

11th Street Development

Urban Renewal Board Meeting

November 14th, 2022



Implementing inclusive and equitable public development services as a non-profit partner to the city of Austin



Urban Renewal Blocks 16 & 18: Community Feedback to Date

November 3rd, 2022

The following information was summarized based on on-site community engagement sessions (Sept 28, Sept 30 and Oct 2), and an online survey from Sept 28-October 31.

Community Priorities: Survey + On-site Dot Survey

(weighted total points)

Affordable Ownership	443
Small Grocery	317
Affordable Rental	297
Cultural Venue	287
Pocket Park	286
Artist Studios	263
Outdoor Performance	240
Restaurant	197
Creative Office	182
Non Profit Offices	151
Outdoor Dining	142
Public Parking	133
Convenience	124

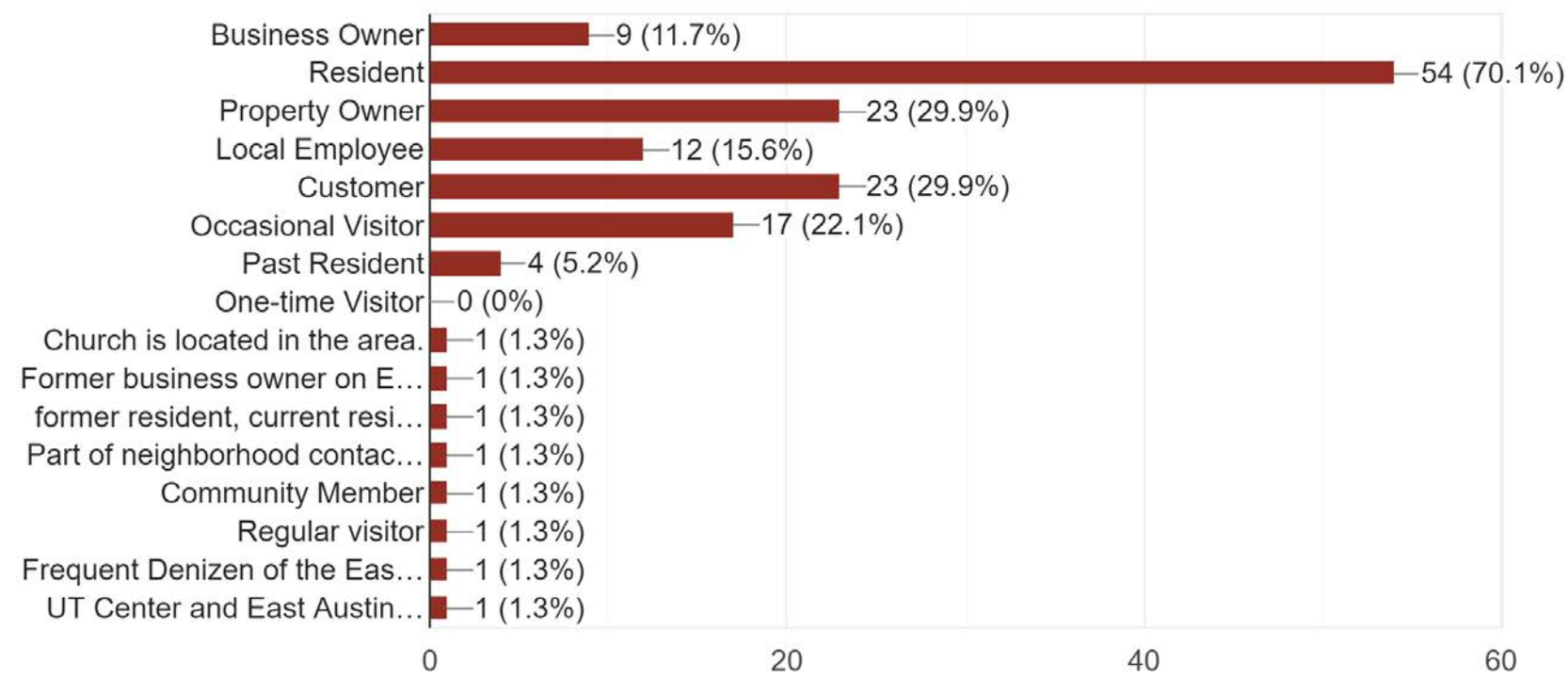
Vibe: How do you want this district to feel?
(wordcloud)



