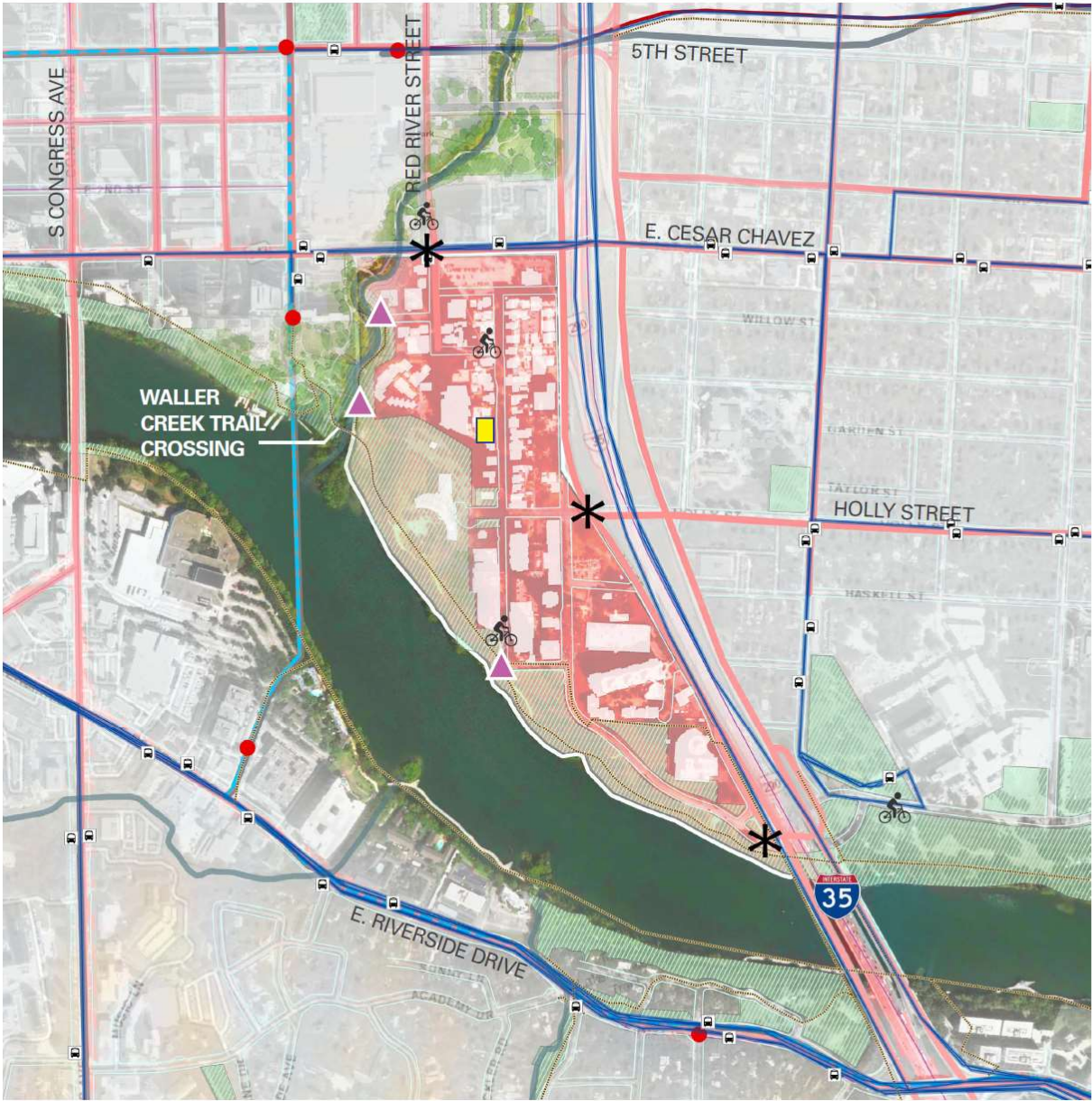


80 Rainey

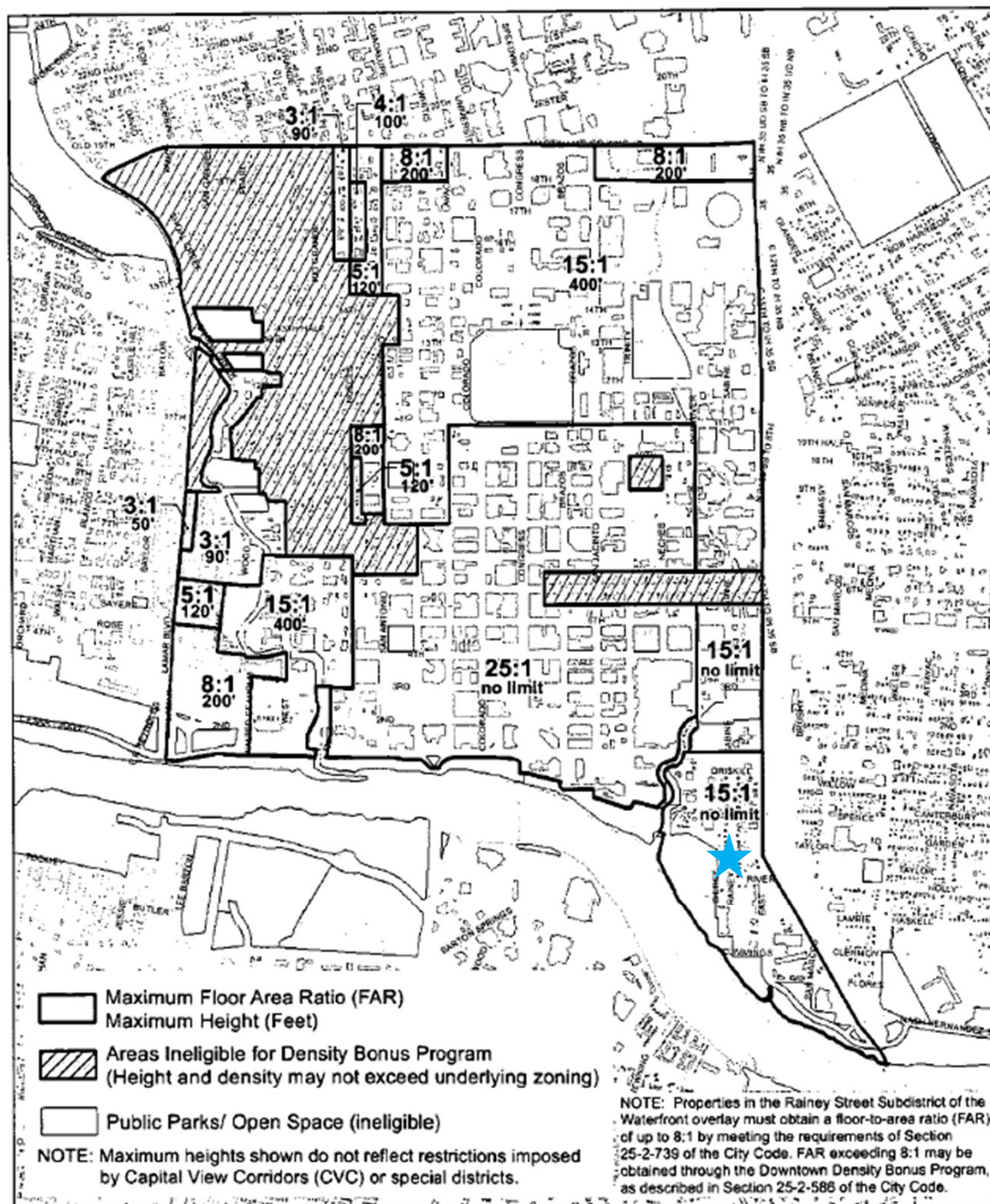
Design Commission

December 13, 2021

Rainey Street Sub-District



- rainey street historic district + associated architecture
- 80 Rainey project site
- major pedestrian + vehicular gateways
- major trail access
- trails
- existing bus routes
- existing bus stops
- existing rail
- proposed rail
- proposed rail stops
- parks
- bicycle rental docks
- major arterials



Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 1



PLANNING AND
DEVELOPMENT REVIEW
DEPARTMENT

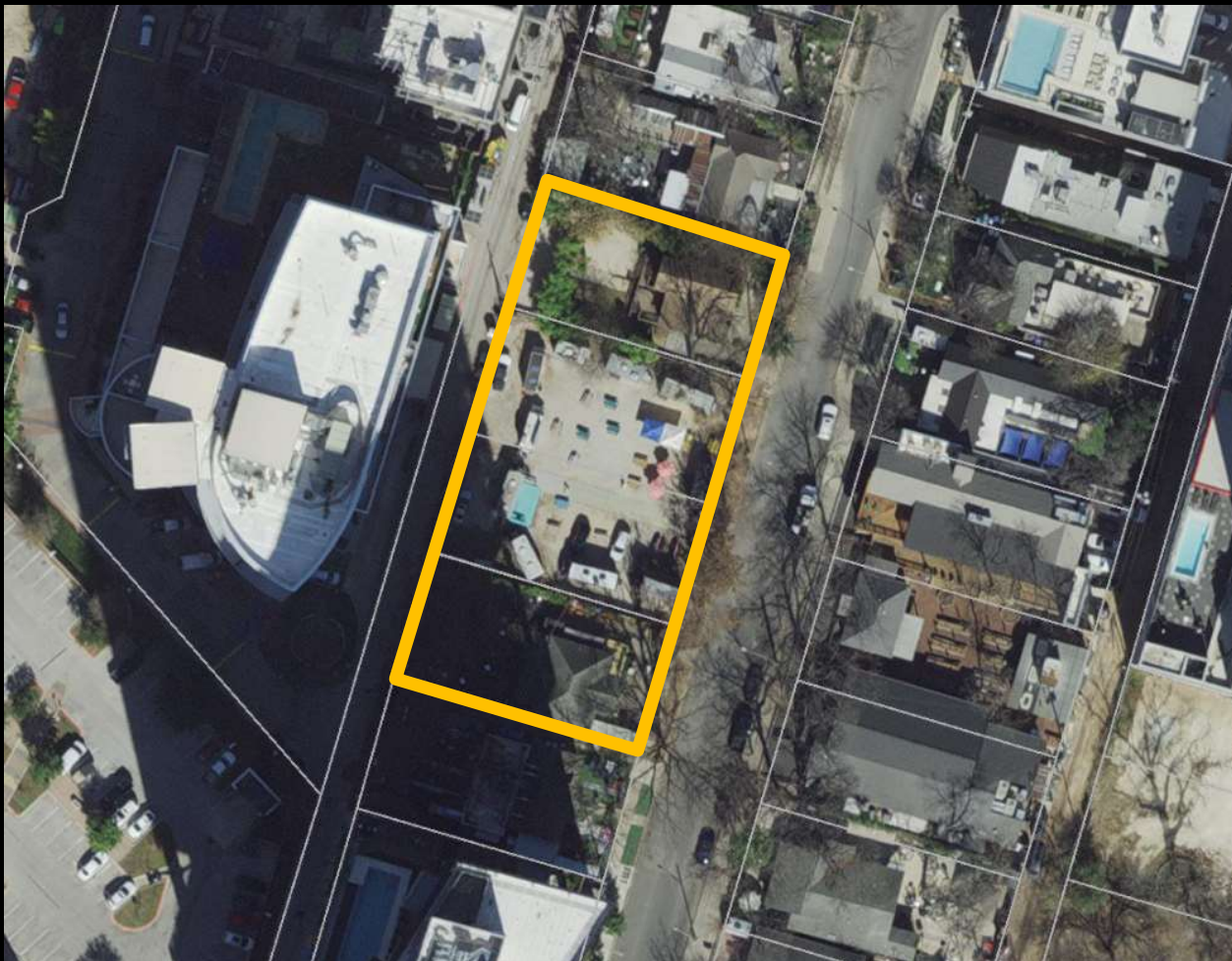
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. It has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1/1/2014

