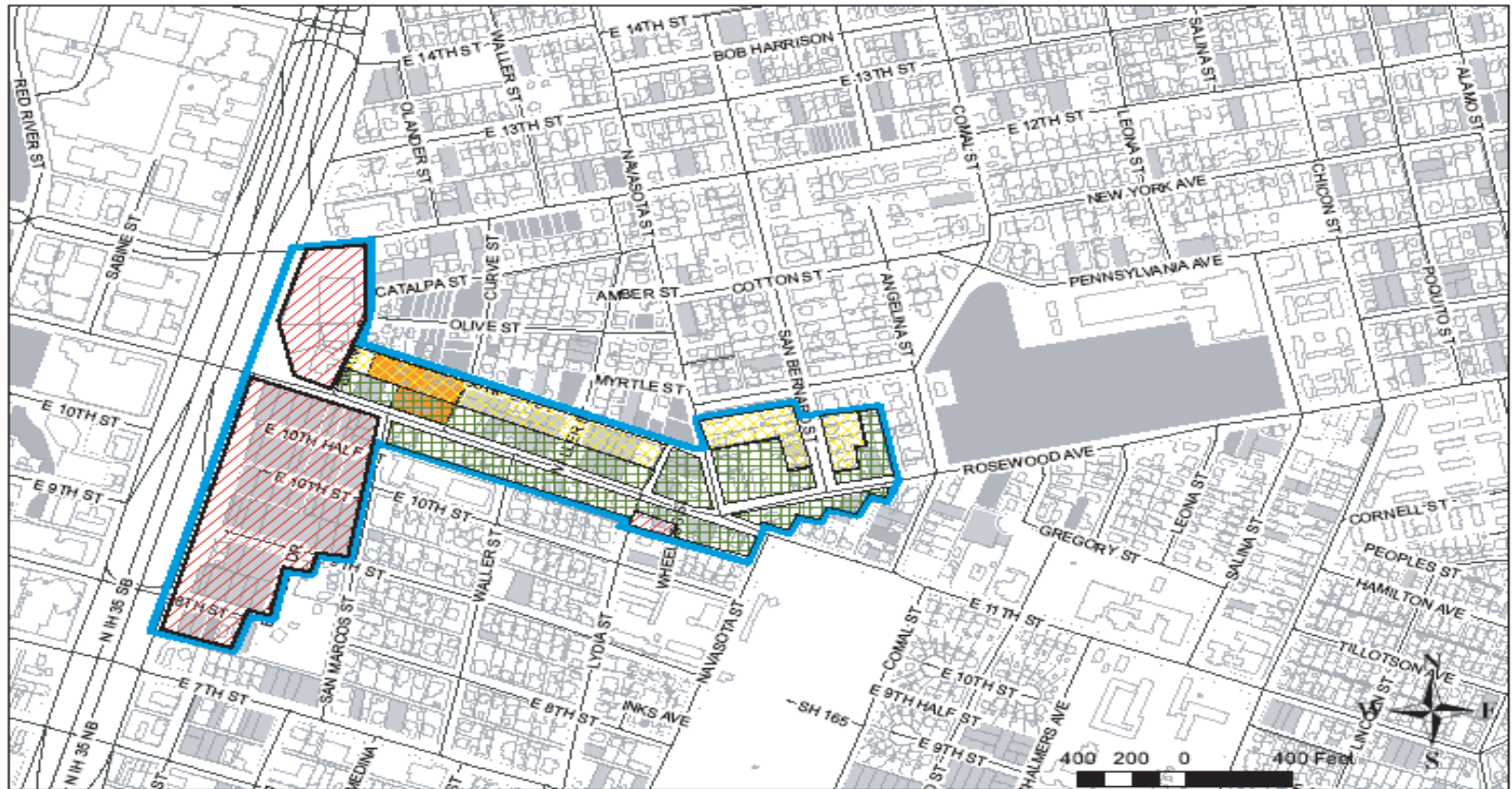
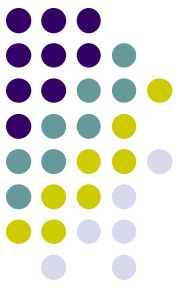
Proposed Zoning



