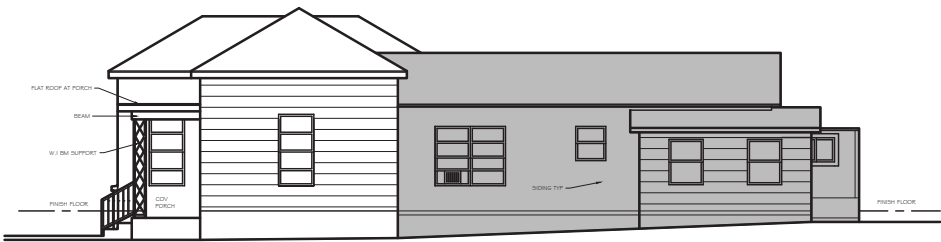
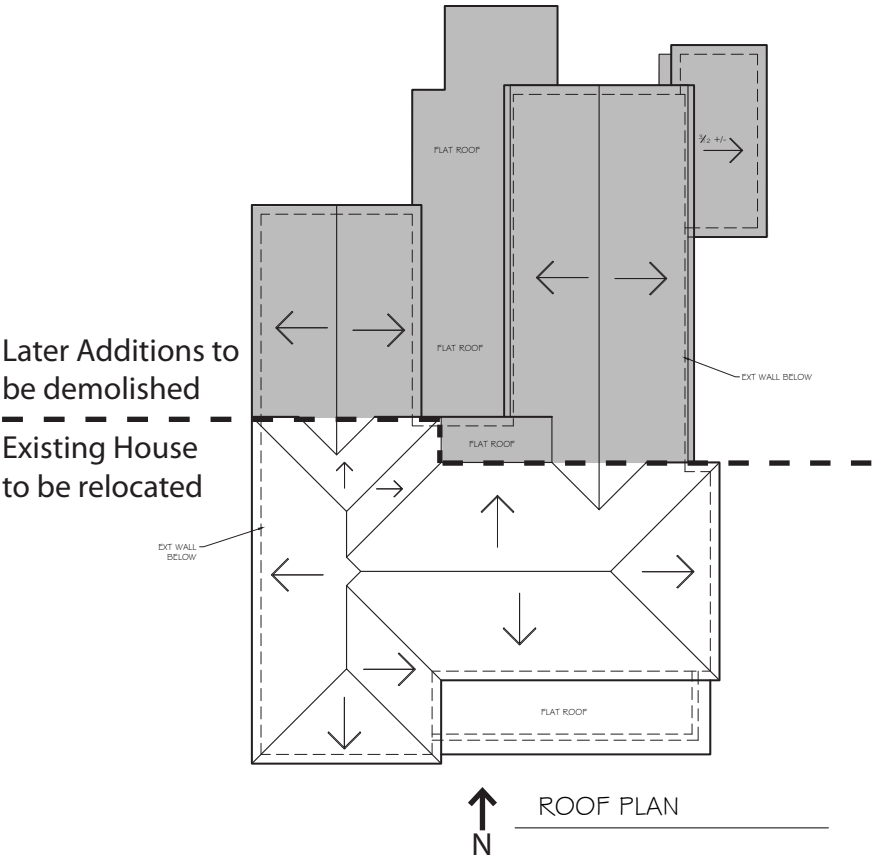
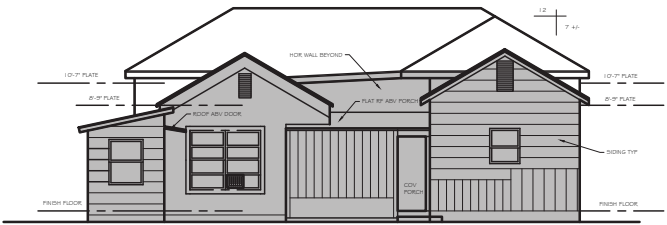




