

# LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

MAY 24, 2022



ECONOMIC DEVELOPMENT CORPORATION

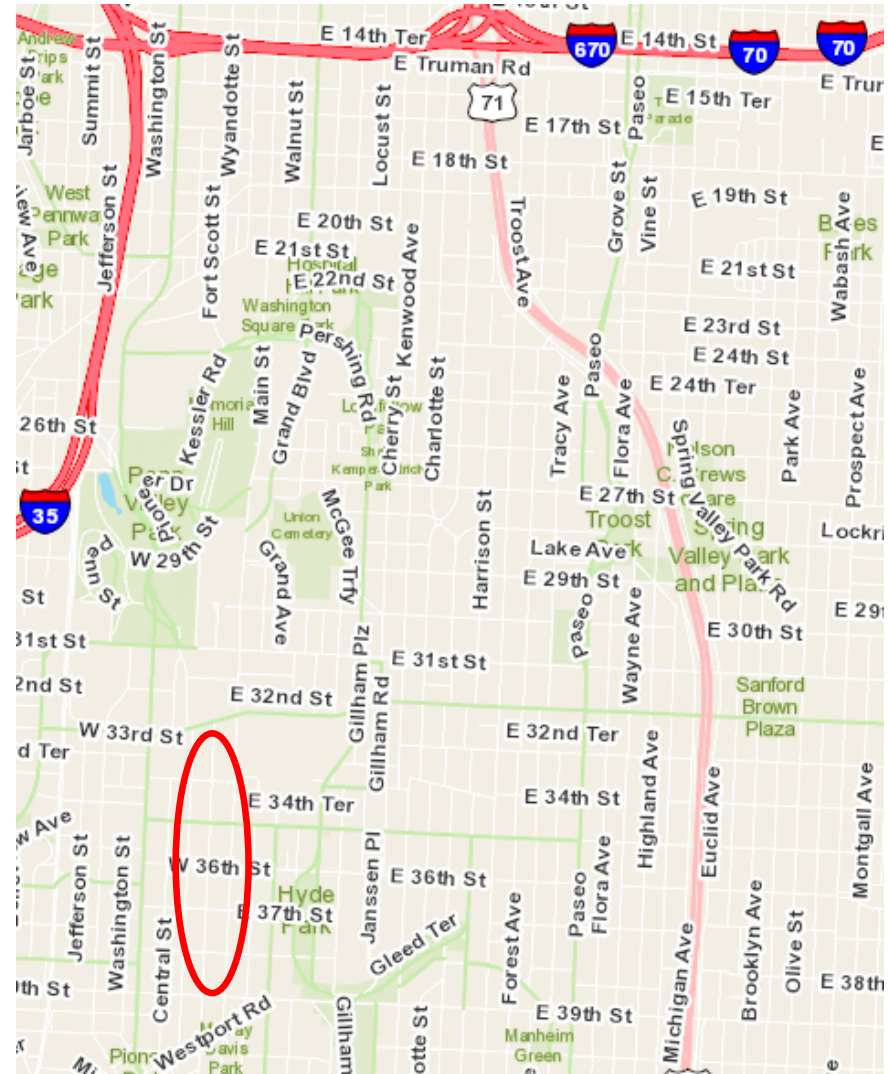
**MAIN STREET – ABC/36  
BLOCK URBAN  
RENEWAL PLAN**



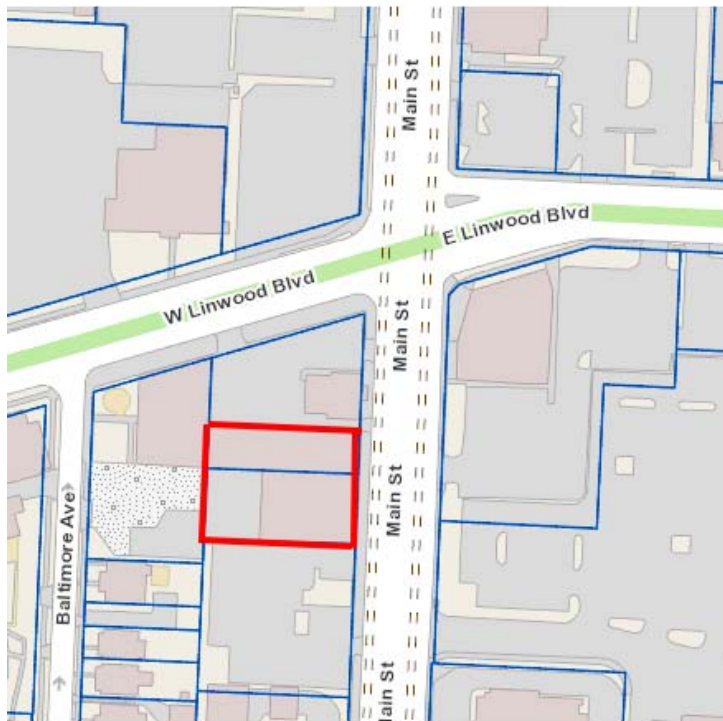
**ECONOMIC DEVELOPMENT CORPORATION**

# MAIN STREET – ABC/36 BLOCK URBAN RENEWAL PLAN

Council District: 4



# 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

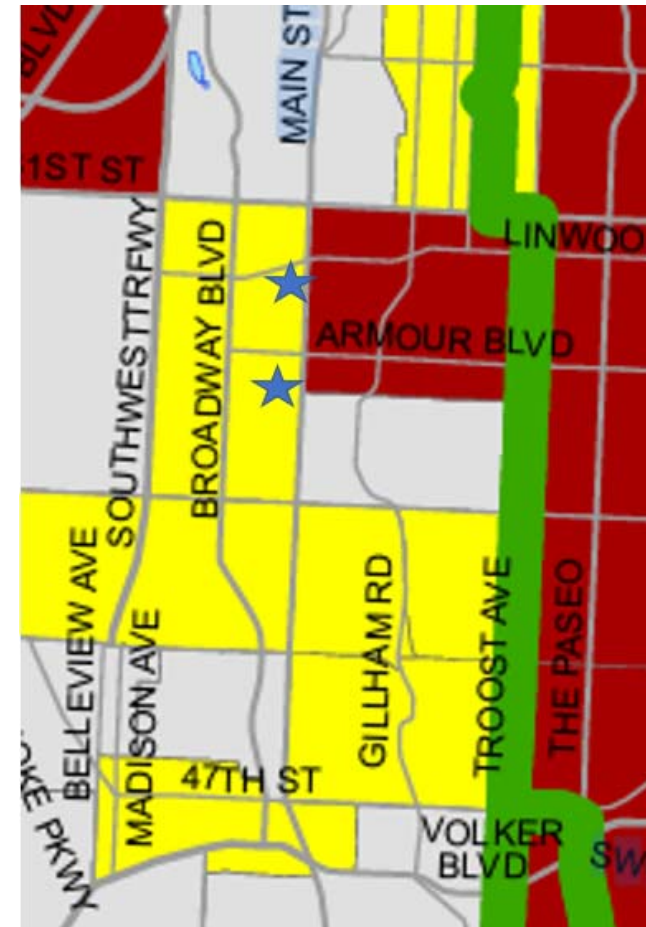


# MAIN STREET – ABC/36 BLOCK URBAN RENEWAL PLAN



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. 37<sup>th</sup> 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