

90.92

RAINEY STREET

Austin, TX

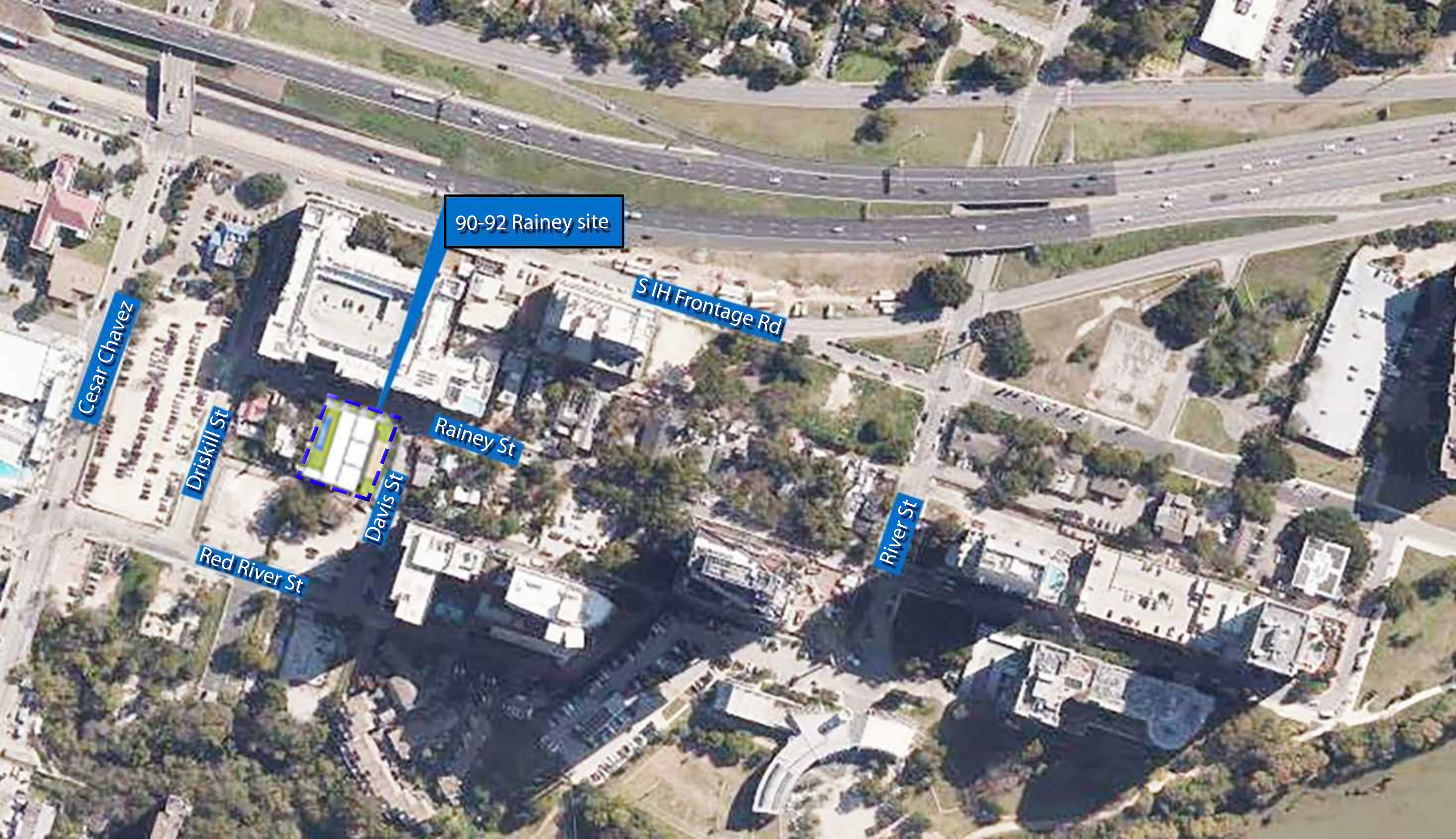
NOVEMBER 2019

NELSENPARTNERS.COM



**NELSEN
PARTNERS**
ARCHITECTS & PLANNERS

dwg.



90-92 Rainey site

S IH Frontage Rd

Cesar Chavez

Driskill St

Rainey St

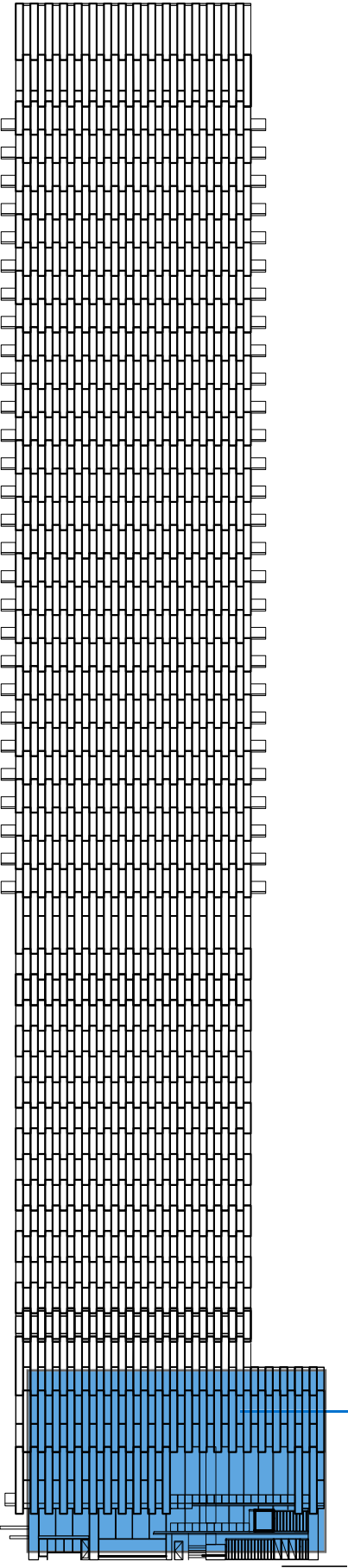
Davis St

Red River St

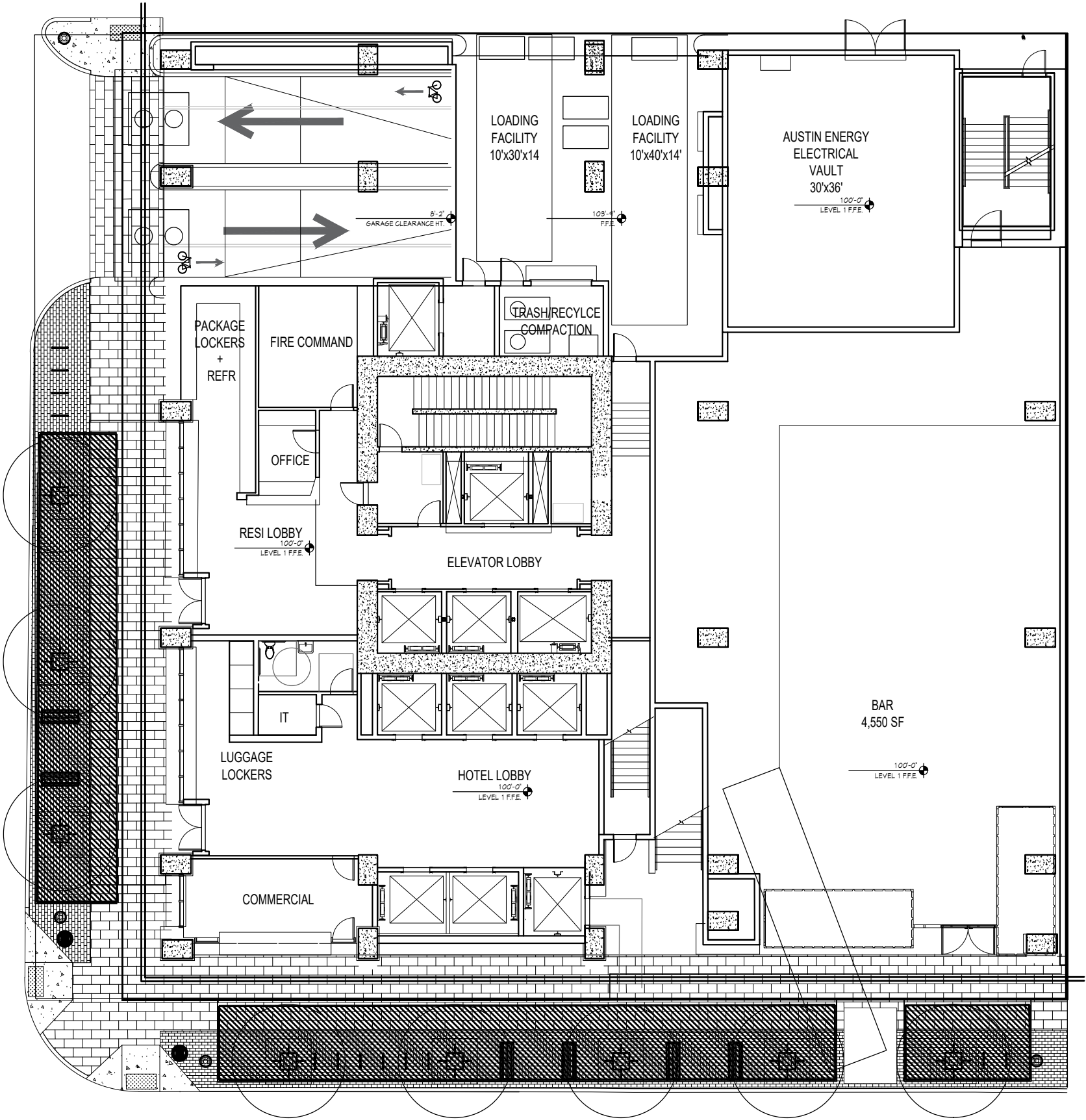
River St

PROJECT INFORMATION

- Lot Size
16,000 SF
0.3675 acres
- Total Gross Floor
Building Area
582,513 SF
- Height
606'
53 Floors
- Venue / Hotel Use /
Lobbies
29,453 SF



