80 Rainey

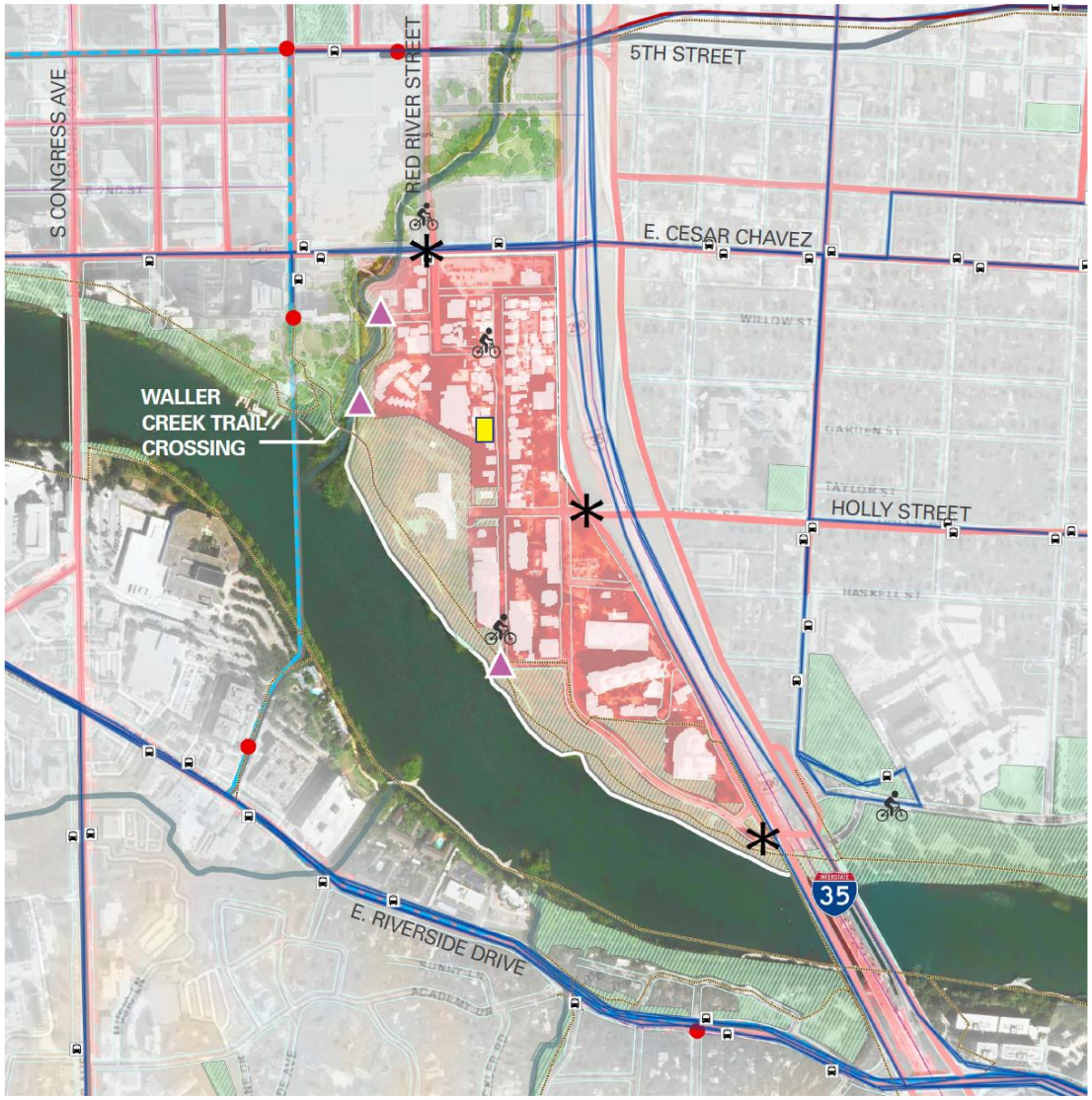
Design Commission

December 13, 2021

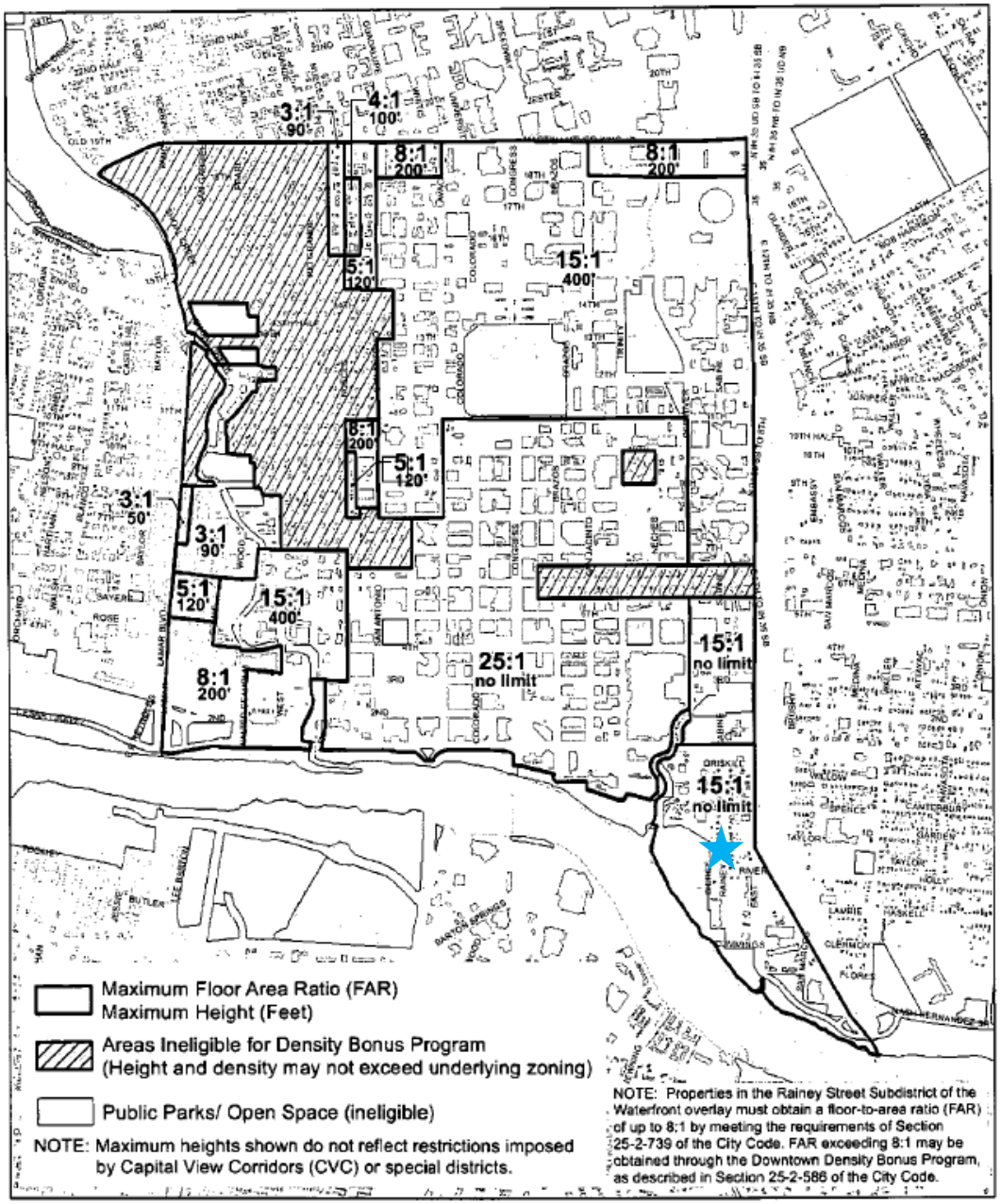
Project Team

Developer:	Lincoln Ventures
Architect:	Pappageorge Haymes
Landscape Architect:	TBG Partners
Civil Engineer:	Wuest Group
Agent:	Drenner Group

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.

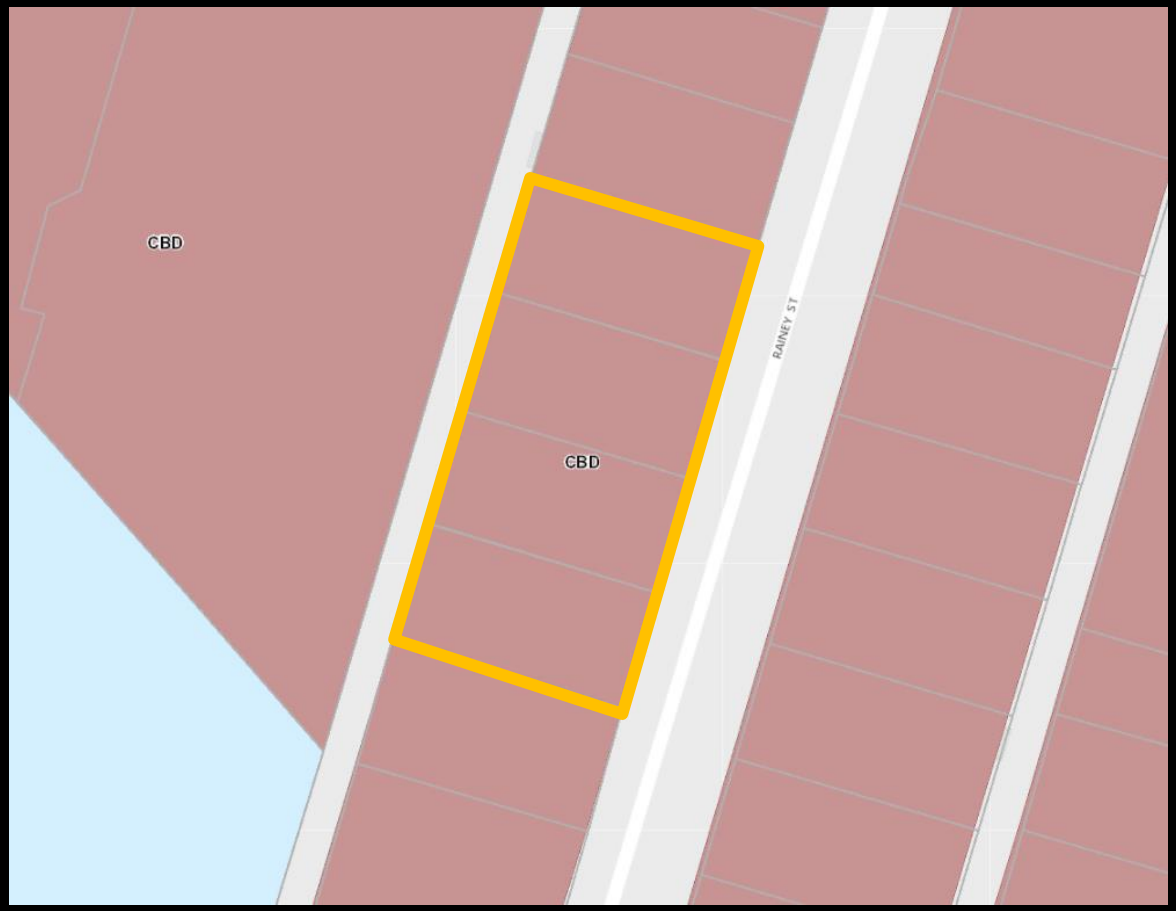
0 0.125 0.25 0.5 Miles

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%
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
Total Density Bonus FIL Area Between 8:1 & 15:1 FAR	=	144,070 GSF

Total Density Bonus FIL Area Between 8:1 & 15:1 FAR	=	144,070 GSF
Rainey DDBP Fee per SF		X $5
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
Additional Affordable Housing Benefit Area	=	(66,385) GSF
Total Density Bonus FIL Area Above 15:1 FAR	=	66,385 GSF
Total Density Bonus FIL Area Above 15:1 FAR	=	66,385 GSF
Rainey DDBP Fee per SF		X $5
Total Density Bonus FIL Contribution Above 15:1 FAR	=	$331,923
Gross Residential Floor Area Above 15:1 FAR	=	66,385 NSF
Density Bonus Additional Affordable Set-Aside		X 5%
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
Total Density Bonus Area Above 15:1 FAR	=	3,319 SF
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
Total Density Bonus FIL Above 15:1 FAR	=	$331,923
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

AREA WIDE GUIDELINES

Project complies with 10 of 10 applicable Area Wide Guidelines. Item 6 is not applicable.

