

URBAN RENEWAL PLAN

FOR THE
EAST 11TH AND 12TH STREETS
URBAN RENEWAL AREA

December 17, 1999

EXHIBIT B

**Urban Renewal Plan of the
East 11th and 12th Streets Urban Renewal Area
in Austin, Travis County, Texas**

EAST 11TH & 12TH STREETS URBAN RENEWAL PLAN (URP)

Conceptual approaches and strategies for the entire Central East Austin area were defined as part of the Central East Austin Master Plan ("Master Plan"), prepared by representative members and organizations of the Central East Austin community with the professional and technical assistance of the Crane Urban Design Team and the Austin Revitalization Authority (ARA). Two critical Subareas of the Master Plan are the East 11th and 12th Street Corridors, which are to be the location of much of the new commercial/office redevelopment called for in the Master Plan. The City of Austin (City) has designated these corridors as appropriate for an urban renewal project. Under Texas redevelopment law, the Urban Renewal Agency (URA) and the City are granted a series of redevelopment roles and responsibilities regarding urban renewal areas including approval of projects for compliance with an urban renewal plan and the use of eminent domain powers. This East 11th and 12th Streets Urban Renewal Plan (URP) defines specific redevelopment projects and associated regulatory controls intended to assure quality, compatible, mixed-use development along these critical commercial arteries. The redevelopment process will be guided by the Urban Renewal Agency consistent with state law, the Master Plan, the URP, and a Development Agreement to be negotiated between the City, URA, and ARA.

1.0 Definitions

The following definitions are offered for clarification of the planning intent of subsections of the Urban Renewal Plan:

1. "Building Code" means Chapter 25-12, Article 1, City Code
2. "City Code" means the Austin City Code
3. "Civic Uses" means buildings which are defined by the uses performed therein, which uses include, the following: government administration services and offices, fire stations, public utilities offices, day care centers, public and private schools, colleges, churches, other religious facilities and attendant structures.
4. "Community/Local Services" means the use of a site for provision of neighborhood services that include business support services, offices, consumer convenience services, dry cleaning, pharmacy, food store, and other general services allowed in a "LR" Neighborhood Commercial District with the exception of the following non-permitted uses: medical offices exceeding 5,000 square feet, congregate living facilities, and off-site parking.
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 remote parking. The project owner may have to execute a parking agreement at the time of project approval by the Urban Renewal Agency.
6. "Downtown & Entertainment Oriented Retail" means the use of the site to provide retail goods and services typically associated with entertainment, dining and related activities, as referenced in the Central Business District (CBD) designation of the Land Development Code, excluding adult-oriented businesses, automotive rentals, automotive repair services, carriage stable, cocktail lounges, convenience storage, equipment repair services, funeral services, hotel-motel, liquor sales, medical offices exceeding 5,000

- square feet, outdoor sports and recreation, personal services, service stations, pawn shops.
7. "FAR" means the floor to area ratio as defined in the Land Development Code.
 8. "Garden Apartment" means a dwelling unit in a building or cluster whose maximum net density does not exceed that provided for in the zoning ordinance under the Multi-Family Residences Low-Density District designation; a portion of the lot shall be open space, as defined in the Land Development code, with the exception of natural foliage or accessory recreational facilities or walkways, which is accessible to all persons occupying a building on the lot and is not a part of the roof of any portion of any building.
 9. "Ground Floor Retail" means the use of a site as an establishment engaged in the retail sale of merchandise as allowable by the LR designation in the Land Development Code (with the exceptions to LR as stated elsewhere in this document), and that occupies the ground floor of the building in which it is situated, such that it can be seen and accessed by the public from the street.
 10. "Home Office" means a house or other structure or a portion of any building or structure designed, arranged and used for living quarters for one or more persons living as a single housekeeping unit with cooking facilities, but not including units in hotels or other structures designed for hotel or boarding, wherein a home occupation is customarily carried out by an occupant of same dwelling unit as a secondary use as defined in the Land Development Code. .
 11. "House-like Offices" means office and retail uses operating out of buildings that were originally built for residential use but that have been converted for commercial use. Any exterior addition or alteration must be approved by the Urban Renewal Agency.
 12. "House-like Studios" (or Arts and Crafts Studio) means dwellings that includes use of the site for the production of art work by the resident artist and the incidental sale of the art produced, limited to the use of hand tools, domestic mechanical equipment not exceeding two horsepower, or a single kiln not exceeding eight kilowatts., provided that the use does not impact any other use of property with noise, odor, dust, vibration, or other nuisance. This classification includes, but is not limited to painter's studios, ceramics studios, and custom jewelry studios.
 13. "Land Development Code" means Title 25, City Code.
 14. "Landscape" means the planting and maintenance of live trees, shrubs, ground covers, and lawn areas, including the installation of irrigation systems, and as further described in the Land Development Code.
 15. "Landscape Buffer" means landscape in that portion of a lot that has been designated by provision of the Land Development Code as open space for visual screening purposes, to separate different use districts, or to separate uses on one property from uses on other properties.
 16. "Live/Work Mixed-use Studio" means a building that provides for one or a combination of uses, including residential, retail and studio, as defined by the Land Development Code, as amended from time to time, with retail and/or studio on the ground floor. Studio, as used here in refers to the working and display space for an artist or artisan.
 17. "MOA" means that certain Memorandum of Agreement entered into on April 18, 1997, by and between the Texas State Historical Preservation Officer, the Advisory Council on Historic Preservation, and the City of Austin, as amended from time to time.
 18. "New Commercial Space" means the maximum number of square feet allowable per

- individual redevelopment project area, as profiled in figures 4-5 through 4-26.
19. "Mixed-use" means a building that provides for a combination of uses, requiring retail or office uses; on the ground floor (except for the exclusion of pawn shops; automobile sales, rentals and repairs; gas stations and adult-oriented businesses), and some combination office/retail and/or office and residential uses on the other floors. Retail, office and residential uses referred to herein are as defined in the Land Development Code, as amended from time to time.
 20. "Mixed-use Residential" means a combination of small-scale retail or office and residential uses as defined under "Mixed-use". Small-scale as used here in refers to FAR's of .30 or less.
 21. "Net" means the result of a mathematical calculation that subtracts total deductions from the gross amount of space to derive the net value of the remainder.
 22. "Office" means a building used for administrative services and offices as defined in the Land Development Code, as amended from time to time, but excluding medical offices exceeding 5,000 square feet.
 23. "Plaza" means a portion of a lot or parcel developed as open space, i.e., space that is open and unobstructed from its lower level to the sky, with the exception of natural foliage or accessory recreational facilities or walkways, which is accessible to all persons occupying a building on the lot and is not apart of the roof of any portion of any building and which is improved to create a space open to the public.
 24. "Renovated Existing Lodge Building," means existing lodge building known as 123 east 11th Street, renovated and/or its successor structure(s).
 25. "Rental Flat" means a residential dwelling unit as defined in the Land Development Code, as amended from time to time.
 26. "Residential-Scaled" means the size and architectural design of new development is consistent with the scale and historic character of the existing residential buildings in the immediate environs. Immediate environs refers to the nearest residential buildings located within 4 blocks east and west and the nearest residential buildings located within 2 blocks north or south within the Urban Renewal Area.
 27. "Service Alley" means any public or private dedicated way intended for vehicular service to the rear or side of property served by a street. Alleyway provides access for delivery and service to retail businesses, offices and residential units. Properties on north side of East 11th street must access from back, unless special provisions made and approved by City of Austin Public Works, for limited-off-hours on -street deliveries, and no motor vehicular access is allowed from East 11th Street.
 28. "Story" means a unit of measure as defined in the Building Code.

2.0 URP Purposes, Authority and Scope

This East 11th and 12th Streets Urban Renewal Plan ("URP" also referred to as the East 11th and 12th Streets Community Redevelopment Plan-CRP), is a comprehensive technical document defining the official public policy guidelines of the City of Austin (City) for the conduct of public and private redevelopment actions of the East 11th and 12th Streets Urban Renewal Area in compliance with Texas Local Government Code, Chapter 374. As such, this document also represents the official redevelopment policy guidelines of

the Central East Austin community and provides for a continual mechanism for community-based participation in the ongoing implementation of all redevelopment actions along these commercial corridors.

The URP is intended to identify and implement mechanisms to eliminate the negative forces of urban blight, distress, and impaired development within the area and to pursue a fresh, self-determined vision of Central East Austin as a self-sustaining, progressive community for the 21st century. The overall goals and action priorities of this URP reflect a broad consensus of residents, businesses, property owners, institutions, and community activists. This consensus is the result of substantial cumulative planning and revitalization efforts over a period of three years. The fundamental purpose of this plan is to empower community-based groups and individuals to participate as strong and equal partners of the City and the URA in carrying out all of the action programs and public and private improvements which will result in the realization of Austin's long-term community vision.

Under Texas Local Government Code, Chapter 374, Urban Renewal in Municipalities, upon the completion, adoption and recordation of the URP, the Urban Renewal Agency gains the authority to apply special urban renewal powers and tools to address existing "slum" and/or "blight" conditions which have been found to threaten the public safety, health, and welfare, and which act as impediments to sound private investment, stable property values, and viable conditions for rendering public services. This urban renewal authority and the public purposes it fulfills, extend well beyond the levels of public intervention that can occur through normal City development regulations, housing and community development assistance, or capital improvement programs. The following is a summary listing of typical local government tools and tactics that are widely employed in responsive, preservation-oriented redevelopment implementation strategies in many local jurisdictions throughout the U.S.:

- a. Urban renewal plan/development controls: These may include: areas within the redevelopment area that are set up as zoning districts; reducing land uses that are incompatible with the accepted development standards; restriction of parking and access to properties; guidelines which restrict design within the development area; and project review and approval procedures.
- b. Public improvements and area redevelopment financing: A varied range of tax-exempt public and private financing mechanisms can be devised to support infrastructure and public facility improvements, property acquisition, site preparation, and other temporary or permanent redevelopment costs. Examples include Section 108 loan funds; G.O. Bonds; and tax-exempt revenue bonds.
- c. Special private development incentives: These may include financing, tax, and regulatory incentives linked with economic development, affordable housing, historic preservation and other public contributions keyed to revitalization of a blighted area. The Austin Central Urban Redevelopment Combining District (CURE) program is a zoning program that relaxes some of the normal zoning requirements and allows the waiver of some development fees. The Neighborhood Conservation Combining District (NCCD) is a zoning overlay that modifies zoning requirements in its specific area.
- d. Property acquisition for public and private re-use sites: This tool includes options for public acquisition for fair market value (FMV) by negotiated or eminent domain procedures. Special

provisions can be designed to encourage private land assembly and/or development project participation by existing property owners and other community-based interests.

- e. Property disposition and long-term covenants: Orderly processes of project construction and long-term use agreements can be tailored to circumstances of any projects where public development assistance is provided.

3.0 URP Illustrative Design Plan

The formal boundaries of the East 11th and 12th Streets Urban Renewal Area (UR Area) are set forth in Exhibit A and the ordinance approving this URP. Generally, the boundaries are:

The East 11th Street Corridor, including properties within one-half block of the north frontage of East 11th and south frontage of Juniper Street, from Branch Street on the west to Navasota on the east; and properties within one-half block of the south frontage of East 11th, from San Marcos St. on the west to Navasota on the east.

The East 12th Street Corridor, including properties within one-half block of the north frontage of East 12th between the IH-35 N. Service Road on the west to Poquito Street on the east; and properties within one-half block of the south frontage of East 12th between Branch Street on the west and Poquito Street on the east.

Figures 4-2 and 4-3 illustrate proposed overall development concepts for both the East 11th and 12th Street Corridors. Effort was made to group like uses into "nodes" of complimentary development that could benefit from economies of scale and proximity, such as a series of complimentary restaurants.

East 11th Street has been conceptualized as the place for higher-intensity, mixed-use development. In this way, new development can build on the present and historical strengths of the corridor for the creation of a dynamic entertainment/retail/housing area. The north side of East 11th Street, with its abundance of vacant land and land in public/quasi-public ownership, offers opportunity for new development of entire blocks and the benefit of locating cooperative parking to the rear of new establishments to further enhance the pedestrian-friendly nature of the East 11th Street area.

In particular, the blocks between Curve and Lydia, are considered to be the logical location for an entertainment/retail node of restaurants, nightclubs, clothing stores, and antique stores that may draw from a large consumer base as a primary entertainment destination. Complementing this node is a series of live-work offices and studios geared towards the entertainment/visual arts/performing arts communities. Potential new developments in this area, on the south side of 11th Street between Waller and Lydia, could include photography studios and recording studios.

On the westernmost portion of East 11th Street, physical topography and market demands are such that opportunities exist for development of mixed-use retail and housing on the north and south side of the street. New development could include bookstores, eateries, coffeehouses, and other like uses on the ground floor, with two stories of housing units above.

The other end of East 11th Street, near Navasota, serves as an eastern gateway into the East 11th Street corridor. Already, a smaller-scaled office and retail node has begun to develop in this area, with several opportunities for further office/retail development.

In contrast, East 12th Street has been conceived as a more residentially compatible opportunity for neighborhood-based retail, small-scale offices, and housing. Consistency with existing housing is of primary importance. All efforts should be made to rehabilitate owner-occupied housing, when it is the owner's wish and it is economically feasible. The design of the corridor includes efforts aimed at maintaining existing setbacks, street greenways, and architectural detail. Examples of potential development include doctors and lawyer's offices, a laundry, convenience stores, bed and breakfasts, duplexes, and townhomes. The expressed community desire includes encouraging as much retail development as possible along East 12th Street. To address market questions pertaining to the magnitude of new retail that can be supported -- even within a revitalized study area -- most development areas along East 12th Street contain flexible controls to allow for commercial development of a certain character as market forces allow. Specifically prohibited, however, are liquor stores and automotive-related uses.

The areas located in close proximity to Downtown, the State Capitol, and the University of Texas represent the greatest opportunities for office development. In addition, Anderson CDC has acquired several properties on the south side of East 12th Street between Curve and Navasota and on the north side of 12th Street near Chicon for the construction of new townhomes. There are planned renovations to the existing Marshall Arms Apartments near the intersection of 12th and Chicon Street. Remaining project areas are directed towards small-scale retail establishments and/or duplexes and quadraplexes complimentary to existing housing.

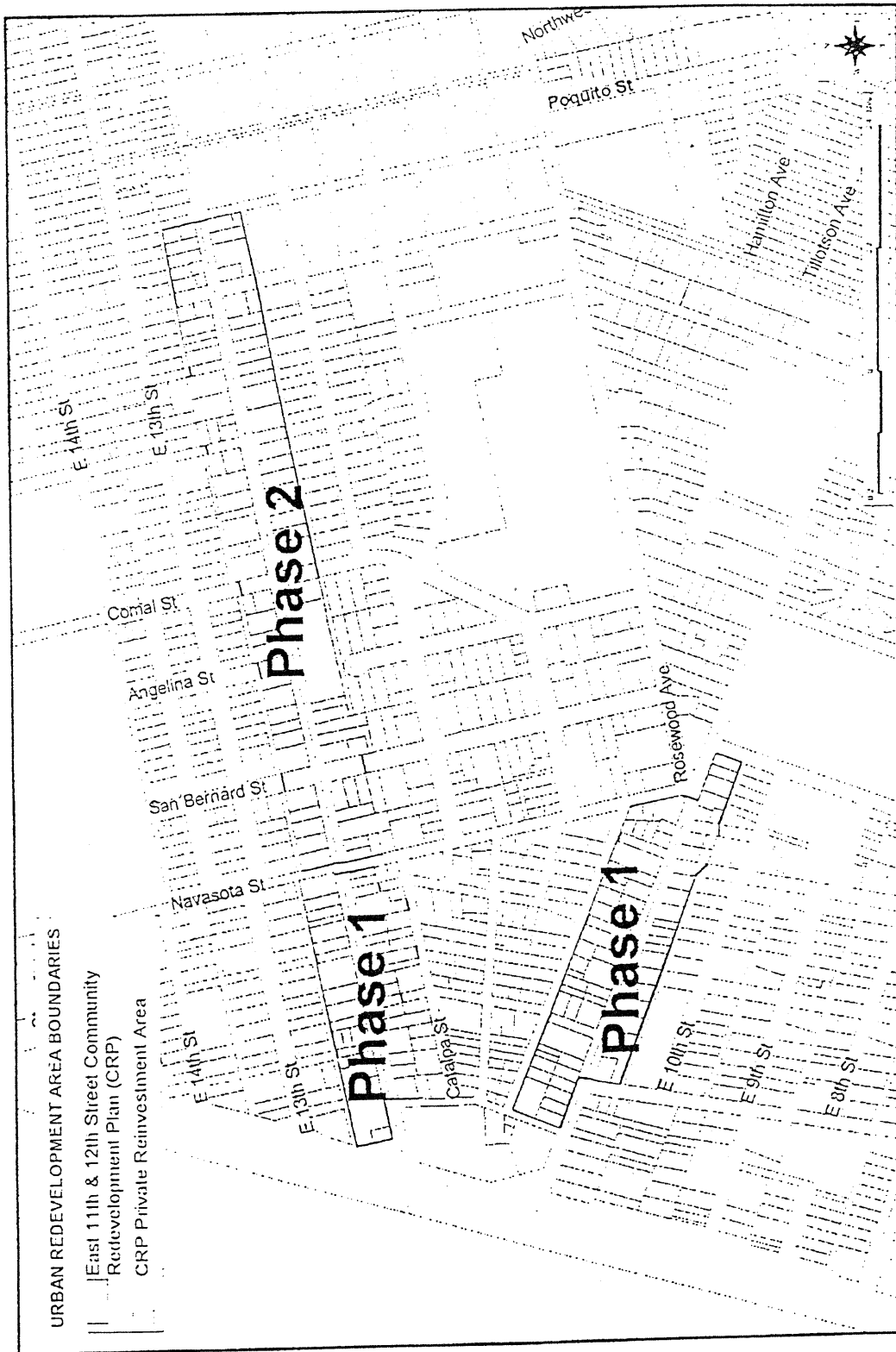
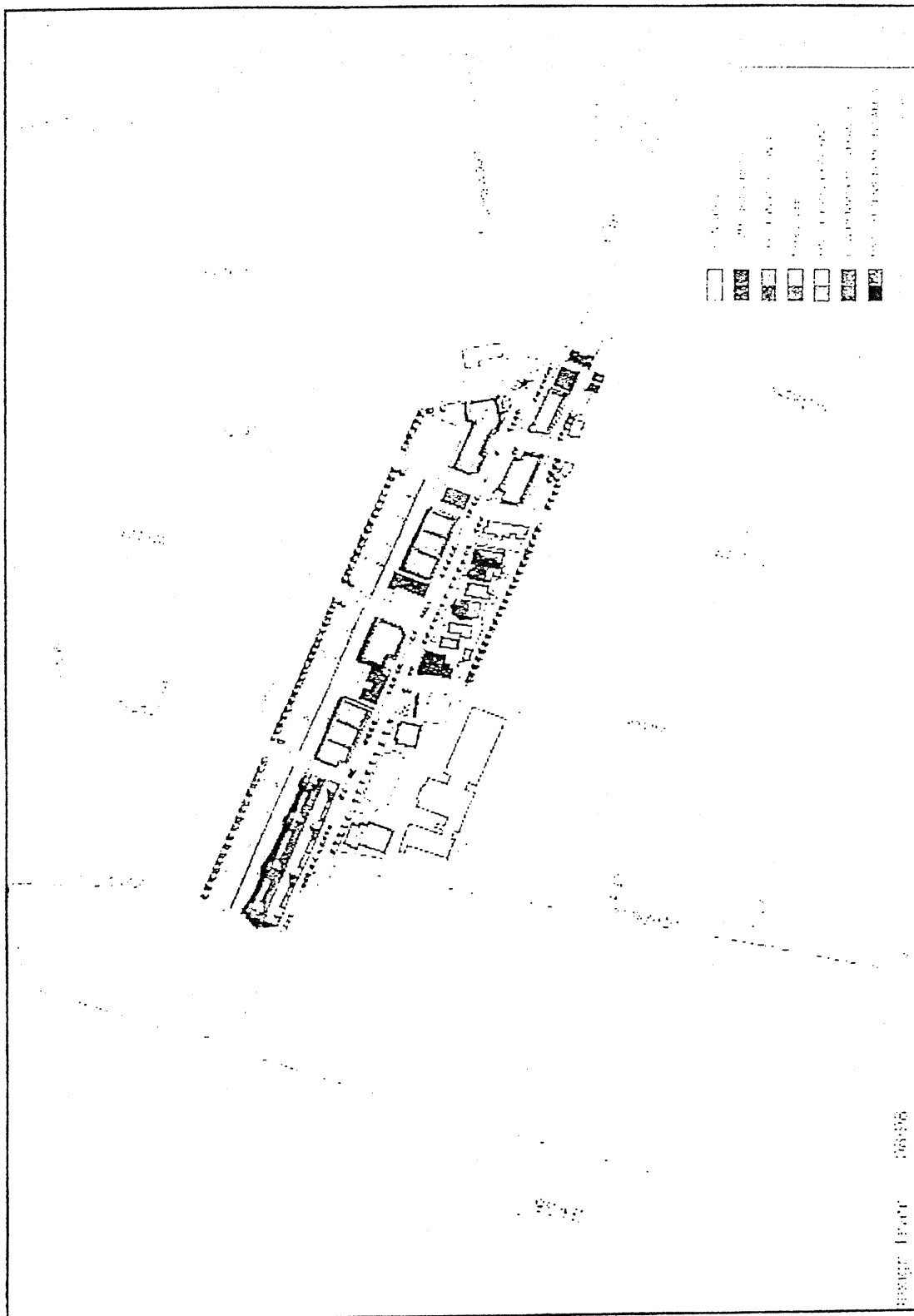


