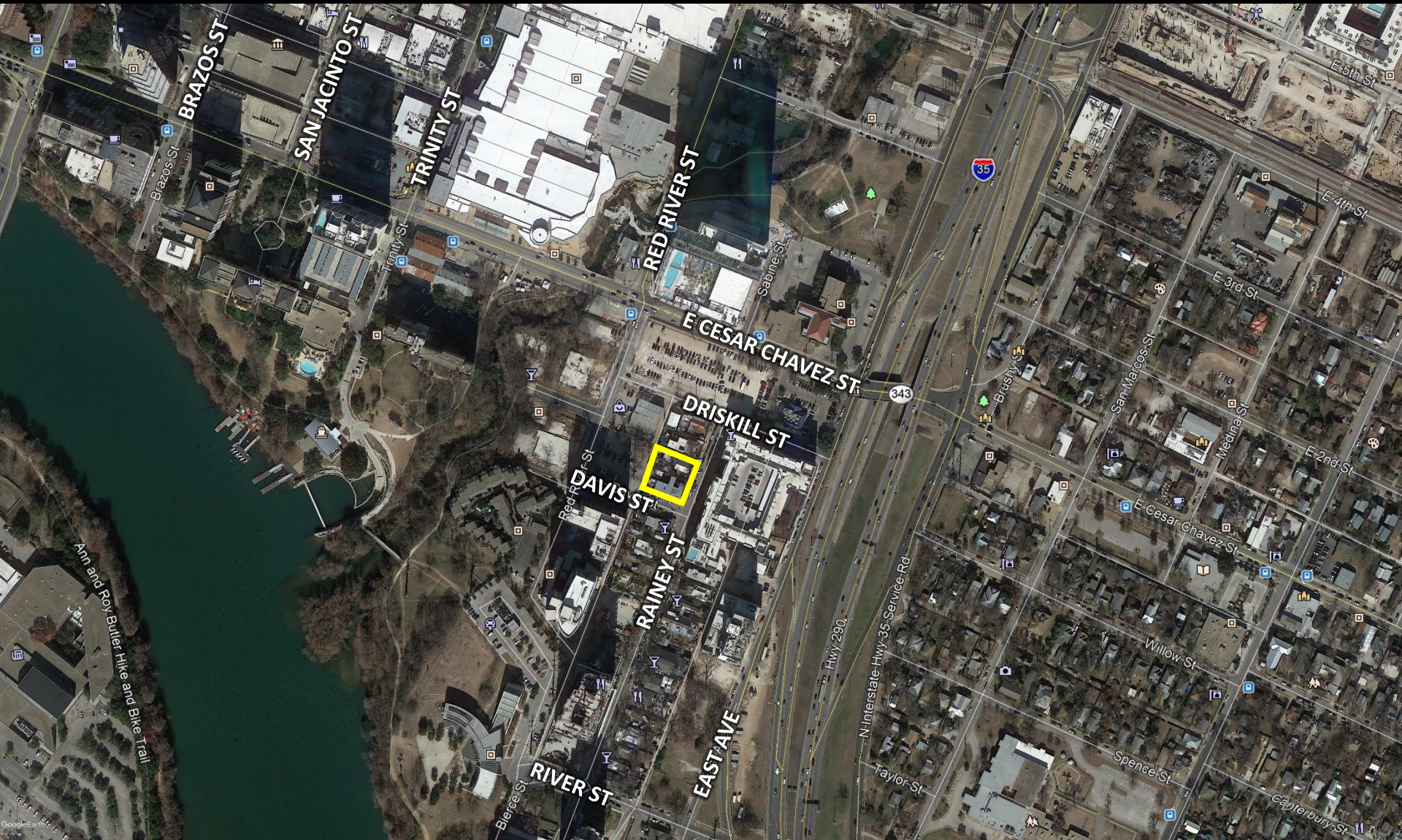


90.92 Rainey Street

Design Commission

December 21, 2020

Aerial – Site Vicinity



Current Use

Container Bar: 90 Rainey Street

Bungalow Bar: 92 Rainey Street



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



City of Austin Design Commission

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

Property Facts

Address: 90-92 Rainey Street

Lot Size: 0.3675 acres / 16,000 square feet

Entitled FAR: 8:1*

Proposed FAR: 32:1

Entitled Height: unlimited

Proposed Height: 602 feet / 51 floors

*8:1 FAR achievable with compliance with Waterfront Overlay Rainey Street subdistrict affordable housing provision requirements.

Project Facts

511,492 total square feet

Residential: 426,908 SF / 446 units

Pedestrian-Oriented Uses: 11,994 SF

267 parking spaces

Gatekeeper Requirements

1. 2-Star Green Builder
→ 3-Star AEGB rating proposed
2. Great Streets Compliance
3. Substantial Compliance with Downtown Design Guidelines

Community Benefits

1. On-site Affordable Housing:
 - a. 4,649.45 square feet (Rainey District Requirement)
4,649.45 square feet (Total)
2. Fee-In-Lieu
 - a. \$400,000.00 (8:1 to 15:1 FAR)
 - b. \$1,357,460.00 (15:1 to 32:1 FAR)
\$1,757,460.00 fee-in-lieu (Total)
3. 3-Star AEGB Benefit
 - a. Grants 32,000 SF bonus area

Community Benefits

1. On-site Affordable Housing:

- a. 4,649.45 square feet (Rainey District Requirement)
- b. 9,358.55 square feet (Additional On-Site Provision)

14,008 square feet (Total)

2. Fee-In-Lieu

- a. \$400,000.00 (8:1 to 15:1 FAR)
- b. \$889,532.50 (15:1 to 32:1 FAR)

\$1,289,532.50 fee-in-lieu (Total)

3. 3-Star AEGB Benefit

- a. Grants 32,000 SF bonus area

Working Group

- Met with Working Group on November 19, 2020
- Achieved compliance with the following:
 - 10 out of 11 Area Wide Guidelines
 - 7 out of 11 applicable Public Streetscape Guidelines
 - 5 out of 7 Building Guidelines
 - Not applicable: Plaza and Open Space Guidelines