GUIDELINES FOR THE PUBLIC STREETSCAPE

Project complies with 11 of the 11 applicable Public Sreetscape Guidelines. Items 3 and 5 are not applicable.

PLAZAS AND OPEN SPACE GUIDELINES

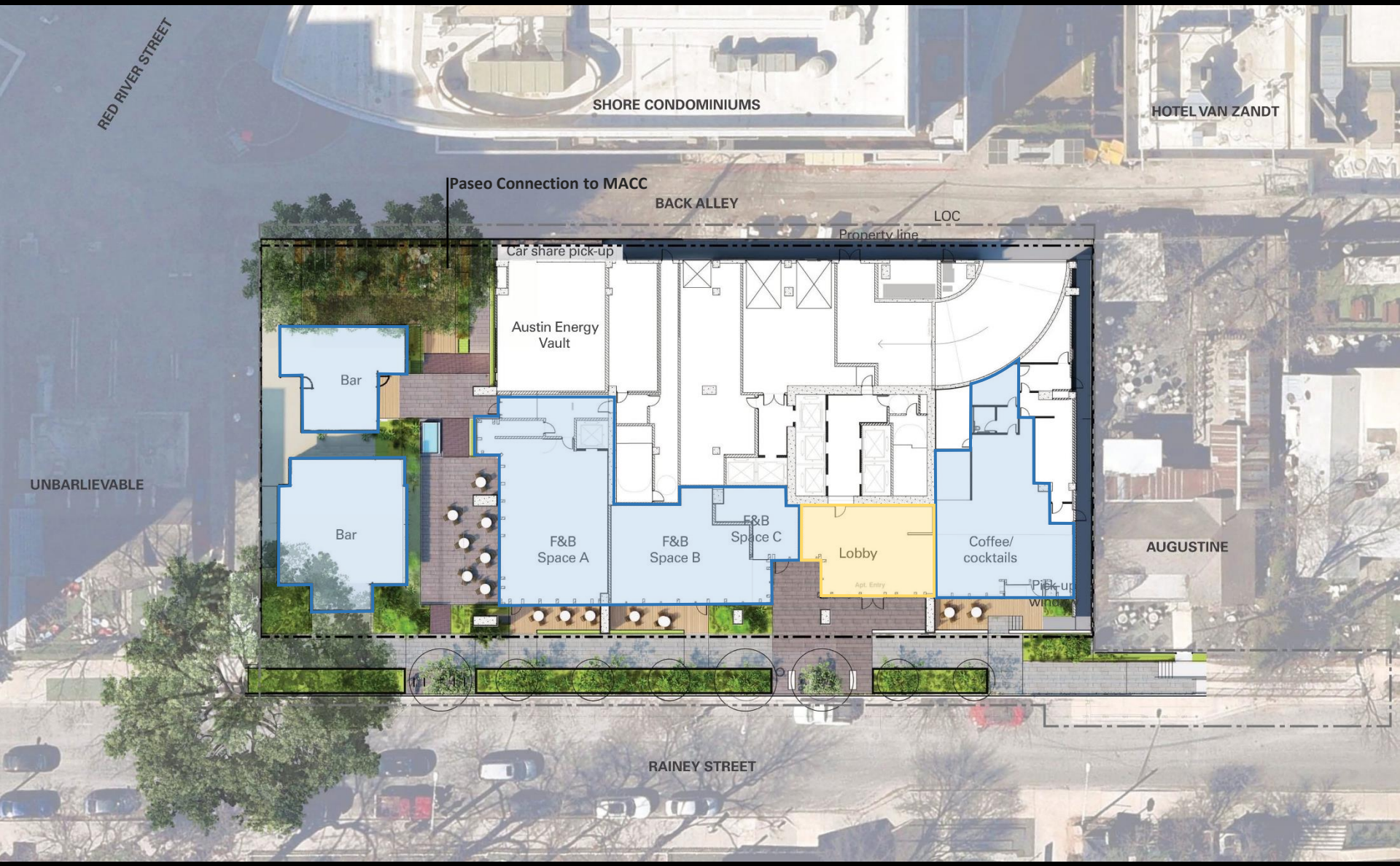
Project complies with 5½ of the 6 applicable Plaza and Open Space Guidelines. Ten Items are not applicable.