Block 16 & 18 : Community Engagement

Participants: 98 Responses to Survey

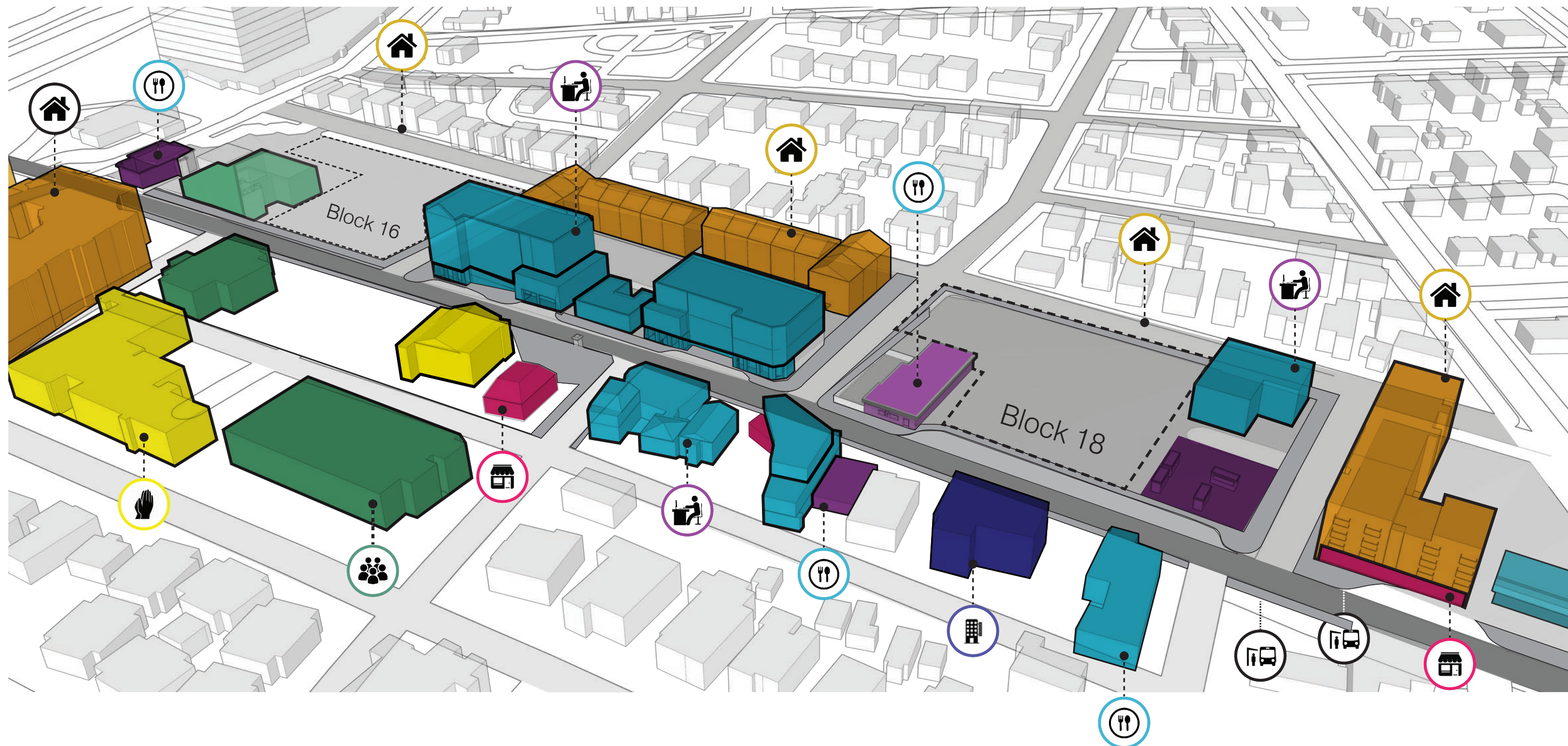
Community Affiliation



Race:

- 45 White
- 24 Black
- 17 Hispanic





11th Street Current Program

-  Cultural Institutions
  Retail
  Office / Commercial
  Green Space
-  Places of Worship
  Food / Beverage
  Multifamily / Single Family



Programming: Utilizing over a decade of community input, interest, and ideation, we have integrated their efforts into the following program elements to offer the greatest impact to the community. These programs will be used to help test three scenarios for massing/scale and market feasibility. Learnings from these scenario evaluations will inform the criteria listed in the Request for Proposals.



Program Matrix:

		Scenario A		Scenario B		Scenario C	
		“Adjacent Typologies”		“NCCD Overlay”		“Increased Density for Affordability”	
BLOCK		16	18	16	18	16	18
	<div></div>		<div></div>		<div></div>	<div></div>	
Cultural	<div></div>				<div></div>	<div></div>	
Food Based Retail	<div></div>			<div></div>			
Workspace	<div></div>	<div></div>		<div></div>		<div></div>	
Retail	<div></div>	<div></div>					<div></div>
Market Housing	<div></div>	<div></div> 80%	<div></div> 80%	<div></div> 50%	<div></div> 50%		
Affordable Housing	<div></div>	<div></div> 20%	<div></div> 20%	<div></div> 50%	<div></div> 50%	<div></div> 100%	<div></div> 100%
District Parking	<div></div>					<div></div>	
UG Parking	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>		
AG Parking	<div></div>					<div></div>	<div></div>
Green Space	<div></div>				<div></div>		
		Least dense scenario that mirrors adjacent block building type		Possible development under NCCD regulations		Unlocking additional height (zoning) to increase density	
these three scenarios demonstrate the range of possible physical ‘fits’ and program distribution-final solutions by developer responses will be different.							

