City of Austin
Design Commission

David Carroll, Chair

Martha Gonzales, Vice Chair

Aan Coleman

Beau Frail

Samuel Franco

Katie Halloran

Melissa Henao-Robledo

Ben Luckens

Josue Meiners

Evan Taniguchi

Bart Whatley

Jorge Rousselin,
Executive Liaison

Aaron D. Jenkins
Staff Liaison

Patrick Colunga
Staff Liaison

DESIGN COMMISSION
RECOMMENDATION 20191216-03A

Date: December 19, 2019

Subject: Design Commission recommendation for the project located at 90 Rainey Street, to determine substantial compliance with the Urban Design Guidelines.

Motioned By: Aan Coleman Seconded By: Evan Taniguchi

Recommendation:
The Austin Design Commission recommends that the 90 Rainey Street project, as presented on December 16, 2019, is in substantial compliance with the Urban Design Guidelines. Further, the Commission agreed that additional Community Benefits should be required for this project, beyond the onsite affordable housing, for exceeding the maximum 15:1 FAR allowed in this district by more than 200%.

Rationale:
Honorable Mayor, City Council Members, Planning Commission, and Director of Planning and Zoning,

This letter is to confirm the Design Commission's recommendation that the 90 Rainey Street project, as presented to the body on December 16, 2019 substantially complies with the Urban Design Guidelines as one of the gatekeeper requirements of the Downtown Density Bonus Program. The Commission also feels strongly that the Planning Commission, and City Council, should request additional Community Benefits from this project, beyond the onsite affordable housing being proposed, for exceeding the 15:1 FAR maximum in this district. These additional Community Benefits could include:

1. Mobility: Address mobility and pedestrian safety issues that will be exacerbated by this project putting thousands of more people on Rainey Street. These could focus on alternative modes such as pedestrian, rideshare, scooter, bicycle, etc. (It should be noted that the TIA results for this project were not available at the time this project was reviewed by the Design Commission.)
2. Food: Offer expanded hours and low-cost food options at the food service window being proposed.
3. Public Services: Consider providing a water bottle filling station, open to the public, for trail users and for late night users needing to hydrate.
4. Public Streetscape: Ensure an openness to the Bar component design to provide a connection to the public realm that reflects the character of the Rainey district.

Respectfully,
City of Austin Design Commission

Vote: **7 - 0 - 0**

For: David Carroll, Aan Coleman, Katie Halloran, Evan Taniguchi, Beau Frail, Melissa Henao-Robledo, Josue Meiners
Absent: Bart Whatley, Martha Gonzalez, Ben Lukens, Samuel Franco

Attest: David Carroll, Chair of the Design Commission

David Carroll