

RIVER STREET RESIDENCES

OCTOBER 22 2020

LAKE FLATO
ARCHITECTS

HKS

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River Street Partners
High Street Residential



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STACKING DIAGRAM



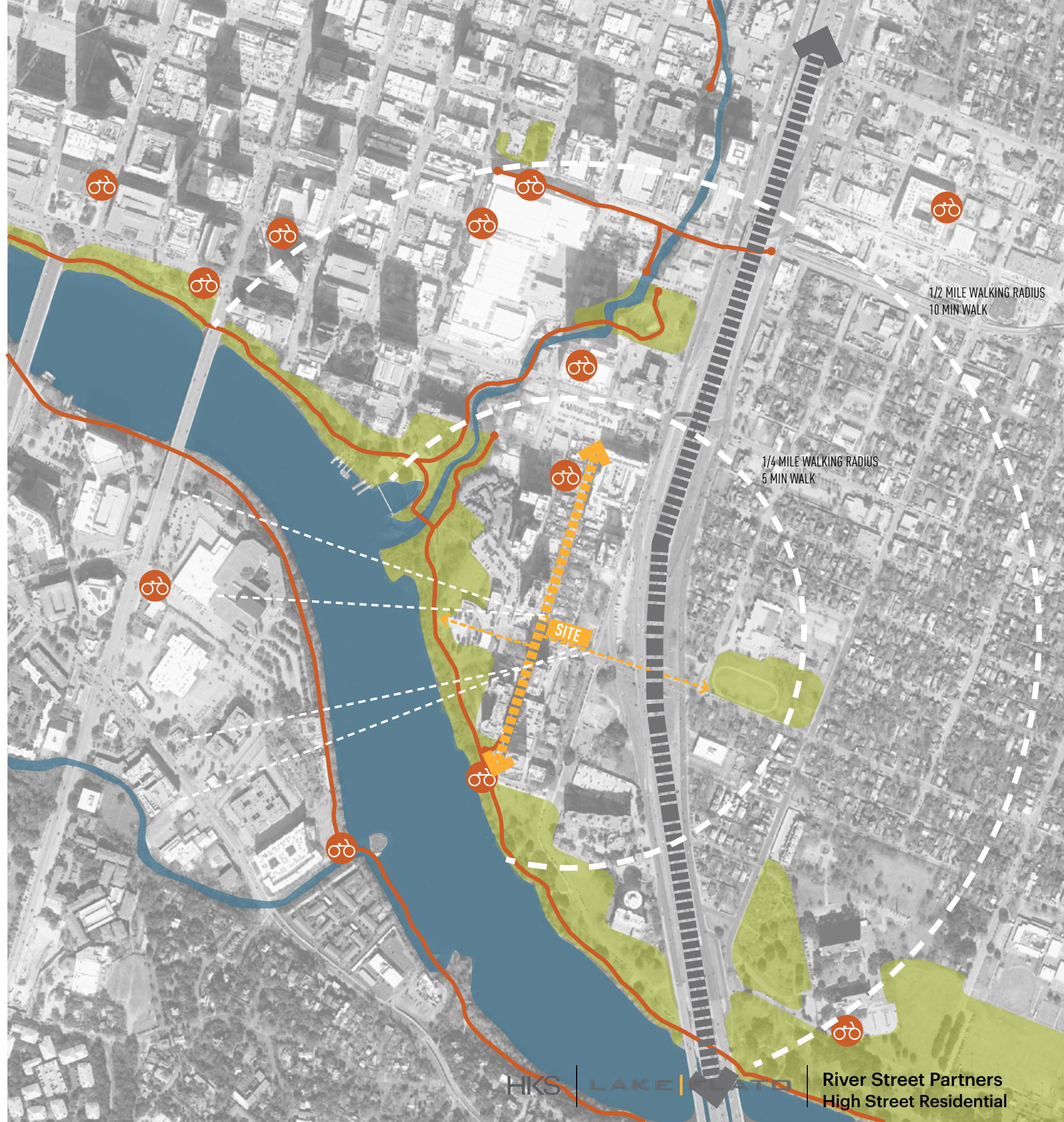
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The site is a terminus of the Rainey Street district, as well as an entry point to the lakeside hike-and-bike trail system. At this critical intersection, this project will be an iconic beacon, setting the identity for an entire downtown district. The building will be highly visible from the bridges to the west as well as from the major corridor of I-35.

The site has many easily accessible connections to walking and biking paths, both along the lake and into downtown Austin, and is easily accessible by car as well. Most strikingly, the project will have stunning clear views to the west and east from every level above the ground, unique to any site in this district. At the top floors, the residential units will also have sweeping views of downtown Austin.

SITE





LOOKING WEST TOWARD DOWNTOWN OVER 70 RAINEY (480')



LOOKING NORTH ALONG RAINEY STREET (480')



LOOKING EAST OVER AUSTIN (250')



LOOKING SOUTH TOWARD THE LAKE (350')

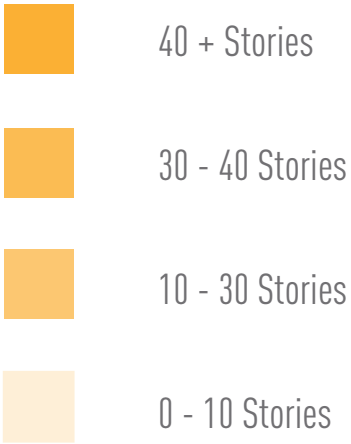


LOOKING WEST TOWARD THE LAKE OVER THE MACC (350')

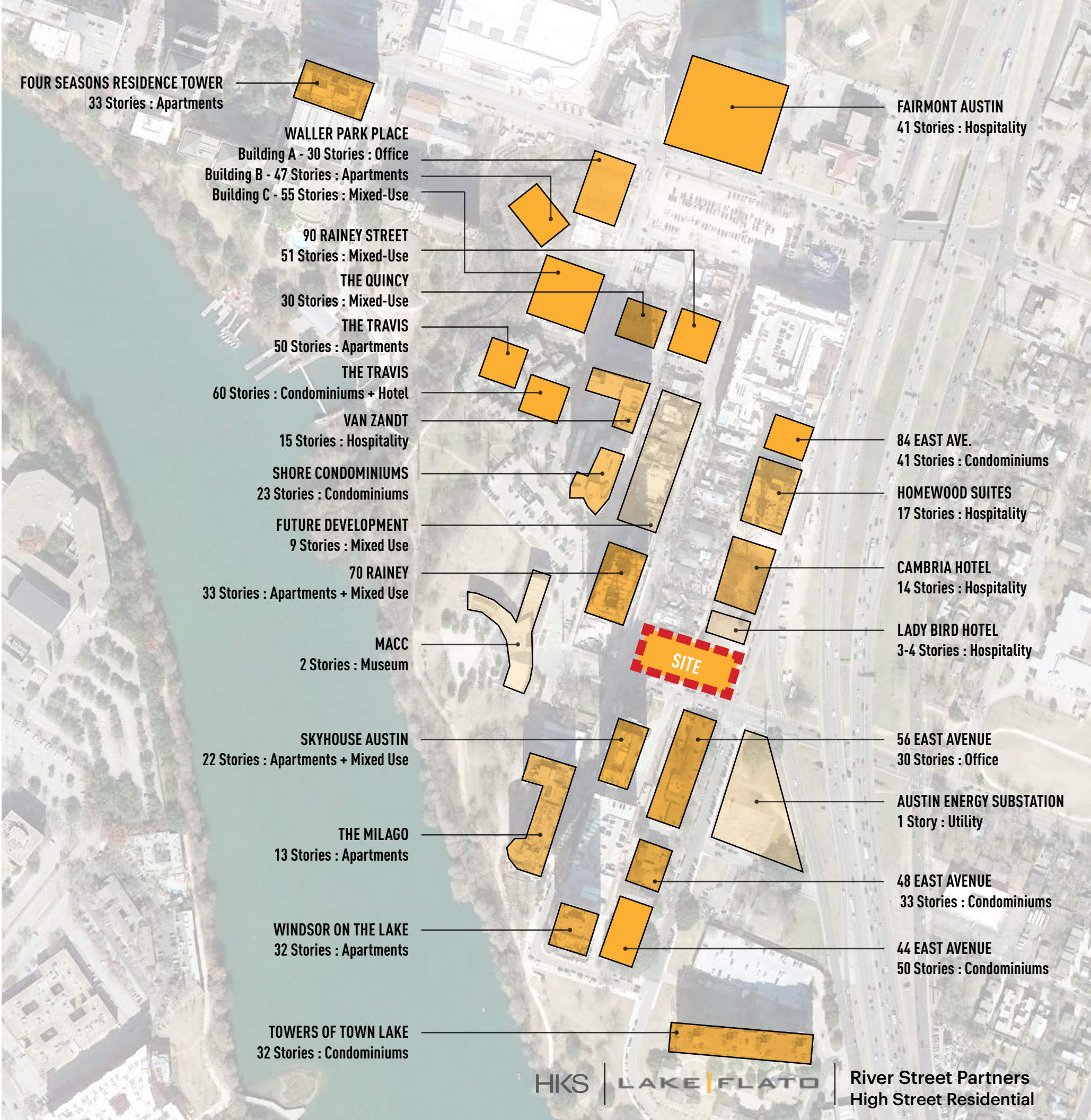
SITE — KEY VIEWS

Rainey Street is undergoing significant development. Our project will be positioned among many tall buildings, creating myriad view opportunities at different levels.

Consistent throughout the River Street Tower (from level 3 upward) will be stunning views to the west over Lady Bird Lake and beyond.



SITE — CONTEXT



Rainey Street, once a modest collection of bungalows, has become a vibrant destination district. Populated with food trucks, bars, restaurants, and creative activity, the street is lively with visitors most hours of the day and night. It is also fast becoming home to dense development, including hotels, residences, and office. Thus the identity of Rainey Street must evolve, a new development project has the opportunity to embrace a more urban future while remaining rooted in a historic Austin neighborhood.



The Rainey Street district is bordered by main vehicular thoroughfares (Cesar Chavez and I-35) and by natural features (Waller Creek and Lady Bird Lake), existing at the intersection of urbanism and nature.

SITE — CULTURE



1. VERTICAL PROGRAM:
Create a **dynamic podium** with vertically-integrated program so that the street experience is active, inviting, and **native to Austin** as well as the Rainey district.
2. BUILDING ECOLOGY:
Celebrate nature and community with immersive vegetation and ample views to the lake at all shared spaces.
3. CONNECTION TO PLACE:
Design a building that **speaks with its context** by architecturally responding to the site's stunning views of the lake and downtown.