9092 Rainey
Design Commision Exhibit
AUSTIN, TX | 318222 | NOVEMBER 2019
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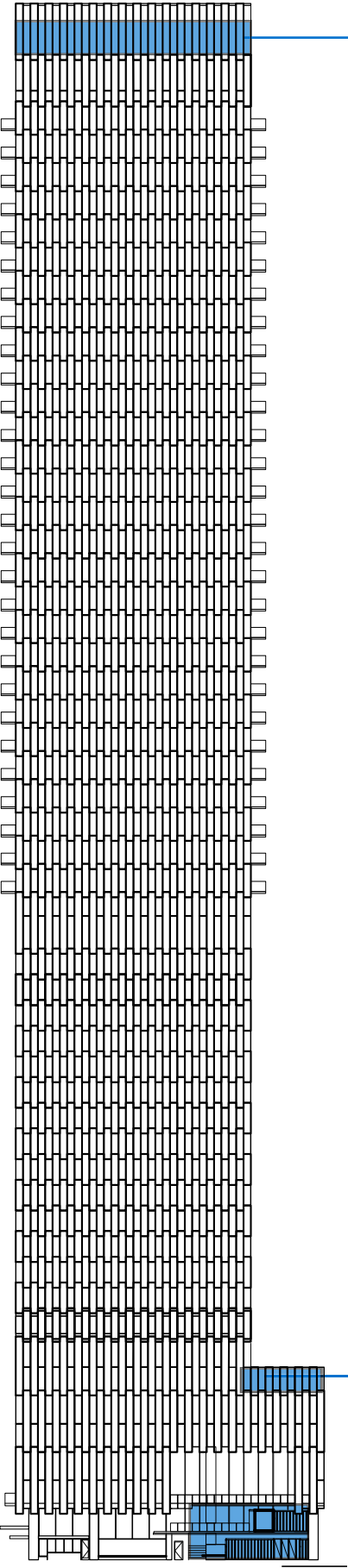
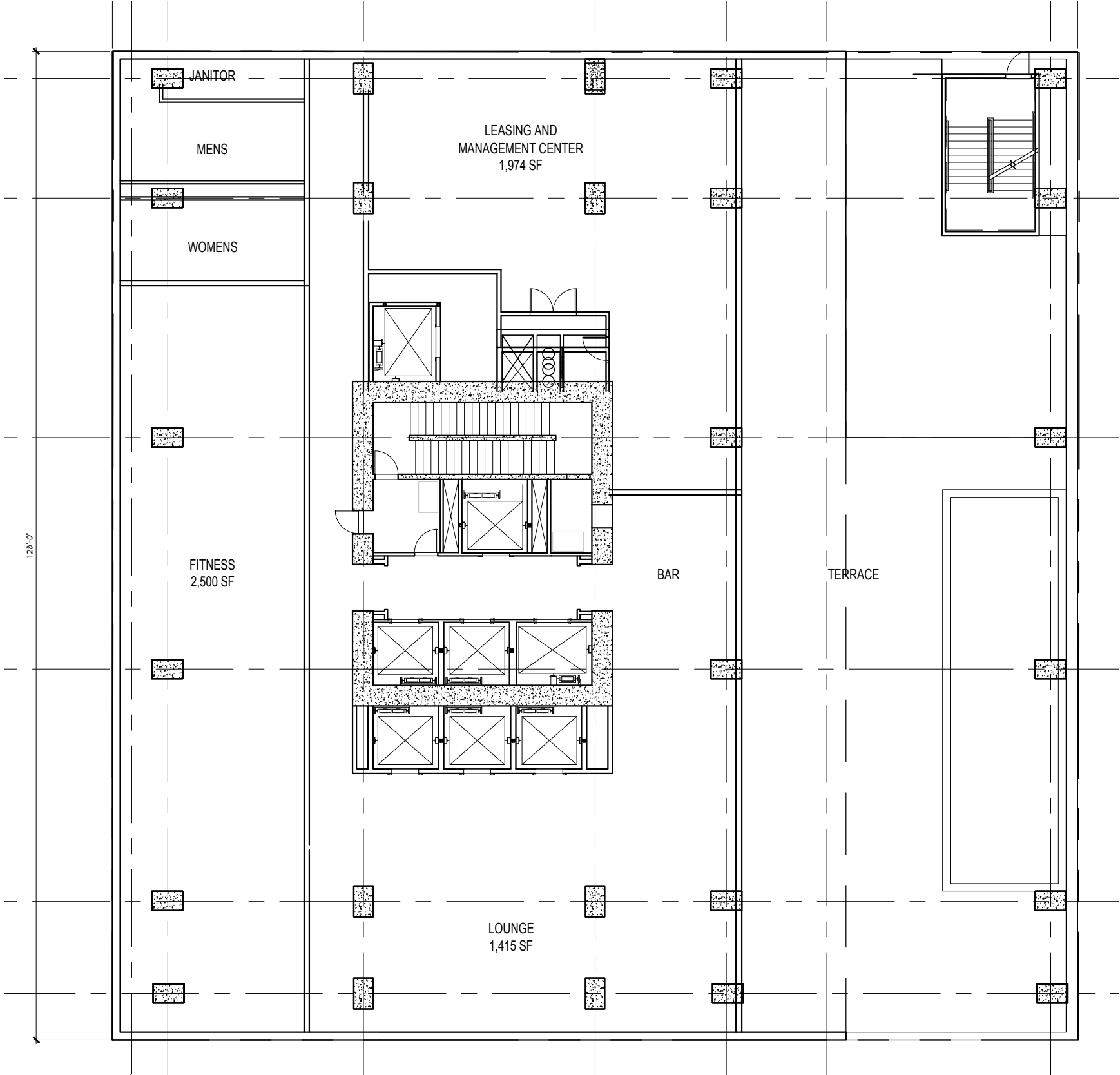
-Total Gross Floor
Building Area
582,513 SF

-Height
606'
53 Floors

-Ground Level Venue
± 5,800 SF
(4,550 at grade)

-Terraces
Level 7- pool
5570 SF

Level 52- sky deck
3565 SF



PROJECT INFORMATION

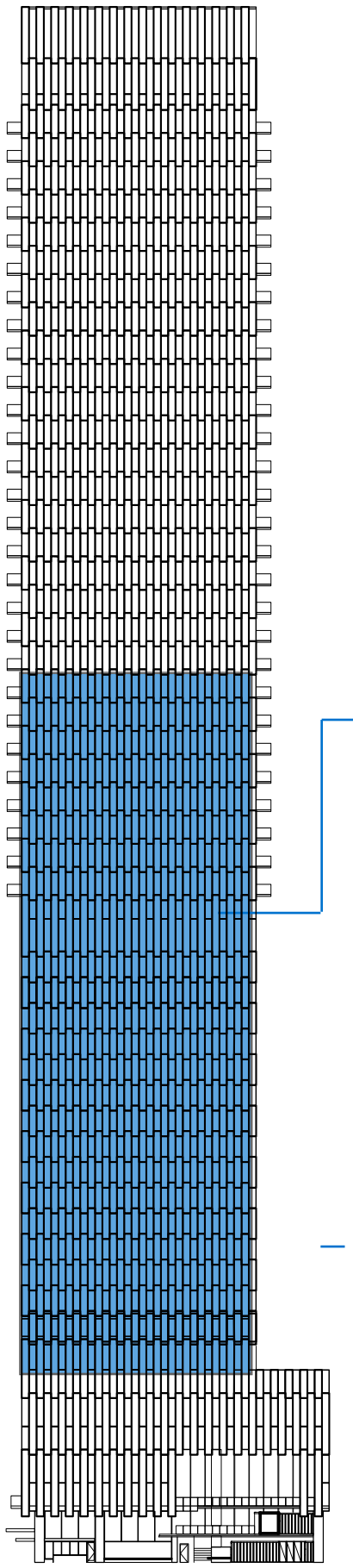
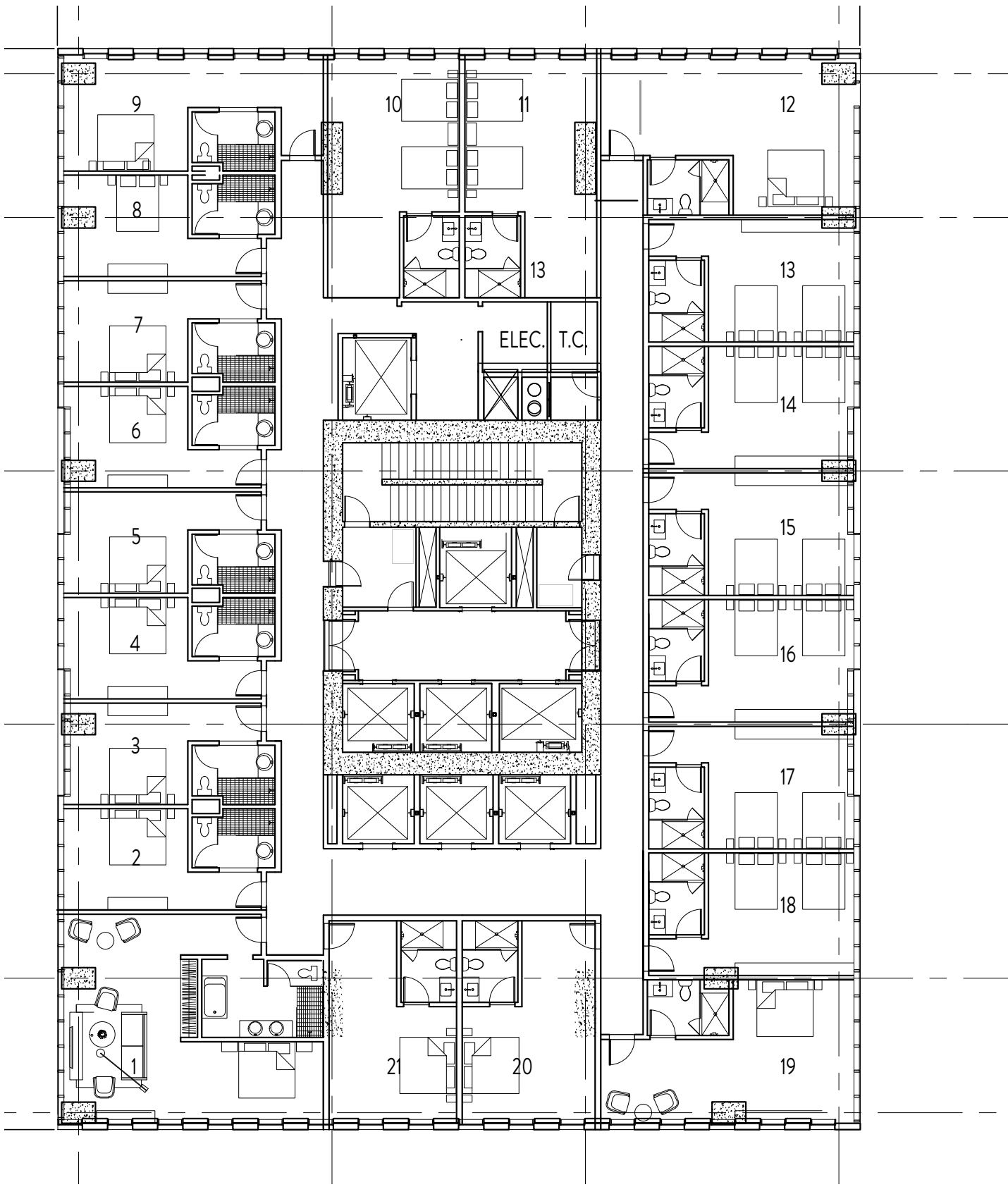
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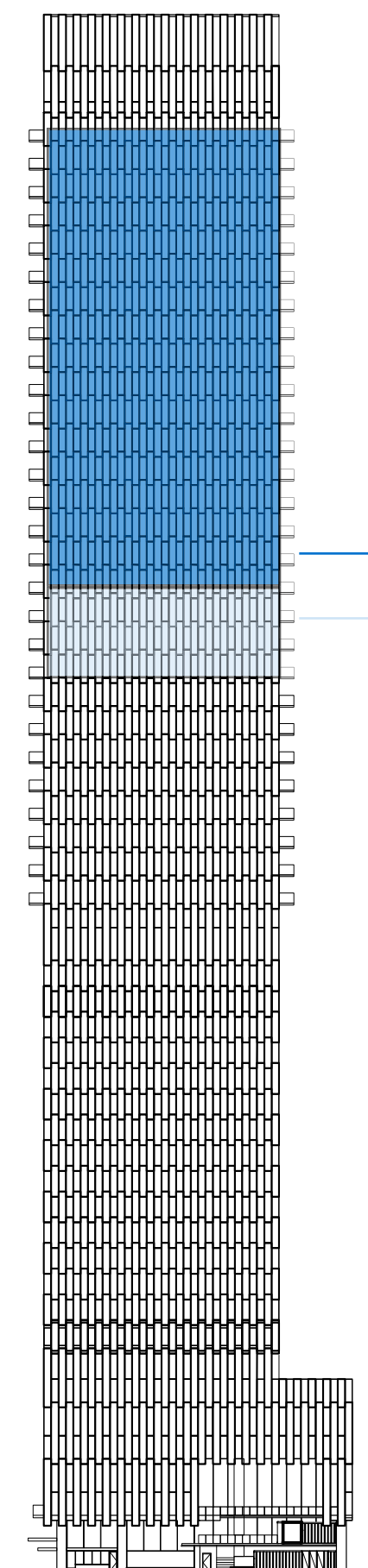
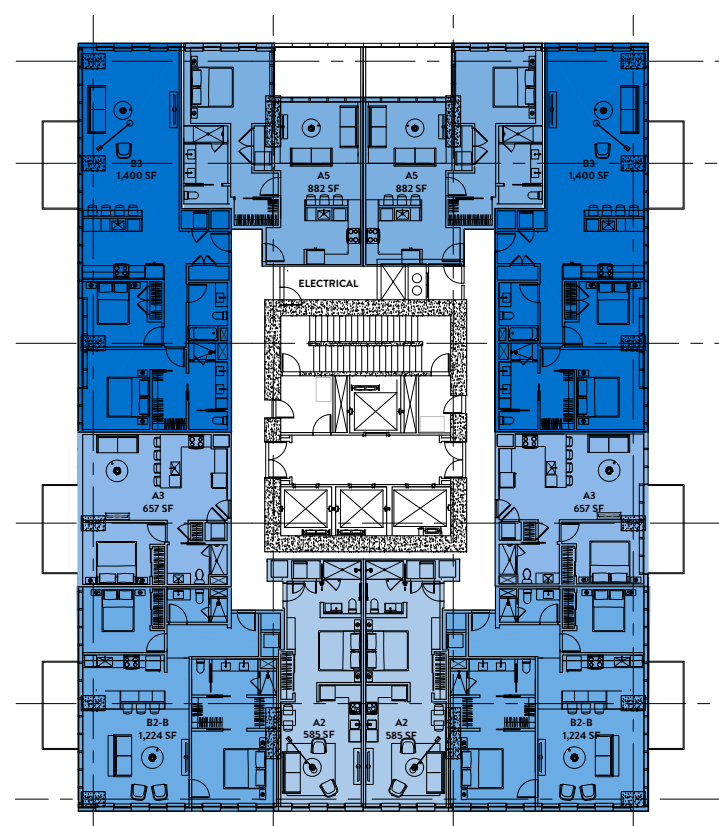
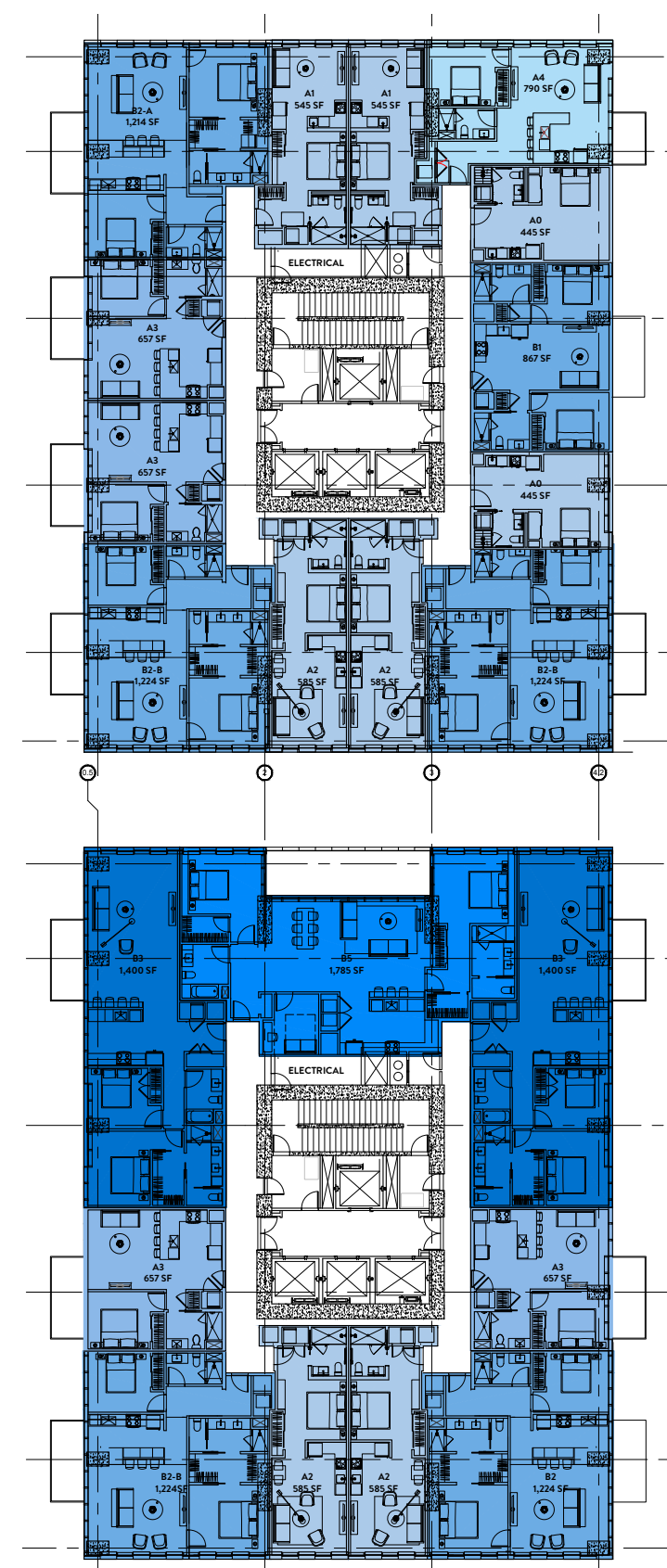
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Building Area
582,513 SF

