

River Street Market & Homes – Downtown Austin Design Guidelines
Density Bonus Application

Area-Wide Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
AW.1	Create dense development	YES	This project will deliver a 522,017 square foot residential tower in Downtown Austin with a proposed FAR of up to 23:1.
AW.2	Create mixed-use development	YES	The development will contain 376,901 net square feet of residential space, equaling 392 dwelling units, 7,206 square feet for a ground floor market and 6,034 square feet of restaurant space on the second level.
AW.3	Limit development which closes Downtown streets	YES	No streets will be permanently closed with this project; however, development will be designed such that the project will not have an impact if the City elects to turn Rainey Street into a festival street. The existing alley will be vacated, but will continue to function as an alley with the building constructed above.
AW.4	Buffer neighborhood edges	YES	This project is located at the center of the Rainey neighborhood and will not have an impact on neighborhood edges.
AW.5	Incorporate civic art in both public and private development	YES	Public art is proposed on the northwest corner of the building, on the façade facing Rainey Street. This is envisioned to enliven the street and help celebrate the culture of the Rainey Street District.
AW.6	Protect important public views	YES	The project is not located in a Capitol View Corridor and has been designed as a point tower and to be stepped back from the street to minimize impacts.
AW.7	Avoid historical misinterpretations	YES	This project is not designed to replicate any historical styles.
AW.8	Respect adjacent historic buildings	YES	The project is situated to respect the historic nature of the Rainey District by utilizing native plantings to serve as green walls throughout the exterior of the building, including the north elevation adjacent to historic bungalows, with textural masonry, concrete, and metal with vegetation to soften the appearance of this modern tower.
AW.9	Acknowledge that rooftops are seen from other buildings and the street	YES	All mechanical equipment on the rooftop will be screened and incorporated into the project. Additionally, an elevated pool deck on the western portion of the 12 th level of the tower will be designed as an outdoor amenity space, with ample native plantings and vegetation.
AW.10	Avoid the development of theme environments	YES	This will not be a themed development.

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AW.11	Recycle existing building stock	NO	No portion of the existing structures currently on-site are proposed to be recycled as part of this project.
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Public Streetscape Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
PS.1	Protect the pedestrian where the building meets the street	YES	This project embodies Austin's Great Streets program providing protection for the pedestrian with the utilization of the street tree and furniture zone to separate the pedestrian zone from adjacent vehicular traffic.
PS.2	Minimize curb cuts	YES	The project will not contain any curb cuts on Rainey street and the existing alley will remain; the alley will be vacated, but will continue to function as an alley with the building constructed above. Additionally, one curb cut is proposed on East Avenue that will provide ingress/egress to the residential parking garage. The site will have one full curb cut and a drop-off area along River Street.
PS.3	Create a potential for two-way streets	YES	Rainey Street and River Street are two-way streets, while East Avenue fronting the project is currently one-way; the project will be designed to accommodate traffic from both directions.
PS.4	Reinforce pedestrian activity	YES	The ground floor will include a market and a beer garden space to invigorate the project at street-level, and bring the inside out and connect the pedestrians to the building and continue the vibrant street life of the Rainey district. In addition, restaurant space on the second level will incorporate an outdoor dining porch fronting River Street.
PS.5	Enhance key transit stops	N/A	There are no existing transit stops on the abutting roadways; however, the project is within easy access of the Butler and Waller Creek trail networks.
PS.6	Enhance the streetscape	YES	The project will construct Great Streets on Rainey Street and River Street creating an enhanced streetscape on Rainey Street and River Street. East Avenue is maintained by TxDOT and will also be Great Streets-compliant. The City Manager is currently investigating a fee-in-lieu option for the Great Streets

