

EAST 12 ATX UPDATE
For
The Urban Renewal Board

September 19, 2022



AGENDA AND PURPOSE

PURPOSE: To update the Urban Renewal Board on Eureka's plans for E. 12th Street.

AGENDA

- Introductions
- Eureka's E. 12th Street Vision
- Works since 2019
 - Hurdle House Stabilization
 - Code Analysis and Support
 - Site Plans
- Next Steps

INTRODUCTIONS

EUREKA:

- Headquartered in Austin, Texas
- Real estate investment company (7,000+ MF units; over half are rental assisted)
- Uses cultural and historic preservation to create places built on community, togetherness, and relationships
- Dedicated to world class, sustainable projects

E12 ATX:

- Once the heart of the city's African-American community
- Elevate the tangible evidence of the community's history
- Work with the community to reflect its unique character and values in the affordable and sustainable projects to come



INTRODUCTIONS



JHL



JLP+D



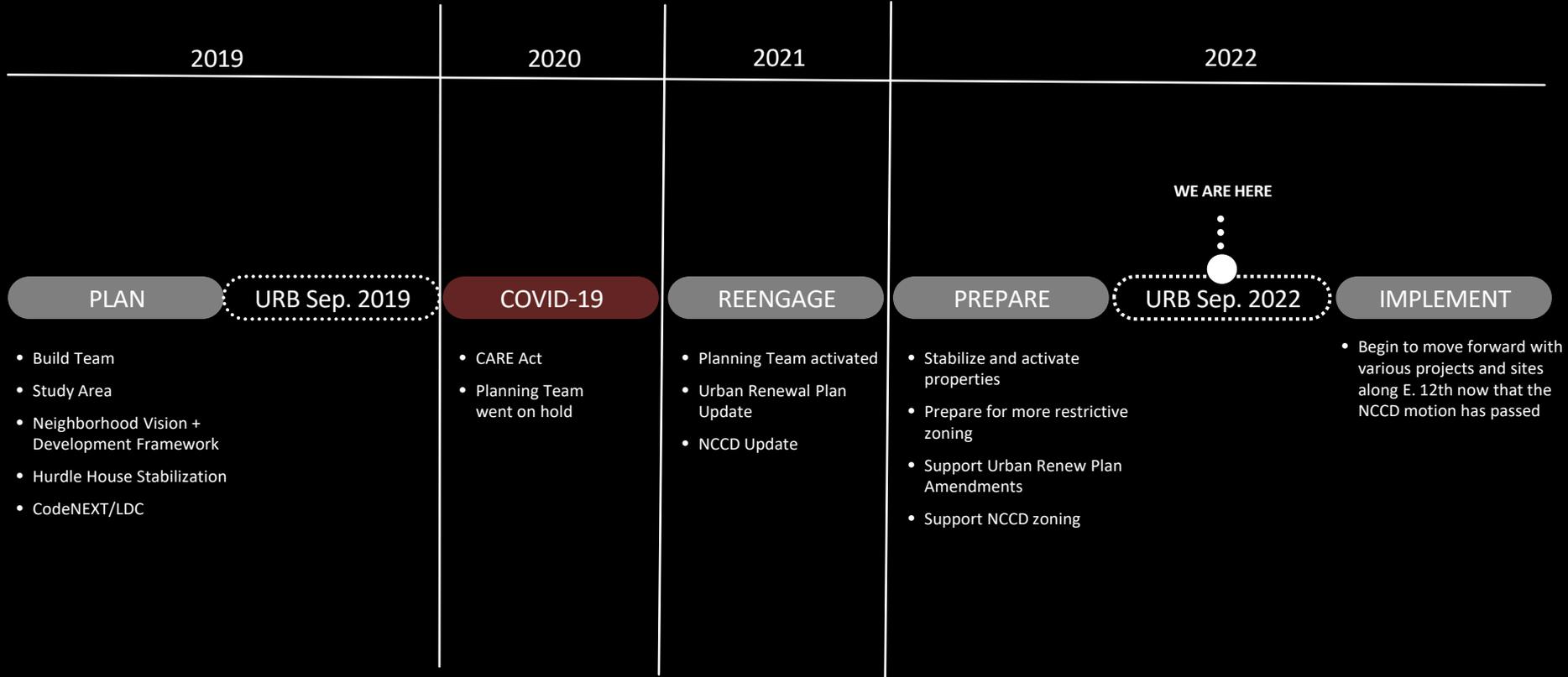
CARTER • DESIGN



TRAHAN ARCHITECTS



TIMELINE





East 12th St Neighborhood Vision + Development Framework

Gehl +


LIONHEART

+

jamesLIMA
Planning + Development

Project Goals

Goal 1

Project excellence will support East Austin's long-standing role as an influencer of and inspiration for others.

Goal 2

The framework is effective at two scales – the corridor level as well as the site-specific scale.

Goal 3

The team listens intently to all and partners with stakeholders to bring the vision to life.

Goal 4

Economic sustainability will allow the vision to lift people up – the client, the neighborhood, the city.

Goal 5

The vision informs the city's policies in a way that lets the community be part of the creative process saying, "yes, and..."

Project Vision Statement

This Vision sums up the potential of the project and provides a touchstone for decisions through the planning, design, and implementation phases.

The East Austin Framework Plan will draw from the past and present spirit, culture, form and feel of East Austin’s neighborhoods and people to ensure that the neighborhood’s influence continues to radiate from the heart of this community out into the city and beyond.

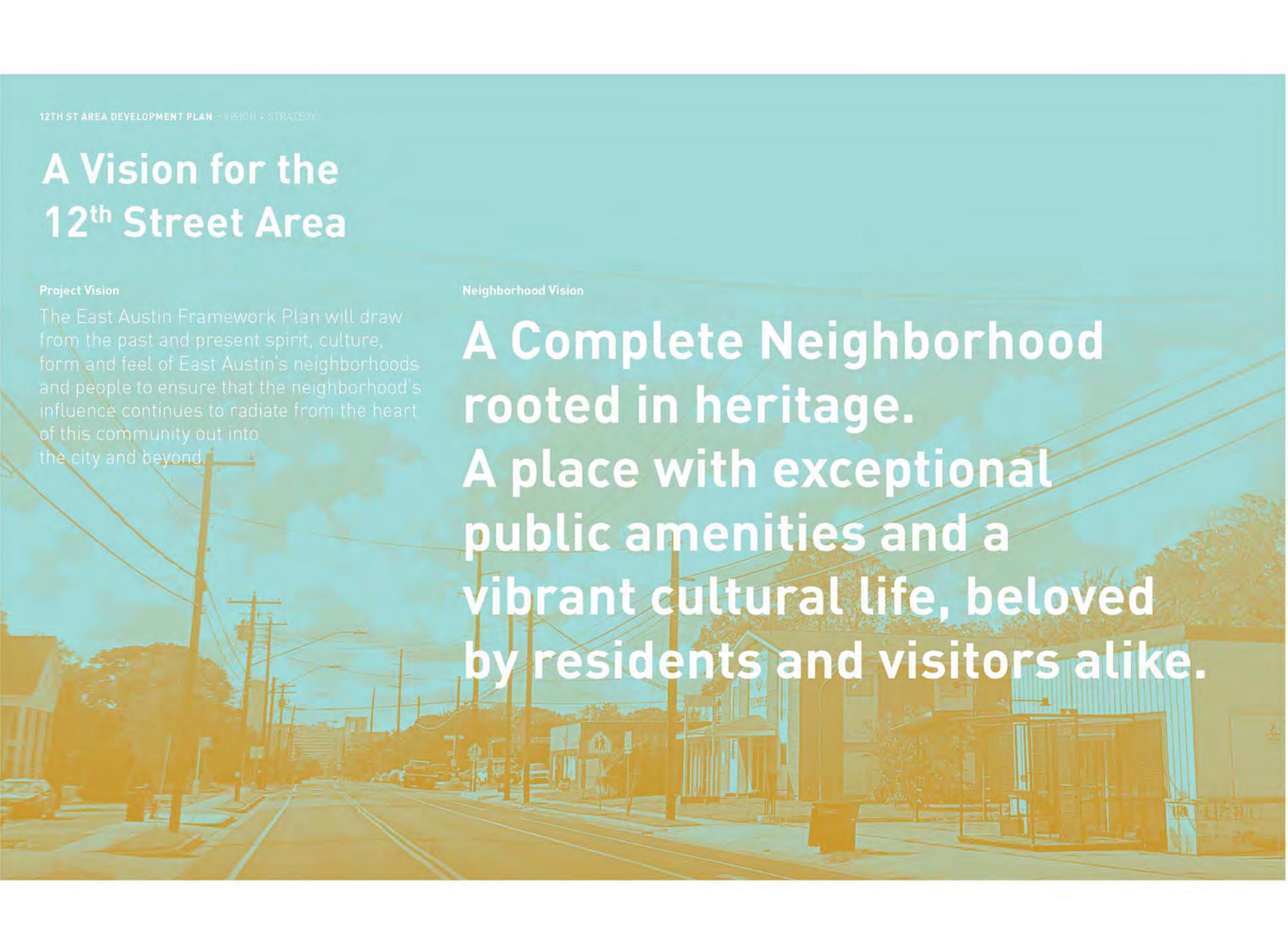
A Vision for the 12th Street Area

Project Vision

The East Austin Framework Plan will draw from the past and present spirit, culture, form and feel of East Austin's neighborhoods and people to ensure that the neighborhood's influence continues to radiate from the heart of this community out into the city and beyond.