-Height
606'
53 Floors

-Proposed
FAR
36.7:1

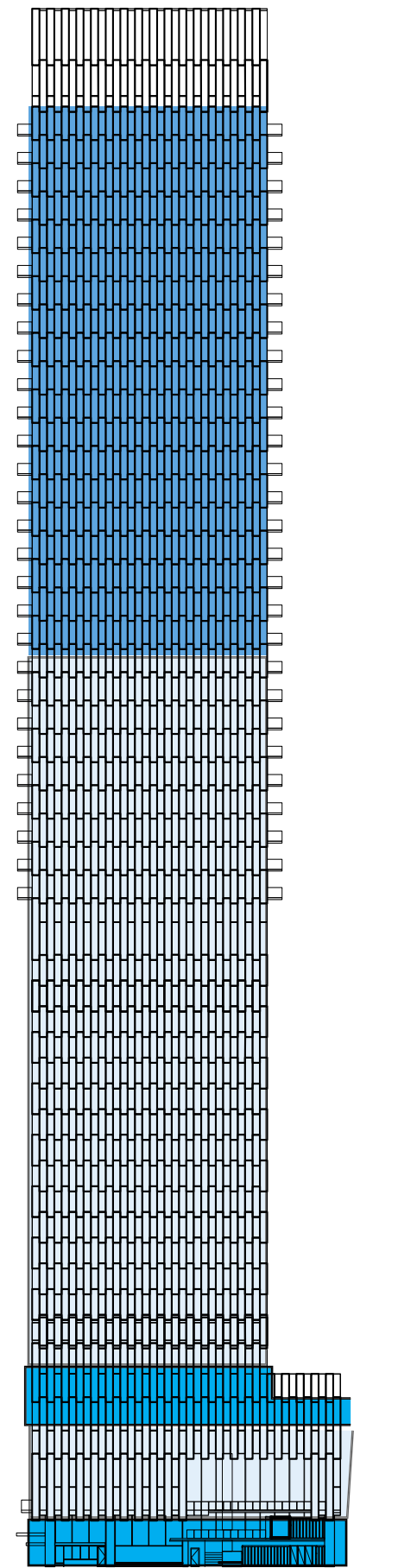
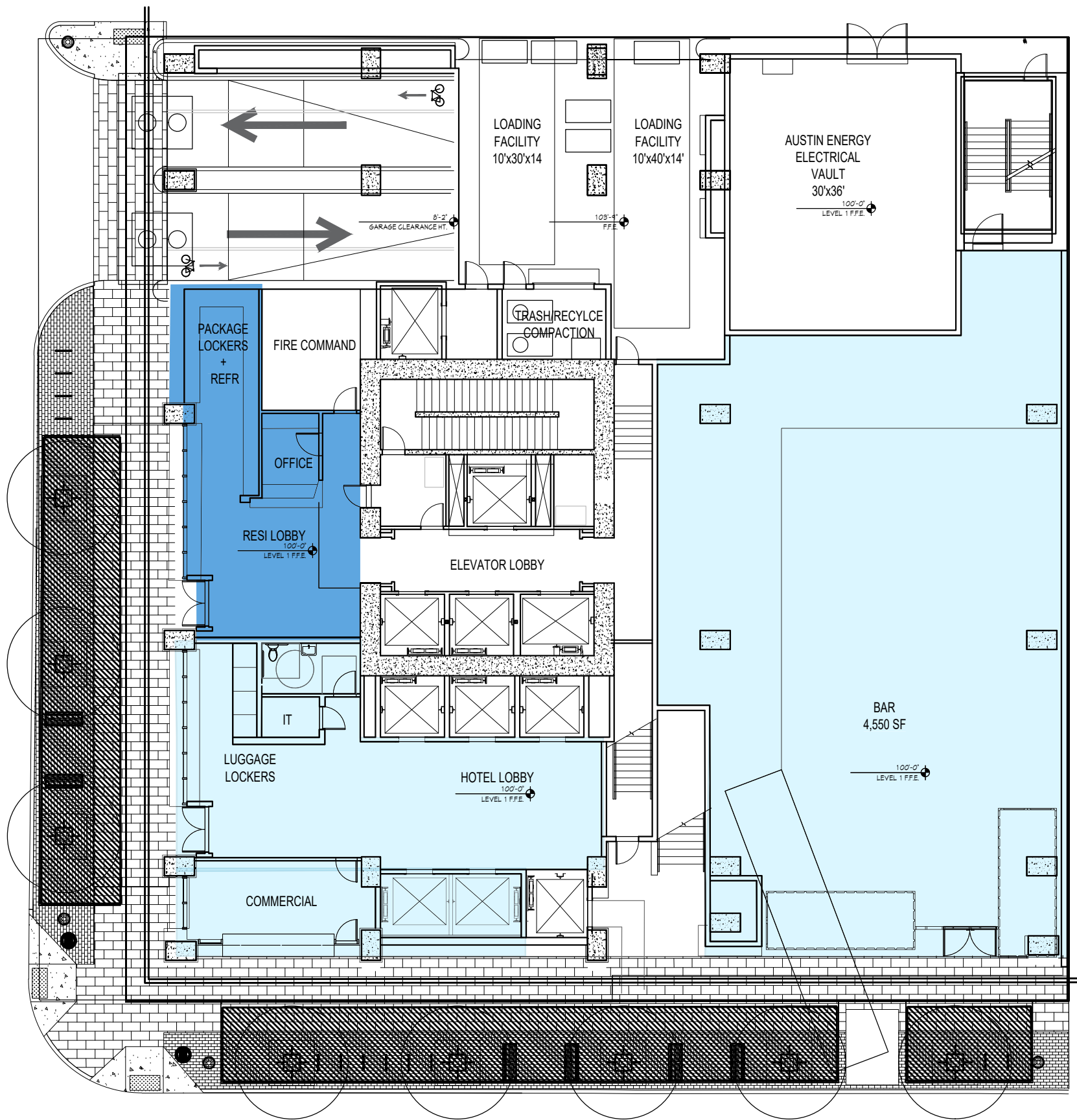
-Hotel
424 Keys
349,236 SF