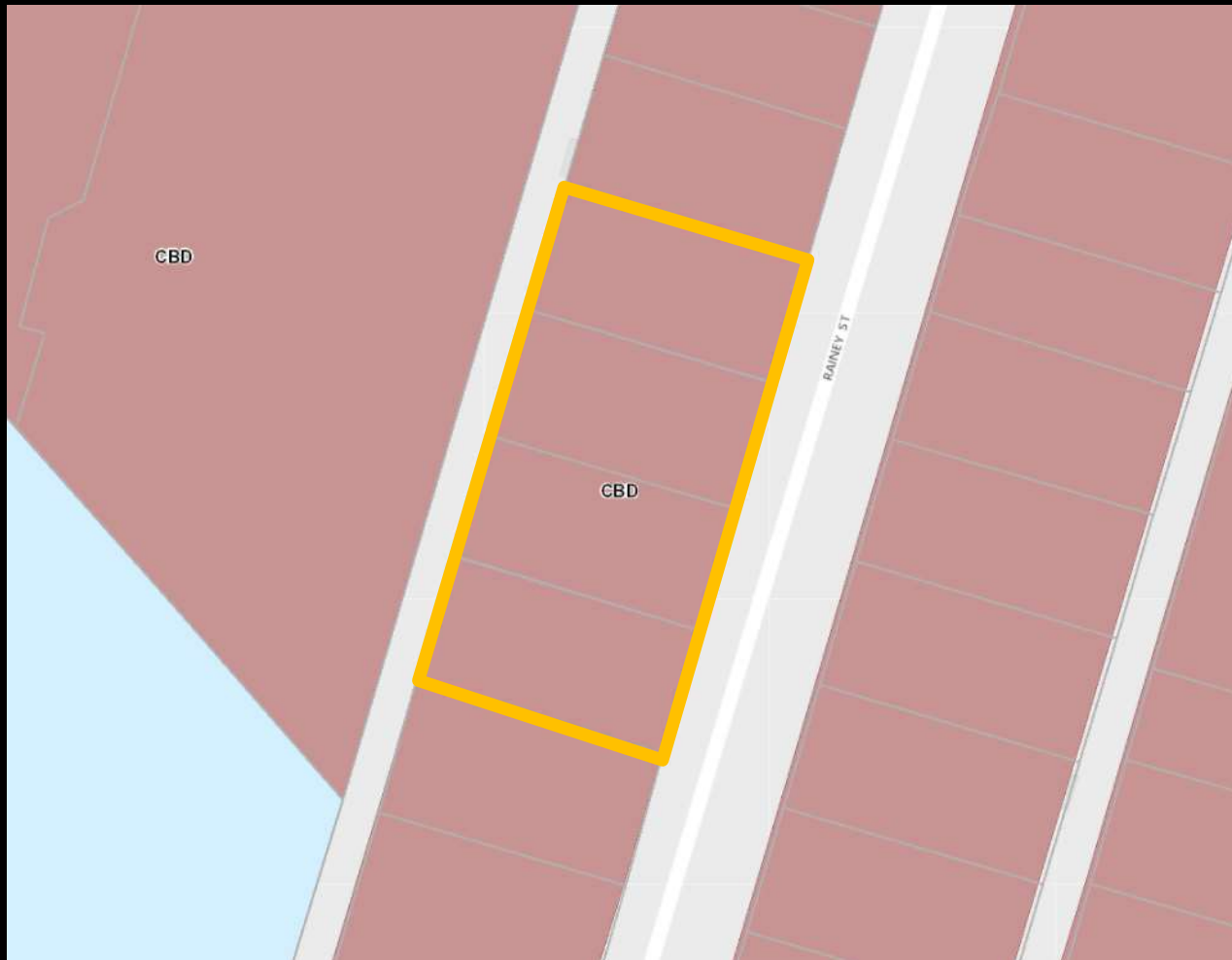
Current Use

Food truck lot, bar and small office.



Zoning

Central Business District (CBD)



Property Facts

Address: 78-84 Rainey Street

Lot Size: 0.66 acres / 28,814 square feet

Rainey Street Entitled Height:	40 feet
DDBP Allowable Height:	Unlimited
Proposed Height:	546 feet / 49 floors

CBD Zoning Entitled FAR:	8:1
DDBP Allowable FAR:	15:1
Proposed DDBP FAR:	20:1

Project Facts and Bonus Area Benefit

564,979 Total Project Gross Square Feet (GSF)

Rainey Street Density Bonus Area Below 8:1 FAR:

Net Residential Floor Area Within 8:1 FAR	=	230,512 NSF
Density Bonus Affordable Set-Aside		X 5%
		<hr/>
Total Required Affordable Square Feet	=	9,797 NSF

9,797 SF (18 units) will be set aside as affordable for-lease residential units at 80% MFI, in order to exceed the 40 feet maximum height limit per the Rainey Street Subdistrict regulations.

Downtown Density Bonus Area Between 8:1 to 15:1 FAR:

Total GSF Bonus Area Per DDBP (8:1 to 15:1)	=	201,698 GSF
Green Building Community Benefit Area	=	(57,628) GSF
		<hr/>
Total Density Bonus FIL Area Between 8:1 & 15:1 FAR	=	144,070 GSF
		<hr/>
Total Density Bonus FIL Area Between 8:1 & 15:1 FAR	=	144,070 GSF
Rainey DDBP Fee per SF		X \$5
		<hr/>
Total Density Bonus FIL Contribution Between 8:1 & 15:1 FAR	=	\$720,350

Project Facts and Bonus Area Benefit

564,979 Total Project Gross Square Feet (GSF)

Downtown Density Bonus Area Above 15:1 FAR:

Total GSF Bonus Area Per DDBP (Above 15:1)	=	132,769 GSF
<u>Additional Affordable Housing Benefit Area</u>	=	<u>(66,385) GSF</u>
Total Density Bonus FIL Area Above 15:1 FAR	=	66,385 GSF
 Total Density Bonus FIL Area Above 15:1 FAR	=	66,385 GSF
<u>Rainey DDBP Fee per SF</u>		<u>X \$5</u>
Total Density Bonus FIL Contribution Above 15:1 FAR	=	\$331,923
 Gross Residential Floor Area Above 15:1 FAR	=	66,385 NSF
<u>Density Bonus Additional Affordable Set-Aside</u>		<u>X 5%</u>
Total Additional Affordable Square Feet	=	3,319 NSF

3,319 SF (5 units) will be set aside as affordable for-lease residential units at 80% MFI, in order to exceed the 40 feet maximum height limit per the Rainey Street Subdistrict regulations.

Total Bonus Area Community Benefit

On-Site Affordable Square Feet:

Total Density Bonus Area Below 8:1 FAR	=	9,797 SF
<u>Total Density Bonus Area Above 15:1 FAR</u>	<u>=</u>	<u>3,319 SF</u>
Total On-Site Affordable Square Feet	=	16,435 SF

16,435 SF (23 units) will be set aside as affordable for-lease residential units at 80% MFI, in order to exceed the 40 feet maximum height limit per the Rainey Street Subdistrict regulations.

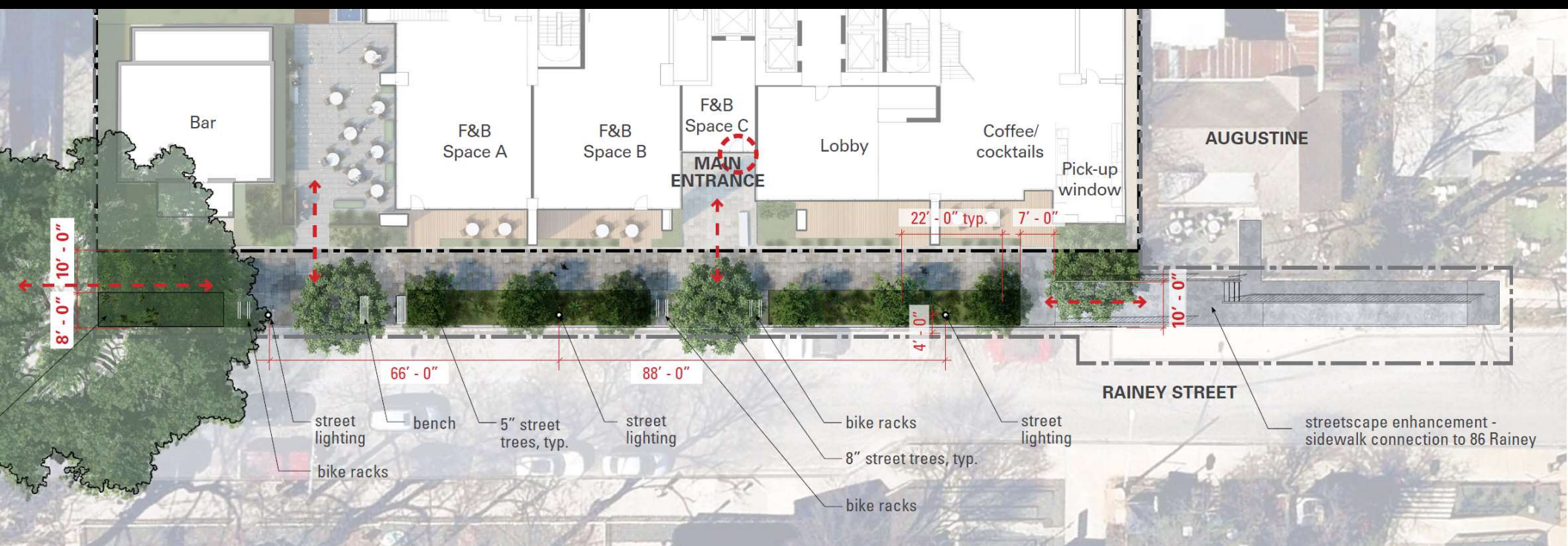
Fee In-Lieu:

Total Density Bonus FIL Between 8:1 & 15:1 FAR	=	\$720,350
<u>Total Density Bonus FIL Above 15:1 FAR</u>	<u>=</u>	<u>\$331,923</u>
Total Affordable Housing Trust Fund Contribution	=	\$1,052,273

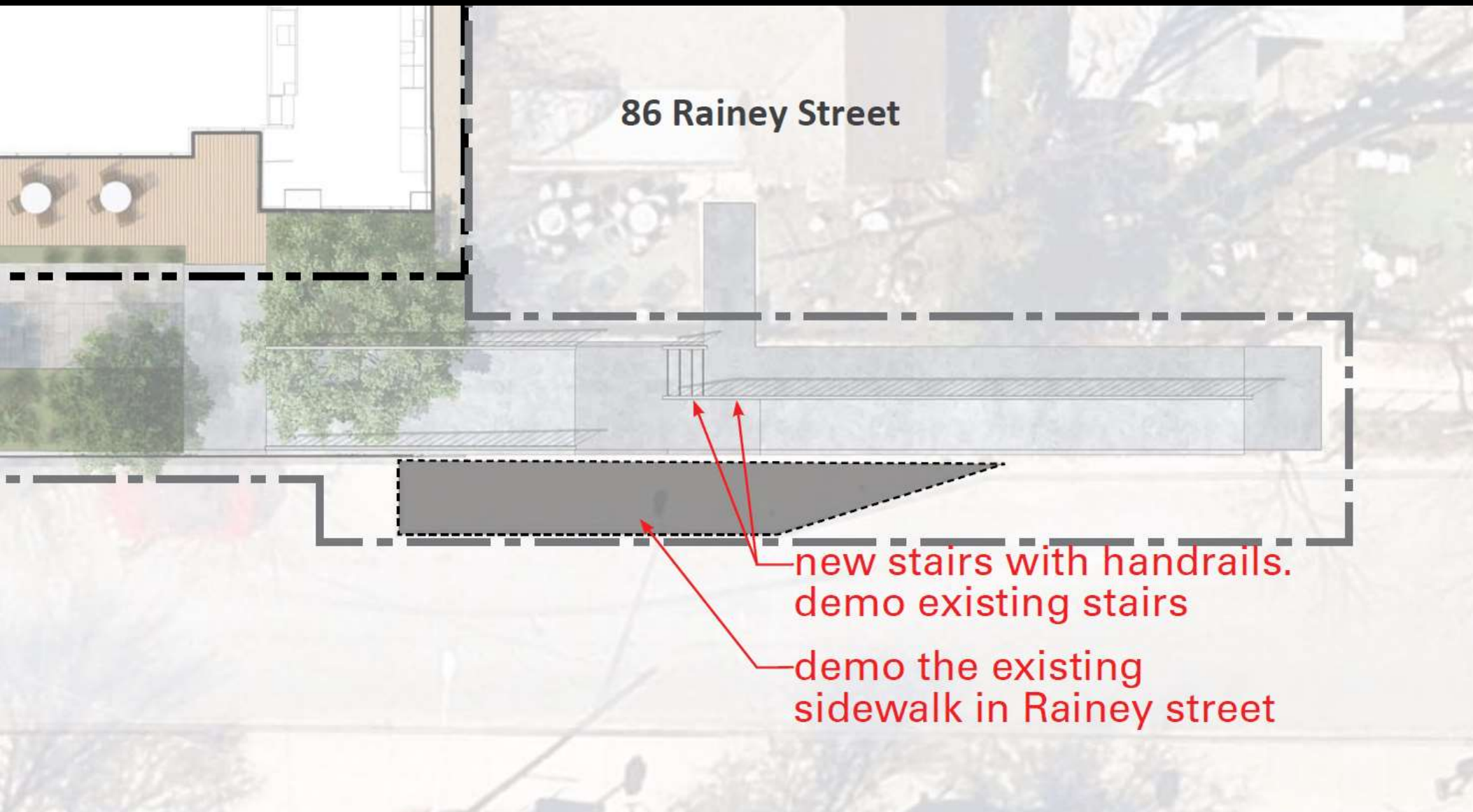
Gatekeeper Requirements

1. 2-Star AE Green Building
 - Project plans to achieve 3-Star AE Green Building Status
2. Great Streets Compliance
 - Project plans to provide adjacent property Great Streets enhancements at 86 Rainey Street
3. Substantial Compliance with Downtown Design Guidelines
 - Project received substantial compliance letter from Working Group on November 1, 2021