Neighborhood Vision

**A Complete Neighborhood
rooted in heritage.
A place with exceptional
public amenities and a
vibrant cultural life, beloved
by residents and visitors alike.**



Urban Design Strategies Overview



1

**Honor
Heritage**

2

**Connect
to Waller
Gateway**

3

**Create the
Bogy Creek
Open Space
System**

4

**Make 12th
Street a Green
Corridor**

5

**Nurture
Cultural
Connections**

6

**Define Key
Intersections**

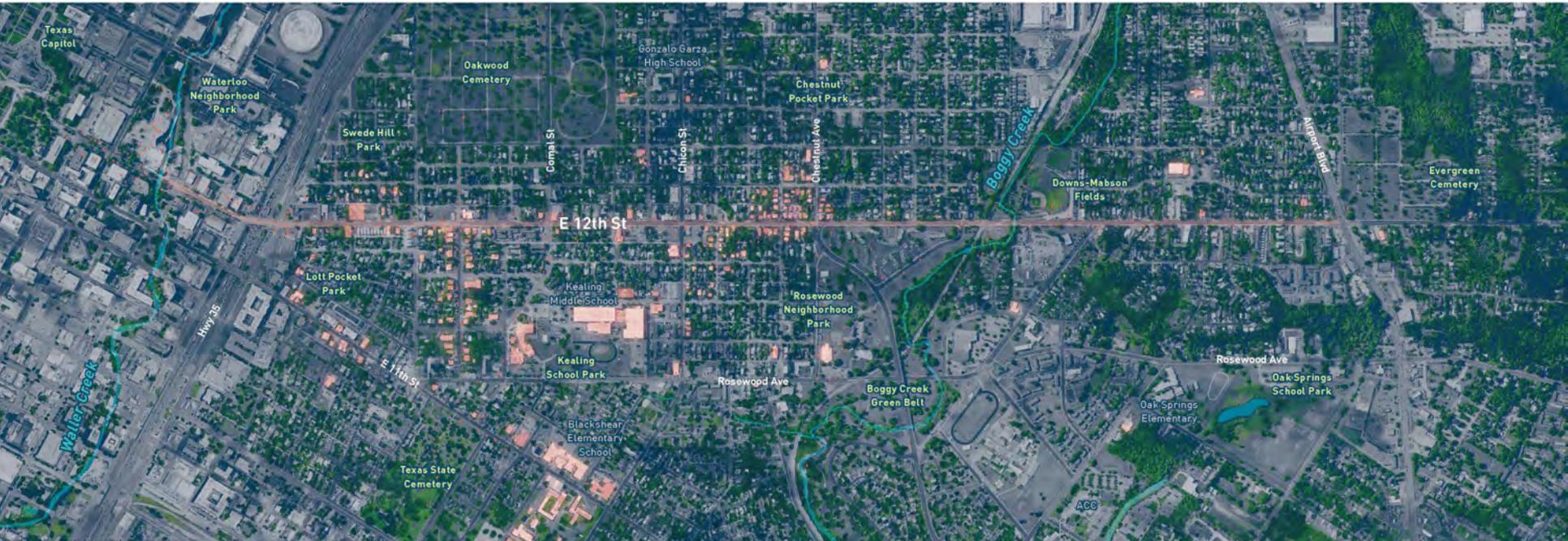
7

**Heal the
Urban Fabric**

8

**Foster
Residential
Diversity**

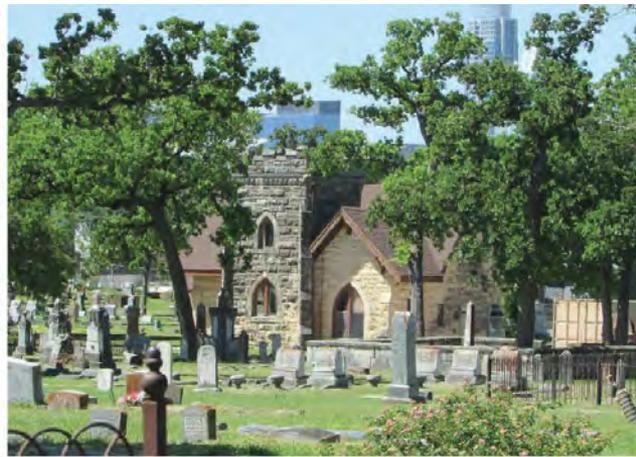
1 Honor Heritage



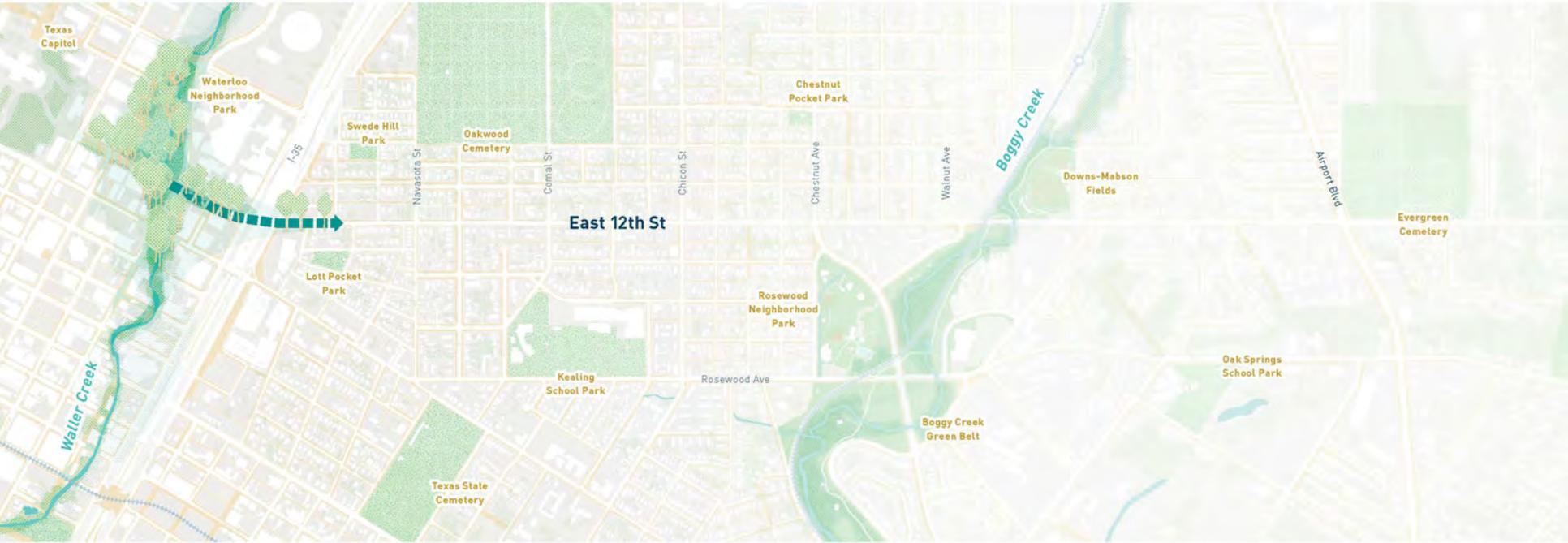
Preserve architectural & cultural heritage, build around historic landmarks, enhancing their presence and values.

 Buildings of cultural and community relevance.



