

# **Vi Collina Multi-Family**

SP-2019-0529C.SH

2401 E Oltorf St

# Variance Requests

1. Construction of a building on a slope over 15% where impervious cover on slopes over 15% exceeds 10%. 25-8-302(A)(2)
2. Parking area on a slope over 15%. 25-8-302(B)(1)
3. Fill greater than 4' on slopes over 15%. 25-8-342
4. Cut greater than 4' on slopes over 15%. 25-8-341

# Development Team

## O-SDA Industries & Saigebrook Development

- 20 + years of experience in multifamily development
- Developed more than 1,200 LIHTC units in Texas
- Long term ownership of communities (15+ years), leads to building and maintaining strong relationships with neighborhoods.
- Unique designs tailored to neighborhood and site characteristics
- Green building practices





# Project Location

## 2401 E Oltorf St



Google Earth



# Project Information



- 170 Units – 100% Affordable
- Serves tenants making between 30% - 80% AMI

# Project Information

- 4.59 Acre Site zoned MF-6
- 4 Buildings – 5 and 6 stories tall (62' max height vs 90' allowed)
- Building configuration based on access location required by Austin Transportation Department
- Compliant with impervious cover requirements of 60%.
- No construction proposed in CWQZ.
- Underground Water Quality Pond designed to be 30% larger than required
- No heritage trees located on site
- Underground detention and water quality vault, located entirely outside the CWQZ
- 0.18 Acres of site have existing slopes >15%





# Existing Site Conditions





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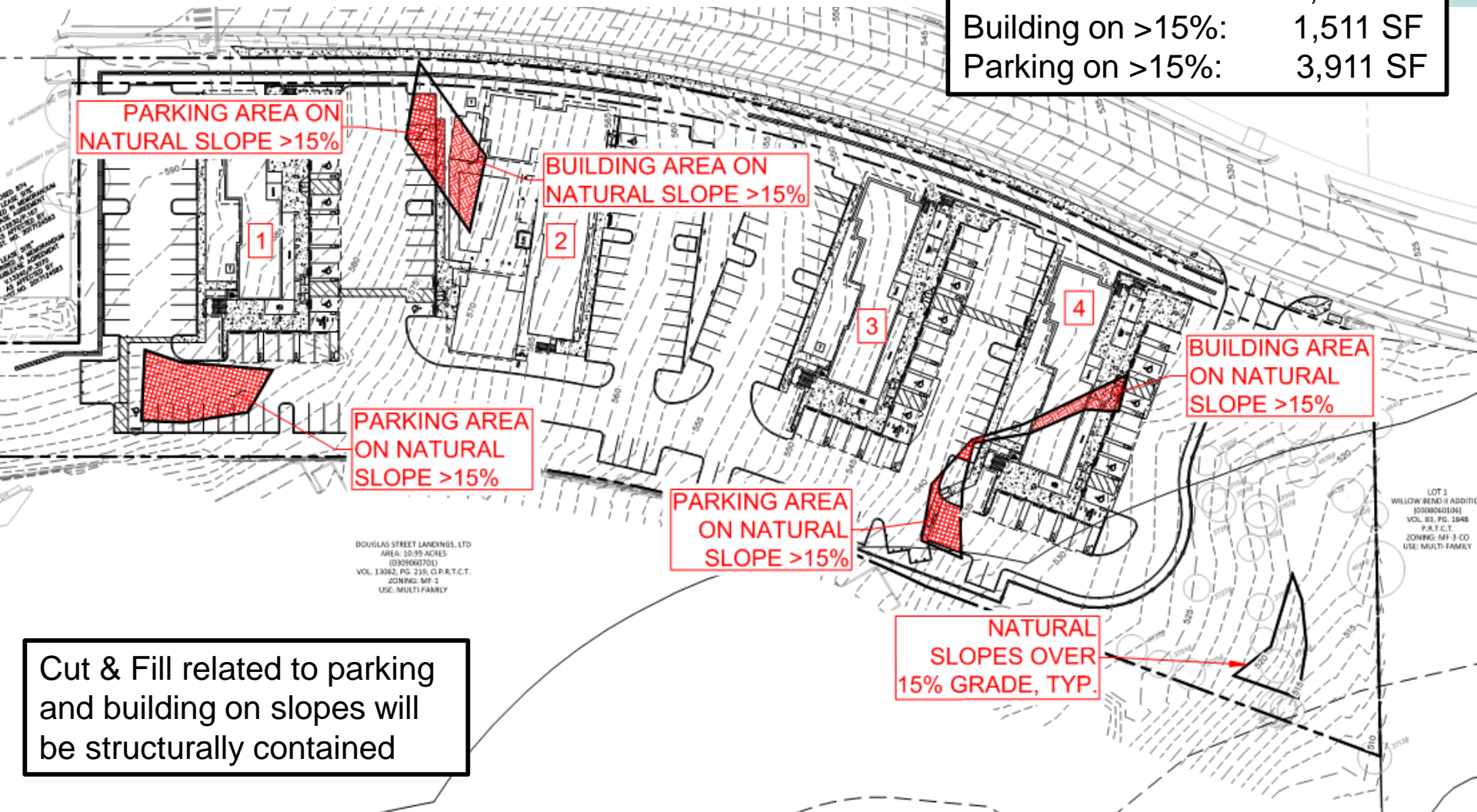




