

EXHIBIT A
East 11th and 12th Streets Urban Renewal Plan
February 28, 2008

Project Number/Name (Tear Sheet)	Modification	Existing Controls	Modification to Existing Controls
12-2/12th St. Mixed Use and/or Commercial, Northside of E. 12th at Waller Street	No Changes	Reuse Objective: Provide Mixed Use and/or Commercial Space	No Changes
		Site area: 0.4 acres	No Changes
		Permitted use: Mixed use and/or Commercial, excluding retail	Permitted uses: Mixed use and/or Commercial
		Allowable height: 50' maximum; no FAR provision	No Changes
		New commercial space: N/A	No Changes
		Commercial space to be preserved: N/A	No Changes
		New housing units: N/A	No Changes
		Existing housing to be preserved: N/A	No Changes
		Community parking spaces: Existing (10 - 20 spaces)	No Changes
		Residential parking spaces: 0	No Changes
		Potential demolition: 0	No Changes

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Project Number/Name (Tear Sheet)	Modification	Existing Controls	Modification to Existing Controls
12-4/Navasota St. Retail North side of 12th St. at Navasota St.	12-4/Navasota St. Mixed- Use, North side of 12th St. at Navasota St.	Reuse Objective: Provide New Community Retail Opportunities	Reuse Objective: Provide Mixed- Use Opportunities on East 12th Street
		Site area: 0.6 Acres	No Changes
		Permitted use: Community/local services	Permitted use: Mixed-Use
		Allowable height/permitted FAR: Allowable height: 50 foot maximum, no FAR provision	No Changes
		New commercial space: N/A	No Changes
		Commercial space to be preserved: N/A	No Changes
		New housing units: N/A	No Changes
		Existing housing to be preserved: N/A	No Changes
		Community parking spaces: N/A	No Changes
		Residential parking spaces: N/A	No Changes
		Potential demolition: N/A	No Changes

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Section Number	Modification	Existing Control	Modification to Existing Controls
Section 1.0 Definitions	Add: Prohibited Uses	None	<p>"Prohibited Uses" means on the E. 12th Street corridor adult-oriented businesses, automobile rentals, automotive repair services, bail bond services, campground, carriage stable, cocktail lounges save and accept for the property located at 1808 - 1812 East 12th Street, commercial plasma center, convenience storage, drop-off/recycling collection facility, drive-thru restaurant facilities, equipment repair services, equipment sales, exterminating services, kennels, commercial laundry services, liquor sales, pawn shop services, outdoor entertainment, outdoor recreation, service stations, telecommunication tower on ground, vehicle storage and veterinary (livestock) services.</p>

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Section Number	Modification	Existing Control	Modification to Existing Controls
Section 3.0 CRP Illustrative Design Plan: A.2 Parking	A.2.c Parking Garages for East 12th Street	i. If parking garages of 2 stories or over are developed, such structures must have shielded lights and are required to have retail on 50% of the ground floor.	See Exhibit A-1
		ii. For structures 30' or greater, 100% retail is required on the ground floor (except ingress/egress areas for upstairs parking) and 12' masonry wall shielding the structure from residences behind. Complete shielding is required of the north and south walls as well as 50% of sidewalls for both sides of E. 12th Street. Access to structure will be confined to E. 12th Street. Overnight parking is limited to residents and their overnight guests.	

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Section Number	Modification	Existing Control	Modification to Existing Controls
Section 3.0 CRP Illustrative Design Plan	Add: Subsection B. Fencing for East 12th Street	None	The current regulations in the LDC for fencing is waived on East 12 th Street for all fences to be a maximum of 8' for properties adjacent to the E. 12 th Street corridor.

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Section Number	Modification	Existing Control	Modification to Existing Controls
Section 3.0 CRP Illustrative Design Plan	Add: Subsection C. Non-Standard Lots for East 12th Street	None	Small lot amnesty, as defined by the City of Austin's Land Development Code, for the E. 12th Street corridor is approved for both residential and commercially zoned property.

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Section 3.0 CRP Illustrative Design Plan:

A. 2. c. Parking Garages for E. 12th Street:

Remove current language in its entirety and replace with following:

1. Requirements for Parking Garages on East 12th Street:

- i. All property owners that front both E. 12th Street and a side street must use the side street for the ingress/egress of the parking structure, unless determined by the City's Watershed Protection and Development and Review Department, or its successor, to be infeasible.
- ii. For structures of two (2) stories but less than 30' in height, such structures must have complete shielding on the rear side of the structure and the adjacent rear-most fifty percent (50%) of the side walls adjoining such rear wall. Lights shall not be directed nor shall any light splash towards any rear adjacent properties. Overnight parking is limited to residents and their overnight guests.
- iii. For structures of two (2) stories but less than 30' in height, such structures must have 75% of ground floor front footage which fronts E. 12th Street must be a pedestrian oriented use. There is a 15' depth requirement for all pedestrian oriented spaces. In the event that ingress/egress fronts such public street, the amount of footage taken up by ingress/egress must be rotated around building so that 75% requirement is met.

Example is a 100' by 100' garage at corner of Waller and E. 12th Street. Developer proposes to have ingress/egress facing E. 12th Street, which has a 30' width. Developer shall have satisfied this requirement if Developer provides 75' of a total front footage of a pedestrian oriented use, meaning an additional 5' of frontage on Waller. Structural pillars only are allowed to decrease the total requirement of 75'.

- iv. For structures 30' in height or greater, such structures must have complete shielding on the rear side of the structure and the adjacent rear-most fifty percent (50%) of the side walls adjoining such rear wall. Lights shall not be directed nor shall any light splash towards any rear adjacent properties. Overnight parking is limited to residents and their overnight guests.

- v. For structures 30' in height or greater, such structures must have 100% of ground floor front footage which fronts E. 12th Street must be a pedestrian oriented use. There is a 15' depth requirement for all pedestrian oriented spaces. In the event that ingress/egress fronts such public street, the amount of footage taken up by ingress/egress must be rotated around building so that the 100% requirement is met.

Example is a 100' by 100' garage at corner of Waller and E. 12th Street. Developer proposes to have ingress/egress facing 12th street, which has a 30' width. Developer must provide the 30' pedestrian oriented use on either Waller, the west side facing towards I-35 or towards the alley, so that there is a total front footage of 100' of a pedestrian oriented use. Structural pillars only are allowed to decrease the total requirement of 100'.