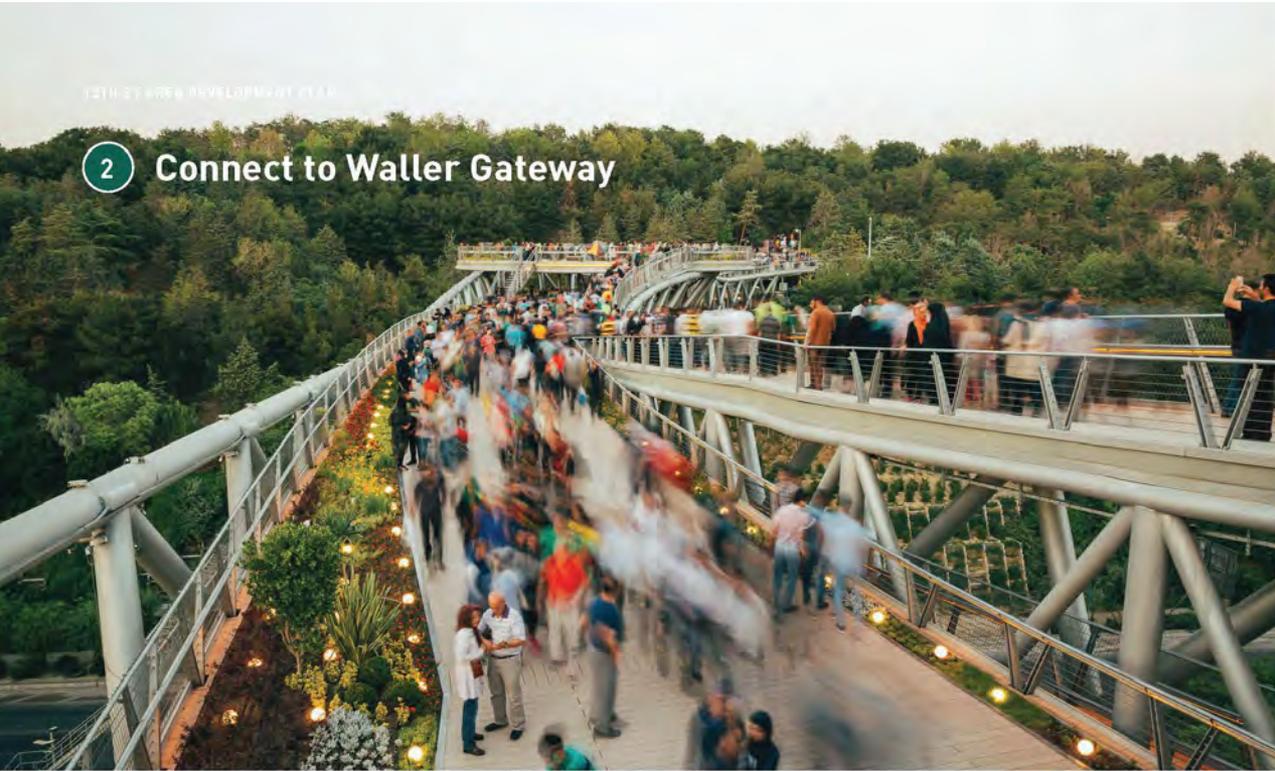


2 Connect to Waller Gateway

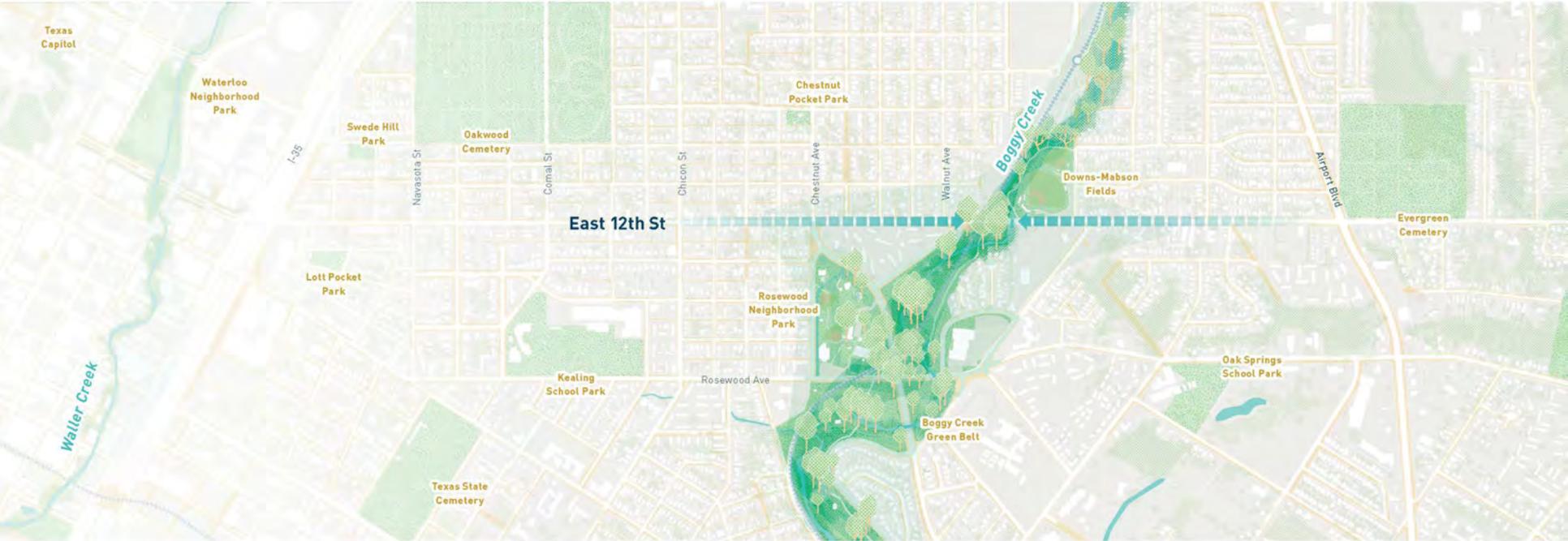


A new boundary for the East Side: East Austin begins at Waller Creek, the freeway crossing should be part of this green, porous, walkable and bike-friendly experience.

2 Connect to Waller Gateway



3 Create the Boggy Creek Open Space System



Unlock the potential of this Natural Systemcenter of gravity – part of a network of neighborhood green, sports and leisure assets, and a city destination in itself.

3 Create the Boggy Creek Open Space System

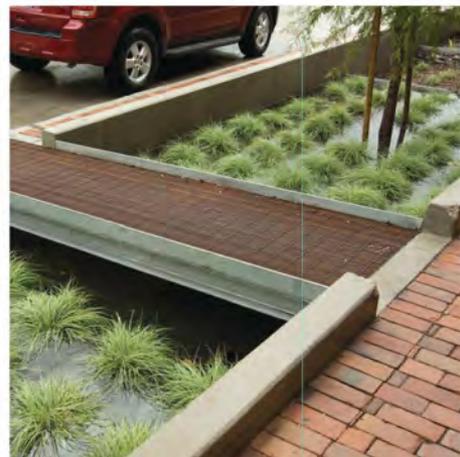


4 Make 12th Street a Green Corridor

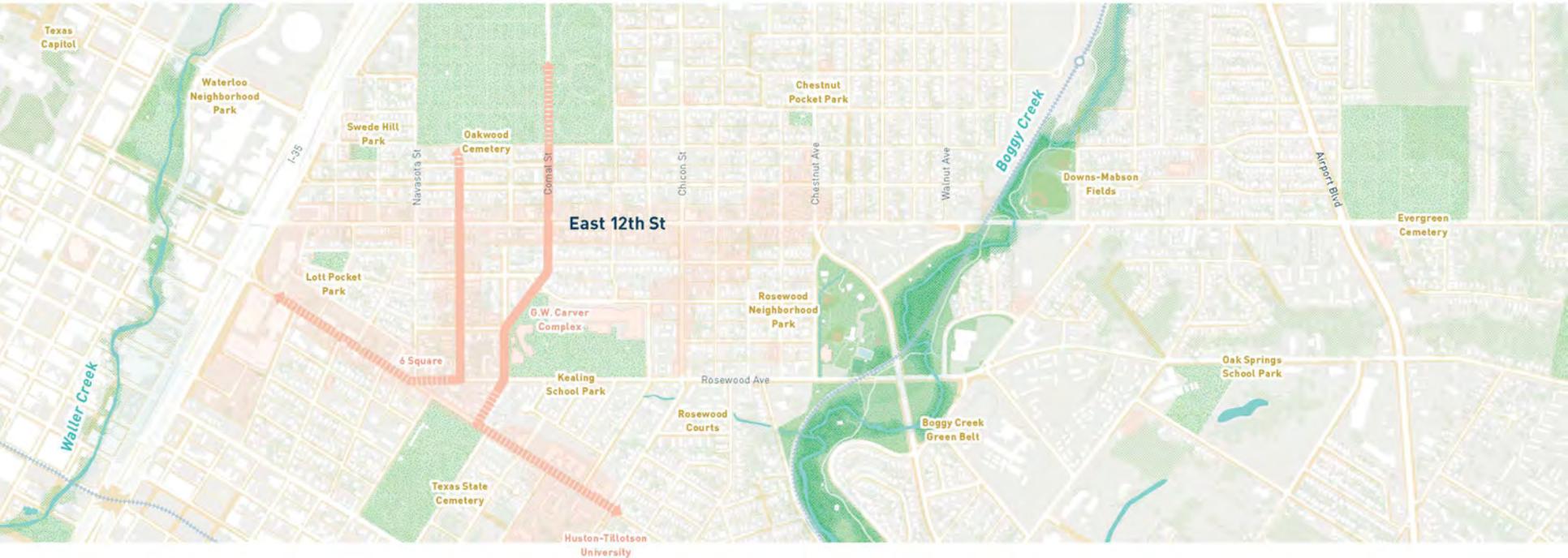


Establish East 12th Street as a green corridor linking the two creeks.

4 Make 12th Street a Green Corridor



4 Nurture Cultural Connections



Build on the existing cultural heritage and define a cultural area that embraces the cemetery, the G.W. Carver museum, the library, the Huston-Tillotson University and the area’s vernacular residential buildings.

Buildings of cultural and community relevance.



4 Nurture Cultural Connections



6 Define Key Intersections



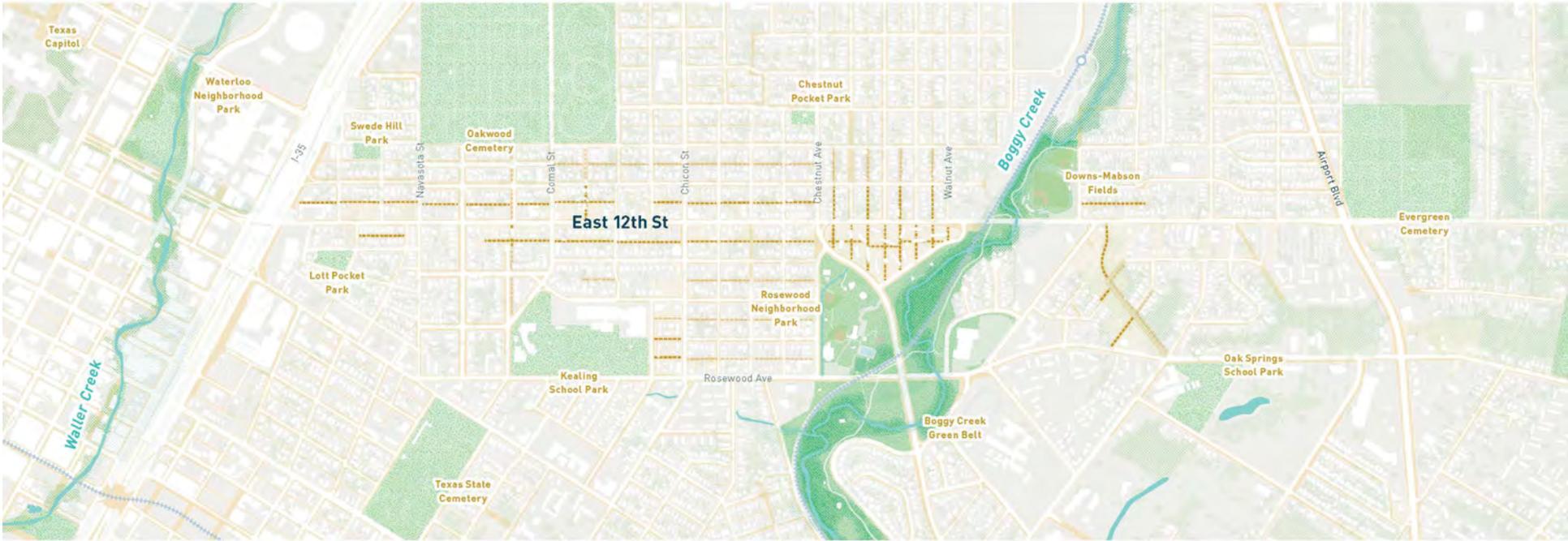
Determine key intersections with varied identities, well paced, at walkable distances.

