

## **Blanco Street Multi-Family Development: Adherence to Historic Guidelines**

Acknowledge zoning and its use, then implement a building typology associated with the new use

Promote and demonstrate diversity of architectural styles-

Preserve integrity of the original structures -

1. The original wall and gates are preserved

Historic Land Use Patterns –

1. Streetscape is preserved with the wall's relationship
2. Building setback is maintained
3. Parking is internal and buffered from street
4. Retaining walls to help create more level building site

Enhance Streetscape-

1. Street trees and sidewalks are maintained and preserved
2. Single driveway entrance minimizes curb cuts and driveway widths
3. Garage doors face away from street
4. Building has porches, doors, and windows to street to promote openness

Scale and Massing -

1. Substantial decrease in density in what is allowed on the site (45-68 allowed vs way under 30)
2. Respected compatibility height and setbacks
3. Stepped back design with respect to historic wall and overall height
4. Townhome rhythm breaks down traditional apartment character of this type of use
5. The building along Harthan is set well below street level to decrease height presence along street

Reflect the era of its construction-

1. Design with consideration of today's important design concepts (sustainability, green)
2. Design does not seek to create appearance or replicate historic style of original buildings

Compatible With but Discernible from Historic Buildings in the District-

1. Material palette is what is used in the contributing buildings in the neighborhood
2. Proportions of openings is what is found in the contributing buildings in the neighborhood
3. Inclusion of street-side porches
4. Design does not seek to create appearance or replicate historic style of original buildings

### **Blanco Street Multifamily Development : Merits and Concessions**

1. Significant reduction in allowed density to taper impact on neighborhood.
  - a. MF-4-H-HD-NP and MF-4-HD-NP
    - i. Density allowed is 45-68 units
    - ii. Development has less than 30 units (26 units)
2. Reduced impervious and building coverage offers more green and open space.
  - a. 37% vs 60% building coverage
  - b. 63.5% vs 70% impervious coverage
3. Condominium townhome style development meant for home ownership rather than rental.
4. Units are designed to allow starter families.
5. Access to Harthan Street eliminated.
6. Elevation of buildings along Harthan Street lowered.
7. Front and rear setbacks are more sensitive to be more compatible to surrounding area
8. All units have private garage parking rather than common parking lot
9. Additional buffered visitor parking is provided to relieve impact on surrounding streets
10. Decrease visual mass impact thru use of flat roofs and stepped design
11. Design that is “compatible with but discernible from historic buildings in the district”
  - a. Palette of materials is what is found in the neighborhood
  - b. Proportions of openings is what is found in the neighborhood
  - c. Elevation configuration does not replicate a historic style( ie. Bungalows of the area)
12. Sustainable design reflects this era of construction concepts.
  - a. Solar benefits
  - b. Rain water collection
  - c. Green roofs / additional “open space”
  - d. Sustainable products
  - e. Limiting heat island
  - f. Increase in density in central area
13. Adherence to Historic Design Guidelines