Figure 4-1: Urban Redevelopment Area Boundaries

East 11th and 12th Streets Community Redevelopment Plan (CRP)

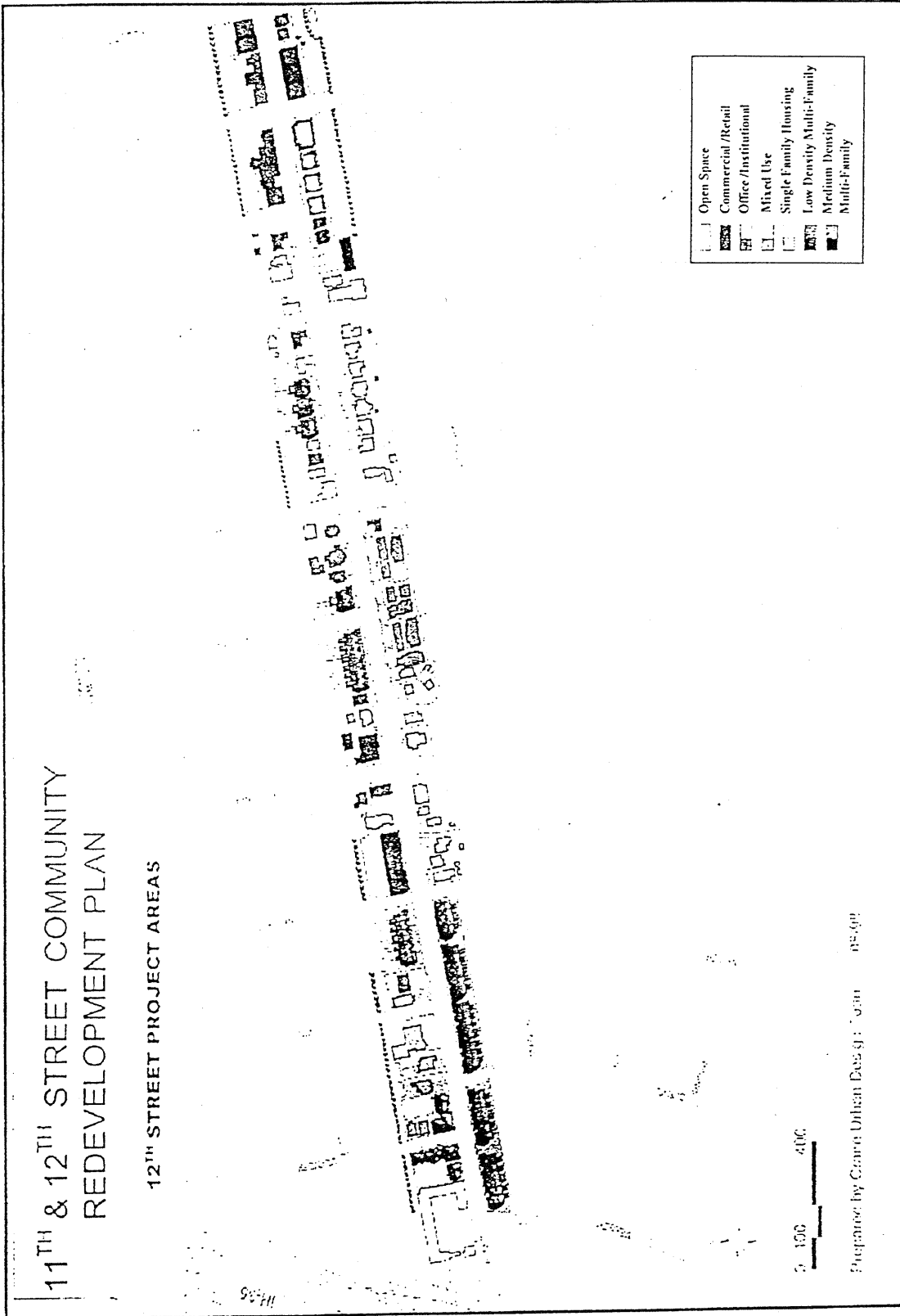
Austin Revitalization Authority



Austin Revitalization Authority

Figure 4-2: CRP Illustrative Design Plan - 11th Street

East 11th and 12th Streets Community Redevelopment Plan (CRP)



Austin Revitalization Authority

Figure 4-3: CRP Illustrative Design Plan - 12th Street

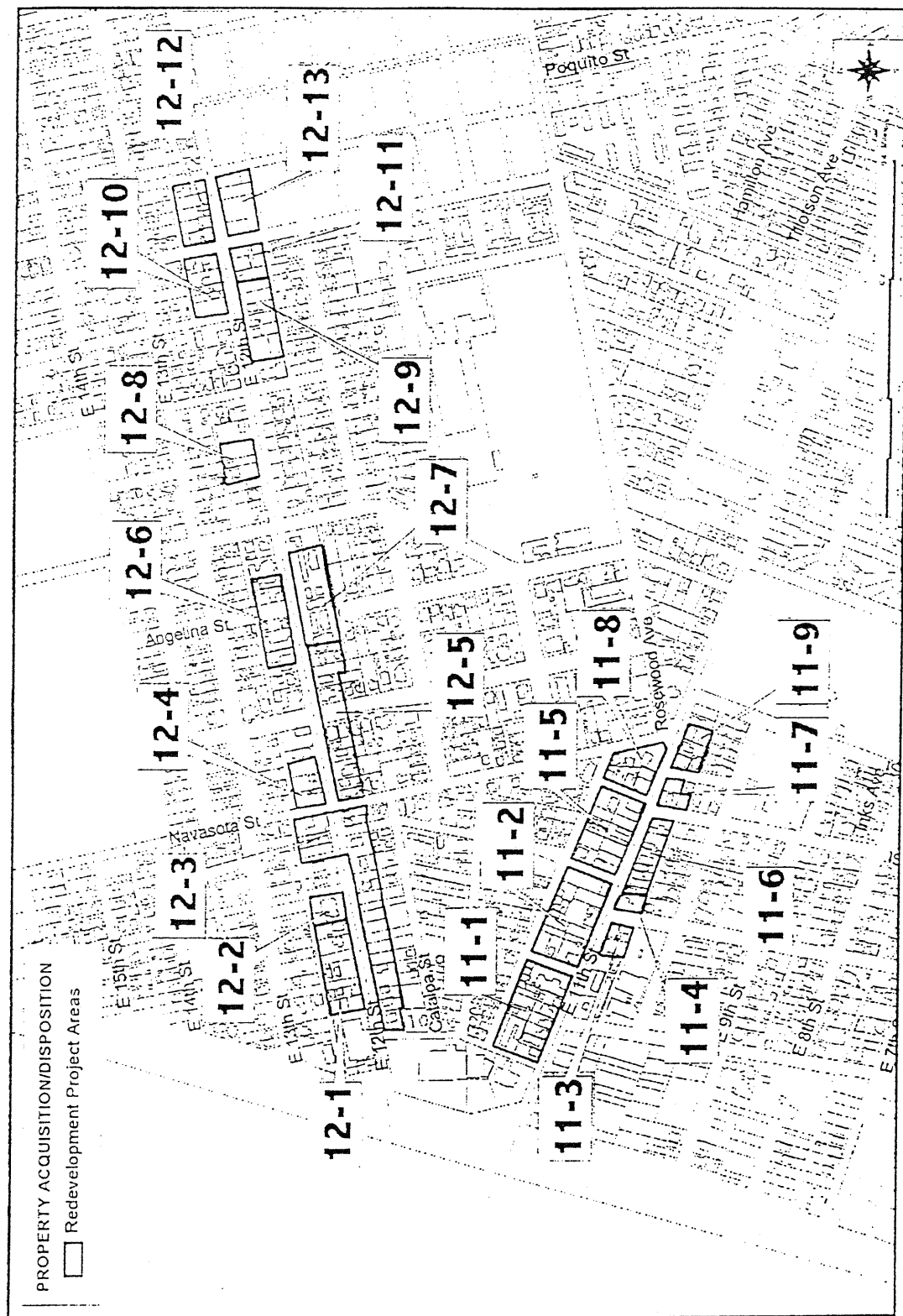
East 11th and 12th Streets Community Redevelopment Plan (CRP)

4.0 Summary of URP Projects

To further develop project controls and regulatory changes, the East 11th and 12th Streets UR Area is divided into (22) distinct project areas for description (Figure 4-4). Redevelopment Project Controls include a general description of each project area, its size, the type and quantity of new development, and necessary demolitions and relocations if applicable. UR Area projects on both East 11th and 12th Streets are summarized in Table 4-1. UR Area program targets for each corridor are shown in Table 4-2 and individual redevelopment project areas are profiled in Figures 4-5 through 4-26.

These redevelopment project controls are intended as the primary regulatory controls for the East 11th and 12th Streets UR Area and will guide all formal URP procedures for property acquisition, disposition, and development (Redevelopment Project Controls). The illustrative portion of the Design Site Plans ("tear sheets") included in Figs. 4-5 thru 4-26 are strictly conceptual, while the project controls must be followed unless waivers or amendments are granted.

The Redevelopment Project Controls annunciated for each project should provide substantial direction to prospective developers when conceiving projects for the East 11th and 12th Streets UR Area. The Project Controls are subject to changing market and financial feasibility.



East 11th and 12th Streets Community Redevelopment Plan (CRP)

Austin Revitalization Authority

Table 4-1 Summary of Redevelopment Project Area Characteristics/Controls

Project Area Summary	New Commercial Office	Renovated Commercial Space	Total New/Renovated Commercial Space	New Housing Units	Renovated Housing Units	New/Renovated Housing	New/Renovated Institutional Space	Finding Spaces	Single-Family Attachments	Multi-Family Units	Other Amenities
11-1/Juniper Mixed-Use	30,000	0	30,000	20	0	20	0	85	4	2	7,100
11-2/Entertainment Retail	40,000	3,500	43,500	0	0	0	0	80	1	0	2,500
11-3/Lodge Revitalization	0	3,000	3,000	0	0	0	0	16	1	0	0
11-4/Shorty's	0	4,000	4,000	0	0	0	0	6	0	0	0
11-5/Entertainment Retail	24,000	5,500	29,500	0	0	0	0	80	0	0	2,000
11-6/Live-Work Studios	8,000	5,300	13,300	5	3	8	0	12	2	0	0
11-7/Lydia & 11th St.	13,000	0	13,000	0	0	0	0	10	0	0	900
11-8/Nav. & 11st.Mix-Use	24,000	0	24,000	0	0	0	0	35	1	0	2,000
11-9/11th St. Retail	8,000	2,500	10,500	0	0	0	0	10	0	0	0
TOTAL	147,000	23,800	170,800	25	3	28	0	334	9	2	14,500
12-1/12th St. Offices	10,000	5,000	15,000	0	4	4	0	55	1	16	0
12-2/12th St. Office	0	9,000	9,000	0	0	0	0	20	0	0	0
12-3/SCIP II Townhouses-	0	0	0	33	0	33	0	66	4	0	1,400
12-4/Navasota St. Retail	11,000	0	11,000	0	0	0	0	50	0	0	2,200
12-5/12th St. Renovation	1,250	0	1,250	0	9	9	0	28	0	0	0
12-6/SCIP II Townhouses-	0	0	0	9	0	9	0	18	0	0	0
12-7/12th St. Garden Apts	0	0	0	0	35	35	0	44	0	0	0
12-8/12th St. Duplexes	0	0	0	12	0	12	0	12	0	0	0
12-9/12th St. Mixed-Use	7,500	5,000	12,500	0	0	0	0	65	1	0	0
12-10/Chicon St. Retail	2,500	11,000	13,500	0	0	0	0	45	0	0	0
12-11/12th ST. Civic Node	0	0	0	0	0	0	4,500	24	0	0	0
12-12/Chicon St. Retail	4,800	10,000	14,800	0	0	0	0	55	0	0	0
12-13/Chicon St. Retail	9,700	1,000	10,700	0	0	0	0	45	1	0	1,500
TOTAL	46,750	41,000	87,750	54	48	102	4,500	527	7	16	5,100

SOURCE: Crane Urban Design Team, FCCD+R Survey

SOURCE: Crane Urban Design Team, FCCD+R Survey

NOTES:

- 1) New construction/renovation numbers are average numbers, ranges by type are specified in the Project Controls illustrated in Figures 4-4 thru 4-25. Parking and demolitions numbers correspond to project controls as illustrated in Figures 4-4 thru 4-25.
- 2) Single-Family Demolitions do not include attrition associated with conversion to non-residential uses.