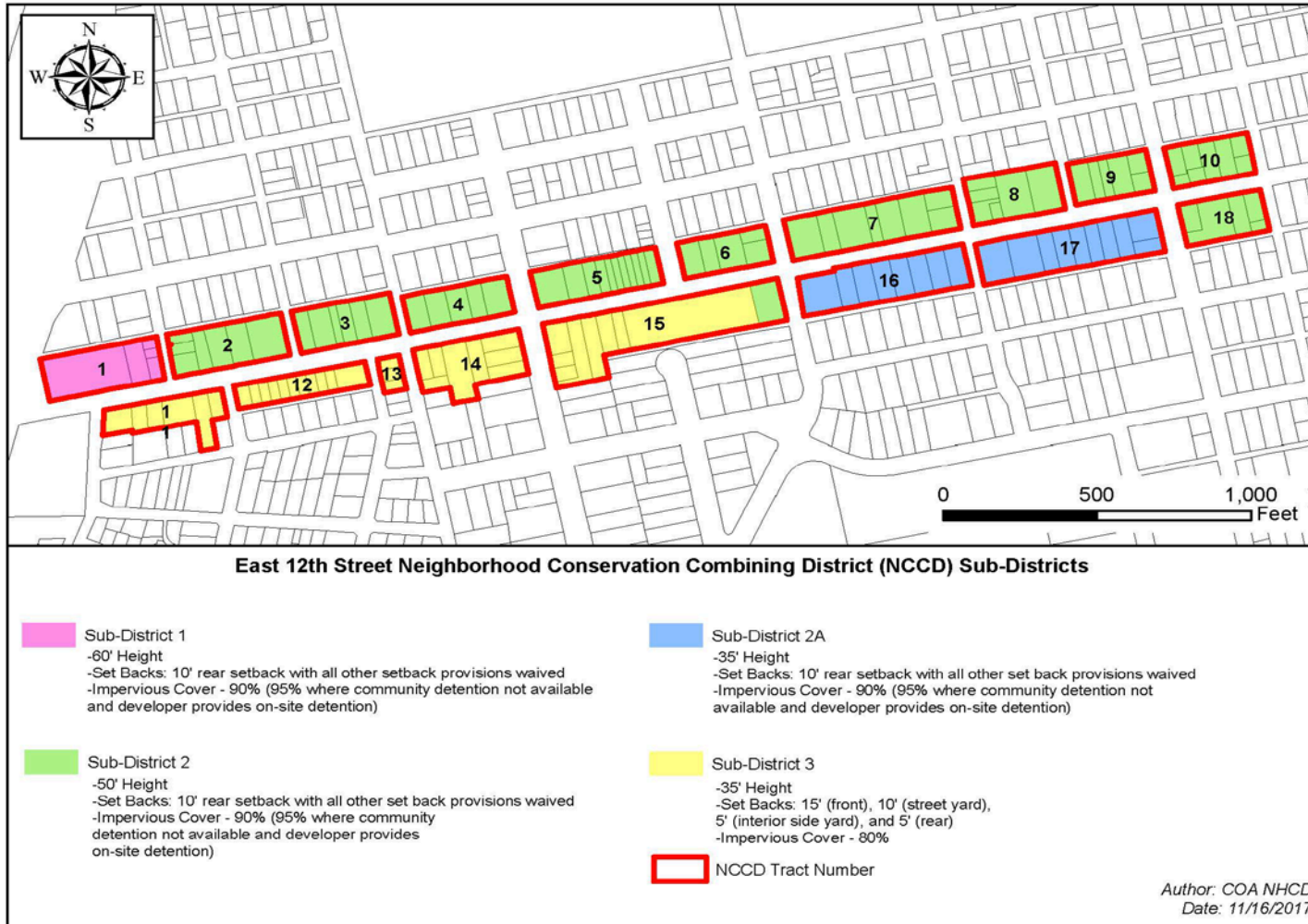
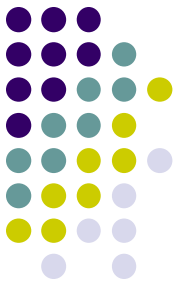
Current Zoning