Summary of Changes

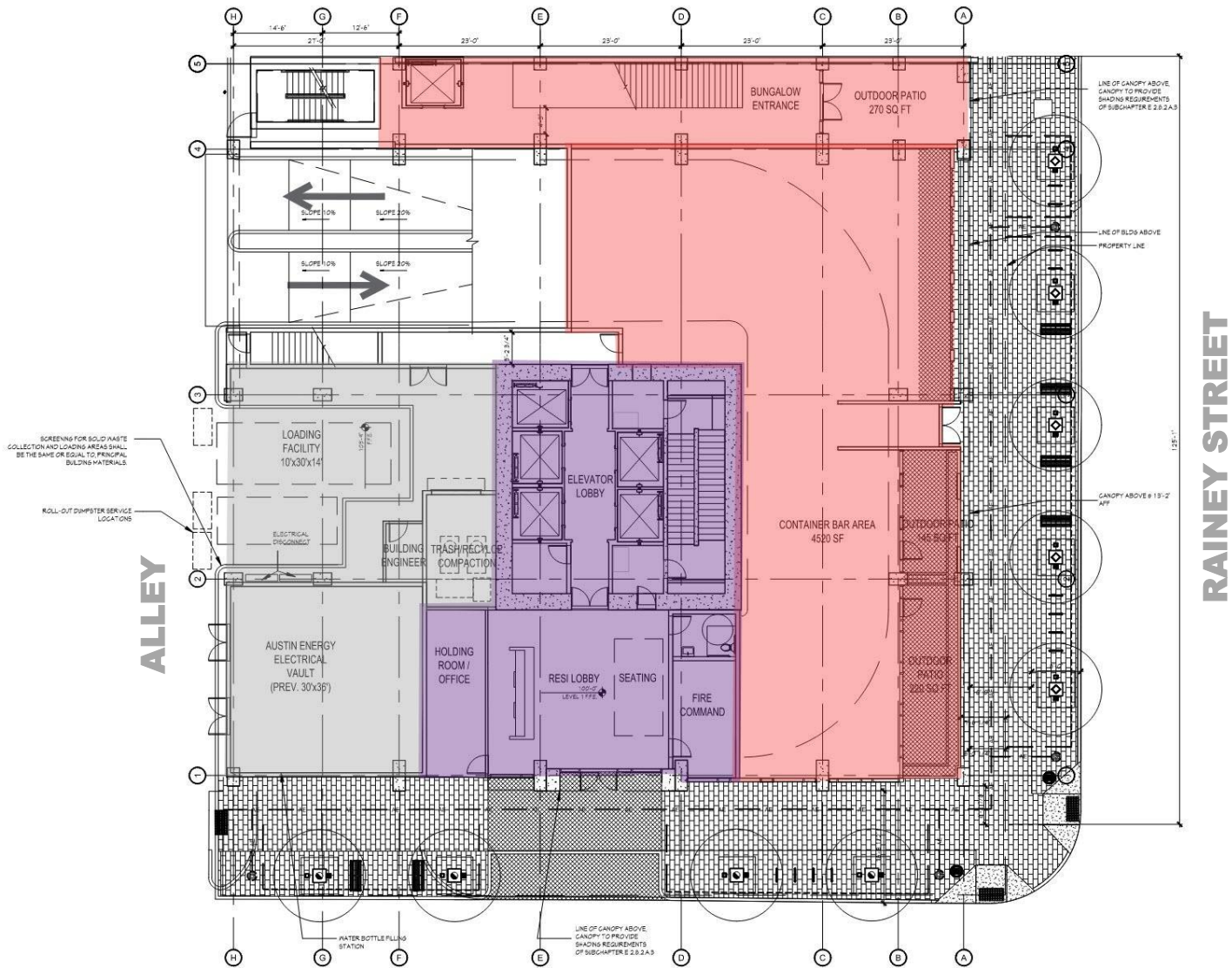
- Tripled on-site affordable housing provision
- Additional outdoor café seating on both sides of Rainey Street sidewalk clear zone
- Inclusion of bollards for pedestrian safety
- Built-in bench underneath mural on Davis Street



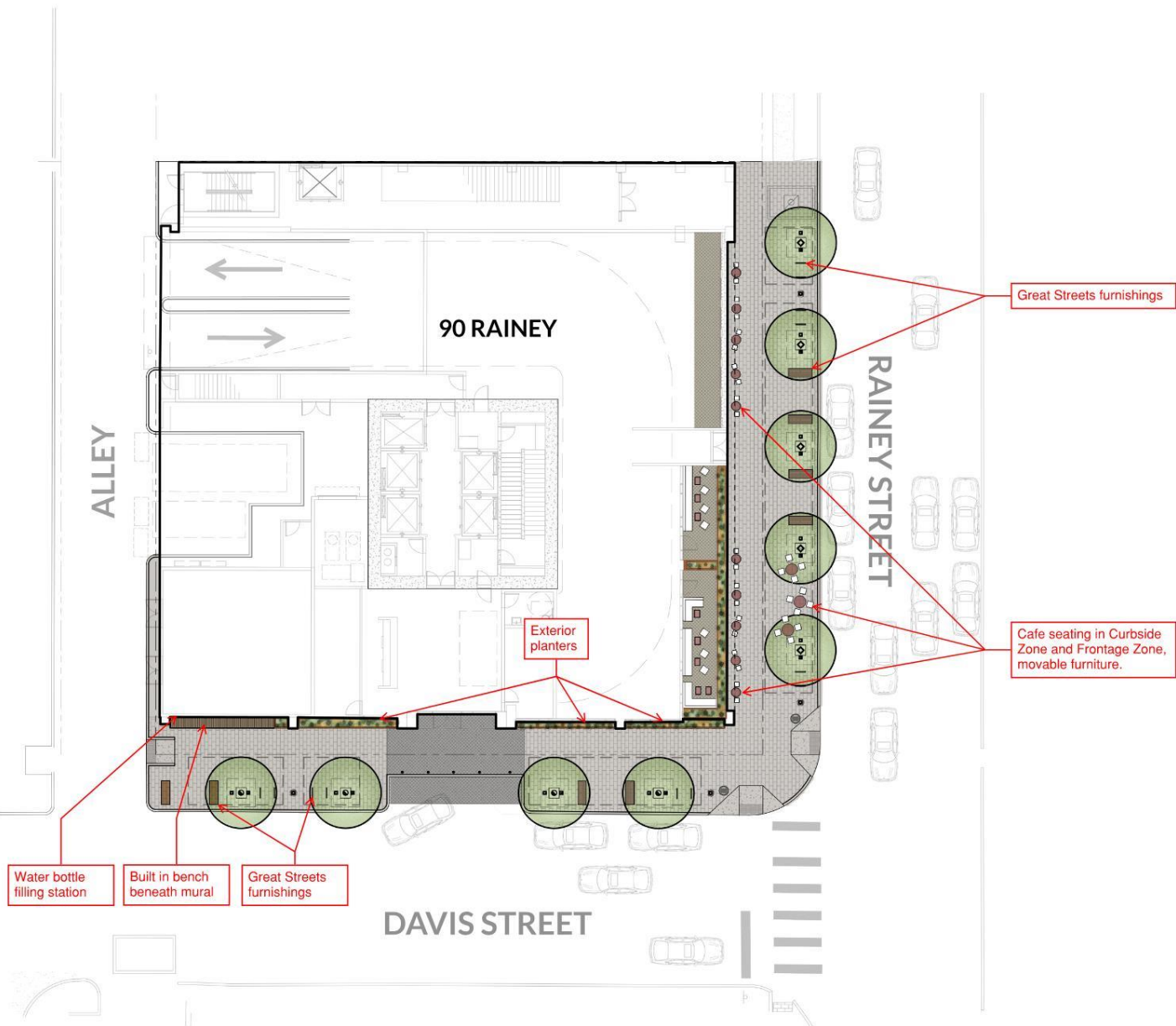
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90 RAINEY Streetscape Plan
 dwg. 1" = 20' 2020-12-18