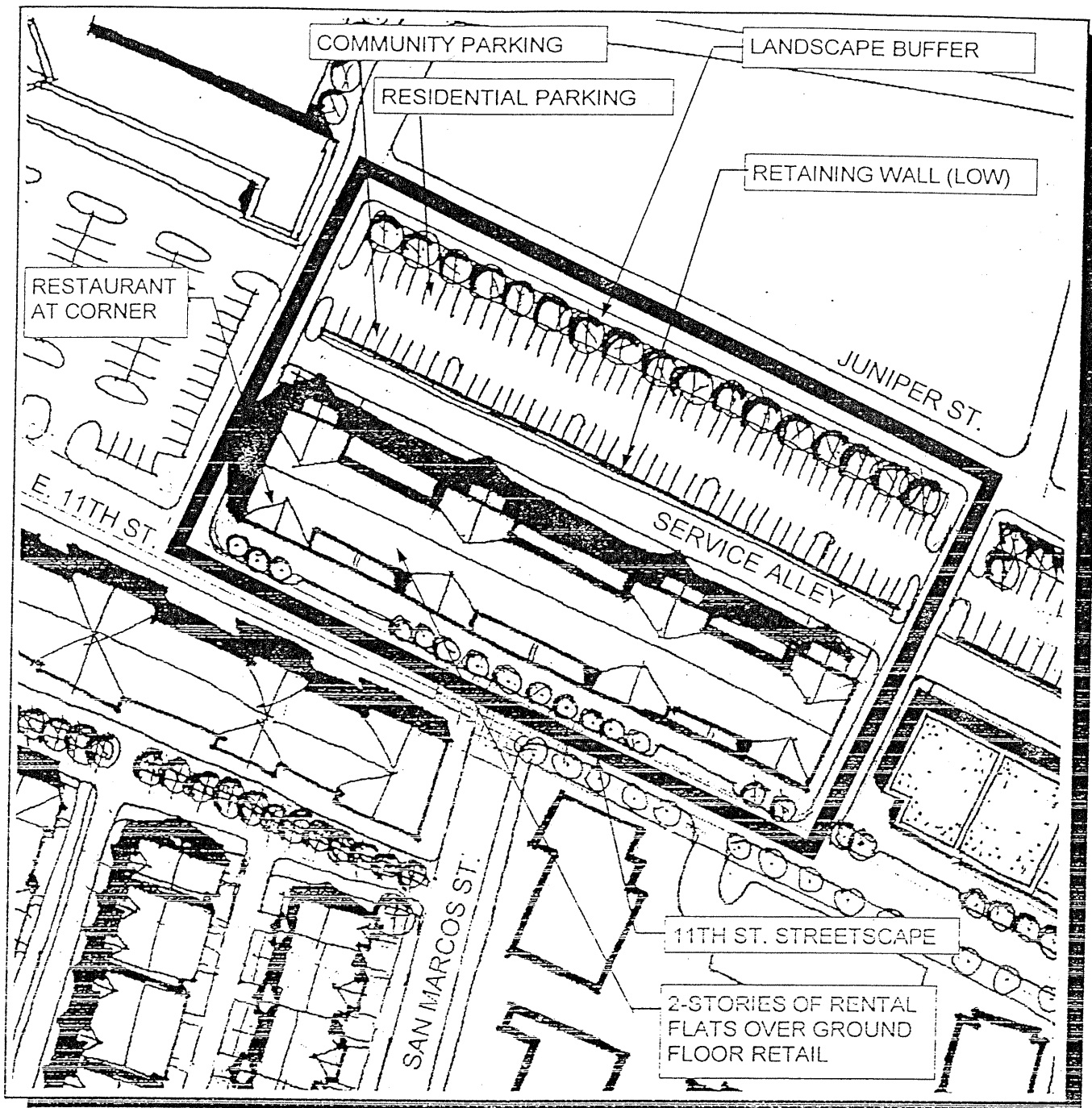
Table 4-2: CRP Program Targets

REDEVELOPMENT ACTIONS	CRP SUBAREAS		TOTAL	EST. COSTS	
	#7 Area	#4 Area		COST PER MT	TOTAL COST
FRONT-END REDEVELOPMENT					
RELOCATION					
• Residential Relocation Households	11	23	34	Varies	\$135,000
• Non-Residential Relocation Square Feet	14,500	5,100	19,600	\$2	\$39,200
PROPERTY ACQUISITION					
• Property Acquisition	\$1,689,201	\$3,426,622	\$5,115,823	Varies	\$5,115,823
• Public Disposition (Land Sales Revenue)	(\$1,370,187)	(\$2,272,270)	(\$3,642,457)	Varies	(\$3,642,457)
ADMINISTRATION					\$793,504
NET FRONT-END REDEVELOPMENT COSTS					\$2,441,069
RESIDENTIAL ACTIONS					
PRESERVATION (Units - No Action Required)					
• Single-Family Units	2	15	17	\$0	\$0
• Multi-Family Units	0	0	0	\$0	\$0
REHABILITATION (Units)					
• Single-Family Units	1	5	6	Varies	\$180,000
• Multi-Family Units	0	38	38	Varies	\$380,000
NEW HOUSING CONSTRUCTION (Units)					
• Single-Family Infill Houses	0	0	0	\$75,000	\$0
• Single-Family Live/Work Mixed-Use	3	0	3	\$70,000	\$210,000
• Single-Family Townhomes	0	42	42	\$65,000	\$2,730,000
• Multi-Family Duplex Units	0	6	6	\$70,000	\$420,000
• Multi-Family Rental Flats	20	0	20	\$45,000	\$900,000
DEMOLITION/ATTRITION (Units)					
• Single-Family Demolitions	9	7	16	\$4,500	\$72,000
• Multi-Family Demolitions	2	16	18	\$3,500	\$63,000
• Conversion to Non-Residential	0	4	4	\$0	\$0
HOUSING PROGRAM TOTALS: Total Inventory at Master Plan Build-Out	28	106	132		\$4,955,000
NON-RESIDENTIAL ACTIONS					
PRESERVATION (Square Feet - No Action Required)					
• Commercial	1,000	17,120	18,120	\$0	\$0
• Office/Institutional	3,000	13,270	16,270	\$0	\$0
• Mixed-Use Commercial	0	2,440	2,440	\$0	\$0
• Industrial/Commercial	0	2,270	2,270	\$0	\$0
REHABILITATION (Square Feet)					
• Commercial Rehab	20,300	31,700	52,000	\$70	\$3,640,000
• Office/Institutional Rehab	3,000	9,670	12,670	\$70	\$886,900
• Mixed-Use Rehab	0	13,580	13,580	\$70	\$950,600
• Conversion from Residential	4,000	4,950	8,950	\$80	\$716,000
NEW CONSTRUCTION (Square Feet)					
• Low-Density Commercial	84,500	35,500	120,000	\$100	\$12,000,000
• Low-Density Office	54,500	10,000	64,500	\$100	\$6,450,000
• Live/Work Mixed-Use	4,000	0	4,000	\$100	\$400,000
• Institutional/Civic	0	4,500	4,500	\$100	\$450,000
DEMOLITION (Square Feet)					
• Demolition Square Footage	14,500	5,100	19,600	\$2	\$39,200
NON-RESIDENTIAL TOTALS: Total Inventory at Master Plan Build-Out	174,300	145,000	319,300		\$25,532,700
PUBLIC IMPROVEMENTS					
• Transportation Improvements	\$1,282,732	TBD	\$1,282,732		\$1,282,732
• Open Space/Comm. Facilities	\$0	\$0	\$0		\$0
• Infrastructure Improvements	\$633,333	\$633,333	\$1,266,667		\$1,266,667
• Public Enhancements	\$15,200	\$848,000	\$863,200		\$863,200
PUBLIC IMPROVEMENT TOTALS	\$1,931,265	\$1,481,333	\$3,412,599		\$3,412,599
Total CRP Development Costs:					\$36,341,368
SUMMARY OF ADDITIONS TO CURRENT BUILDING INVENTORY (Net At CRP Build Out)	CRP SUBAREAS		TOTAL	ESTIMATED AVERAGE ABSORPTION DEMAND* (For Entire Master Plan Area)	
NET NEW SINGLE-FAMILY UNITS	#7	#4		50-60 units/year	
NET NEW MULTI-FAMILY UNITS	(4)	52	48	75-85 units/year	
NET NEW COMMERCIAL/RETAIL SQ. FEET	17	41	58	13,100 sq.ft./year	
NET NEW OFFICE/INSTITUTIONAL SQ. FEET	90,778	84,538	175,316	11,300 sq.ft./year	
	60,500	37,440	97,940		

SOURCE: FCCO-R Survey, Capitol Market Research

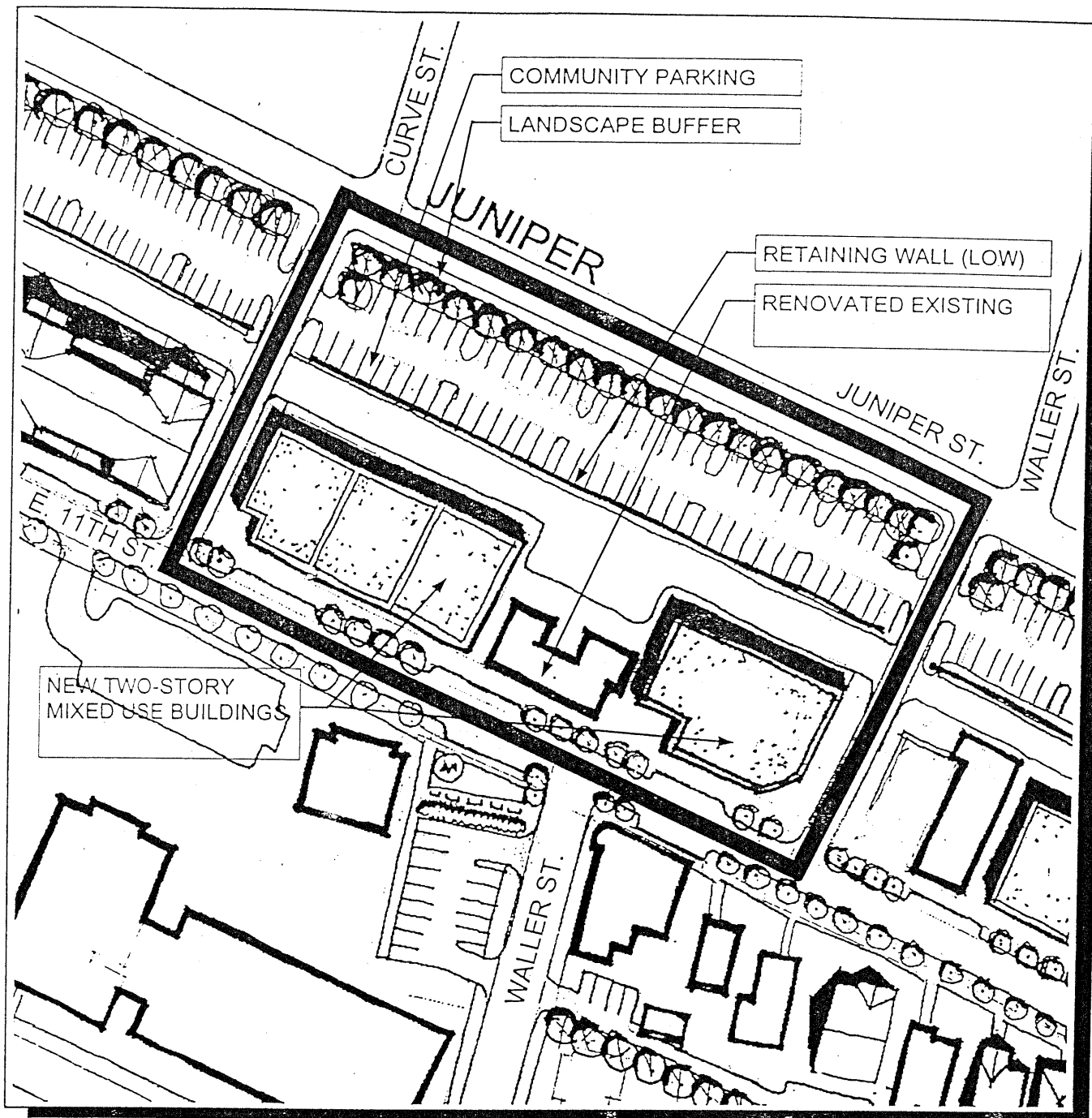
NOTES

- 1) Targets have been programmed based upon each individual redevelopment project area. See Table 4-1 and Figures 4-4 thru 4-25
- 2) See Table 4-4 for more details on estimated demolition and relocation.
- 3) See Table 4-3 for more details on public property acquisition assumptions.
- 4) Front-end redevelopment includes program administration estimated at 15% of front-end public expenses (not including disposition proceeds).
- 5) See Table 3-1 for more details on public improvements.
- 6) "Additions" are defined as new construction plus rehabilitation of unoccupied structures minus demolition of occupied buildings.
- 7) Annual absorption estimates are as calculated by Capitol Market Research (CMR).
- 8) Annual average absorption estimates are for the entire Master Plan Area and assume a 15-year horizon.



PROJECT NUMBER/NAME:	11-1/JUNIPER MIXED-USE
Project Location:	North Side of 11th St. Between Branch & Curve
Reuse Objective:	Provide New Mixed-Use Development (Residential and Non-Residential)
Project Controls:	
Site Area:	2.0 acres
Permitted Use:	Mixed-use
Allowable Height/Permitted FAR:	60 foot maximum/1.0 Total Maximum FAR—0.4 Commercial, 12.5 Units/Acre Residential
New Commercial Space:	10,000-95,000 square feet (Downtown & entertainment oriented retail)
Commercial Space to be Preserved:	0
Potential New Housing Units:	10-20 rental flats
Community Parking Spaces:	50-65 (limited on-street spaces available)
Residential Parking Spaces:	25-30
Potential Demolition:	4 houses, 1 duplex/2 units up to 10,000 square feet of commercial office
ANY DEVELOPMENT MUST CONFORM TO CITY'S M.O.A. WITH SHPO/ADVISORY COUNCIL OF HISTORIC PRESERVATION AND ANY AMENDMENTS TO IT	

Figure 4-5: Juniper Mixed-Use

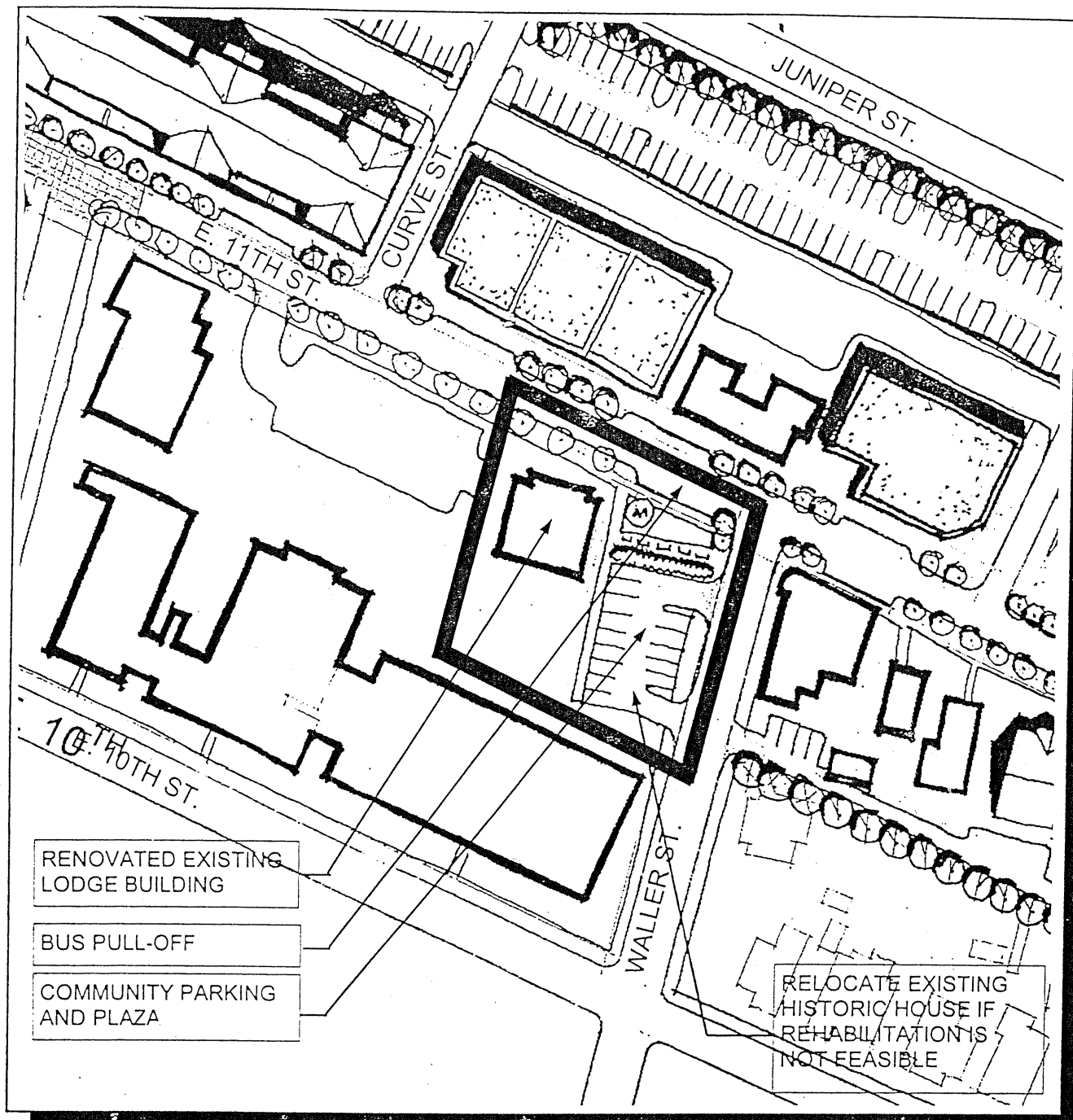


PROJECT NUMBER/NAME: 11-2/11th ST. ENTERTAINMENT RETAIL
 Project Location: North Side of 11th St. Between Curve St. & Waller St.
 Reuse Objective: Create Entertainment Oriented Retail & Office Opportunities on 11th St.

Project Controls:

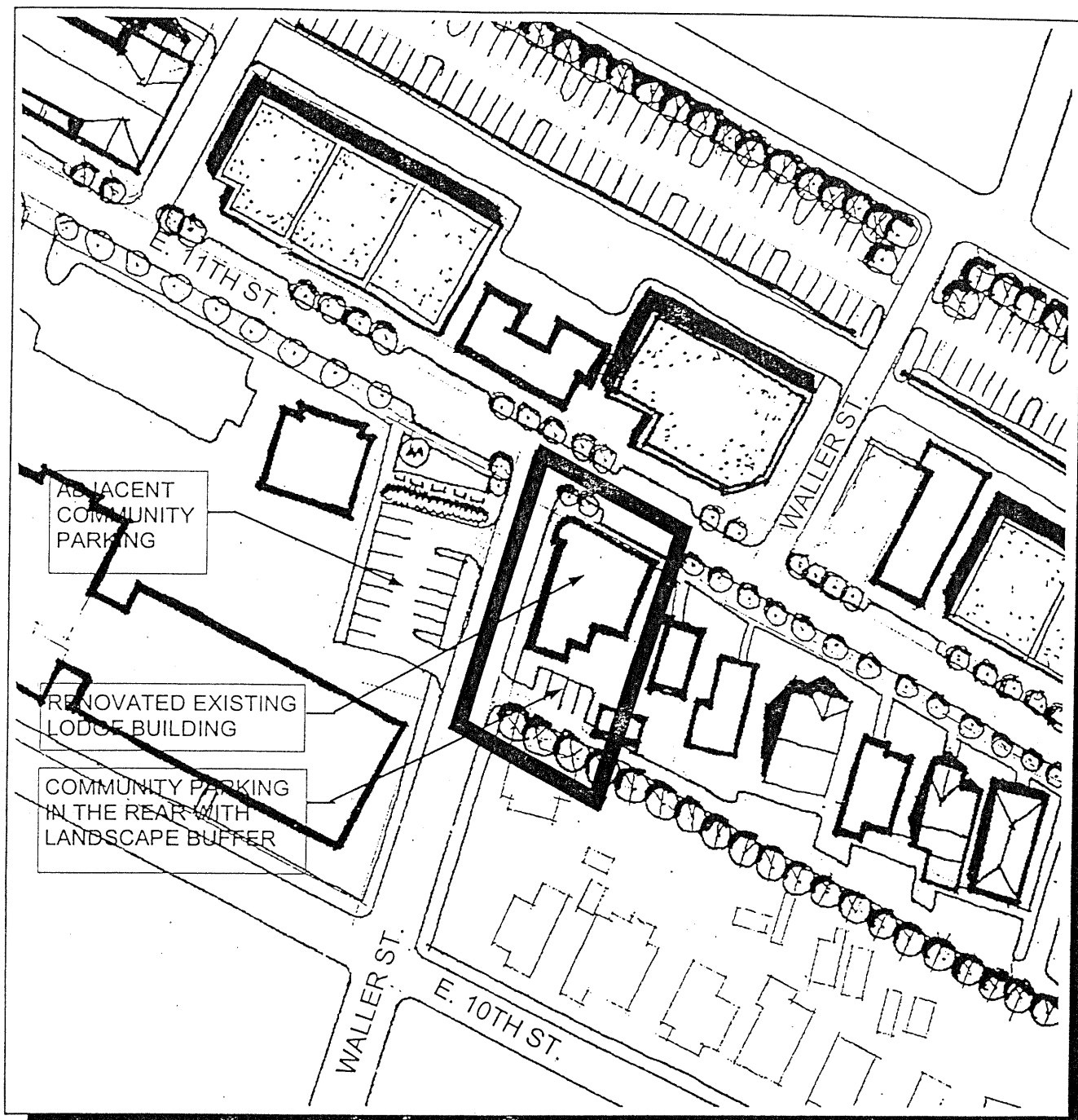
Site Area:	1.9 Acres
Permitted Use:	Mixed Use; Downtown & Entertainment Oriented Retail
Allowable Height/Permitted FAR:	50 foot maximum/0.56 Total Maximum FAR
New Commercial Space:	35,000-45,000 square feet maximum
Commercial Space to be Preserved:	up to 1,700 square feet rehabilitated
New Housing Units:	0
Existing Housing to be Preserved:	0
Community Parking Spaces:	70-80 (limited on street spaces)
Residential Parking Spaces:	0
Potential Demolition:	1 house and up to 2,500 square feet of commercial/retail