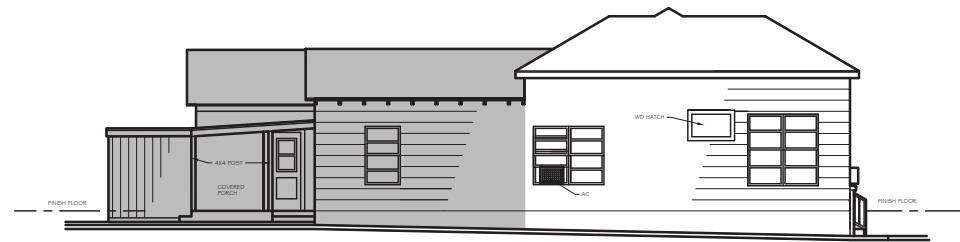
South Elevation from street



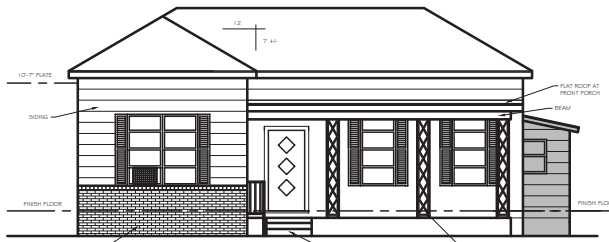
EAST



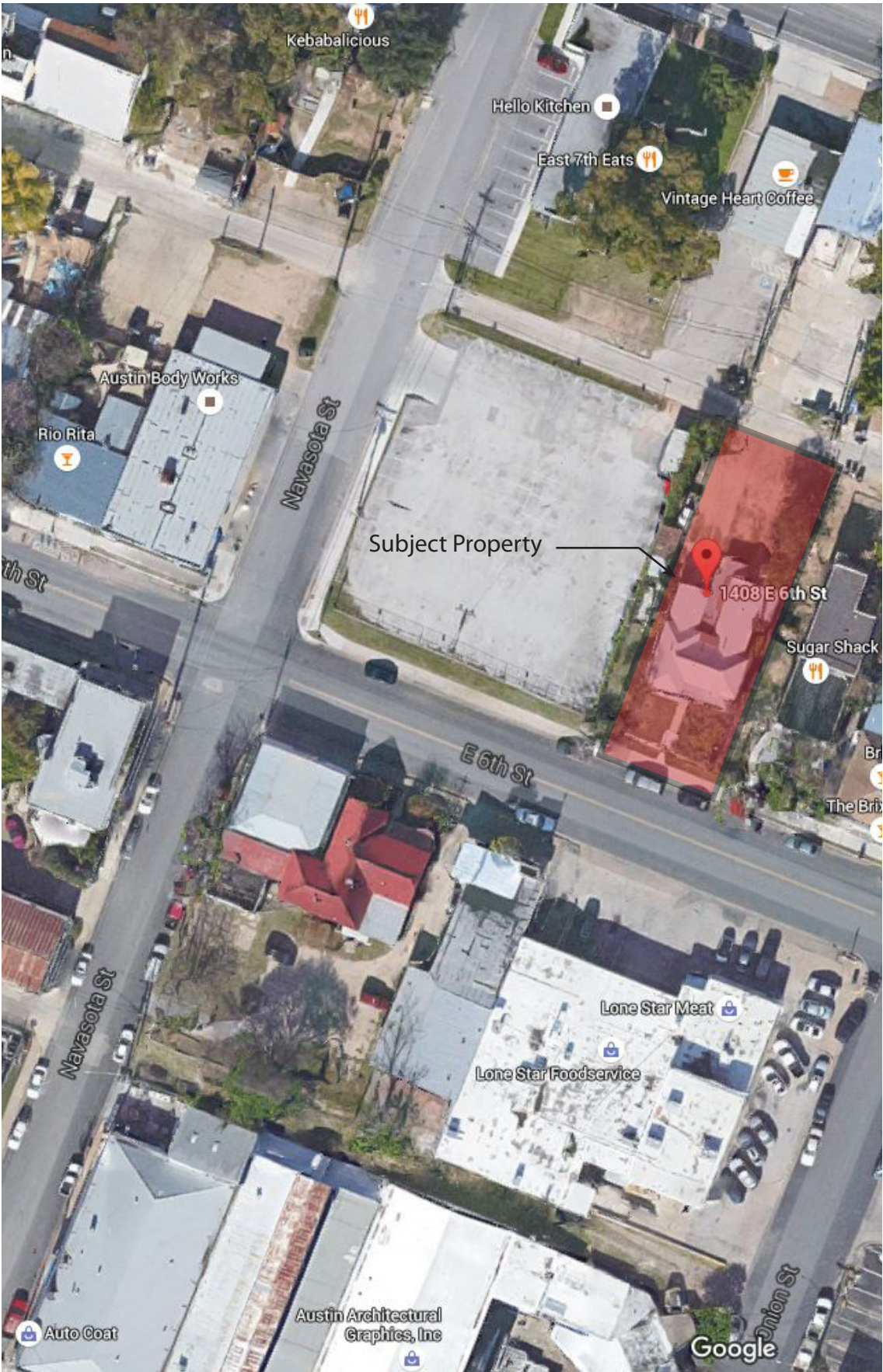
NORTH



WEST



SOUTH

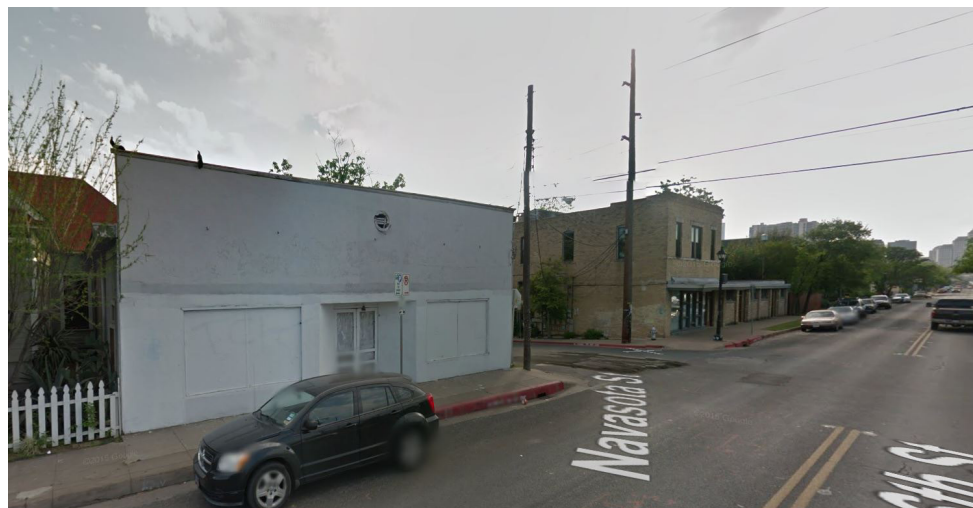




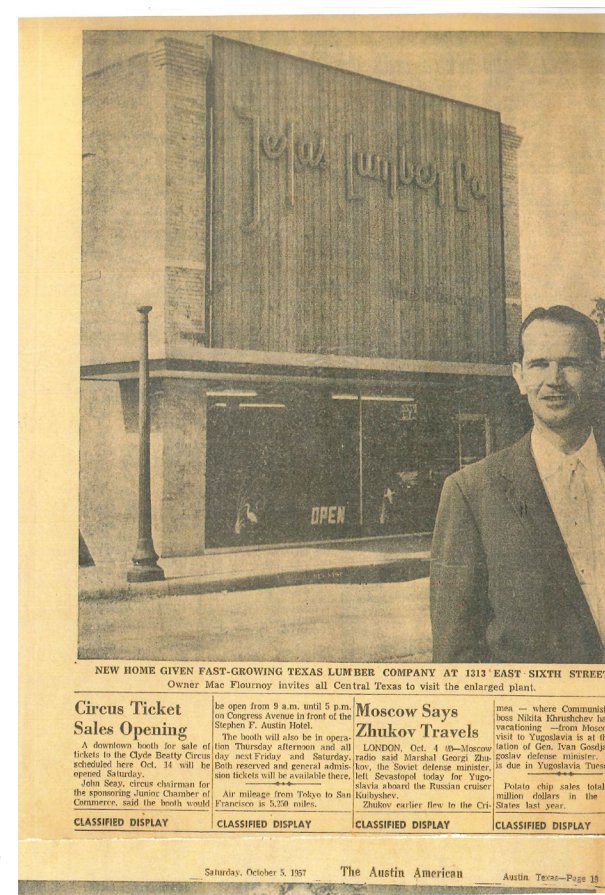
Street view looking North



View across street looking South



Across street to southeast - Texas Lumber Co. on right



Texas Lumber Co. in 1957

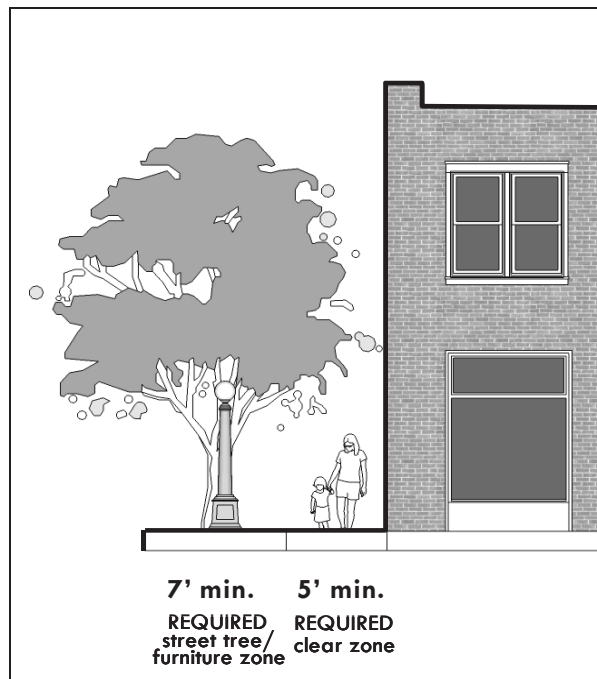


Figure 3-12: TOD Pedestrian Priority Street sidewalk width requirements.