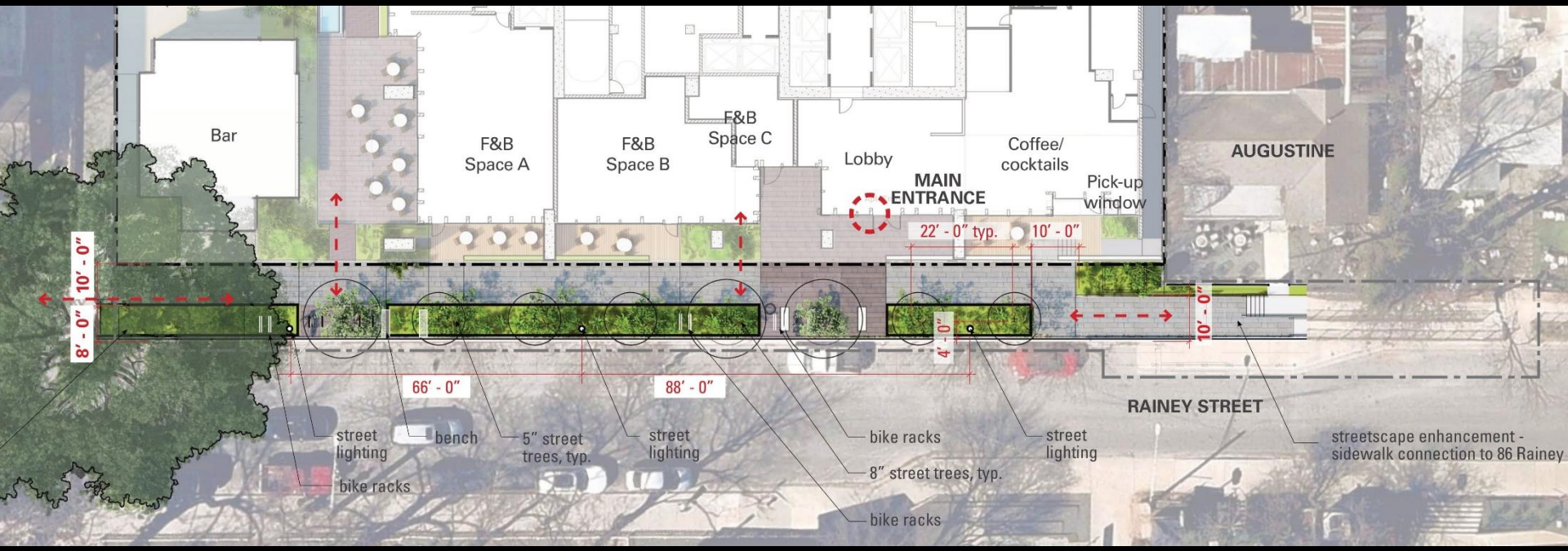
GUIDELINES FOR BUILDINGS

Project complies with 7 of the 7 applicable Building Guidelines.

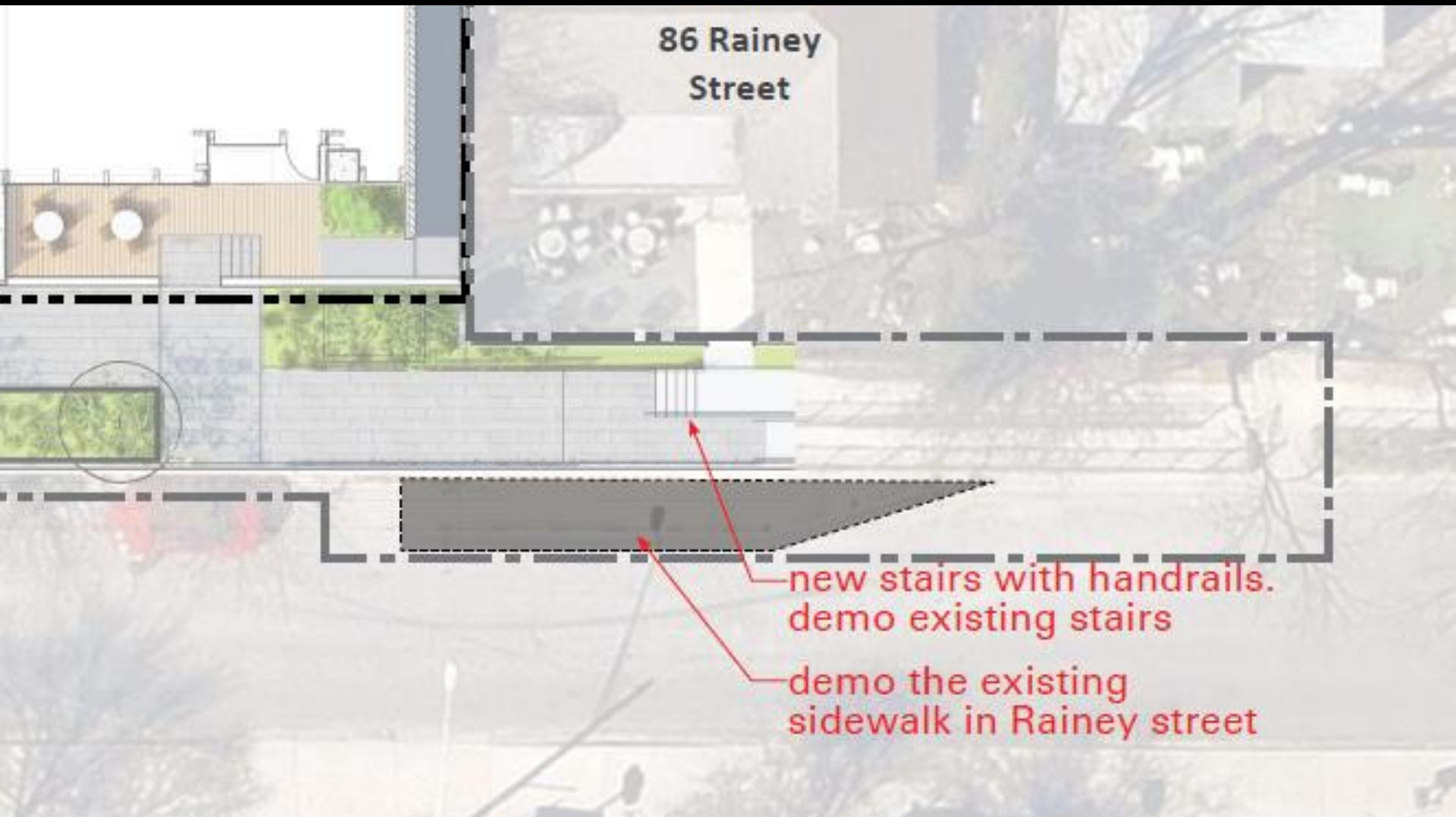
The Density Bonus Working Group has determined that the 80 Rainey project is in substantial compliance with the Urban Design Guidelines.

The Working Group appreciates the opportunity to preliminarily review and comment on this project and we look forward to a continued collaborative process while moving this project forward.