16

Scenario A

18

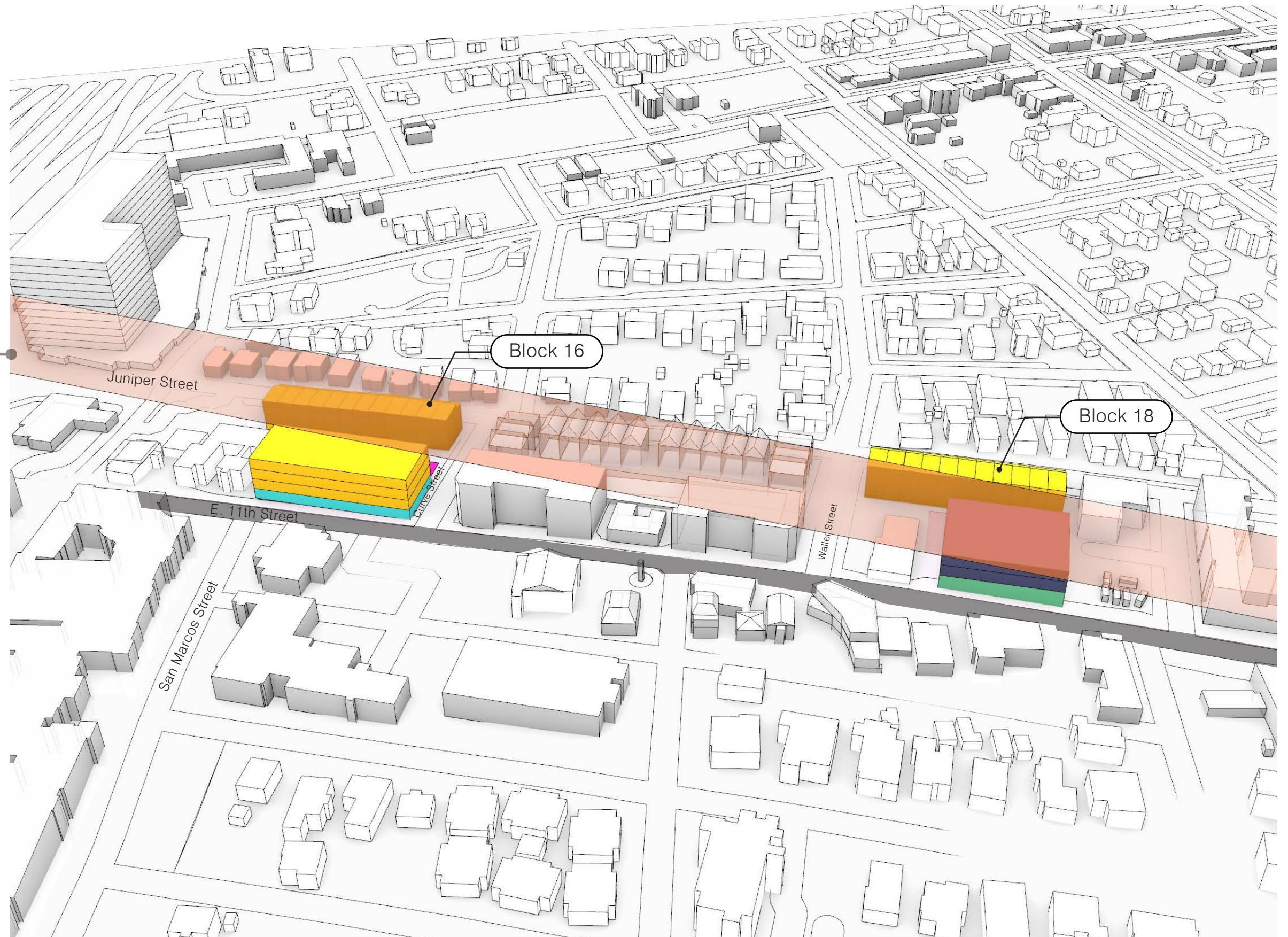


A

16
18

Adjacent
Typologies

Capital
View
Corridor



*drawing is illustrative
only and not intended to
represent final design.

Multifamily Commercial Cultural Center Retail Parking Structure City Owned Parcel East 11th Street

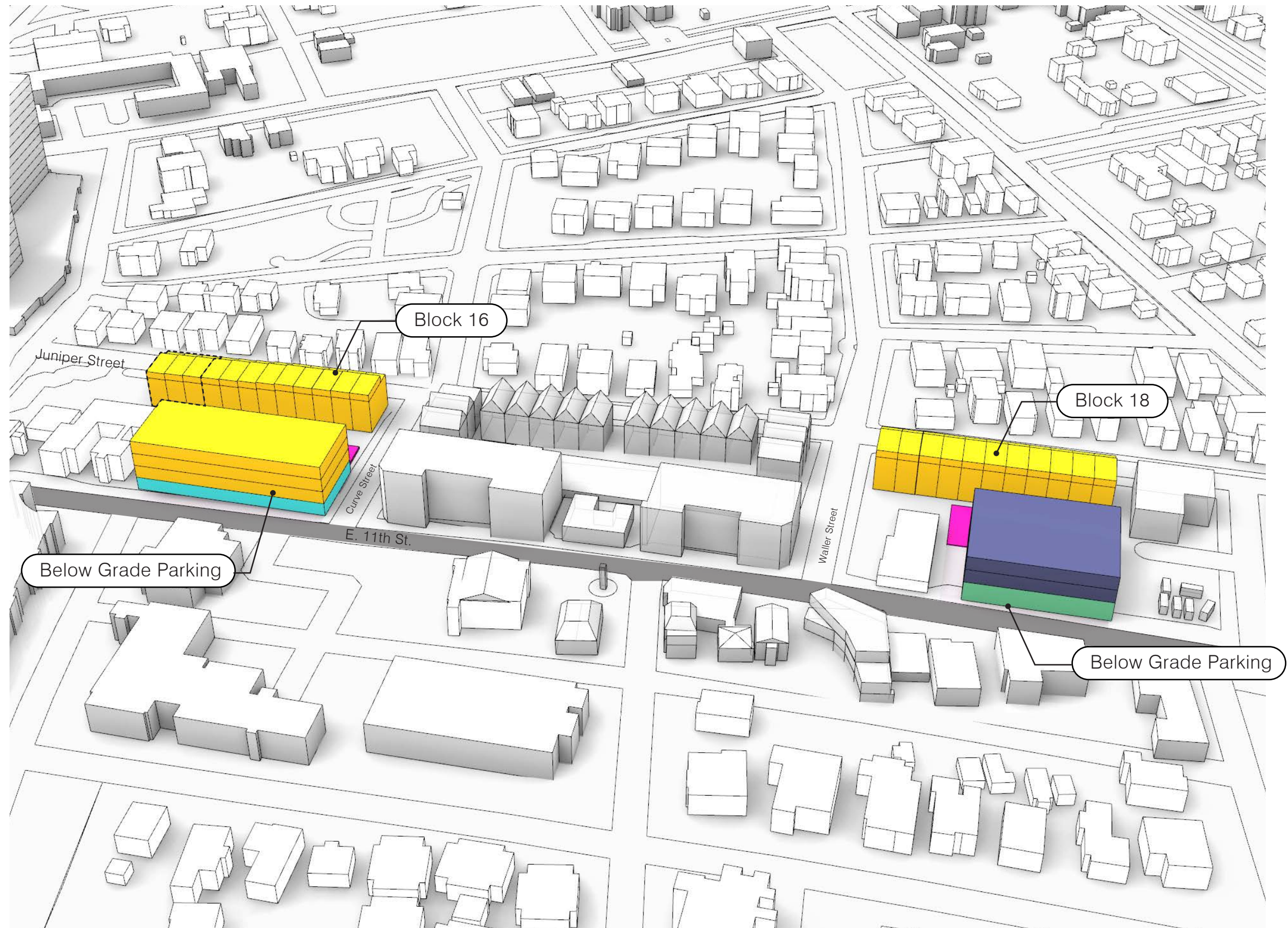


A **16**
18

Adjacent Typologies

	16	18
Housing Market	●	●
Housing Affordable	●	●
Commercial		●
Cultural		●
Retail	●	
Food Based Retail		
Green Space		
Underground Parking	●	●
Structure Parking		