City of Austin
Plaza Saltillo TOD Regulating Plan

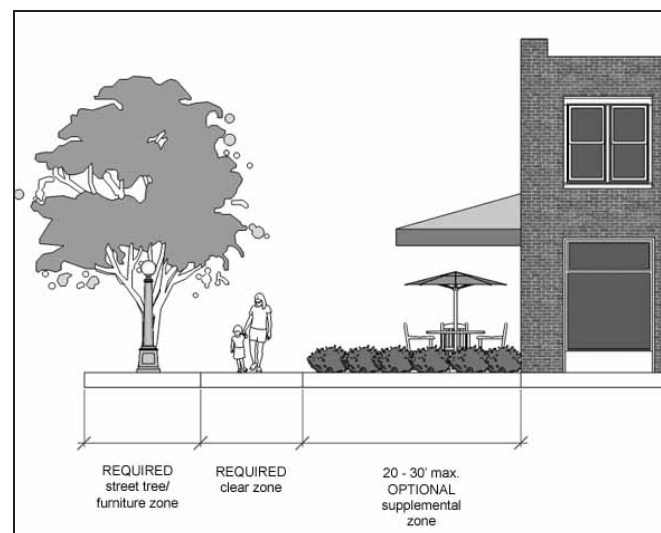


Figure 4-8: Optional supplemental zone (Basic Standard).

- Sidewalks shall be no less than 12 feet in width, consisting of a 7 foot street tree / furniture zone and a 5 foot clear walking zone.
- If a supplemental zone is provided, up to 30% of the linear frontage may be a maximum of 20 feet wide. The remainder shall be a maximum of 10 feet wide.

Building Placement Standards:			
	TOD Core Transit Corridor	TOD Pedestrian Priority Street	TOD Local Street
Basic Standard	75% net frontage length to clear zone*	50% net frontage length to clear zone*	40% net frontage length to clear zone*
Active Edge	100% net frontage length to clear zone*		
*or supplemental zone if provided			

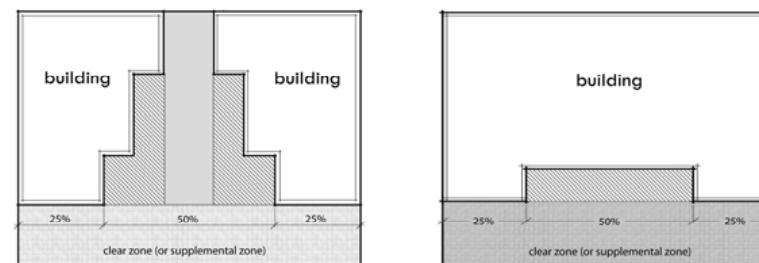


Figure 4-5: Sample illustrations meeting the net frontage building length requirement along a TOD Pedestrian Priority Street (no parking allowed in hatched area).