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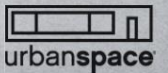
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Area Wide Guidelines

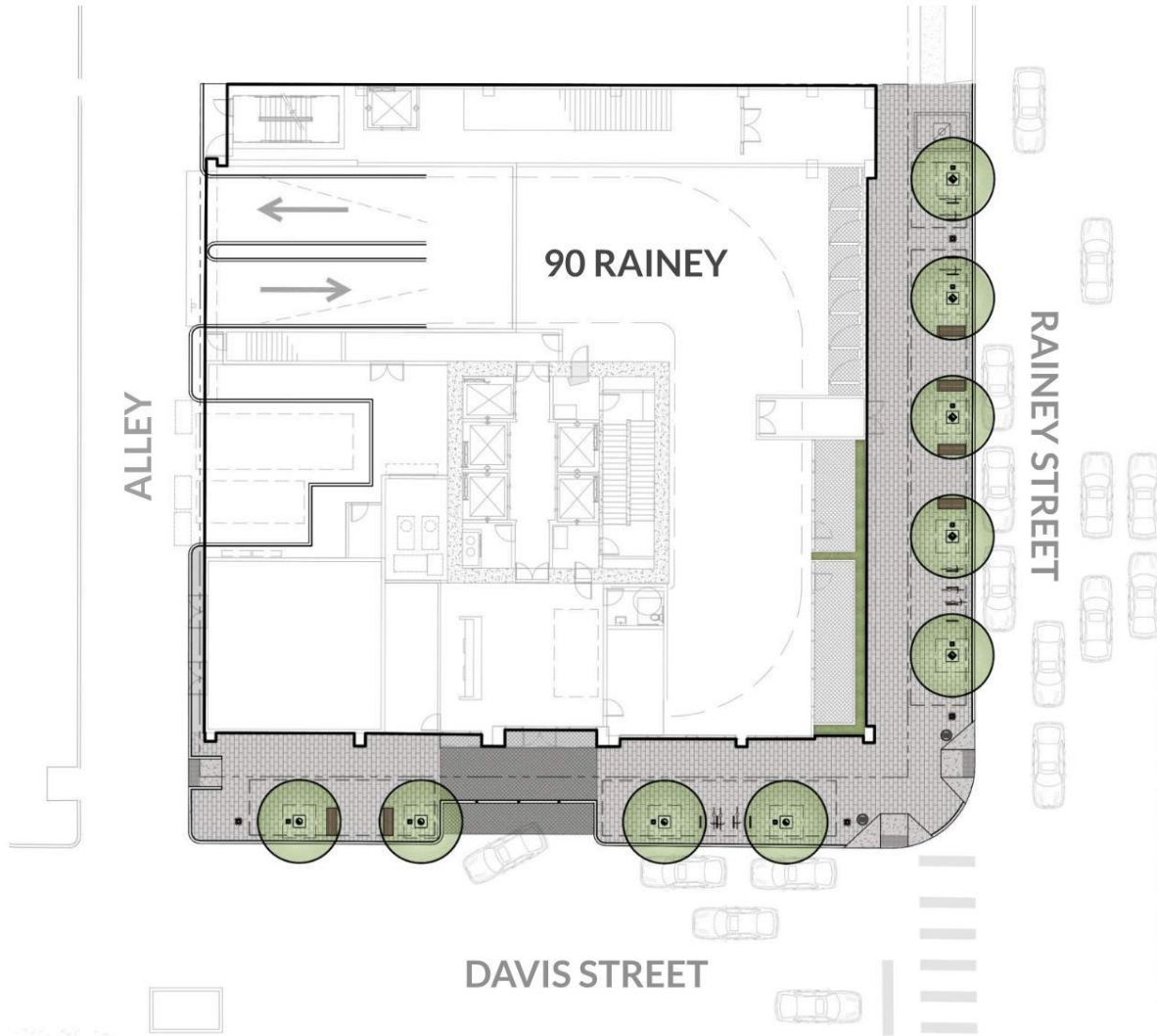
10 out of 11 Guidelines Met

- ✓ • AW 1: Create Dense Development
- ✓ • AW 2: Create Mixed-Use Development
- ✓ • AW 3: Limit Development Which Closes Downtown Streets
- ✓ • AW 4: Buffer Neighborhood Edges
- ✓ • AW 5: Incorporate Civic Art in Public and Private Development
- ✓ • AW 6: Protect important Views
- ✓ • AW 7: Avoid Historical Misinterpretations
- ✓ • AW 8: Respect Adjacent Historic Buildings
- ✓ • AW 9: Acknowledge that Rooftops are Seen from Other Buildings and the Street
- ✓ • AW 10: Avoid the Development of Theme Environments
- **AW 11: Recycle Existing Building Stock**