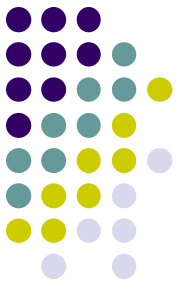
East 11th Street – NCCD (effective June 1991)



East 12th Street – NCCD (effective February 2008)



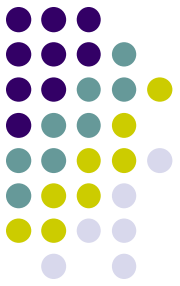
The Problems of the Past



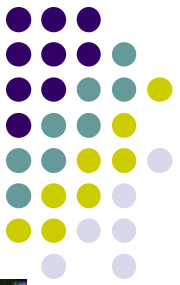
- Area of rich cultural history fell into disrepair
- Poor infrastructure conditions (sidewalks, undersized utilities, roads)
- Criminal activities
- Deteriorated housing and commercial structures
- Vacant lots and buildings that enabled criminal activities



Successes of East 11th



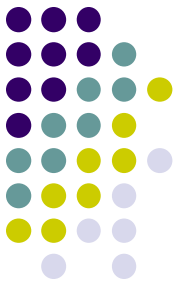
Successes of East 12th



Chapman House



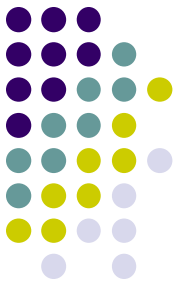
Policy on Property Disposition



Provided at the URB October 15, 2018, meeting:

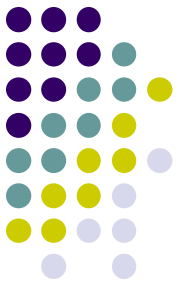
- Under Chapter 374, TX Local Government Code, the Urban Renewal Board may transfer property one of two ways:
 - If the City or the Urban Renewal Agency sells urban renewal land to a private person, the sale must be conducted through a competitive sealed bid process (request for proposal).
 - The City or the Urban Renewal Agency may sell urban renewal land for uses in accordance with an urban renewal plan to a public or private nonprofit corporation or foundation without conducting a competitive bid process (unsolicited proposal).

Policy on Property Disposition

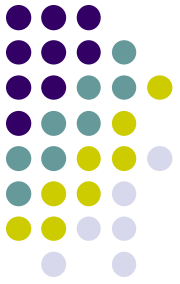


- The Urban Renewal Agency has used both processes in the past.
 - Recent transaction was when the Agency accepted an unsolicited proposal from the Austin Revitalization Authority for the Agency properties along the North Side of the 1000 Block of E 11th Street, Block 17 (Behind the Street-Jones and Snell Buildings) for the development of 16 townhomes 2 of these townhomes are in the Austin Housing Finance Corporations, Community Land Trust (CLT) portfolio.
 - A Request of Proposal (RFP) process was used to sell two tracts of Agency-owned property on East 12th Street, 1120 E 12th Street and 1322-1336 E 12th Street. One is currently under constructions and the other has no development plans, per developer.

Policy on Property Disposition



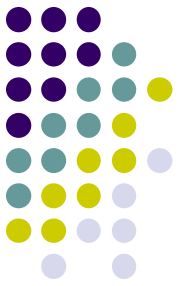
- Both processes include a scoring process and a requirement of the developer to submit financials. The financials are submitted to a City-approved 3rd party for review.
- Austin City Council has had discussions from the dais regarding the City's and Austin Housing Finance Corporation (AHFC's) policy for the disposal of city/publicly-owned properties.
- City Council has indicated their desire to RFP City-owned properties in order to demonstrate highest and best use of the property.