Figure 4-6: 11th Street Entertainment Retail



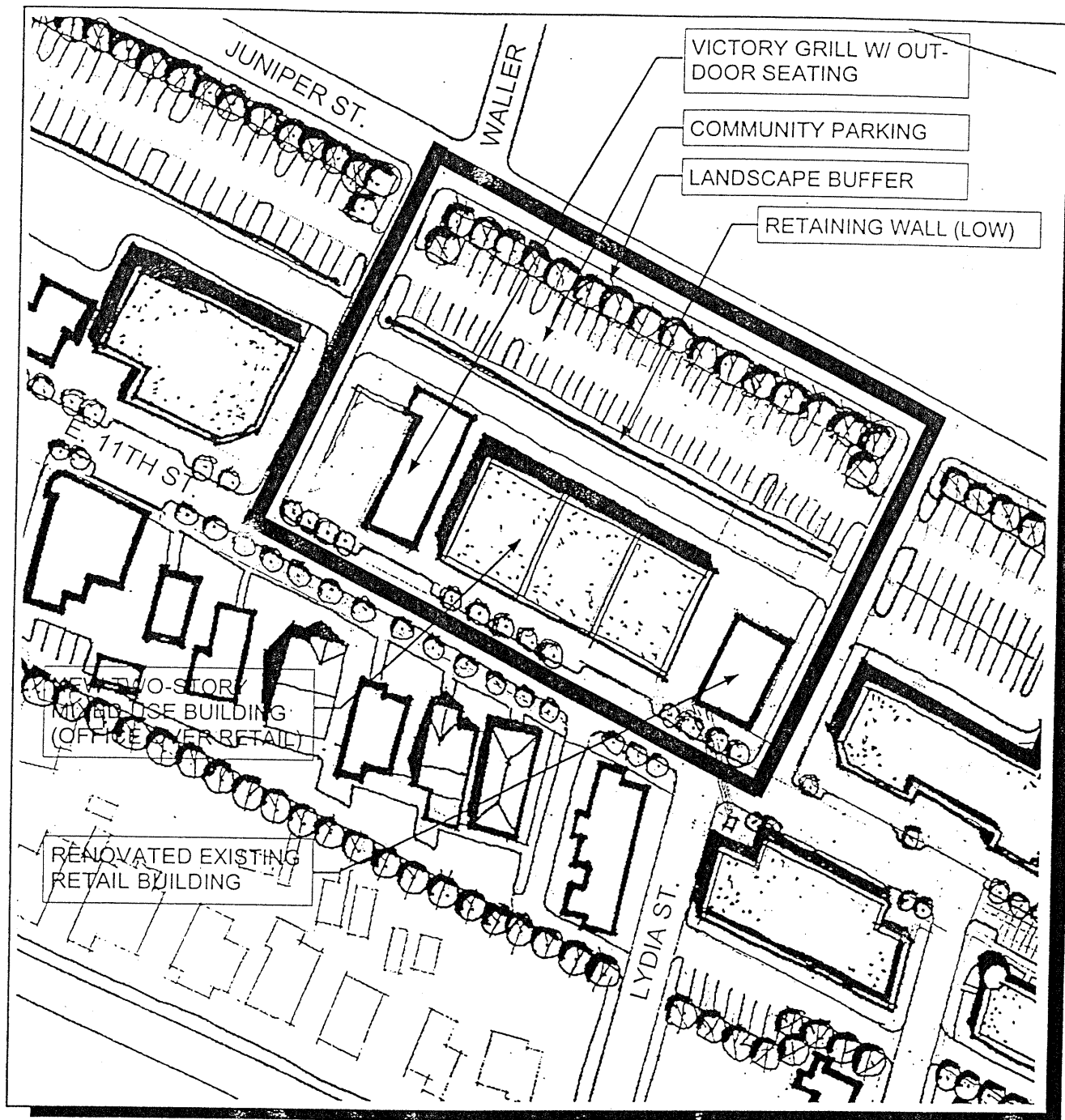
PROJECT NUMBER/NAME:	11-3/LODGE REVITALIZATION
Project Location:	South side of 11th St. at Waller St.
Reuse Objective:	Provide Civic & Community Uses on 11th St.
Project Controls:	
Site Area:	0.4 Acres
Permitted Use:	Mixed use
Allowable Height:	35 foot maximum
New Commercial Space:	0
Commercial Space to be Preserved:	up to 10,000 square feet rehabilitated (lodge & civic uses with adjacent plaza)
Potential New Housing Units:	0
Existing Housing to be Preserved:	Historic Bailetti House may be relocated off-site if rehabilitation is unfeasible
Community Parking Spaces:	14-16 (6-8 spaces if historic Bailetti House is rehabilitated rather than relocated off-site)
Residential Parking Spaces:	0
Potential Demolition:	0 (historic Bailetti House to be relocated off-site if rehabilitation is unfeasible)

Figure 4-7: Lodge Revitalization



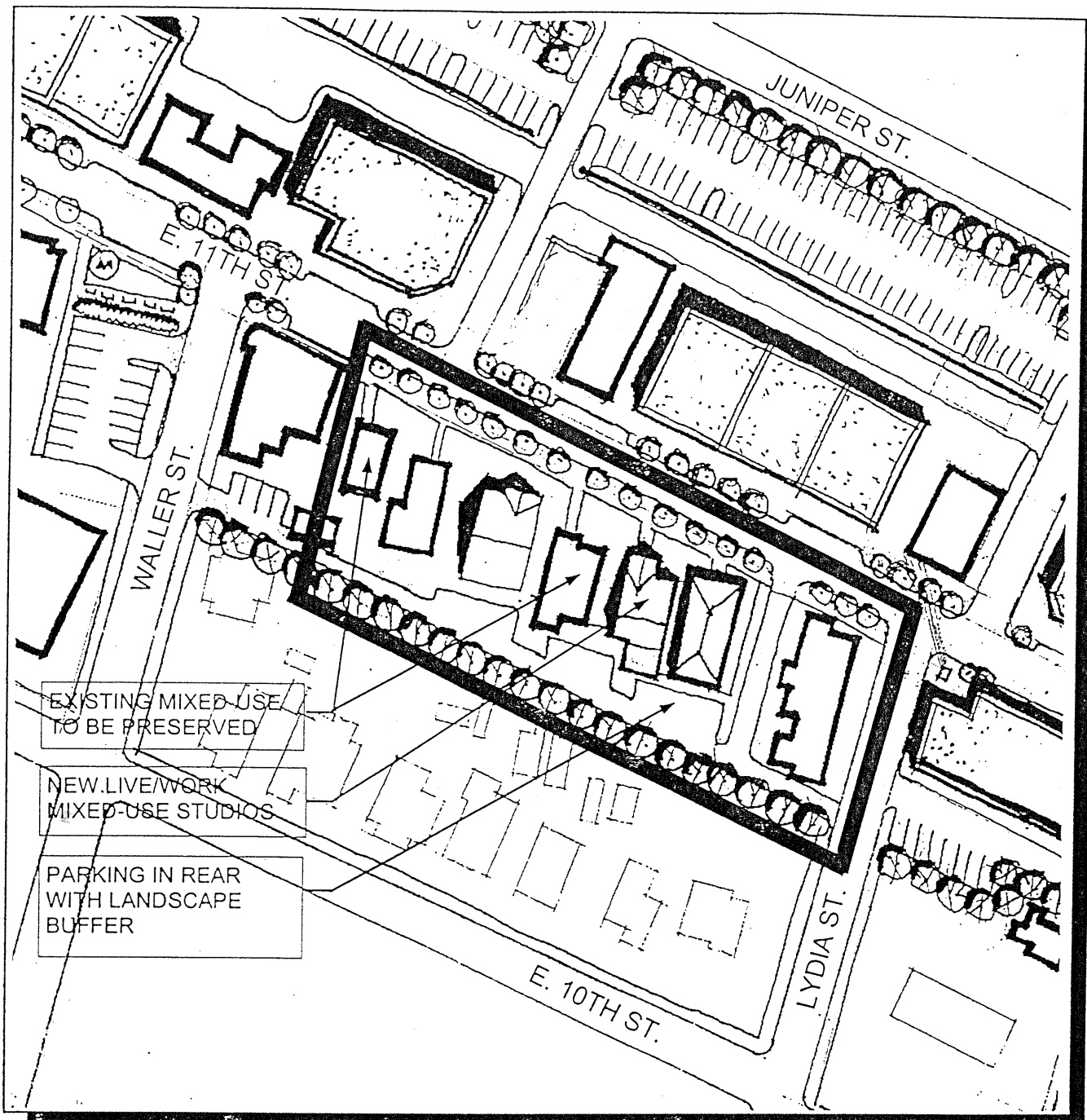
PROJECT NUMBER/NAME:	11-4/SHORTY'S
Project Location:	South Side of 11th St. at Waller St.
Reuse Objective:	Create Stand Alone Retail Opportunities on 11th St.
Project Controls:	
Site Area:	0.2 Acres
Permitted Use:	Mixed Use
Building Height:	35 foot maximum
New Commercial Space:	0
Commercial Space to be Preserved:	up to 2,100 square feet rehabilitated
Potential New Housing Units:	0
Existing Housing to be Preserved:	0
Community Parking Spaces:	4-6 (limited on street spaces available)
Residential Parking Spaces:	0
Potential Demolition:	0

Figure 4-8: Shorty's



PROJECT NUMBER/NAME:	11-5/11th ST. ENTERTAINMENT RETAIL
Project Location:	North side of 11th St. between Lydia St. & Waller St.
Reuse Objective:	Create Entertainment Oriented Retail & Office Opportunities on 11th St.
Project Controls:	
Site Area:	1.6 Acres
Permitted Use:	Downtown & entertainment oriented retail/Mixed Use
Allowable Height (Existing)/Permitted FAR:	50 foot maximum /0.50 Total Maximum FAR
New Commercial Space:	20,000-28,000 square feet maximum
Commercial Space to be Preserved:	up to 5,900 square feet rehabilitated
Potential New Housing Units:	0
Existing Housing to be Preserved:	0
Community Parking Spaces:	75-80 (limited on street spaces available)
Residential Parking Spaces:	0
Potential Demolition:	up to 2,000 square feet of commercial/retail

Figure 4-9: 11th Street Entertainment Retail

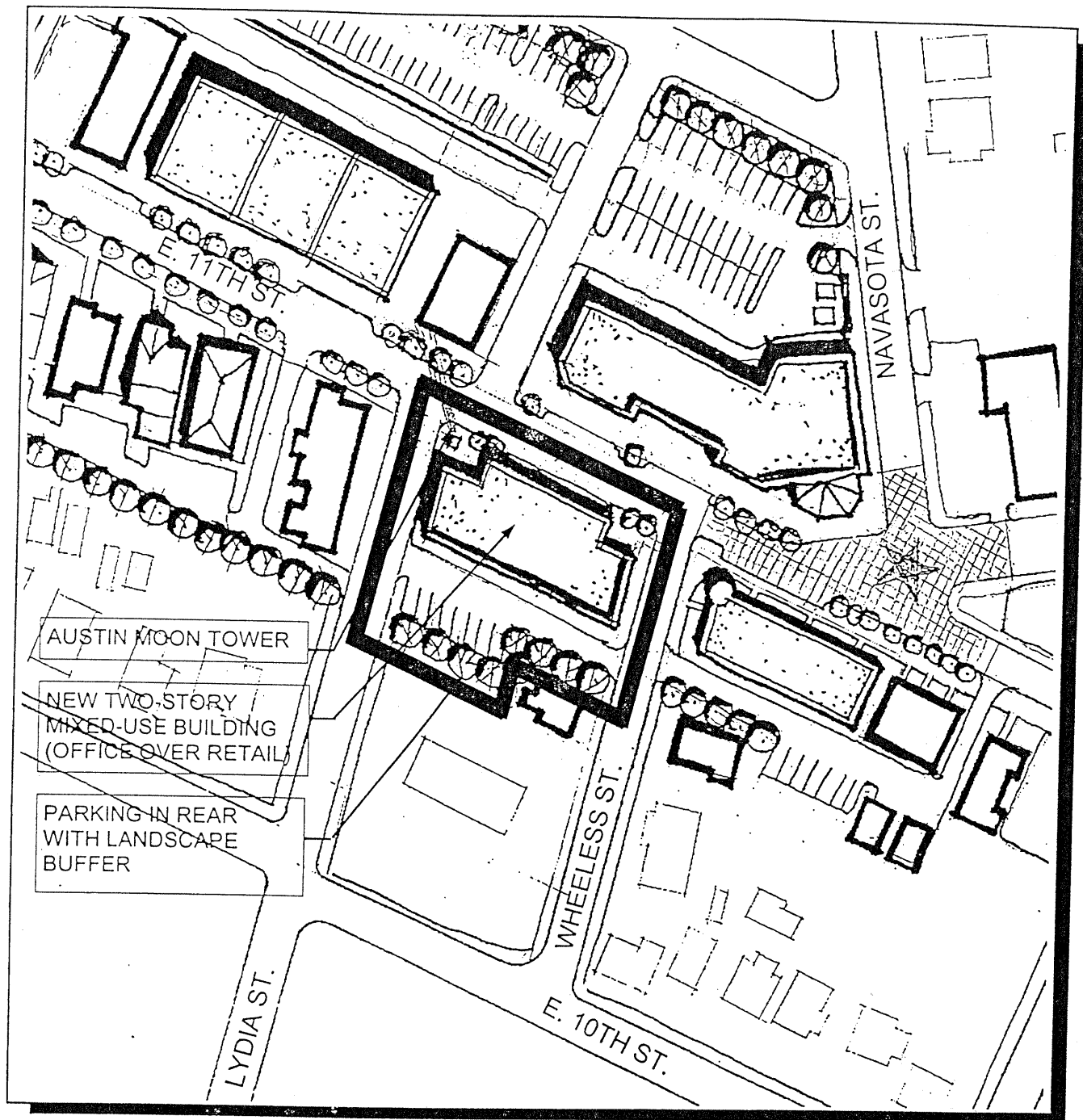


PROJECT NUMBER/NAME: 11-6/11th ST. LIVE-WORK STUDIOS
 Project Location: South Side of 11th St. Between Waller St. & Lydia St.
 Reuse Objective: Provide Opportunities For Artists' Studios and Residences

Project Controls:

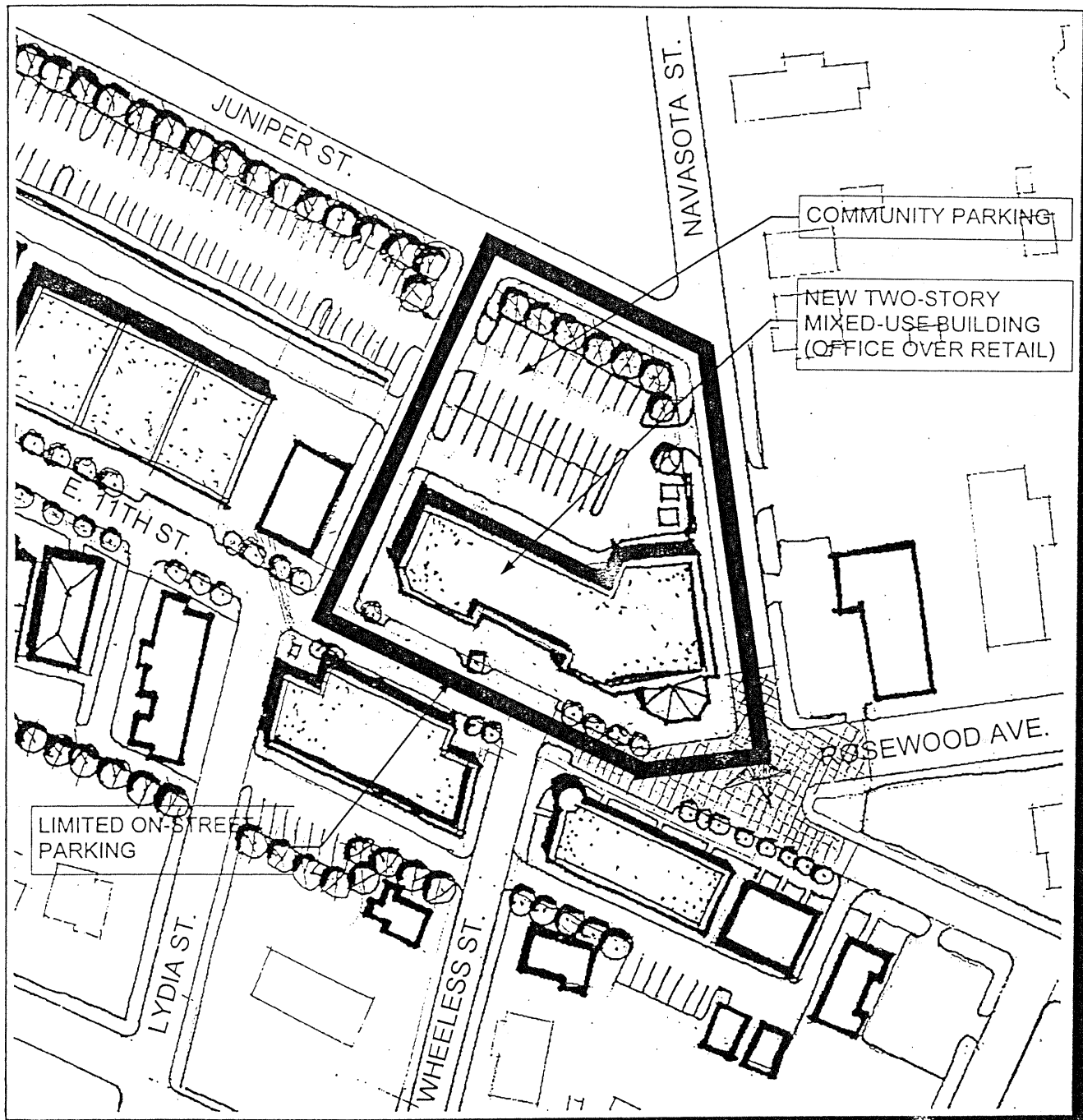
Site Area:	0.8 Acres
Permitted Use:	Live-work Studios
Allowable Height/Permitted FAR:	35 foot maximum ; 0.70 Total Maximum FAR - 0.44 FAR Commercial, 11.25 Units/Acre Residential
New Commercial Space:	6,000 to 10,000 square feet maximum
Commercial Space to be Preserved:	up to 5,300 square feet rehabilitated
Potential New Housing Units:	4-6
Existing Housing to be Preserved:	3
Community Parking Spaces:	0 (parking accommodated in community lots elsewhere on 11th)
Residential Parking Spaces:	8-12
Potential Demolition:	2 houses