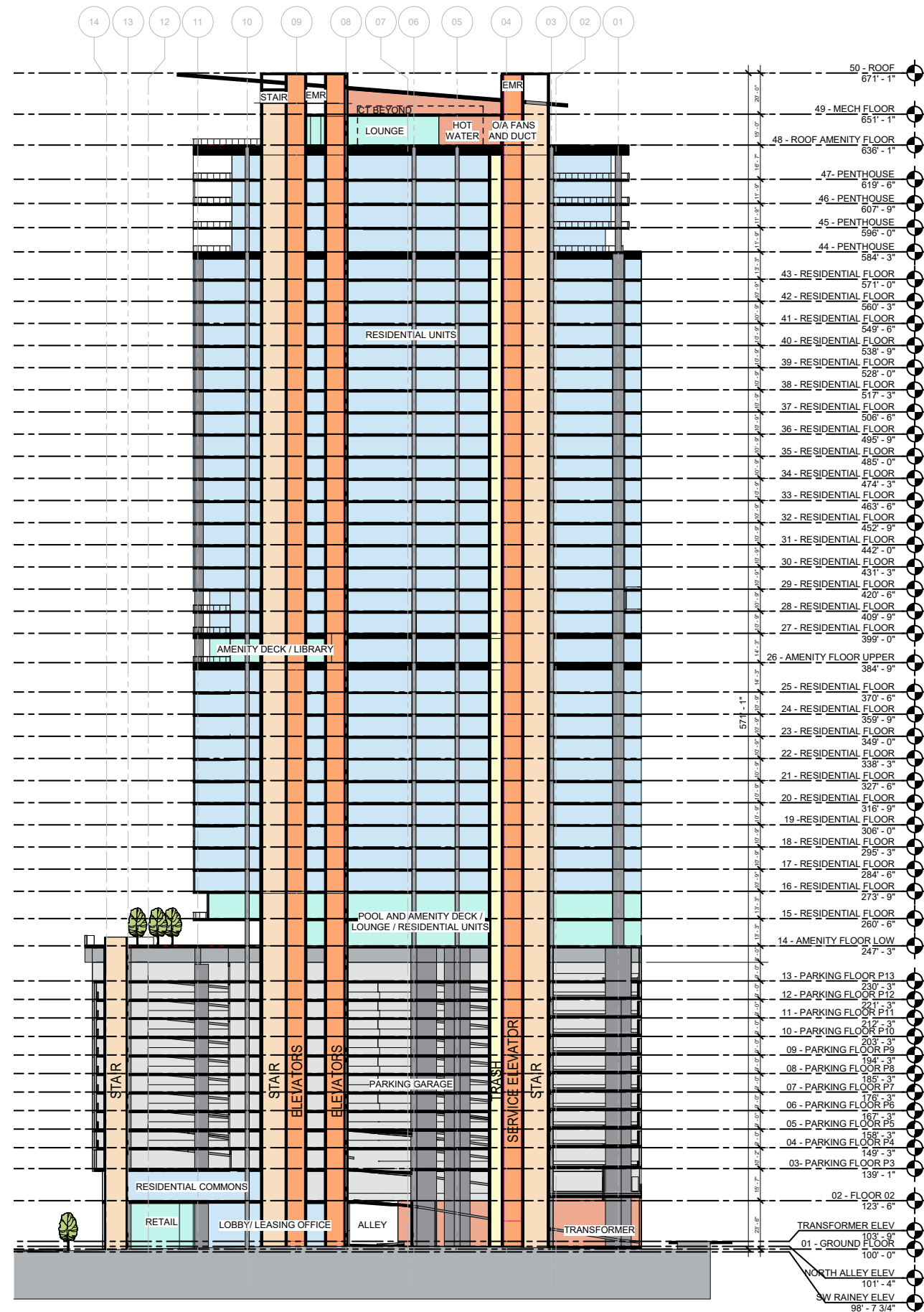


CONCEPT

TOP OF ROOF
671' - 1"

POOL DECK
247' - 3"

GROUND LEVEL
100' - 0"



MECHANICAL PENTHOUSE

SKY LOUNGE

PENTHOUSE
(25 UNITS)

APARTMENT UNITS
(248 UNITS)

THE LIBRARY

APARTMENT UNITS
(136 UNITS)

POOL / URBAN TERRACE

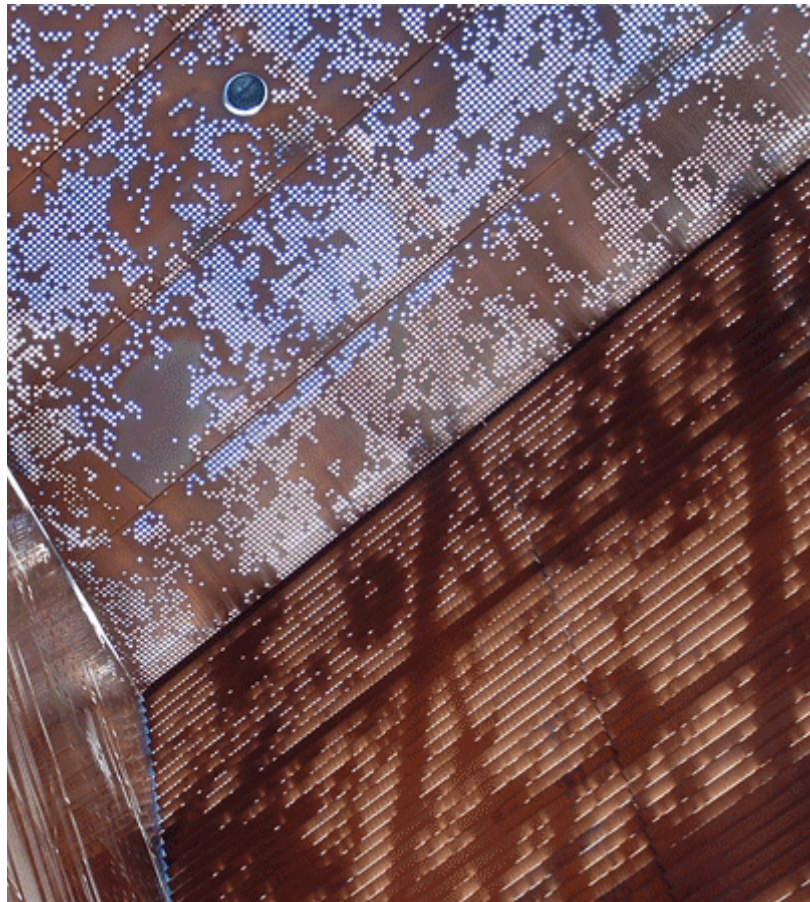
RETAIL/ HAPPY HOUR
(1,500 SF)



