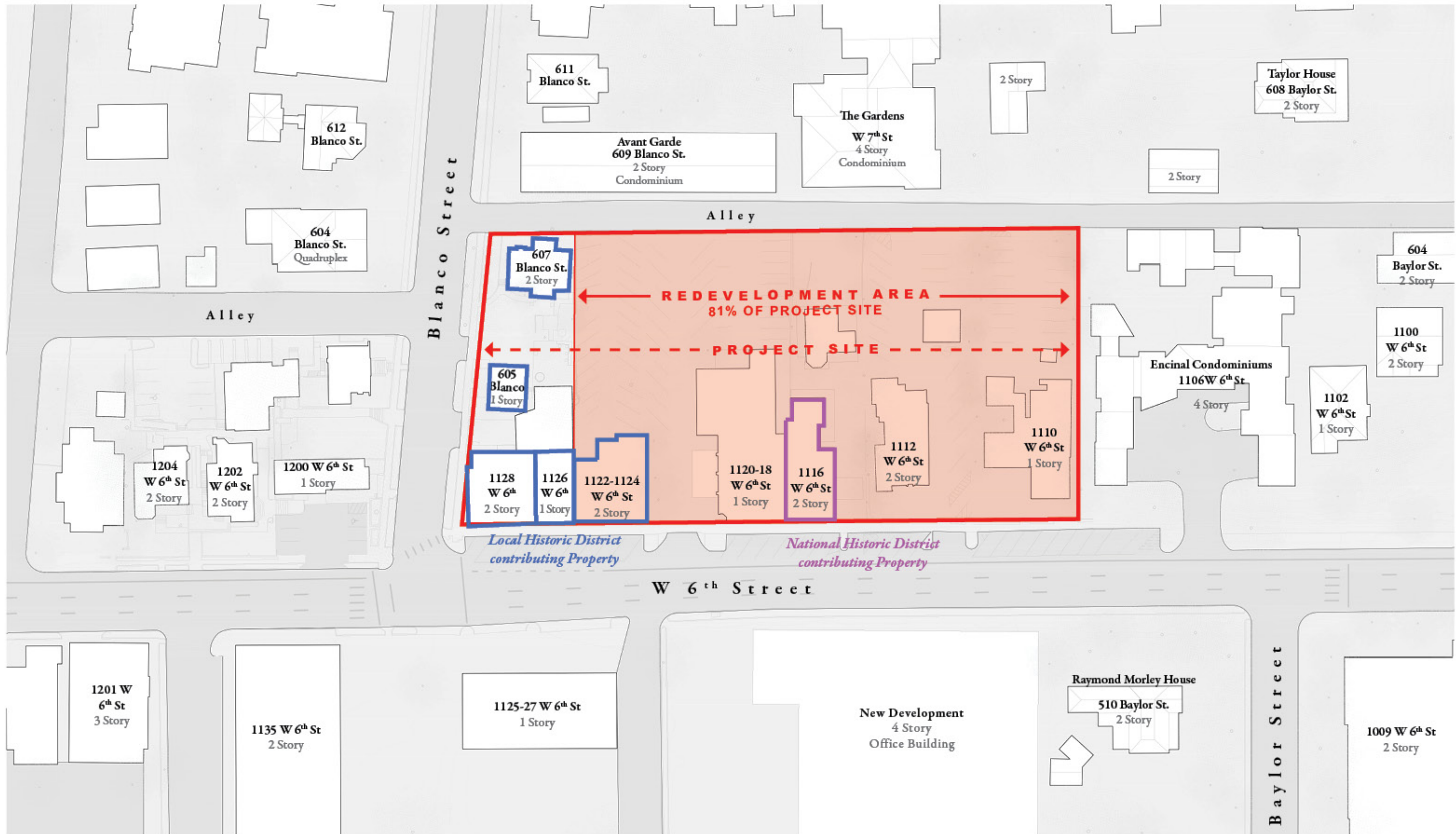


1 1 1 0 - 1 1 3 0 W 6TH STREET

PROJECT SITE



19% of the Project Site is to remain in existing condition to preserve existing historic structures within the Castle Hill Local Historic District. Additionally, the front facades of 1116 and 1122-1124 W 6th St will be preserved.



HARDSHIP

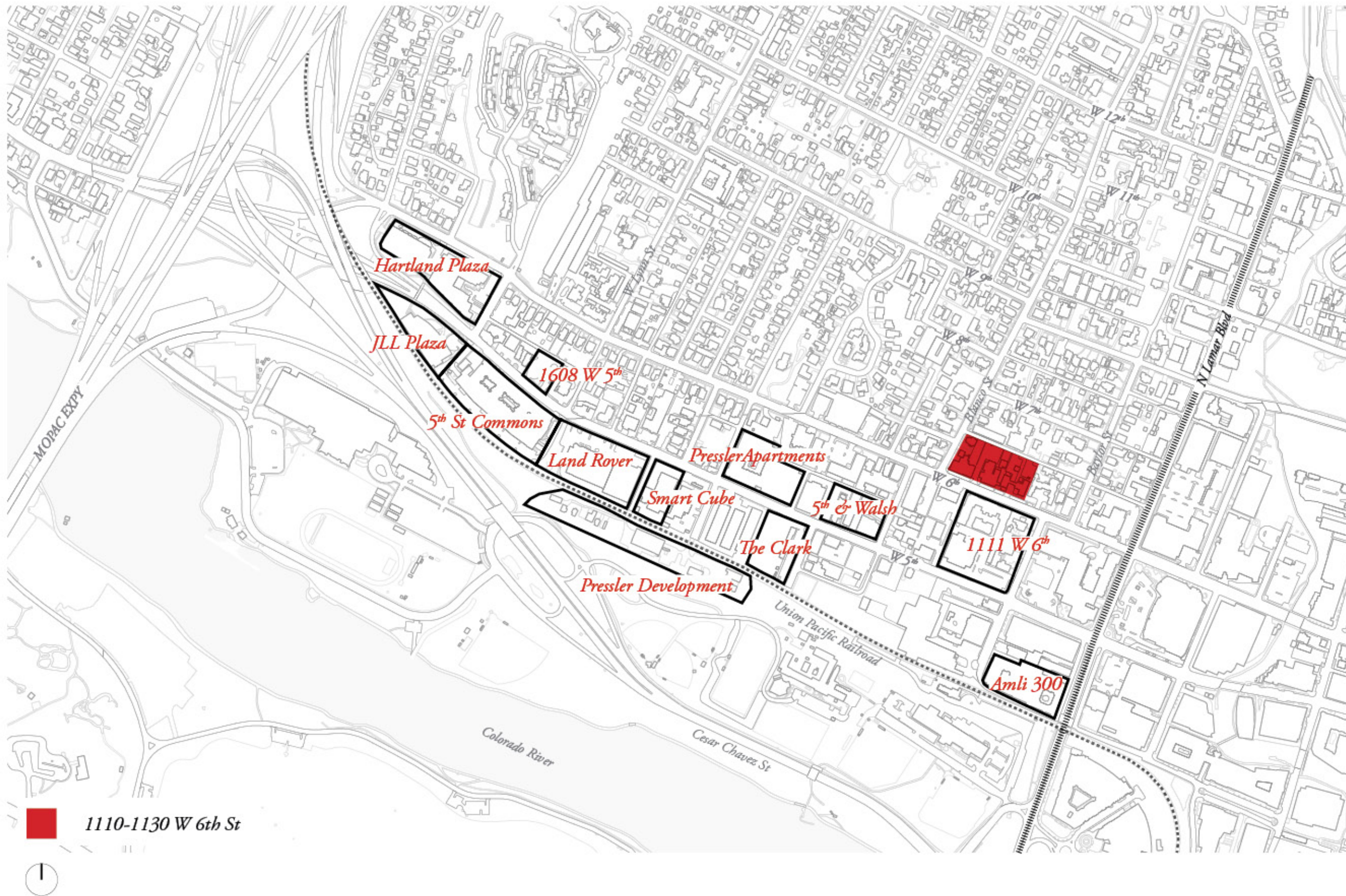
a) Application must demonstrate to the Board how the hardship for which the variance is requested is unique to the property.

b) Application must demonstrate to the Board why the hardship is not general to the area in which the property is located.