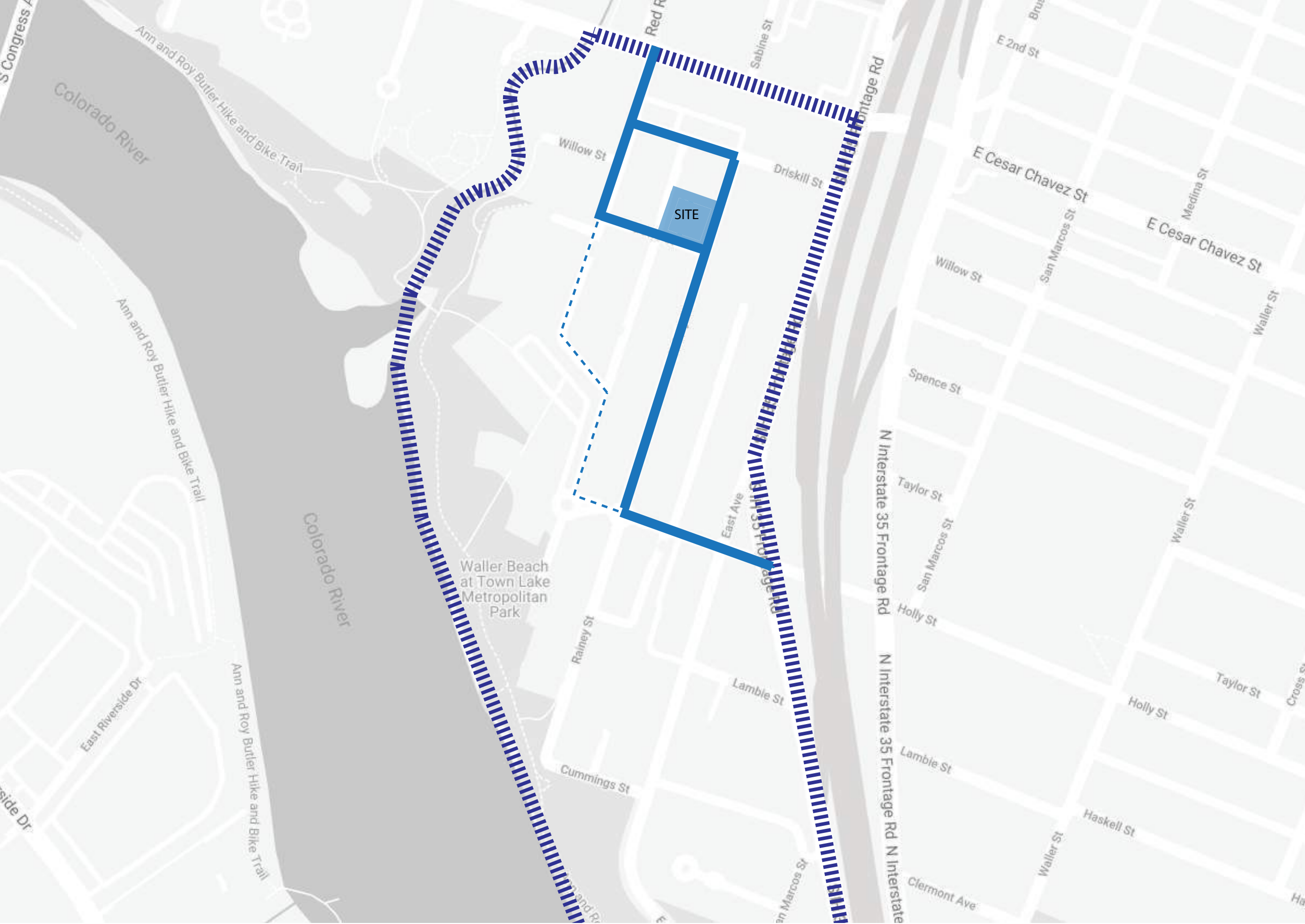


PROJECT INFORMATION	
-Lot Size	16,000 SF 0.3675 acres
-Total Gross Floor Building Area	582,513 SF
-Height	606' 53 Floors
-Proposed FAR	36.7:1
-Hotel	424 Keys 349,236 SF
-Residential	198 Units
22% Studios 42% 1 - bed 36% 2 - bed	
Total Area - 225,507	
-Affordable Housing	Total Area 9, 371 SF (14) Studios @ 445 sf (2) 1-bedroom apt @ 657 sf (1) 2-bedroom apt @ 867 sf

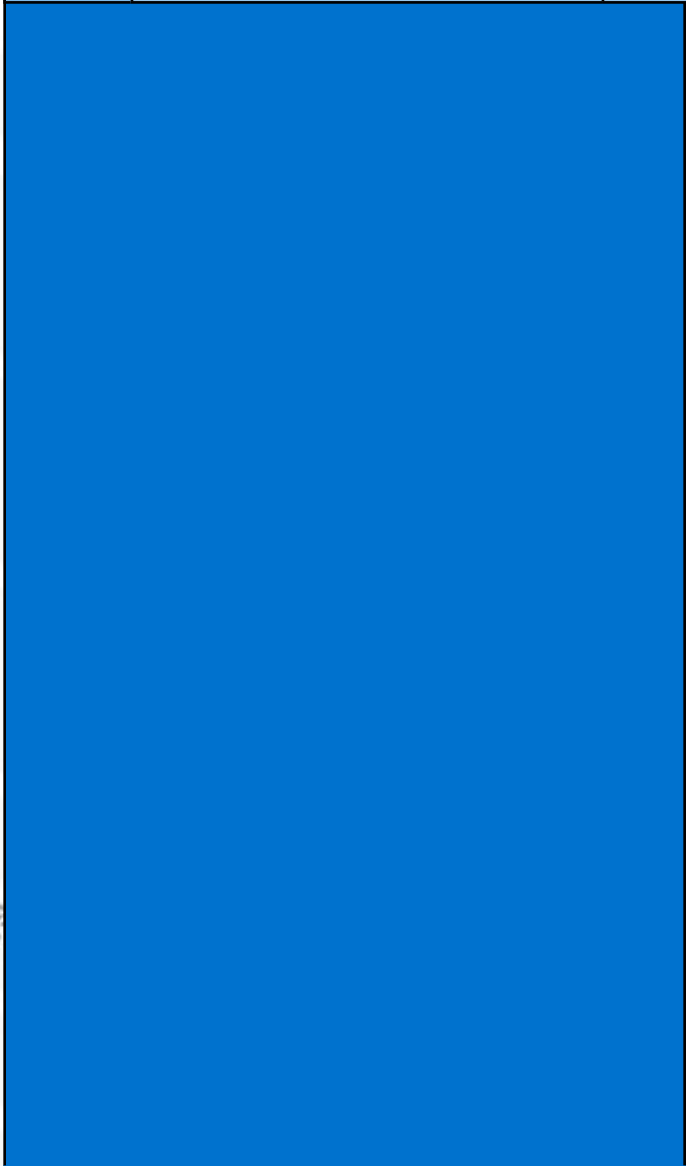





AREA WIDE GUIDELINES		
AW.1	Create dense development	✓
AW.2	Create mixed-use development	✓
<div> <div></div> <div>- Residential 225,507 SF</div> </div> <div> <div></div> <div>- Hotel 349,236 SF</div> </div> <div> <div></div> <div>- Commerical 5,825 SF</div> </div>		



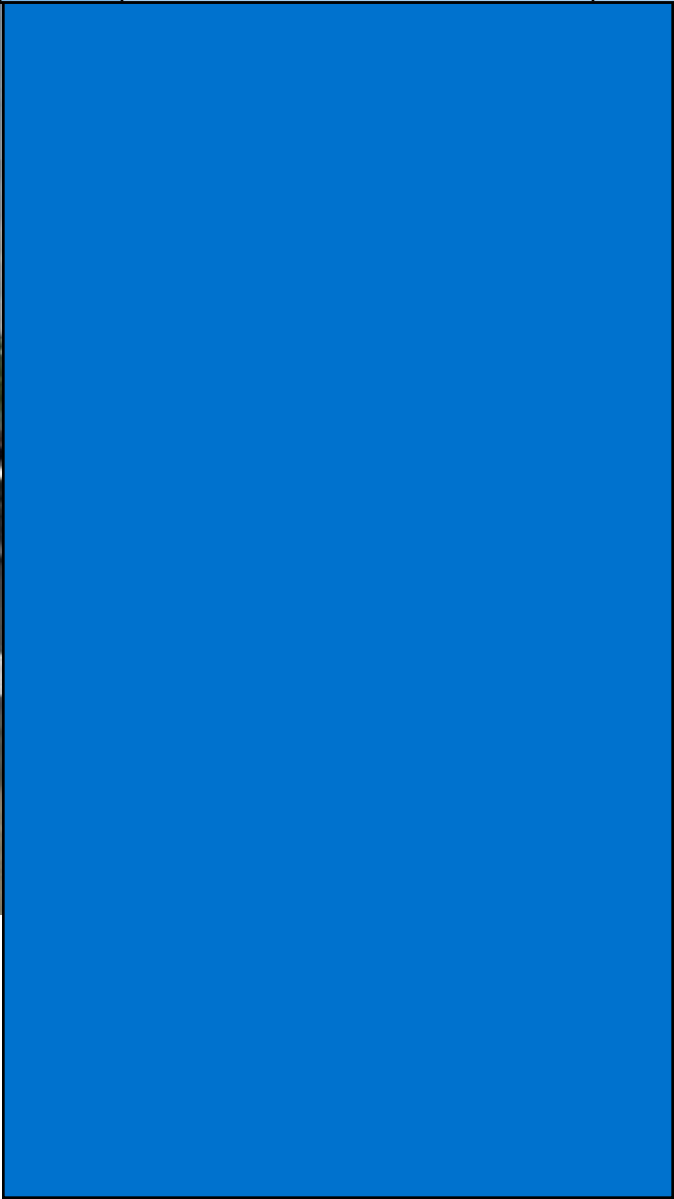
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AW.1	Create dense development	✓
AW.2	Create mixed-use development	✓
AW.3	Limit development which closes Downtown streets	✓
AW.4	Buffer neighborhood edges	✓
AW.6	Protect important public views	✓