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■ Multifamily
 ■ Commercial
 ■ Cultural Center
 ■ Retail
 ■ Parking Structure
 ■ City Owned Parcel
 ■ East 11th Street

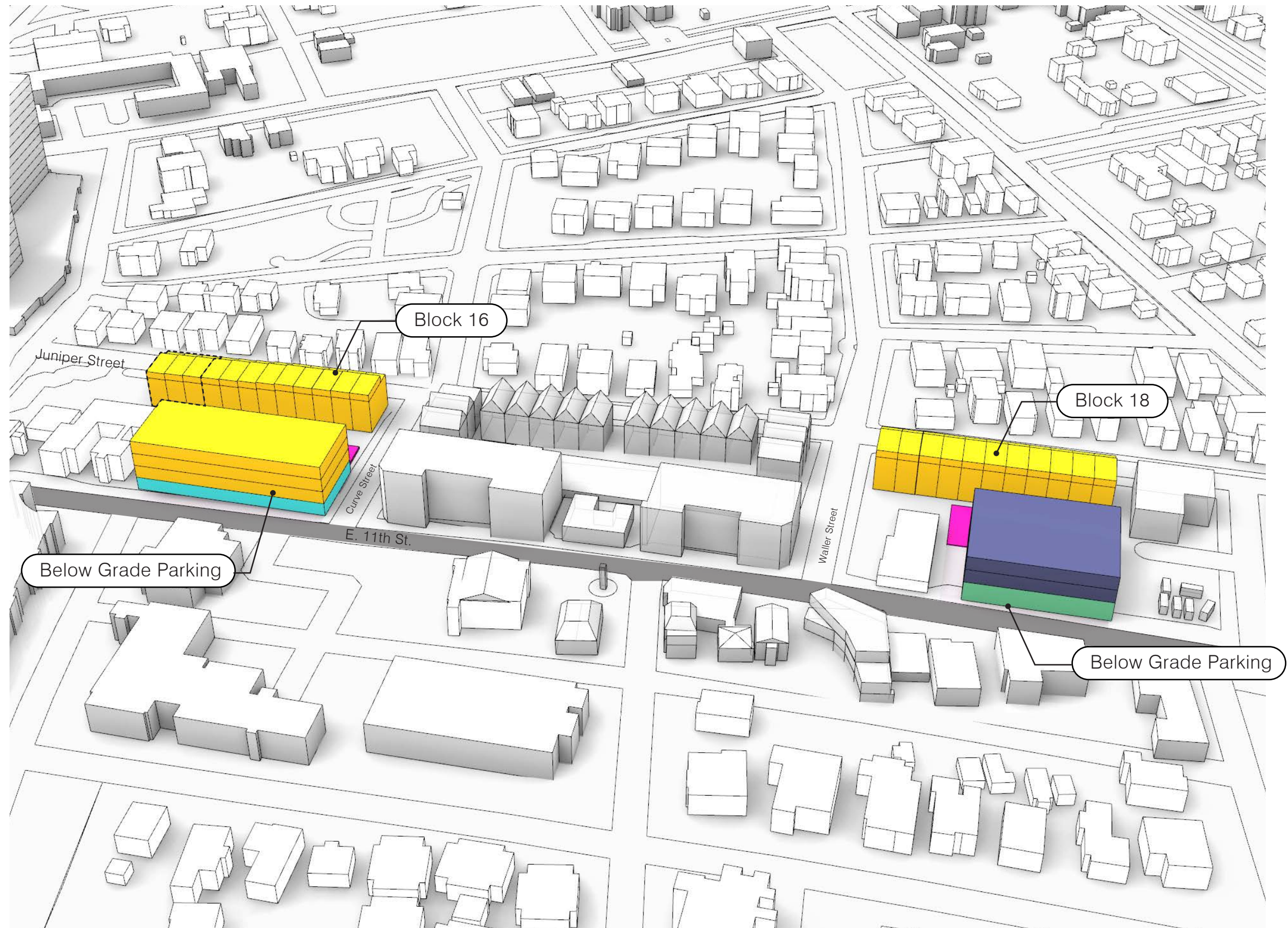


A **16**
18

Adjacent Typologies

	16	18
Housing Market	●	●
Housing Affordable	●	●
Commercial		●
Cultural		●
Retail	●	
Food Based Retail		
Green Space		
Underground Parking	●	●
Structure Parking		

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■ Multifamily
 ■ Commercial
 ■ Cultural Center
 ■ Retail
 ■ Parking Structure
 ■ City Owned Parcel
 ■ East 11th Street