Public Streetscape Guidelines

7 out of 11 Applicable Guidelines Met

- PS 1: Protect the Pedestrian where the Building Meets the Street
- ✓ • PS 2: Minimize Curb Cuts
- N/A • PS 3: Create a Potential for Two-Way Streets
- PS 4: Reinforce Pedestrian Activity
- N/A • PS 5: Enhance Key Transit Stops
- ✓ • PS 6: Enhance the Streetscape
- ✓ • PS 7: Avoid Conflicts between Pedestrians and Utility Equipment
- ✓ • PS 8: Install Street Trees
- PS 9: Provide Pedestrian-Scale Lighting
- PS 10: Provide Protection from Cars/Promote Curbside Parking
- ✓ • PS 11: Screen Mechanical and Utility Equipment
- ✓ • PS 12: Provide Generous Street-Level Windows
- ✓ • PS 13: Install Pedestrian-Friendly Materials at Street Level



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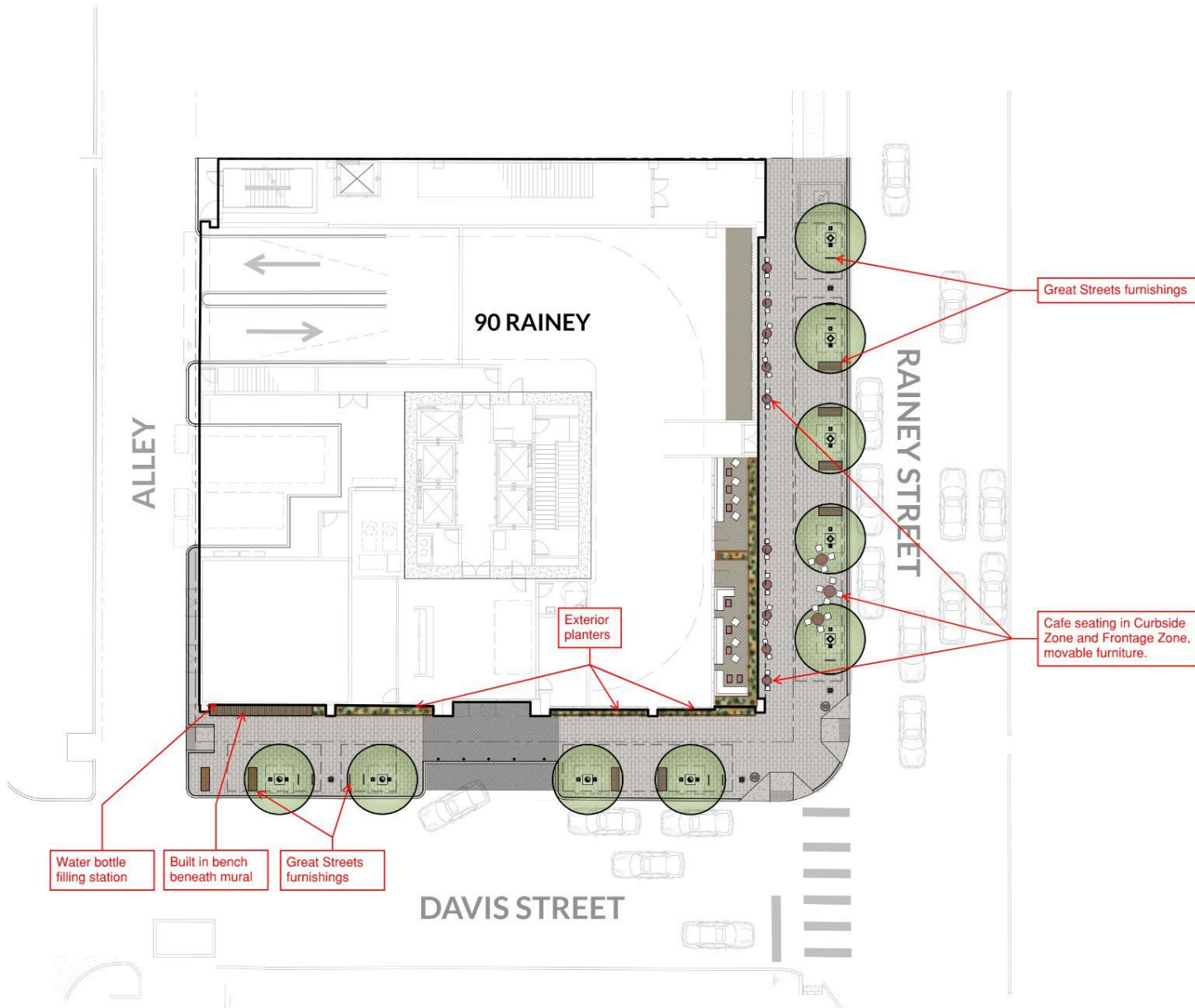
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SCALE: 1/16" = 1'-0"