Describe how the hardship relating to the site is different from other properties in the area.

DEVELOPMENTS IN THE AREA

OWANA neighborhood



LOCAL HISTORIC DISTRICTS

OWANA neighborhood



1110-1130 W 6th St is the only new development in the OWANA neighborhood that is affected by a Local Historic District

CONTRIBUTING BUILDINGS

OWANA neighborhood

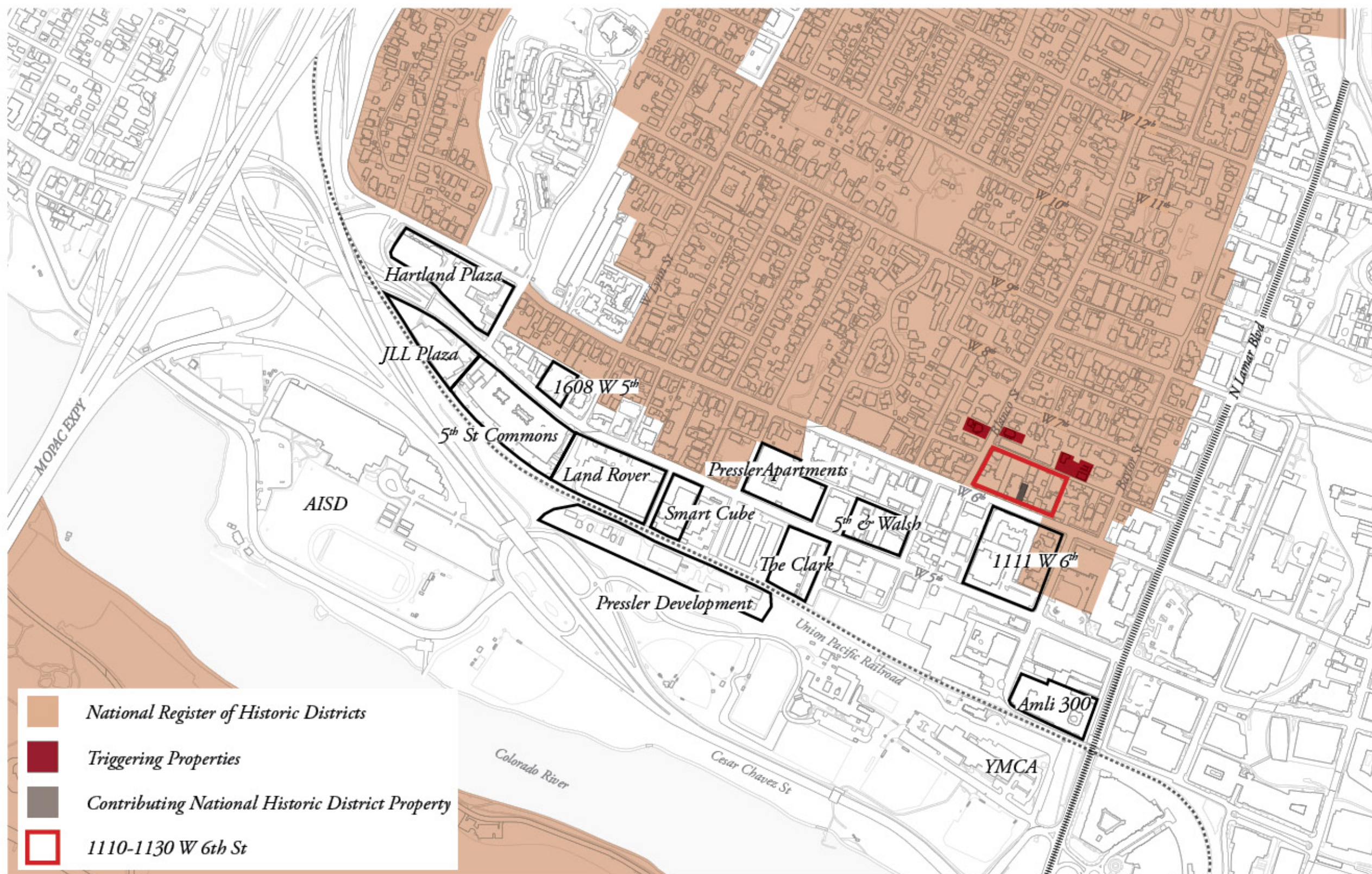


- Preserved As-Is
- Amended/Reconstructed
- West Line Historic District
- Castle Hill Historic District
- 1110-1130 W 6th St



NATIONAL HISTORIC DISTRICTS

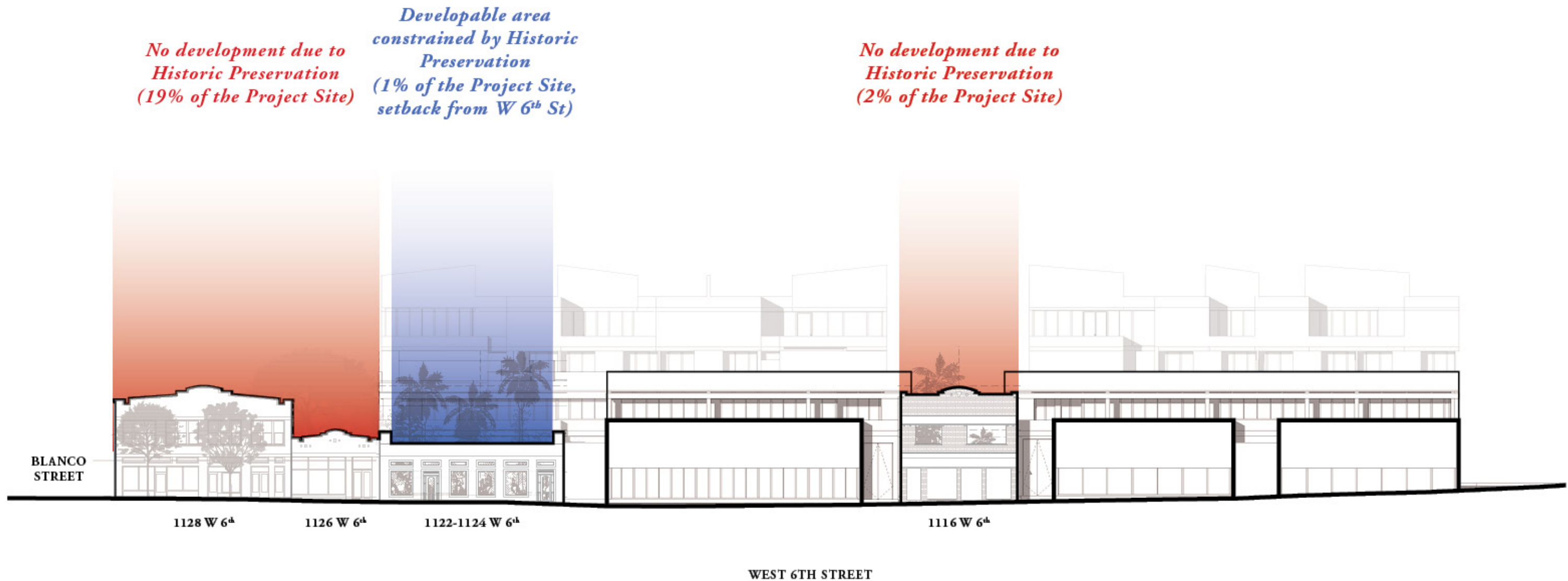
OWANA neighborhood



1110-1130 W 6th St is one of the two new developments in the OWANA neighborhood that is affected by a National Historic District