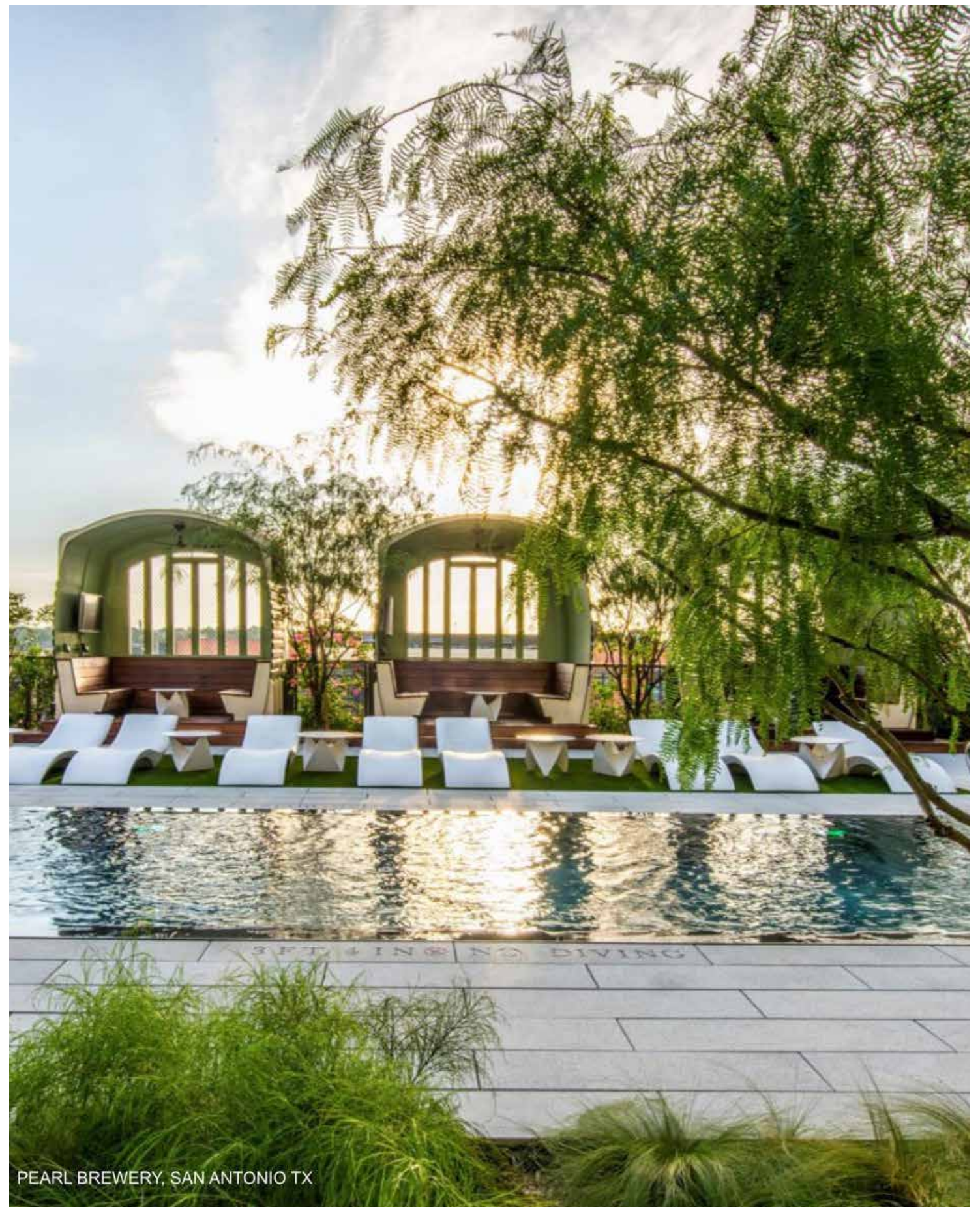
SECTION



INSPIRATION — STREET

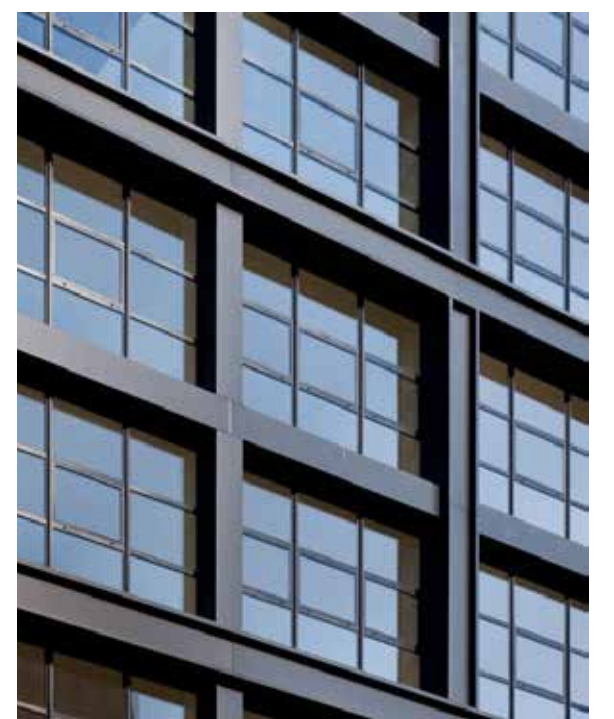


INSPIRATION — PODIUM



PEARL BREWERY, SAN ANTONIO TX

INSPIRATION — AMENITY DECKS



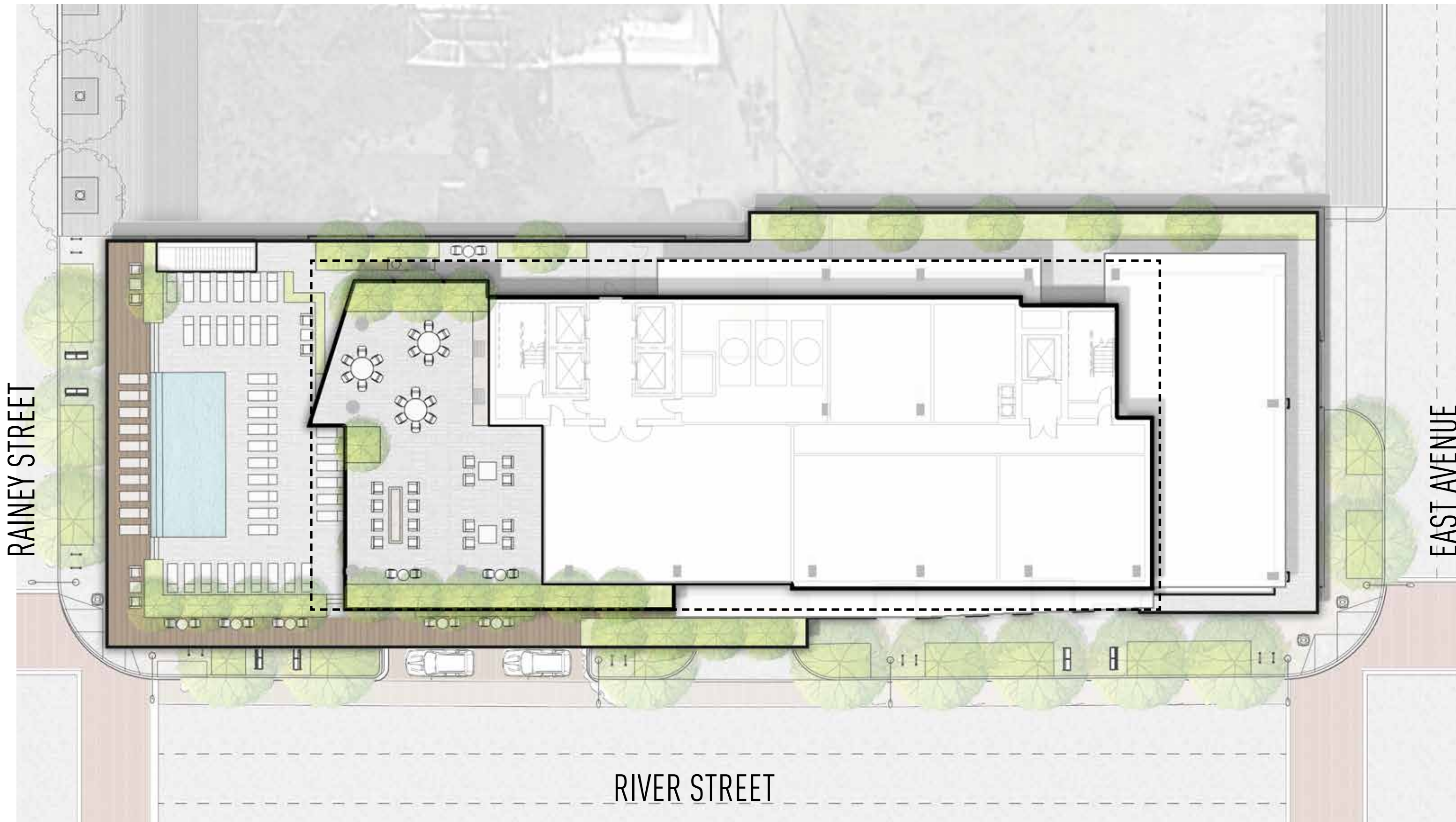
INSPIRATION — SKIN

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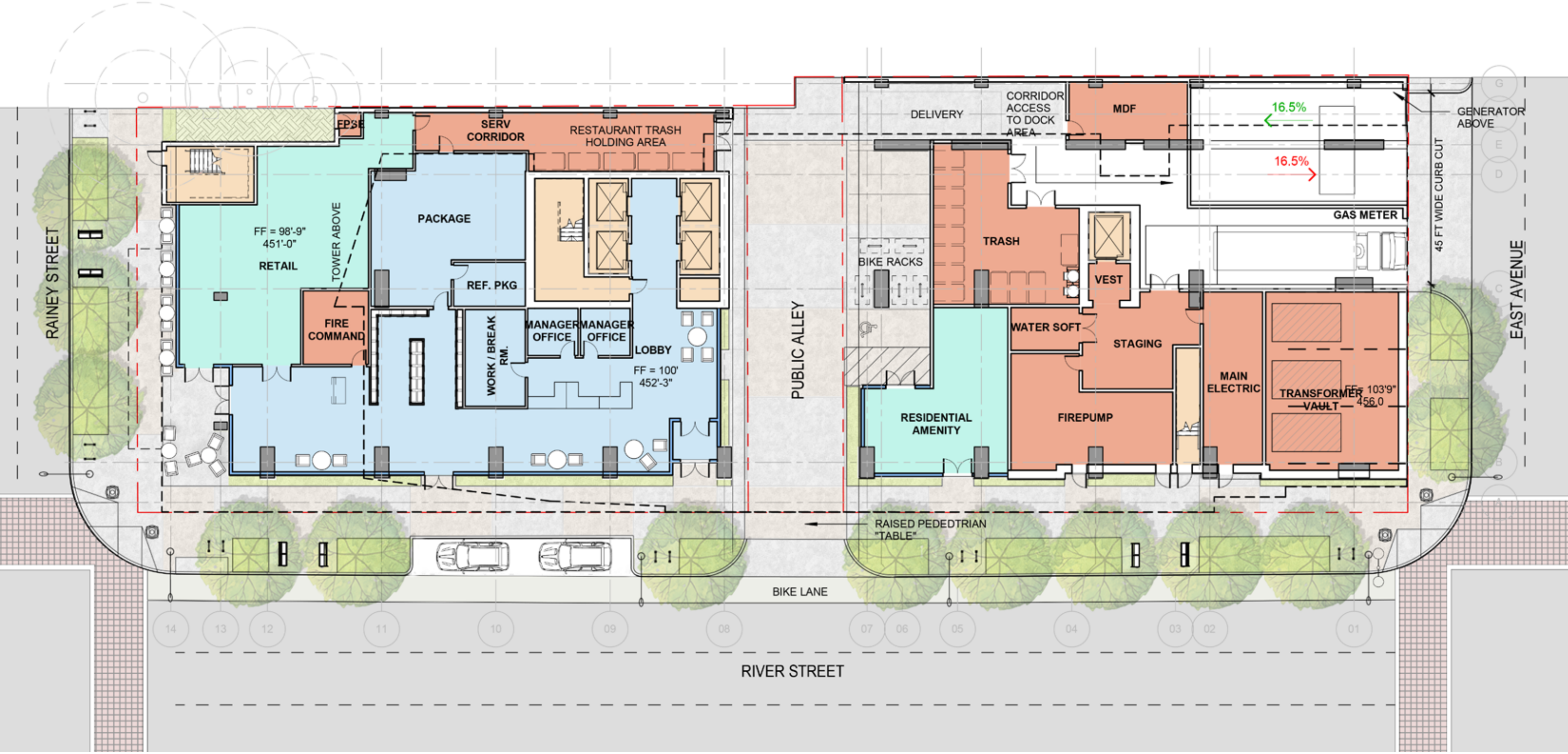


VICINITY PLAN

1" = 80'-0"



SITE PLAN



SITE PLAN



RAINEY ST & RIVER ST

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RIVER ST TOWARD RAINEY ST

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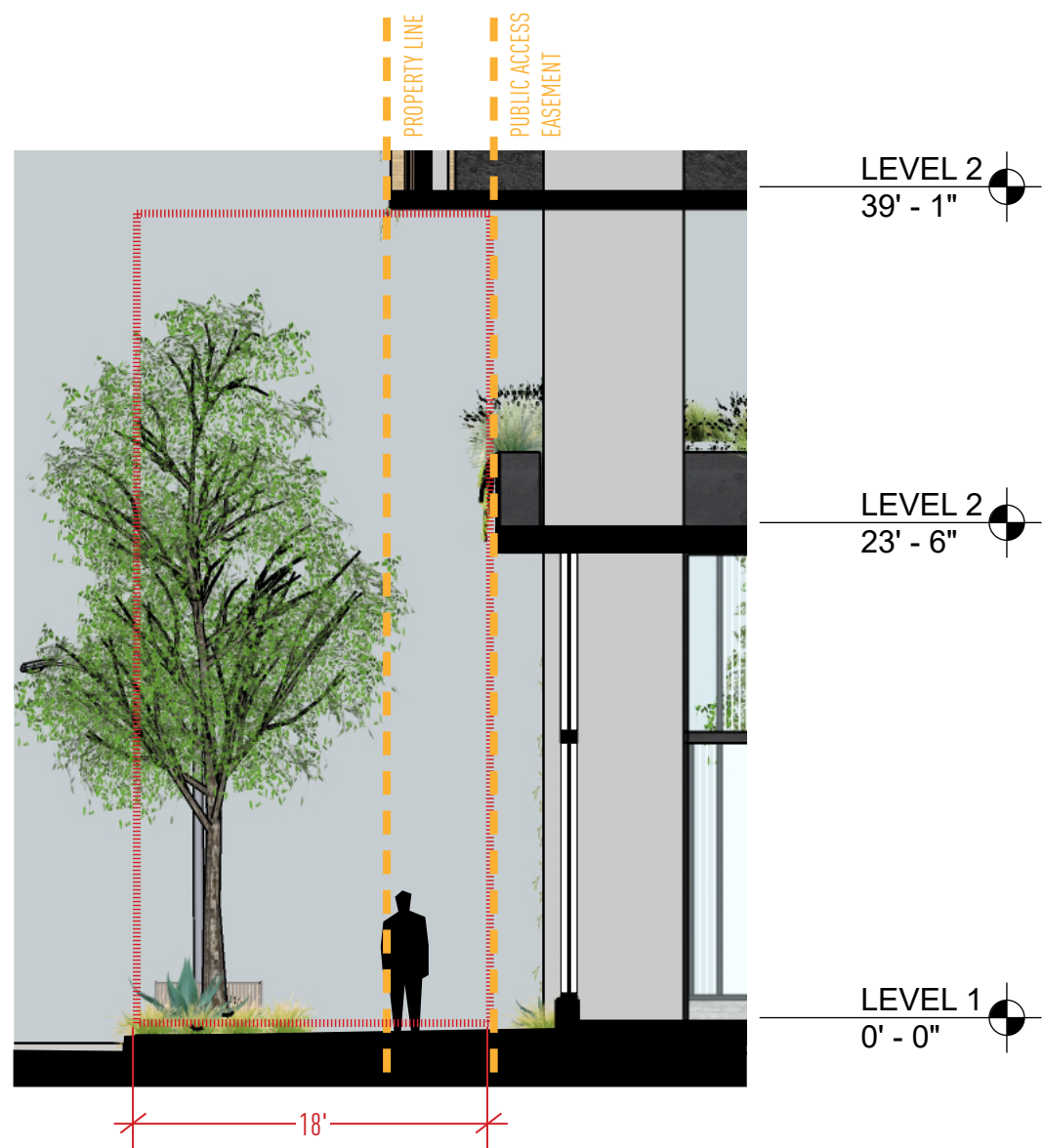
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RIVER ST TOWARD EAST AVE

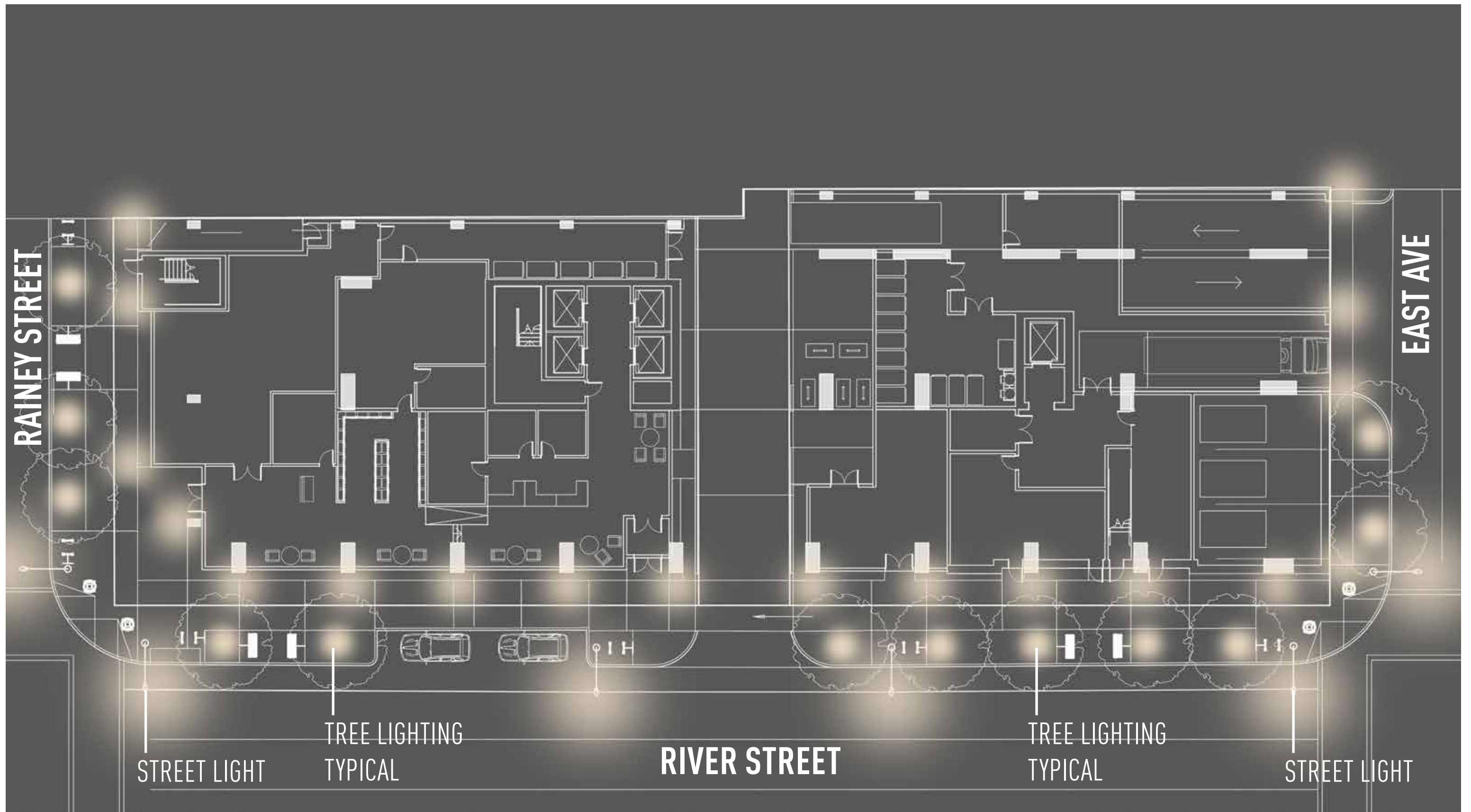


AT RAINEY AND RIVER STREETS, THE BUILDING STEPS BACK AT LEVELS 1 & 2 TO PROVIDE 18' CLEAR UP TO 35' HIGH FOR GREAT STREETS. COLUMNS ARE THE ONLY ARCHITECTURAL ELEMENTS IN THIS ZONE (RIVER STREET ONLY).