-  - Neighborhood edges
-  - Primary street
-  - Secondary street

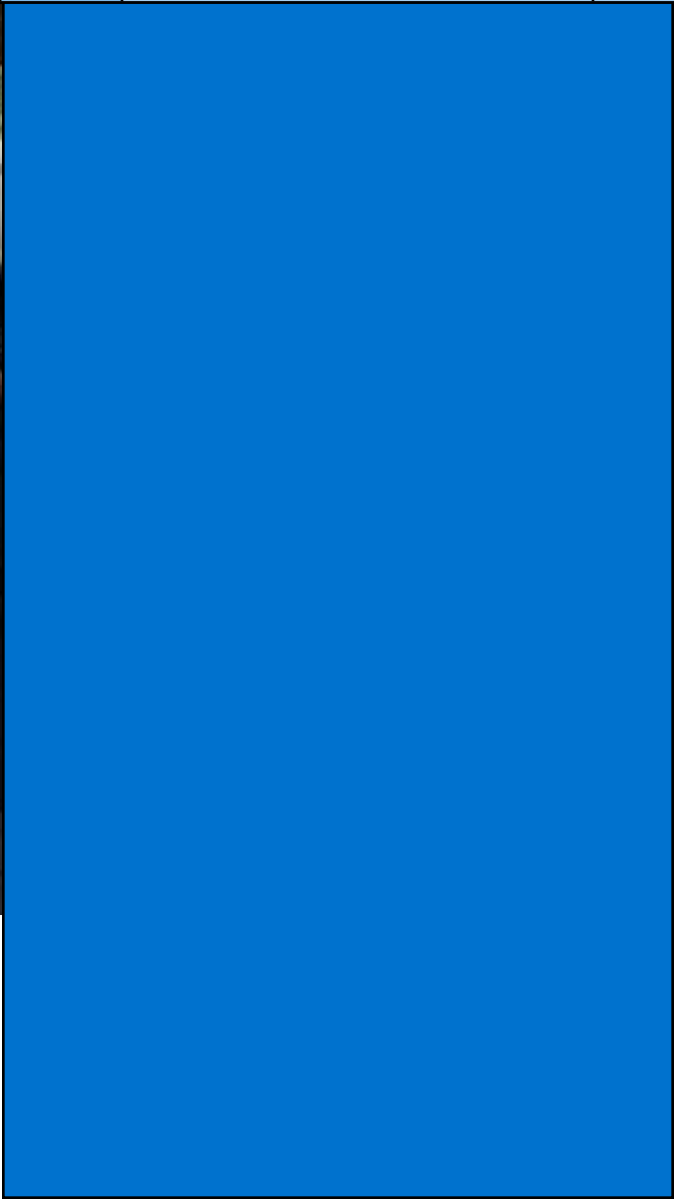


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AW.5	Incorporate civic art in both public and private development	✓
AW.6	Protect important public views	✓
AW.7	Avoid historical misinterpretations	✓
AW.8	Respect adjacent historic buildings	✓
AW.9	Acknowledge that rooftops are seen from other buildings and the street	✓
AW.10	Avoid the development of theme environments	✓
AW.11	Recycle existing building stock	✓



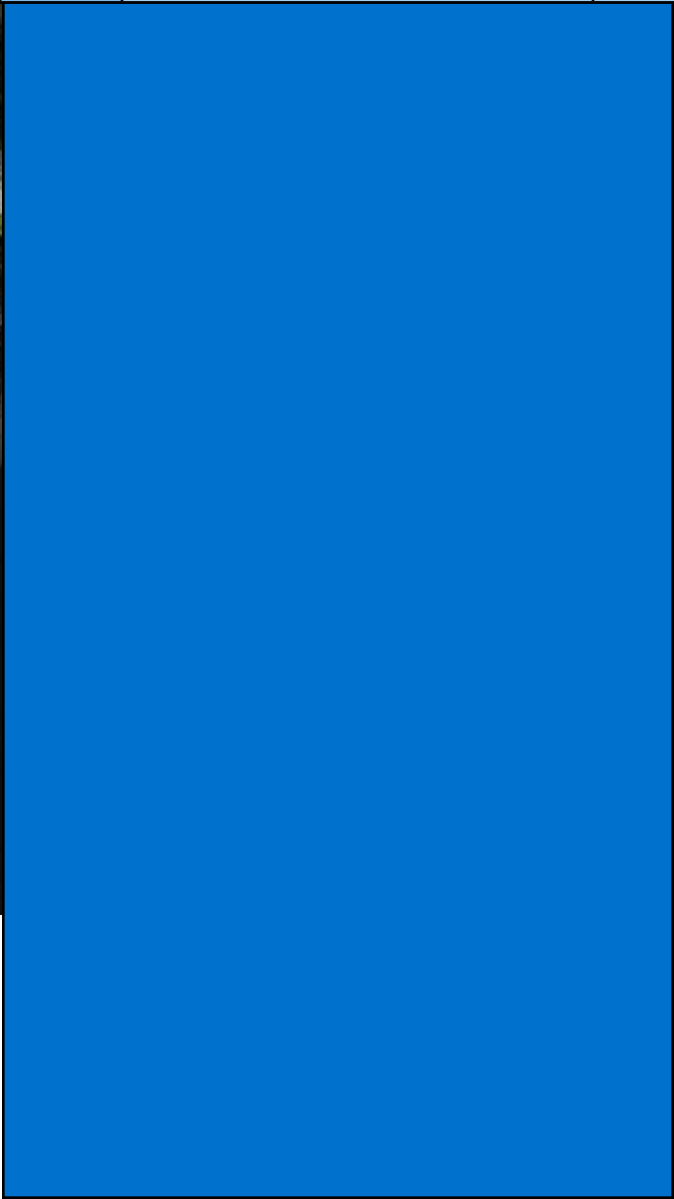


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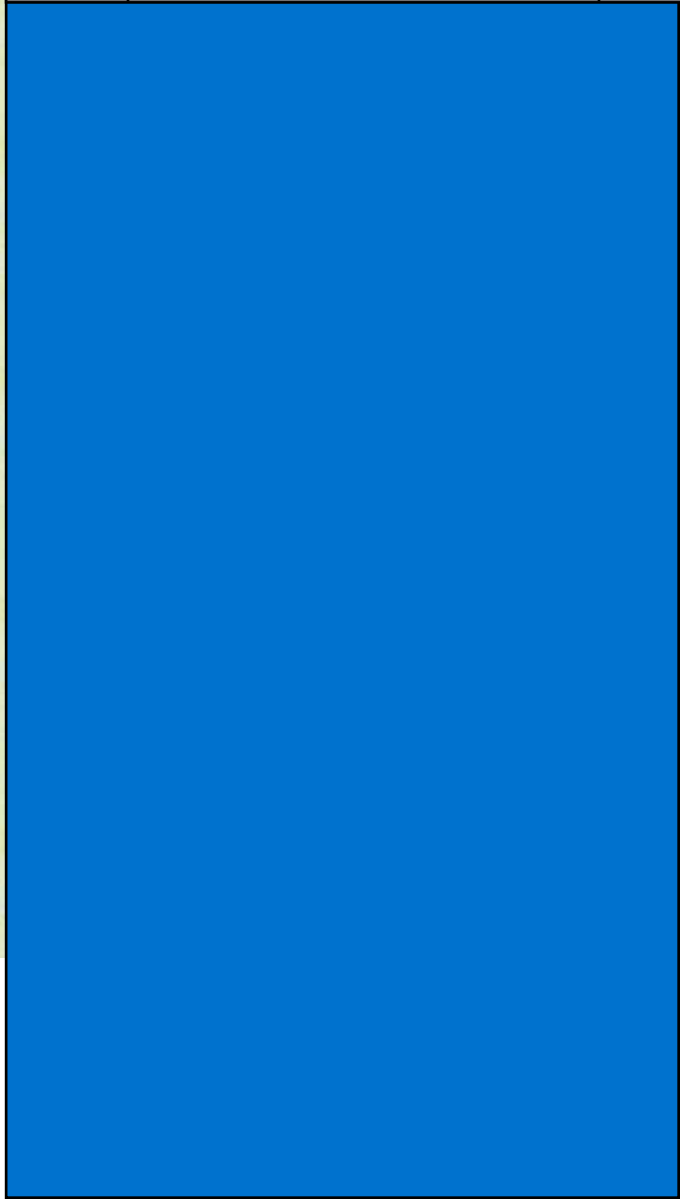


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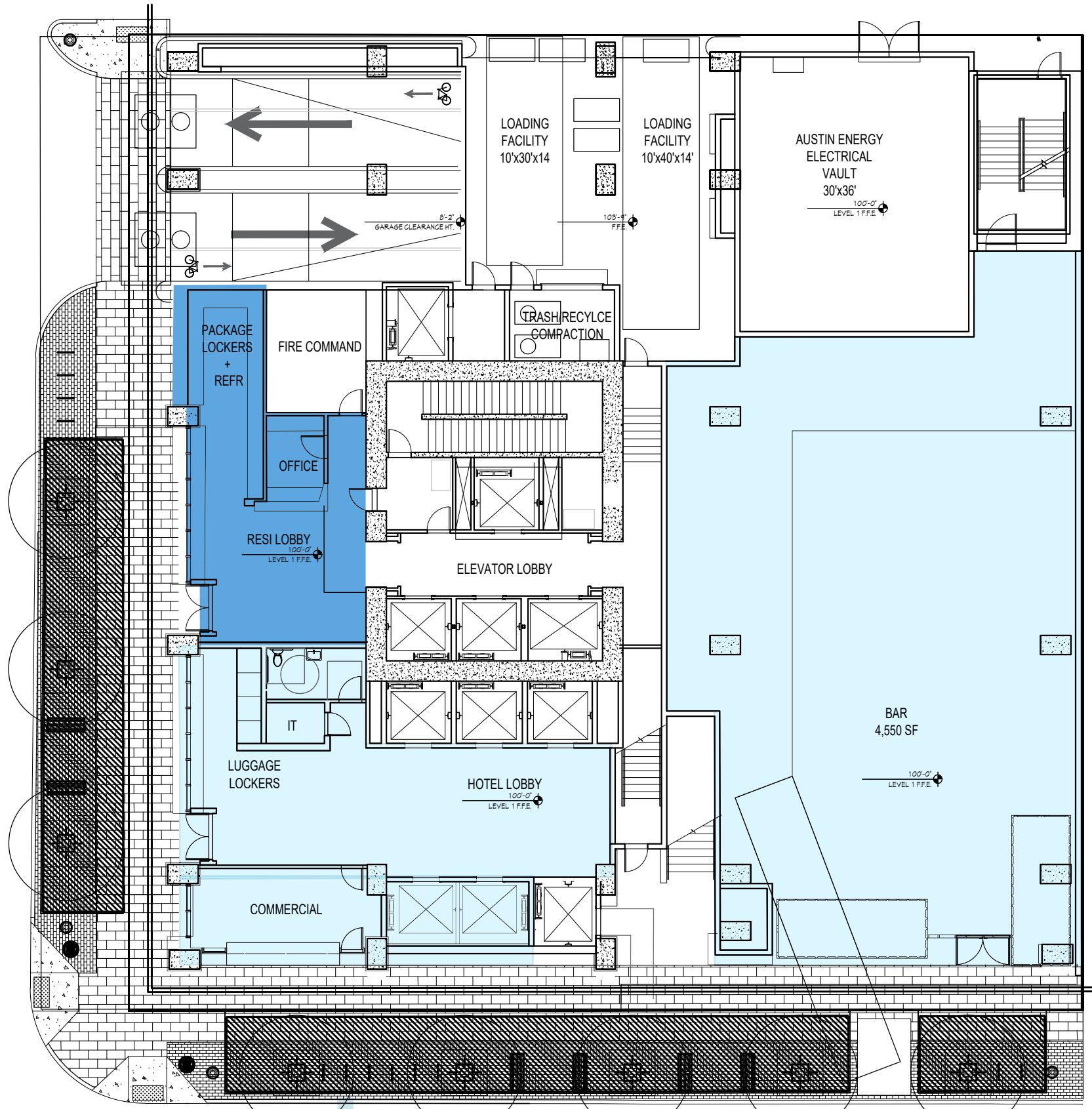