Any Questions?

Break

What are the important features of Urban Renewal Plan?



Bikability?

Preservation
of Historic and
Cultural
Resources?

Community
Parking?

Indoor/Outdoor
Entertainment?

Art
Studios?

Small
Businesses?

Walkability?

Affordable
Commercial
Space?

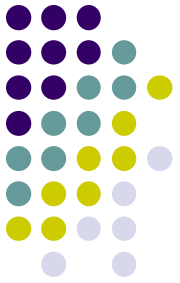
Tree
Preservation
and
Landscaping?

Human-Scale?
Compatible
Scale?

Safety
and
Lighting?

Affordable
Housing?

Urban Renewal Agency Property



- Currently the URA owns 2 tracts of land, with a total of 15 properties:

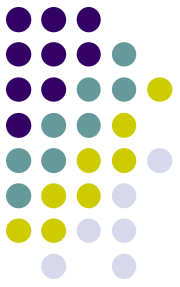
900 Block of E 11th St (Block 16)

1100 Block of E 11th St (Block 18)

916 E. 11th St.
920 E.11th St.
907 Juniper St.
909 Juniper St.
911 Juniper St.
913 Juniper St.

1100 E. 11th St.
1106 E. 11th St.
1112 E. 11th St
1114 E. 11th St
1103 Juniper St
1105 Juniper St
1107 Juniper St
1109 Juniper St.
1159 Waller St

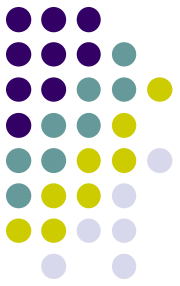
Urban Renewal Agency Property – Block 16



Block 16 (41,799 Square Feet)



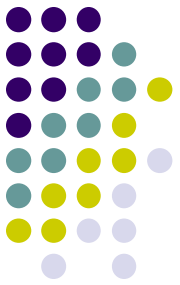
Urban Renewal Agency Property – Block 18



Block 18 (46,567 Square Feet)



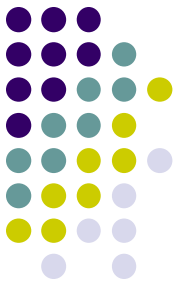
What is unique about Block 16?



What should be preserved and/or enhanced:

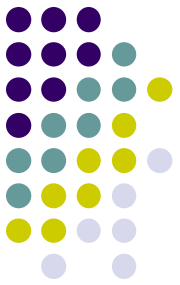
- Should new outdoor spaces be created to buffer from potential new buildings that could be developed close to the existing African-American Cultural Heritage Center?
- What levels of affordability should be achieved with potential new housing?
- What kinds of ground floor uses should face East 11th St that could complement the African-American Cultural Heritage Center?
- What level of green building should these new buildings achieve? AEGB 3 or 4 Star?
- What type of streetscape treatments should be required?
- What other community benefits could be requested or required?

What is unique about Block 18?



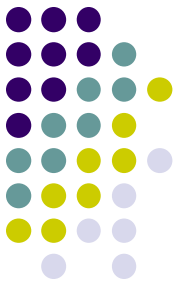
What should be preserved and/or enhanced:

- Should new outdoor spaces be created to buffer from potential new buildings that could be developed close to the existing Victory Grill?
- What levels of affordability should be achieved with potential new housing?
- What kinds of ground floor uses should face East 11th St that could complement the Victory Grill?
- What types of improvements might be encouraged on the Victory Grill site to bring it into code compliance, etc.?
- What level of green building should the new buildings achieve? AEGB 3 or 4 Star?
- What type of streetscape treatments should be required?
- What other community benefits could be requested or required?