A

16
18

Adjacent Typologies

Residential Units

Multifamily - 42

Townhomes - 20

Rent Limits: \$1,546 - \$2,560

Income Limit: \$61,000 - \$88,000

Commercial

25,600 Square Feet

Cultural

12,800 Square Feet

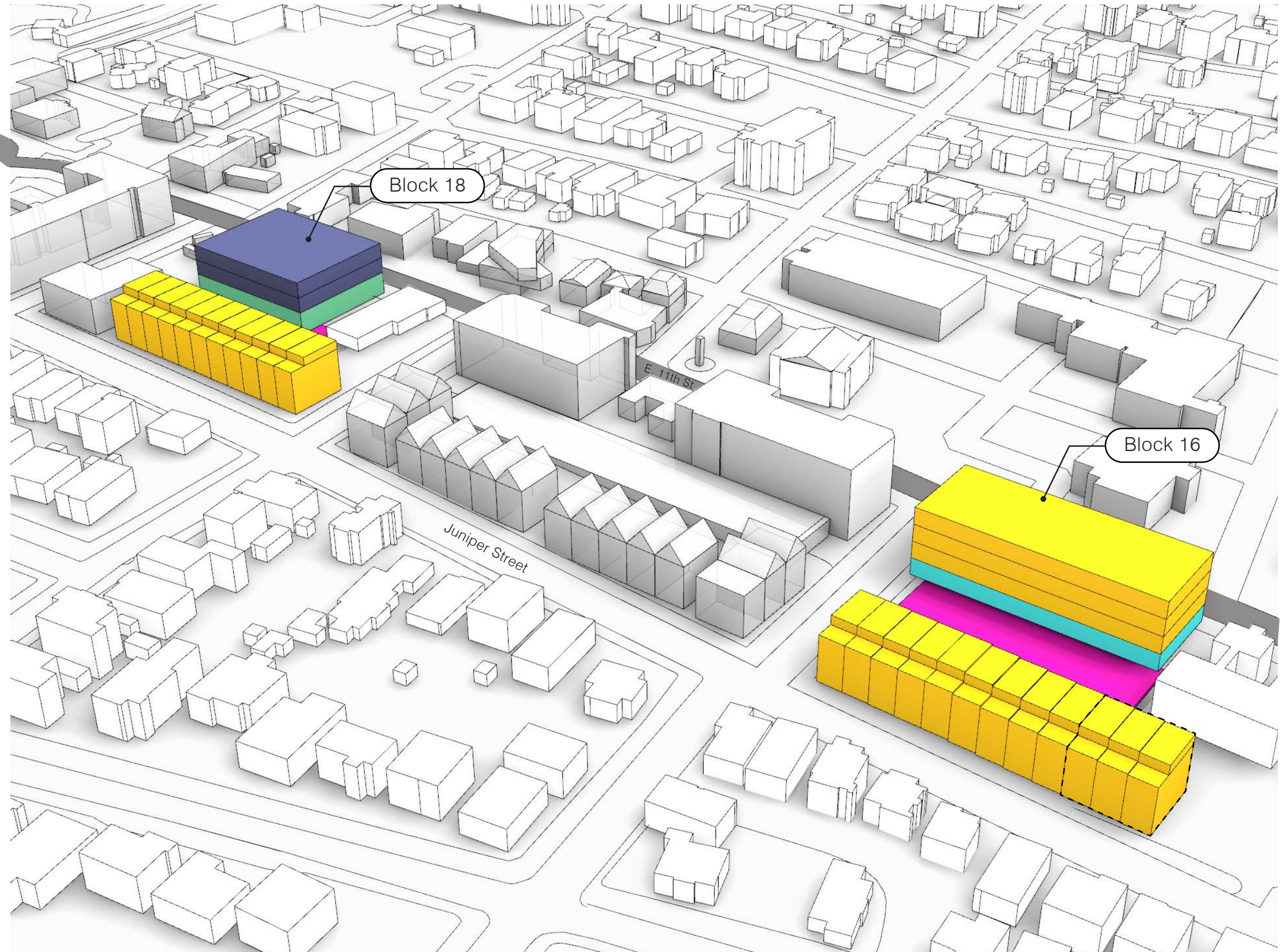
Retail

13,160 Square Feet

Parking

265 Spaces

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Multifamily

Commercial

Cultural Center

Retail

Parking Structure

City Owned Parcel

East 11th Street



16

Scenario B

18

B

NCCD
Overlay

Capital
View
Corridor



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Multifamily Commercial Cultural Center Retail Parking Structure City Owned Parcel East 11th Street



B

NCCD Overlay

	16	18
Housing Market	●	●
Housing Affordable	●	●
Commercial		
Cultural		●
Retail	●	
Food Based Retail	●	
Green Space		●
Underground Parking	●	●
Structure Parking		

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■ Multifamily
 ■ Commercial
 ■ Cultural Center
 ■ Retail
 ■ Parking Structure
 ■ City Owned Parcel
 ■ East 11th Street