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ENGAGE WITH THE
NEIGHBORHOOD
STREET



ENGAGE WITH THE
COMMERCIAL STREET



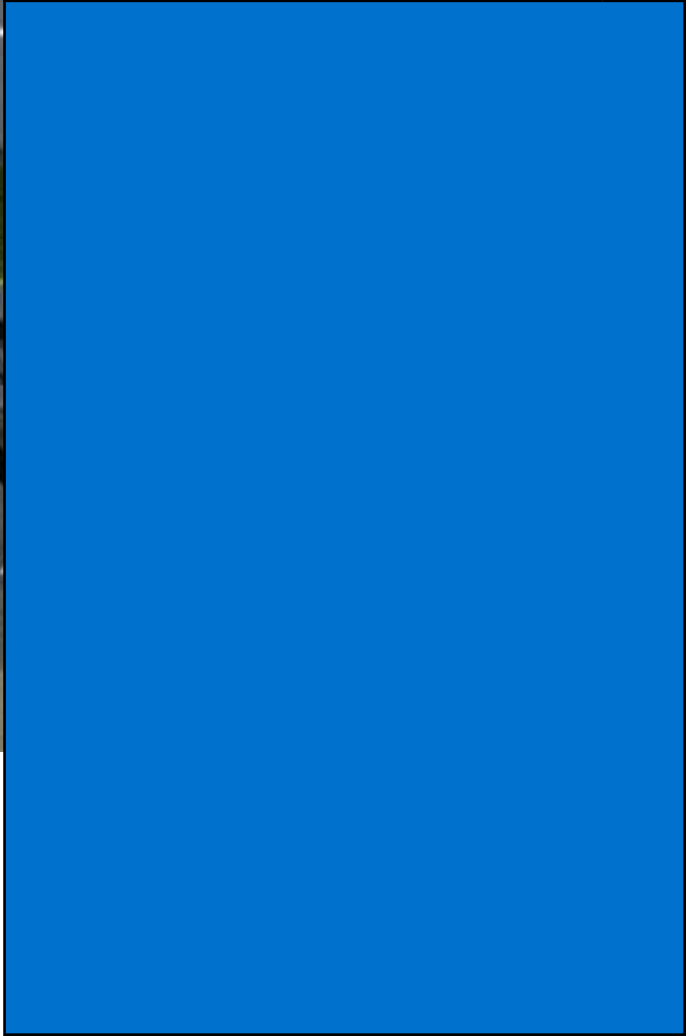
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PUBLIC STREETSCAPE GUIDELINES		
PS.1	Protect the pedestrian where the building meets the street	✓
PS.2	Minimize curb cuts	✓
PS.3	Create a potential for two-way streets	✓
PS.4	Reinforce pedestrian activity	✓
PS.5	Enhance key transit stops	✓
PS.6	Enhance the streetscape	✓
PS.7	Avoid conflicts between pedestrian and utility equipment	✓
PS.8	Install street trees	✓
PS.9	Provide pedestrian-scaled lighting	✓
PS.10	Provide protection from cars/ promote curbside parking	✓
PS.11	Screen mechanical and utility equipment	✓
PS.12	Provide generous street-level windows	✓
PS.13	Install pedestrian-friendly materials at street level	✓

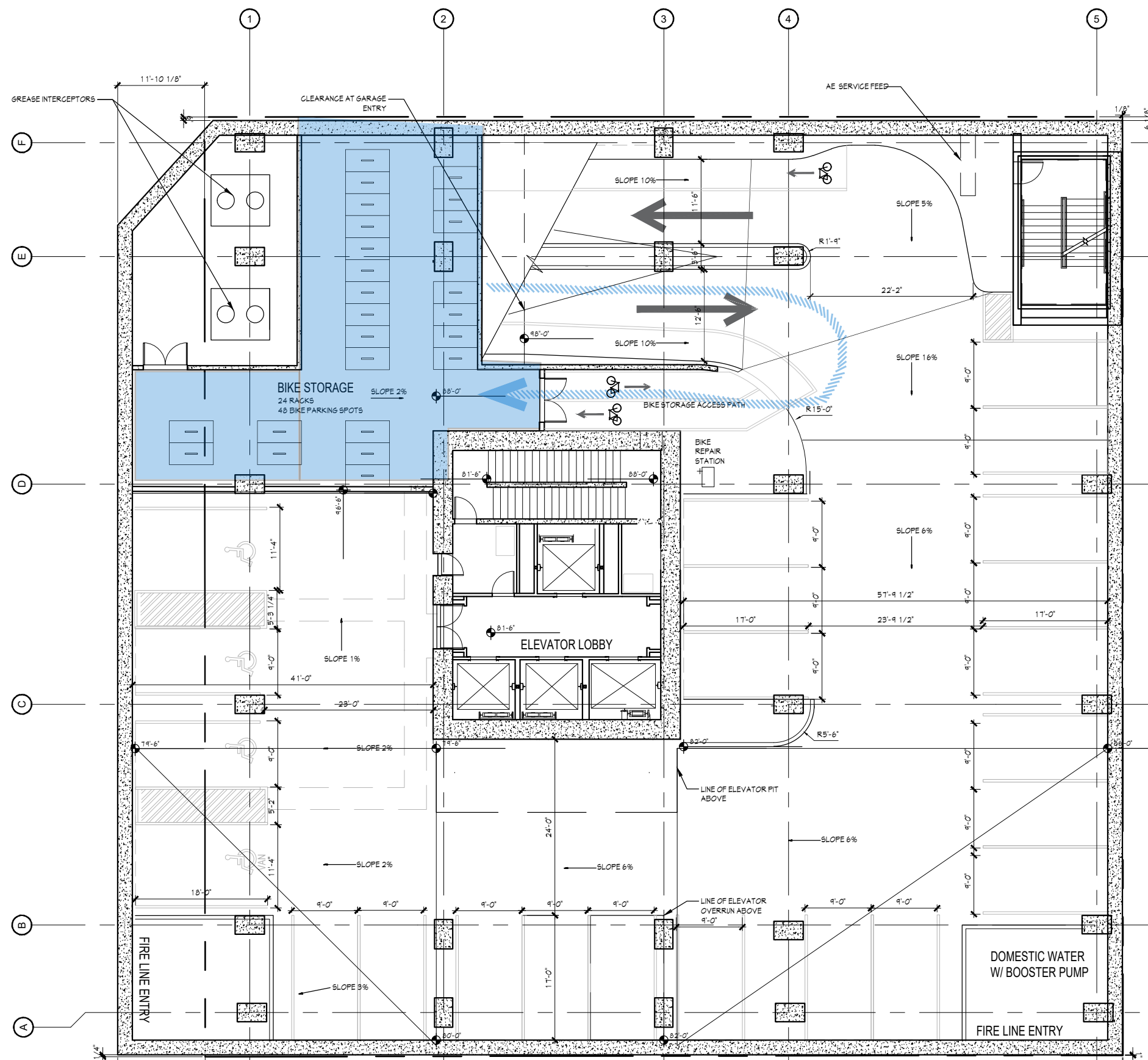




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PS.13	Install pedestrian-friendly materials at street level	✓

- Bike path

- walking path to bus stops

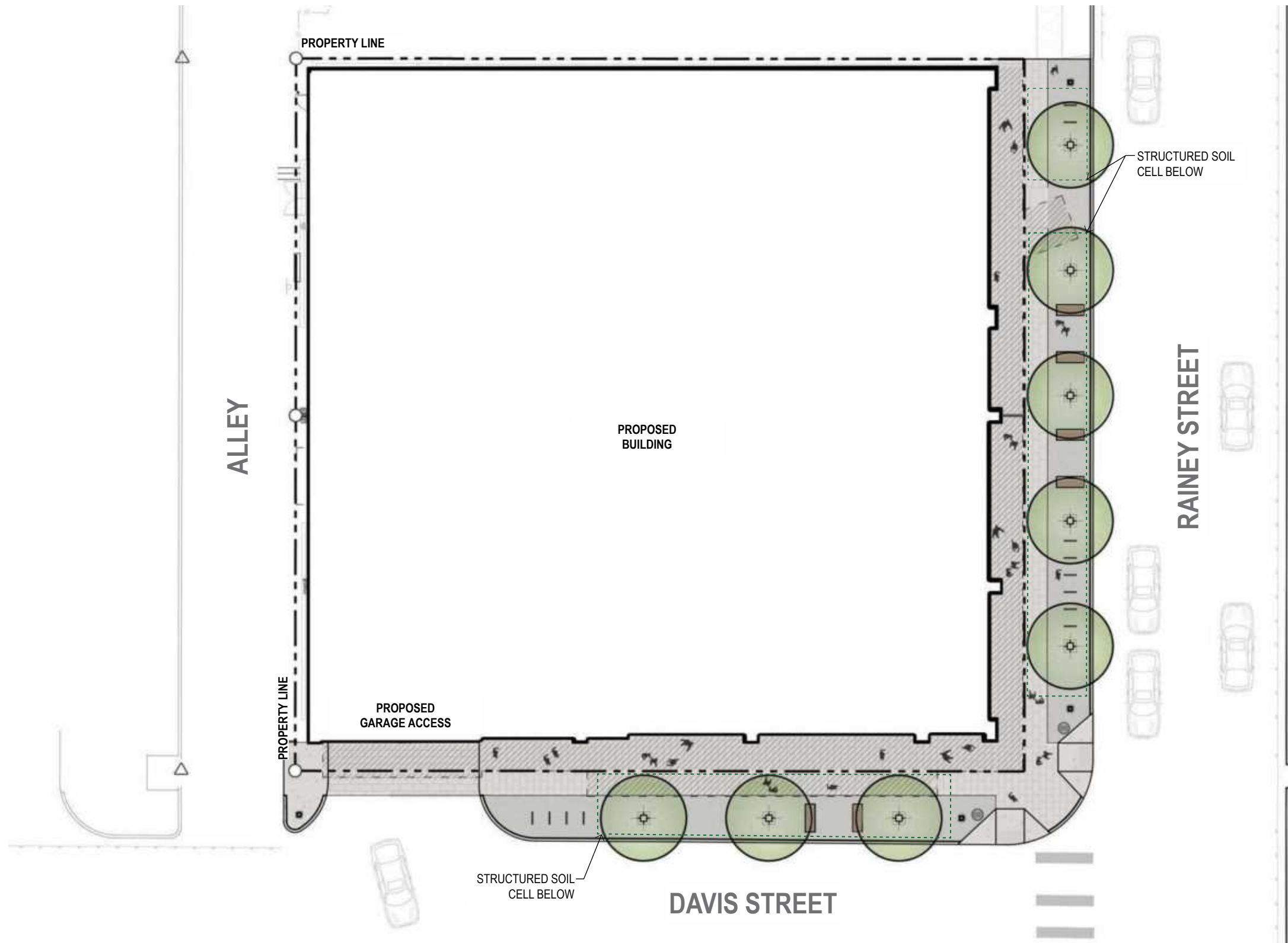


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PLAZAS AND OPEN SPACE GUIDELINES		
PZ.1	Treat the four squares with special consideration	N/A
PZ.2	Contribute to an open space network	✓
PZ.3	Emphasize connections to parks and greenways	✓
PZ.4	Incorporate open space into residential development	✓
PZ.5	Develop green roofs	✓
PZ.6	Provide plazas in high use areas	N/A
PZ.7	Determine plaza function, size, and activity	N/A
PZ.8	Respond to the microclimate in plaza design	N/A
PZ.9	Consider views, circulation, boundaries, and subspaces in plaza design	N/A
PZ.10	Provide an appropriate amount of plaza seating	N/A
PZ.11	Provide visual and spatial complexity in public spaces	✓
PZ.12	Use plants to enliven urban spaces	✓
PZ.13	Provide interactive civic art and fountains in plazas	N/A
PZ.14	Provide food service for plaza participants	✓
PZ.15	Increase safety in plazas through wayfinding, lighting, and visibility	N/A
PZ.16	Consider plaza operations and maintenance	N/A