PS 1: Protect the Pedestrian where the Building Meets the Street



PS 1: Protect the Pedestrian where the Building Meets the Street

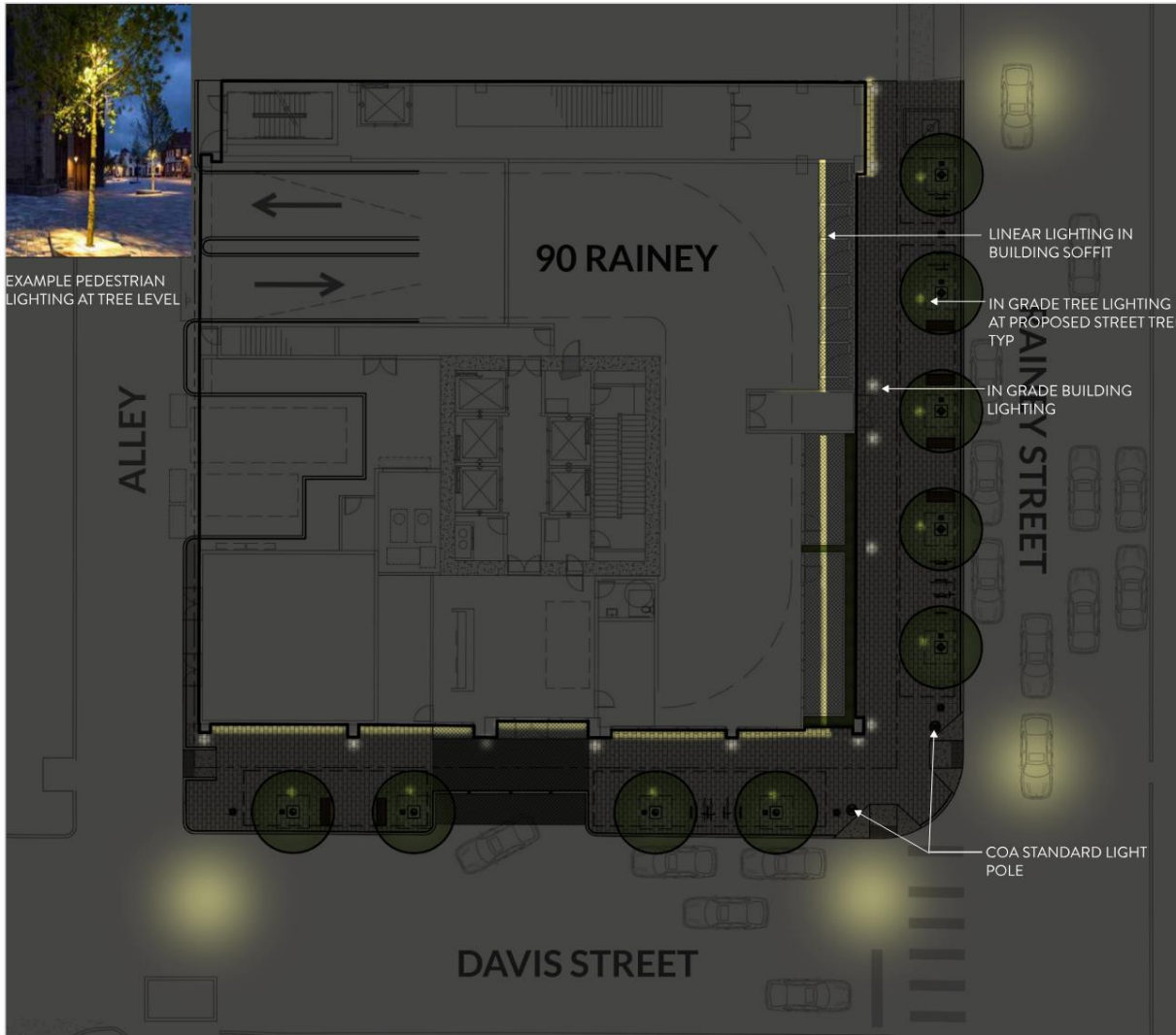


90 RAINEY Streetscape Plan
dwg. 1" = 20' 2020-12-18

PS 4: Reinforce Pedestrian Activity



PS 4: Reinforce Pedestrian Activity



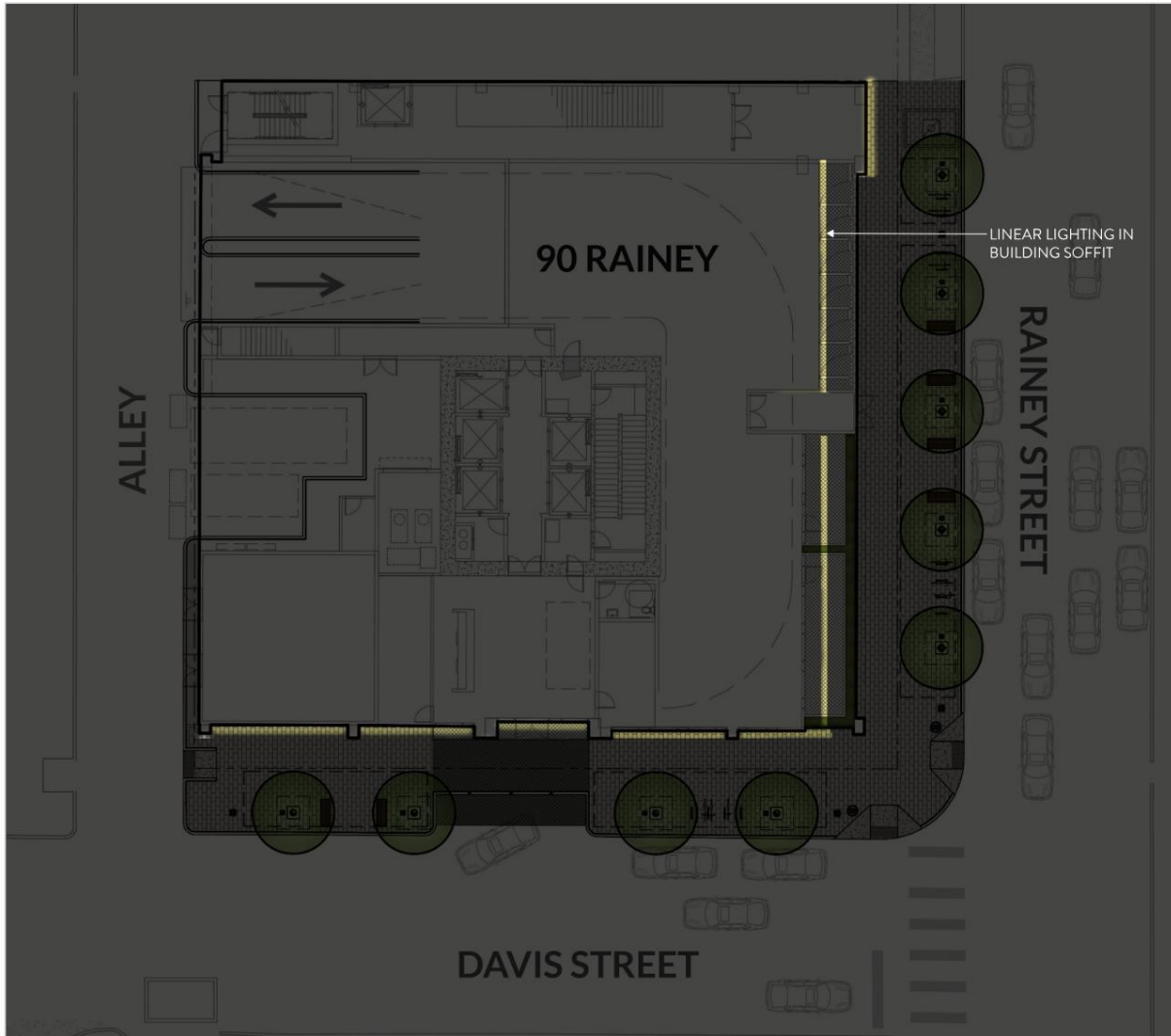
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PEDESTRIAN LIGHTING PLAN
SCALE: 1/16" = 1'-0"