PROPOSED 6TH STREET MASSING FORMS AT RIGHT-OF-WAY

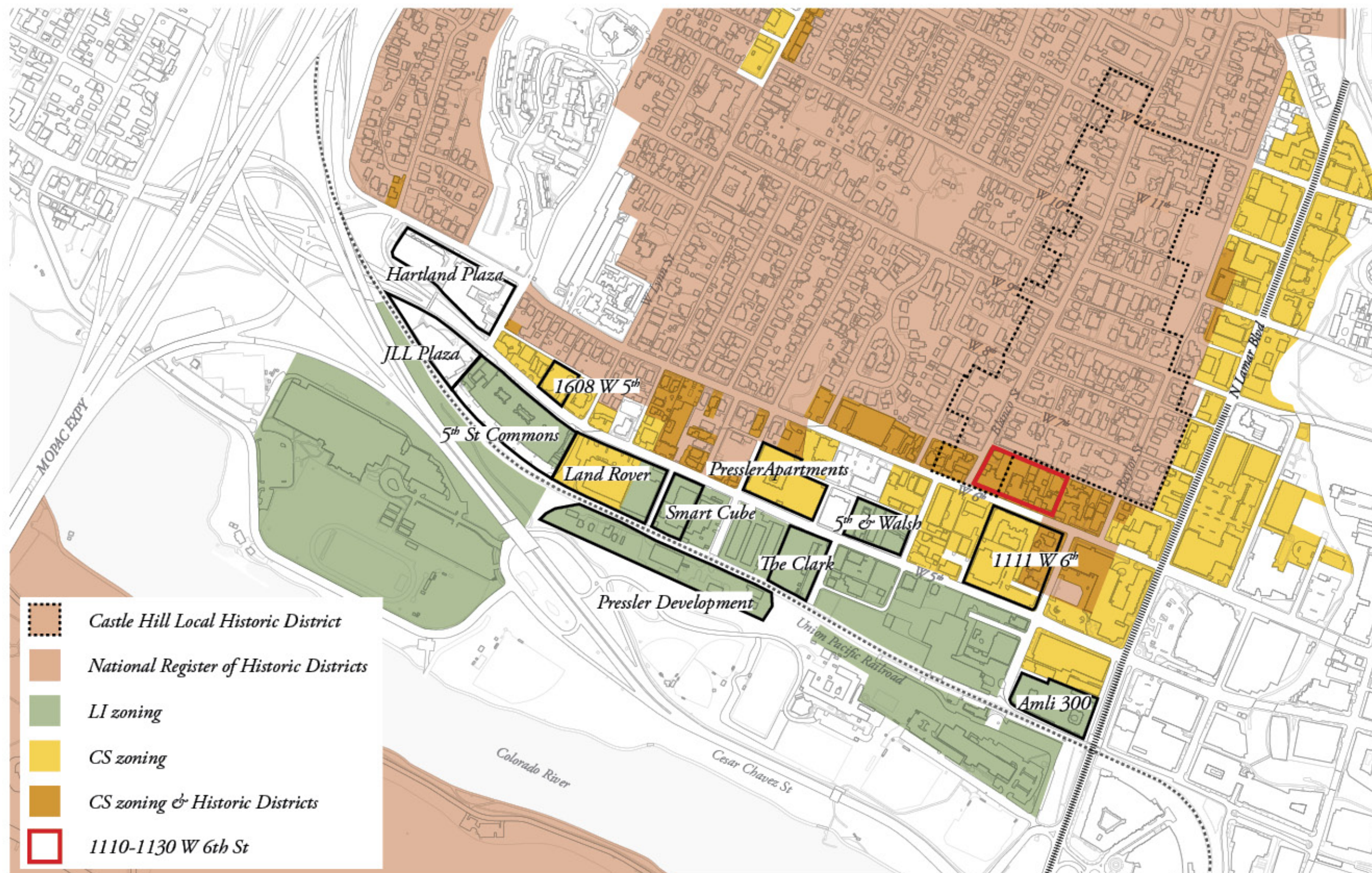
Street Section



The preservation of the front facade and reconstruction of 1116 W 6th, as well as preservation of the structures located at 1126-1128 W 6th Street and 605-607 Blanco St takes developable area away from the frontage of W 6th St. If those restrictions were not present, the Applicant would be able to develop at a lower intensity on other areas of the site.

ZONING

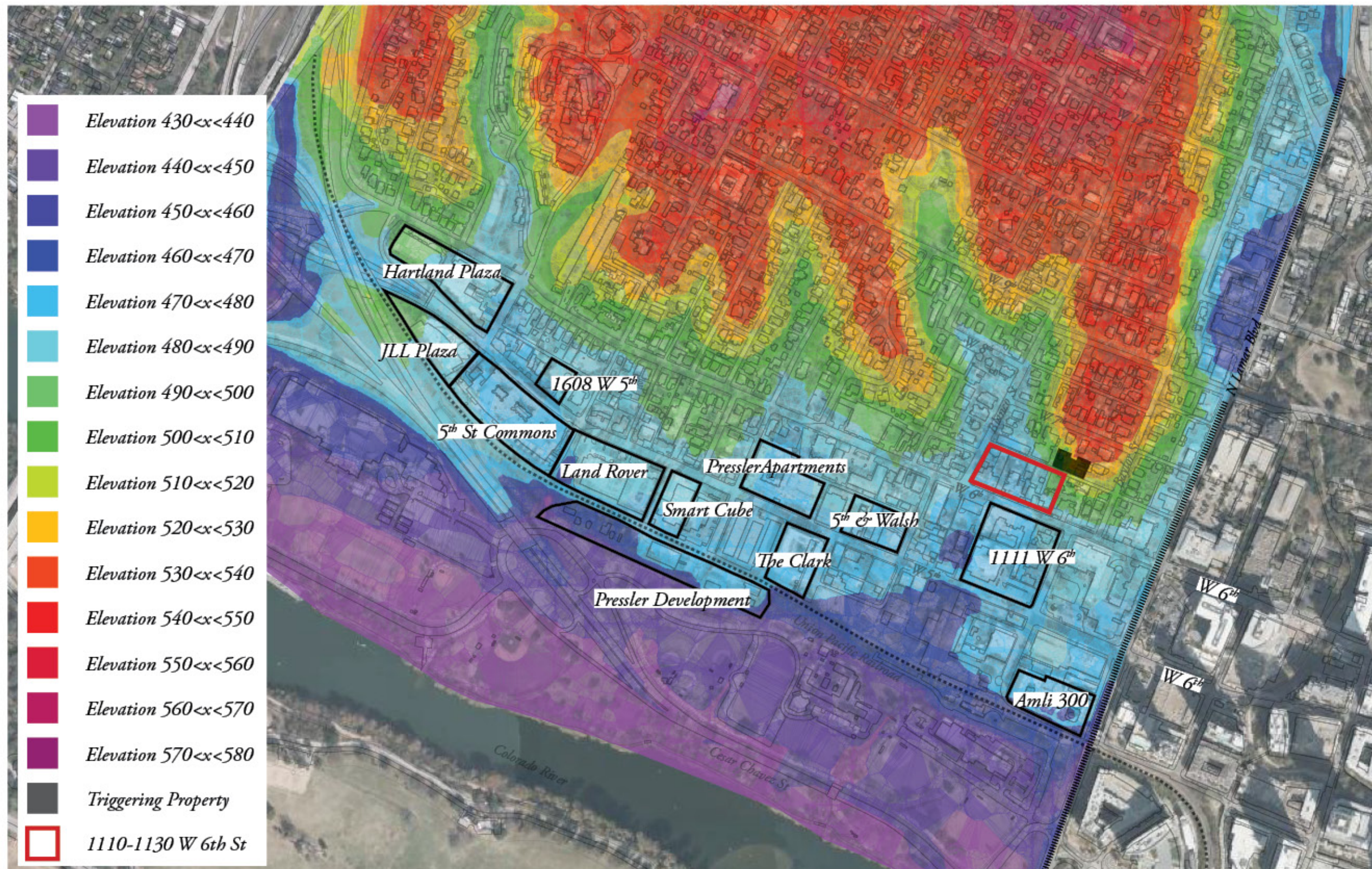
OWANA neighborhood



1110-1130 W 6th St is one of the two developments commercially zoned (LI and CS) in the OWANA neighborhood that is within a National Historic District and the only development within a Local Historic District