- 12th St Corridor
- Key Intersections
- Secondary Corridors





7 Heal the Urban Fabric



Heal the fabric and ensure new development takes cues from the original East Austin fabric and street grid, and seek opportunities to make the most of the system of alleys.



7 Heal the Urban Fabric



8 Foster Residential Diversity



Foster greater residential diversity and greater density within the capacity of East 12th Street.

8 Foster Residential Diversity



Urban Design Strategies



1 Honor Heritage

Respect and preserve the heritage of the 12th Street corridor.

2 Connect to Waller Gateway

A new boundary for the East Side: East Austin begins at Waller Creek, the freeway crossing should be part of this green, porous, walkable and bike-friendly experience.

3 Create the Bogy Creek Open Space System

Unlock the potential of Bogy Creek – a new point of gravity, part of a network of neighborhood green, sports and leisure assets, and a city destination in itself.

4 Make 12th Street a Green Corridor

Establish East 12th Street as a green corridor linking the two creeks.

5 Nurture Cultural Connections

Building on the existing cultural heritage and define a cultural area that embraces the cemetery, the G.W. Carver museum, the library, the Huston-Tillotson University and the area's vernacular residential buildings.

6 Define Key Intersections

Determine key intersections with varied identities, well paced, at walkable distances.

7 Heal the Urban Fabric

Heal the fabric and ensure new development takes cues from the original East Austin fabric and street grid, and seek opportunities to make the most of the system of alleys.

8 Foster Residential Diversity

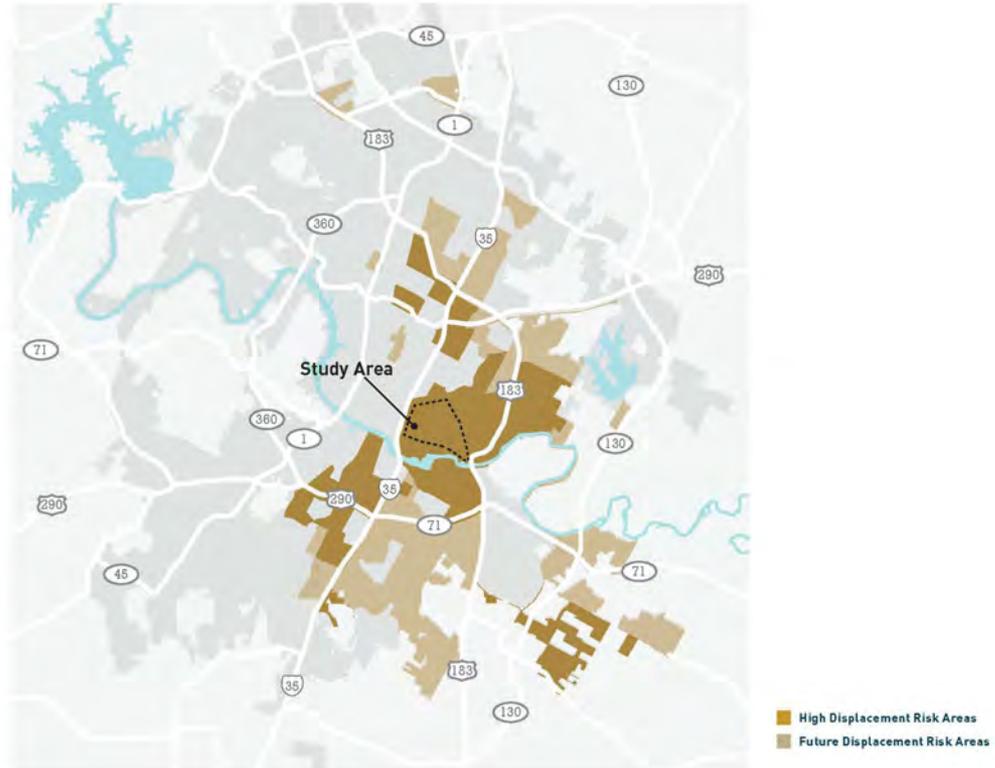
Foster greater residential diversity and greater density within the capacity of East 12th Street.



East 12th St Affordable Housing Study

Displacement Risk – Affordability and Gentrification

The study area faces high displacement risk



Demand for Affordable Housing

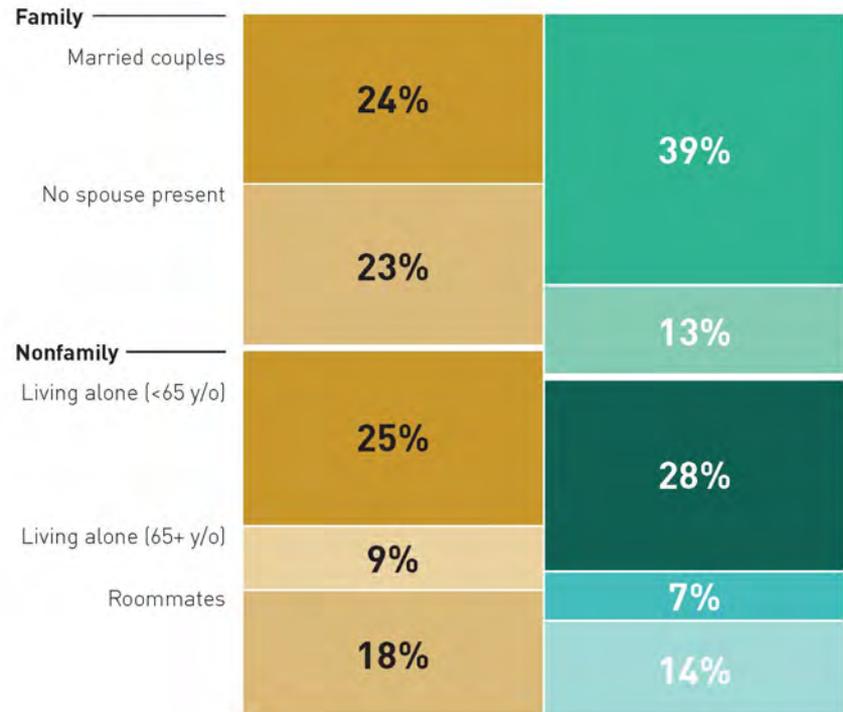
– Study area* population analysis

Different household characteristics drive different housing needs.

In the study area, there are fewer married-couple households; more families with no spouse present; and more nonfamily households with roommates living together than in the City overall.

% Household Distribution

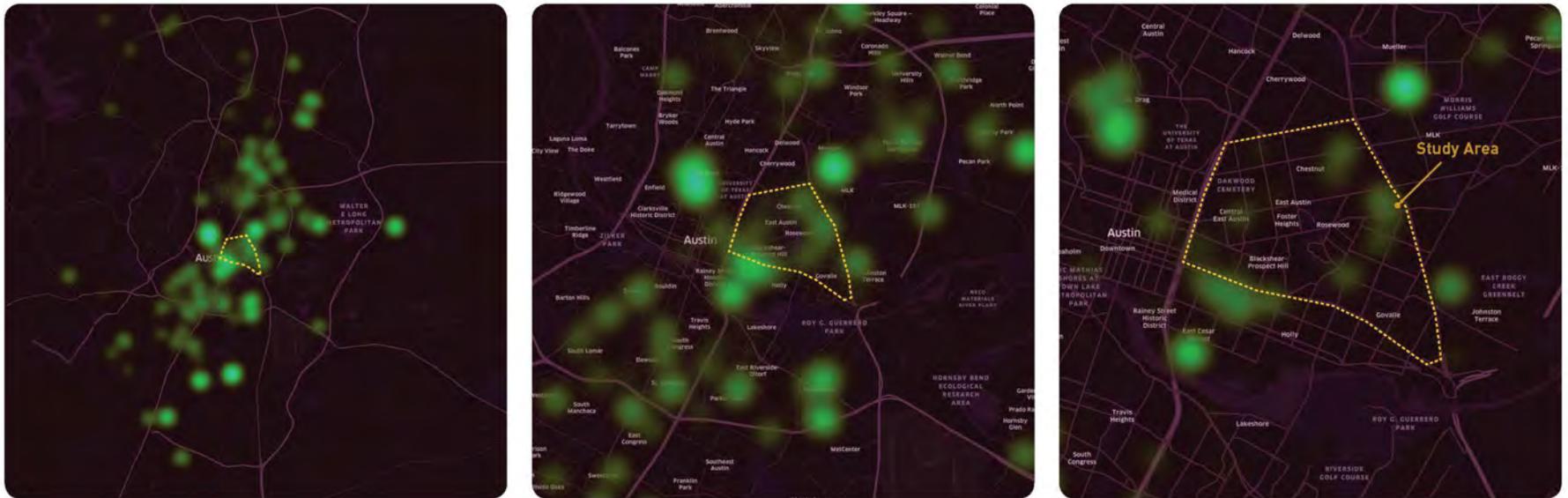
Study Area
Overall City



*Study Area approximated using zip code boundary 78702
Data source: American Community Survey 2017