Figure 4-10: 11th Street Live-Work Studios



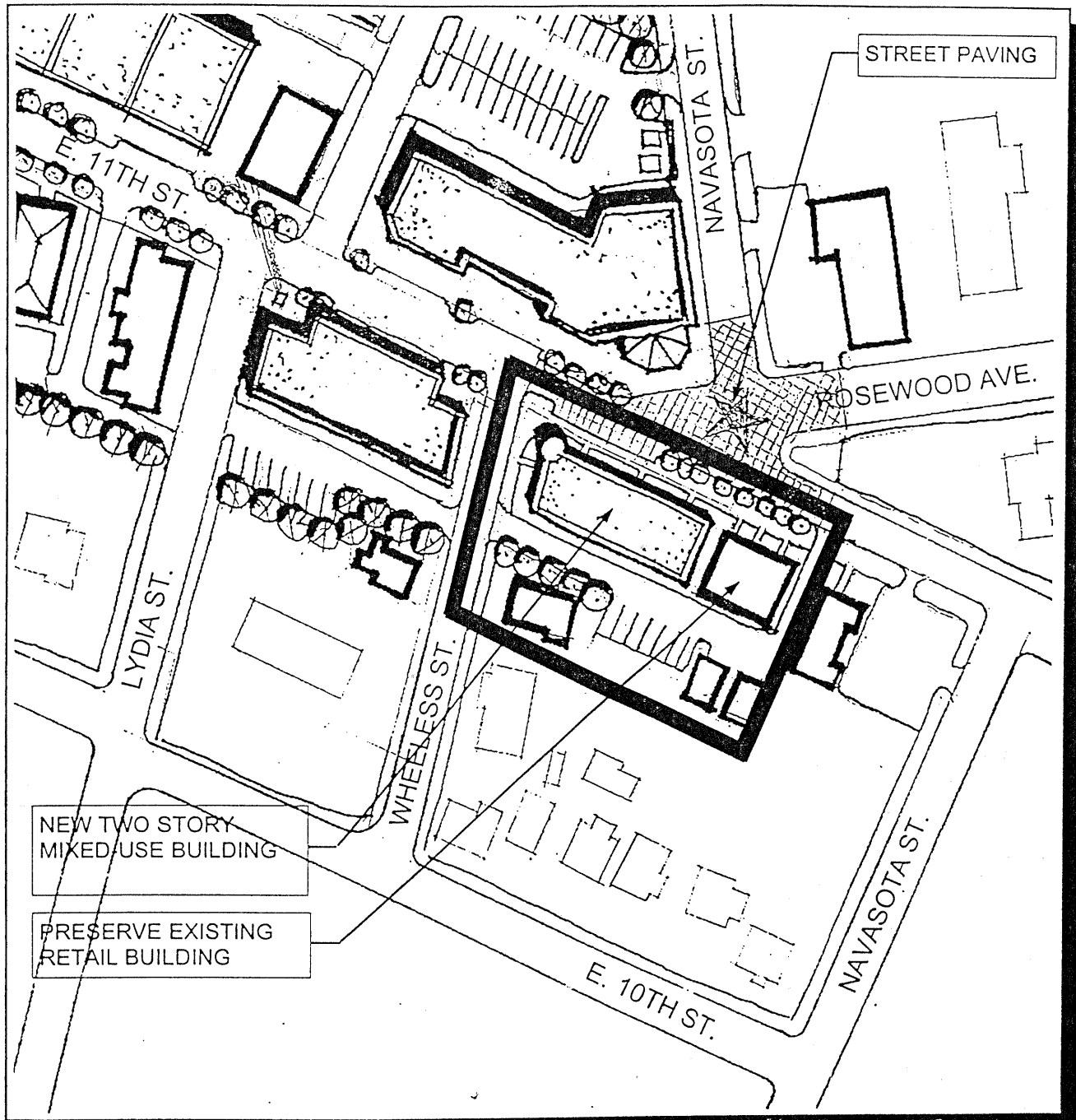
PROJECT NUMBER/NAME:	11-7/LYDIA & 11TH ST. MIXED-USE
Project Location:	South side of 11th St. between Lydia St. & Wheelless St.
Reuse Objective:	Create Retail & Office Opportunities on 11th St.
Project Controls:	
Site Area:	0.3 Acres
Permitted Use:	Mixed Use Office or Residential; Community/Local Services
Allowable Height/ Permitted FAR:	35 foot maximum/ 0.99 Maximum FAR
New Commercial Space:	10,000-13,000 square feet
Commercial Space to be Preserved:	0
New Housing Units:	0
Existing Housing to be Preserved:	0
Community Parking Spaces:	8-10 (no on-street parking; additional parking accommodated elsewhere on 11th Street)
Residential Parking Spaces:	0
Potential Demolition:	up to 900 square feet of commercial/retail

Figure 4-11: Lydia & 11th Street Mixed-Use



PROJECT NUMBER/NAME:	11-8/NAVASOTA St. & 11th St. MIXED USE
Project Location:	North side of 11th St. between Lydia St. & Navasota St.
Reuse Objective:	Provide New Mixed-Use Development on 11th St.
Project Controls:	
Site Area:	0.9 Acres
Permitted Use:	Community/local services; Mixed Use
Allowable Height/Permitted FAR:	50 foot maximum / 0.71 Maximum FAR
New Commercial Space:	20,000-28,000 square feet
Commercial Space to be Preserved:	0
Potential New Housing Units:	0
Existing Housing to be Preserved:	0
Community Parking Spaces:	30-35
Residential Parking Spaces:	0
Potential Demolition:	1 house and up to 2,000 square feet of commercial/retail

Figure 4-12: Navasota Street & 11th Street Mixed-Use

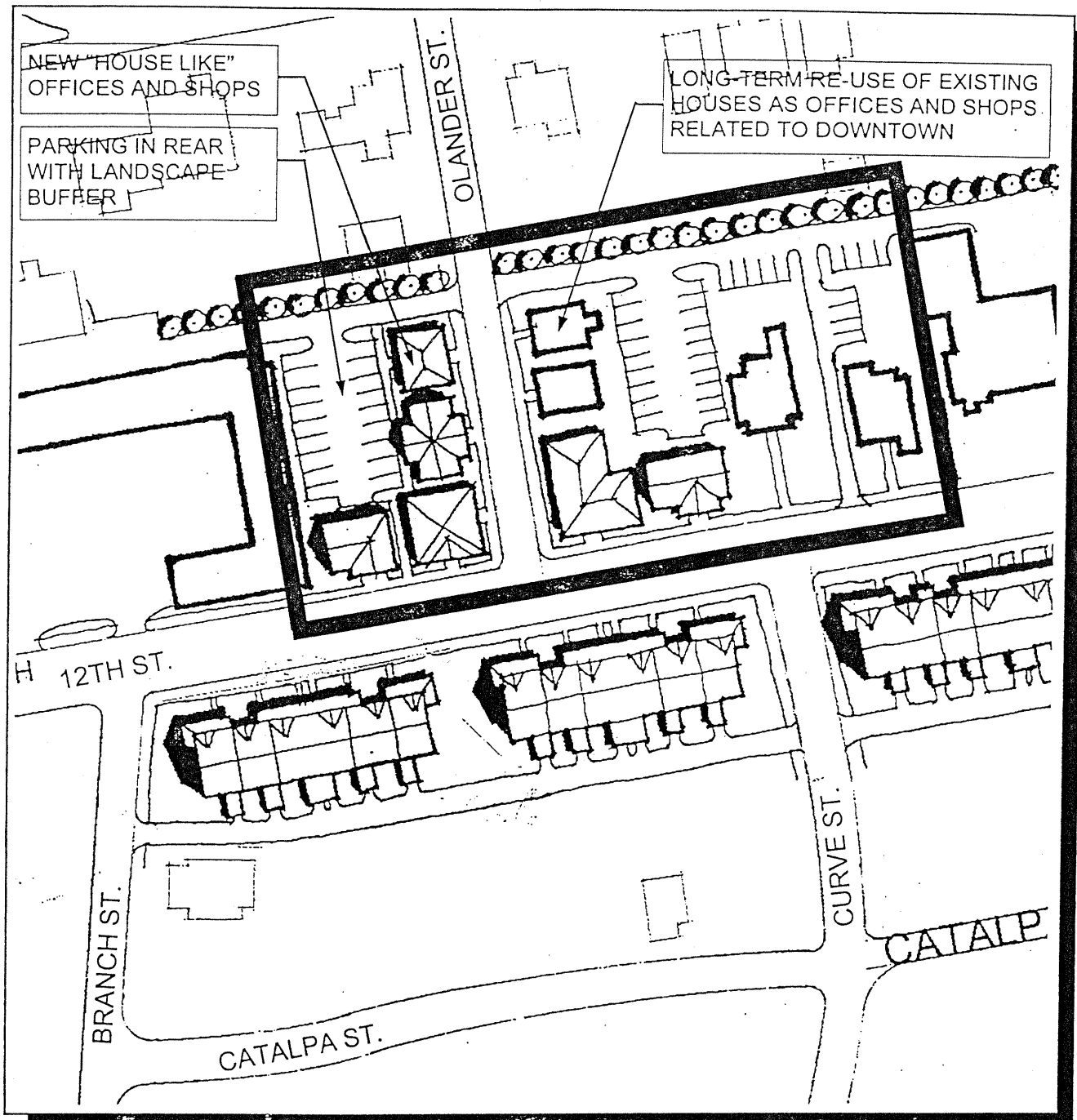


PROJECT NUMBER/NAME: 11-9/11th St. Retail
 Project Location: South side of 11th St. Between Wheless St. and Navasota St.
 Reuse Objective: Provide New Local-Serving Retail & Office Opportunities on 11th St.

Project Controls:

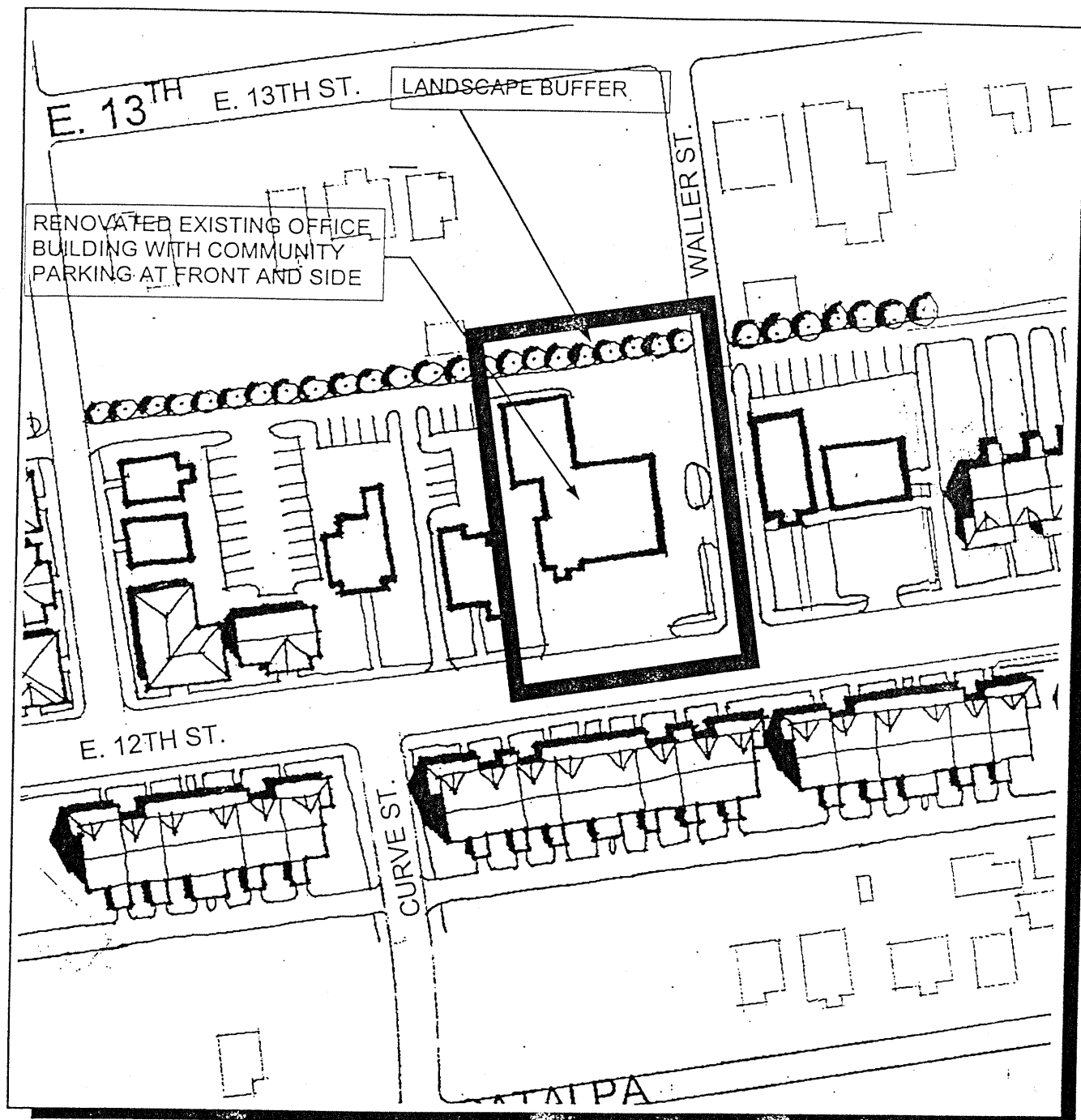
Site Area:	0.5 Acres
Permitted Use:	Office or Residential over retail; community/local services
Allowable Height/Permitted FAR:	35 foot maximum /0.57 Maximum FAR
New Commercial Space:	6,000-10,000 square feet
Commercial Space to be Preserved:	up to 2,500 square feet rehabilitated (occupied)
Potential New Housing Units:	0
Existing Housing to be Preserved:	0
Community Parking Spaces:	6-10 (no on-street parking)
Residential Parking Spaces:	0
Potential Demolition:	0

Figure 4-13: 11th Street Retail



PROJECT NUMBER/NAME:	12-1/12th ST. OFFICES
Project Location:	North side of 12th St. at Olander St.
Reuse Objective:	Provide New "Residential-scaled" office buildings on 12th St.
Project Controls:	
Site Area:	1.3 Acres
Permitted Use:	Offices; Community/Local Services
Allowable Height/Permitted FAR:	35 foot maximum/0.30 Maximum FAR
New Commercial Space:	8,000-12,000 square feet maximum
Commercial Space to be Preserved:	up to 5,000 square feet
Potential New Housing Units:	0
Existing Housing to be Preserved:	0
Community Parking Spaces:	50-55
Residential Parking Spaces:	0
Potential Demolition:	1 house and 1 16-unit apartment building

Figure 4-14: 12th Street Offices

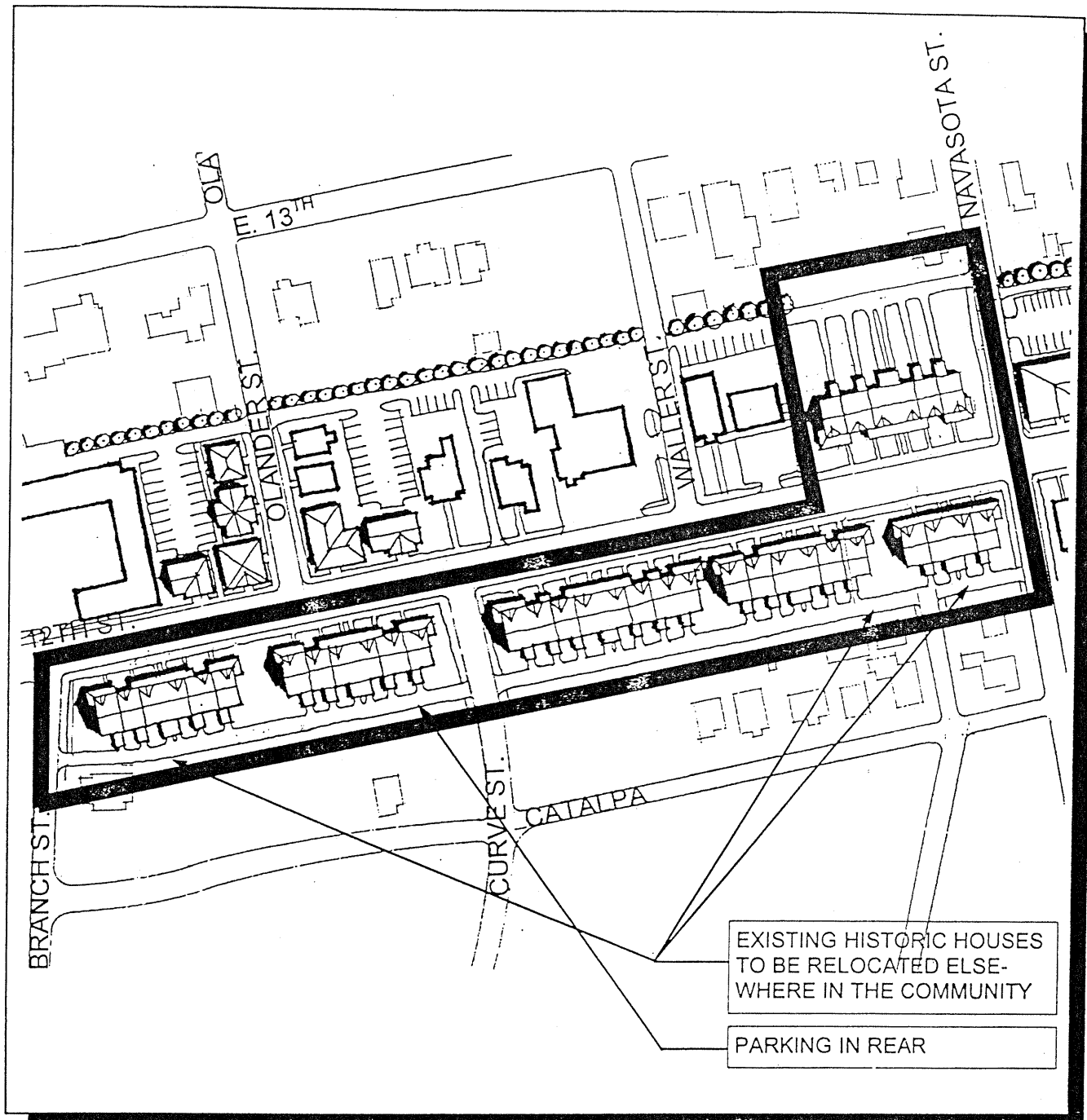


PROJECT NUMBER/NAME: 12-2/12th ST. OFFICE INCUBATOR
 Project Location: North side of 12th St. at Waller St.
 Reuse Objective: Provide Office Incubator Space on 12th St.

