



## BOARD RECOMMENDATION

### Mexican American Cultural Center

Recommendation Number: 20130501-006C

### Recommendation Regarding Rainey St. Compatibility Standards

WHEREAS, on November 4, 2004, a Request for Council Action, Agenda Item 47, flowing from prior council action on February 12, 2004, to consider recommendations regarding redevelopment in the Rainey Street Sub district of the Waterfront Overlay District, including initiation of appropriate amendments to city development regulations (public hearing held and closed on October 21, 2004), and

WHEREAS, an interdepartmental team of city staff developed the recommendations included in a report (attached) for a proposed strategy to preserve historic resources in the area, measures to enhance parks and open space, and proposals to protect and enhance the "Mexican American Cultural Center", and

WHEREAS, there was no formal recommendation made by a non-existing Mexican American Cultural Center Advisory Board at the time as did the Austin Design Commission, Downtown Commission, Historic Landmark Commission, Parks Board, Planning Commission, and Zoning and Platting Commission, and

WHEREAS, the Design Commission supported city staff recommendations while citing many concerns over a number of issues including building massing for Rainey Street, and

WHEREAS, the Design Commission recommended development of “urban design guidelines that include special treatment of Rainey Street as a gateway to the MACC” (Table 1), and

WHEREAS, redevelopment vision and objectives for the sub district were further stated to include and “ensure that the MACC is not compromised by future development”, including the retention of historic single-family houses and development of a historic enclave and funding to acquire River Street properties from an upcoming 2007 bond package, and

WHEREAS, key community stakeholders expressed concerns to the ESB MACC Advisory Board regarding the possible blocking of the views of the ESB MACC and the possible creation of a “canyon effect” in the alley separating the proposed 70 Rainey Street Site Plan (Case #SP-2013-0101C) and other future projects like it and

WHEREAS, the effects listed above could have a possible negative impact on the operations of the ESB MACC,

NOW, THEREFORE, BE IT RESOLVED that on May 1, 2013, The Advisory Board of the Emma S. Barrientos Mexican American Cultural Center approved the following recommendation to Austin City Council regarding compatibility standards for Rainey Street development:

1. Propose a land swap for the 70 Rainey Street project owners/developers for city owned property in or near the central business district with equivalent acreage as the best possible solution to avoid a compromising canyon effect along the eastern edge of the ESB-MACC and maintain a small zone of openness to enhance the grand entrance of the ESB-MACC and protect the view lines to the entrance, and
2. Initiate changes to the land development code for building construction along Rainey Street and within the boundaries of the Rainey Street National Register of Historic Neighborhoods District that enhances and complements the ESB-MACC to include, but not limited to: architectural design; building height restrictions; inclusion of sound attenuation measures in building construction; selection of building materials; inclusion of affordable space for cultural arts businesses that reflect the historic nature of the Rainey

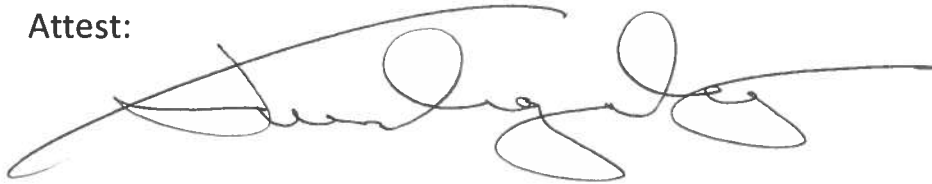
Street neighborhood and complements the ESB-MACC; the alley facet of any constructed building adjacent to the ESB MACC shall be aesthetically pleasing; and other compatibility standards that could be identified by a working group of city staff, the architects of record, the advisory board and community as previously proposed in a February 2013 recommendation.

3. ESB MACC Advisory Board recommends Council implementation of the above two recommendations within 60 calendar days and prior to administrative approval of the 70 Rainey Street Site Plan (Case #SP-2013-0101C).

Date of Approval: 5/1/13

Record of the vote: Approved by the ESB MACC Board on a 4-0 vote with Advisory Board member Smith abstaining.

Attest:

A handwritten signature in black ink, appearing to be "D. J. [unclear]", written in a cursive style.