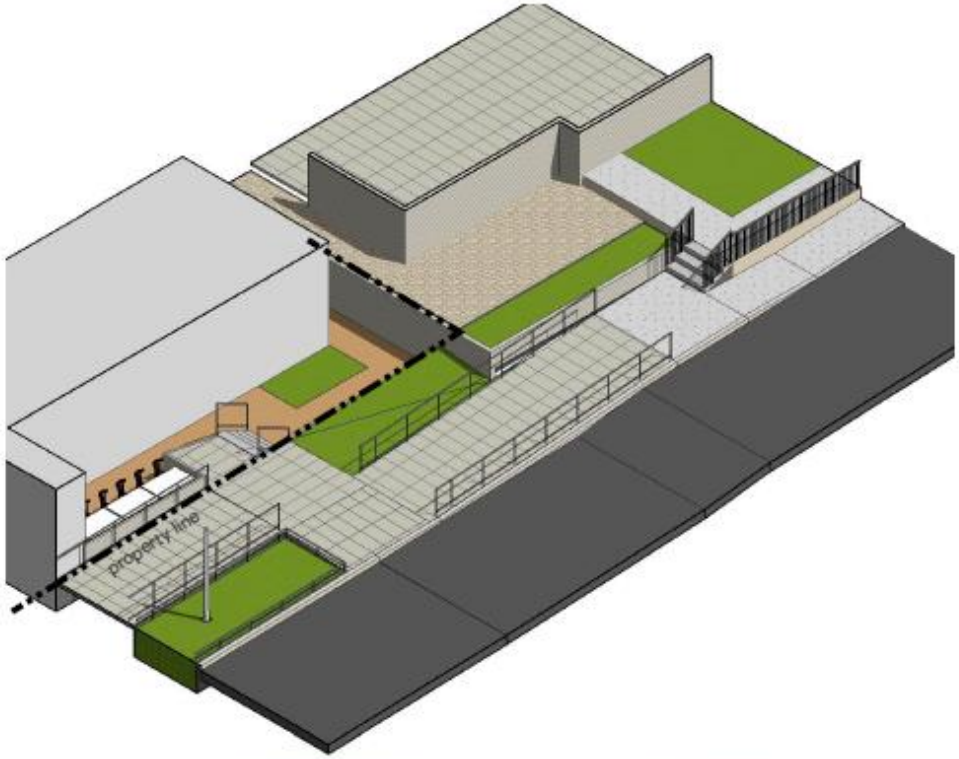

RED RIVER STREET
SHORE CONDOMINIUMS
HOTEL VAN ZANDT
Paseo Connection to MACC
BACK ALLEY
LOC
Property line
Car share pick-up
Austin Energy Vault
Bar
Bar
UNBARLIEVABLE
F&B Space A
F&B Space B
F&B Space C
Lobby
Coffee/ cocktails
Pick-up window
AUGUSTINE
RAINEY STREET


Bar
F&B
Space A
F&B
Space B
F&B
Space C
Lobby
MAIN
ENTRANCE
Coffee/
cocktails
Pick-up
window
AUGUSTINE
22′ - 0″ typ.
10′ - 0″
10′ - 0″
8′ - 0″
4′ - 0″
10′ - 0″
66′ - 0″
88′ - 0″
RAINEY STREET
street
lighting
bench
5″ street
trees, typ.
street
lighting
bike racks
bike racks
8″ street trees, typ.
bike racks
street
lighting
streetscape enhancement -
sidewalk connection to 86 Rainey

Adjacent Great Streets Enhancements



Streetscape Extension - 86 Rainey



existing condition

Perspective Rendering

LINCOLN VENTURES | TBG | WUEST GROUP ENGINEERING & DESIGN | PAPPAGEORGE HAYMES | DRENNER GROUP

80 rainey

density bonus package

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

Perspective Rendering

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Human Experience Vignette - Public Realm

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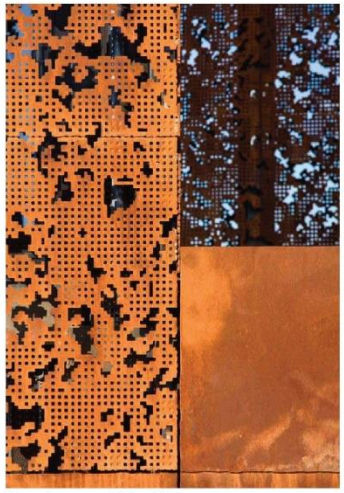
Art Features