Project Controls:

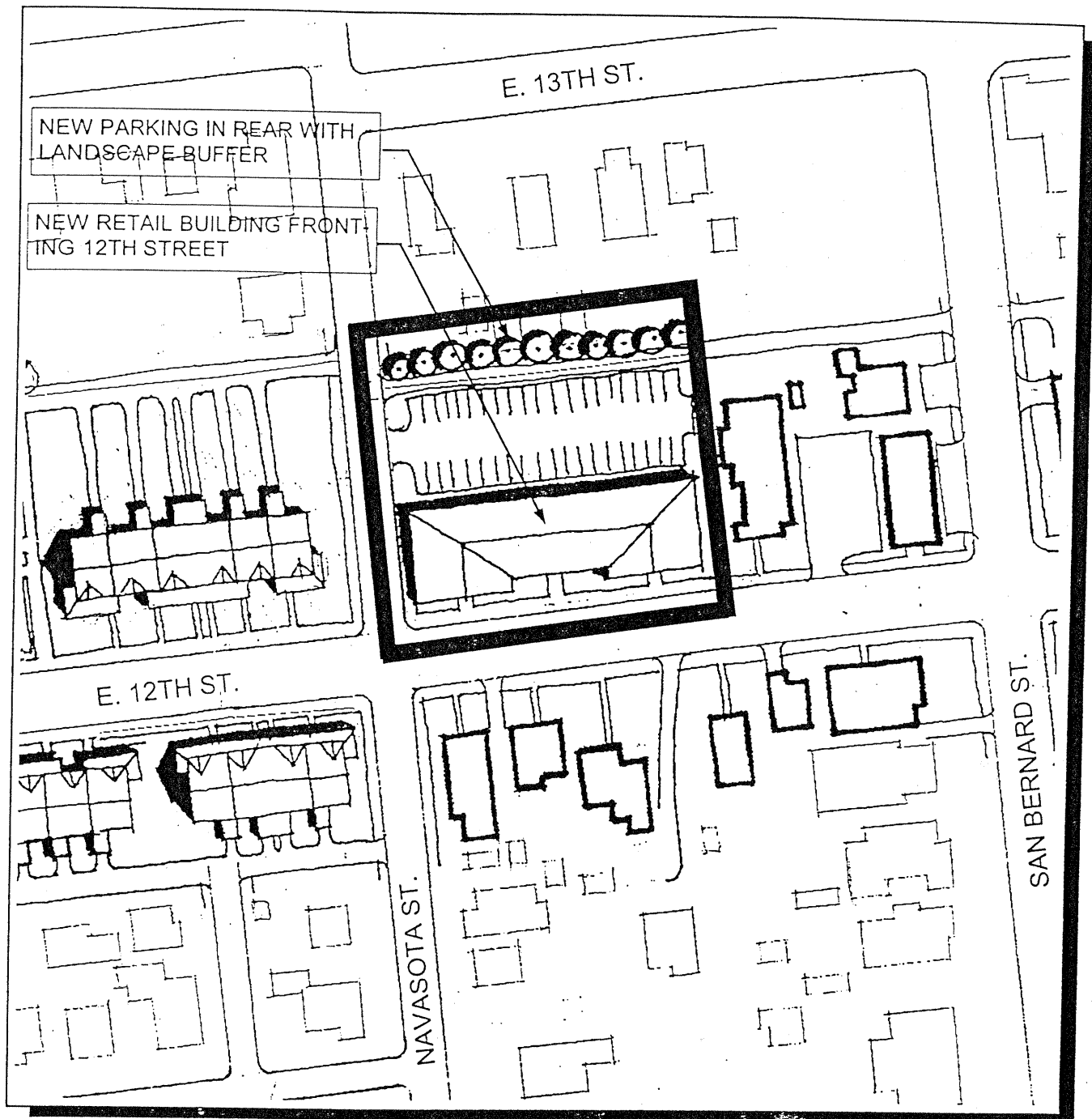
Site Area:	0.4 Acres
Permitted Use:	Mixed use, excluding retail
Allowable Height/Permitted FAR:	35 foot maximum/.46 FAR
New Commercial Space:	0
Commercial Space to be Preserved:	8,000-9,000 square feet
Potential New Housing Units:	0
Existing Housing to be Preserved:	0
Community Parking Spaces:	Existing (10-20 spaces)
Residential Parking Spaces:	0
Potential Demolition:	0

Figure 4-15: 12th Street Office Incubator



PROJECT NUMBER/NAME:	12-3/SCIP II TOWNHOUSES-SOUTH
Project Location:	South side of 12th St. between Waller St. and Branch St.
Reuse Objective:	Provide New Ownership Housing Opportunities on 12th St.
Project Controls:	
Site Area:	3.2 Acres
Permitted Use:	Townhouses
Allowable Height/Permitted FAR:	35 foot maximum/ 0.36 Total Maximum FAR
New Commercial Space:	0
Commercial Space to be Preserved:	0
Potential New Housing Units:	30-36
Existing Housing to be Preserved:	0
Community Parking Spaces:	0
Residential Parking Spaces:	60-77 (2 spaces per unit)
Potential Demolition:	6 houses and up to 1,400 square feet of commercial/retail

Figure 4-16: SCIP II Townhouses-South



PROJECT NUMBER/NAME:	12-4/NAVASOTA ST. RETAIL
Project Location:	North side of 12th St. at Navasota St.
Reuse Objective:	Provide New Community Retail Opportunities
Project Controls:	
Site Area:	0.6 Acres
Permitted Use:	Community/local services
Allowable Height/Permitted FAR:	35 foot maximum/ 0.46 Total Maximum FAR
New Commercial Space:	8,000-12,000 sq. ft.
Commercial Space to be Preserved:	0
Potential New Housing Units:	0
Existing Housing to be Preserved:	0
Community Parking Spaces:	40-50
Residential Parking Spaces:	0
Potential Demolition:	up to 2,200 square feet of commercial/retail

Figure 4-17: Navasota Street Retail



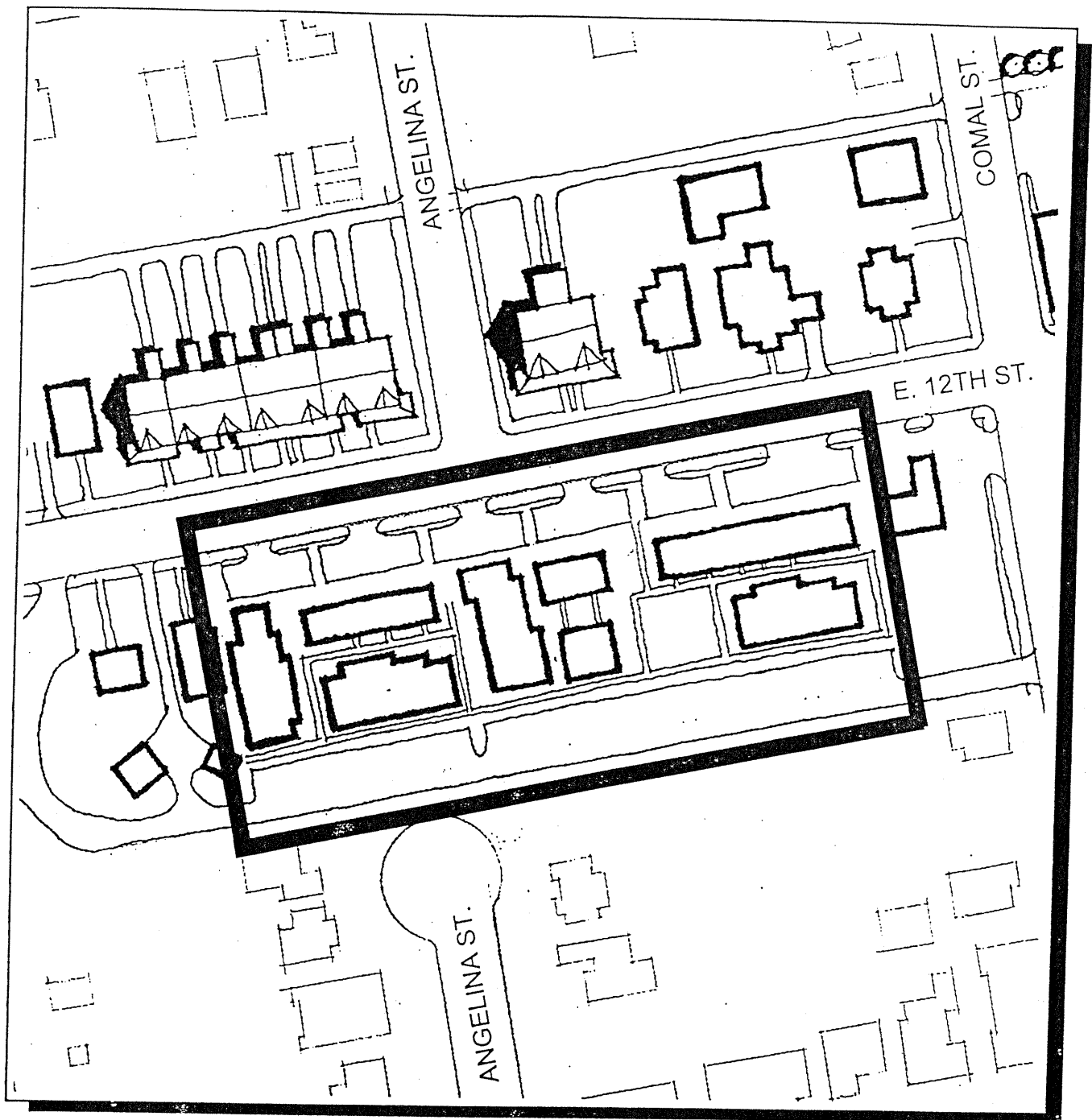
PROJECT NUMBER/NAME:	12-5/12th ST. RENOVATION
Project Location:	South side of 12th St. at San Bernard
Reuse Objective:	Preserve Existing Housing Through Rehabilitation.
Project Controls:	
Site Area:	2.2 Acres
Permitted Use:	Single family homes and offices
Allowable Height/Permitted FAR:	35 foot maximum/.39 Total Maximum FAR
New Commercial Space:	0
Commercial Space to be Preserved:	up to 1,520 square feet
Potential New Housing Units:	0
Existing Housing to be Preserved:	9 units
Community Parking Spaces:	4-8 at existing office building
Residential Parking Spaces:	15-20 at existing houses
Potential Demolition:	0

Figure 4-18: 12th Street Renovation



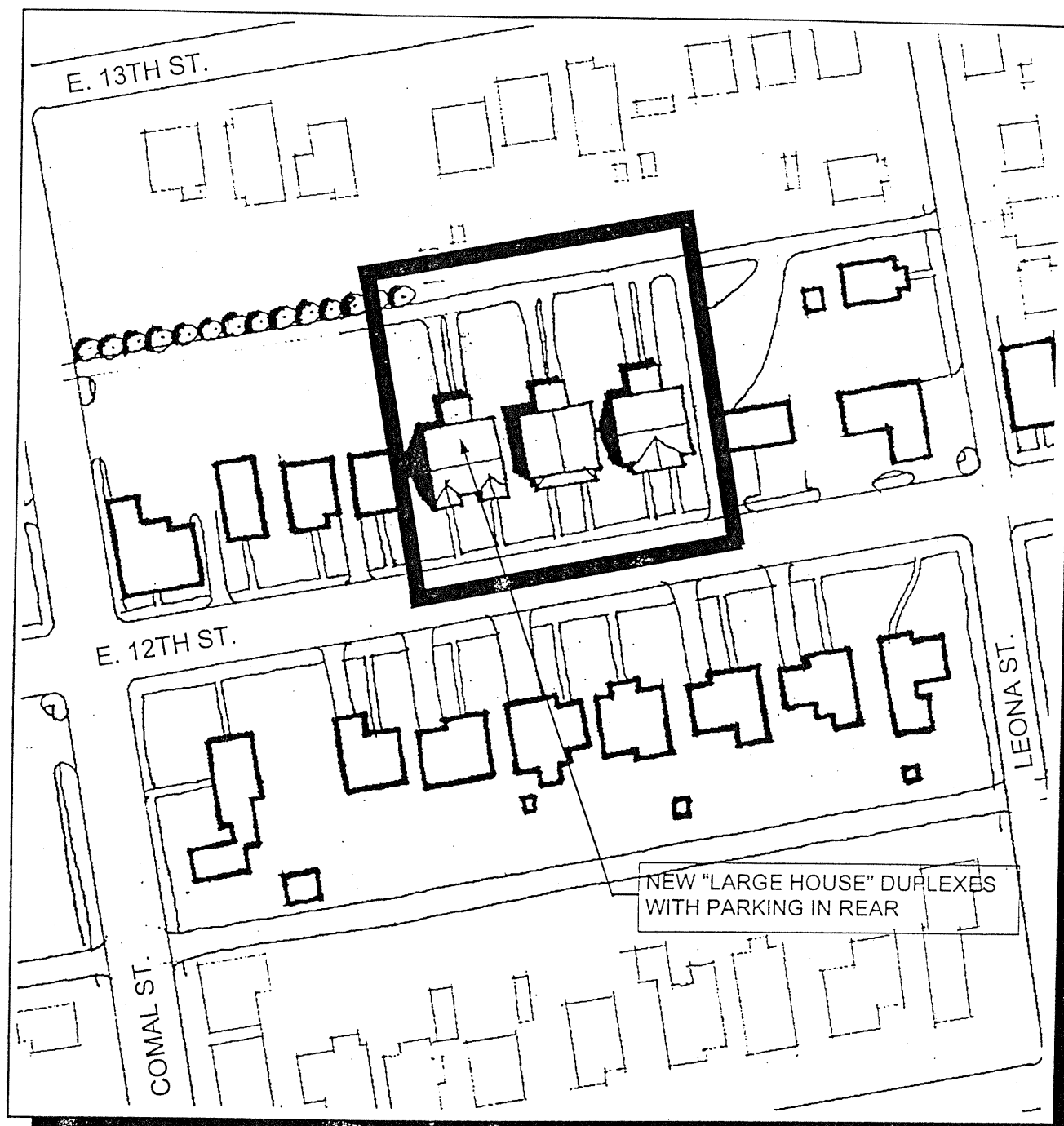
PROJECT NUMBER/NAME:	12-6/SCIP II TOWNHOUSES-NORTH
Project Location:	North side of 12th St. at Angelina
Reuse Objective:	Provide New Ownership Housing Opportunities on 12th St.
Project Controls:	
Site Area:	1.0 Acres
Permitted Use:	Townhouses
Allowable Height/Permitted FAR:	35 foot maximum/.32 Total Maximum FAR
New Commercial Space:	0
Commercial Space to be Preserved:	0
Potential New Housing Units:	8-10
Existing Housing to be Preserved:	0
Community Parking Spaces:	0
Residential Parking Spaces:	16-20 (2 spaces per unit)
Potential Demolition:	0

Figure 4-19: SCIP II Townhouses-North



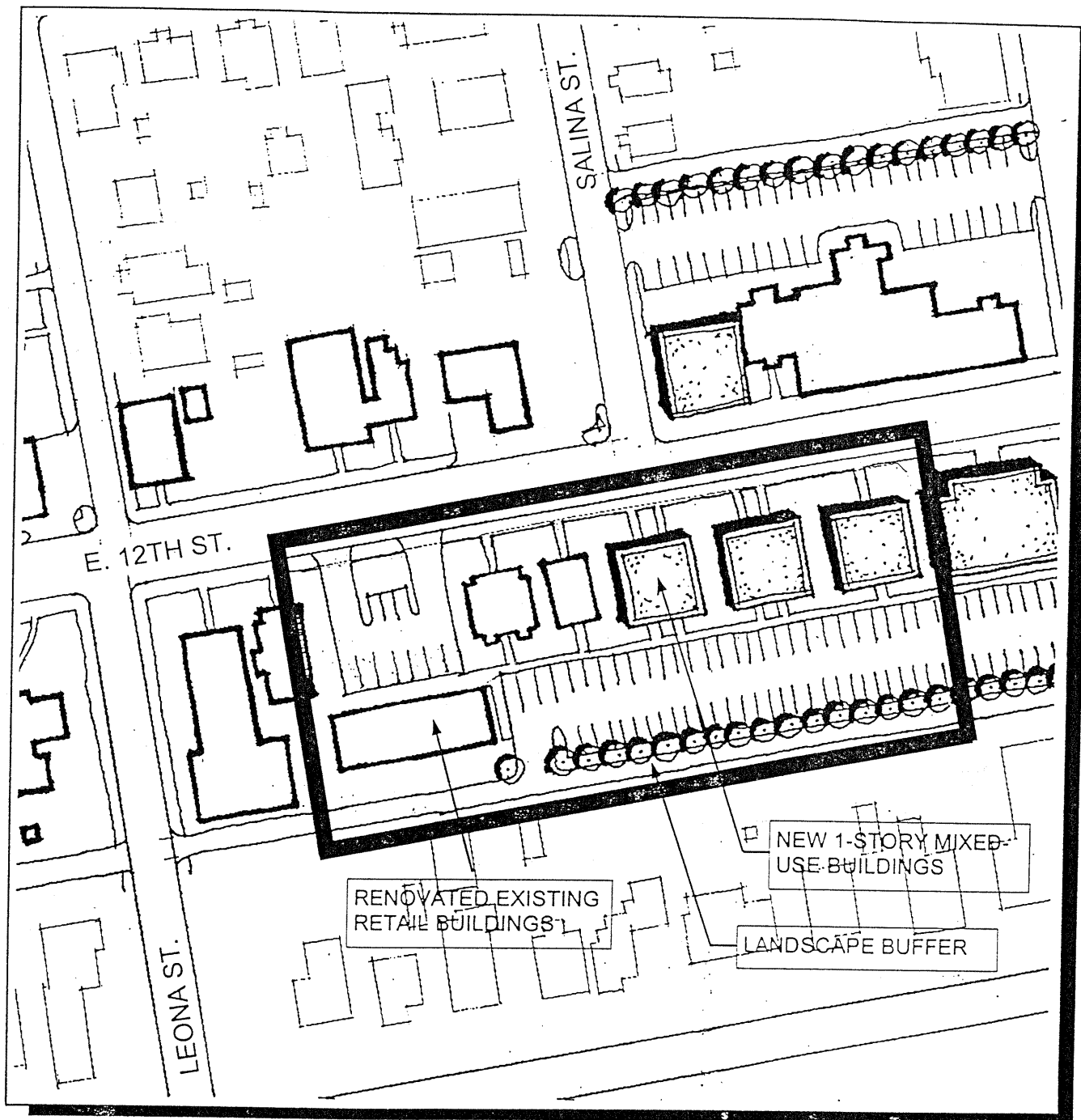
PROJECT NUMBER/NAME:	12-7/12th ST. GARDEN APARTMENTS
Project Location:	South Side of 12th St. Between Comal St. & Angelina St.
Reuse Objective:	Provide New Housing Opportunities on 12th St.
Project Controls:	
Site Area:	1.4 Acres
Permitted Use:	Garden apartments
Allowable Height/Permitted FAR:	35 ft maximum/.90 Total Maximum FAR
New Commercial Space:	0
Commercial Space to be Preserved:	0
Potential New Housing Units:	0
Existing Housing to be Preserved:	35 rental flats
Community Parking Spaces:	0
Residential Parking Spaces:	38-44
Potential Demolition:	0