ELEVATION MAP

OWANA neighborhood



The majority of the steep slopes in the OWANA neighborhood are north of W 6th Street and most of other new developments are unaffected by topographic challenges

SLOPES MAP

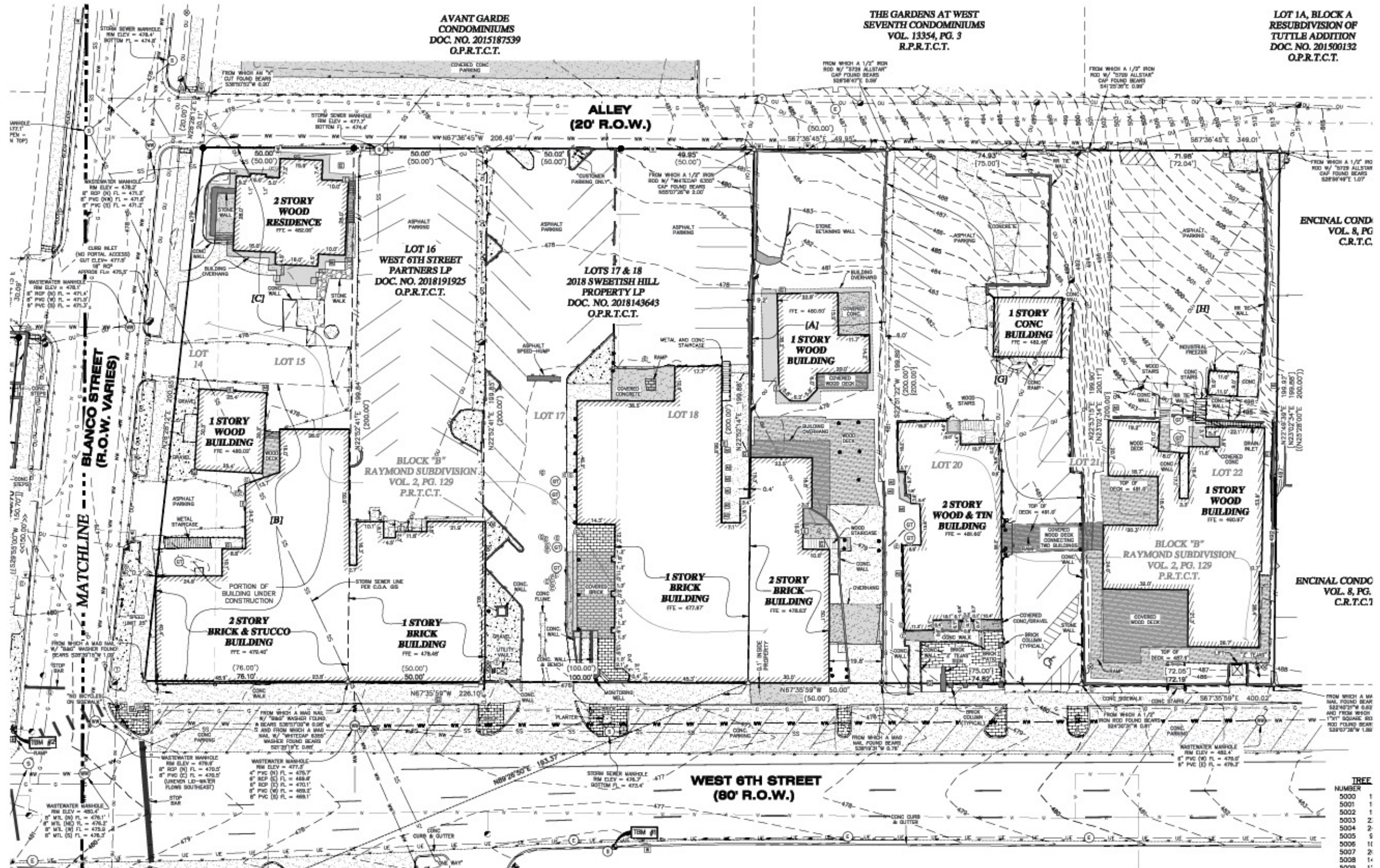
OWANA neighborhood plan



The majority of the CS and LI zoned properties do not have topography challenges

SURVEY

Plan





ALLEY

Looking West



ALLEY
Looking East

EXISTING TREES

Survey Plan

*Applicant will preserve as many existing trees as possible, in order to maintain the character of the Blanco Street.
In turn, the Applicant's developable area on 6th Street is reduced.*

PROPOSED 6TH STREET MASSING FORMS AT RIGHT-OF-WAY*Street Section*

*The location of the Fire Lane takes developable area away from the frontage of W 6th St.
If this restriction was not present, the Applicant would be able to develop at a lower intensity on other areas of the site.*



