



City Of Austin Zoning Map
Graphic Scale

- Civic
- Industry
- Single Family
- Park & Open-Space
- Mixed-Use
- Multi-Family



2 Key Site Plan
Scale: Graphic



1 Site Plan Layout Ground Floor Parking
Scale: Graphic



East 16th Street Mixed-Use

This is a revised proposal of a Mixed-Use Development. We are asking for your support our rezoning request of GR-MU-CO-NP for 1506 Waller Street, 807 E. 16th Street and 908 E. 15th Street.

We are still asking for GR-MU Zoning because of the more flexible development standards permitted in GR, but we are willing to add a conditional overlay to the property that will only allow light office uses permitted in LO-MU and the neighborhood plan.

This plan incooperates the existing Stasswender House. In addition to the Stasswender House there are two additional light office spaces on the ground floor of the west building, and 14 new residential units on the upper levels. Both this plan and the MF proposal address concerns about traffic flow and adjacencies. We have redesigned the site plan to limit vehicular traffic from 16th Street.

East 16th Street: 807 E. 16th St, 1506 Waller St, 908 19th St						
Site Information:	Combined Lot Area	Existing Zoning	Height Lim1	FAR Max .45:1		
	33,100 sf	SF-3 NP	32'	14,895 sf		
Mixed Use Residential/Commercial Development Limits						
Mixed Use: Combining District		Max Unit per Zoning	Max FAR (Max)	Open Space/Unit	Height Limit	
GR-MU		NA	1:1 (33,100 sf)	NA	60 Feet	
LO-MU		NA	.7:1 (23,170 sf)	NA	40 Feet/3 Stories	
Zoning	Max IC	Max Build Coverage	Site Area/eff. Unit (Max)	Site Area/1 Bed (Max)	Site Area/2+ Bed (Max)	
GR-MU	90%	75%	800 sf/Unit (41 Units)	1,000 sf/Unit (33 Units)	1,200 sf/Unit (27 Units)	
LO-MU	70%	50%	1,600 sf/Unit (20 Units)	2,000 sf/Unit (16.5 Units)	2,400 sf/Unit (13 Units)	
MU Parking Requirements						
Unit Type	Required Parking		Unit Type Mix(Proposed)	Required Parking	Unit Size (SF)	FAR
Efficiency	1 Space		Efficiency Units (6 Units)	6 Spaces	900	5,400
1 Bedroom	1.5 Spaces		1 Bedroom Units (4 Units)	6 Spaces	1,100	6,600
	1.5 Spaces +.5 Spaces/Bedroom		2 Bedroom Units (4 Units)	8 Spaces	1,500	6,000
2+ Bedrooms	1 Space/275sf (80%)		Office(3 Units = 2,600sf)	11 Spaces	(1) 1,800, (2) 900	3,600
Prof. Office			Total 17 Units	Total 31 Spaces	Est. Total FAR	21,600