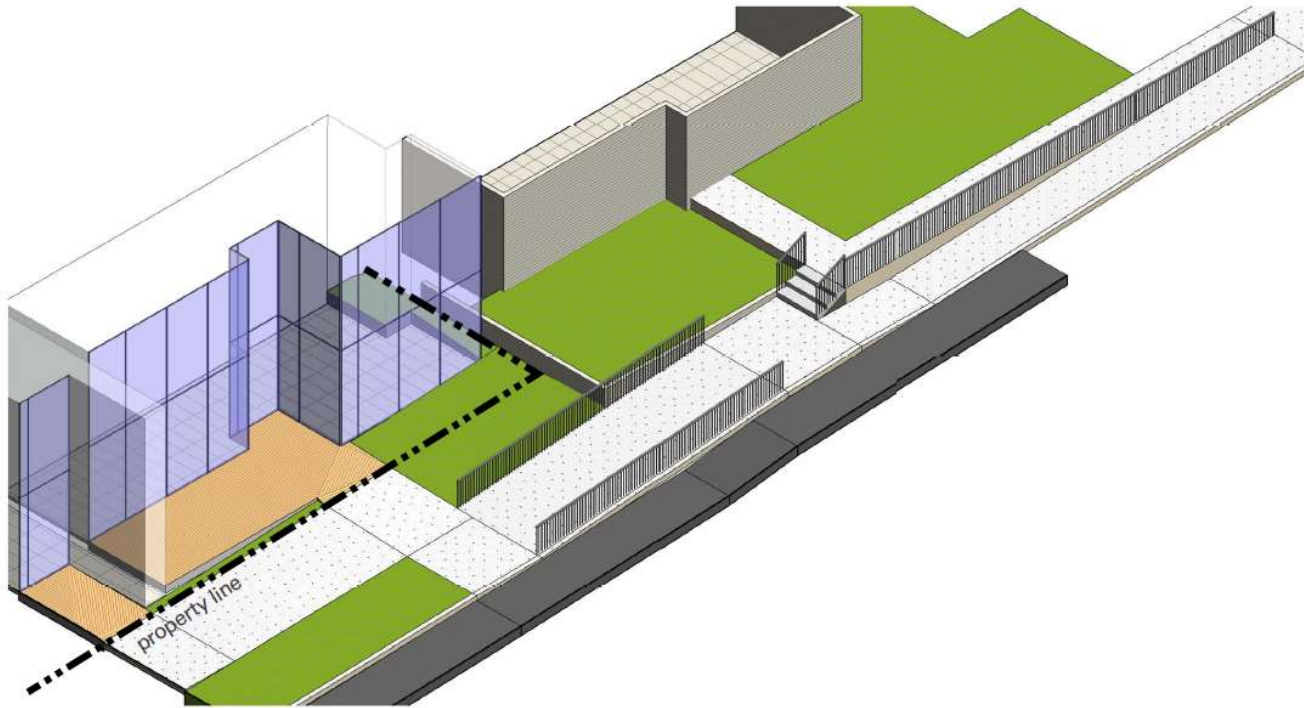




Adjacent Great Streets Enhancements



Streetscape Extension - 86 Rainey



existing condition





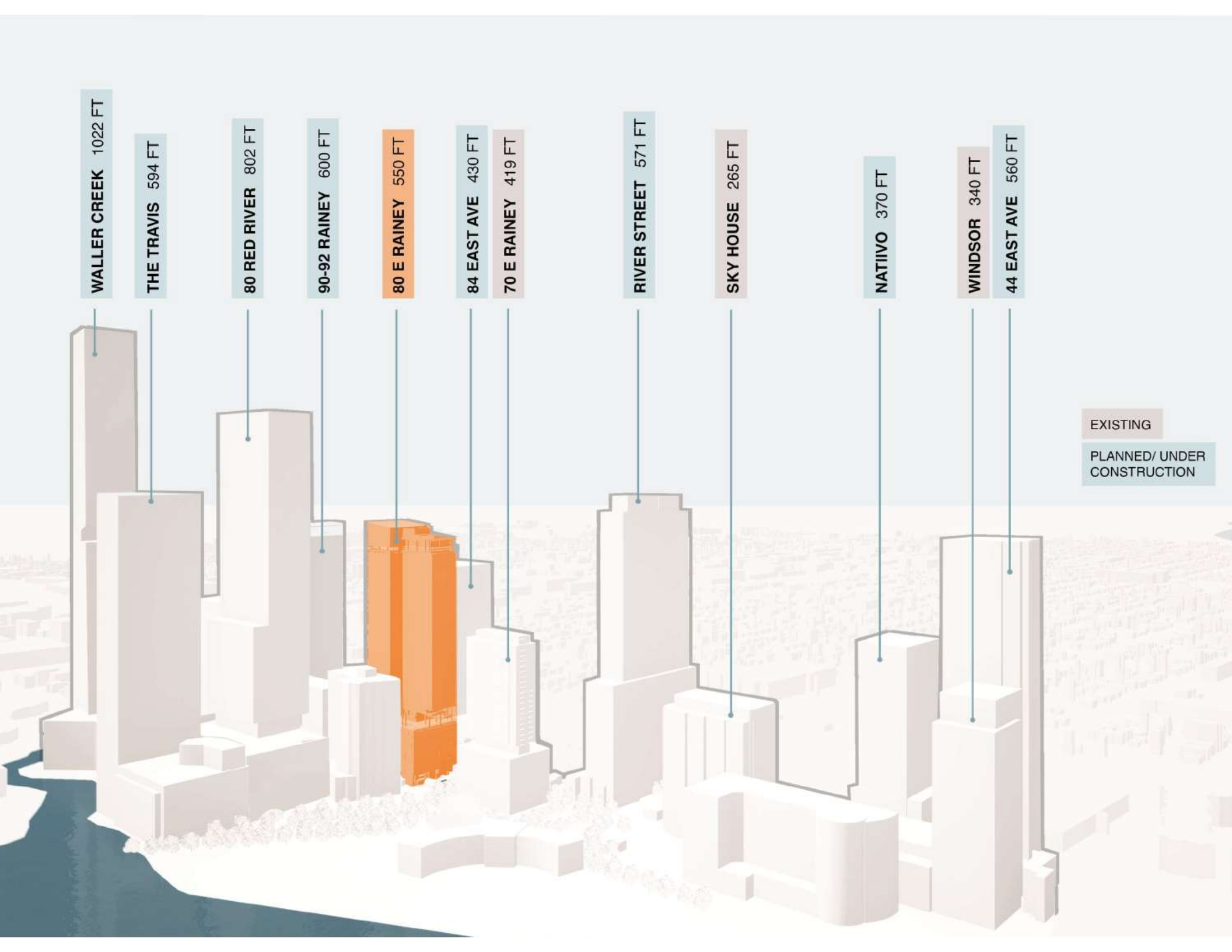
Area Wide Guidelines

AW.1	Create dense development	<input checked="" type="checkbox"/>
AW.2	Create mixed-use development	<input checked="" type="checkbox"/>
AW.3	Limit development which closes Downtown streets	<input checked="" type="checkbox"/>
AW.4	Buffer neighborhood edges	<input checked="" type="checkbox"/>
AW.5	Incorporate civic art in both public and private development	<input checked="" type="checkbox"/>
AW.6	Protect important public views	<input checked="" type="checkbox"/>
AW.7	Avoid historical misinterpretations	<input checked="" type="checkbox"/>
AW.8	Respect adjacent historic buildings	<input checked="" type="checkbox"/>
AW.9	Acknowledge that rooftops are seen from other buildings and the street	<input checked="" type="checkbox"/>
AW.10	Avoid the development of theme environments	<input checked="" type="checkbox"/>
AW.11	Recycle existing building stock	<input checked="" type="checkbox"/>



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 Public 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