PS 9: Provide Pedestrian Scale Lighting

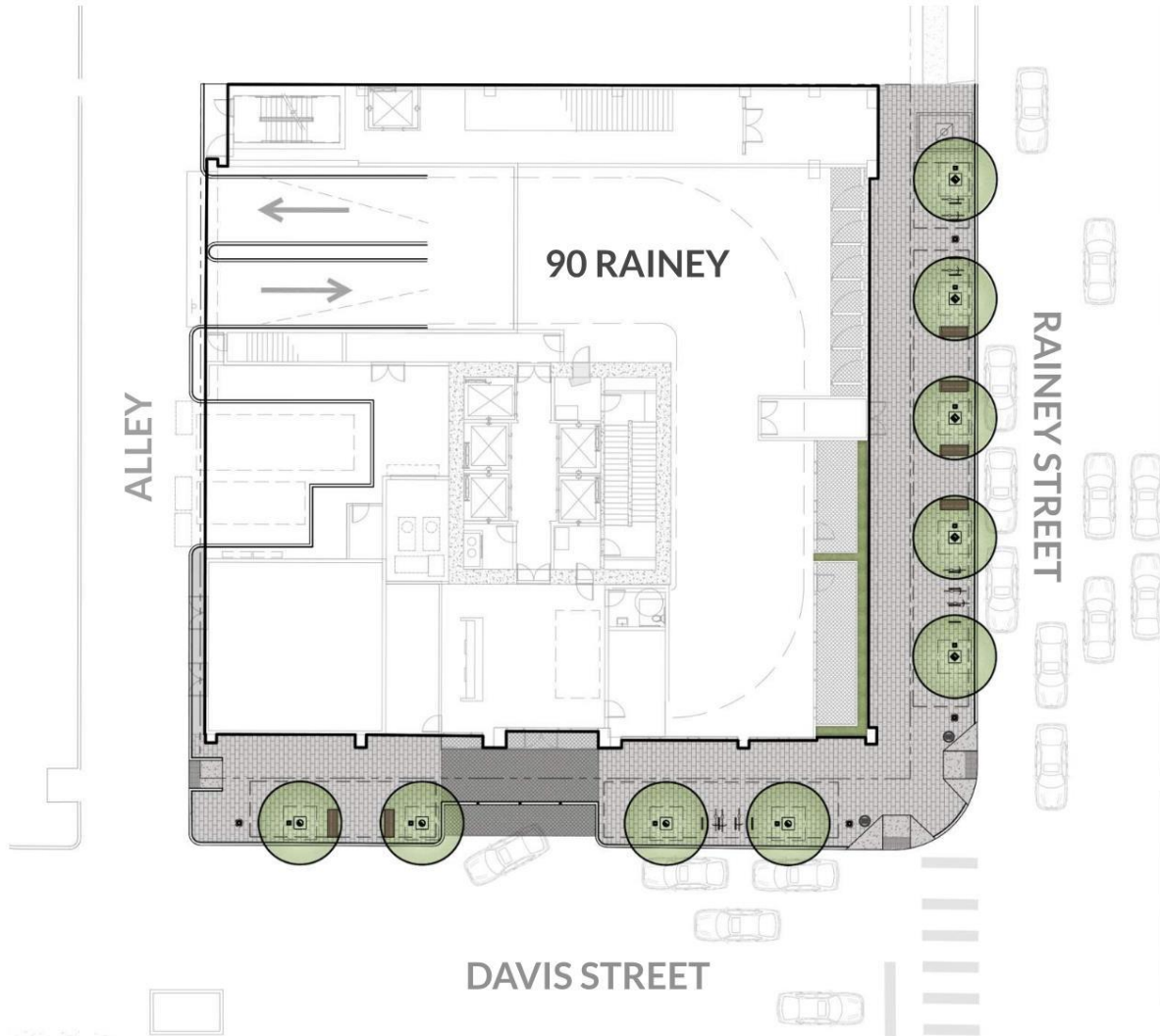


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SOFFIT LIGHTING PLAN
SCALE: 1/16" = 1'-0"



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SCALE: 1/16" = 1'-0"

PS 10: Provide Protection from Cars/Promote Curbside Parking



PS 10: Provide Protection from Cars/Promote Curbside Parking

Plazas and Open Space Guidelines

Not applicable per Working Group memo.

Building Guidelines

5 out of 7 Guidelines Met

- ✓ • B 1: Build to the Street
- ✓ • B 2: Provide multi-tenant, pedestrian-oriented development at the street level
- ✓ • B 3: Accentuate Primary Entrances
- B 4: Encourage Inclusion of Local Character
- ✓ • B 5: Control On-Site Parking
- ✓ • B 6: Create Quality Construction
- B 7: Create Buildings with Human Scale



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B 7: Create Buildings with Human Scale



Texas Sedge (*Carex texensis*)



Shrubby Boneset (*Eupatorium havanense*)



White Guara (*Guara lindheimeri*)



Flame Acanthus (*Anisacanthus quadrifidus*)



River Fern (*Thelypteris kunthii*)



Shumard Red Oak (*Quercus shumardii*)



Dwarf Palmetto (*Sabal minor*)



Possumhaw Holly (*Ilex decidua*)



Wheeler's Sotol (*Dasylirion wheeleri*)



Gulf Muhly (*Muhlenbergia capparis*)



Pale Leaf Yucca (*Yucca pallida*)



Blue Grama (*Bouteloua gracilis*)



Turk's Cap
(*Malvaviscus arboreus* var. *drummondii*)



Pink Skullcap (*Scutellaria frutescens*)



Inland Sea Oats (*Chasmanthium latifolium*)



