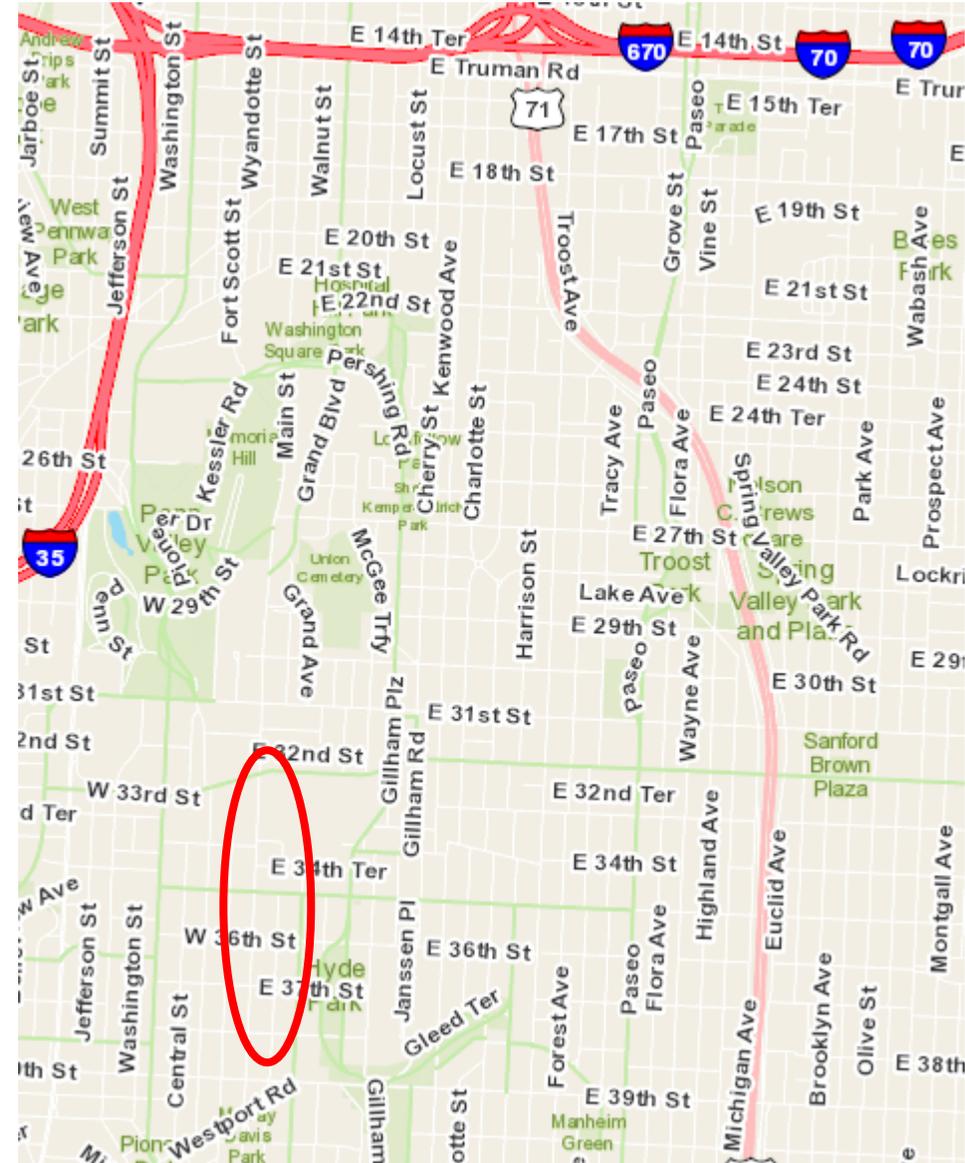


**MAIN STREET –
ABC/36 BLOCK
URBAN RENEWAL
PLAN**

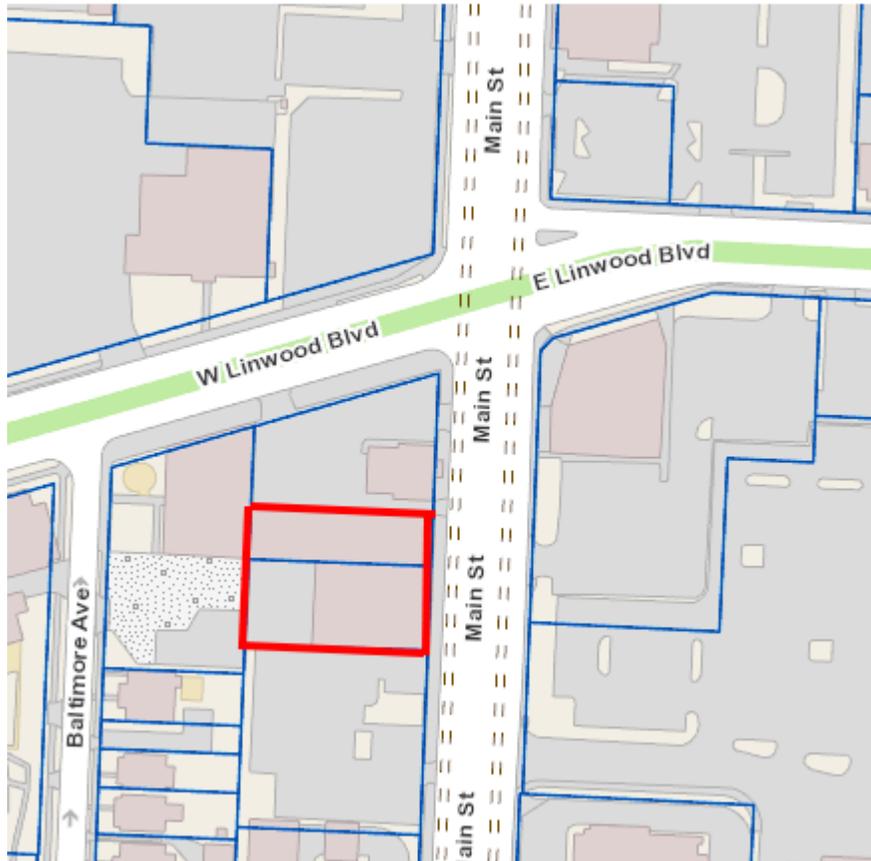


ECONOMIC DEVELOPMENT CORPORATION

MAIN STREET – ABC/36 BLOCK URBAN RENEWAL PLAN



MAIN STREET – ABC/36 BLOCK URBAN RENEWAL PLAN

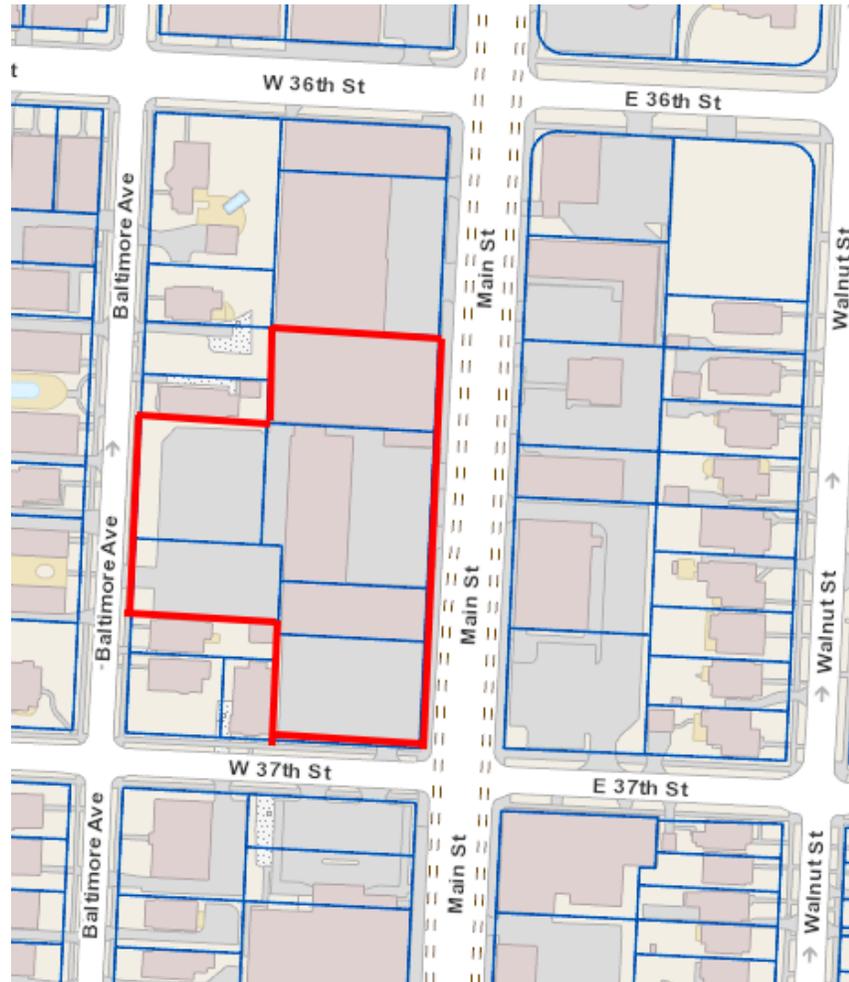


Project Area A:

3240 Main Street – Three – story white building

3244 Main Street – Six – story red brick building
(ABC Building)

MAIN STREET – ABC/36 BLOCK URBAN RENEWAL PLAN



Project Area B:
Looking south –southwest from Main Street
3620 Main Street – Three – story red brick building (Armory)