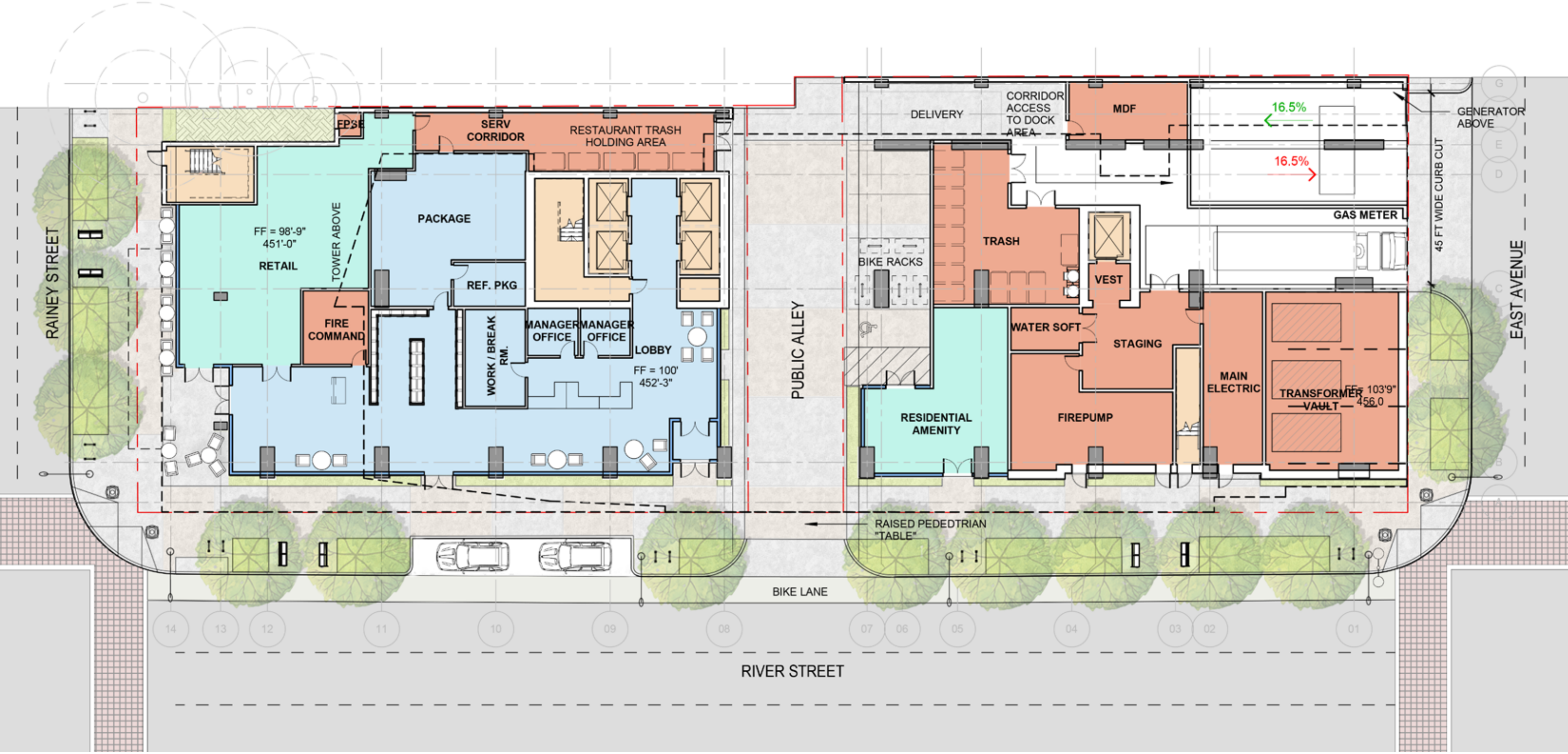


BUILDING PRESERVES MINIMUM 18' CLEAR OVER ALLEY IN ORDER TO ALLOW ACCESS THROUGH SITE.