Texas Redbud (*Cercis canadensis* var. *texensis*)



Harvard Agave (*Agave havardiana*)



Cherokee Sedge (*Carex cherokeensis*)



Smooth Prickly Pear (*Opuntia ellisiana*)



B 7: Create Buildings with Human Scale



B 7: Create Buildings with Human Scale



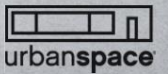
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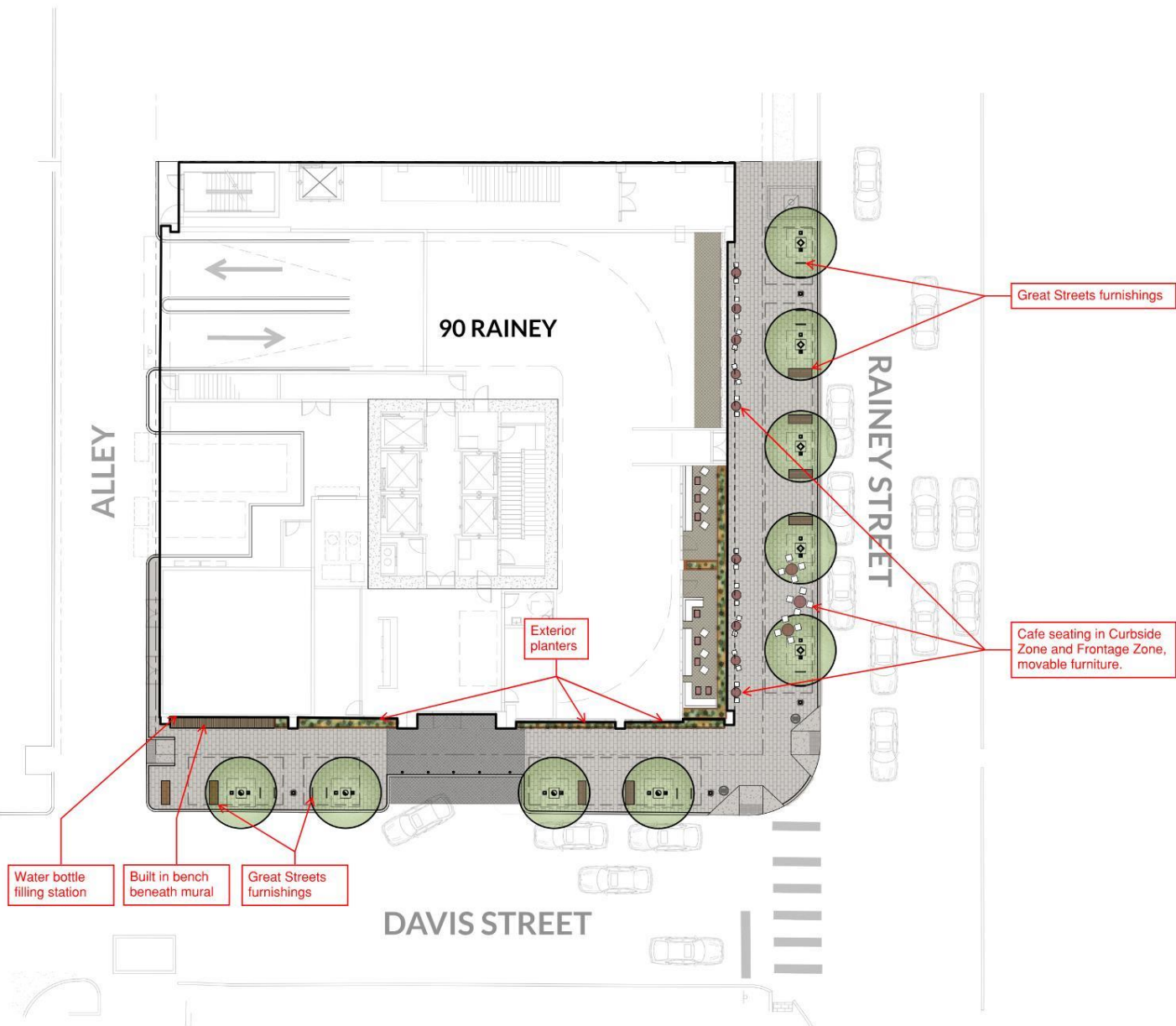
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B 7: Create Buildings with Human Scale



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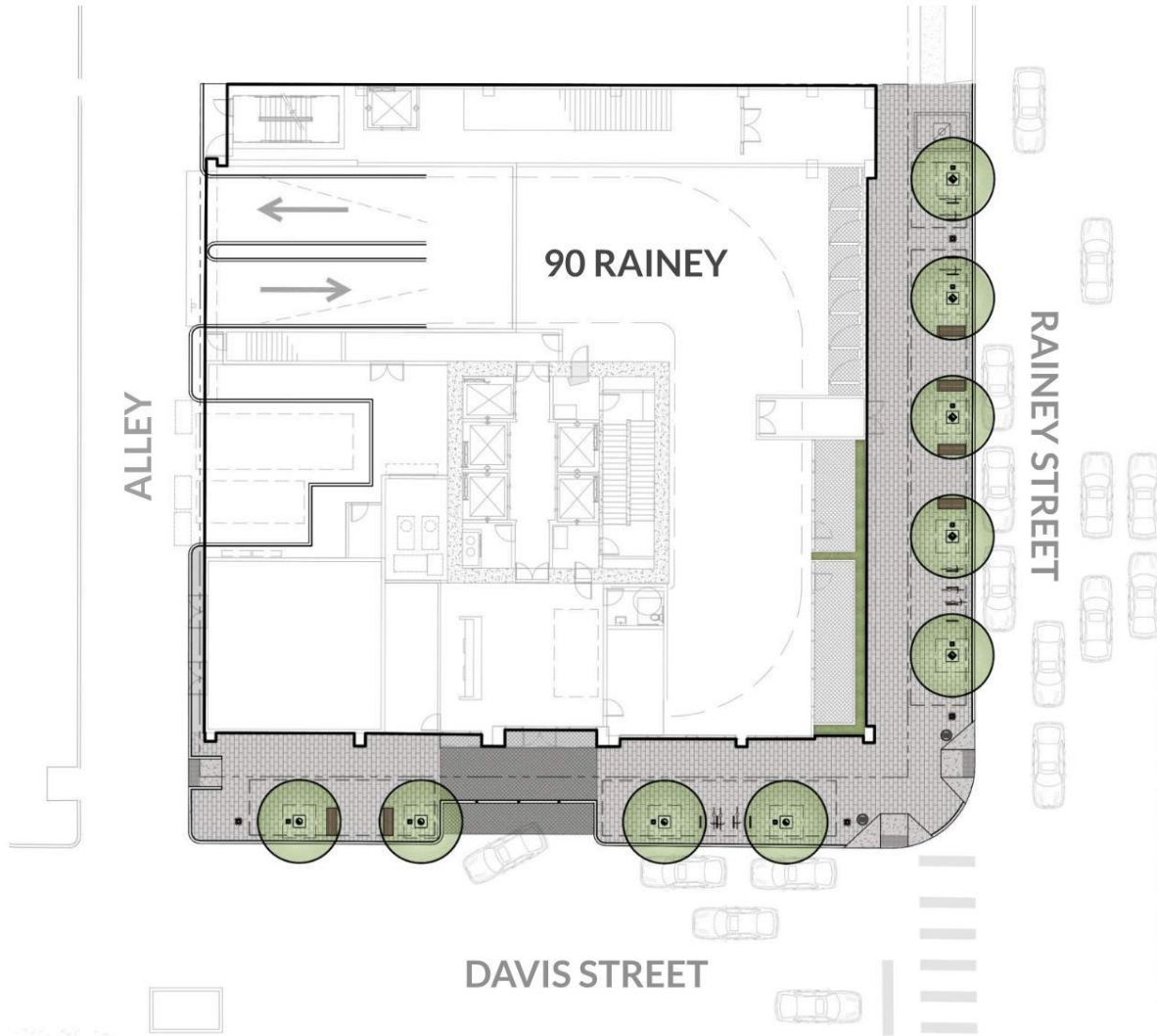