Figure 4-20: 12th Street Garden Apartments



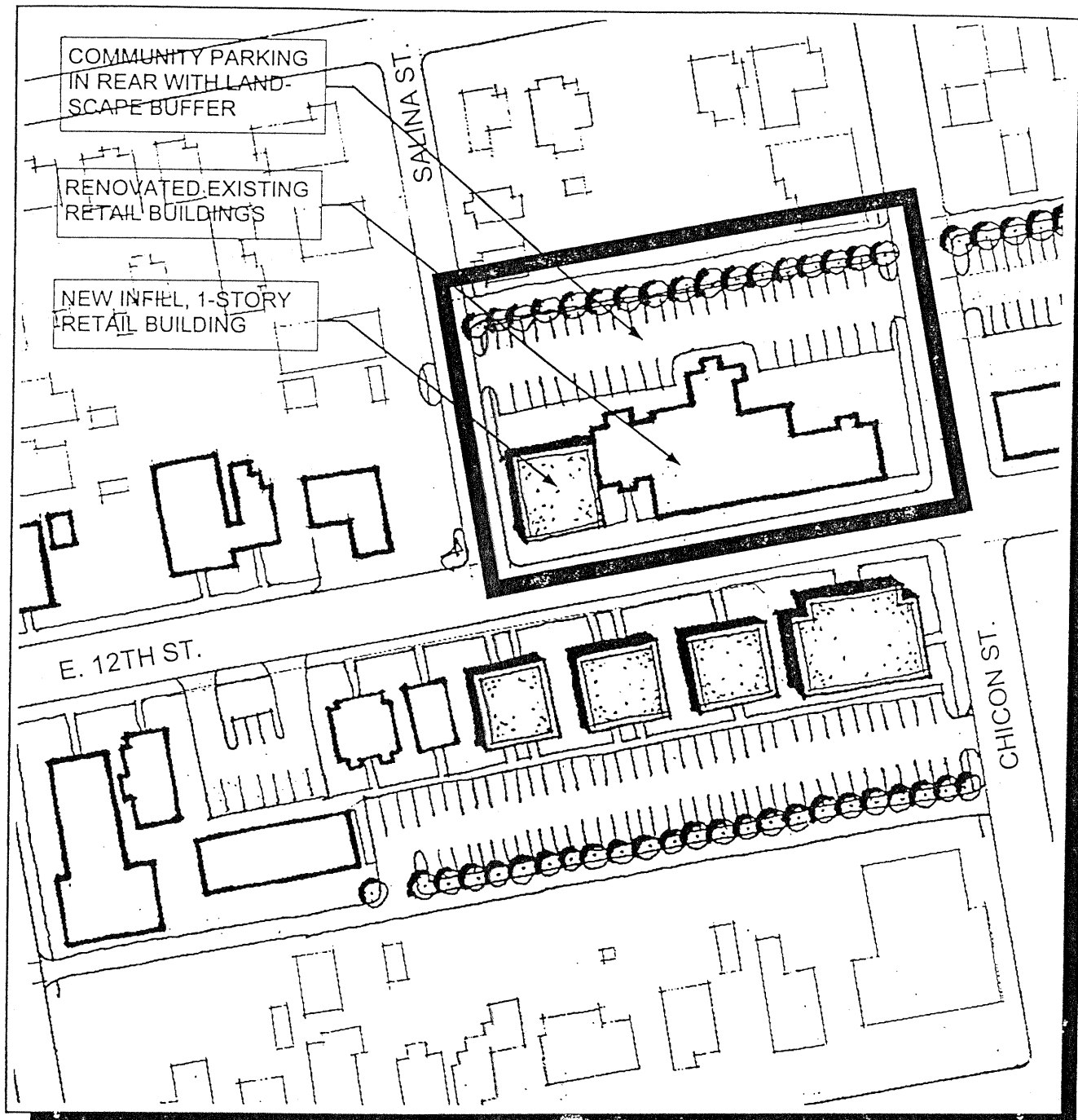
PROJECT NUMBER/NAME:	12-8/12th ST. DUPLEXES
Project Location:	North Side of 12th St. Between Comal St. & Leona St.
Reuse Objective:	Provide New Housing Opportunities on 12th St.
Project Controls:	
Site Area:	0.7 Acres
Permitted Use:	Duplexes
Allowable Height/Permitted FAR:	35 foot maximum / .37 Total Maximum FAR
New Commercial Space:	0
Commercial Space to be Preserved:	0
Potential New Housing Units:	4-8 rental duplex units
Existing Housing to be Preserved:	0
Community Parking Spaces:	0
Residential Parking Spaces:	8-16 (2 spaces per unit)
Potential Demolition:	0

Figure 4-21: 12th Street Duplexes



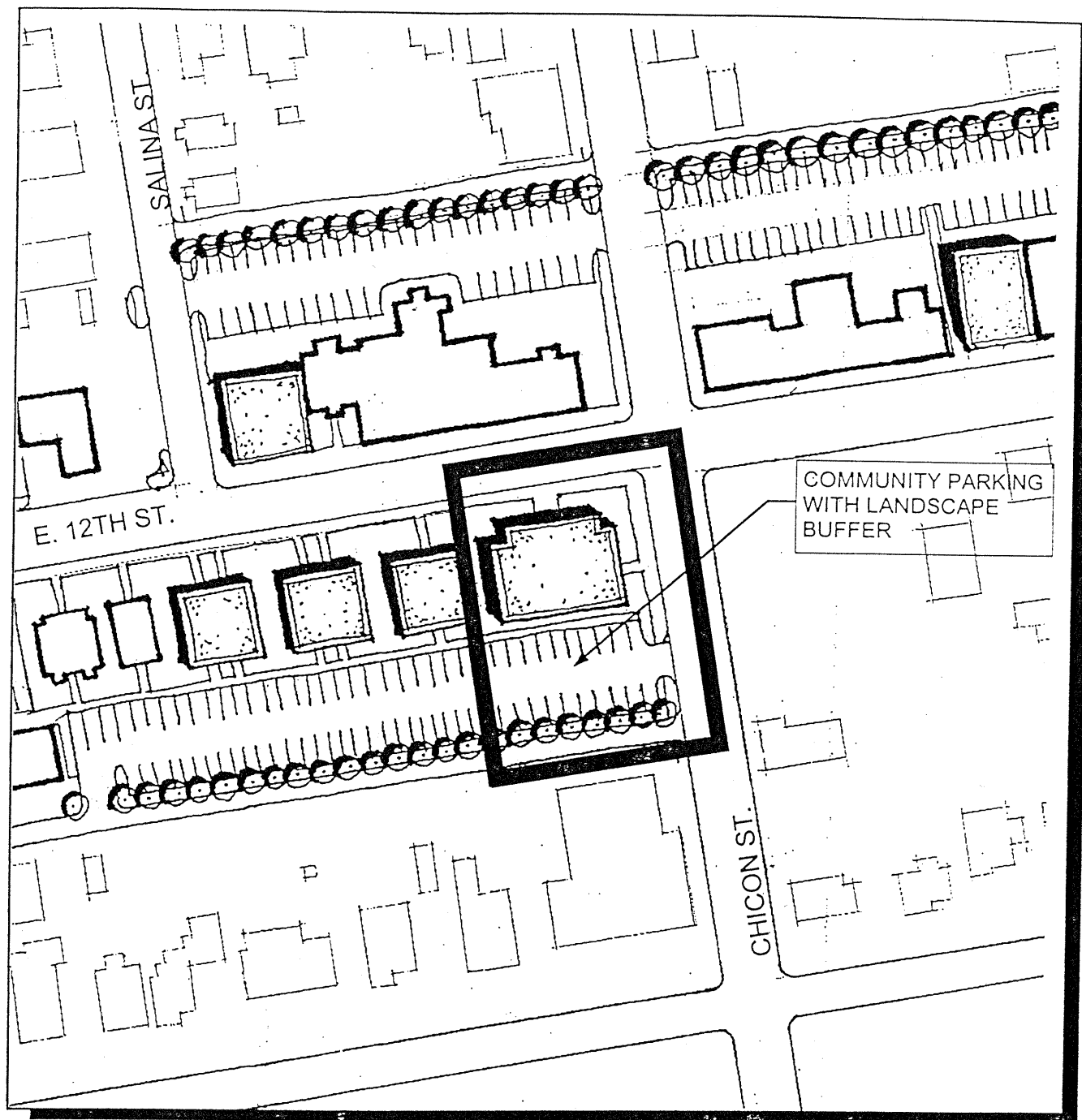
PROJECT NUMBER/NAME:	12-9/12th ST. MIXED-USE
Project Location:	South side of 12th St. Between Leona St. & Chicon St.
Reuse Objective:	Provide Opportunities for Local Serving Mixed-Use
Project Controls:	
Site Area:	1.2 Acres
Permitted Use:	Mixed use
Allowable Height/Permitted FAR:	35 foot maximum /0.29 Total Maximum FAR
New Commercial Space:	6,000-10,000 square feet
Commercial Space to be Preserved:	up to 5,000 square feet rehabilitated
Potential New Housing Units:	0 (except mixed-use residential)
Existing Housing to be Preserved:	1
Community Parking Spaces:	60-65
Residential Parking Spaces:	0
Potential Demolition:	0

Figure 4-22: 12th Street Mixed-Use



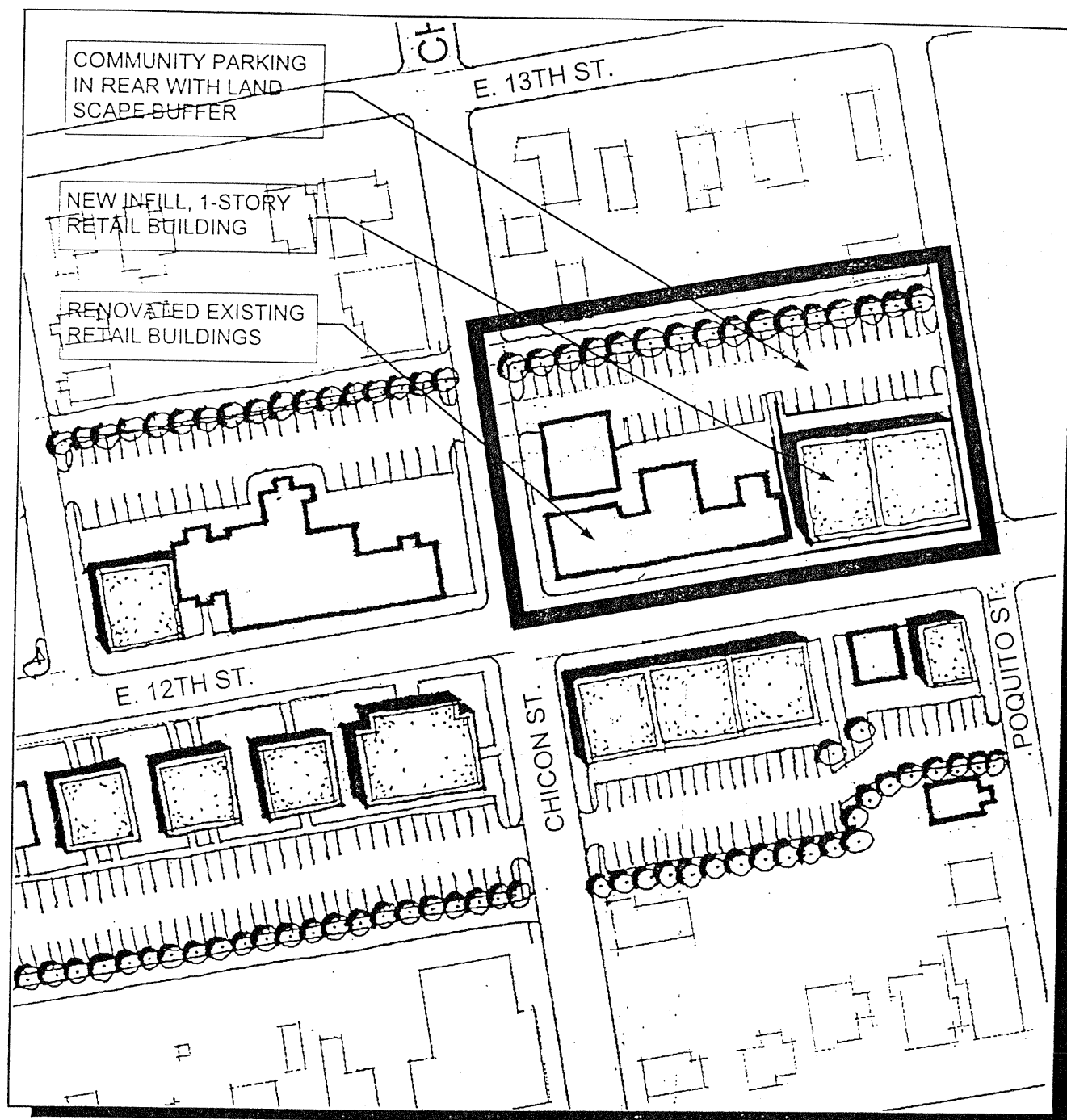
PROJECT NUMBER/NAME:	12-10/CHICON ST. RETAIL NODE
Project Location:	North side of 12th St. at Chicon St.
Reuse Objective:	Stabilize Existing Retail Node
Project Controls:	
Site Area:	0.9 Acres
Permitted Use:	Mixed use
Allowable Height/Permitted FAR:	35 foot maximum/ 0.36 Total Maximum FAR
New Commercial Space:	2,000-3,000 square feet
Commercial Space to be Preserved:	10,000-11,000 square feet
Potential New Housing Units:	0 (except mixed-use residential allowed)
Existing Housing to be Preserved:	0
Community Parking Spaces:	40-45
Residential Parking Spaces:	0
Potential Demolition:	0

Figure 4-23: Chicon Street Retail Node



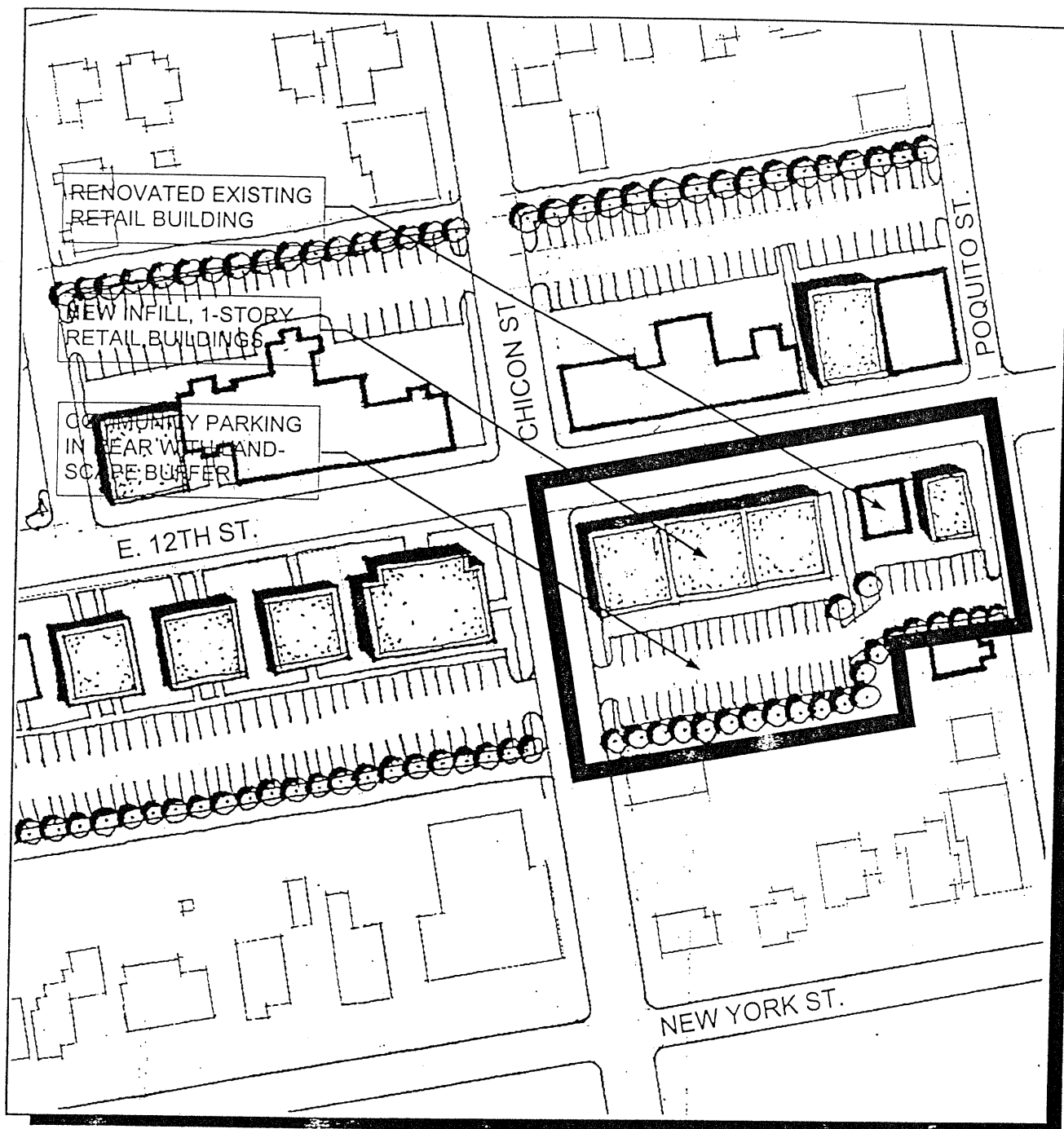
PROJECT NUMBER/NAME:	12-11/12th ST. CIVIC NODE
Project Location:	South side of 12th St. at Chicon St.
Reuse Objective:	Provide New Civic and/or Religious Opportunities
Project Controls:	
Site Area:	0.5 Acres
Permitted Use:	Civic uses
Allowable Height/Permitted FAR:	35 foot maximum/0.23 Total Maximum FAR
New Commercial Space:	4,000-5,000 square feet maximum
Commercial Space to be Preserved:	0
Potential New Housing Units:	0
Existing Housing to be Preserved:	0
Community Parking Spaces:	18-24
Residential Parking Spaces:	0
Potential Demolition:	0

Figure 4-24 12th Street Civic Node



PROJECT NUMBER/NAME:	12-12/CHICON ST. RETAIL NODE
Project Location:	North side of 12th St. at Poquito St.
Reuse Objective:	Stabilize Existing Retail Node
Project Controls:	
Site Area:	0.9 Acres
Permitted Use:	Retail except mixed-use residential allowed
Allowable Height, Permitted FAR:	35 foot maximum/0.40 Total Maximum FAR
New Commercial Space:	4,000-5,000 square feet maximum
Commercial Space to be Preserved:	up to 10,000 square feet rehabilitated
Potential New Housing Units:	0
Existing Housing to be Preserved:	0
Community Parking Spaces:	50-55
Residential Parking Spaces:	0
Potential Demolition:	0

Figure 4-25: Chicon Street Retail Node



PROJECT NUMBER/NAME:	12-13/CHICON ST. RETAIL NODE
Project Location:	South side of 12th St. at Poquito St.
Reuse Objective:	Stabilize Existing Retail Node
Project Controls:	
Site Area:	0.9 Acres
Permitted Use:	Retail except mixed-use residential allowed
Allowable Height/Permitted FAR:	35 foot maximum / 0.29 Total Maximum FAR
New Commercial Space:	8,000-10,500 square feet maximum
Commercial Space to be Preserved:	up to 1,000 square feet rehabilitated (community/local services)
Potential New Housing Units:	0
Existing Housing to be Preserved:	0
Community Parking Spaces:	40-45
Residential Parking Spaces:	0
Potential Demolition:	1,500 square feet

Figure 4-26: Chicon Street Retail Node

5.0 UR Area Public Improvements Plan

The redevelopment projects, identified for the East 11th and 12th Streets UR Area, seek to re-establish a neighborhood-oriented, pedestrian-friendly location for convenience shopping, retail opportunities, office development, and entertainment. Part and parcel of such traditional notions of mixed-use, sustainable development is the importance it places on the public environment, particularly the pedestrian and transit environment.

