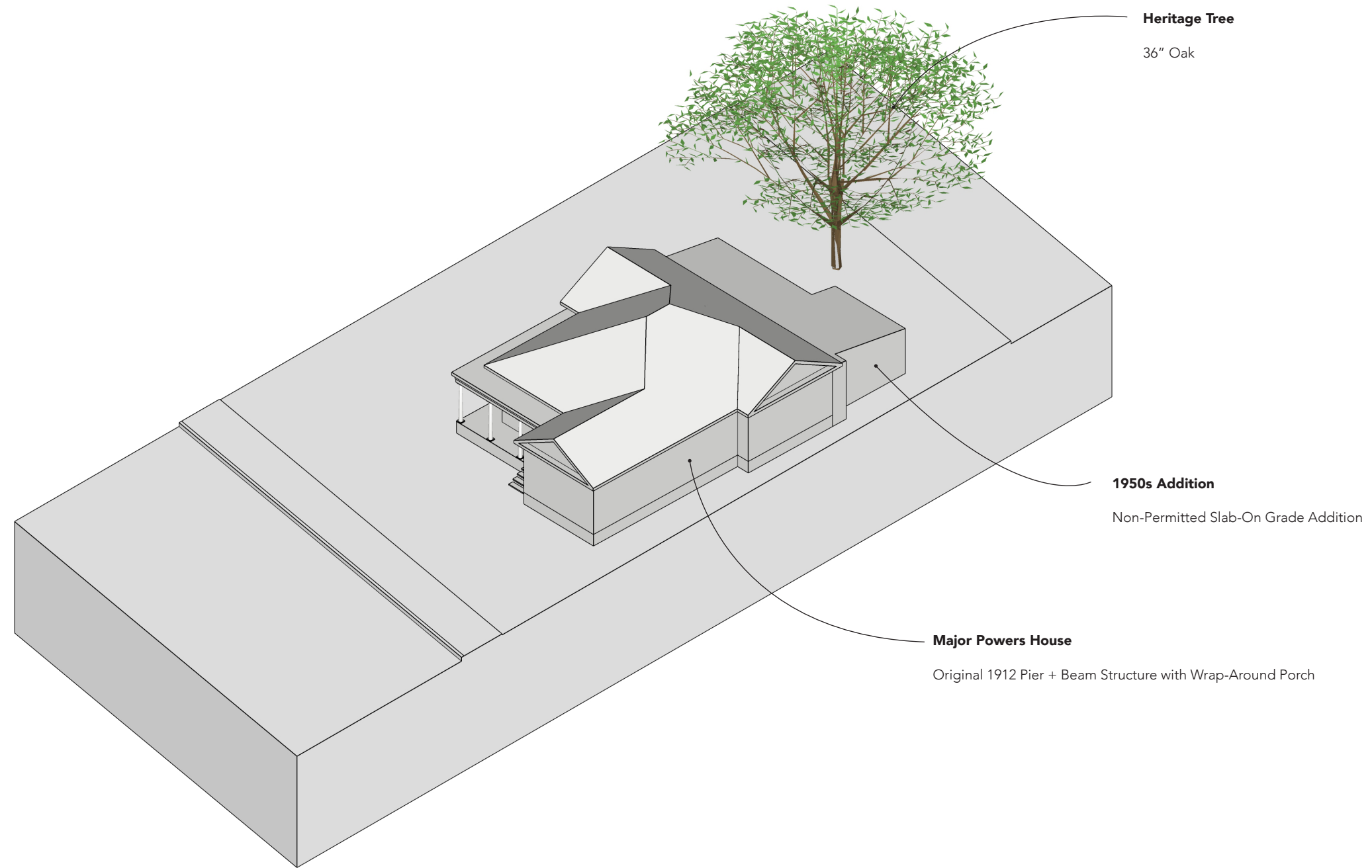


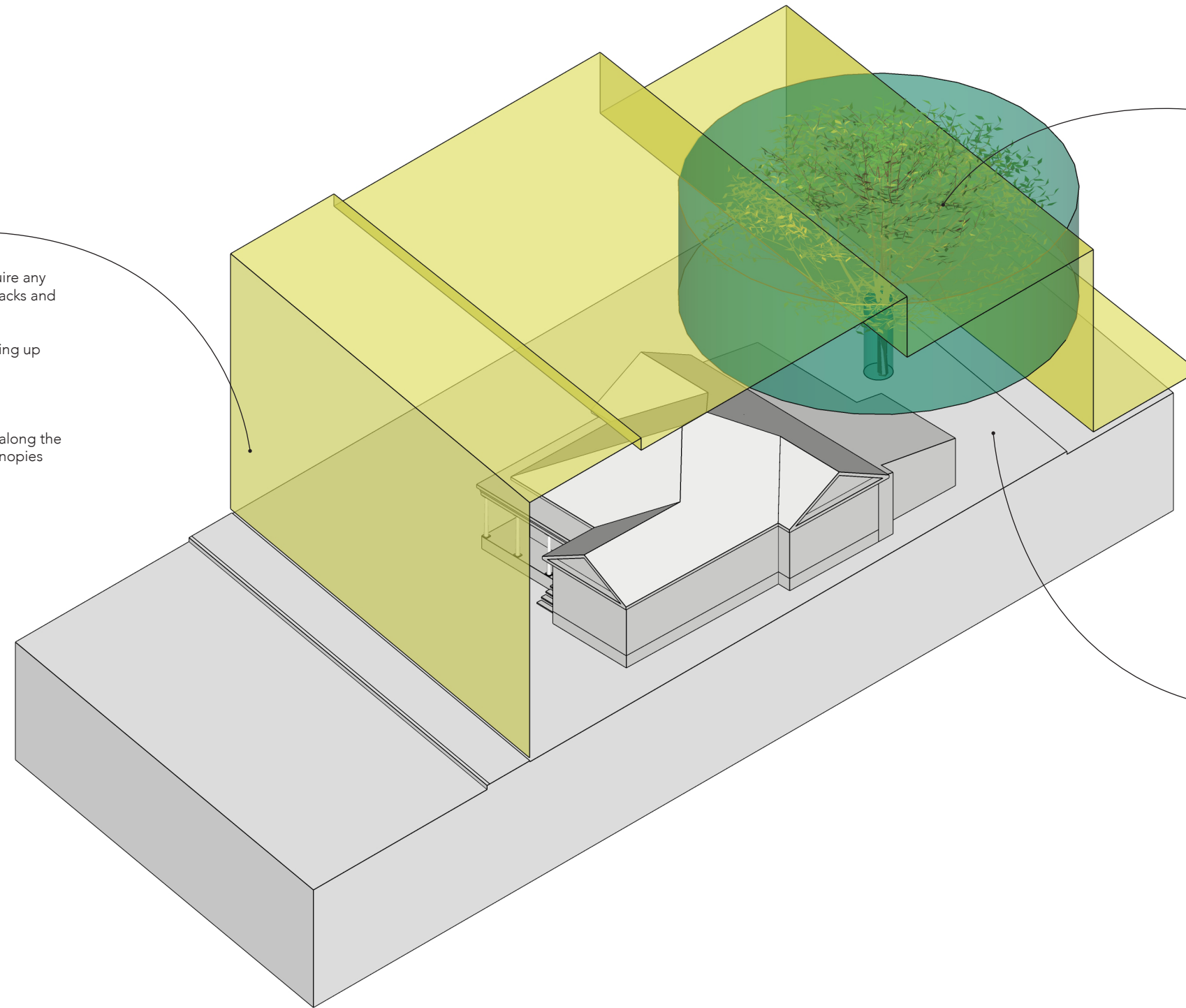
M
G
C
A
I

1119 East 11th

Preliminary Direction

March 19, 2020





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.

Heritage Tree Protected Root Zone

Tree will not be allowed to be removed.

Critical Root Zone will limit any new development.

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.