A - interactive gateway feature



B - art feature wall & trellis

C - mural wall

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Perspective Rendering

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13

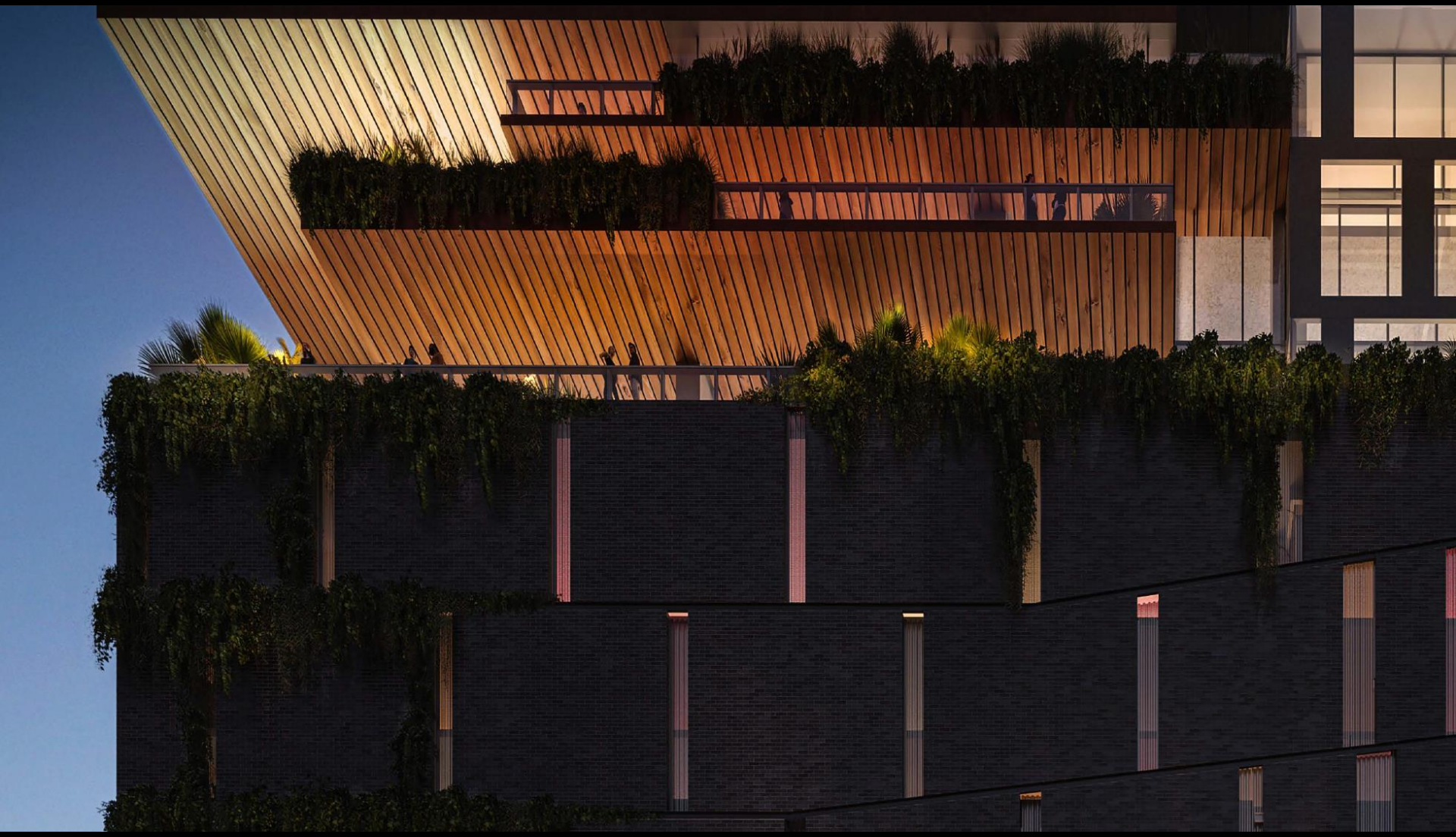
HOTEL VAN ZA

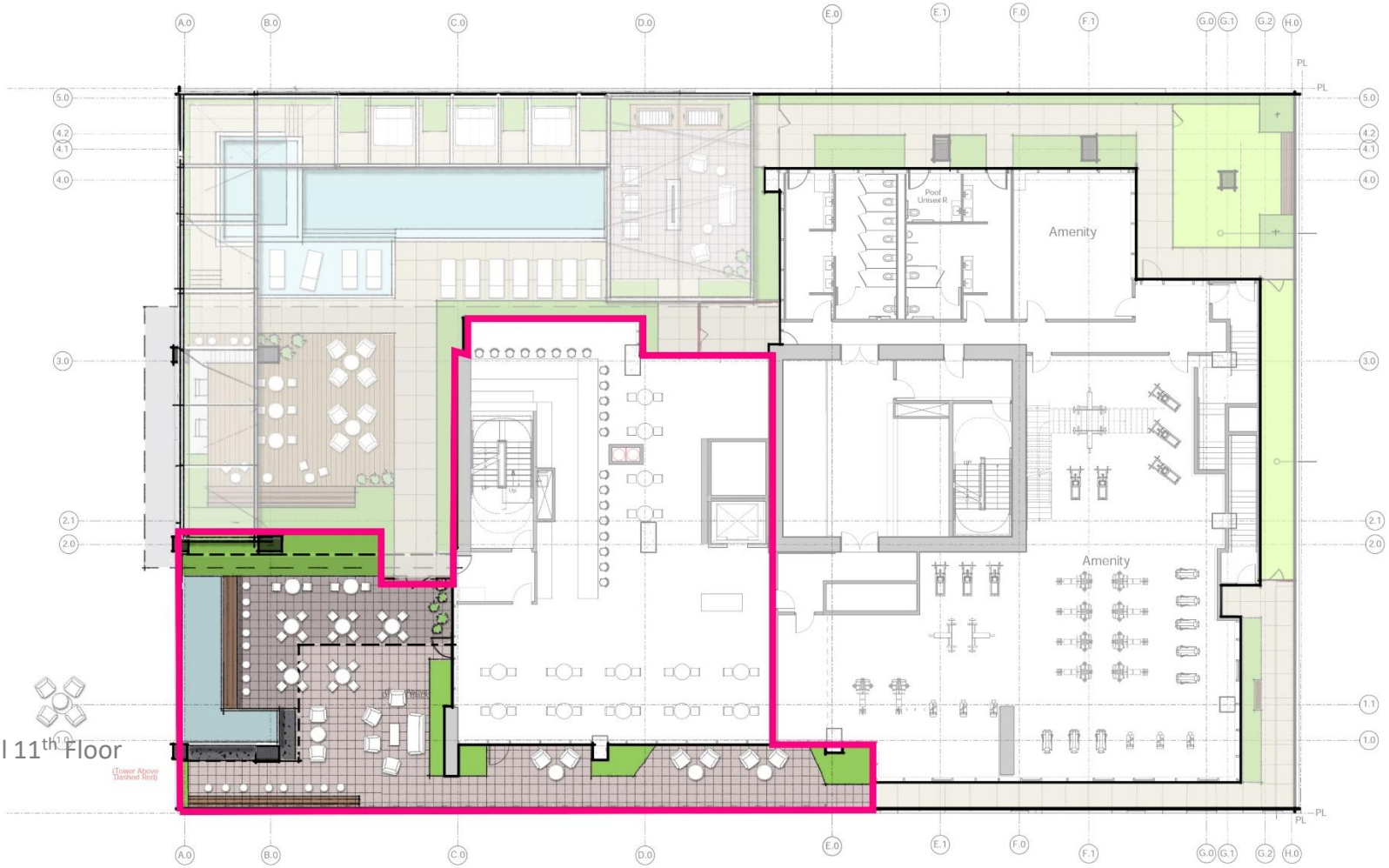
Rainy
At the roof

REINA

REINA
Rainey

Rainey
Daydreamer

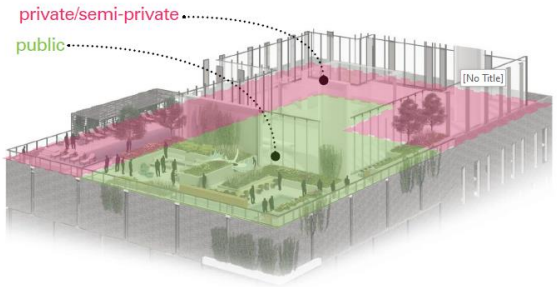