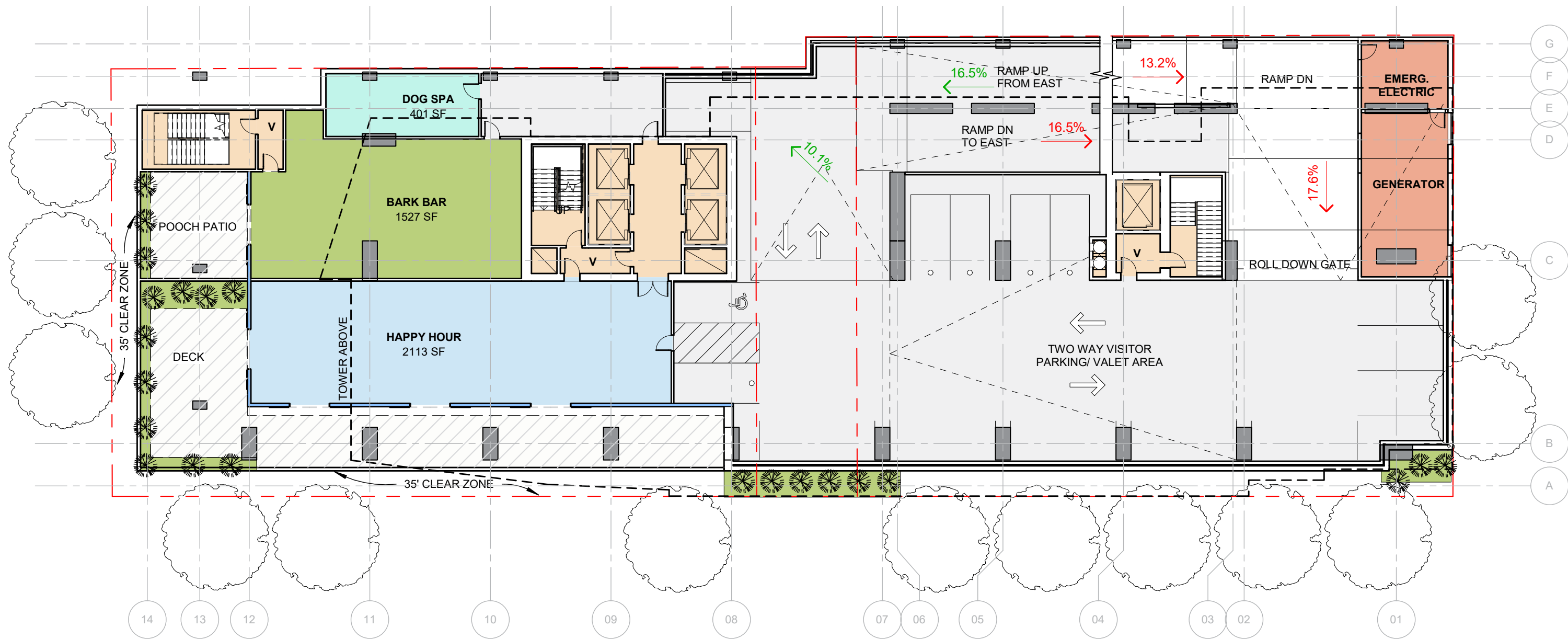
STREET EXPERIENCE



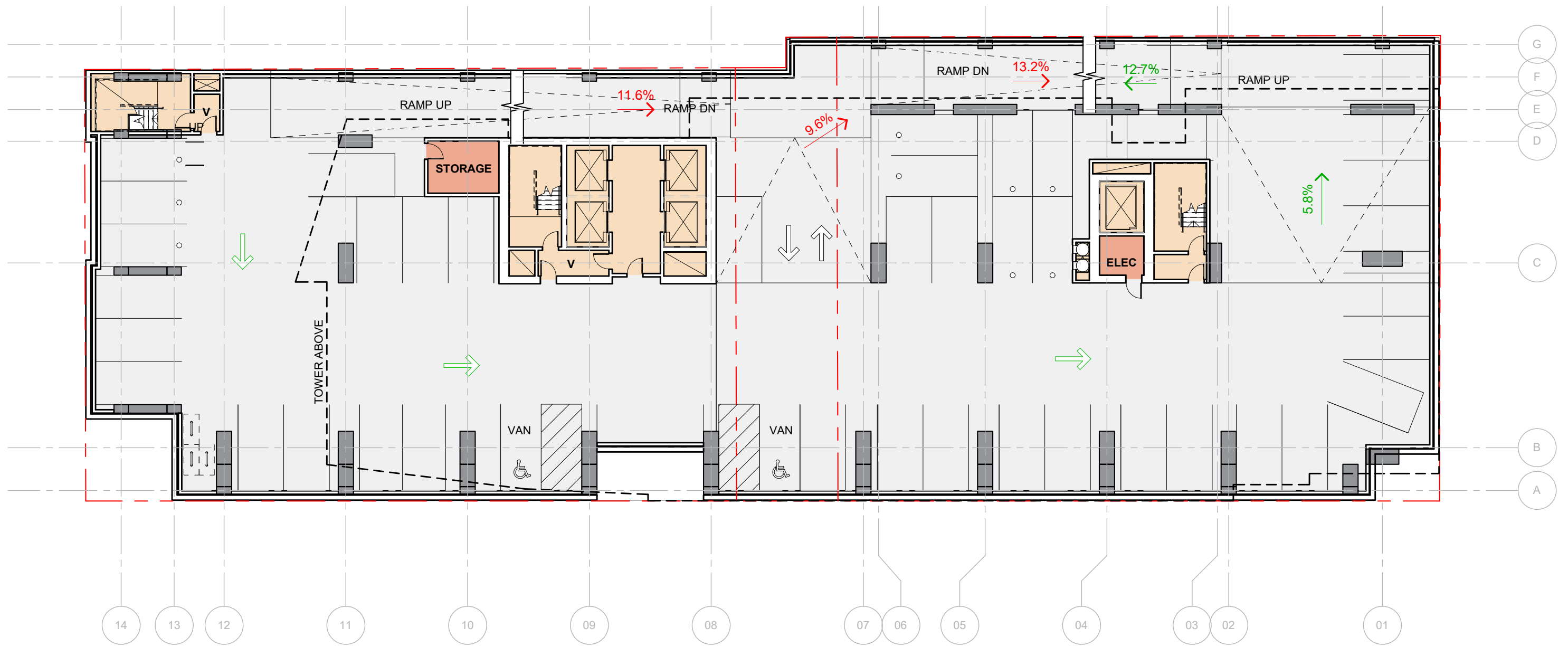
PHOTOMETRIC PLAN



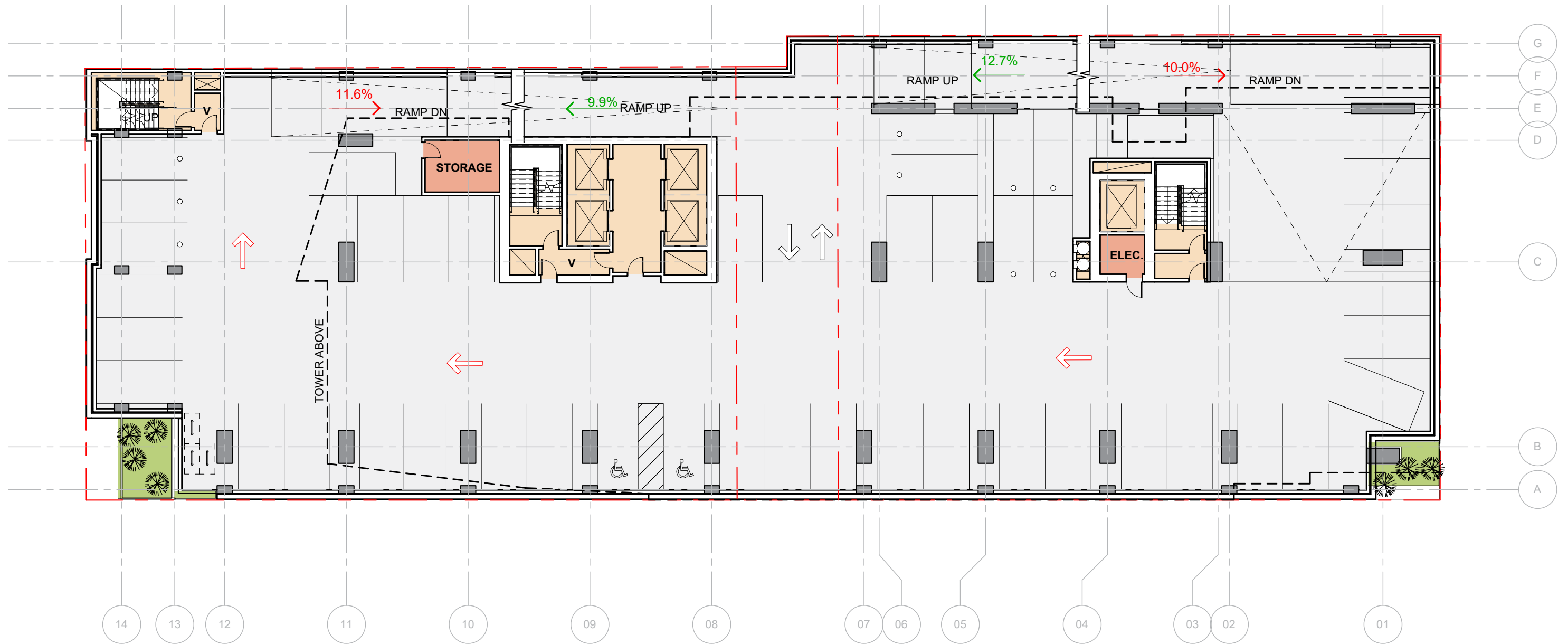
GROUND FLOOR PLAN



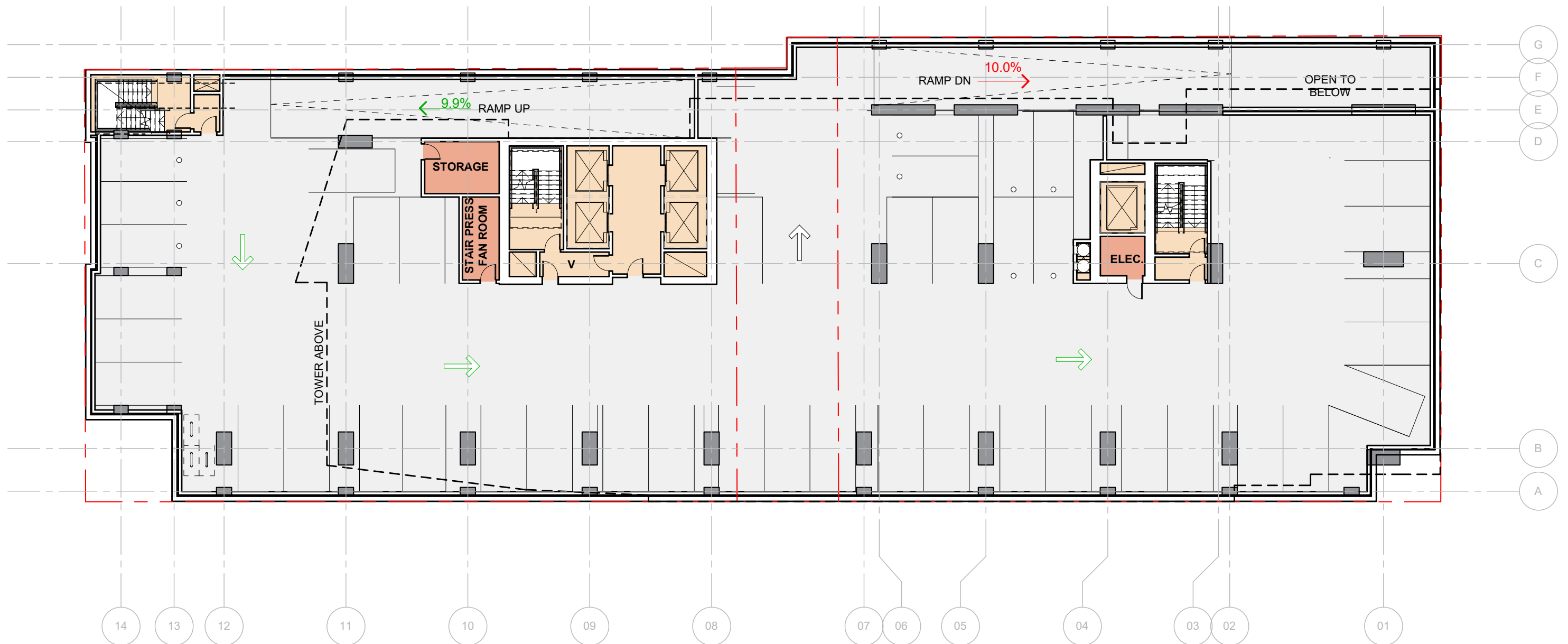
FLOOR PLAN 02 - COMMONS / PARKING



