

90 Rainey – 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 506,942 square foot residential and hotel tower in Downtown Austin with a proposed FAR of 31.7:1.
AW.2	Create mixed-use development	YES	The development will contain 420,823 square feet of net rentable residential space, equaling 446 dwelling units, and 11,994 square feet of cocktail lounge space, which includes the incorporation of the existing Container Bar and Bungalow into the project.
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.
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 will be incorporated into the building. Owner will work with local artists to incorporate an art piece into the project.
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 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 uniquely incorporating the existing Bungalow Bar and Container Bar businesses into the project.
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, two amenity levels at the 12 th and 32 nd floors will incorporate outdoor space made visually interesting with green native plantings.
AW.10	Avoid the development of theme environments	YES	This will not be a themed development.
AW.11	Recycle existing building stock	NO	Both cocktail lounges located on the Property today, Container Bar and Bungalow, will be incorporated into the project, however both will be entirely new construction.

90 Rainey – Downtown Austin Design Guidelines
Density Bonus Application

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 either Rainey or Davis Street and will utilize the existing alley for access to the parking garage and loading.
PS.3	Create a potential for two-way streets	YES	The abutting roadways are two-way streets; the project will be designed to accommodate traffic from both directions.
PS.4	Reinforce pedestrian activity	YES	The ground floor will include pedestrian-oriented cocktail lounge space to invigorate the project at street-level, and continue the vibrant street life of the Rainey district. In addition, the ground floor areas will be designed to bring the inside out and connect the pedestrians to the building, with outdoor patio areas along Rainey Street.
PS.5	Enhance key transit stops	N/A	There are no existing transit stops on the abutting roadways; however, generous bicycle parking and storage is provided in a bike garage. 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 both roadway frontages creating an enhanced streetscape on Rainey Street and Davis Street.
PS.7	Avoid conflicts between pedestrian and utility equipment	YES	The electric vaults for the project are situated off the alley to avoid conflicts between pedestrians and the equipment while providing full access for maintenance.
PS.8	Install street trees	YES	The project will install street trees in conjunction with the Great Streets program along both street frontages to the greatest extent possible. Street trees along Rainey will be installed in a continuous sub-surface tree well for greater soil volume, resulting in superior growth and vigor.
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 both frontages, pedestrians will be protected from

90 Rainey – Downtown Austin Design Guidelines
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			cars by the supplemental zone associated with the Great Streets standards thus providing a buffer between cars and pedestrians. In addition, the project will create a drop-off zone to avoid conflicts with the vehicular traffic in the area.
PS.11	Screen mechanical and utility equipment	YES	Mechanical and utility equipment will be screened from view from adjacent right of way and be placed off the alley.
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. Additionally, the design will including vine-like plantings on the basewall columns to add warmth and create an inviting atmosphere for the ground level outdoor experience. All sidewalks are designed to meet Great Streets Standards.

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 champion the future connection north to Waller Creek.
PZ.3	Emphasize connections to parks and greenways	YES	The project will fully comply with Great Streets and create pleasant pedestrian experiences that connect to nearby trails and parks.
PZ.4	Incorporate open space into residential development	YES	The project will meet open space requirements on both the 12 th floor of the project will have approximately 3,565 SF of open space on the pool deck terrace. The 32 nd floor will include approximately 1,700 SF of open space.
PZ.5	Develop green roofs	YES	Additional plantings are incorporated into the 12 th and 32 nd level amenity decks, along with vertical wall plantings up the southeast corner of the building up to the 12 th level.
PZ.6	Provide plazas in high use areas	N/A	
PZ.7	Determine plaza function, size, and activity	N/A	

90 Rainey – Downtown Austin Design Guidelines
Density Bonus Application

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 provide street trees along all frontages of the building. Plantings up the ground floor columns will also be incorporated to add warmth and create an inviting public pedestrian outdoor atmosphere. Additionally, the project will provide vegetation on the 12 th and 32 nd level terraces.
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	

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 both the Rainey Street and Davis Street frontage.
B.2	Provide multi-tenant, pedestrian-oriented development at the street level	YES	This project will provide pedestrian-oriented cocktail lounge uses on the street level with a residential tower above.
B.3	Accentuate primary entrances	YES	The primary entrance to the residential tower is located on Davis Street and will feature expansive windows and an architectural archway flanked on both sides by vine-like plantings up the arch base columns. The entrance to the reimagined Container Bar incorporates a distinguishing shipping container-like structure for its entrance that is reminiscent of the iconic Container Bar today. The new Bungalow Bar entrance emulates the residential tower entrance with an architectural archway with plantings on the base that invites the public into the building.

90 Rainey – Downtown Austin Design Guidelines
Density Bonus Application

B.4	Encourage the inclusion of local character	YES	The landscape uses 100% native and adaptive, low-water use planting. The project is also preserving and maintaining the existing Container Bar and Bungalow businesses that operate on the property today and contribute to the Rainey Street character.
B.5	Control on-site parking	YES	All parking for the project will be provided onsite in a parking garage on levels 3 through 11. Parking spaces will be significantly reduced to discourage cars and to encourage alternative methods of transportation.
B.6	Create quality construction	YES	The project will be constructed with high quality materials and enclosure systems typical to high-rise building construction.