Affordable Housing Citywide Inventory

Affordable Units



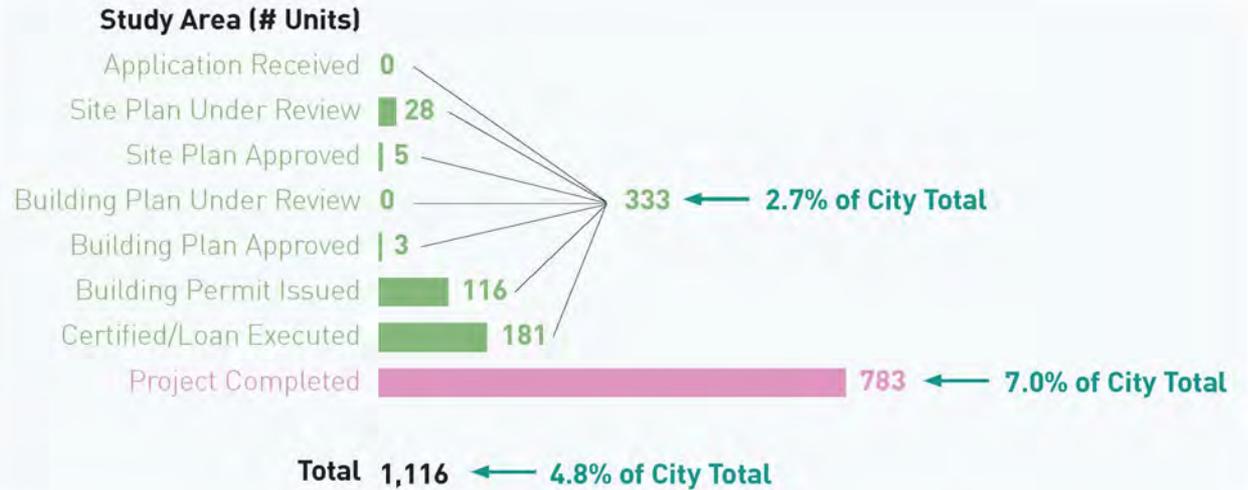
Brightness represents the density of units

The study area, while being close to several major affordable housing development sites, is in itself not a significant pool of affordable units.

Affordable Housing Study Area Analysis

In the study area, the volume of new affordable housing development is small compared to the City overall

The study area, while accounting for **7.0%** of existing affordable units, accounts for only **2.7%** of units under development.



For each ownership unit, there are 9 rental units, both in the study area and in the City overall



HURDLE HOUSE STABILIZATION AND INTERPRETATION



CODE ANALYSIS AND SUPPORT

DIRECTION: To understand impacts of potential code revisions on Eureka's properties.

ANALYSIS:

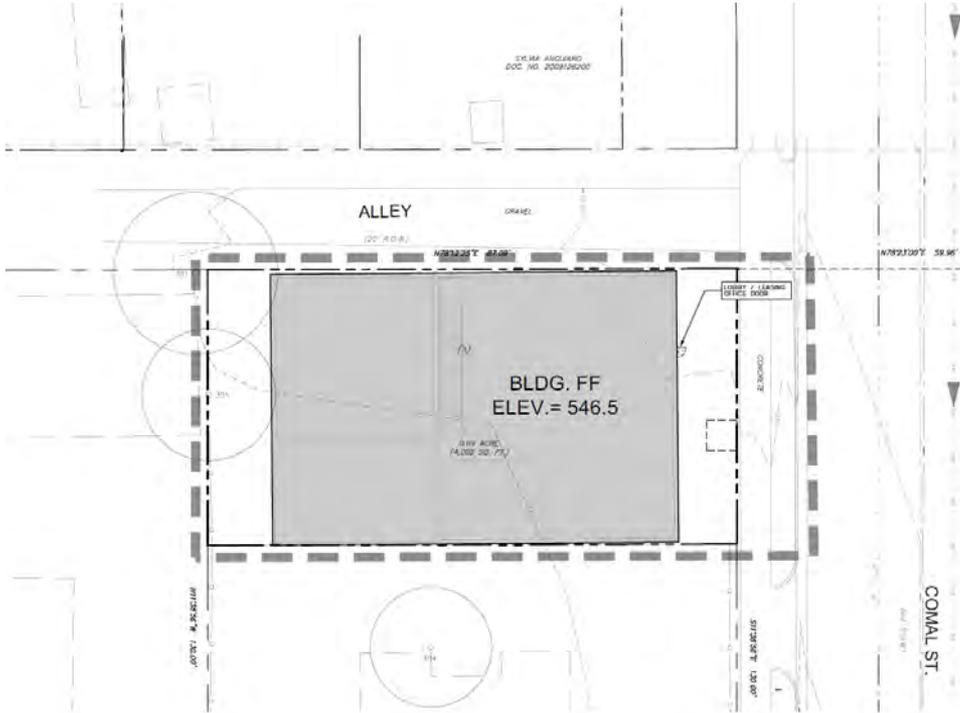
- Existing zoning (base, NCCD, URP)
- CodeNEXT
- LDC Revisions
- NCCD Revisions

SITE PLANS

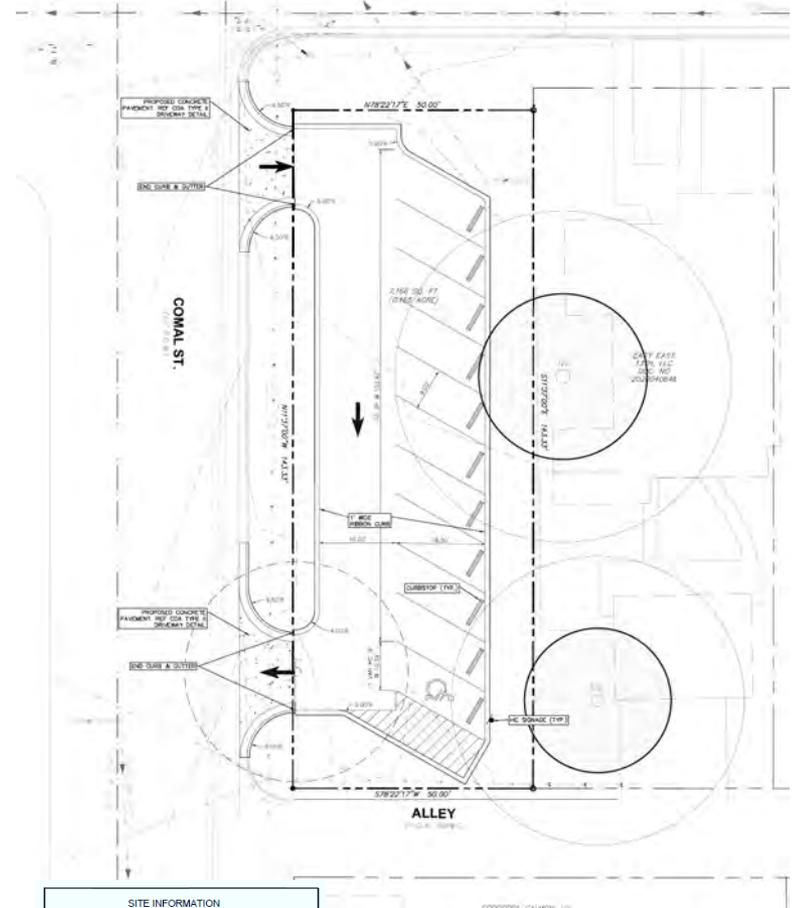
- 12th St. NCCD Boundary
- Site Plans



HURDLE HOUSE AND 1204 COMAL ST.



SITE INFORMATION	
SITE AREA	0.09 ACRES (4,006 SF)
ZONING	CS-MU-NCCD-NP
GROSS FLOOR AREA	6,000 SF
BUILDING COVERAGE	0.06 ACRES (66.67%)
IMPERVIOUS COVER	0.06 ACRES (66.67%)
FLOOR TO AREA RATIO	1.50:1
BUILDING HEIGHT	50'
FOUNDATION TYPE	DRILLED PIER
BUILDING USE	MULTIFAMILY RESIDENTIAL AND COMMERCIAL



SITE INFORMATION	
SITE AREA	0.16 ACRES (7,166 SF)
ZONING	GR-NP
GROSS FLOOR AREA	N/A
BUILDING COVERAGE	N/A
IMPERVIOUS COVER	0.12 ACRES (75%)
FLOOR TO AREA RATIO	N/A
BUILDING HEIGHT	N/A
FOUNDATION TYPE	N/A
BUILDING USE	N/A

HURDLE HOUSE AND 1204 COMAL ST.