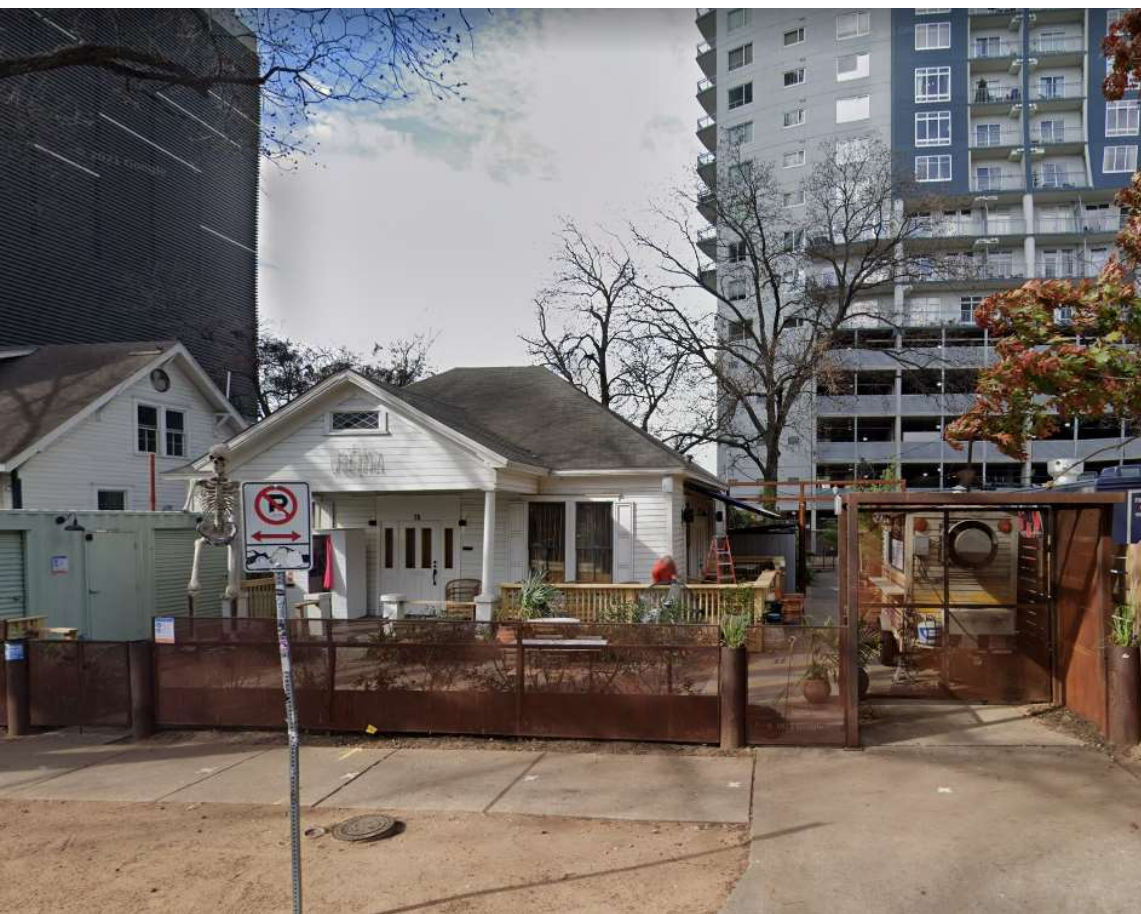




Paseo gateway art by local artist

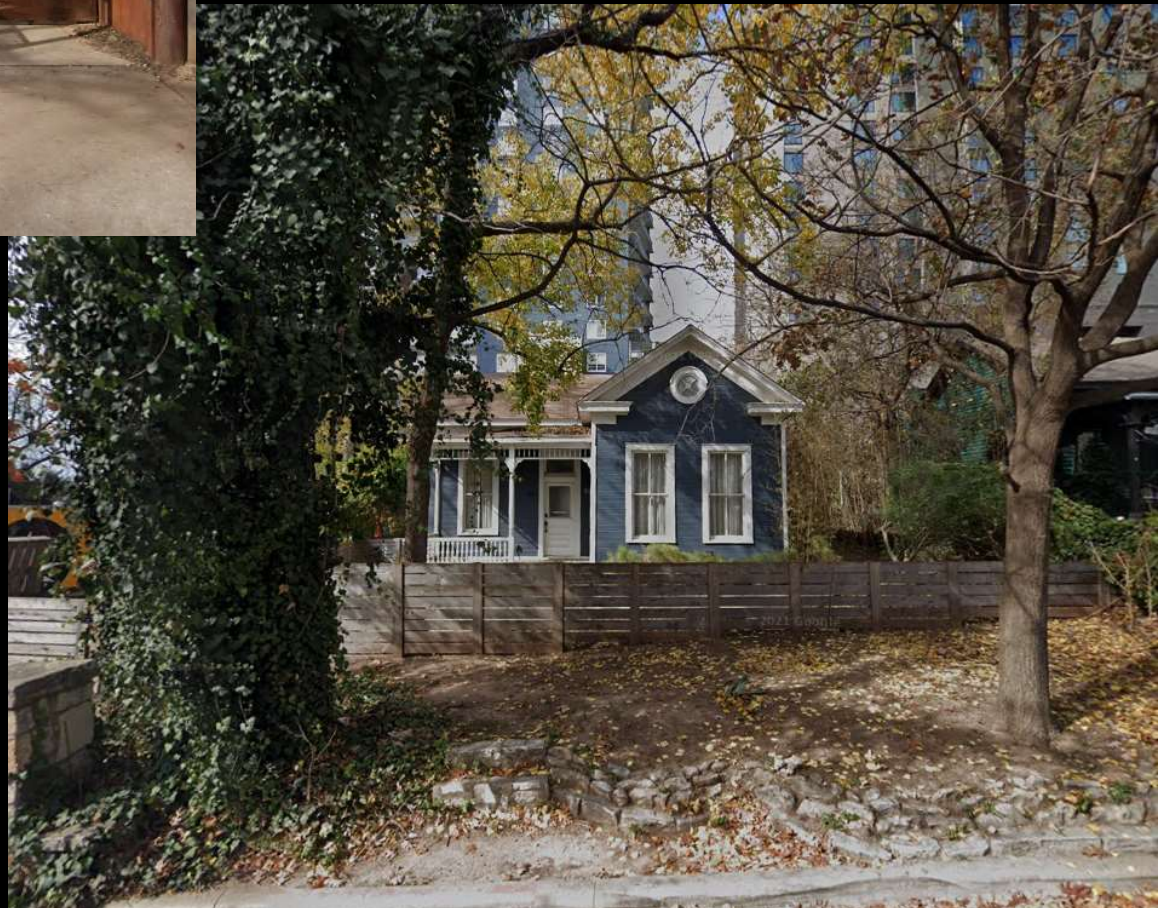
AW 1: Create Dense Development
AW 2: Create Mixed-Use Development
AW 3: Limit Development Which Closes Downtown Streets
 AW 4: Buffer Neighborhood Edges
AW 5: Incorporate Civic Art in Public and Private Development
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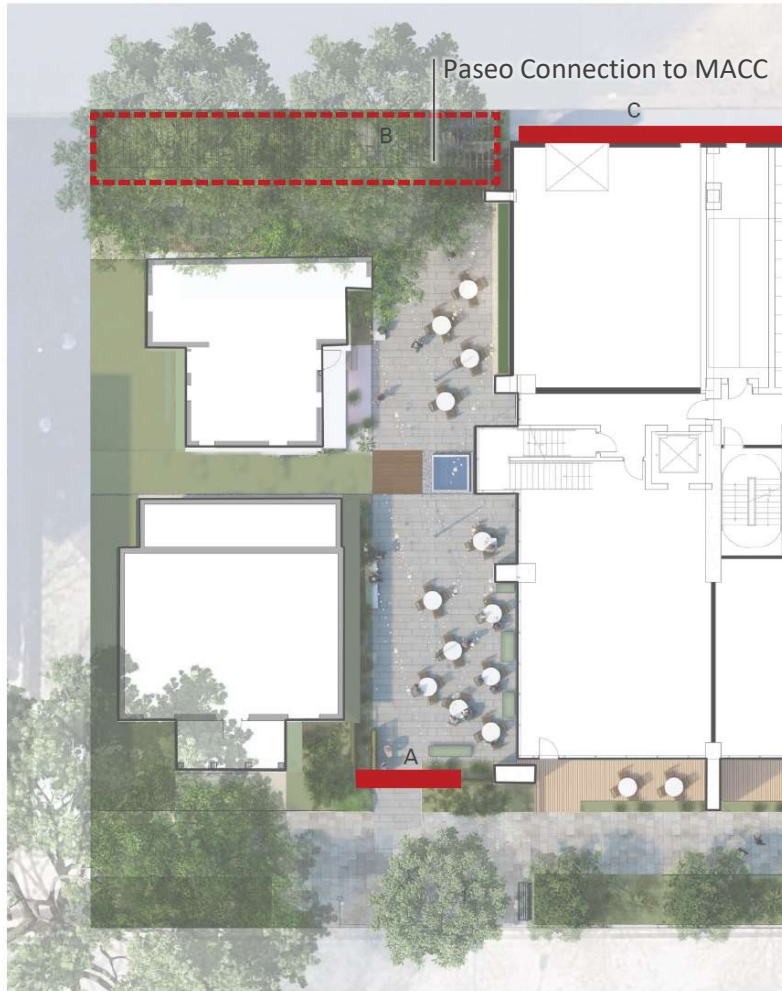
AW 7: Avoid Historical Misinterpretations
 AW 8: Respect Adjacent Historic Buildings
 AW 9: Acknowledge that Rooftops are Seen from Other Buildings and the Street
AW 10: Avoid The Development of Theme Environments



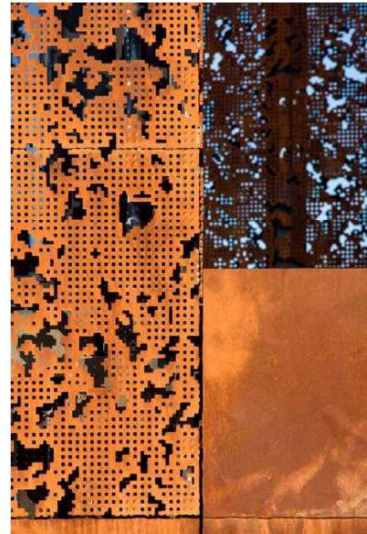
< 78 Rainey

84 Rainey >





A - interactive gateway feature



B - art feature wall & trellis



C - mural wall

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 Public 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

Blue Bungalow
Proposed Relocation of Blue Bungalow

Existing White Bungalow
to remain in place or in approximately the same location

Austin Energy Vault

Main Elec.

Loading

Trash

Low Zone Fire Pump

F.P. Serv.

Speed Ramp Up to Third Floor

Circulation 410 sq ft

Fire Command Room

Cafe BOH A: 298 sq ft

Coffee/Cocktails A: 2,181 sq ft

Lobby A: 1,222 sq ft +3'-6"

Apt. Entry

F & B Space C A: 489 sq ft +3'

Holding

Circulation/Common 2,383 sq ft

F & B Space B A: 1,538 sq ft +2'-0"

F & B Space A A: 1,741 sq ft +0' Level w/ Paseo

Outdoor Patio

Private Plaza

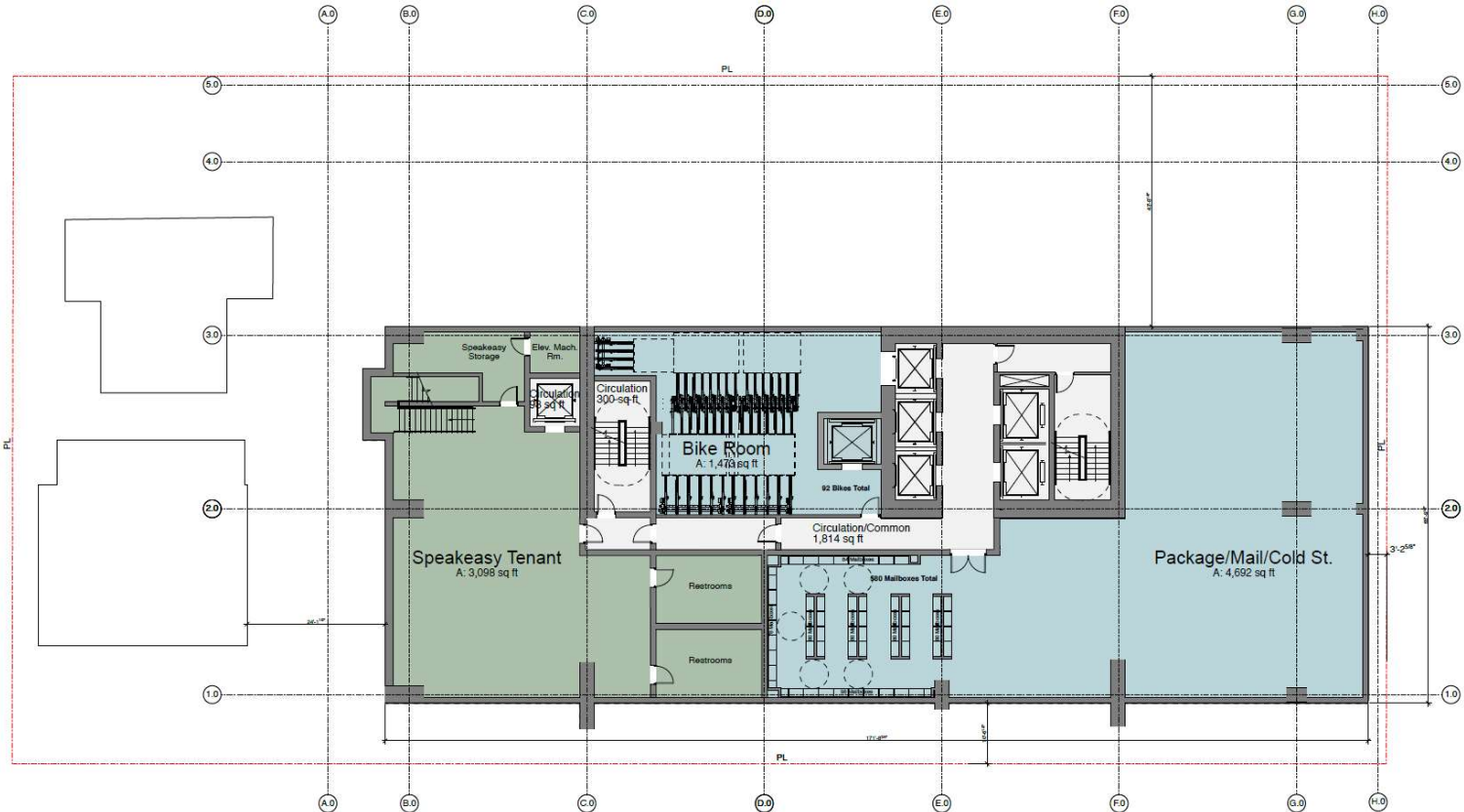
TV Charging Station

Property Line

Rainey Street

NOTE:
All dimensions are approximate.