B

NCCD Overlay

Residential Units

Multifamily - 236

Rent Limits: \$1,546 - \$2,560

Income Limits: \$61,000 - \$88,000

Commercial

Cultural

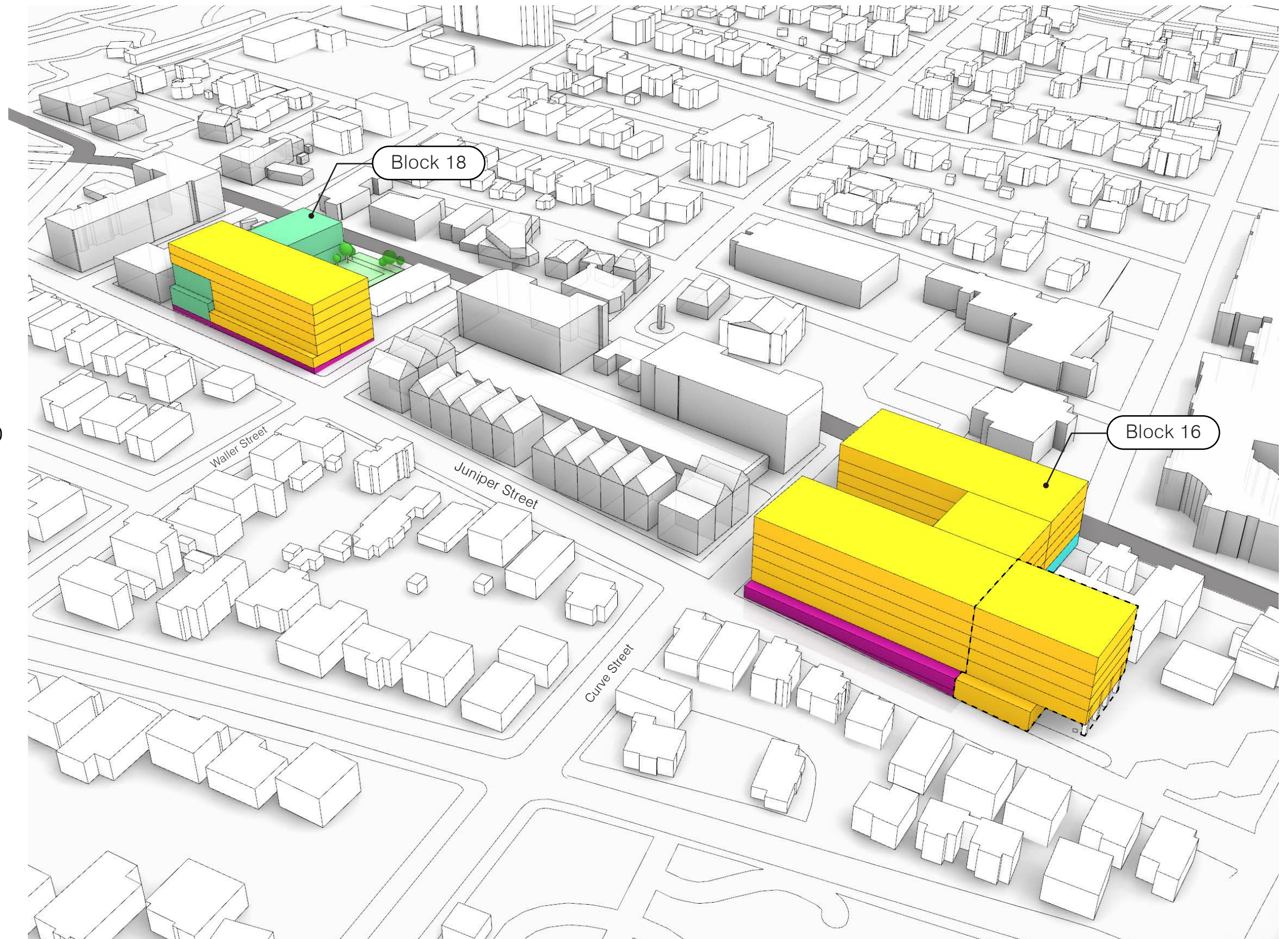
21,600 Square Feet

Retail

25,000 Sf
(Food Based Retail)

Parking

438 Spaces



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■ Multifamily

■ Commercial

■ Cultural Center

■ Retail

■ Parking Structure

■ City Owned Parcel

■ East 11th Street



16

Scenario C

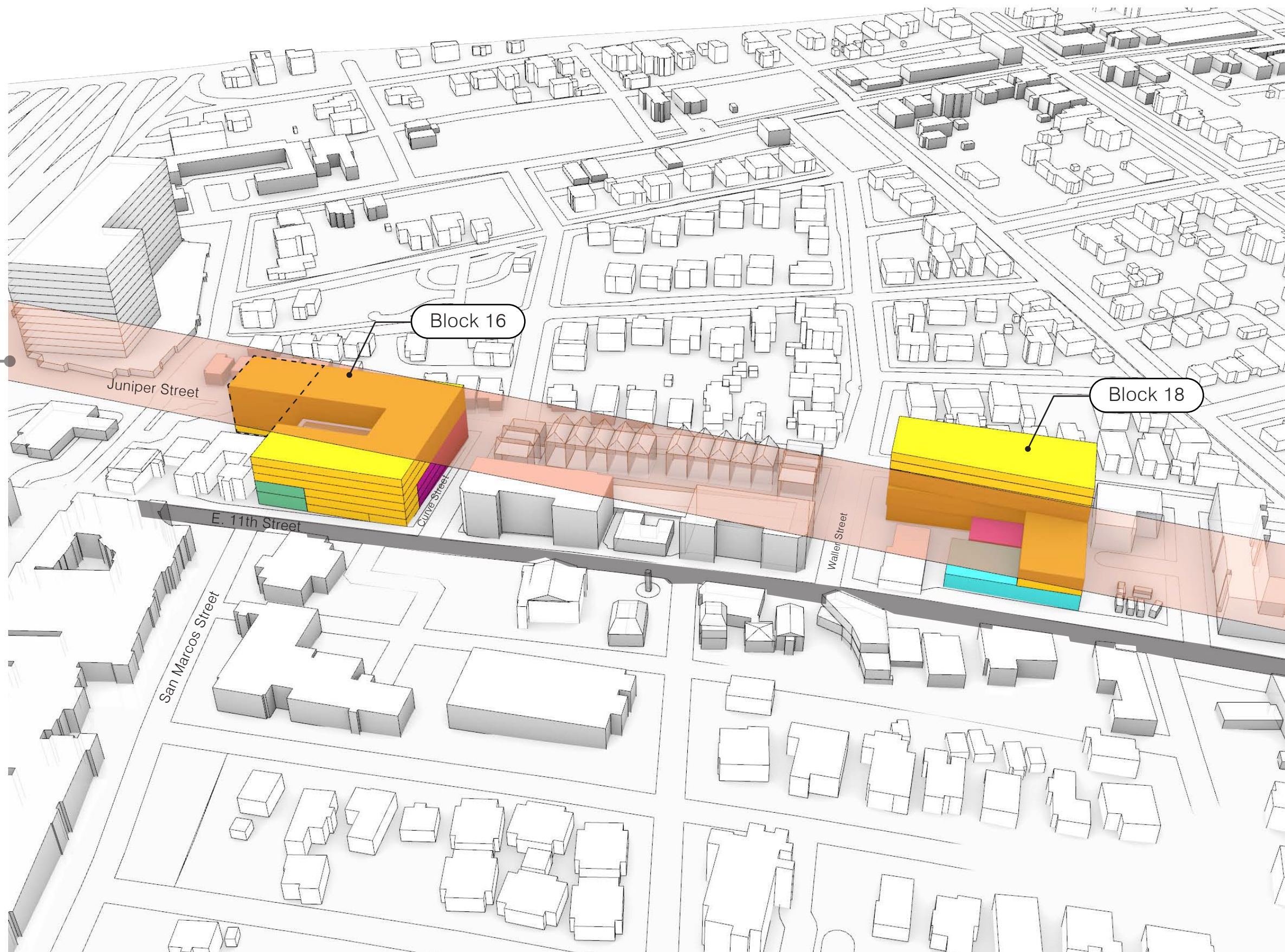
18



C

Increased
Density for
Affordability

Capital
View
Corridor



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■ Multifamily ■ Commercial ■ Cultural Center ■ Retail ■ Parking Structure ■ City Owned Parcel ■ East 11th Street