Currently local bus service is provided to the UR Area by Capitol Metro and two possible future light rail transit lines are being researched in the study area proximity. Within the redevelopment areas along East 11th & 12th Streets, there are several necessary public improvements. To help accommodate potential future transit enhancements and create an attractive pedestrian environment, attention should be paid to improving the public infrastructure, particularly sidewalks, street lights, and landscaping along East 11th and 12th Streets as well as likely routes from the UR Area to potential light rail stations. In the Fall of 1998, Capitol Metro began design work on streetscape improvements for East 11th Street under the Livable Communities initiative. This work is planned to include new sidewalks, streetlights, landscaping, bus stops, and gateways for this critical corridor. Similar work in upgrading sidewalks, landscaping, and lighting is also needed on East 12th Street.

To enhance the pedestrian environment and to provide public open space within what is hoped to be a very active entertainment/retail area, a small new open space is proposed to be developed. This open space, to be developed directly west of Shorty's Bar, could be developed in conjunction with re-use of the historic Bailetti House (see Figures 4-7 and 4-8).

In addition, the planned development along East 11th Street seeks to draw consumers from the greater Austin area, particularly the office/residential communities located in and around Downtown. Therefore, establishment of a rubber-based downtown shuttle could prove critical in linking the East 11th/12th Streets UR Area with potential commercial consumers.

6.0 URP Relocation Assistance Plan

This Relocation Assistance Plan addresses important requirements governing urban redevelopment, City policies for minimizing permanent displacement of neighborhood residents, and standards for the use of federal funds for redevelopment activities. This section defines policies and standards of relocation assistance benefits for displaced residents and businesses and outlines procedures for delivering equitable relocation services. This discussion also offers a preliminary forecast of relocation workloads and costs and provides guidelines for determining actual needs and preferences of displaced parties. Relocation estimates are directly related to the proposed disposition re-uses as defined in the URP Renewal Project Areas (Figures 4-5 through 4-26).

All relocation benefit standards and procedures for determination of relocation needs and eligibility will comply with federal administrative guidelines for implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The most current administrative guidelines applicable to federally assisted programs, are identified in 49 CFR Part 24, issued by the U.S. Department of Transportation, March 2, 1989, and adopted by the U.S. Department of Housing and Urban Development (HUD) for all HUD-assisted community development and housing activities.

Although standards of relocation benefits prescribed in these guidelines are higher than most state and local government relocation policies, adoption of these standards will protect access to federal funding for URP implementation. To promote private reinvestment, the costs of providing relocation benefits and services will usually be supported with public funds to the extent of availability. However, the responsibilities for providing timely, consistent and equitable treatment to impacted households or businesses will be shared by any private property owners, redevelopers, and/or community-based developers that participate in redevelopment projects assisted by public actions.

A. Business Relocation Needs

A preliminary estimate of the numbers and sizes of existing businesses which may eventually be displaced by proposed redevelopment actions, are shown in Table 4-3. This includes 15,700 square feet of commercial space. Demolition estimates are based on surveys of external building conditions and occupancy levels and balanced against future development possibilities. More detailed interior code inspections of structures and surveys of business tenants, prior to implementation of physical improvement programs, will be required to refine this information as well as the estimated costs. Business relocation benefits and moving cost estimates are based on an assumed average of \$7.50 per square feet of space; the eligible costs will be refined on the basis of further surveys.

This Relocation Assistance Plan is based on the practical recognition that replacement facility and moving expense benefits allowed under federal guidelines are insufficient to compensate marginal small businesses for the hardships of relocation. Administration of business relocation benefits and services must be closely coordinated with other publicly assisted economic development and small business financing assistance, i.e., to provide feasible conditions for retention and improvement of existing businesses. The following types of relocation and improvement options may be offered to displaced business enterprises.

- Owners of obsolescent or inappropriately located businesses may phase out existing activities and/or sites and initiate new enterprises which are consistent with current market needs of the neighborhood. This option will require access to decent/affordable alternative space within the target area, access to venture capital beyond the dollar amounts of the relocation benefit, and business management and technical assistance.
- Owners of more viable enterprises may relocate in the target area as prime tenants or as principals in publicly assisted private redevelopment projects. This option will require adequate lead-time for replacement facilities preparation as well as for the varied forms of economic development assistance.
- Business owners may choose to move out of East Austin if more suitable market, sites, and facility conditions for the particular enterprise can be identified.

Total estimated business demolition costs are \$39,200, with an associated relocation assistance impact totaling \$117,750. It is assumed that the cost of demolition will be borne privately through the cost of new development on the site, while relocation assistance costs will be supported completely by the public sector. These amounts of public and private expenditures are quite reasonable in terms of the projected net growth of new development.

Table 4-3: Estimated Demolition and Relocation Assistance

DEMOLITION COMPONENTS			COSTS			
			Demolition Cost			
RESIDENTIAL						
SINGLE FAMILY HOUSING	9 units	7 units	16	\$4,500	NA	\$72,000
MULTI-FAMILY HOUSING	2 units	16 units	18	\$3,500	NA	\$63,000
SUBTOTAL:	11 units	23 units	34		NA	\$135,000
NON-RESIDENTIAL	14,500 sq.ft.	5,100 sq.ft.	19,600	\$ 2.00	NA	\$39,200
TOTAL DEMOLITION:						\$174,200
RELOCATION IMPACTS			Relocation Cost/Benefit			
RESIDENTIAL						
OCCUPIED SINGLE FAMILY	8 units	6 units	14	\$30,000		\$420,000
OCCUPIED MULTI-FAMILY	2 units	16 units	18	\$15,000		\$270,000
SUBTOTAL:	10 units	22 units	32		\$0	\$690,000
NON-RESIDENTIAL	14,500 sq.ft.	1,200 sq.ft.	15,700	\$7.50		\$117,750
TOTAL RELOCATION:						\$807,750

SOURCE: FCCD+R Survey, Crane Urban Design Team

NOTES

- 1) Occupancy is based upon the FCCD+R Survey. All tenure and occupancy conditions will be verified prior to conducting any demolition.
- 2) Demolition is based upon the project designs and controls as spelled out in figures 4-4 through 4-25.
- 3) Relocation costs will be based upon the Uniform Relocation Assistance Act. Benefit estimates are based on comparable experiences in other cities.

B. Residential Relocation Needs

A preliminary estimate of the number and housing tenure characteristics of households that may be displaced by proposed redevelopment initiatives is also shown in Table 4-3. These potentially impacted households currently occupy either structurally hazardous housing units, which cannot be repaired on an economical basis, or structures that may eventually be cleared for new infill housing or economic development. Of the 32 households likely to be displaced in the UR Area, 10 are identified as single-family owners and 22 are multifamily renters.

According to the federal guidelines, displaced households are entitled to affordable replacement housing of standard condition in preferred locations, including available units outside the current living area if preferred. Providing decent and affordable replacement housing choices within East Austin will be a priority of the relocation program. Choices could include vacant private units in sound condition, as well as planned replacement units to be provided through rehabilitation and new construction in advance of relocation action. As mentioned earlier, the City/ARA may establish replacement housing set-aside targets as a condition of publicly assisted residential rehabilitation and new construction programs. In partnership with community-based organizations, the City/ARA will work to create a limited inventory of temporary housing to meet the needs of displaced households waiting to occupy rehabilitated and new units designated for permanent replacement housing.

The process of delivering residential relocation benefits and services will be carefully coordinated with other social and economic improvement objectives for current residents. Family counseling services may be made available, providing special attention to the needs of children and the elderly. Such counseling could result in access to education and skills training, job opportunities, health care, and substance abuse treatment programs.

Total residential demolition costs are estimated at \$135,000 with an assumed relocation assistance impact totaling \$690,000. These amounts of public and private expenditures are quite reasonable in terms of the projected net growth of new development.

C. Delivery of Relocation Assistance

City staff and consultants will be principally responsible for the planning and delivery of relocation benefits and services within the framework of uniform standards for all public and private redevelopment projects. The active participation of the East Austin community, relevant social service agencies, economic development assistance organizations, real estate service firms, and community-based organizations will be sought for various tasks and areas of expertise needed in the survey and planning phase, and in the actual delivery of benefits and services.

Detailed residential and business relocation surveys, followed by appropriate relocation assistance plans, budgets and schedules, will be carried out for specific phases and project areas prior to the expenditure of public funds for relocation expenses. These surveys will be coordinated with housing and building code inspections, rehabilitation work orders, and/or demolition permit applications. Specific characteristics of impacted households and businesses, and determinations of their replacement facility needs and preferences, will be defined in each sub-phase/project area relocation assistance survey and plan. Implementation of relocation will follow only after the appropriate reviews of completed plans.

7.0 Duration and Modification of URP and Redevelopment Project Controls

- A. Termination of URP and Redevelopment Project Controls. The URP and the Redevelopment Project Controls for the UR Area shall expire, and no longer be in force or effect, after December 31, 2018.
- B. Amendments to the URP. The ARA may recommend from time to time amendments to the URP. Any recommendations by the ARA shall be submitted to the City Council in accordance with Chapter 374, Local Government Code. The URA may make recommendations to the City Council concerning the requested amendments to the URP.
- C. Waiver from Redevelopment Project Controls. Until the Redevelopment Project Controls expire, and provided the procedures set forth in paragraph 4.7.D are complied with, waivers with respect to the following Redevelopment Project Controls may be granted by a majority vote of the total number of Board of Commissioners of the URA (Board of Commissioners):
 - a. changes in the building height range, provided the waiver does not change the URP height by 20%; or
 - b. changes in the new commercial space range, provided the waiver does not change the URP commercial space square footage by 20%; or
 - c. changes in the number of new housing units, provided the waiver does not decrease the URP minimum number of housing units by 20% or increase the URP maximum number of housing units by 20% (rounded to the nearest whole number); or
 - d. changes in the number of community parking spaces, provided the waiver does not decrease the URP minimum number of community parking spaces by 20% or increase the URP maximum number of community parking spaces by 20% (rounded to the nearest whole number); or
 - e. changes in the number of residential parking spaces, provided the waiver does not decrease the URP minimum number of residential parking spaces by 20% or increase the URP maximum number of residential parking spaces by 20% (rounded to the nearest whole number).
- D. Procedure to Receive a Waiver from Certain Redevelopment Project Controls. To request a waiver from a Redevelopment Project Control the following procedures must be complied with:
 - 1. Application for a Waiver.
 - a. Application for a waiver which may be granted only by the Board of Commissioners shall be filed with the City's Community Development Officer of the Neighborhood Housing and Community Development Office, with a copy delivered to the ARA or its successor non-profit corporation.
 - b. The City's Community Development Officer of the Neighborhood Housing and

Community Development Office may request additional information necessary to undertake a complete analysis and evaluation of the waiver request, and determine whether the circumstances prescribed for the granting of a waiver exist.

- c. A single application may include requests for waivers from more than one Redevelopment Project Control applicable to the same site, or for similar waivers on two or more adjacent parcels with similar characteristics.
2. Report of the City's Community Development Officer. The City's Community Development Officer of the Neighborhood Housing and Community Development Office shall review and prepare a report on each application for a waiver to be heard by the Board of Commissioners. The City's Community Development Officer of the Neighborhood Housing and Community Development Office's report shall be filed with the Board of Commissioners and be available to the applicant and the public no later than ten days before the public hearing described in paragraph 7.D.4 below.
3. Report of the ARA's Board of Directors. The ARA's Board of Directors may review and prepare a report on each application for a waiver to be heard by the Board of Commissioners. The ARA's report shall be filed with the Board of Commissioners and be available to the applicant and the public no later than ten days before the public hearing described in paragraph 7.D.4 below.
4. Public hearing and notice. The Board of Commissions shall hold a public hearing no later than 60 days after the date the application is filed on each application for a waiver. Notice of a public hearing on a waiver shall be given in accordance with the City Code § 13-1-200(a) and by posting a sign(s).
5. Action by the Board of Commissions of the URA. Unless otherwise stated in this paragraph 7, the Board of Commissioners shall act upon an application for a waiver no later than the next scheduled URA meeting after the public hearing is closed. Based on the applicable criteria for granting a waiver established by this URP and the evidence in the record, the Board Commissioners may grant a waiver as requested by the applicant or in a modified form, or the application may be denied. A waiver may be revocable, may be granted for a limited time period, or may be granted subject to conditions as the Board of Commissioners may prescribe.
6. Effective Date of Waiver. A decision on a waiver is effective as determined by the Board of Commissioners, provided the effective date following the date of the Board of Commissioners' action described in paragraph 7.D.5. above, is no earlier than the date next following the later of the end of the time period during which an appeal may be filed, if no appeal is filed, or upon a final decision on the appeal, if an appeal is filed.
7. Lapse of Waiver.
 - a. If a waiver is granted in association with a permit or plan, the waiver expires and becomes void when the permit or approved plan expires.

- b. Unless a different time period is specifically established as a condition of approval, in all other cases, a waiver shall lapse and become void one year following the date on which the waiver became effective. If a plan or permit is submitted prior to the lapse of the waiver, the waiver shall have the same life as the plan or permit.
- 8. New Application. Following the denial or revocation of a waiver, no application for the same or substantially the same waiver on the same or substantially the same site shall be filed within one year of the date of denial or revocation.
- E. Certificate of Termination. In the event the URA determines that all saleable and buildable properties in the UR Area have been acquired and disposed of, the URA may file a certificate to that effect (Certificate of Termination) in the Real Property Records of Travis County, Texas. Upon filing the Certificate of Termination no further waiver from the Redevelopment Project Controls may be granted by the Board of Commissioners.
- F. City Council Appeal. If a waiver application to the Board of Commissioners is approved in a modified form or is denied, the applicant may appeal the action to the City Council in the manner described in paragraph 7.G. below.
- G. Procedure and Standing to Appeal a Waiver from a Redevelopment Project Control. An interested party has standing to appeal a waiver decision by the Board of Commissioners to the City Council. The City Council shall decide any disputes related to a person's standing to bring an appeal under this section.
 - 1. Initiating an Appeal. An appeal is initiated by filing a completed notice of appeal with the City's Community Development Officer of the Neighborhood Housing and Community Development Office on a form provided by the City's Community Development Officer of the Neighborhood Housing and Community Development Office no later than 14 calendar days after the date of the decision of the Board of Commissioners. The notice of appeal form shall require the following information:
 - a. The name, address, and telephone number of the interested party filing the appeal;
 - b. The name of the applicant, if the appeal is brought by an interested party other than an applicant;
 - c. The decision which is appealed;
 - d. The date the decision to be appealed was made;
 - e. An indication of the appellant's status as an interested party; and
 - f. A statement giving as specifically as possible the reasons the party appealing believes the decision being appealed does not comply with applicable requirements of the URP.

2. No Construction During Appeal. An approved plan or permit shall be suspended upon notice of the timely filing of an appeal of the waiver to the plan or permit. No development authorized by a site plan shall occur during the time period during which an appeal may be initiated. No construction which is affected by the appeal of a plan or permit shall occur pending the final disposition of the appeal.
3. Public Hearing and Notice Required.
 - a. Upon the receipt of a completed notice of appeal, or an amendment or supplement thereto, the City's Community Development Officer of the Neighborhood Housing and Community Development Office shall promptly notify the applicant, if the appeal is brought by an interested party other than the applicant, the City's Community Development Officer and the ARA.
 - b. A public hearing on the appeal shall be scheduled for the first available meeting for which notice of the hearing can be timely provided. Notice of a public hearing on an appeal to the Board of Commissioners shall be given in accordance with the requirements of the City Code § 13-1-200(b).
4. Burden of Presenting Evidence; Burden of Persuasion. The burden of establishing that the decision appealed was wrong is on the party bringing the appeal.
5. Conduct of Public Hearing on an Appeal. Before opening the hearing, preliminary issues raised by the parties, including without limitation a request for a postponement or continuance or arguments that the appellant has no standing to bring the appeal shall be decided. The public hearing on an appeal shall proceed as follows:
 - a. A report from the City's Community Development Officer of the Neighborhood Housing and Community Development Office, or other appropriate city staff;
 - b. A report from the ARA's executive officer, or other appropriate ARA staff;
 - c. Presentation by the party bringing the appeal;
 - d. Comment by parties supporting the appeal;
 - e. Comment by parties opposing the appeal;
 - f. Rebuttal by the party bringing the appeal.
6. Power to act on Appeal. The City Council shall have and may exercise all the powers of the appealed decision of the Board of Commissioners. To that end, on appeal the permit, approval, or decision may be approved or denied, in whole or in part, or may be modified, in accordance with appropriate findings applying the criteria and standards imposed by the URP for review of the permit, approval, or decision.