Texas Sedge (*Carex texensis*)



Shrubby Boneset (*Eupatorium havanense*)



White Guara (*Guara lindheimeri*)



Flame Acanthus (*Anisacanthus quadrifidus*)



River Fern (*Thelypteris kunthii*)



Shumard Red Oak (*Quercus shumardii*)



Dwarf Palmetto (*Sabal minor*)



Possumhaw Holly (*Ilex decidua*)



Wheeler's Sotol (*Dasylirion wheeleri*)



Gulf Muhly (*Muhlenbergia capillaris*)



Pale Leaf Yucca (*Yucca pallida*)



Blue Grama (*Bouteloua gracilis*)



Turk's Cap
(*Malvaviscus arboreus* var. *drummondii*)



Pink Skullcap (*Scutellaria frutescens*)



Inland Sea Oats (*Chasmanthium latifolium*)



Texas Redbud (*Cercis canadensis* var. *texensis*)



Harvard Agave (*Agave havardiana*)

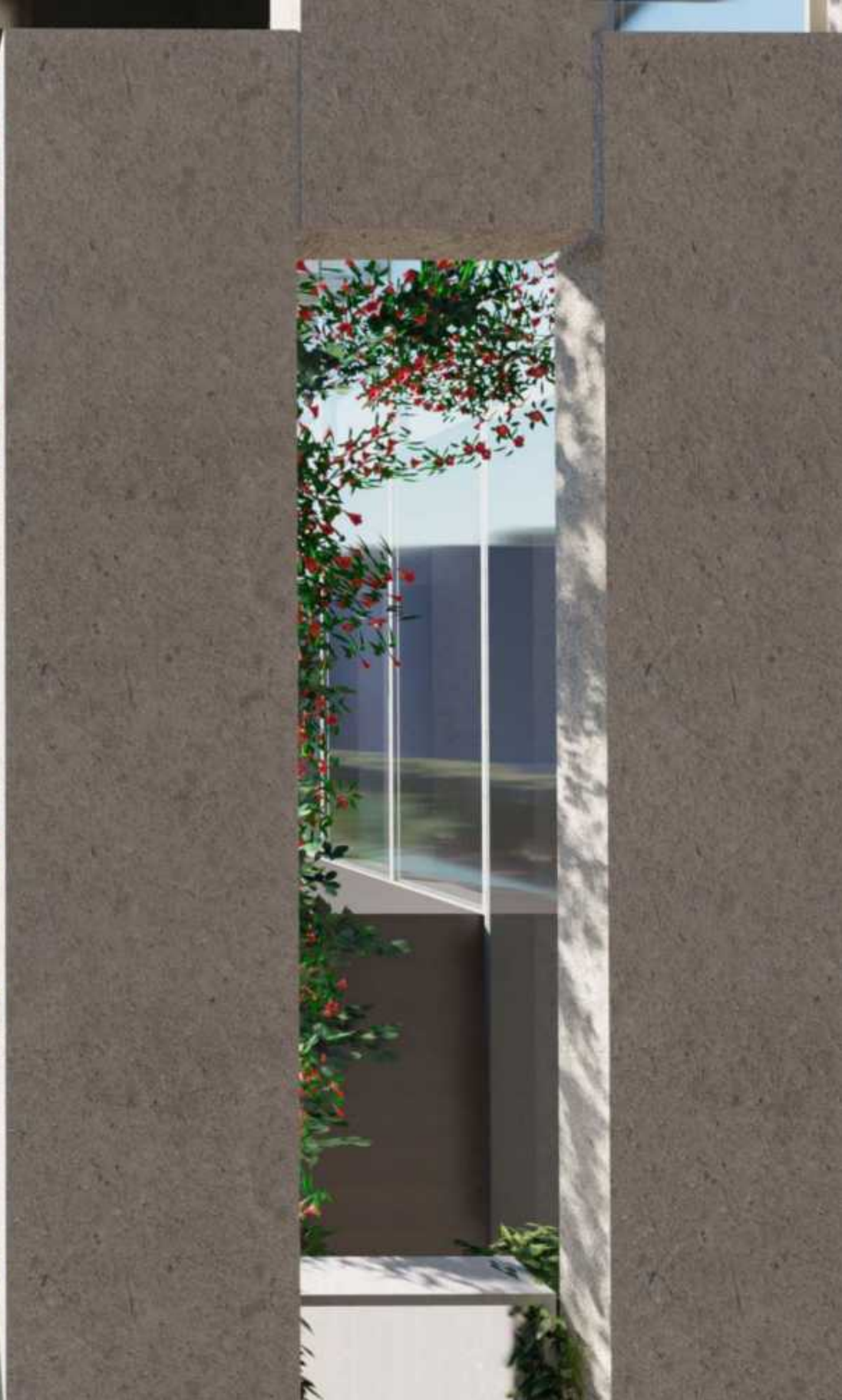


Cherokee Sedge (*Carex cherokeensis*)



Smooth Prickly Pear (*Opuntia ellisiana*)

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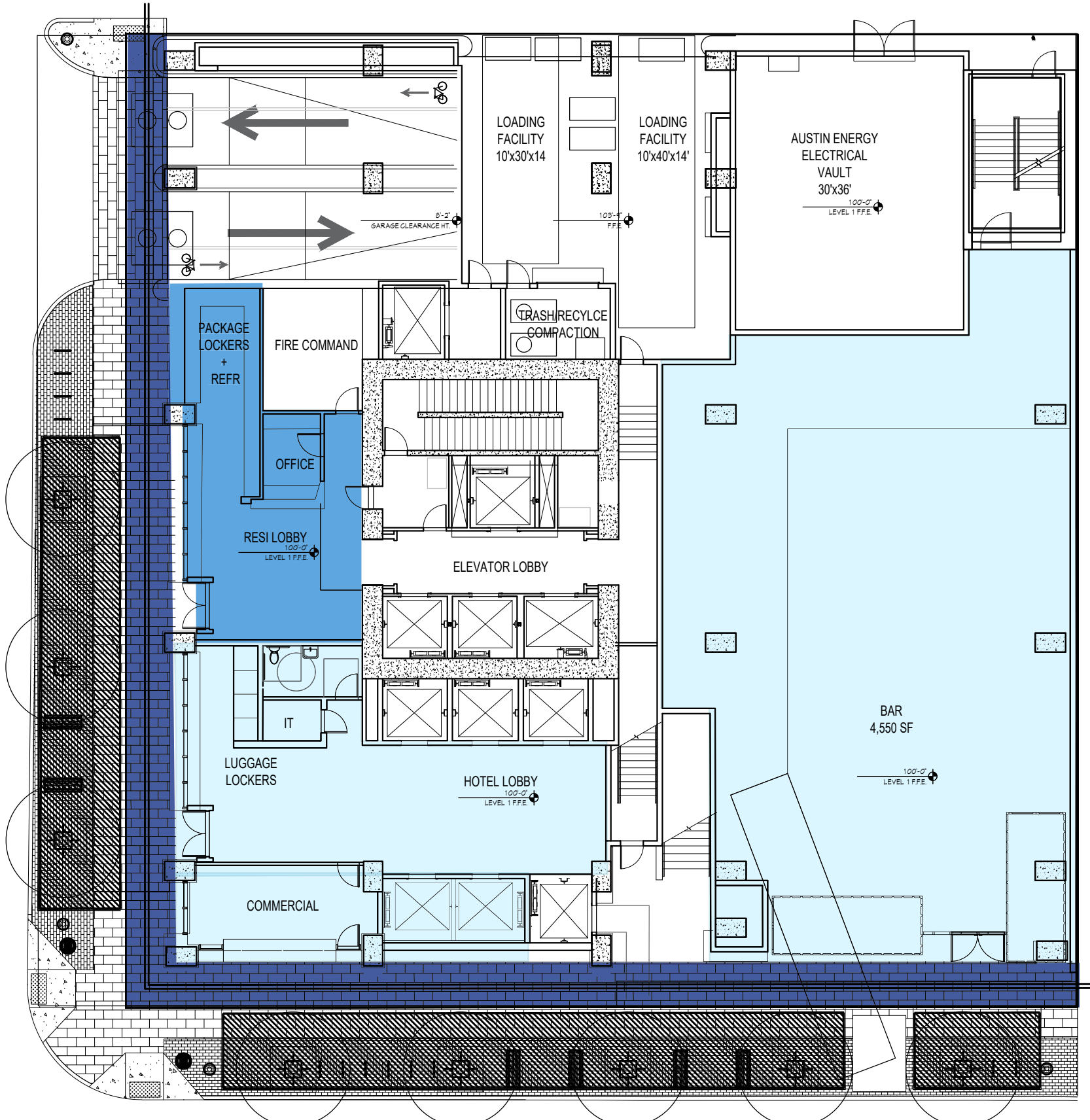
BUILDING GUIDELINES		
B.1	Build to the street	✓
B.2	Provide multi-tenant, pedestrian-oriented development at the street level	✓
B.3	Accentuate primary entrances	✓
B.4	Encourage the inclusion of local character	✓
B.5	Control on-site parking	✓
B.6	Create quality construction	✓






