Variance Requests

1. Construction of a building on a slope over 15% where impervious cover on slopes over 15% exceeds 10%. 25-8-302(A)(2)

2. Parking area on a slope over 15%. 25-8-302(B)(1)

3. Fill greater than 4’ on slopes over 15%. 25-8-342

4. Cut greater than 4’ on slopes over 15%. 25-8-341
Development Team
O-SDA Industries & Saigebrook Development

• 20 + years of experience in multifamily development
• Developed more than 1,200 LIHTC units in Texas
• Long term ownership of communities (15+ years), leads to building and maintaining strong relationships with neighborhoods.
• Unique designs tailored to neighborhood and site characteristics
• Green building practices
Project Location
2401 E Oltorf St
Project Information

• 170 Units – 100% Affordable
• Serves tenants making between 30% - 80% AMI
Project Information

• 4.59 Acre Site zoned MF-6
• 4 Buildings – 5 and 6 stories tall (62’ max height vs 90’ allowed)
• Building configuration based on access location required by Austin Transportation Department
• Compliant with impervious cover requirements of 60%
• No construction proposed in CWQZ.
• Underground Water Quality Pond designed to be 30% larger than required
• No heritage trees located on site
• Underground detention and water quality vault, located entirely outside the CWQZ
• 0.18 Acres of site have existing slopes >15%
Site Plan

E Oltorf St

Building 1, 3 & 4: 6 Stories
Building 2 (Club): 5 Stories

WQ/Detention Pond Under Bldg. 4
Existing Site Conditions

PHOTO 2
TREES SAVED IN THE CWQZ
Existing Site Conditions

PHOTO 3
TREES SAVED IN THE CWQZ
Building & Parking Variances
25-8-302

Gross Site Area: 4.59 Ac
Area > 15% Grade: 7,743 SF
Building on >15%: 1,511 SF
Parking on >15%: 3,911 SF

Cut & Fill related to parking and building on slopes will be structurally contained.
Cut & Fill related to parking and building on slopes will be structurally contained.
Summary of Project Benefits

• 170 Affordable Units located 2.5 miles from downtown and on a mobility corridor
• Existing CWQZ will be cleaned up and restored using native vegetation
• Underground WQ Pond that is 30% larger than code requirements
• Trees and Vegetation retained within the CWQZ
• Tree care plan focused on trees within the CWQZ
• Removal of all invasive species throughout site
• Property will be built to AEGB Standards
• All Cut & Fill will be structurally contained
• COA Environmental Staff supports the requested Variances
Questions?