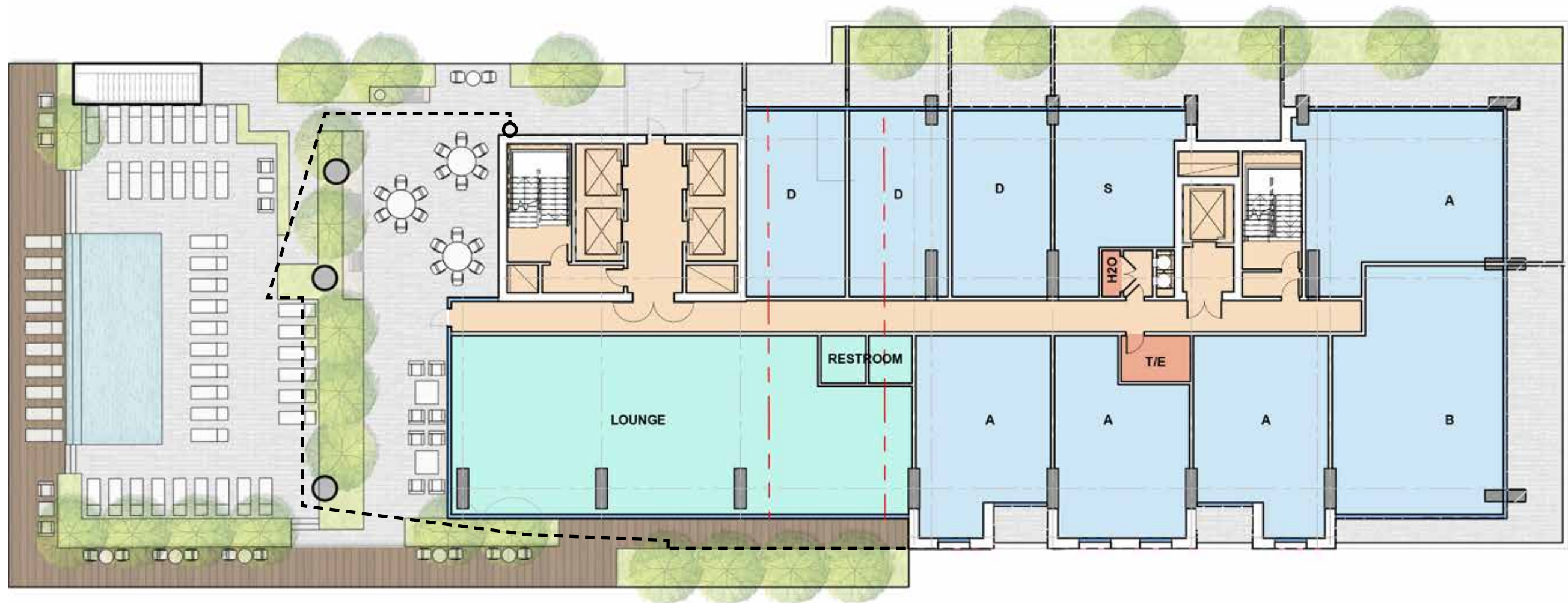
FLOOR PLAN 03 - PARKING



FLOOR PLAN 04 - PARKING



FLOOR PLAN 13 - TOP FLOOR PARKING



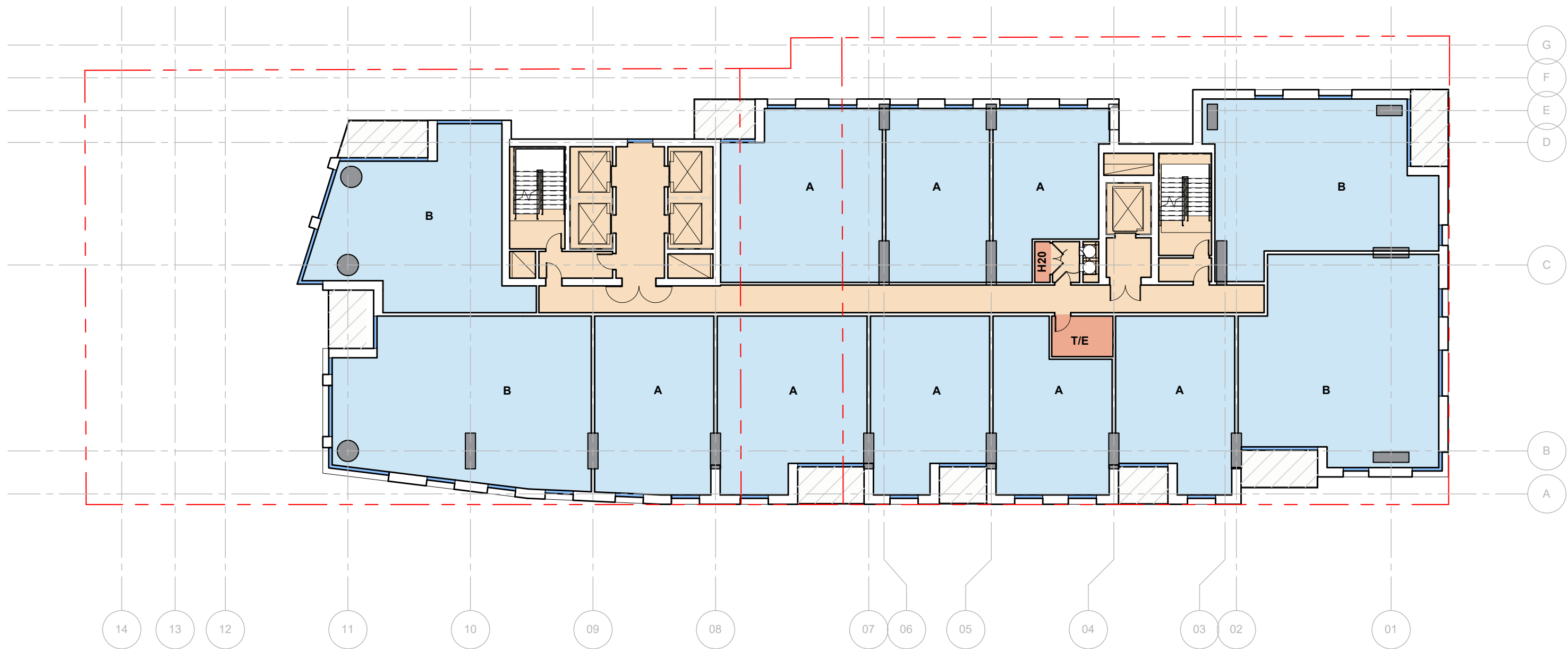
LOWER AMENITY PLAN

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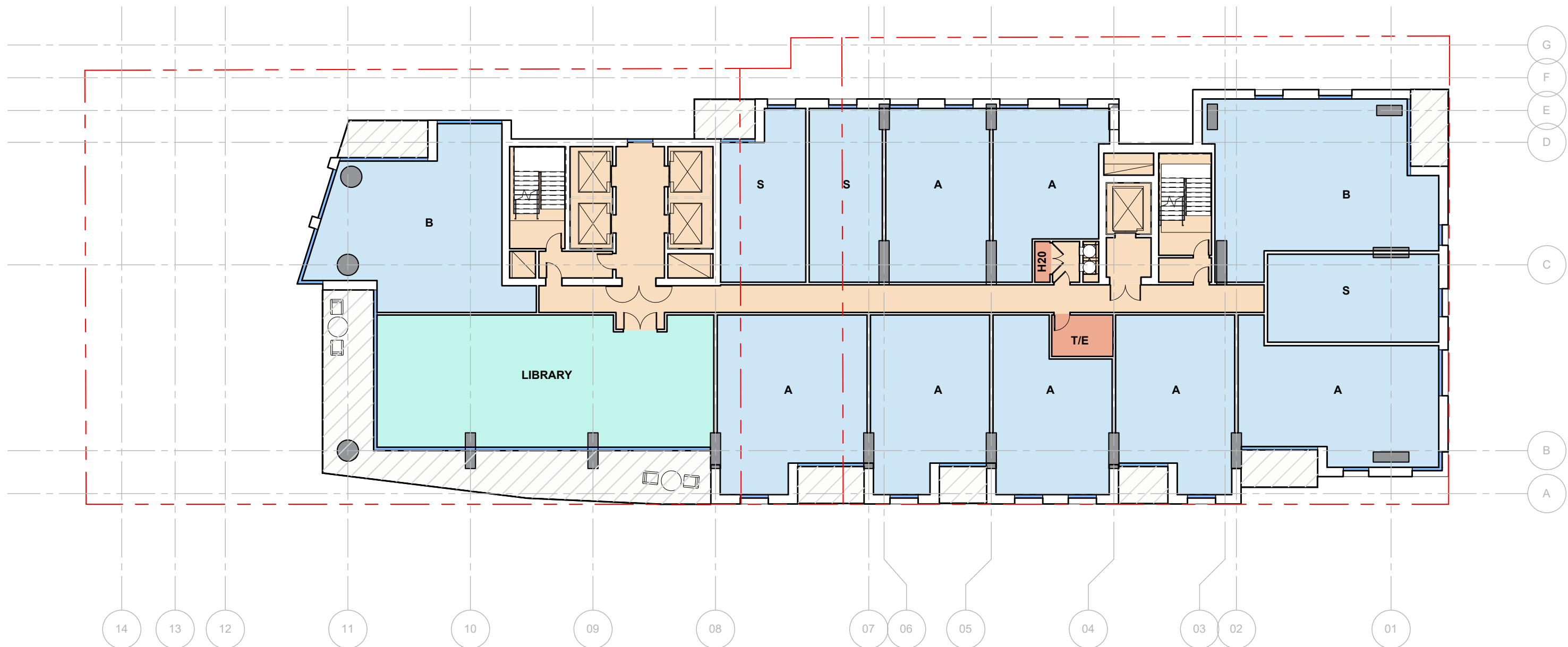