HERITAGE TREES PRESERVED

Blanco St



HERITAGE TREES PRESERVED

Blanco St

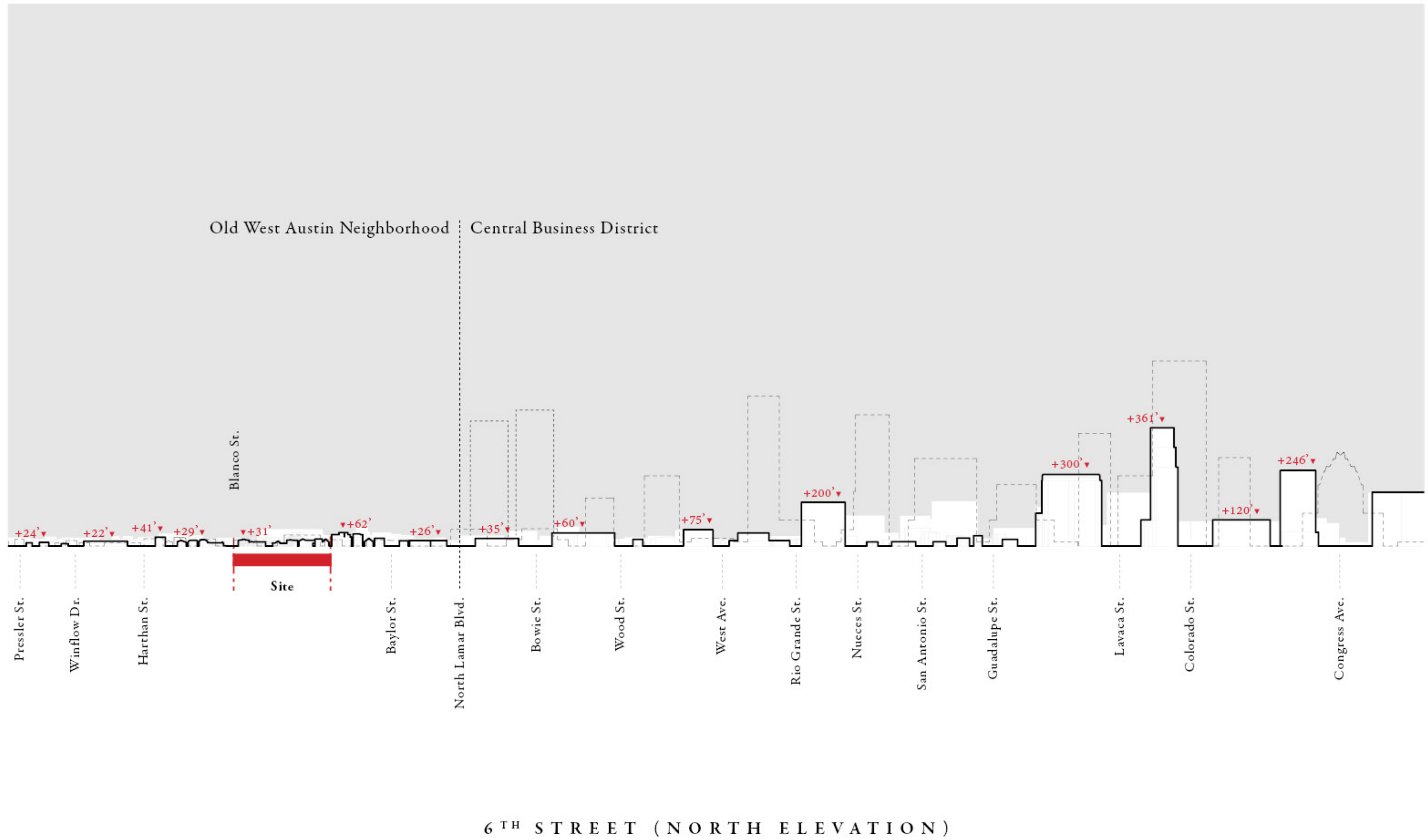
CONCLUSIONS

- 1) *The subject property has unique historic and topography hardships that are not general to the area in which the property is located*
- 2) *The other similar properties in the area are not affected by historic or topography impacts making this hardship different from other properties in the area:*

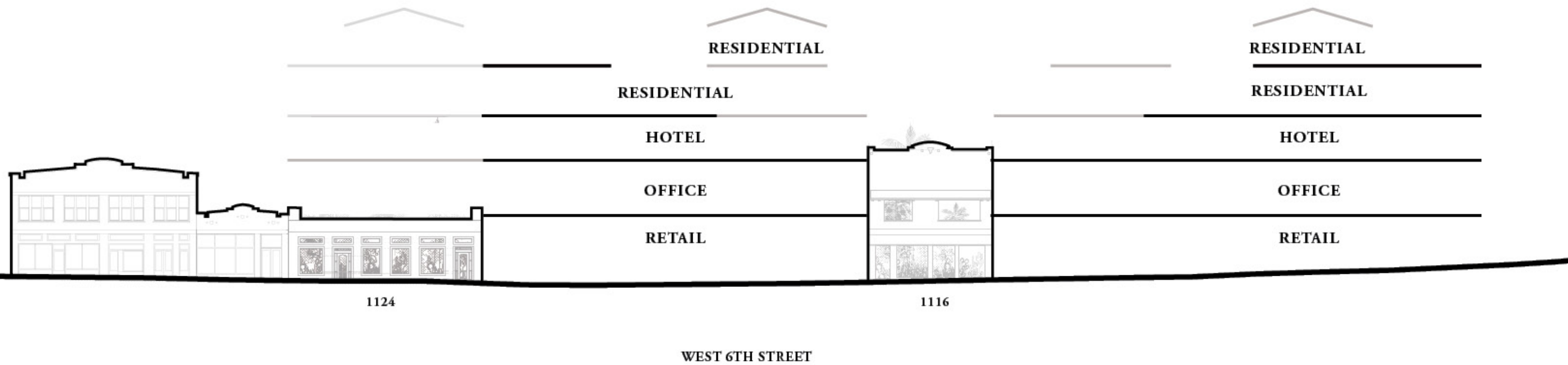
19.0%	<i>Non developable area due to Historic Preservation</i>
2.0%	<i>Non developable area due to Historic Preservation (1116 W 6th St)</i>
1.0%	<i>Non developable area due to Historic Preservation (1122-1124 W 6th St)</i>
3.1%	<i>Non developable area due to Fire Lane on W 6th St</i>
<hr/>	
25.1%	<i>Non developable area of the Project Site</i>

BACKGROUND AND THE PROJECT

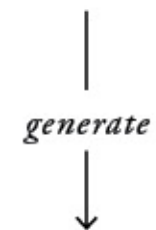
HEIGHT TRANSITION



HORIZONTALLY STACKED PROGRAM

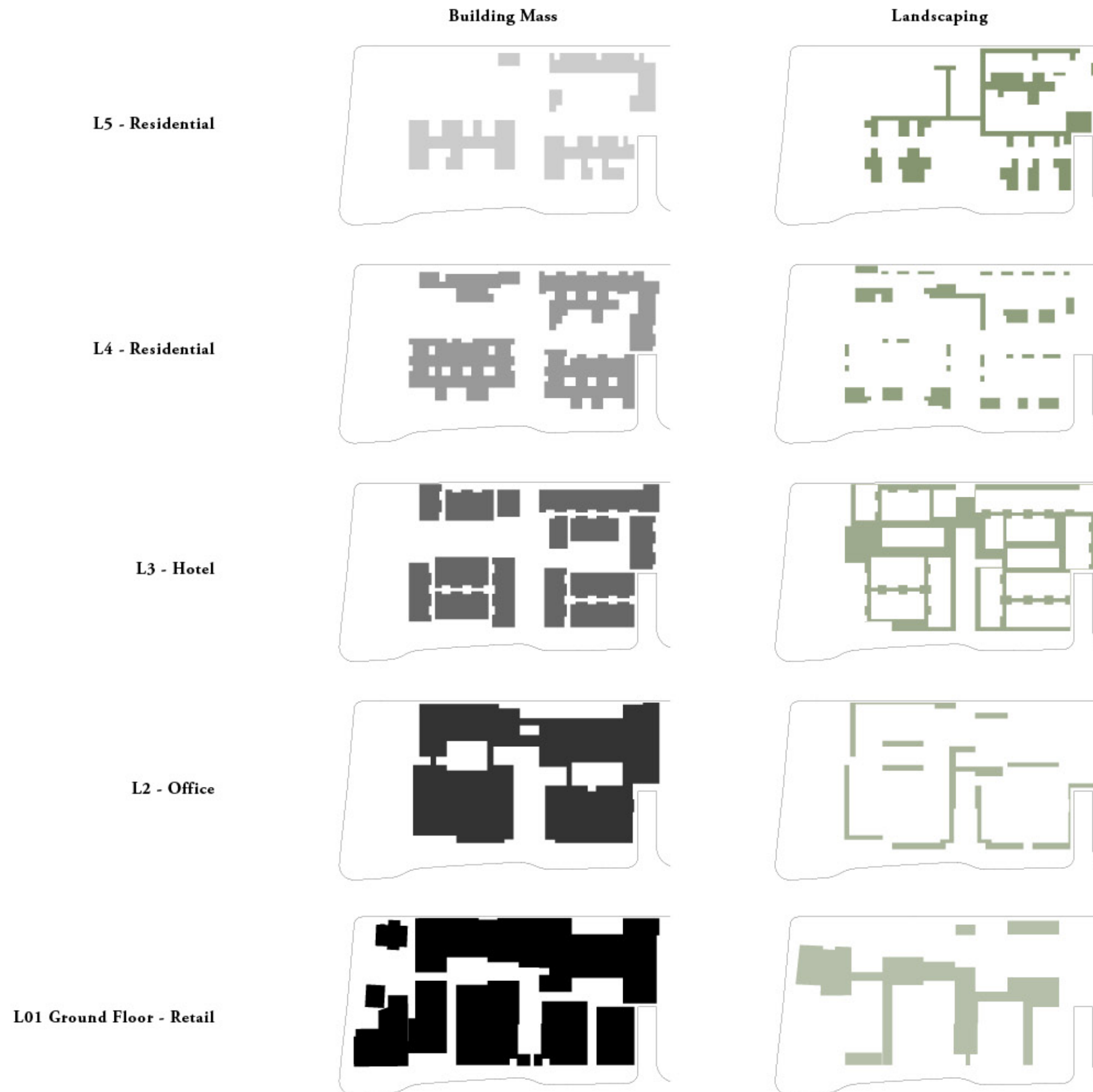


Continuous horizontal structure
Integration of existing structures



Vertically decreasing density allowing for gardens at all levels
Porous Ground Floor open to the public
Shops and Restaurants in the scale of 6th Street