MAIN STREET – ABC/36 BLOCK URBAN RENEWAL PLAN



Looking west – southwest from Main Street



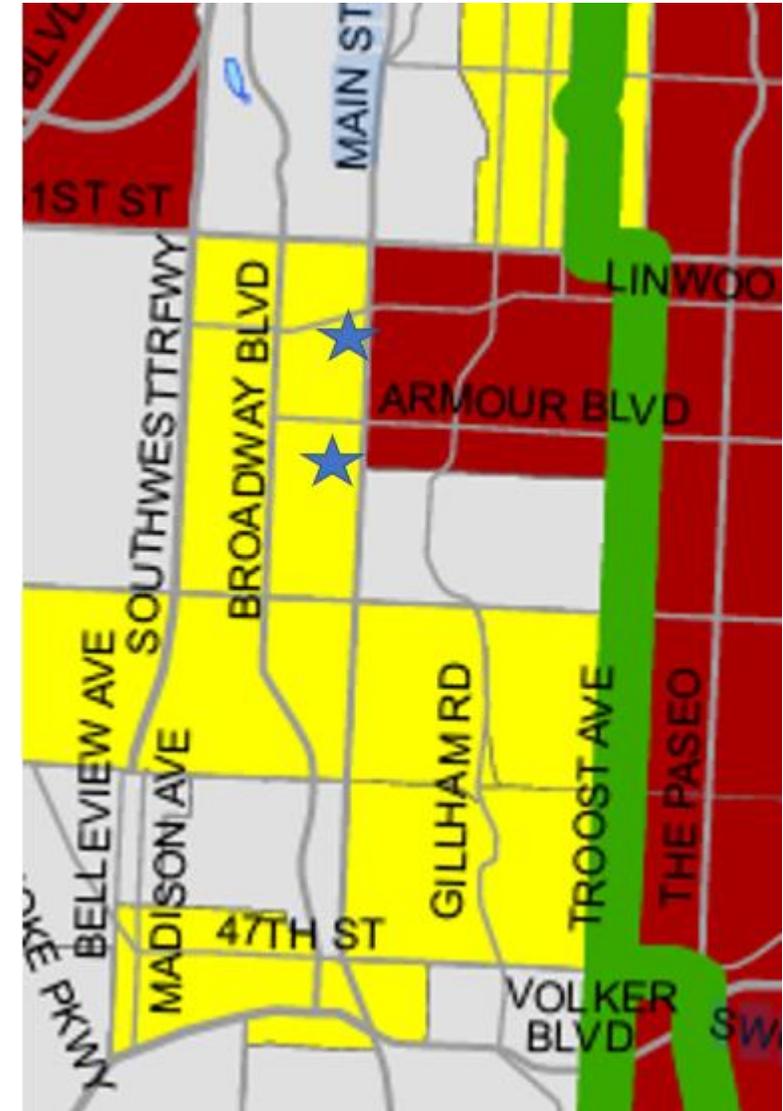
Looking west – northwest from Main Street

MAIN STREET – ABC/36 BLOCK URBAN RENEWAL PLAN



3633 – 3635 Baltimore Street

In Distressed census tract – tax abatement capped at 10 yrs./ 70% - historic tax credit projects eligible for 10 yrs./100% abatement – historic tax credit projects also exempt from prevailing wage & affordable housing requirement



MAIN STREET – ABC/36 BLOCK URBAN RENEWAL AREA

- Exact Landmark, LLC is Plan proponent – affiliated with Exact Partners, LLC\
- Plan has two discontinuous areas:
 - Project Area A – 3240 & 3244 Main Street
 - Project Area B - 3620 Main, 3634 Main, 3636 Main, 2 W. 37th Street, and 3622 – 3635 Baltimore Street
- Project Area A includes ABC Storage and Anderson Electric Car Buildings:
 - Historic rehabs into mixed-use buildings;
 - 50 -60 apartments total; and
 - approximately 4,100 sq. ft. of commercial rooftop space

MAIN STREET – ABC/36 BLOCK URBAN RENEWAL AREA

- Project Area B:
 - Former National Guard Armory to be rehabbed commercial and multifamily uses
 - Construction of eight townhomes on Baltimore Avenue
 - Redevelopment of other properties into mixed-use building:
 - 10,000 sq. ft. ground floor commercial;
 - Approx. 132 apartments total
- Project Area B will also include:
 - public outdoor patio adjacent to Armory Building
 - 94 underground parking spaces;
 - 93 parking spaces in two surface lots.

MAIN STREET – ABC/36 BLOCK URBAN RENEWAL AREA

- Blight Study performed by Sterrett Urban, LLC

Proposed Urban Renewal Plan will need:

- LCRA approval;
 - City Plan Commission recommendation; and
 - City Council approval.
-
- Individual projects will be brought forward by the developer for LCRA approval

QUESTIONS?