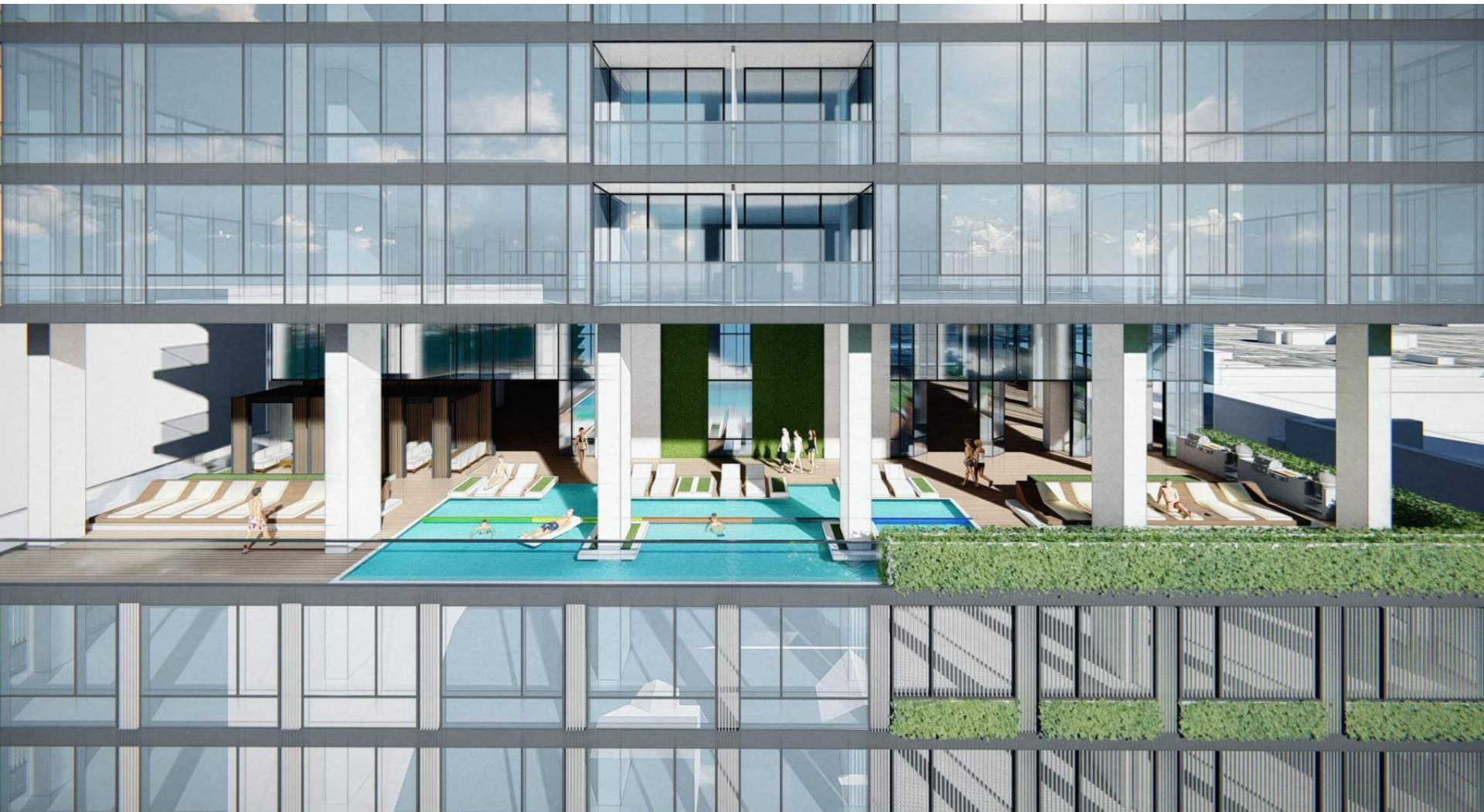


90 RAINEY Streetscape Plan
 dwg. 1" = 20' 2020-12-18

Parking

- 267 vehicular spaces
- Bicycle garage located in basement adjacent to the new Bungalow Bar









Texas Sedge (*Carex texensis*)



Shrubby Boneset (*Eupatorium havanense*)



White Guara (*Guara lindheimeri*)



Flame Acanthus (*Anisacanthus quadrifidus*)



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Street Level - Davis + Rainey



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Street Level - Rainey St.