VERTICALLY DECREASING DENSITY



ACTIVE STREETFRONT

West 6th Street



ACTIVE STREETFRONT

Blanco Street



POROUS AND OPEN GROUND FLOOR

L01 Plan



POROUS GROUND FLOOR MEANS MORE PUBLIC SPACES

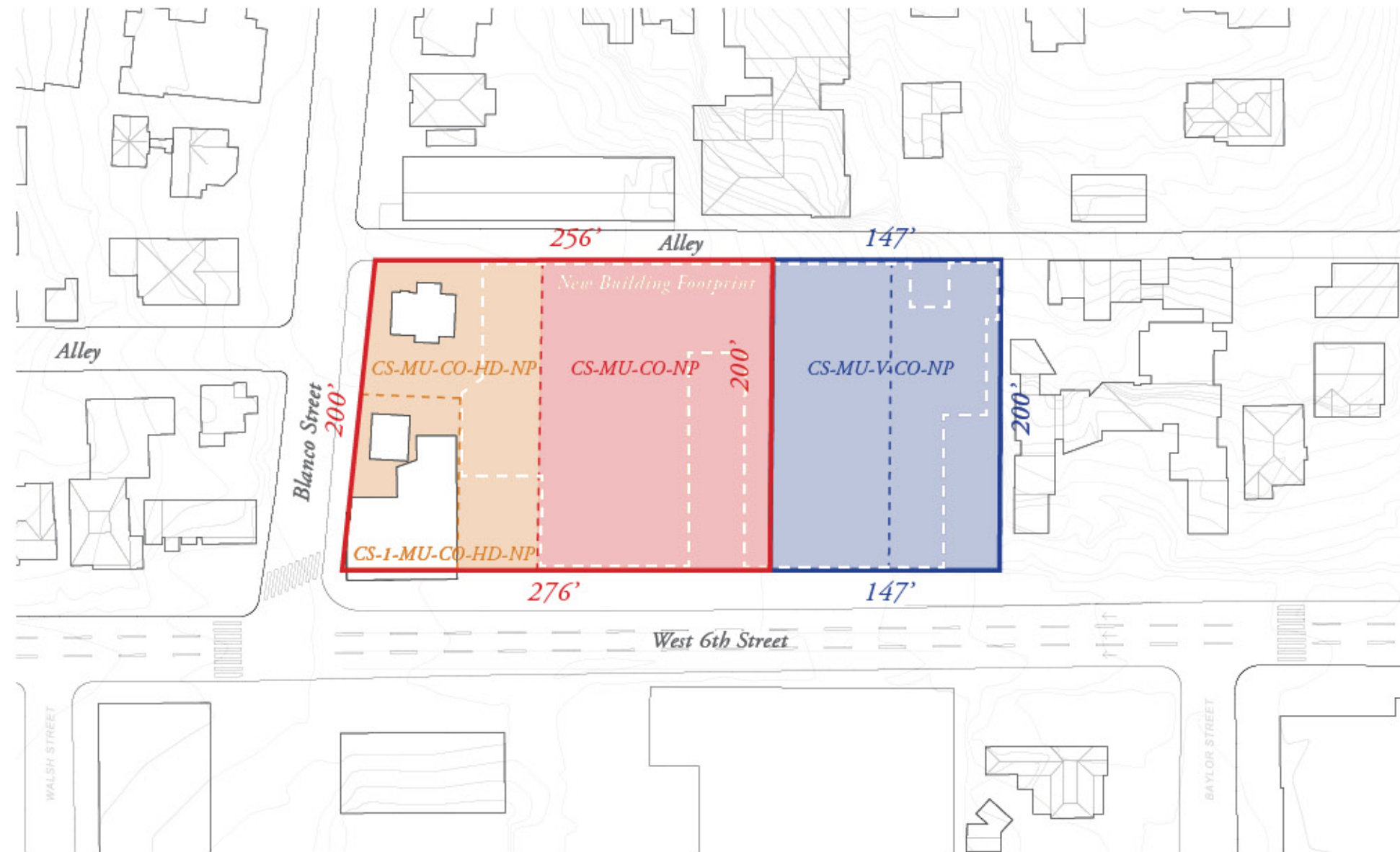
Blanco Courtyard



REASONABLE USE

Applicant must demonstrate to the Board how the zoning regulations applicable to the property do not allow for a reasonable use of the property.