# Building & Parking Variances

25-8-302

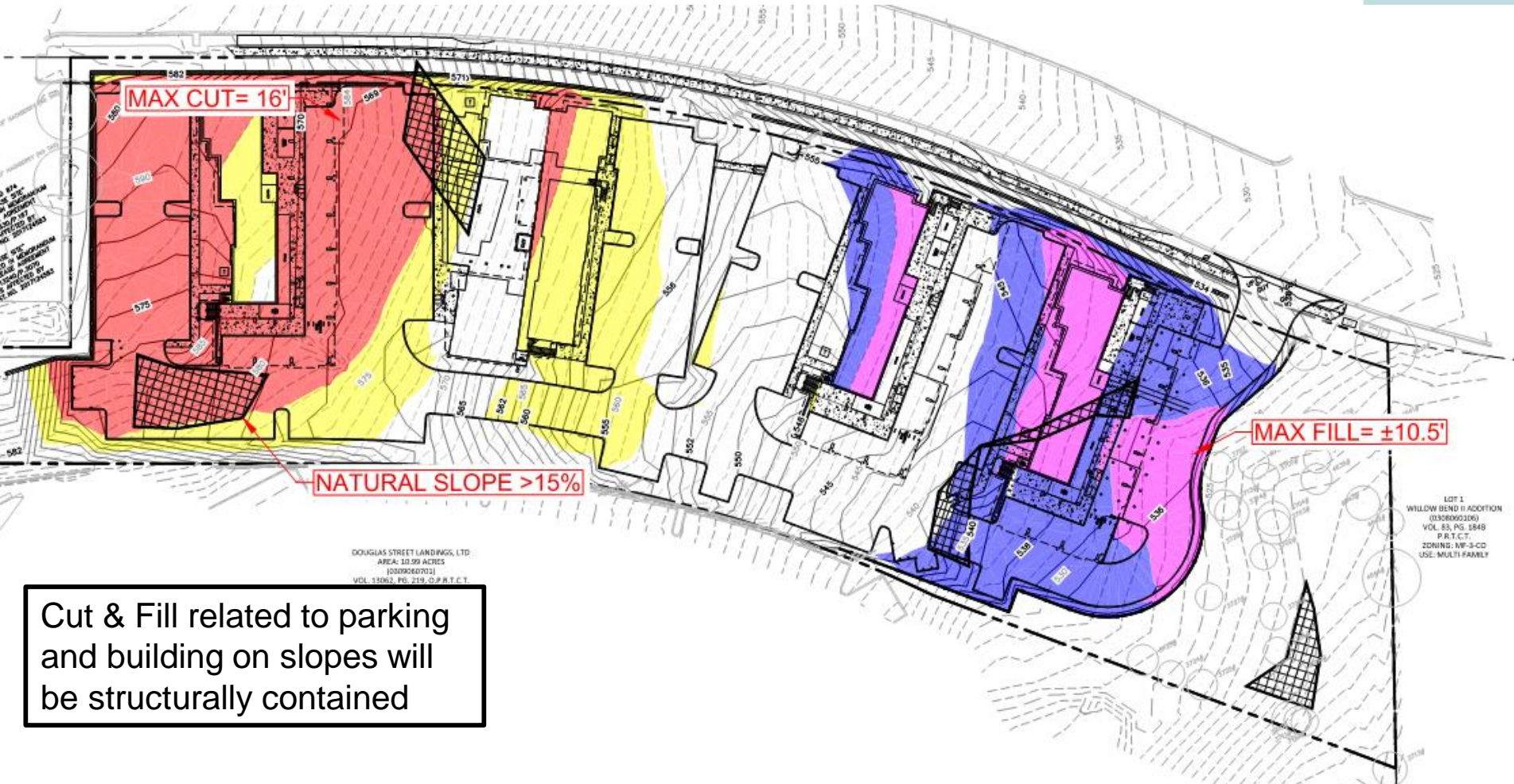
Gross Site Area:	4.59 Ac
Area > 15% Grade:	7,743 SF
Building on >15%:	1,511 SF
Parking on >15%:	3,911 SF



# Cut & Fill Variances

25-8-341/342

- Cut 4'-8'
- Cut >8'
- Fill 4'-8'
- Fill > 8'
- Slope > 15%



Cut & Fill related to parking and building on slopes will be structurally contained



# Summary of Project Benefits

- 170 Affordable Units located 2.5 miles from downtown and on a mobility corridor
- Existing CWQZ will be cleaned up and restored using native vegetation
- Underground WQ Pond that is 30% larger than code requirements
- Trees and Vegetation retained within the CWQZ
- Tree care plan focused on trees within the CWQZ
- Removal of all invasive species throughout site
- Property will be built to AEGB Standards
- All Cut & Fill will be structurally contained
- COA Environmental Staff supports the requested Variances



# Questions?