Next Steps – Work Plan

- **November 2019**
- URB Agenda 11/18/2019
- Discussion and action on URP Amendments
- Overview of Staff recommendations for Neighborhood Conservation Combining District (NCCD) Amendments
- Other
- Between the November and December meeting:
- Commissioners review staff recommendations for NCCD Amendments
 - Send any comments or questions to staff, prior to December 16th meeting.
- **December 2019**
- URB Agenda 12/16/2019
- Discussion and action on 11th St NCCD Amendments
- Overview of staff recommendations Request for Proposal (RFP) scoring criteria and matrix for Blocks 16 and 18.
- Other



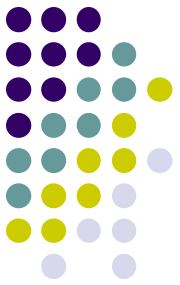
Next Steps – Work Plan

January 2020

- URB Agenda 01/13/2020
 - Discussion on RFP scoring criteria and matrix for Blocks 16 and 18.
 - Other
- **Staff-** January 28th Planning Commission discussion and action on URP and NCCD amendments

February 2020

- URB Agenda 02/10/2020
 - Discussion and action on RFP scoring criteria and matrix for Blocks 16 and 18.
 - Other
- **Staff-** February 13th – City Council discussion and possible action on URP and NCCD amendments
Prepare Final RFP Documents, Appraisals, Environmental Report, Scoring Criteria and Matrix, Legal Documents



Next Steps – Work Plan

March 2020

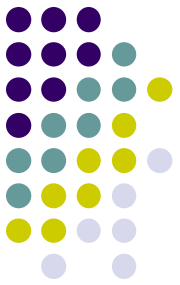
- URB Agenda 03/16/2020
- Discussion and action on URB's 6-month activity report.
- Other
- **Staff-** URB 6 month activity report to City Council
 - March 2nd – Release RFP for Blocks 16 and 18
 - Solicitation Period (includes pre-response meeting and addendum issuance)

April 2020

- **Staff** - Solicitation Period (includes pre-response meeting and addendum issuance)

May 2020

- URB Agenda 05/18/2020
- Discussion of responsive proposals for the sale of the properties located in Blocks 16 and 18.
- Other
- **Staff-** May 4th - Receipt of RFP's for Blocks 16 and 18.
 - Review of responsive proposals, to include 3rd party financial review.



Next Steps – Work Plan

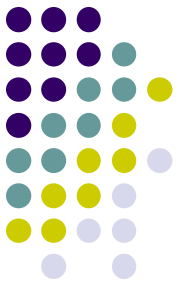
June 2020

- URB Agenda 06/15/2020
 - Discussion and action on recommendations to City Council for the sale of properties located in Blocks 16 and 18.
 - Other
- **Staff** – June 4th - City Council discussion and possible action to extend the Agreement Concerning Implementation of the East 11th and 12th Streets Urban Renewal Plan between the Urban Renewal Agency and the City of Austin

July 2020

- Staff - July 30th - City Council discussion and possible action on recommendations to City Council for the sale of properties located in Blocks 16 and 18.

References



- **East 11th and 12th Street Urban Renewal Plan:**

<http://www.austintexas.gov/department/urban-renewal-plan>

- **City of Austin's Neighborhood Combining Districts (NCCD) Chart:**

https://www.austintexas.gov/sites/default/files/files/Planning/nccd_ordinance_chart.pdf

- **East 11th Street Neighborhood Conservation Combining District (NCCD):**

<http://www.cityofaustin.org/edims/document.cfm?id=24060>

- **East 12th Street Neighborhood Conservation Combining District (NCCD):**

<http://www.cityofaustin.org/edims/document.cfm?id=114644>

- **East 11th and 12th Street Development Strategy**

<http://www.austintexas.gov/department/east-11th-12th-streets>

- **East 12th Street District Economic Strategy**

<https://app.box.com/s/09d2ma8kom6eghfyv95v4e8lgpdaltpv>

- **Austin Strategic Direction 2023**

https://www.austintexas.gov/financeonline/afo_content.cfm?s=73&p=160