ZONING MAP



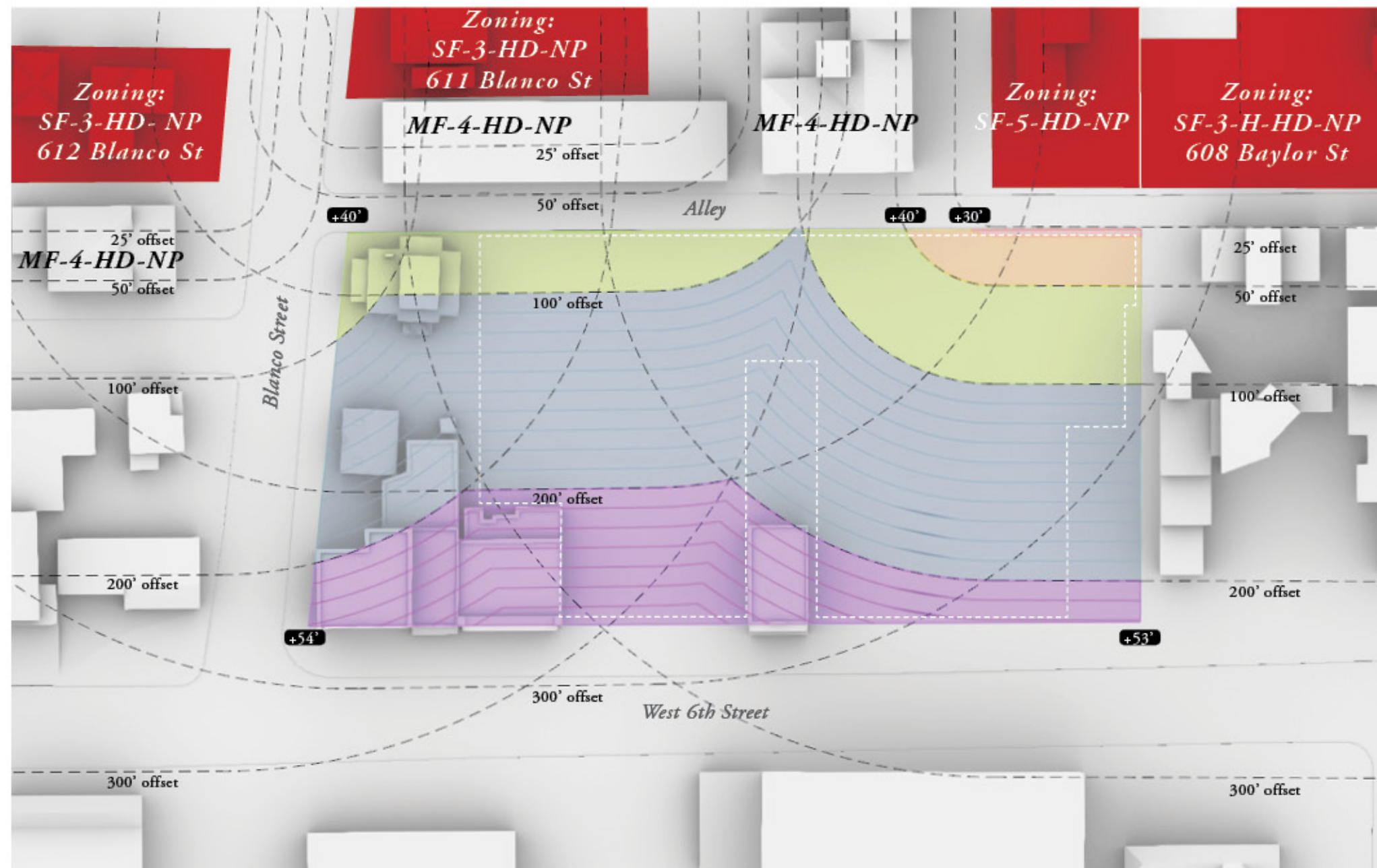
ZONING MAP

OWANA neighborhood plan









GENERATION OF 'AS OF RIGHT' COMPATIBILITY ENVELOPE

3 Triggering Properties



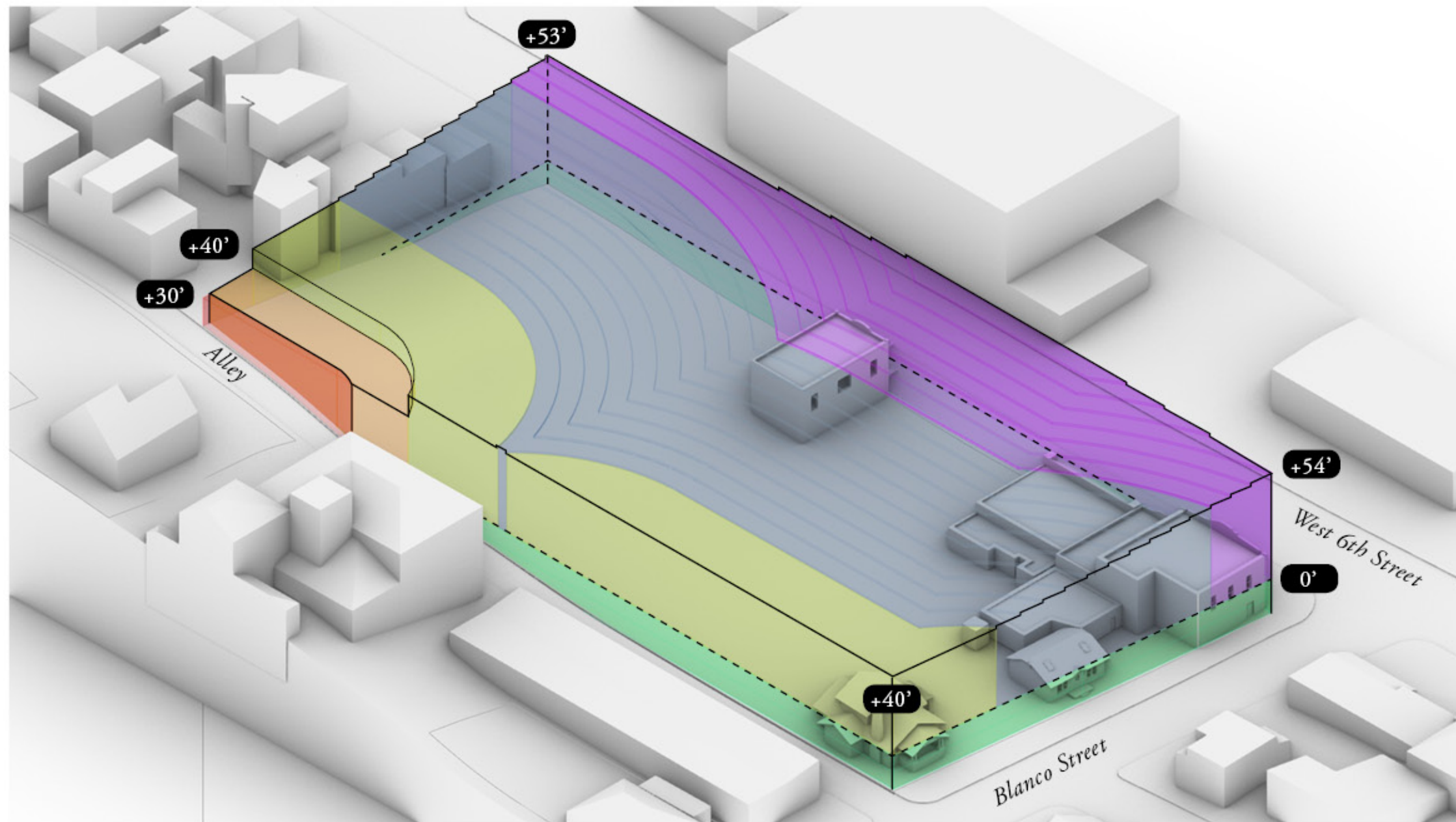
Height per Land Development Code

	200' - 300' offset: Up to 60' (stepping up 10:1)
	100' - 200' offset: Up to 50' (stepping up 10:1)
	50' - 100' offset: 40' or 3 stories
	25' - 50' offset: 30' or 2 stories
	0' - 25' offset: no built setback

	Triggering zoning - "SF-3-HD-NP" & "SF-3-H-HD-NP"
SF-3	Family Residence
H	Historic Landmark
HD	Historic Area
NP	Neighborhood Plan

Average grade is set to: 17' 3-1/4"