WELLNESS LEVEL

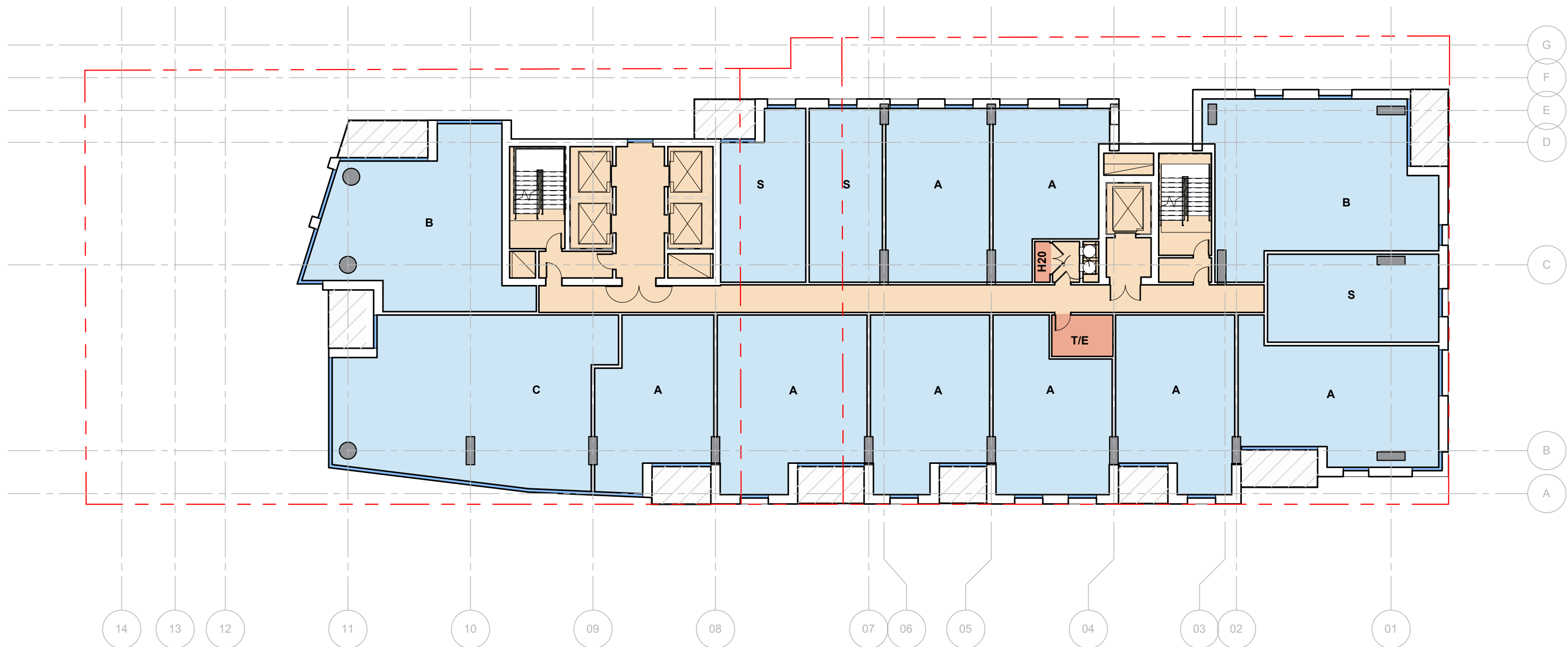


LOWER RESIDENTIAL UNIT PLAN

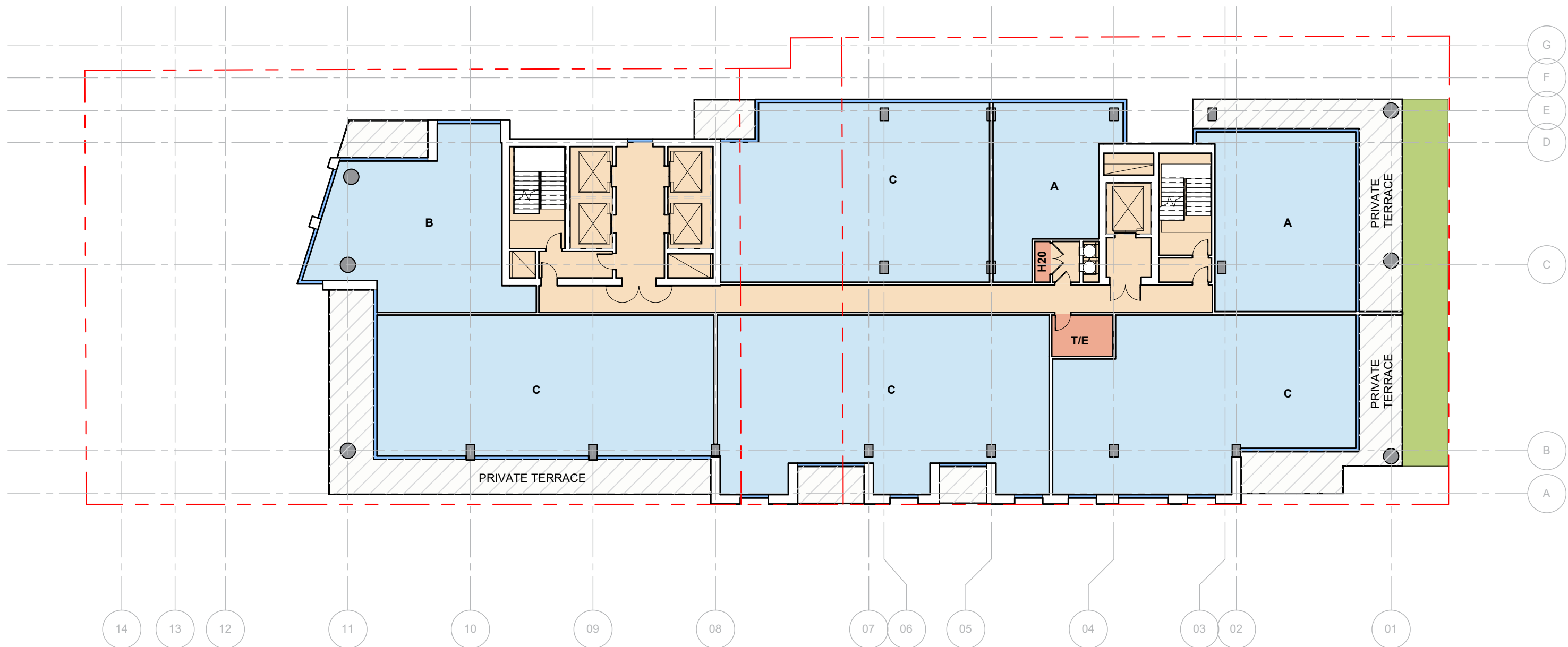


UPPER AMENITY PLAN

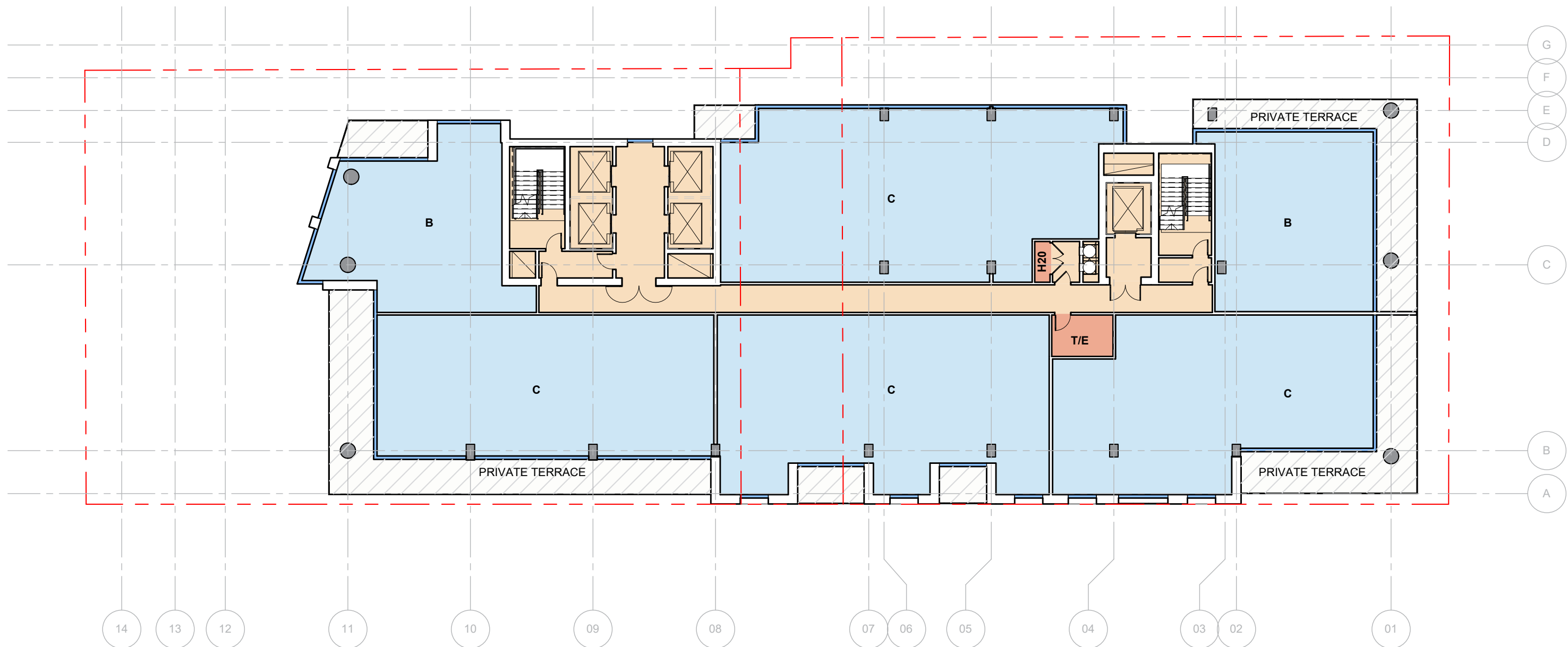




UPPER RESIDENTIAL UNIT PLAN

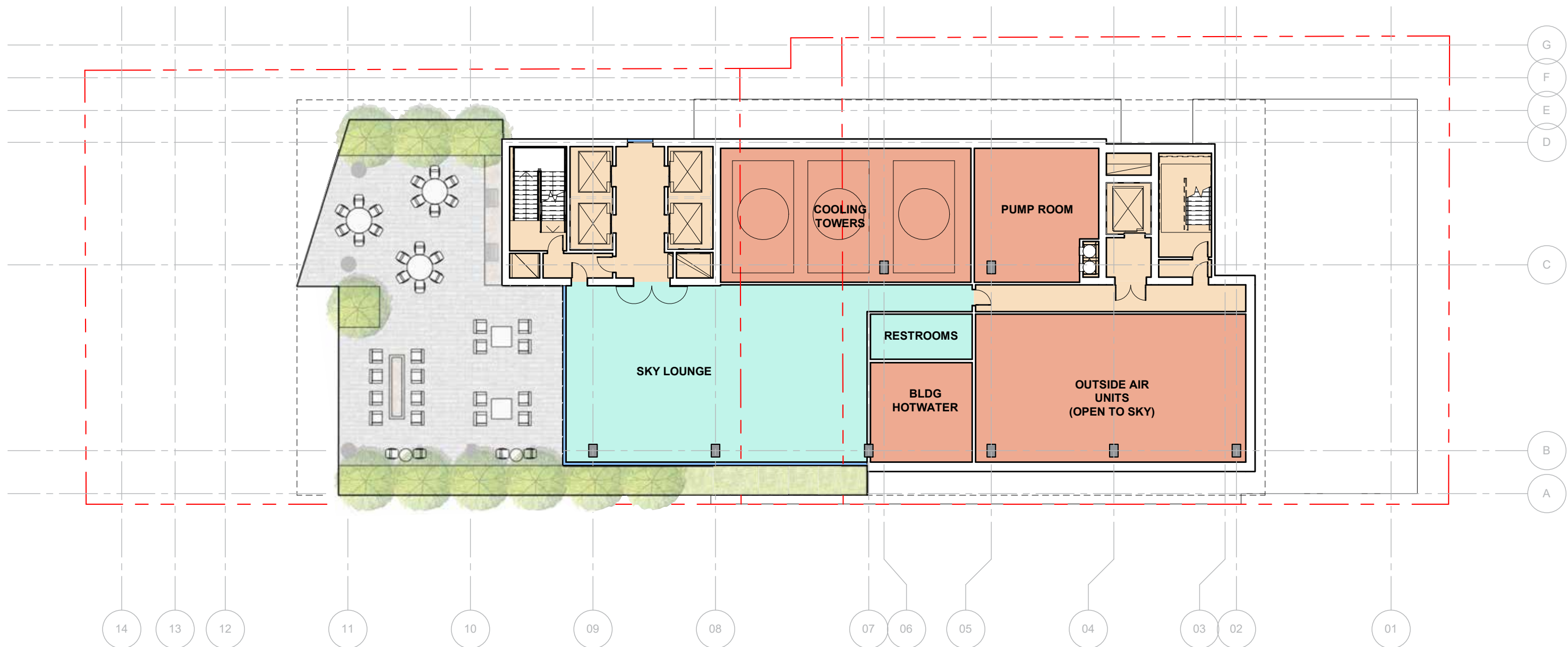


PENTHOUSE AMENITY UNIT PLAN

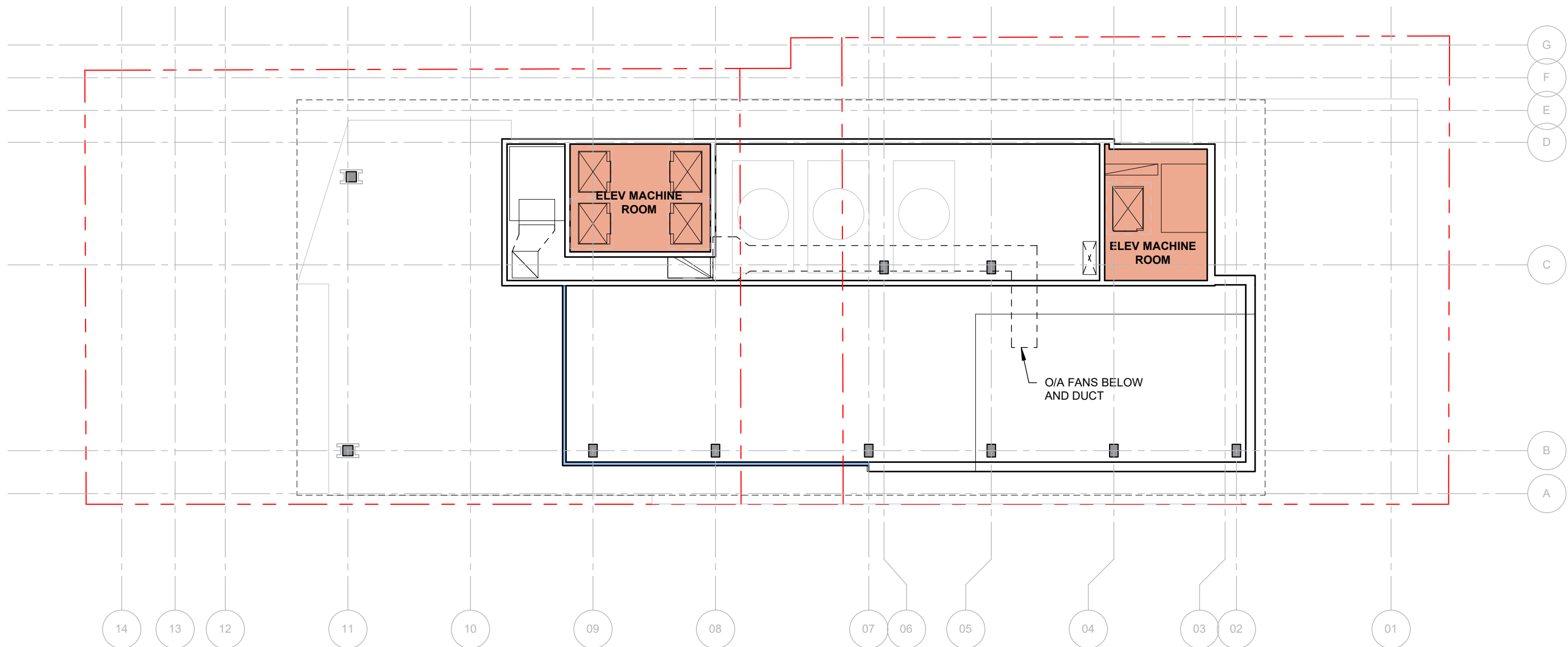


PENTHOUSE UNIT PLAN





ROOF AMENITY PLAN



ROOF MECHANICAL PLAN

DESIGN NOTES

- Tower "grows" from heavy & vegetated at base up to light & clean at top - in a gradient from rooted-in to reflective-of context.
- Ground-level retail brings the street into the building- the heartbeat of its base.
- Activity extends up the Rainey Street facade, adding dynamic presence to the district at the building's lowest levels.
- Parking levels are masked with vegetation, masonry, and artistic metal panel, adding rich texture to all street fronts.
- "Breaks" in tower mass at amenity levels provide scale & movement.
- Balconies and porches are positioned strategically for views- eroding the tower as it rises.
- Subtle warm tones of masonry at base and copper-toned composite system above complement vegetation and glass.
- Perceptions of tower from west, south, east, and north are each unique and reflective of particular context.

ELEVATIONS



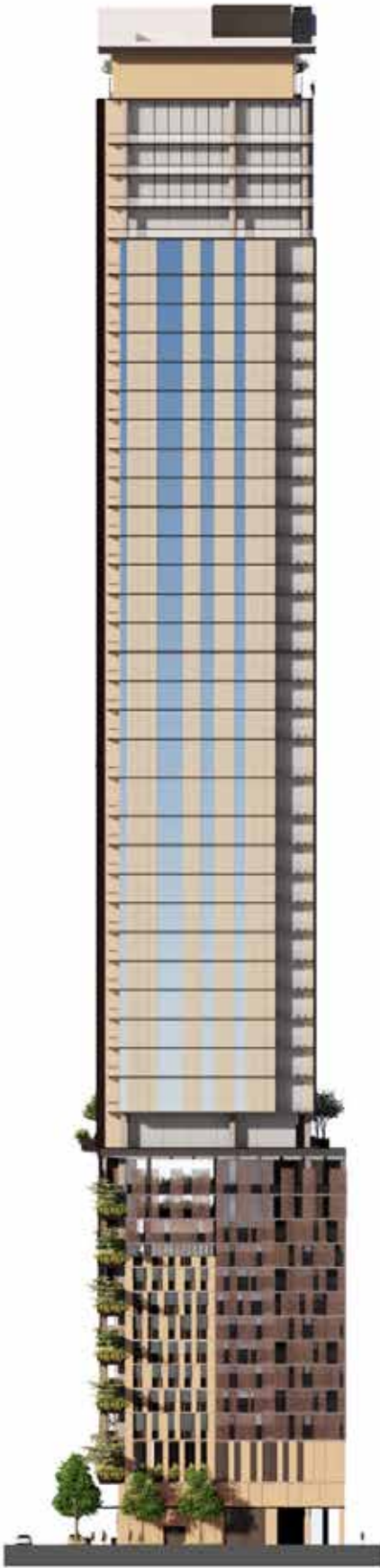
WEST



SOUTH

50 - ROOF	671' - 1"
49 - MECH FLOOR	651' - 1"
48 - ROOF AMENITY FLOOR	636' - 1"
47 - PENTHOUSE	619' - 6"
46 - PENTHOUSE	607' - 9"
45 - PENTHOUSE	596' - 0"
44 - PENTHOUSE	584' - 3"
43 - RESIDENTIAL FLOOR	571' - 0"
42 - RESIDENTIAL FLOOR	560' - 3"
41 - RESIDENTIAL FLOOR	549' - 6"
40 - RESIDENTIAL FLOOR	538' - 9"
39 - RESIDENTIAL FLOOR	528' - 0"
38 - RESIDENTIAL FLOOR	517' - 3"
37 - RESIDENTIAL FLOOR	506' - 6"
36 - RESIDENTIAL FLOOR	495' - 9"
35 - RESIDENTIAL FLOOR	485' - 0"
34 - RESIDENTIAL FLOOR	474' - 3"
33 - RESIDENTIAL FLOOR	463' - 6"
32 - RESIDENTIAL FLOOR	452' - 9"
31 - RESIDENTIAL FLOOR	442' - 0"
30 - RESIDENTIAL FLOOR	431' - 3"
29 - RESIDENTIAL FLOOR	420' - 6"
28 - RESIDENTIAL FLOOR	409' - 9"
27 - RESIDENTIAL FLOOR	399' - 0"
26 - AMENITY FLOOR UPPER	384' - 9"
25 - RESIDENTIAL FLOOR	370' - 6"
24 - RESIDENTIAL FLOOR	359' - 9"
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22 - RESIDENTIAL FLOOR	338' - 3"
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16 - RESIDENTIAL FLOOR	273' - 9"
15 - RESIDENTIAL FLOOR	260' - 6"
14 - AMENITY FLOOR LOW	247' - 3"
13 - PARKING FLOOR P13	230' - 3"
12 - PARKING FLOOR P12	221' - 6"
11 - PARKING FLOOR P11	212' - 3"
10 - PARKING FLOOR P10	203' - 6"
09 - PARKING FLOOR P9	194' - 3"
08 - PARKING FLOOR P8	185' - 3"
07 - PARKING FLOOR P7	176' - 6"
06 - PARKING FLOOR P6	167' - 3"
05 - PARKING FLOOR P5	158' - 3"
04 - PARKING FLOOR P4	149' - 3"
03 - PARKING FLOOR P3	139' - 1"
02 - FLOOR 02	123' - 6"
TRANSFORMER ELEV	103' - 8"
01 - GROUND FLOOR	100' - 0"
NORTH ALLEY ELEV	101' - 4"
SW RAINY ELEV	98' - 7 3/4"

