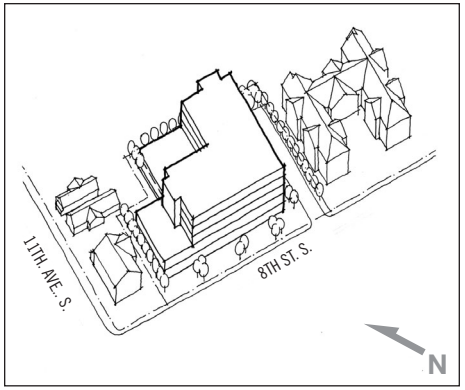

Figure 7.8
Springboard Project B:
Illustrative Drawing

Springboard Project B:
Elliot Park East: Medium Intensity, Residential Development

Consistent with the Elliot Park Neighborhood Plan, the Elliot Park East precinct is slated primarily for residential development. The western edge of Block DE-60 facing Eleventh Avenue South, contains what would appear to be the only remaining street of original single family houses within the Project Area. This row of housing row should be considered for preservation designation. Some structures may need rehabilitation. All of these structures should remain residential in their use.

Block DE-60

Site Description: This springboard project is located in the block bounded by South 7th Street, Eleventh Avenue South, South 8th Street, and the Interstate 35W right-of-way. The development site is in the middle of the South 8th Street side of the block and it is situated between a relatively new 3.5 story residential development to the east and a row of older single family residences to the west, ranging in height from one to two stories.

Project Description: The potential project consists of a five story 'L' – shaped apartment building with structured parking. The building is held back from South 8th Street partly to maintain the setback already established by the neighboring buildings, but also to allow the development of a landscaped buffer to shield the building somewhat from traffic on 8th Street.

Development Considerations:

- Maximum Parking should be limited to fifty stalls (one stall per dwelling unit)

- Developer(s) required to provide high level of landscaping to buffer building from South 8th Street and to buffer existing buildings from this one.

- Developer(s) required to step down this building at west end of site in response to existing adjacent two story house. Similar measures to be employed at east end of site or, increase setback from property line to about 30 feet;

Please note:

- Revised FARs are proposed specifically to jump start development on difficult sites (in locations where incentives may not yield the sort of densities sought in this master plan for the realization of Complete Communities).

- As noted in Chapter Six, it is recommended that the City, the development community, and neighborhood representatives embark on a cooperative process of developing Built Form Controls that set the parameters for physical design of new projects in the Downtown East and North Loop portions of the Project Area.

Springboard Project B

Development Precinct	Elliot Park West
Block Location	DE-60
Land Use Classification	Residential
Intensity / Height Classification	Medium Intensity (5-13)
Current Zoning District	OR-3: Institutional Office Residential
Recommended Zoning District	B4M-2: Downtown Mixed-Use District
Gross Site Area	34355
Current FAR	3.5
Maximum Allowable SF(1)	120242.5
Density Increase	
Maximum Allowable SF(2)	
Recommended FAR	2
Total Maximum Allowable SF	68710

Springboard Illustrative Drawing Shows:

Building Footprint	19000
Public Open Space	15355
Gross Site Area	**34355**
Floor Plate (Floors 1-4)	62190
Floor Plate (Floors 5-13)	12095
Floor Plate (Floors 14-plus)	0
Total Building Area	**74285**
Required Parking Stalls	50
Springboard FAR	2.16