C

Increased Density for Affordability

	16	18
Housing Market	<div></div>	<div></div>
Housing Affordable	<div></div>	<div></div>
Commercial		
Cultural	<div></div>	
Retail		<div></div>
Food Based Retail		
Green Space		
Underground Parking		
Structure Parking	<div></div>	<div></div>

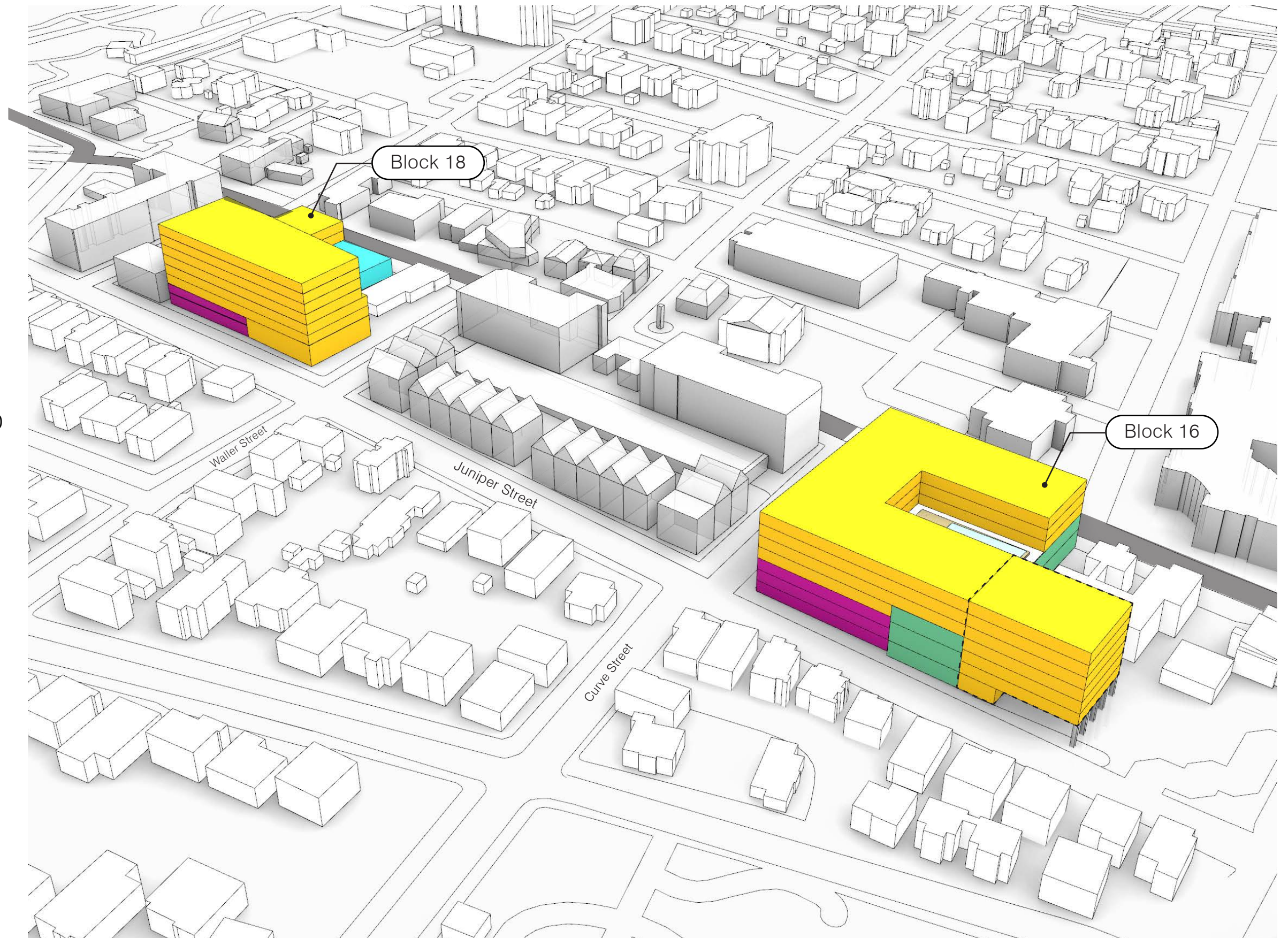
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C

Increased Density for Affordability

- **Residential Units**
Multifamily - 229
Rent Limits: \$1,159 - \$1,721
Income Limits: \$46,000 - \$66,000
- **Commercial**
- **Cultural**
30,000 Square Feet
- **Retail**
10,700 Square Feet (Retail)
- **Parking**
312 Spaces