ELEVATIONS



EAST

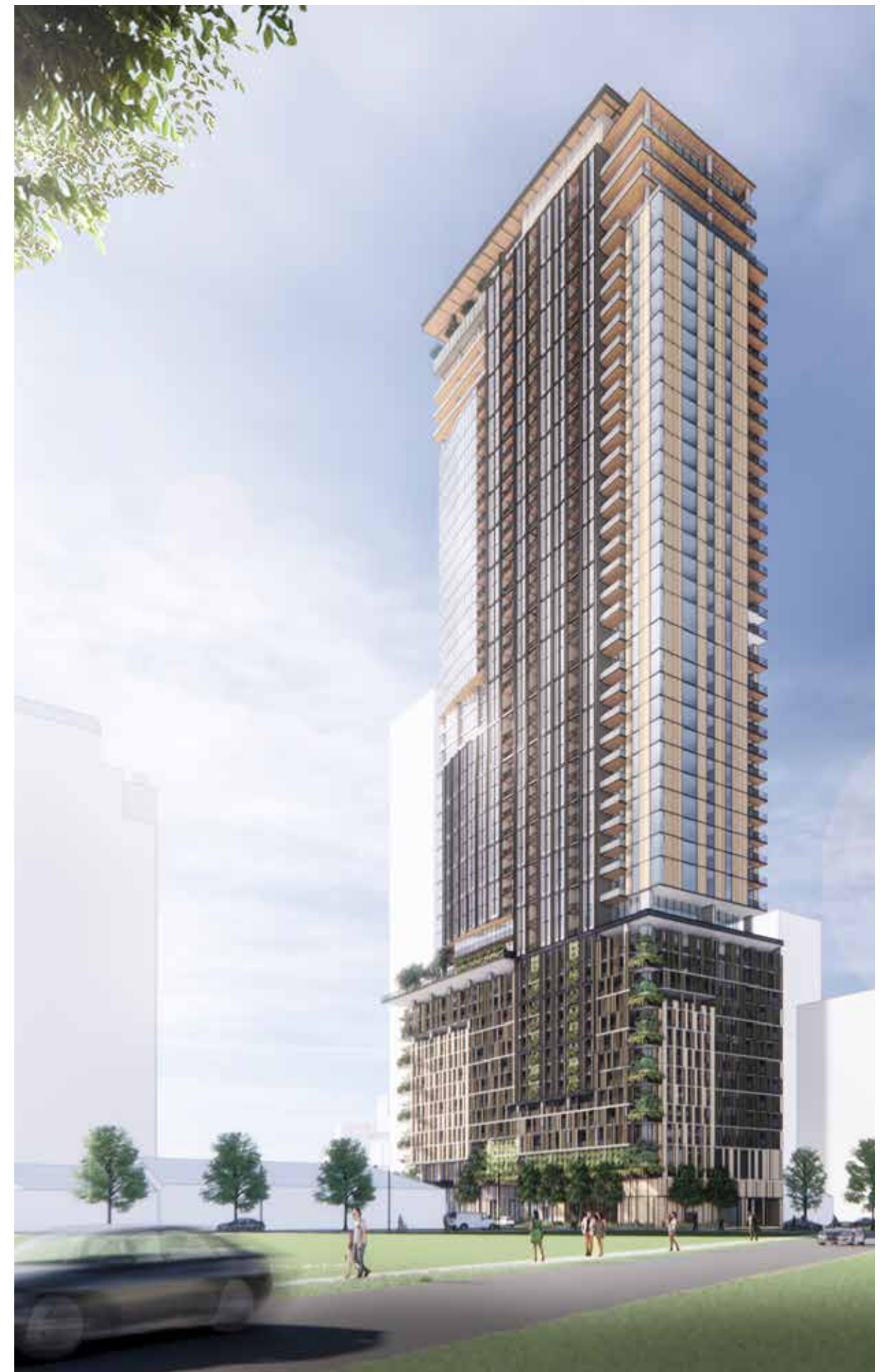


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TRANSFORMER ELEV	103' - 8"
01 - GROUND FLOOR	100' - 0"
NORTH ALLEY ELEV	101' - 4"
SW RAINY ELEV	98' - 7 3/4"

- 1. Deemphasize cars.** Transportation habits are changing, and it is likely that during the lifespan of this building, car ownership will become a thing of the past.
 - Design for all modes of transportation including rideshare, bicycle, and micro-mobility solutions.
 - Design the parking floors so they can be adapted into occupiable space.
- 2. Create a performative skin.** Utilize iterative parametric design to develop strategies for strategic glazing and effective shading. It is advantageous that the site is generally oriented east-west, but the design will need to reconcile panoramic views with solar and glare control, especially to the west and south.
 - A 40% Window-to-Wall ratio as an average over the entire building sets the stage for good performance (energy, daylight, acoustics, thermal comfort, bird strikes, reflections, etc.).
 - Planters, balconies, and structure can serve as sun-shading elements.
- 3. Incorporate plants into the podium facade** in order to establish an expressive identity, to create a biophilic experience, and to connect the project to its site. All vegetation must be simple and easy to maintain.
 - Select native plants that can thrive in the conditions in which they will live.
 - Integrate irrigation within overall building systems, structure, and/or facade.
- 4. Tell a great water story.** In Texas, water is our most precious resource; the project should collect, store, and reuse water in ways that are both expressive and beneficial to users.
 - Collect and use rainwater effectively.
 - Recirculate and use condensate effectively.
- 5. Set new standards for development in the city of Austin.** Do better; give back.
 - Achieve more than the AEGB 2-star minimum.
 - Consider additional certifications, such as LEED and/or WELL.
 - Incorporate renewable energy solutions as an expression of a sustainable ethos.

DESIGN — PERFORMANCE GOALS



Deck Area	Retail SF	Parking Count	Unit Count	Studio	1 Bed	2 Bed	3 Bed	Bed Count	Residential GSF	Amenity SF	Penetrations	FAR	Residential RSF	Height		
													Total Height from Grade	568.58'		
									1,780 GSF				Mech Screen wall	20.00'		
			3,359 SF Deck						8,861 GSF	2,398 SF	1,297 GSF	7,564 GSF	Amenity Roof Deck Flr 48	15.00'		
													DECK STRUCTURE 4.83			
			6 Units	0	0	2	4	16 Beds	13,774 GSF	0 SF	1,338 SF	12,436 SF	11,017 RSF	Residential Floor 47	11.75'	
			6 Units	0	0	2	4	16 Beds	13,774 GSF	0 SF	1,338 SF	12,436 SF	11,017 RSF	Residential Floor 46	11.75'	
			6 Units	0	0	2	4	16 Beds	13,774 GSF	0 SF	1,338 SF	12,436 SF	11,017 RSF	Residential Floor 45	11.75'	
			7 Units	0	2	1	4	16 Beds	13,557 GSF	0 SF	1,338 SF	12,219 SF	10,800 RSF	Residential Floor 44	11.75'	
			14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF	Residential Floor 43	10.75'	
			14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF	Residential Floor 42	10.75'	
			14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF	Residential Floor 41	10.75'	
			14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF	Residential Floor 40	10.75'	
			14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF	Residential Floor 39	10.75'	
			14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF	Residential Floor 38	10.75'	
			14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF	Residential Floor 37	10.75'	
			14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF	Residential Floor 36	10.75'	
			14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF	Residential Floor 35	10.75'	
			14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF	Residential Floor 34	10.75'	
			14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF	Residential Floor 33	10.75'	
			14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF	Residential Floor 32	10.75'	
			14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF	Residential Floor 31	10.75'	
			14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF	Residential Floor 30	10.75'	
			14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF	Residential Floor 29	10.75'	
			13 Units	3	7	2	1	17 Beds	14,910 GSF	0 SF	1,338 SF	13,572 SF	12,098 RSF	Residential Floor 28	10.75'	
			13 Units	3	7	2	1	17 Beds	14,910 GSF	0 SF	1,338 SF	13,572 SF	12,098 RSF	Residential Floor 27	10.75'	
959 SF Deck			12 Units	3	7	2	0	14 Beds	14,729 GSF	1,814 SF	1,338 SF	13,391 SF	10,103 RSF	Residential Floor 26	14.25'	
													DECK STRUCTURE 4.00			
			12 Units	0	8	4	0	16 Beds	15,446 GSF	0 SF	1,338 SF	14,108 SF	12,634 RSF	Residential Floor 25	10.25'	
			12 Units	0	8	4	0	16 Beds	15,446 GSF	0 SF	1,338 SF	14,108 SF	12,634 RSF	Residential Floor 24	10.75'	
			12 Units	0	8	4	0	16 Beds	15,446 GSF	0 SF	1,338 SF	14,108 SF	12,634 RSF	Residential Floor 23	10.75'	
			12 Units	0	8	4	0	16 Beds	15,446 GSF	0 SF	1,338 SF	14,108 SF	12,634 RSF	Residential Floor 22	10.75'	
			12 Units	0	8	4	0	16 Beds	15,446 GSF	0 SF	1,338 SF	14,108 SF	12,634 RSF	Residential Floor 21	10.75'	
			12 Units	0	8	4	0	16 Beds	15,446 GSF	0 SF	1,338 SF	14,108 SF	12,634 RSF	Residential Floor 20	10.75'	
			12 Units	0	8	4	0	16 Beds	15,446 GSF	0 SF	1,338 SF	14,108 SF	12,634 RSF	Residential Floor 19	10.75'	
			12 Units	0	8	4	0	16 Beds	15,446 GSF	0 SF	1,338 SF	14,108 SF	12,634 RSF	Residential Floor 18	10.75'	
			12 Units	0	8	4	0	16 Beds	15,446 GSF	0 SF	1,338 SF	14,108 SF	12,634 RSF	Residential Floor 17	10.75'	
			12 Units	0	8	4	0	16 Beds	15,446 GSF	0 SF	1,338 SF	14,108 SF	12,634 RSF	Residential Floor 16	10.75'	
478 SF Deck			9 Units	2	5	2	0	11 Beds	14,133 GSF	3,346 SF	1,348 SF	12,785 SF	7,892 RSF	Residential Floor 15	13.25'	
9,590 SF Deck			7 Units	1	5	1	0	8 Beds	12,284 GSF	3,343 SF	1,370 SF	10,914 GSF	6,003 RSF	Amenity Floor 14	13.25'	
													DECK STRUCTURE 8.00			
	23,184 SF	43 CARS	(4T, 5C, 35 Std.)										Garage Level P13	9.00'		
	23,134 SF	44 CARS	(4T, 5C, 35 Std.)										Garage Level P12	9.00'		
	23,134 SF	44 CARS	(4T, 5C, 35 Std.)										Garage Level P11	9.00'		
	23,134 SF	44 CARS	(4T, 5C, 35 Std.)										Garage Level P10	9.00'		
	23,134 SF	44 CARS	(4T, 5C, 35 Std.)										Garage Level P9	9.00'		
	23,134 SF	44 CARS	(4T, 5C, 35 Std.)										Garage Level P8	9.00'		
	23,134 SF	44 CARS	(2 ADA, 4T, 5C, 33 Std.)										Garage Level P7	9.00'		
	23,134 SF	44 CARS	(2 ADA, 4T, 5C, 33 Std.)										Garage Level P6	9.00'		
	23,134 SF	44 CARS	(2 ADA, 4T, 5C, 33 Std.)										Garage Level P5	9.00'		
	23,134 SF	44 CARS	(2 ADA, 4T, 5C, 33 Std.)										Garage Level P4	9.00'		
	23,127 SF	43 CARS	(2 Van, 3C, 6T, 33 Std.)										Garage Level P3	10.17'		
519 SF Deck	13,333 SF	10 CARS	(1 ADA 4 Parallel, 3 Std.)						7,166 GSF	3,312 SF	1,642 SF	18,857 SF	Garage Level P2	15.58'		
Rainey Street	1,500 SF	3 CARS	(1 ADA, 2 Std.)					Alley	12,238 GSF	2,940 GSF	1,631 SF	12,107 SF	Ground	23.50'	East Ave	
14,905 SF Deck	1,500 SF Retail SF	491 CARS 267,850 SF 25 Bike Spaces	409 Units 995 SF/UNIT Unit Count	57 14%	233 57%	86 21%	33 8%	561 Beds	540,960 GSF Residential GSF	17,153 GSF Amenity SF	50,104 SF Penetrations	505,409 SF 21.43 :1 FAR FAR	406,815 RSF Residential RSF	505,409 GSF Project Area	23,579 SF Site Area	21.43 :1 FAR
				Studio	1 Bed	2 Bed	3 Bed							GSF means the total enclosed area of all floors in a building with a clear height of more than six feet, measured to the outside surface of the exterior walls. The term includes loading docks and excludes atria airspace, parking facilities, driveways, and enclosed loading berths and off-street maneuvering		

STACKING DIAGRAM

RIVER STREET RESIDENCES

OCTOBER 22 2020

