

EAST 11TH AND 12TH STREET URBAN RENEWAL PLAN PROPOSED MODIFICATIONS

DRAFT

Project Number/Name	Existing Controls	Proposed Changes	ARA Recommends	Staff Recommends	Urban Renewal Agency Recommends	Planning Commission Recommends
11-1/11th St. Juniper Mixed-Use North side of 11th St. and south side of Juniper between Branch St and Curve St..	Reuse Objective: Provide New Mixed-Use Development (Residential and Non-Residential)	No Changes	Yes			
	Site area: 2.0 acres					
	Permitted use: Mixed use/office/single family residential	Permitted use: Mixed use/office/single family residential <b>and civic uses.</b>	Yes			
	Allowable height/permited FAR: 60' max/1.0 total max. FAR	Allowable height/permited FAR: 60' max/ <b>1.6 total max. FAR</b>	Yes			
	New commercial space: 25,000-35,000 sq ft maximum (Downtown & entertainment oriented retail)	New commercial space: <b>Delete this project control.</b>	Yes			
	Commercial space to be preserved: up to 2,000 square feet	Commercial space to be preserved: <b>Delete this project control.</b>	Yes			
	New housing units: 15-25 rental flats	New housing units: <b>Delete this project control.</b>	Yes			
	Existing housing to be preserved: 2 historic houses to be renovated. One to remain on site, one to be relocated.	Existing housing to be preserved: <b>Delete this project control.</b>	NO			
11-1/11th St. cont'd.	Community parking spaces: 50-55 (limited on-street spaces available)	Community/Residential Parking Requirements: <b>Delete this project control.</b>	Yes			

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	Residential parking spaces: 25-30	Residential parking spaces: <u>Delete this project control.</u>	Yes			
	Potential demolition: 3 houses, 2 duplexes up to 10,000 sq ft of commercial/office	Potential demolition: <u>Delete this project control.</u>	Yes			

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11-5/11th St. Entertainment Retail, North side of 11th St between Lydia St & Waller Street	<b>Reuse Objective:</b> Create Entertainment Oriented Retail & Office Opportunities in 11th St.	No Changes	Yes			
	<b>Site area:</b> 1.6 acres	No Changes	Yes			
	<b>Permitted use:</b> Downtown & entertainment oriented retail/office/townhouses	No Changes	Yes			
	<b>Allowable height/permitted FAR:</b> 50' height maximum/0.96 FAR	<b>Allowable height/permitted FAR:</b> <u>53' height maximum/1.4 FAR maximum.</u>	Yes			
	<b>New commercial space:</b> 40,000 - 48,000 sq ft maximum, shall not be oriented towards Juniper St.	<b>New commercial space:</b> <u>100,000 sq ft maximum</u>	Yes			
	<b>Commercial space to be preserved:</b> up to 5,900 sq ft rehabilitated	No Changes	Yes			
	<b>New housing units:</b> 10-15 townhouses, oriented towards Juniper St.	<b>New housing units:</b> <u>36 units of multi-family low-income housing,</u> oriented towards Juniper St <u>and housing allowed along E. 11th St (no restrictions on type or number of units)</u>	Yes			
11-5/11th St. cont'd.	<b>Existing housing to be preserved:</b> 0	No Changes	Yes			

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	Community parking spaces: 135 - 150 (limited on street spaces available)	<u>Parking Requirements: Parking to be provided per Land Development Code (LDC) requirements.</u>	Yes			
	Residential parking spaces: 10-15	Residential parking spaces: <u>Delete - see above</u>	Yes			
	Potential demolition: up to 2,000 sq ft of commercial retail	No Changes	Yes			

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Project Number/Name	Existing Controls	Proposed Changes	ARA Recommends	Staff Recommends	Urban Renewal Agency Recommends	Planning Commission Recommends
Section Number	Existing Definition	Proposed Change	ARA Recommends	ARA Recommends	URA Recommends	Planning Commission Recommends
Section 1.0 Definitions	5. "Community Parking" - means any area within the designated URP. Provided by a public or private entity, which shall be designed for temporary accommodation of other vehicles of the motoring public in normal operating condition and situated so as to provide for use by the patrons of one of more retail, office and/or residential facility, or as a remote parking. The project owner may have to execute a parking agreement at the time of project approval by the Urban Renewal Agency.	<u>Community Parking Space - A community parking space provided by a public or private entity in excess of the normal requirement, which is made available to other business uses within the URP as remote parking. The project owners shall execute a parking agreement at the time of project permit application. No modifications would be allowed to the parking agreement that would reduce the number of spaces allocated to a particular use under a shared parking agreement. Several opportunities are currently being explored including privately generated capital, in an effort to provide additional community parking spaces for projects within the URP. The responsibility of allocating and maintaining the community parking spaces will be determined at a later date, under a separate agreement, and in concurrence with the appropriate City entity.</u>	Yes			