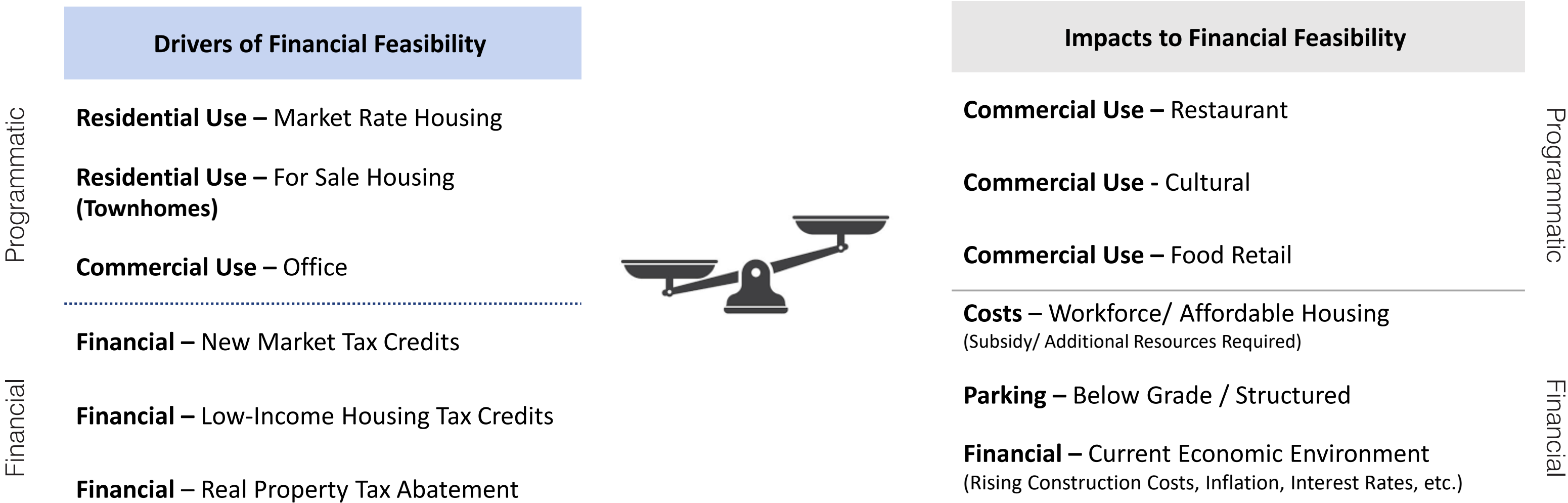
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Financial Feasibility Balance

Financially feasible projects must balance revenue producing uses against those offering greater community benefits



Additional resources include a variety of funding sources from City, State, Federal programs not yet included in the model. Further research and testing is still in progress.

Financial Resource Need

Feasibility

Project feasibility based on additional financial resources required.

High

Moderate

Low



Adjacent Typologies



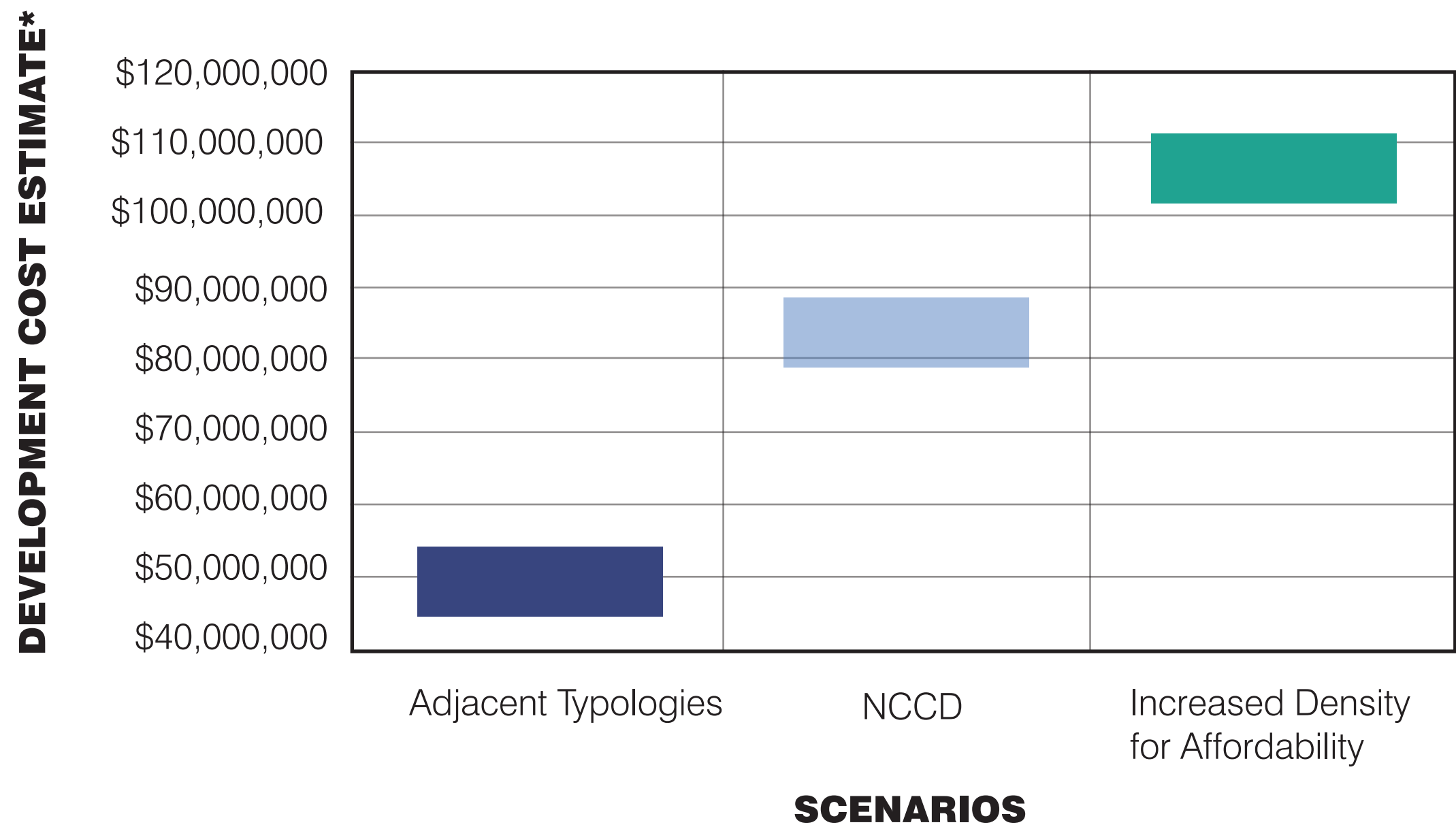
NCCD



Increased Density for Affordability



Project Cost Comparison



*Preliminary (Subject to change)