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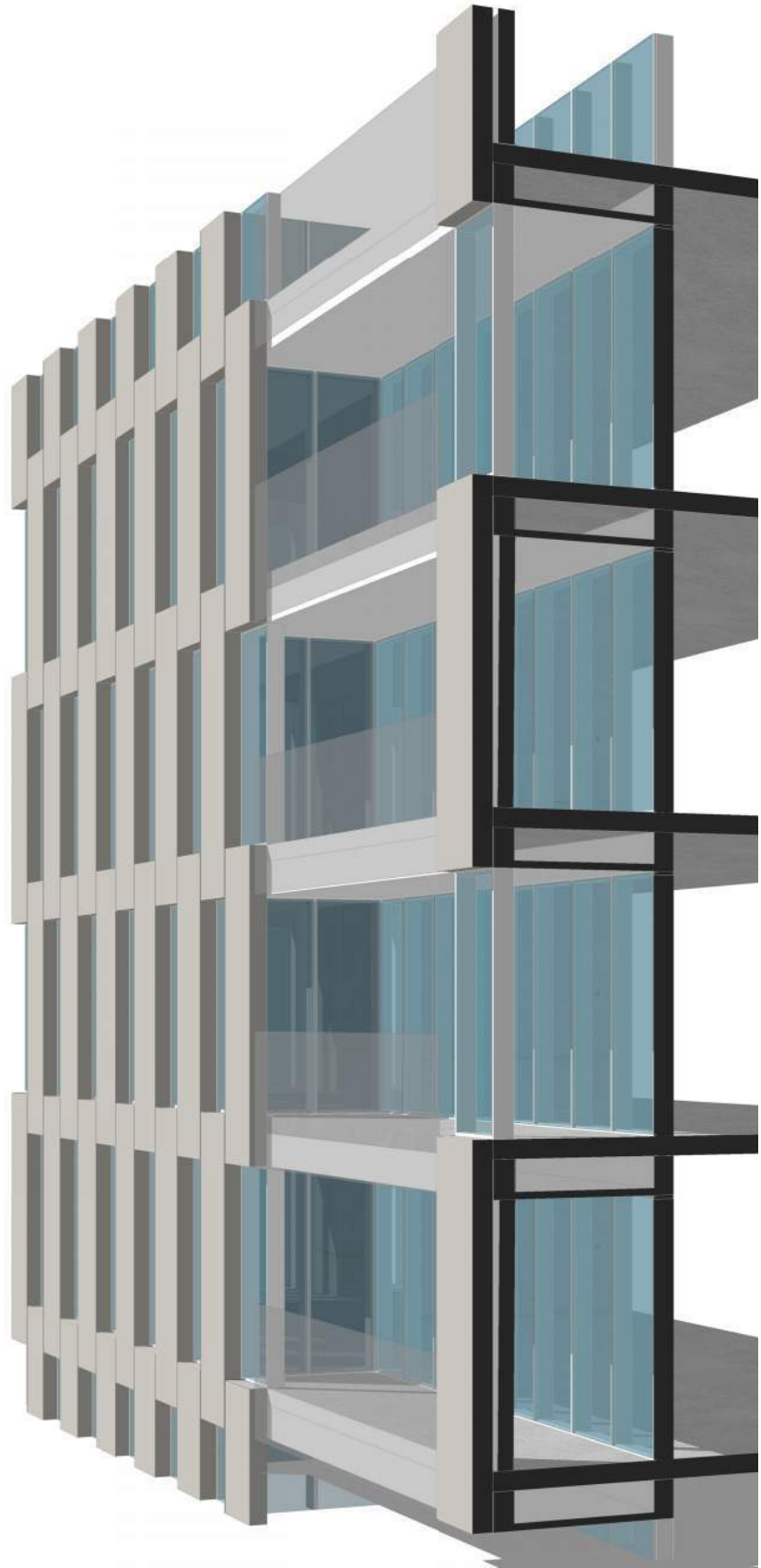


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-  Indicates 6' encroachment to provide for Great Streets compliance
-  Indicates hotel and residential areas
-  Indicates venue area

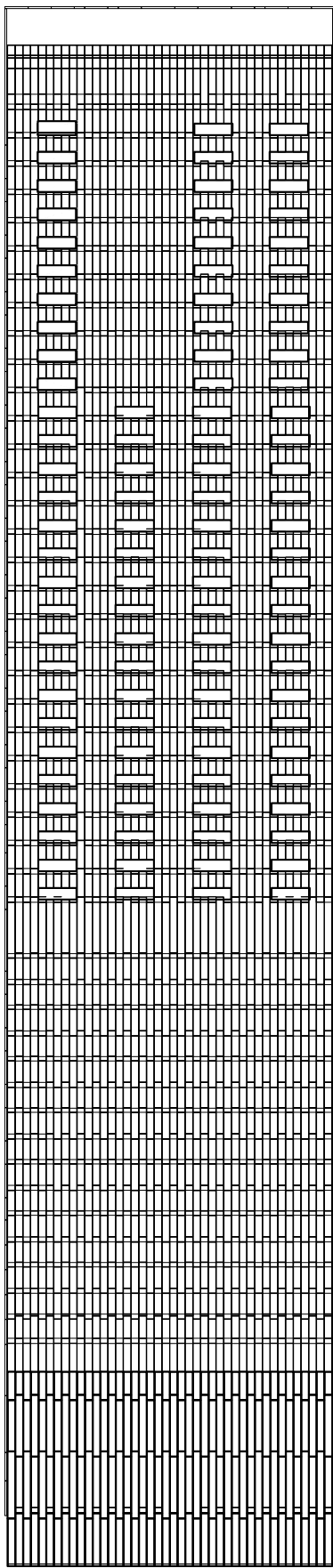


Section Perspective

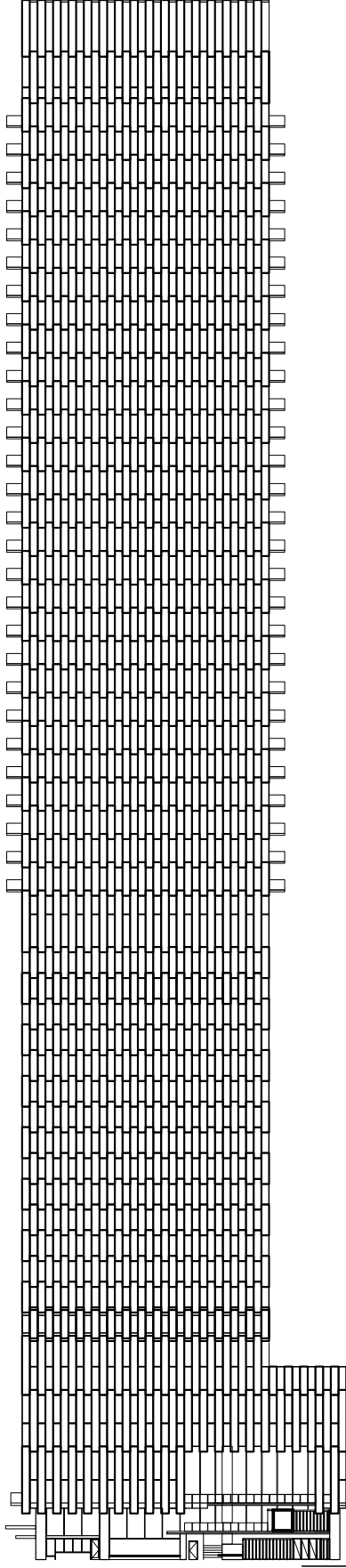
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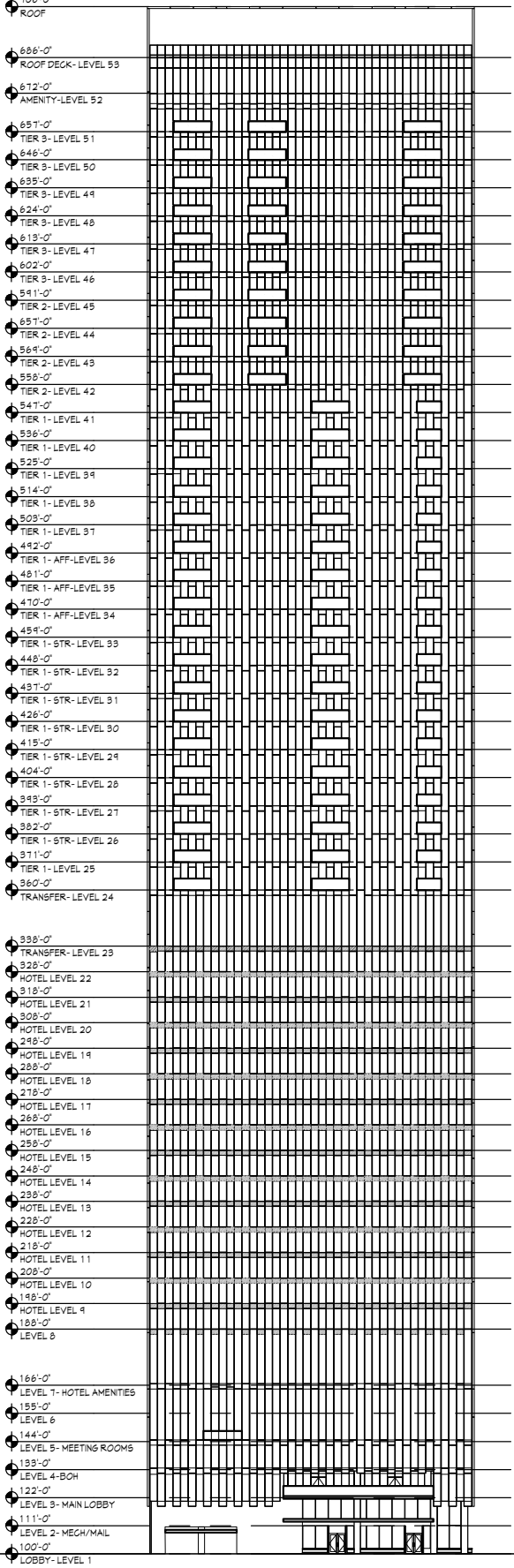




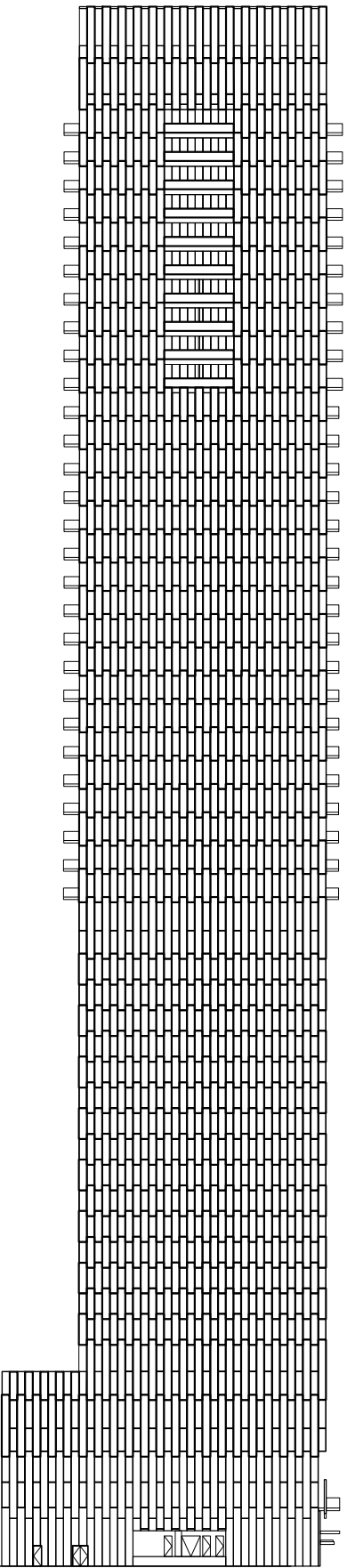
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Affordable Housing

- 8:1 FAR achievable with compliance with Waterfront Overlay Rainey Street subdistrict affordable housing provision requirements.

Affordable Housing

Rainey Subdistrict requirement:

- 5% of the residential component up to 8:1 FAR
affordable housing provided on-site
= 4 units; 2,496 SF on-site affordable housing

Affordable Housing

DDBP requirement:

- 8:1 FAR to 15:1 FAR fee-in-lieu provision
= \$218,400.00 fee-in-lieu

Affordable Housing

Council-Approved Additional FAR: 15:1 to 36.41:1

On-site and fee-in-lieu provision

- 5% of additional bonus FAR for on-site affordable housing plus fee-in-lieu for remaining bonus area
= 15 units; 6,679 SF on-site and
\$333,950.15 fee-in-lieu

Affordable Housing

Totals:

- **9,175.00 SF** on-site affordable housing and
- **\$552,350.15** fees-in-lieu

19 total on-site units = 9.5% of overall project