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			requirement for roadways maintained by TxDOT.
PS.7	Avoid conflicts between pedestrian and utility equipment	YES	The electric vault for the project is situated on the southeast corner of the site and is recessed beyond the sidewalk clear zone and underneath a building overhang to prevent conflicts between pedestrians and the equipment.
PS.8	Install street trees	YES	The project will install street trees in conjunction with the Great Streets program along all three street frontages to the greatest extent possible.
PS.9	Provide pedestrian-scaled lighting	YES	Pedestrian-scaled lighting will be provided. Such lighting will be in accordance with applicable City regulations.
PS.10	Provide protection from cars/promote curbside parking	YES	With the installation of Great Streets along Rainey Street and River Street, pedestrians will be protected from cars by the clear and planting zones associated with the Great Streets standards thus providing a buffer between cars and pedestrians. In addition, the project will create a drop-off zone on River Street to avoid conflicts with the vehicular traffic in the area. Pavement types at the curb cuts and alley crossings will change in texture for pedestrian awareness and safety.
PS.11	Screen mechanical and utility equipment	YES	Mechanical and utility equipment will be screened from view from adjacent right of way.
PS.12	Provide generous street-level windows	YES	The street level windows for the project will consist of floor-to-ceiling windows throughout most of the ground level of the project.
PS.13	Install pedestrian-friendly materials at street level	YES	The street level windows for the project will be floor-to-ceiling throughout most of the ground level of the project. All sidewalks are designed to comply with Great Streets. Pedestrian sidewalks will be finished with upgraded paving materials, including pavers and architectural concrete.

Plazas and Open Space Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
PZ.1	Treat the four squares with special consideration	N/A	The project is not adjacent to one of the four Downtown Austin squares.
PZ.2	Contribute to an open space network	YES	The project is designed to encourage the pedestrian and bicycle nature of Rainey Street and to provide improved pedestrian experience

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			on sidewalks to enhance connections to nearby trail systems.
PZ.3	Emphasize connections to parks and greenways	YES.	The project is designed to encourage the pedestrian and bicycle nature of Rainey Street and to provide enhanced access to the Lady Bird Lake and Waller Creek trail systems.
PZ.4	Incorporate open space into residential development	YES	The 12 th level of the project will include a rooftop deck for residents of the project, which will be landscaped with native plantings. It will also include a swimming pool and seating areas.
PZ.5	Develop green roofs	YES	The 12 th level of the project will include a rooftop deck, which will be landscaped with native plantings. Additionally, the project will incorporate plantings along various portions of the exterior walls, creating green walls to combat urban heat islands and to improve air quality.
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	N/A	
PZ.12	Use plants to enliven urban spaces	YES	The project will comply with Great Streets requirements along all frontages of the building. Additionally, the project will provide vegetation on the rooftop decks, and plantings on the exterior walls of the tower. These exterior wall plantings will also serve as visual screening of the above-grade parking structure.
PZ.13	Provide interactive civic art and fountains in plazas	N/A	
PZ.14	Provide food service for plaza participants	N/A	
PZ.15	Increase safety in plazas through wayfinding, lighting, and visibility	N/A	
PZ.16	Consider plaza operations and maintenance	N/A	

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Building Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
B.1	Build to the street	YES	This project will be built up to the street on all frontages – Rainey Street, River Street and East Avenue.
B.2	Provide multi-tenant, pedestrian-oriented development at the street level	YES	This project will provide pedestrian-oriented beer garden and market uses on the street level, a restaurant with outdoor seating on the second level, and a residential tower above.
B.3	Accentuate primary entrances	YES	The primary entrance is located on River Street and will be set further back from the Great Streets sidewalks and accentuated with additional plantings and outdoor seating.
B.4	Encourage the inclusion of local character	YES	The project is planning for local tenants from the Austin and Central Texas area. The landscape uses 100% native and adaptive, low-water use planting.
B.5	Control on-site parking	YES	All parking for the project will be provided onsite in a parking garage. Design of the parking structure provides minimal parking given market demand. Additionally, the parking floor plates are designed to be easily converted in the future to occupiable space when there is less demand for cars.
B.6	Create quality construction	YES	The project will be constructed with high quality materials and enclosure systems typical to high-rise building construction.