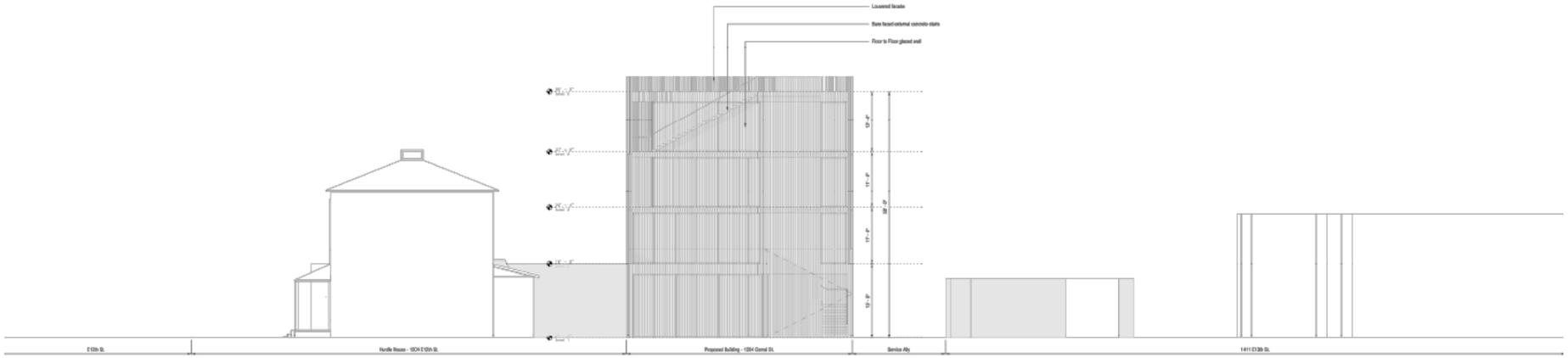


AFRICAN AMERICAN
CULTURAL & HERITAGE FACILITY

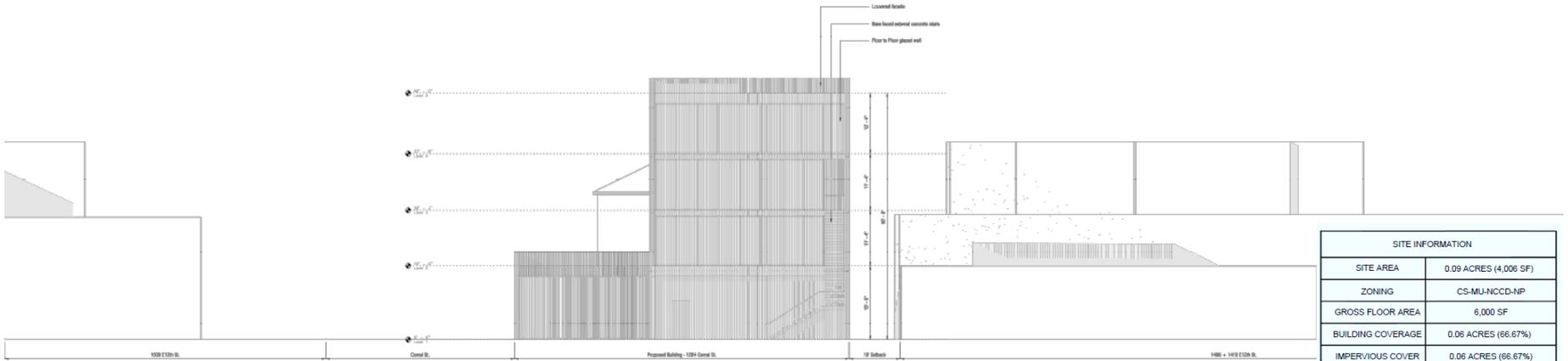
The African American Cultural and Heritage Facility represents a good example of how to link a historical structure with a new design and program that was informed by an understanding that African Americans in Austin experienced disparate impacts compared to other populations.



HURDLE HOUSE AND 1204 COMAL ST.



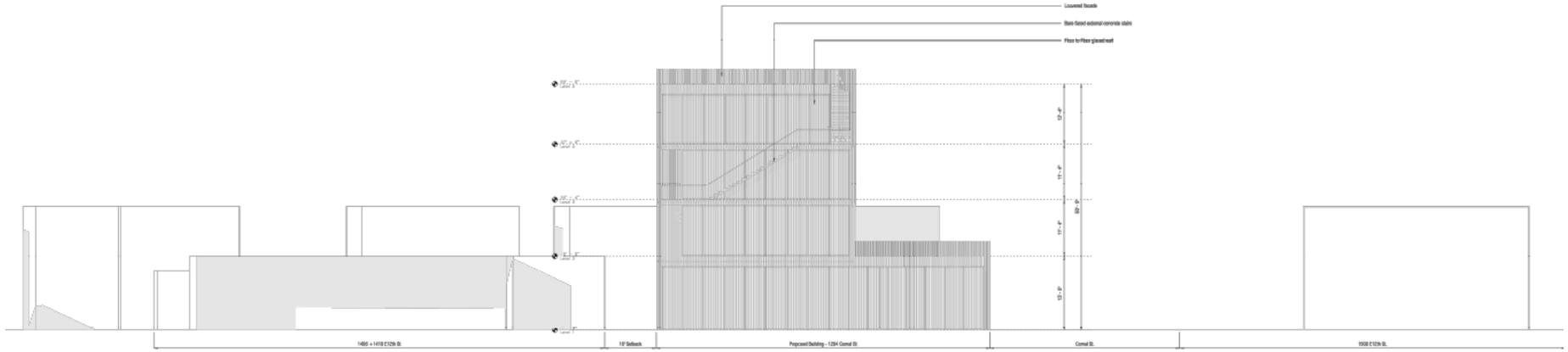
1 East Elevation
1/8" = 1'-0"



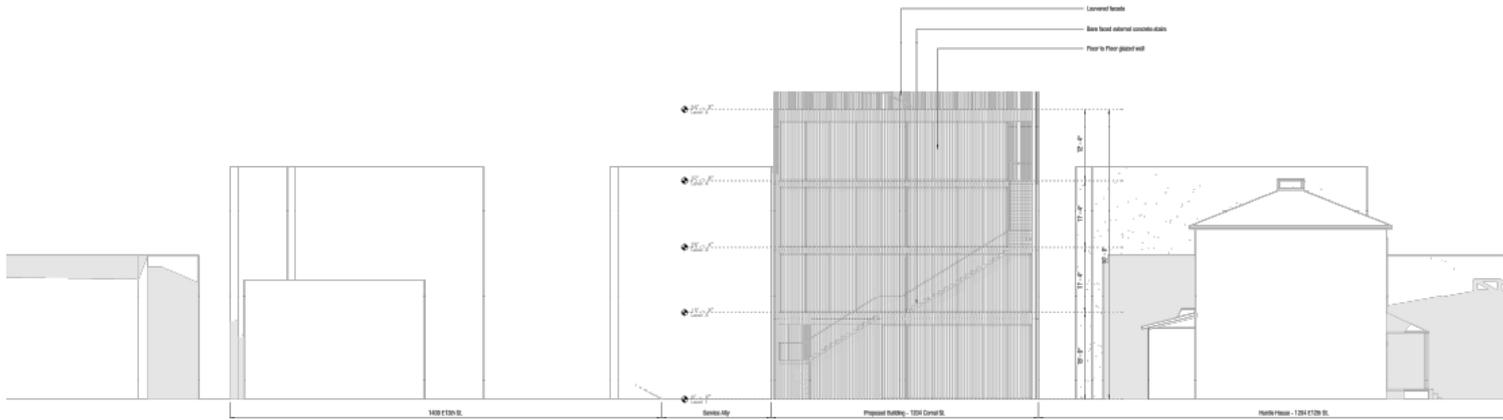
2 North Elevation
1/8" = 1'-0"

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HURDLE HOUSE AND 1204 COMAL ST.



1 South Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"

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FLOOR TO AREA RATIO	1.50:1
BUILDING HEIGHT	50'
FOUNDATION TYPE	DRILLED PIER
BUILDING USE	MULTIFAMILY RESIDENTIAL AND COMMERCIAL

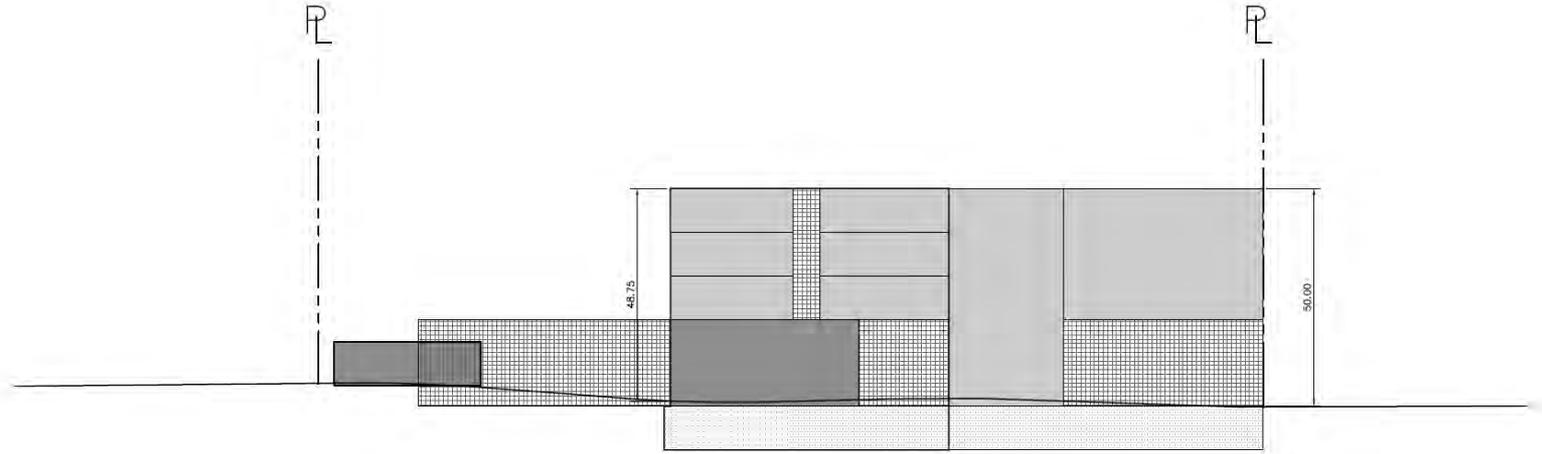
HURDLE HOUSE AND 1204 COMAL ST.



HURDLE HOUSE AND 1204 COMAL ST.