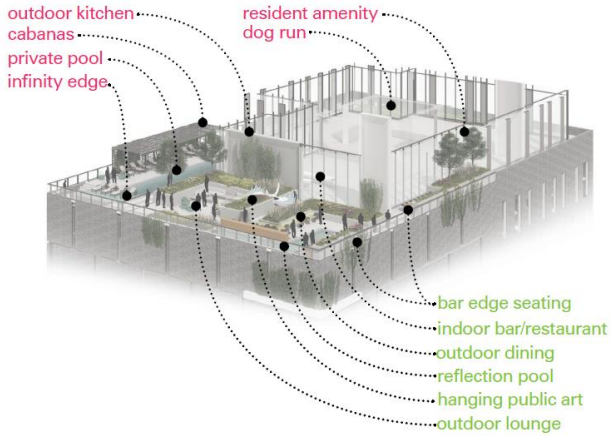
Conceptual 11th Floor

Level 11 Publicly Accessible Bar / Restaurant

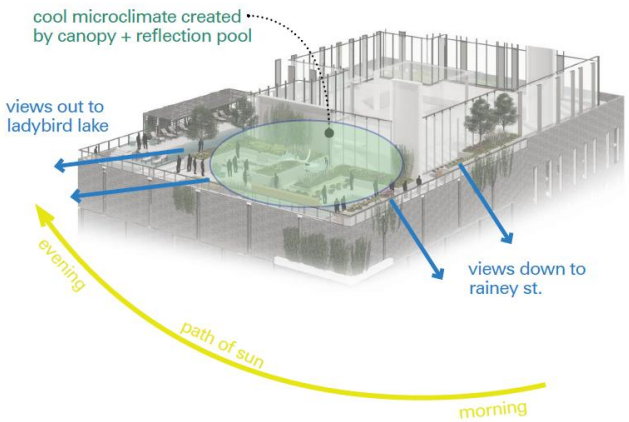
public/private



program



climate/context



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DRENNER GROUP

80 rainey

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package

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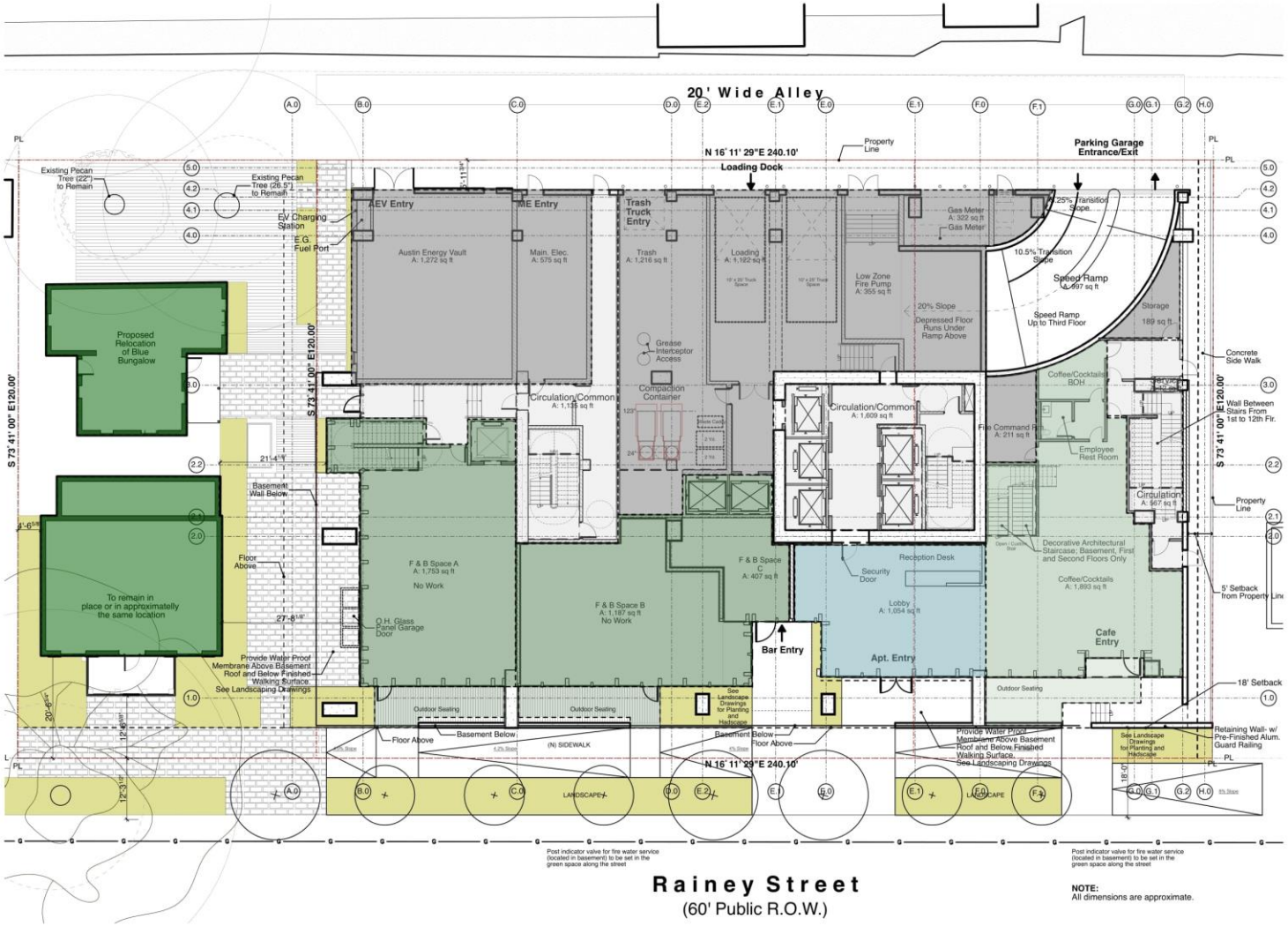
HOTEL VAN ZA