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East 16th Mixed-Use: GR-MU

Mixed Use
Zoning Study
& Site Plan
Date: 03.25.08

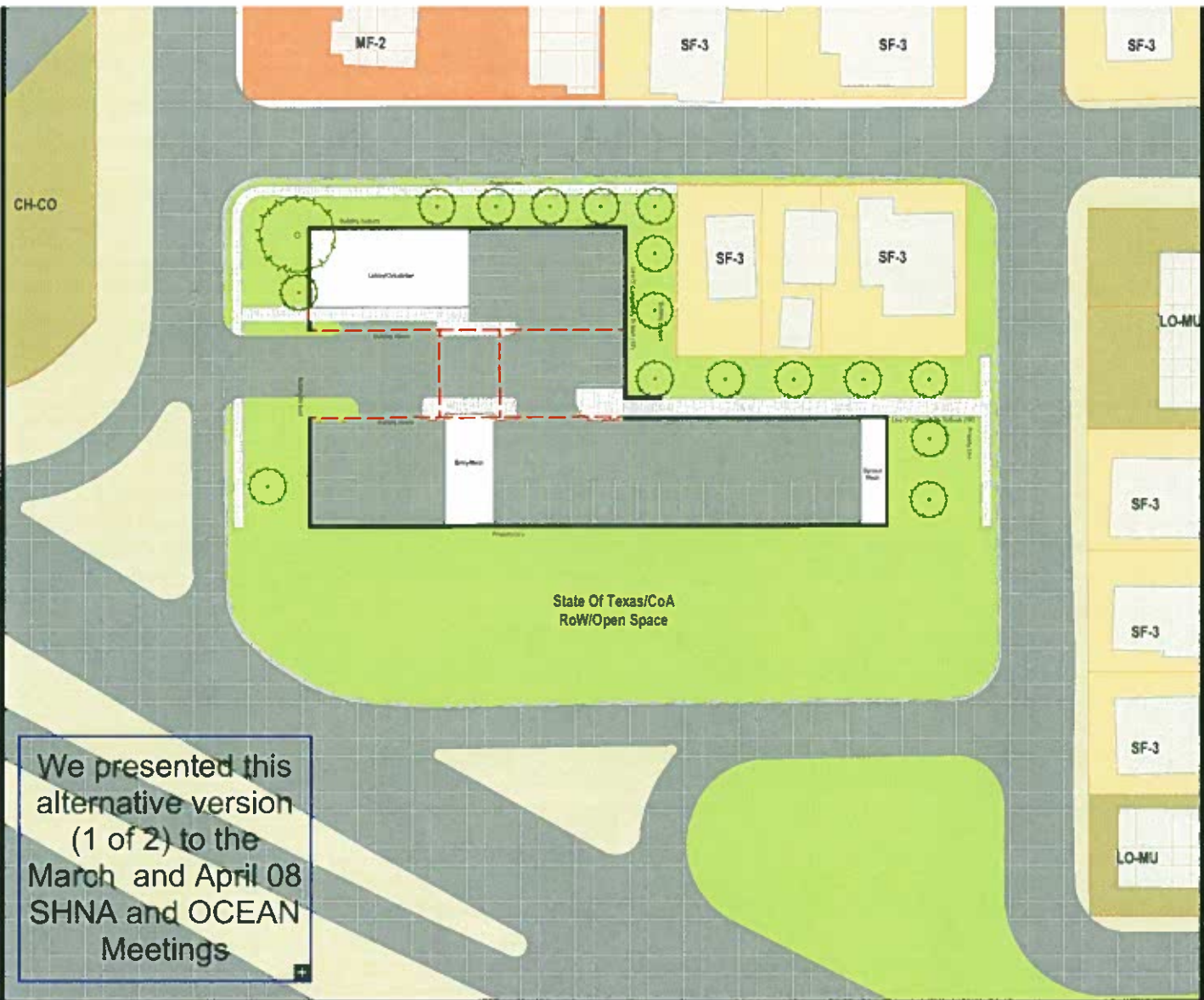


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East 16th Street Feasibility Study: Development Assessment					
East 16th Street: 807 E. 16th St, 1506 Waller St, 908 15th St					
Site Information:	Combined Lot Area	Existing Zoning	Height Limit	FAR Max .45:1	
	33,100 sf	SF-3 NP	32'	14,895 sf	
Multi-Family Residential Development Limits					
MF: Min. Lot Area 8,000 sq		Max Unit per Zoning	Max FAR	Open Space/Unit	Height Limit
MF-1 Maximum Density: 17 Units Per Acre		12.9 Units	NA	300 sF/Unit	40 Feet
MF-2 Maximum Density: 23 Units Per Acre		17.5 Units	NA	200 sF/Unit	40 Feet
MF-3 Maximum Density: 36 Units Per Acre		20.7 Units	NA	150 sF/Unit	40 Feet
MF-4 Maximum Density: 36-54 Units Per Acre		20-41 Units	75:1 (24,825 sq)	100 sF/Unit	60 Feet
MF-5 Maximum Density: 54 Units Per Acre		41 Units	1:1 (33,100 sq)	100 sF/Unit	80 Feet
MF-6 Maximum Density: Highest Density		Not Limited	NA	100 sF/Unit	90 Feet
MF	Max IC	Max Build Coverage	Site Area/Eff. Unit (Max)	Site Area/1 Bed (Max)	Site Area/2+ Bed (Max)
MF-1	55%	45%	2,500 sF/Unit (13 Units)	3,000 sF/Unit (11 Units)	3,500 sF/Unit (9.4 Units)
MF-2	60%	50%	1,600 sF/Unit (20 Units)	2,000 sF/Unit (16.5 Units)	2,400 sF/Unit (13 Units)
MF-3	65%	55%	1,200 sF/Unit (27 Units)	1,500 sF/Unit (22 Units)	1,800 sF/Unit (18 Units)
MF-4	70%	60%	800 sF/Unit (41 Units)	1,000 sF/Unit (33 Units)	1,200 sF/Unit (27 Units)
MF-5	70%	60%	800 sF/Unit (41 Units)	1,000 sF/Unit (33 Units)	1,200 sF/Unit (27 Units)
MF-6	80%	70%	n/a	n/a	n/a
MF Parking Requirements					
Unit Type	Required Parking	Unit Type Mix(Proposed)	Required Parking	Unit Size (SF)	FAR
Efficiency	1 Space	Efficiency Units (10 Units)	10 Spaces	900	9,000
1 Bedroom	1.5 Spaces	1 Bedroom Units (8 Units)	12 Spaces	1,100	8,800
2+ Bedrooms	1.5 Spaces +.5 Spaces/Bedroom	2 Bedroom Units (5 Units)	10 Spaces	1,500	7,500
		Total 23 Units	Total 32 Spaces	Est. Total FAR	25,300

East 16th Street Multi-Family

We are asking for your support our rezoning request of MF5-CO-NP for 1506 Waller Street, 807 E. 16th Street and 908 E. 15th Street. Currently, the entire site is zoned SF-3 NP. The City Of Austin FLUM Map, has designated 807 East 16th Street as a Multifamily site. The site is also directly across Waller Street from two sites that are currently zoned Multifamily-2. Within the scale of Swede Hill, the MF-6 Swede-Hill Lofts on 14th is comparable. This proposal is an MF-5 Residential development of 23 Units with 100% of the required parking. Due to site constraints and compatible uses at this scale, this plan does not reuse any of the existing buildings on the site. In an effort to address concerns about traffic flow and adjacencies, we have redesigned the site plan to limit vehicular traffic from 16th Street. We believe this project can serve as a buffer between the pocket neighborhood of Swede Hill and I-35, while keeping traffic through the neighborhood at a minimum.

Date: 03.25.08

East 16th Mixed-Use: MF-5

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**MultiFamily
Zoning Study
& Site Plan**