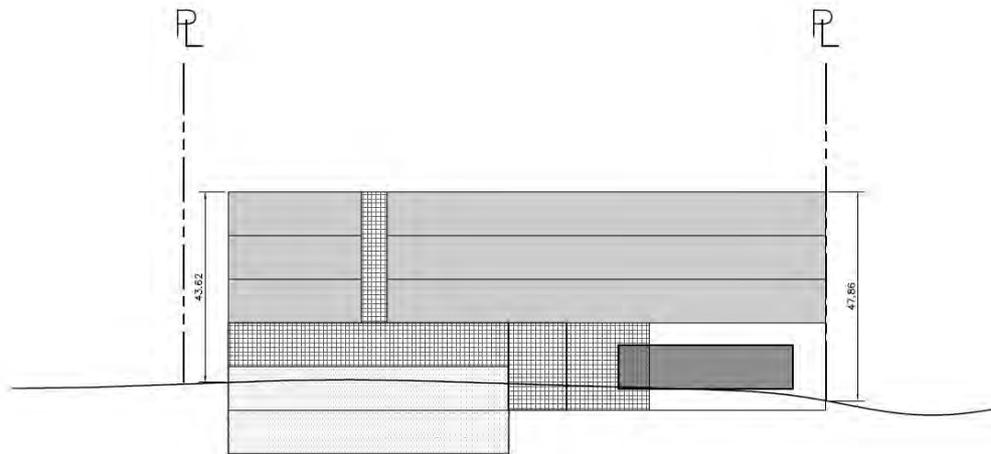


E. 12TH ST. AND CHICON ST.



BUILDING SECTION - NORTH

SCALE: 1/16" = 1'-0"



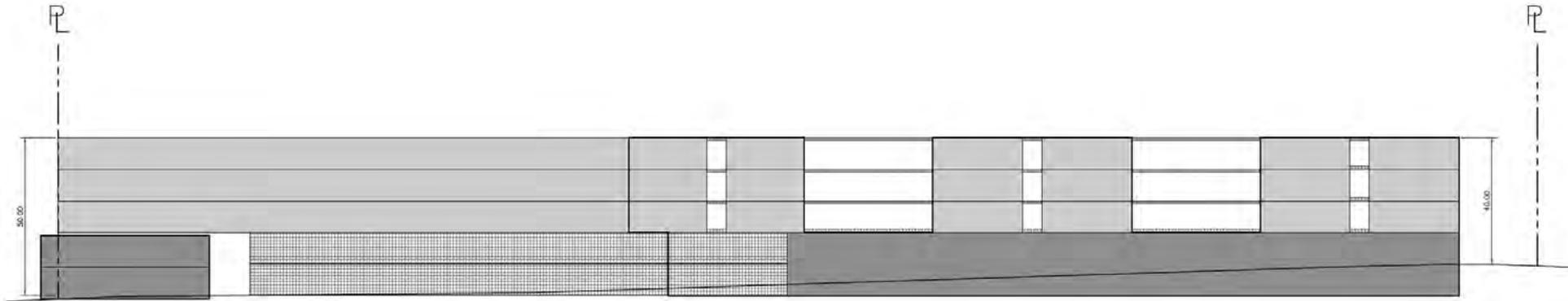
BUILDING SECTION - EAST

SCALE: 1/16" = 1'-0"

LEGEND	
PROPOSED	DESCRIPTION
- - - - -	PROPERTY (R.O.W.) LINE
[Light Gray Box]	RESIDENTIAL USE
[Dark Gray Box]	RETAIL USE
[Grid Pattern Box]	AMENITY
[Dotted Pattern Box]	PARKING GARAGE
[White Box]	VERTICAL CIRCULATION

SITE INFORMATION	
SITE AREA	0.63 ACRES (27,357 SF)
ZONING	CS-MU-NCCD-NP
GROSS FLOOR AREA	61,253 SF
BUILDING COVERAGE	0.42 ACRES (66.67%)
IMPERVIOUS COVER	0.57 ACRES (90%)
FLOOR TO AREA RATIO	2.24:1
BUILDING HEIGHT	50'
FOUNDATION TYPE	DRILLED PIER
BUILDING USE	MULTIFAMILY RESIDENTIAL AND COMMERCIAL

1500 E. 12TH ST.



BUILDING SECTION - SOUTH
SCALE: 1/16" = 1'-0"



BUILDING SECTION - EAST

LEGEND	
PROPOSED	DESCRIPTION
	PROPERTY (R.O.W.) LINE
	RESIDENTIAL USE
	RETAIL USE
	AMENITY
	PARKING GARAGE
	VERTICAL CIRCULATION

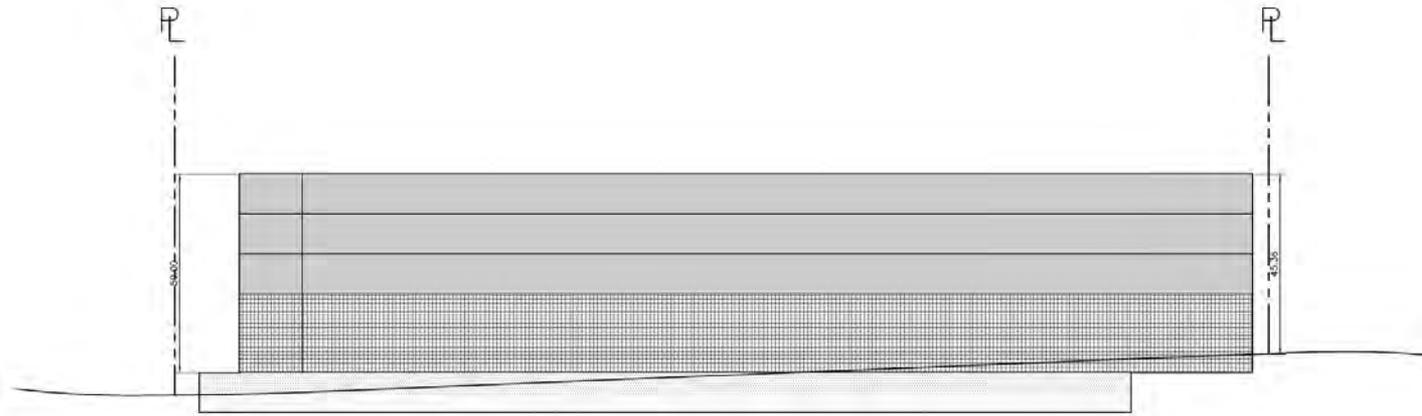
SITE INFORMATION	
SITE AREA	1.57 ACRES (68,459 SF)
ZONING	CS-MU-NCCD-NP
GROSS FLOOR AREA	146,283 SF
BUILDING COVERAGE	1.09 ACRES (69.43%)
IMPERVIOUS COVER	1.41 ACRES (90%)
FLOOR TO AREA RATIO	2.14:1
BUILDING HEIGHT	50'
FOUNDATION TYPE	DRILLED PIER
BUILDING USE	MULTIFAMILY RESIDENTIAL AND COMMERCIAL

E. 12TH ST. AND NAVASOTA ST.



SITE INFORMATION	
SITE AREA	0.71 ACRES (30,661 SF)
ZONING	CS-MU-NCCD-NP
GROSS FLOOR AREA	85,974 SF
BUILDING COVERAGE	0.61 ACRES (86%)
IMPERVIOUS COVER	0.64 ACRES (90%)
FLOOR TO AREA RATIO	2.81
BUILDING HEIGHT	50'
FOUNDATION TYPE	DRILLED PIER
BUILDING USE	MULTIFAMILY RESIDENTIAL AND COMMERCIAL

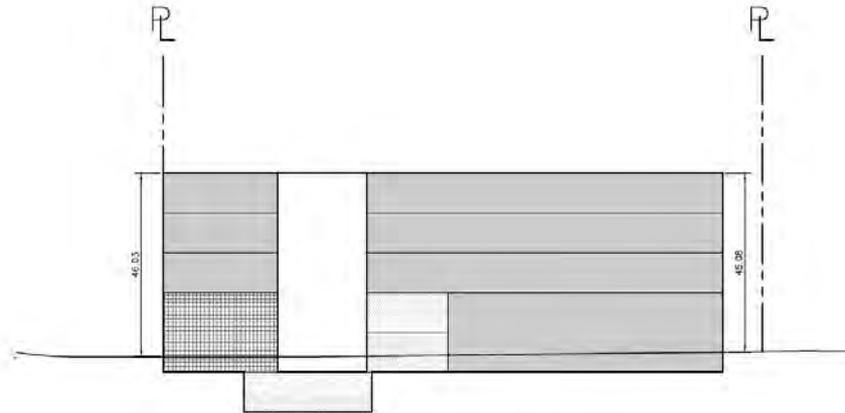
E. 12TH ST. AND NAVASOTA ST.



BUILDING SECTION - SOUTH
SCALE: 1/16" = 1'-0"