Conceptual Basement Plan



PAPPAGEORGE
HAYMES

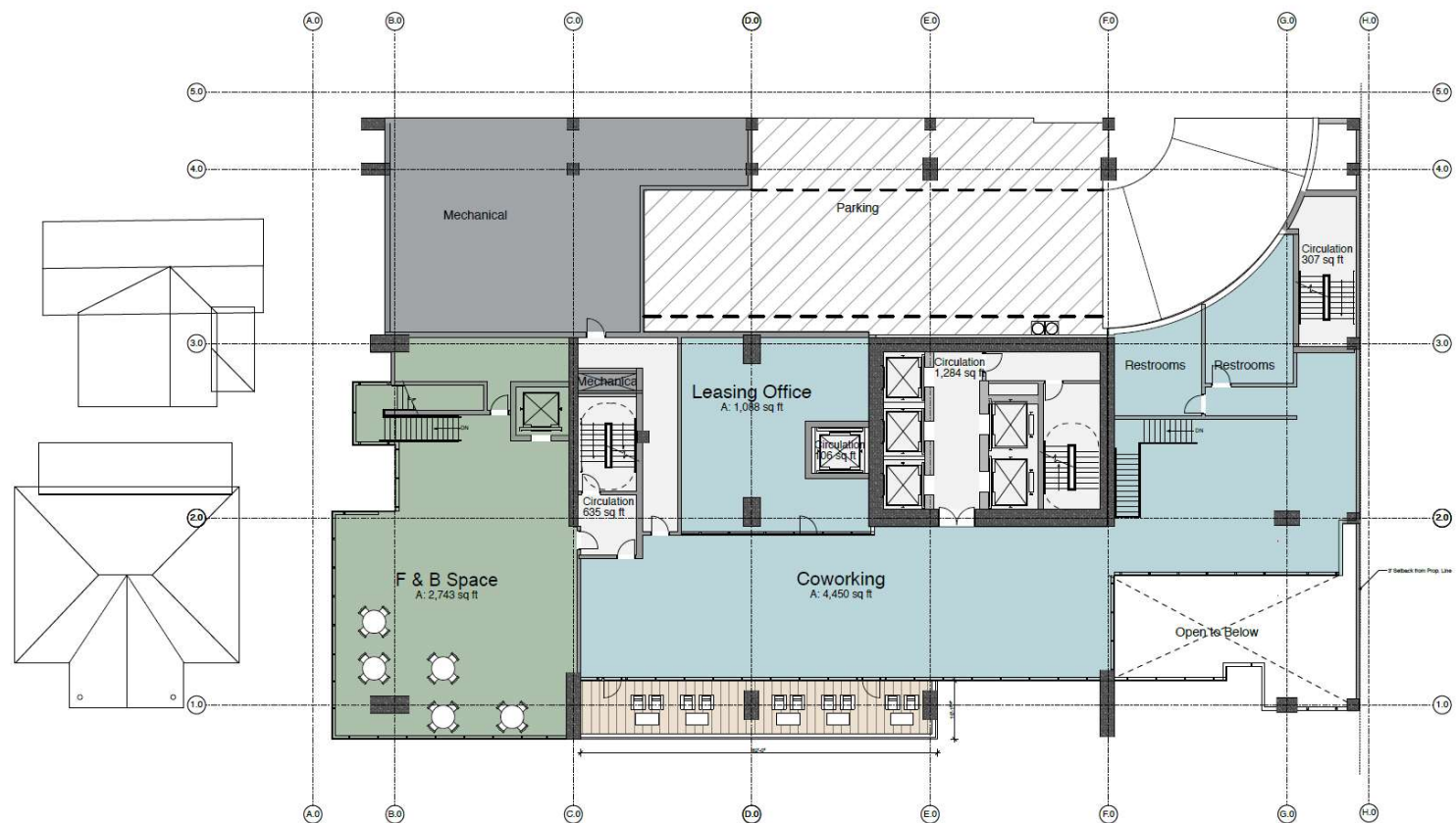
DRENNER
GROUP

80 rainy

density bonus
package

The information shown is based on
the best information available and is
subject to change without notice.

Conceptual 2nd Floor Plan



PAPPAGEORGE
HAYMES

DRENNER
GROUP

80 rainy

density bonus
package

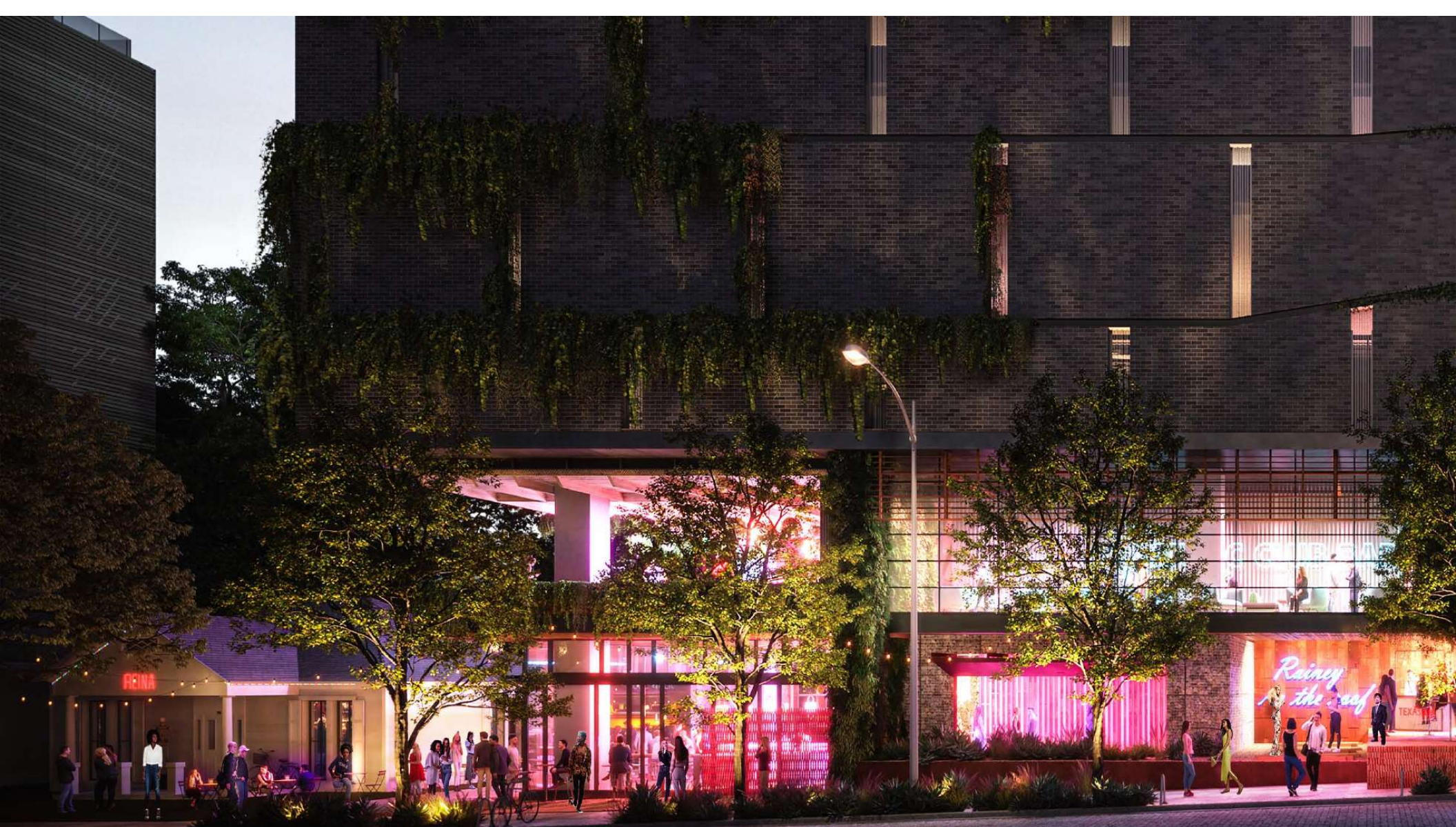
The information shown is based on
the best information available and is
subject to change without notice.

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	✓
PS.2	Minimize curb cuts	✓
PS.3	Create the potential for two-way streets	✓
PS.4	Reinforce pedestrian activity	✓
PS.5	Enhance key transit stops	N/A
PS.6	Enhance the streetscape	✓
PS.7	Avoid conflicts between pedestrian and utility equipment	✓
PS.8	Install street trees	✓
PS.9	Provide pedestrian-scaled 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	✓



PS 2: Minimize Curb Cuts



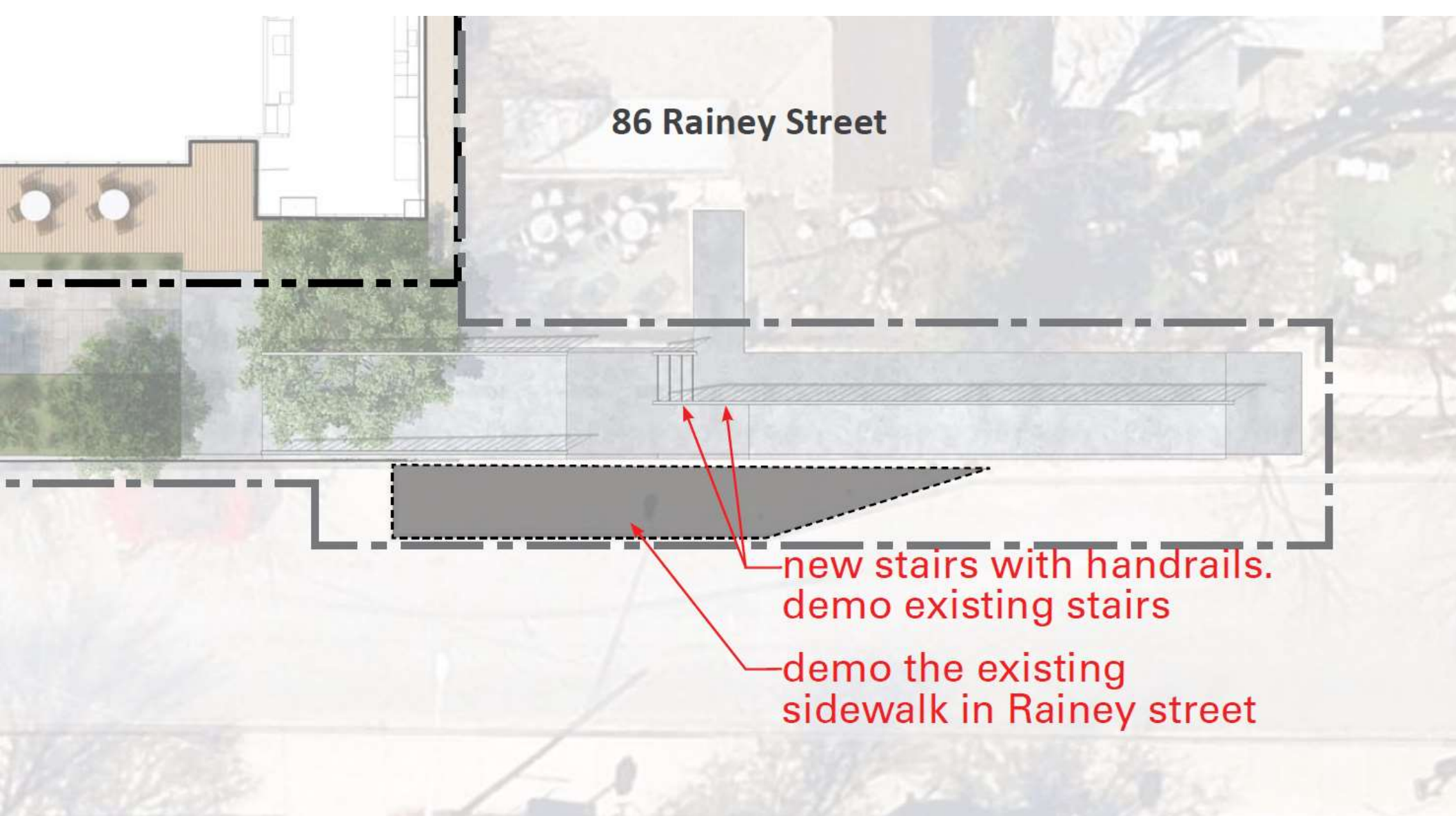
PS 1: Protect the Pedestrian Where the Building Meets the Street
PS 2: Minimize Curb Cuts
PS 4: Reinforce Pedestrian Activity
PS 6: Enhance the Streetscape
PS 7: Avoid Conflicts Between Pedestrians and Utility Equipment
PS 9: Provide Pedestrian-Scale Lighting
PS 10: Provide Protection From Cars/Promote 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



PS 1: Protect the Pedestrian Where the Building Meets the Street
PS 2: Minimize Curb Cuts
PS 4: Reinforce Pedestrian Activity
PS 6: Enhance the Streetscape
PS 7: Avoid Conflicts Between Pedestrians and Utility Equipment
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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



