1119 East 11th

Preliminary Direction
March 19, 2020
Existing Conditions

Major Powers House

Original 1912 Pier + Beam Structure with Wrap-Around Porch

1950s Addition
Non-Permitted Slab-On Grade Addition

Heritage Tree
36" Oak
Heritage Tree Protected Root Zone
Tree will not be allowed to be removed.
Critical Root Zone will limit any new development.

Zoning Envelope / “Tent”
The current CS-1-H-NCC-NP MU Zoning would require any new construction to comply with Compatibility Setbacks and SubChapter E Design Standards.
The buildable envelope is rendered in yellow, stepping up towards East 11th Street.
The Maximum Height is 42 Feet.
Any new structures would be required to be placed along the major frontage (E. 11th Street) and have sidewalk canopies and overhangs.

Change of Use Parking Impacts
Any change to the use of the property would require paving most of the existing lot to meet minimum City of Austin required parking spaces.
Site Constraints

Heritage Tree Protected Root Zone
Tree will not be allowed to be removed.
Critical Root Zone will limit any new development.

Zoning Impacts
The Zoning tent and SubChapter E force the new development to occur towards the Street, creating design challenges with the existing Historic Home and its scale.

Very Limited Parking Area

Limited Site Area to re-locate Historic Home on property
The applicant wishes to remove the Historic Zoning and demolish the House due to its poor condition and inability to be restored.

Demolish the House

Preserve the Heritage Tree
New Building
A new 3-Story Mixed Use Building will be built to current codes and E. 11th Street Guidelines.

Enhanced Retail Floor
The retail floor at grade will be primarily made of glass with views into the property and Heritage Tree.

Heritage Tree Protected
A garden or deck will be built around the tree and turned into a focal point for the project.

Major Powers Exhibit
A commemorative Exhibit for the Major Powers family and house will be on Permanent Display near the Heritage Tree.

Underground Parking Garage Access
The driveway ramps into the garage are one-way to clear the Tree’s Critical Root Zone.

Underground Parking
All parking will be below-grade.

New Building
A new 3-Story Mixed Use Building will be built to current codes and E. 11th Street Guidelines.

Enhanced Retail Floor
The retail floor at grade will be primarily made of glass with views into the property and Heritage Tree.

Heritage Tree Protected
A garden or deck will be built around the tree and turned into a focal point for the project.

Major Powers Exhibit
A commemorative Exhibit for the Major Powers family and house will be on Permanent Display near the Heritage Tree.

Underground Parking Garage Access
The driveway ramps into the garage are one-way to clear the Tree’s Critical Root Zone.

Underground Parking
All parking will be below-grade.
### Preliminary Site Plan

- **Scale:** 1/16" = 1'-0"

#### New Mixed-Use Building
- 3-Stories
- Max. 42 Foot Height

#### Historic Home Footprint

#### Hotel Eleven
- 3-stories
- 40 Feet Tall

#### Green Roof

#### Garage Access Ramps
- One-way

#### Alleyway

#### Heritage Tree + Critical Root Zone
- Tree will be preserved and no construction will occur within the 1/2 CRZ.

### Compatibility
- SF-3 Use across alleyway

### Notes
- **East 11th Building Streetwall:**
  - New building will follow current design guidelines and East 11 Street requirements for a Streetwall.