



# City of Austin

## Design Commission

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### DESIGN COMMISSION RECOMMENDATION 20201026-01A

Date: October 28, 2020

**Subject:** Design Commission recommendation for the River Street Residences project, located at 61-69 Rainey Street and 60 East Avenue.

**Motioned By:** Aan Coleman

**Seconded By:** Jessica Rollason

**Recommendation:**

The City of Austin Design Commission recommends that the River Street Residences project, located at 61-69 Rainey Street and 60 East Avenue, as presented on October 26, 2020, substantially complies with the City of Austin Urban Design Guidelines. The Commission further recommends that the applicant explores providing more permeability on the retail space façade, like operable walls or overhead doors. Additionally, the Commission recommends the applicant explores expressing the entry to the café more definitively.

**Rationale:**

Dear Honorable Mayor, City Council, Planning Commission, and Director of Housing and Planning Department,

This letter is to confirm the Design Commission's recommendation that the River Street Residences project, located at 61-69 Rainey Street and 60 East Avenue, as presented to us on October 26, 2020 substantially complies with the Urban Design Guidelines as one of the gatekeeper requirements of the Downtown Density Bonus Program. Our review found the following:

1. The project proposes terraced landscaped planters
2. The project proposes integrating artwork at street level
3. The project proposes 15,180 square feet of affordable housing.
4. The project proposes \$1,204,575 in fees-in-lieu to NHCD.

Respectfully,  
City of Austin Design Commission

**Vote:** 7 - 1 - 1

For: Ben Luckens, Aan Coleman, Jessica Rollason, Evan Taniguchi, Melissa Henao-Robledo, Beau Frail, Samuel Franco

Against: David Carroll

Abstain: Josue Meiners

Absent: Bart Whatley, Martha Gonzalez

Attest: David Carroll, Chair of the Design Commission

  
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David Carroll, Chair

Melissa Henao-Robledo,  
Vice Chair

Aan Coleman

Beau Frail

Samuel Franco

Martha Gonzales

Ben Luckens

Josue Meiners

Jessica Rollason

Evan Taniguchi

Bart Whatley

Jorge Rousselin,  
Executive Liaison

Aaron D. Jenkins  
Staff Liaison

Art Zamorano  
Staff Liaison