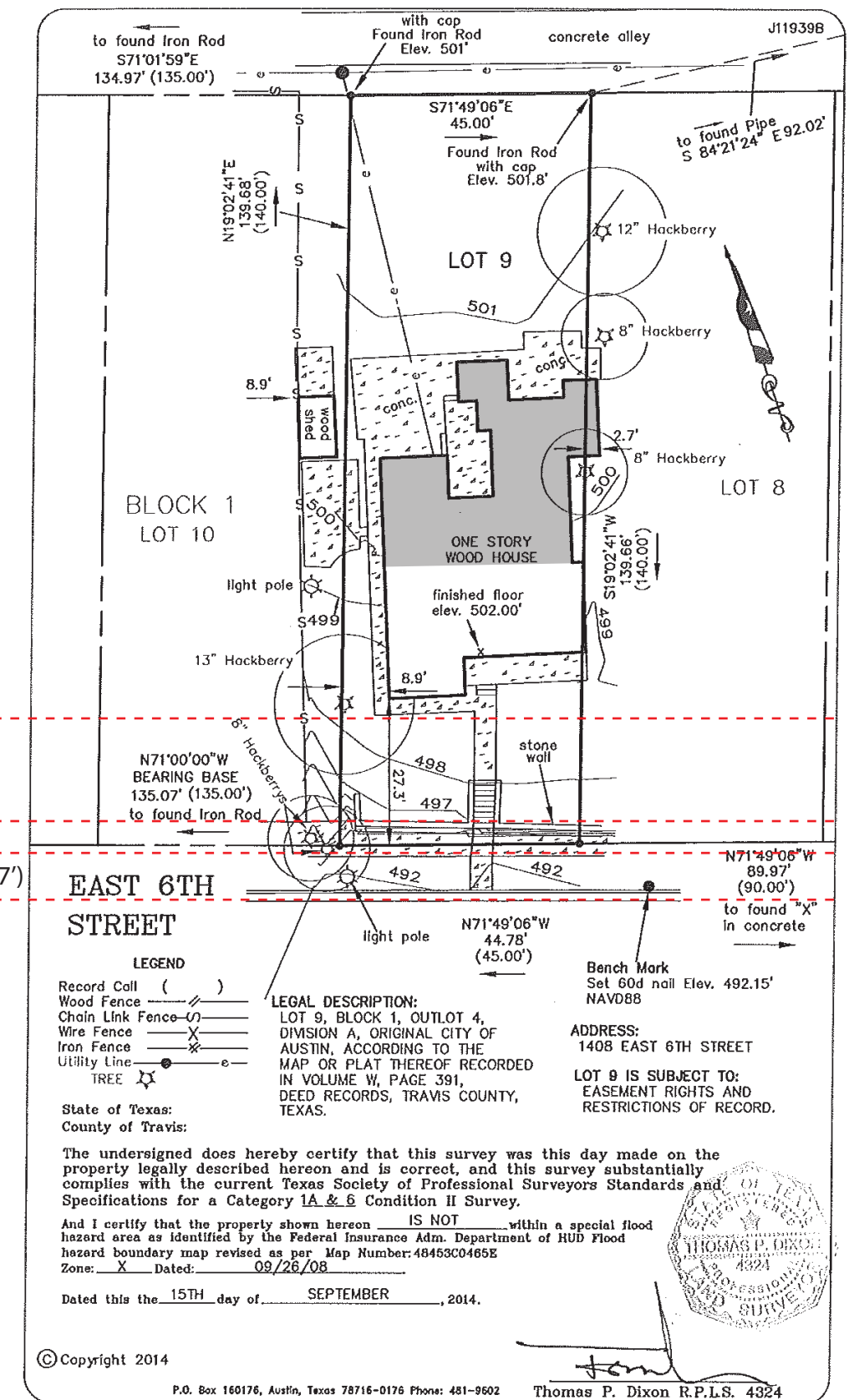
- On a Pedestrian Priority Street - Active Edge, 100% net frontage length must extend to the clear walking zone or Supplemental Zone.

35

Supplemental Zone (20')

Clear Zone (5')

Street Tree/Furniture Zone (7')





Existing House

TOD Requirements

- Lift house approximately 5' to achieve required 12' ceiling at first floor.
- Move house forward to building line for "Active Edge" requirement.
- First floor 100% building frontage required.
- 40% minimum glazing at first floor.
- 25% minimum glazing at second floor (currently 18%).



TOD Compliant Solution -
Loses Historical Integrity