86 Rainey Street

new stairs with handrails.
demo existing stairs

demo the existing
sidewalk in Rainey street

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

PS 2: Minimize Curb Cuts

PS 4: Reinforce Pedestrian Activity

PS 6: Enhance the Streetscape

PS 7: Avoid Conflicts Between Pedestrians and Utility Equipment

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





Human Experience Vignette - Public Realm

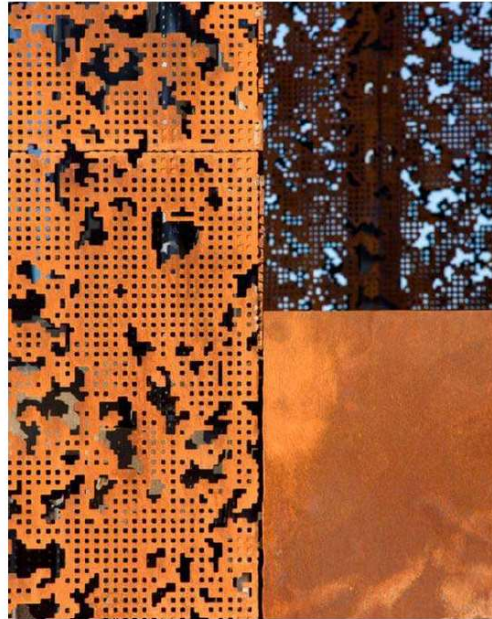


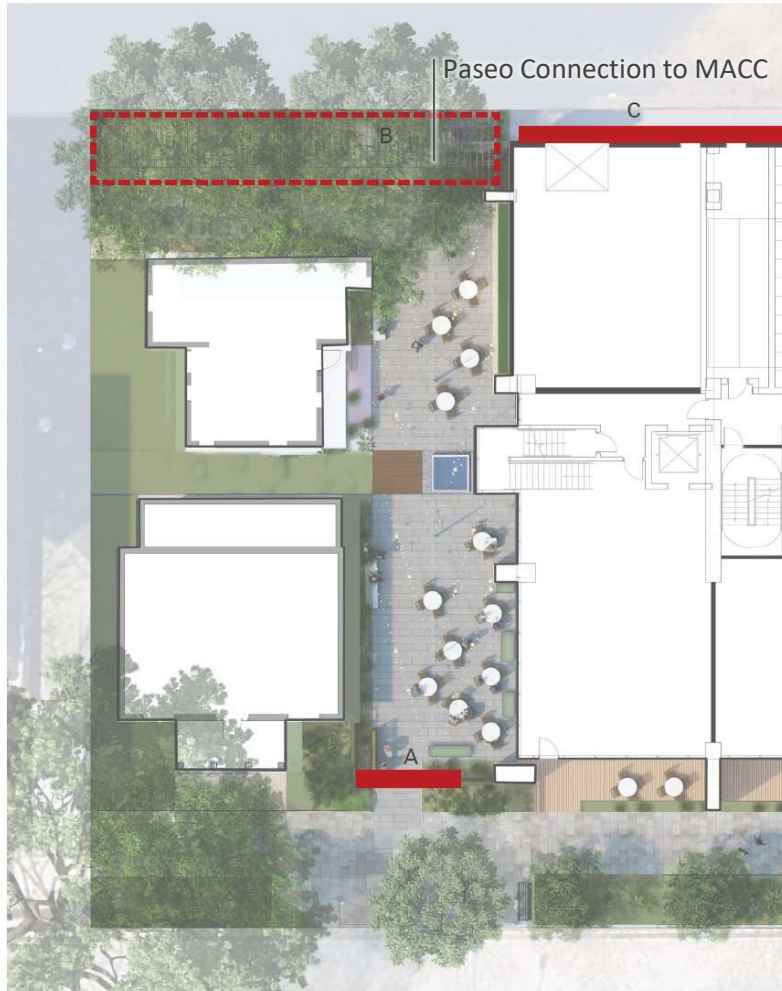


Plazas and Open Space Guidelines

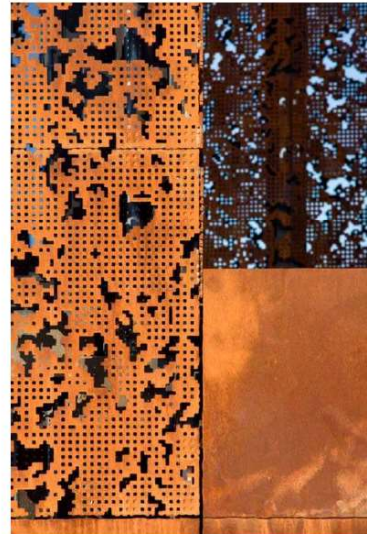
PZ.1	Treat the four squares with special consideration	N/A
PZ.2	Contribute to an open space network	✓
PZ.3	Emphasize connections to parks and greenways	N/A
PZ.4	Incorporate open space into residential development	✓
PZ.5	Develop green roofs	No
PZ.6	Provide plazas in high use areas	N/A
PZ.7	Determine plaza 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	N/A
PZ.10	Provide an appropriate amount of plaza seating	N/A
PZ.11	Provide visual and spatial complexity in public spaces	✓
PZ.12	Use plants to enliven urban spaces	✓
PZ.13	Provide interactive civic art and fountains in plazas	✓
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

Authentic • Natural • Raw





A - interactive gateway feature



B - art feature wall & trellis

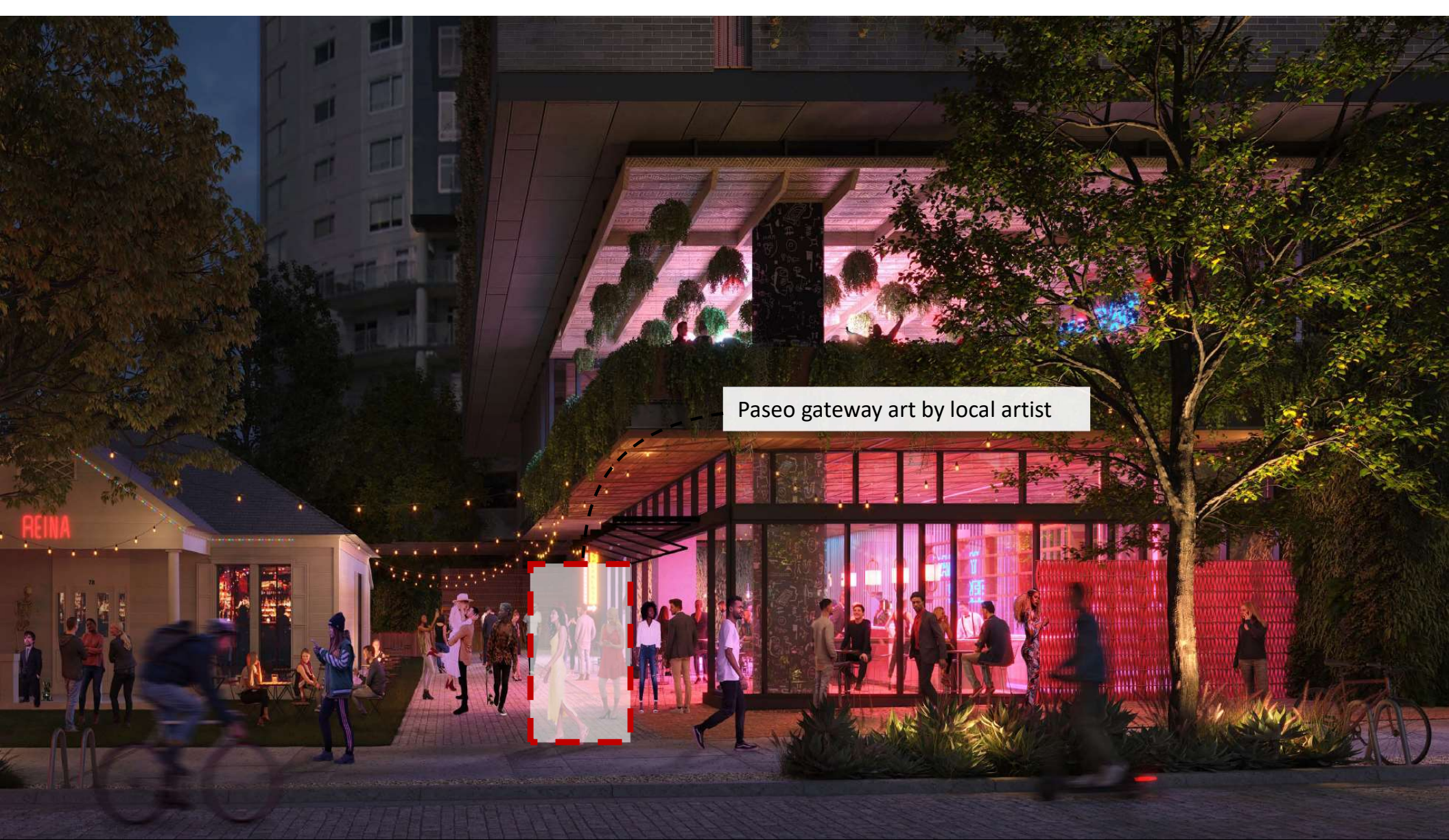


C - mural wall

PZ 11: Provide Visual and Spatial Complexity in Public Spaces

PZ 12: Use Plants to Enliven Urban Spaces

PZ 13: Provide Interactive Civic Art and Fountains



Paseo gateway art by local artist

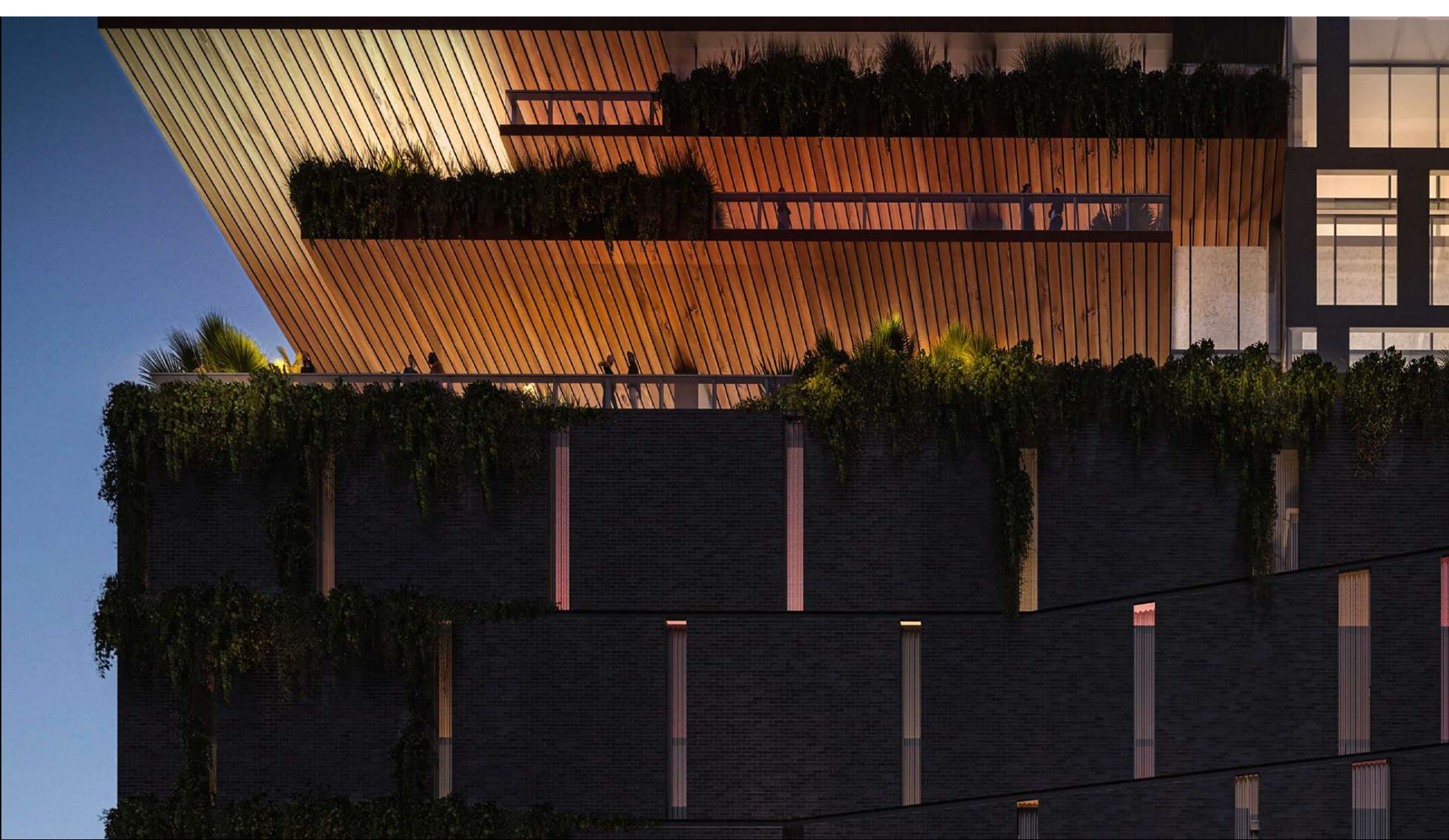
- PZ 11: Provide Visual and Spatial Complexity in Public Spaces**
- PZ 12: Use Plants to Enliven Urban Spaces**
- PZ 13: Provide Interactive Civic Art and Fountains**