Zoning Impacts

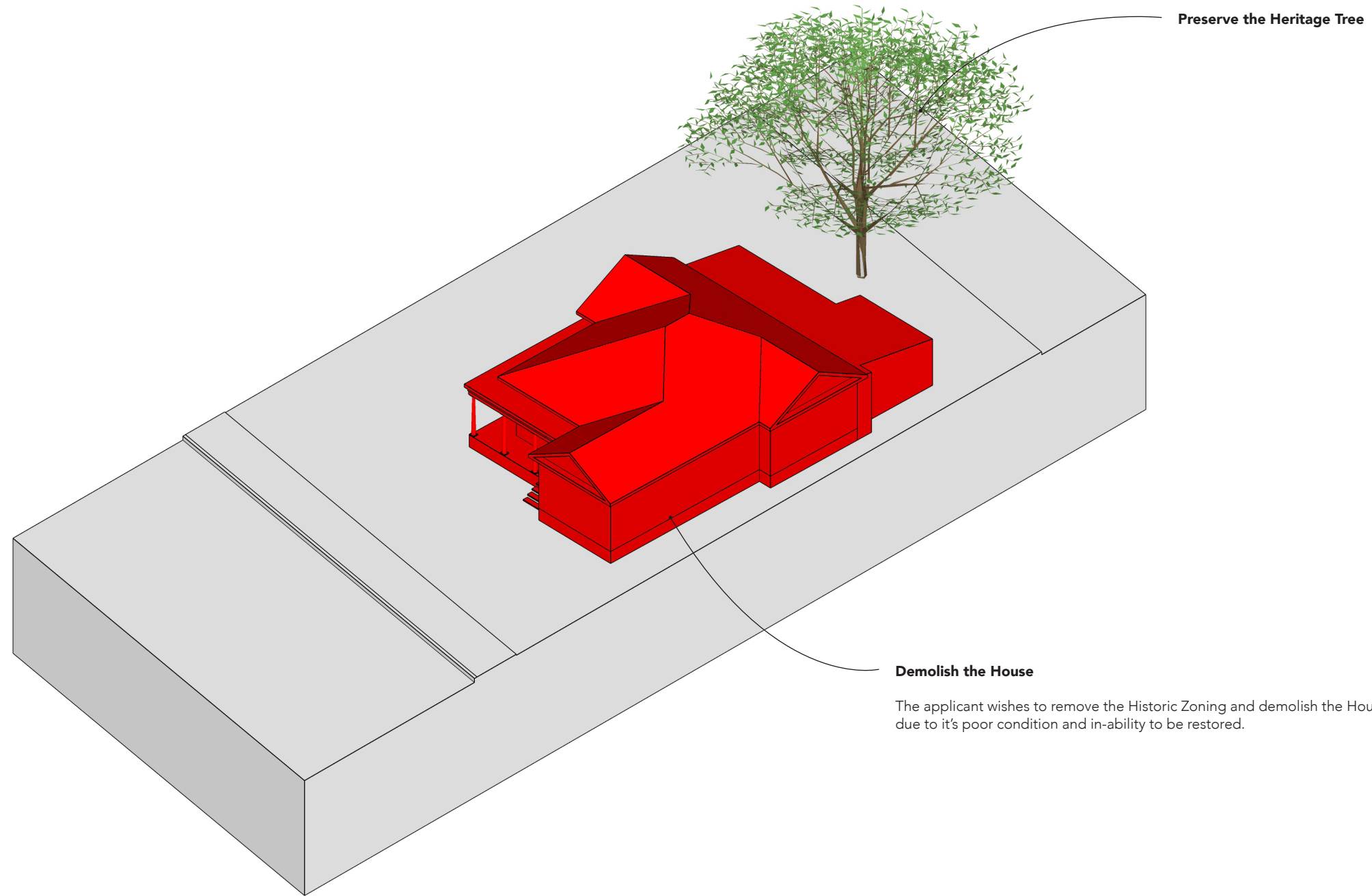
The Zoning tent and SubChapter E force the new development to occur towards the Street, creating design challenges with the exisitng Historic Home and it's scale.

Heritage Tree Protected Root Zone

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

Very Limited Parking Area

Limited Site Area to re-locate Historic Home on property



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 commorative Exhibit for the Major Powers family and house will be on Permanent Disply 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.

Building Overhang /
Shaded Sidewalk

Historic Home Footprint

Green Roof

Garage Access Ramps
One-way

Compatibility
SF-3 Use across alleyway

E. 11th Street

New Mixed-Use
Building

3-Stories
Max. 42 Foot Height

East 11th Building Streetwall

New Building will follow current design guidelines
and East 11 Street requirements for a Streetwall.

Hotel
Eleven

3-stories
40 Feet Tall

Deck / Garden

36" Oak

Heritage Tree + Critical Root Zone

Tree will be preserved an no construction will occur within the 1/2 CRZ.

Alleyway