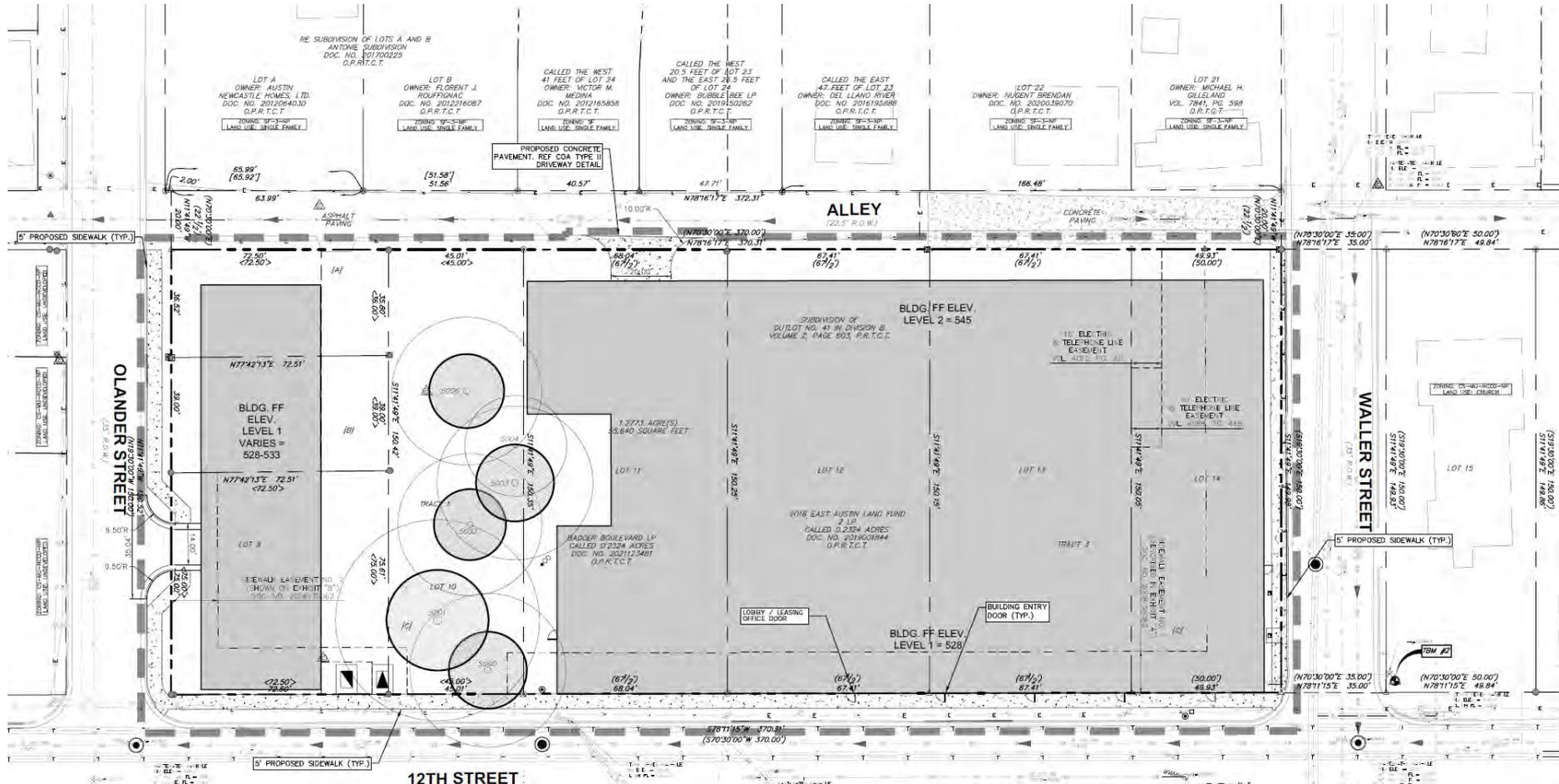
LEGEND	
PROPOSED	DESCRIPTION
	PROPERTY (R.O.W.) LINE
	RESIDENTIAL USE
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FLOOR TO AREA RATIO	2.8:1
BUILDING HEIGHT	50'
FOUNDATION TYPE	DRILLED PIER
BUILDING USE	MULTIFAMILY RESIDENTIAL AND COMMERCIAL



BUILDING SECTION - EAST
SCALE: 1/16" = 1'-0"

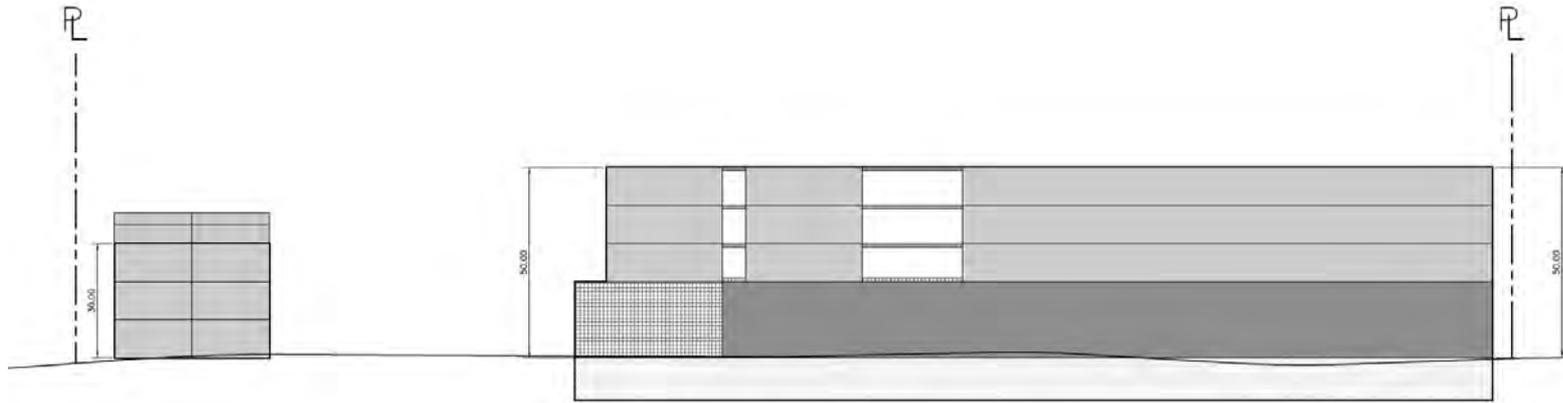
E. 12TH ST. AND OLANDER ST.



SITE INFORMATION	
SITE AREA	1.28 ACRES (55,640 SF)
ZONING	CS-MU-NCCD-NP
GROSS FLOOR AREA	101,107 SF
BUILDING COVERAGE	0.88 ACRES (68.75%)
IMPERVIOUS COVER	1.15 ACRES (90%)
FLOOR TO AREA RATIO	1.82:1
BUILDING HEIGHT	50'
FOUNDATION TYPE	DRILLED PIER
BUILDING USE	MULTIFAMILY RESIDENTIAL AND COMMERCIAL

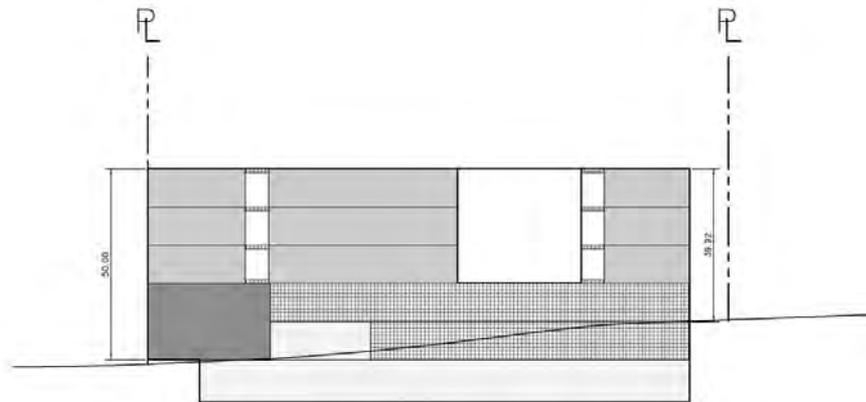
2018 EAST AUSTIN LAND FUND 2 LP
 CALLED 0.834 ACRES
 DOC. NO. 201801944

E. 12TH ST. AND OLANDER ST.



BUILDING SECTION - SOUTH

SCALE: 1/16" = 1'-0"



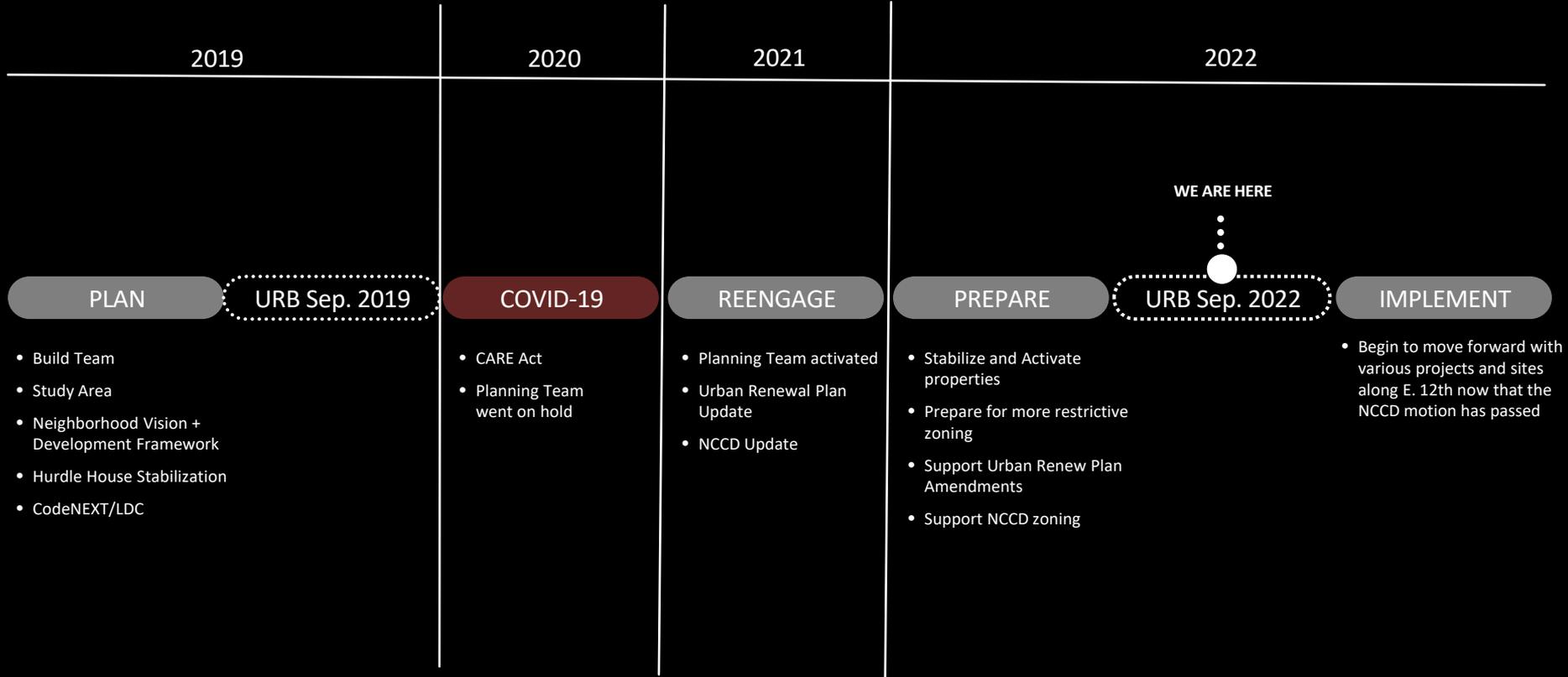
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TIMELINE



www.e12atx.com