PZ 11: Provide Visual and Spatial Complexity in Public Spaces

PZ 12: Use Plants to Enliven Urban Spaces

PZ 13: Provide Interactive Civic Art and Fountains



- PZ 4: Incorporate open space into residential development**
- PZ 11: Provide Visual and Spatial Complexity in Public Spaces**
- PZ 12: Use Plants to Enliven Urban Spaces**
- PZ 13: Provide Interactive Civic Art and Fountains**

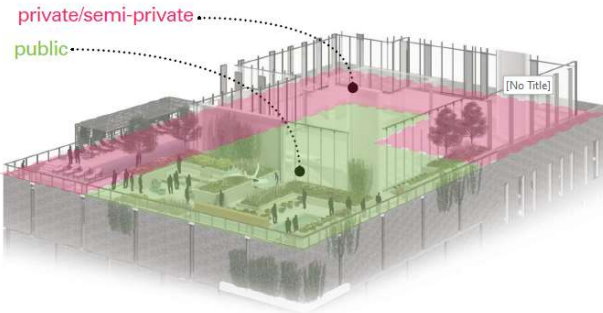


Conceptual 11th Floor

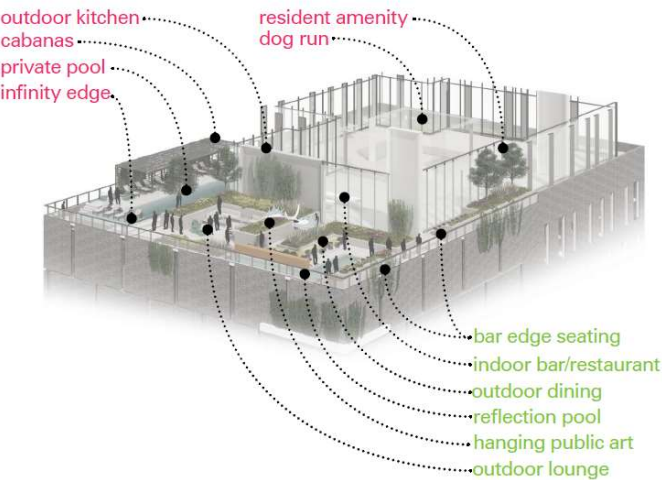
- PZ 4: Incorporate open space into residential development**
- PZ 11: Provide Visual and Spatial Complexity in Public Spaces**
- PZ 12: Use Plants to Enliven Urban Spaces**
- PZ 13: Provide Interactive Civic Art and Fountains**

Level 11 Publicly Accessible Bar / Restaurant

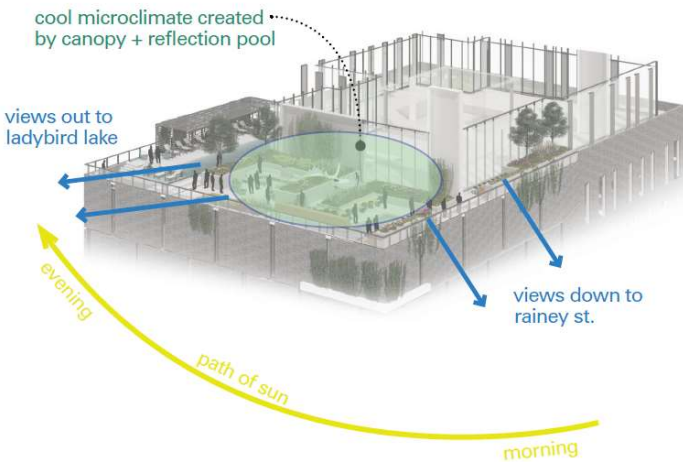
public/private



program



climate/context



PAPPAGEORGE
HAYMES

DRENNER
GROUP

80 rainey

density bonus
package

The information shown is based on
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Building Guidelines

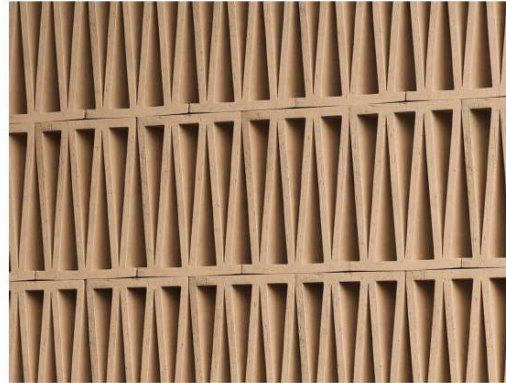
B.1	Build to the street	<input checked="" type="checkbox"/>
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	<input checked="" type="checkbox"/>
B.3	Accentuate primary entrances	<input checked="" type="checkbox"/>
B.4	Encourage the inclusion of local character	<input checked="" type="checkbox"/>
B.5	Control on-site parking	<input checked="" type="checkbox"/>
B.6	Create quality construction	<input checked="" type="checkbox"/>
B.7	Create buildings with human scale	<input checked="" type="checkbox"/>