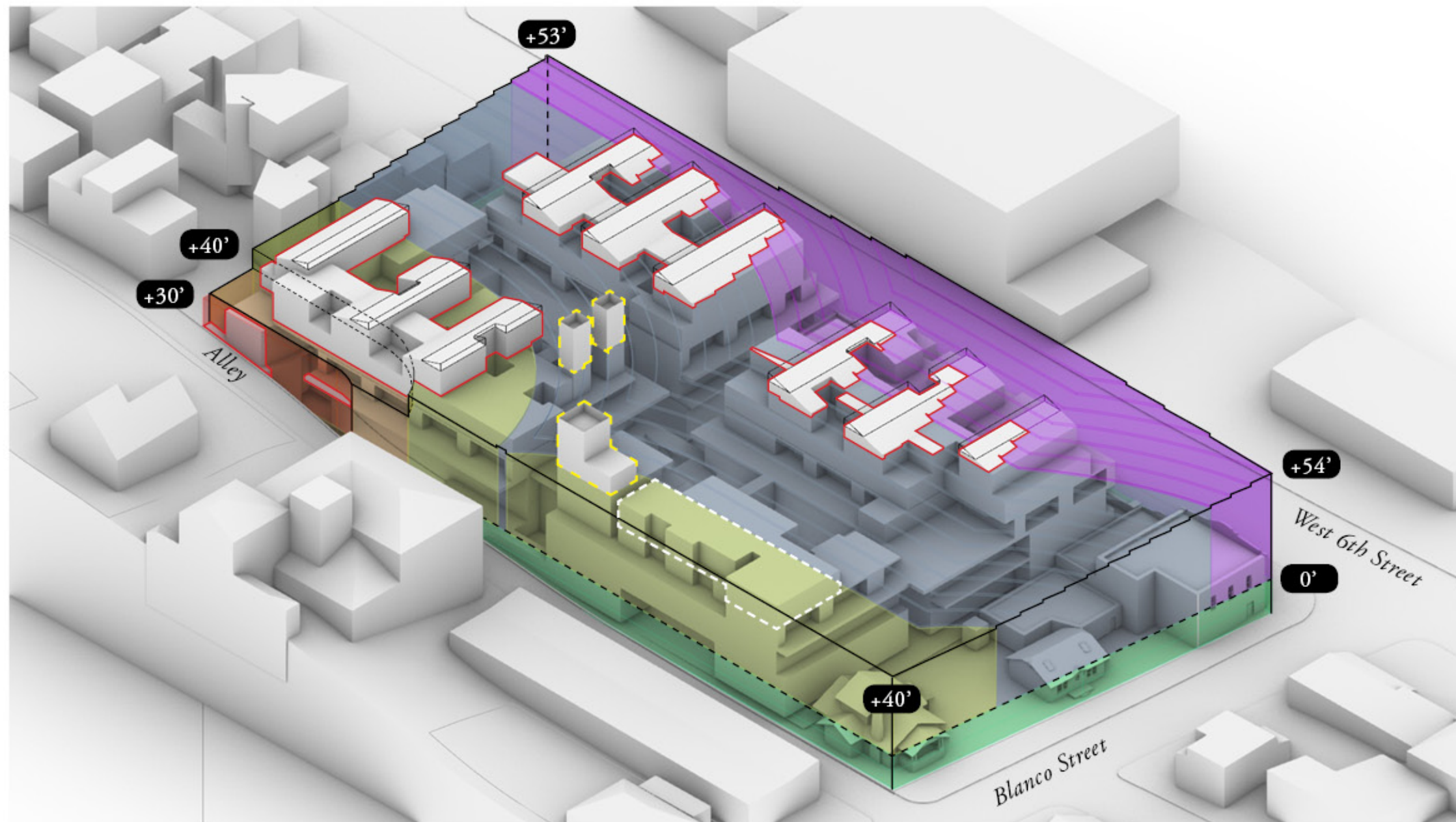
“AS OF RIGHT” COMPATIBILITY ENVELOPE



Setbacks:

 200' - 300' offset: Up to 60' (stepping up 10:1)	 100' - 200' offset: Up to 50' (stepping up 10:1)	 50' - 100' offset: 40' or 3 stories	 25' - 50' offset: 30' or 2 stories	 0' - 25' offset: no built setback	 Average grade 17' 3-1/4"
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PROPOSED MASSING AND “AS OF RIGHT” COMPATIBILITY ENVELOPE

Current Scheme

- Proposed massing out of the “As of Right” Compatibility Envelope*
- Lift over runs outside of the “As of Right” Compatibility Envelope to comply with Federal and State Regulation § 25-2-531 (C)*
- Proposed storey count exceeding the “As of Right” Compatibility Envelope*

Setbacks:

 200' - 300' offset: Up to 60' (stepping up 10:1)	 100' - 200' offset: Up to 50' (stepping up 10:1)	 50' - 100' offset: 40' or 3 stories	 25' - 50' offset: 30' or 2 stories	 0' - 25' offset: no built setback	 Average grade 17' 3-1/4"
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COMPATIBILITY WAIVER 1: 608 BAYLOR ST

“with Waiver” Compatibility Envelope



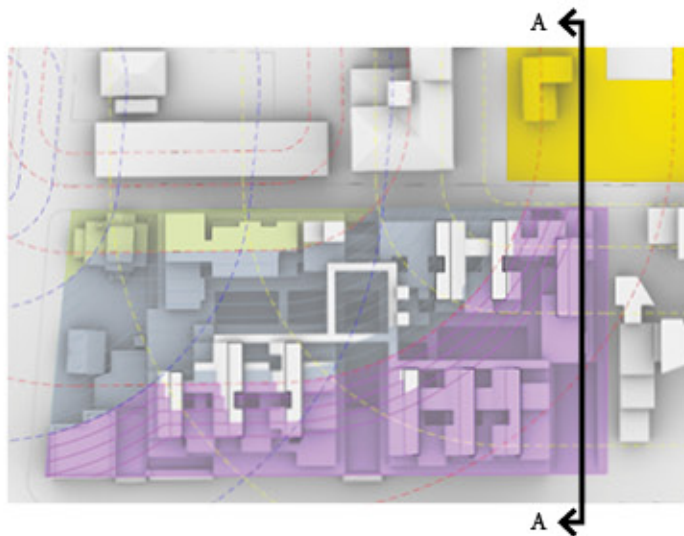
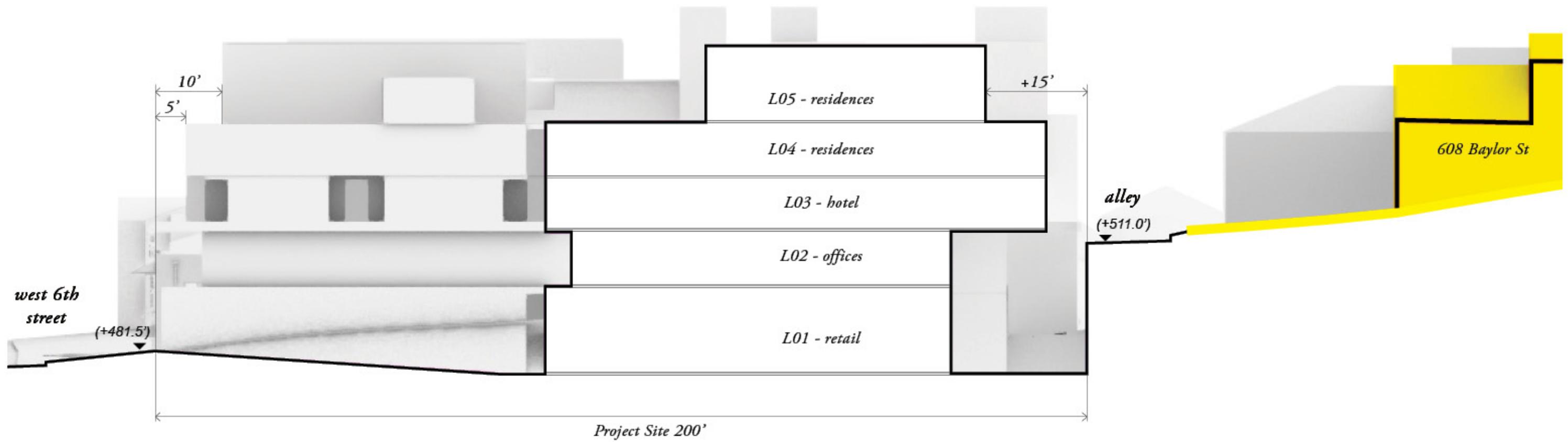
Height per Land Development Code

C3 (100' to 300')		200' - 300' offset: Up to 60' (stepping up 10:1)	→	200' - 300' offset: 55' (no stepping) (height limit adjustment varies from +5' to -5')
		100' - 200' offset: Up to 50' (stepping up 10:1)	→	100' - 200' offset: 55' (no stepping) (height limit adjustment varies from +15' to +5')
C2		50' - 100' offset: 40' or 3 stories	→	50' - 100' offset: 55' and no story limit (height limit adjustment of +15')
C1		25' - 50' offset: 30' or 2 stories	→	15' - 50' offset: 55' and no story limit (height limit adjustment of +25')
B		0' - 25' offset: no built setback	→	0' - 15' offset: no built setback (reduce setback by 10')

Applicant is proposing a private restrictive covenant to reduce the allowable zoning height from 60' to 55'

Average grade is set to: 17' 3-1/4"

COMPATIBILITY WAIVER 1: 608 BAYLOR ST

Section AA with setbacks

COMPATIBILITY WAIVER 1: 608 BAYLOR ST

Section AA with "with Waiver" Compatibility Envelope