Material Board - Building

cor-ten steel



teracotta screen wall



wood storefront



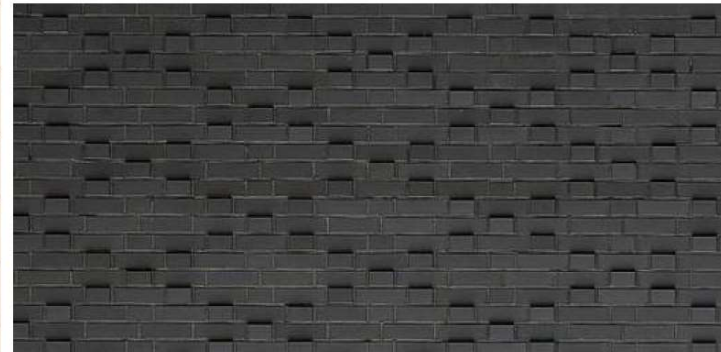
blackened steel



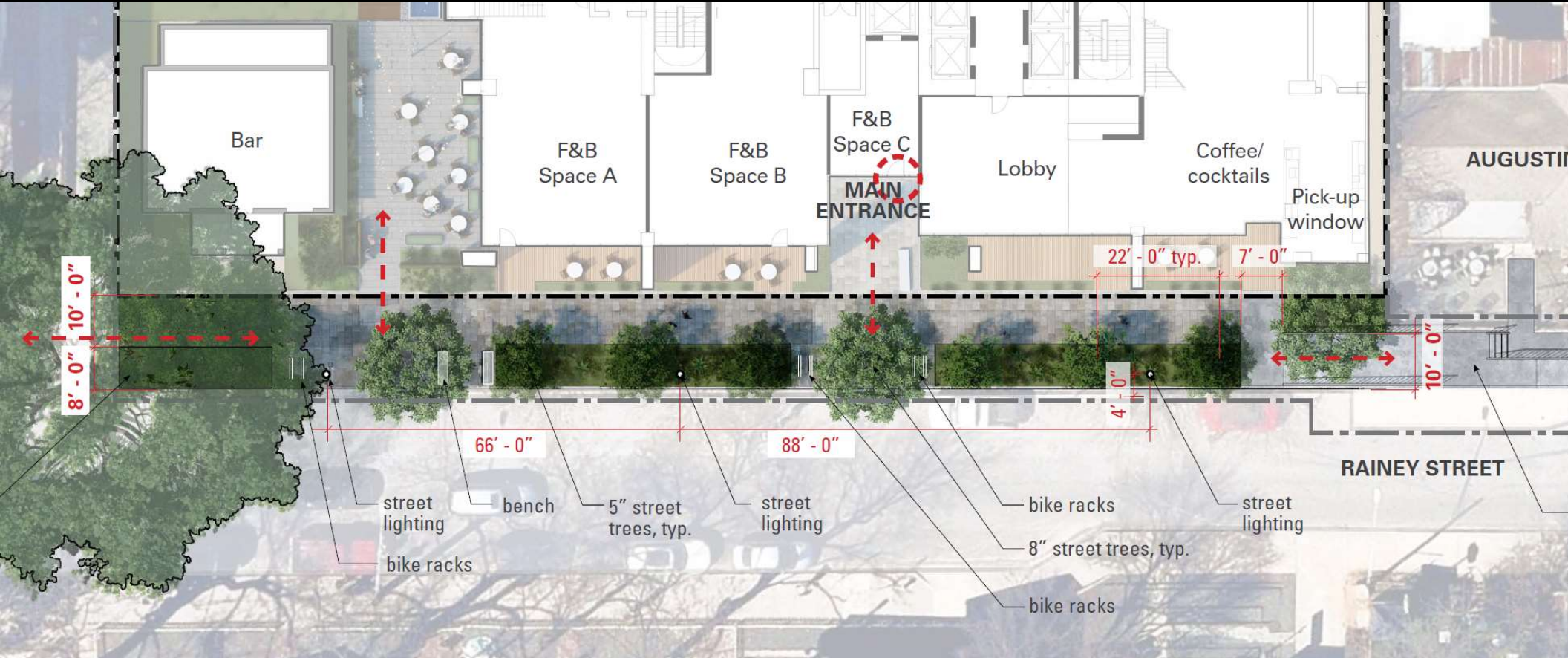
green screen garage



ipe soffit

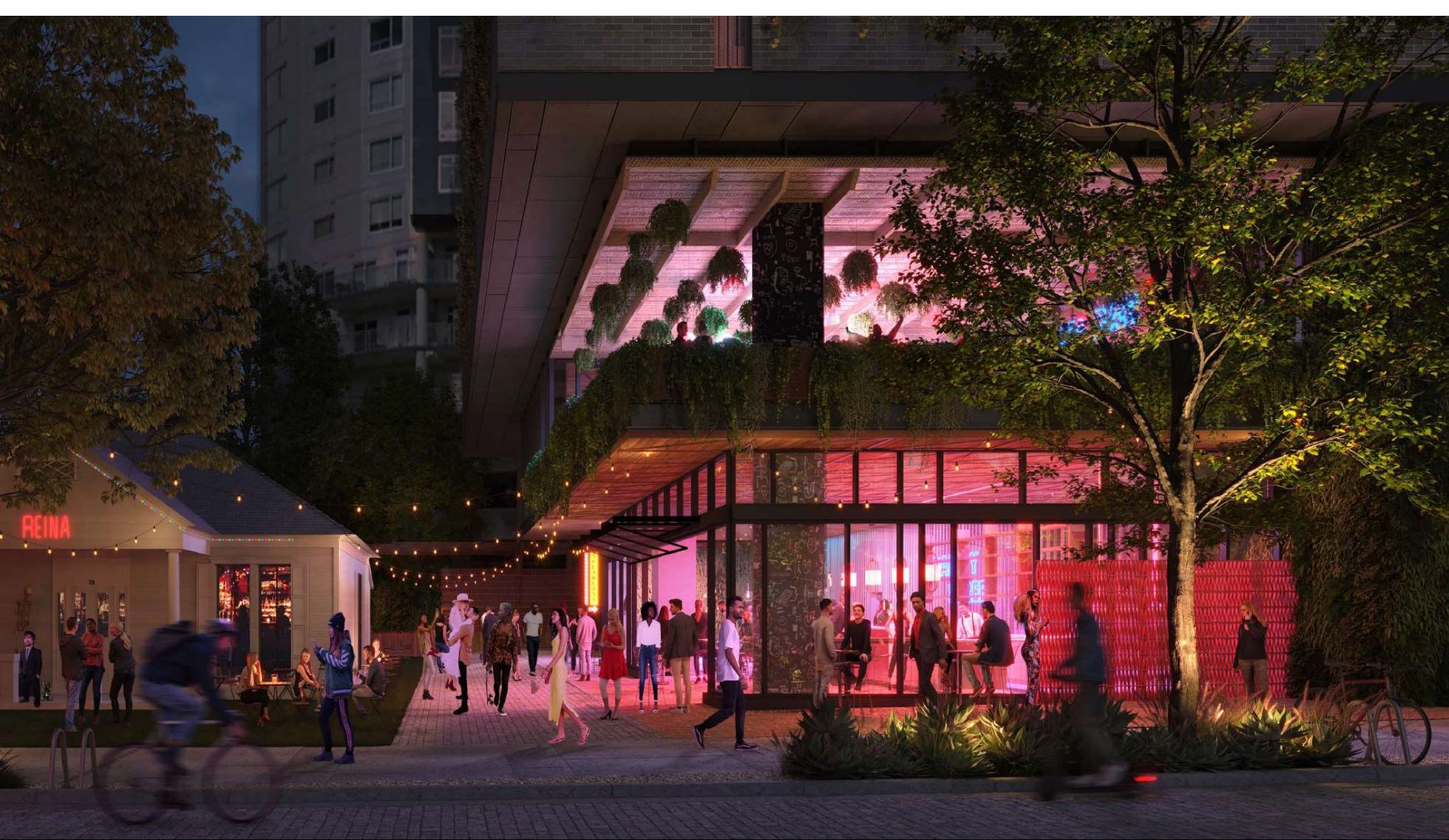


patterned brick



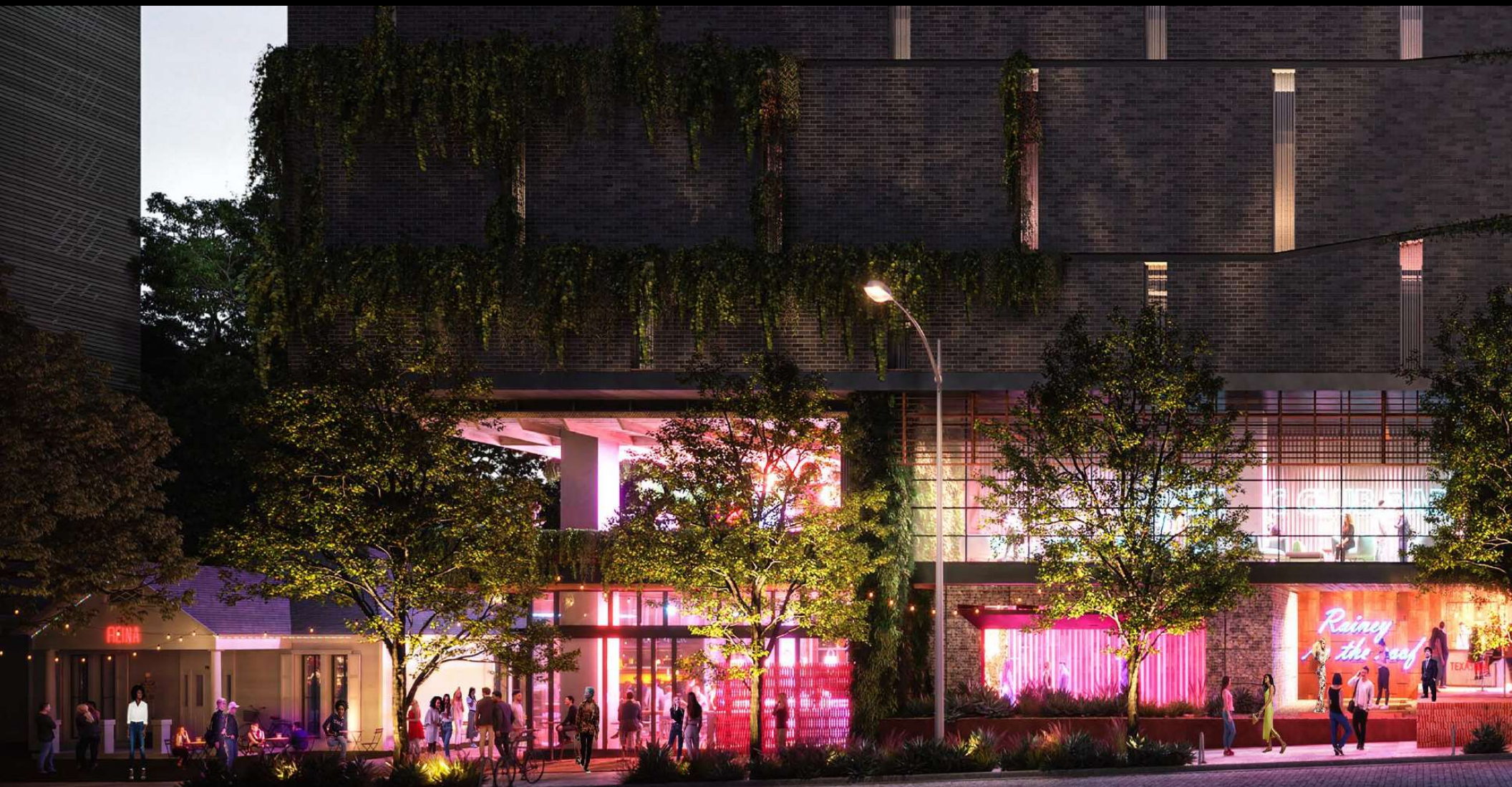
- B 1: Build to the Street**
- B 2: Provide Multi-tenant, Pedestrian-Oriented Development at the Street Level**
- B 3: Accentuate Primary Entrances**
- B 4: Encourage Inclusion of Local Character**

- B 5: Control On-Site Parking**
- B 6: Create Quality Construction**
- B 7: Create Buildings with Human Scale**



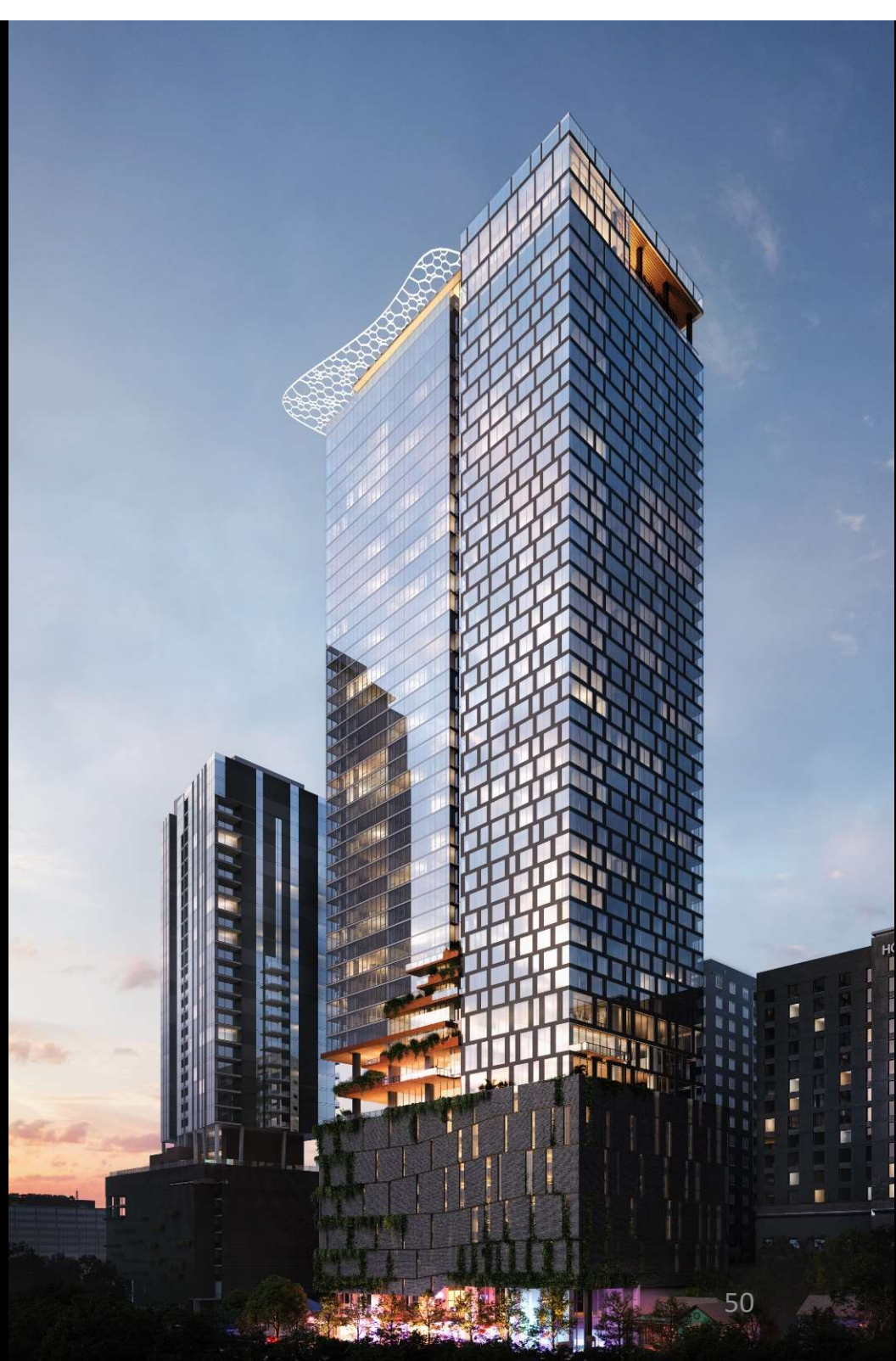
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B 6: Create Quality Construction
B 7: Create Buildings with Human Scale

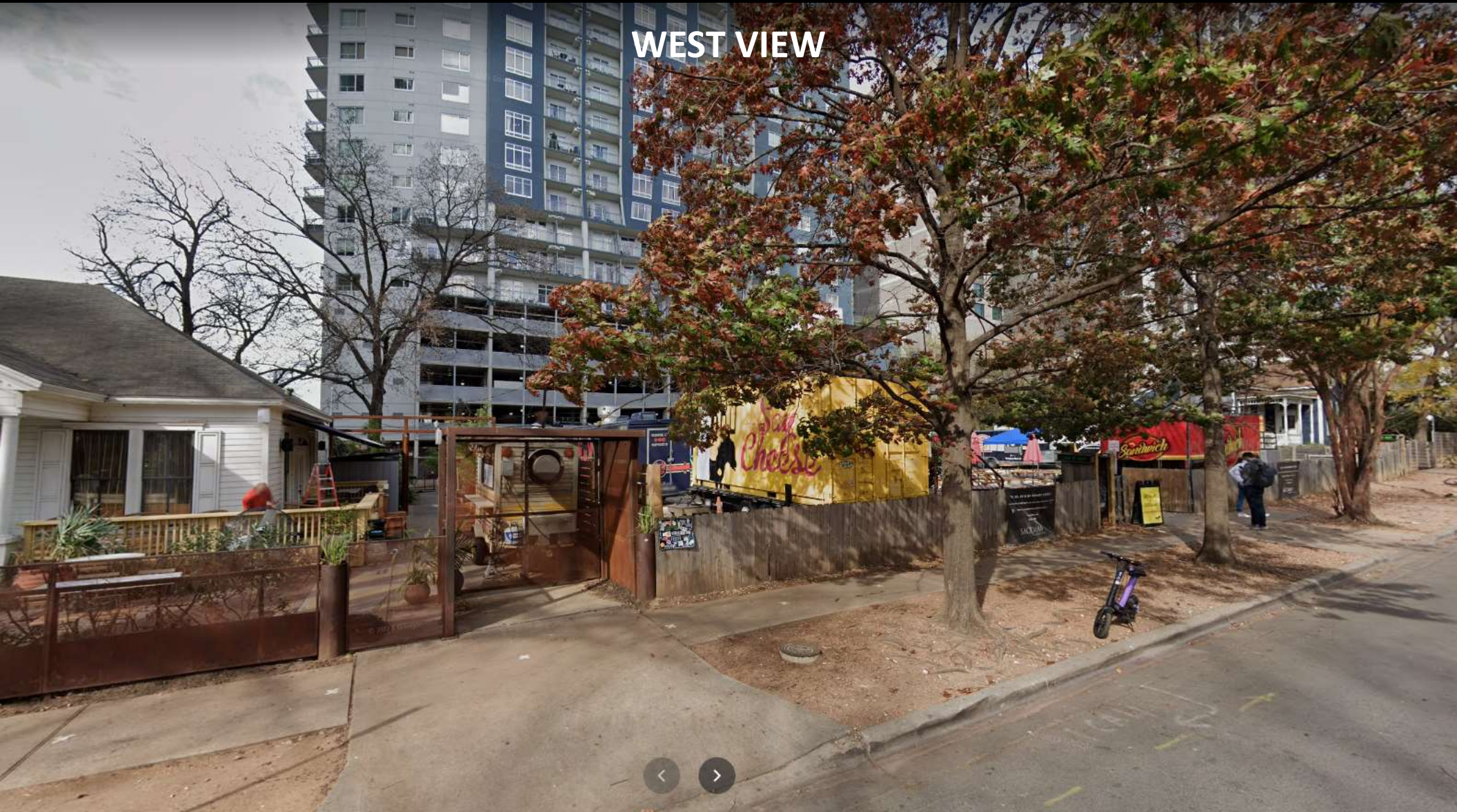








WEST VIEW



SOUTHWEST VIEW



Current 86 Rainey Sidewalk



Alley View North