REINA



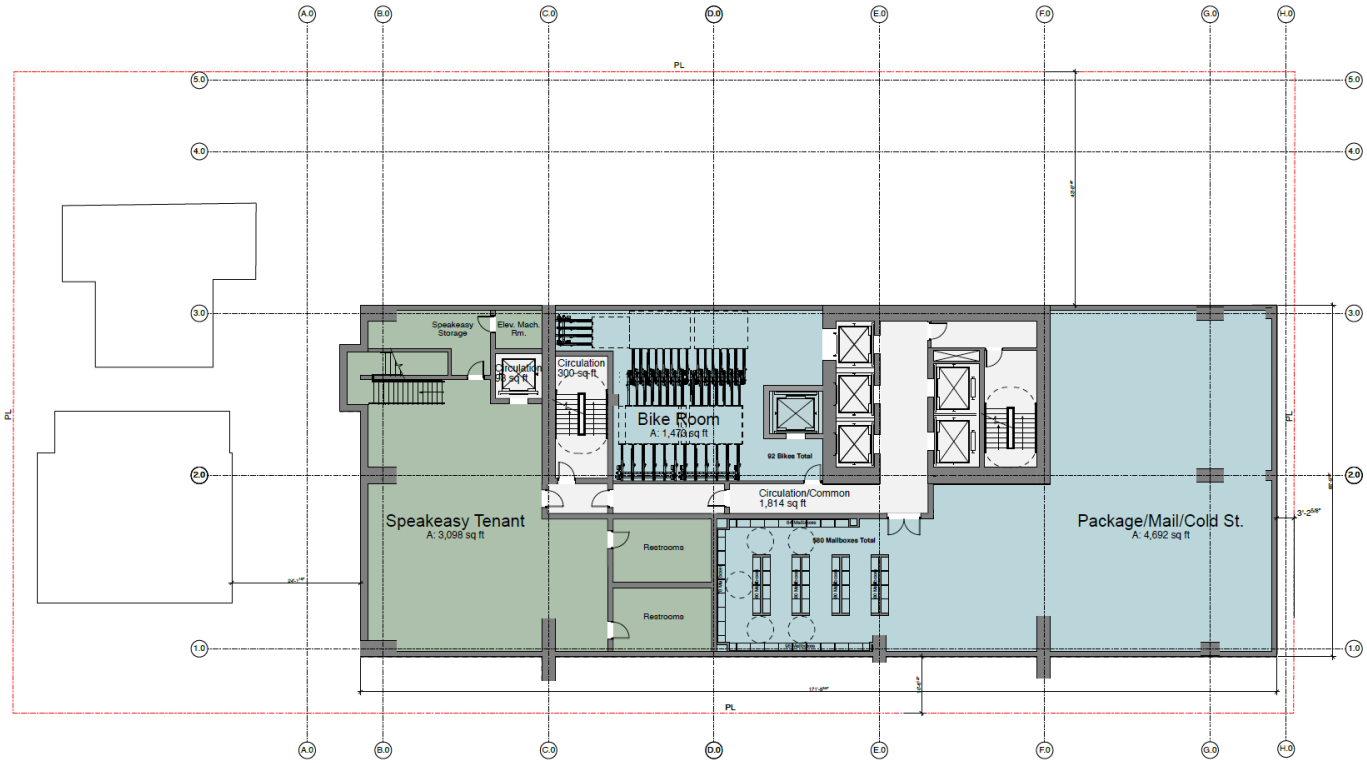
Lincoln Ventures LLC / Pappageorge Haymes Partners

TBG

Conceptual 1st Floor Plan-2021-12-09

80 E Rainey | Austin Texas **December 10, 2021**

Conceptual Basement Plan



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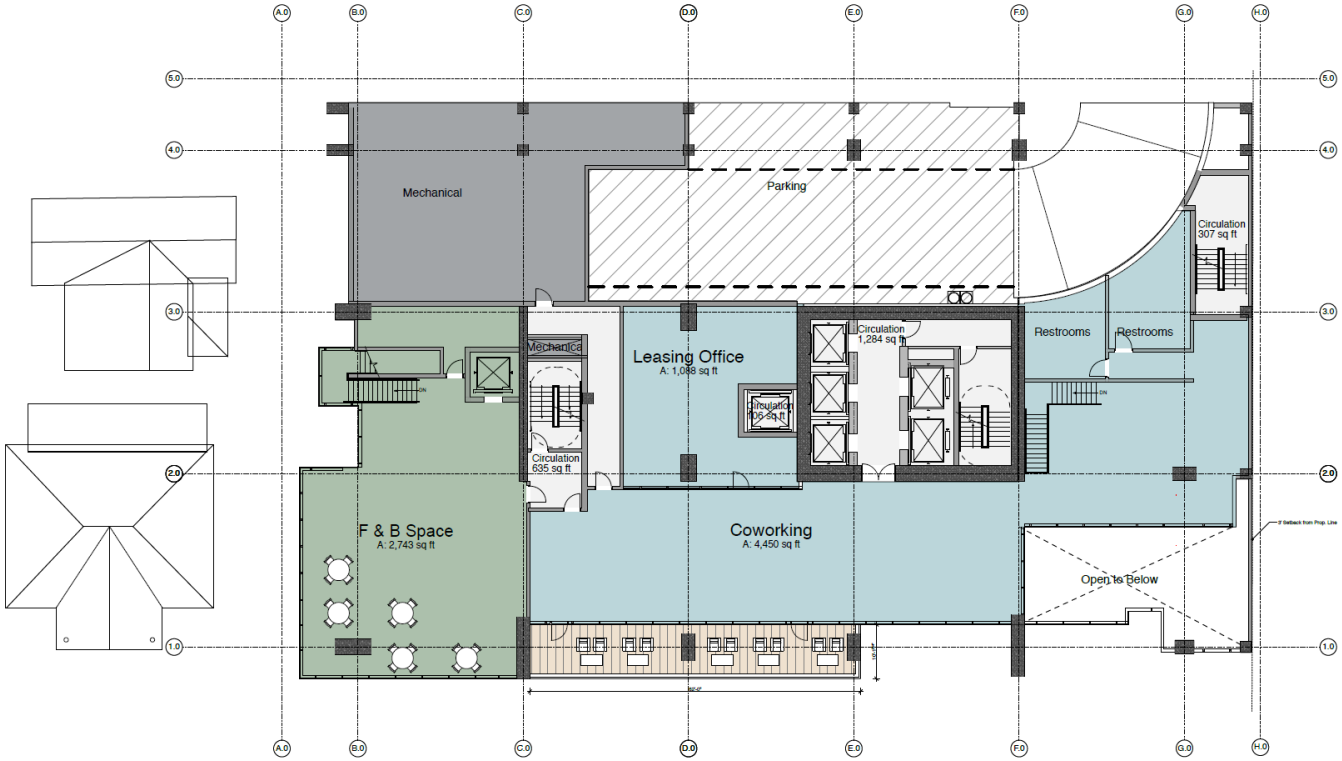
Conceptual 2nd Floor Plan



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Area Wide Guidelines

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 both 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	☑
AW.11	Recycle existing building stock	☑

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	☑

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**

Building Guidelines

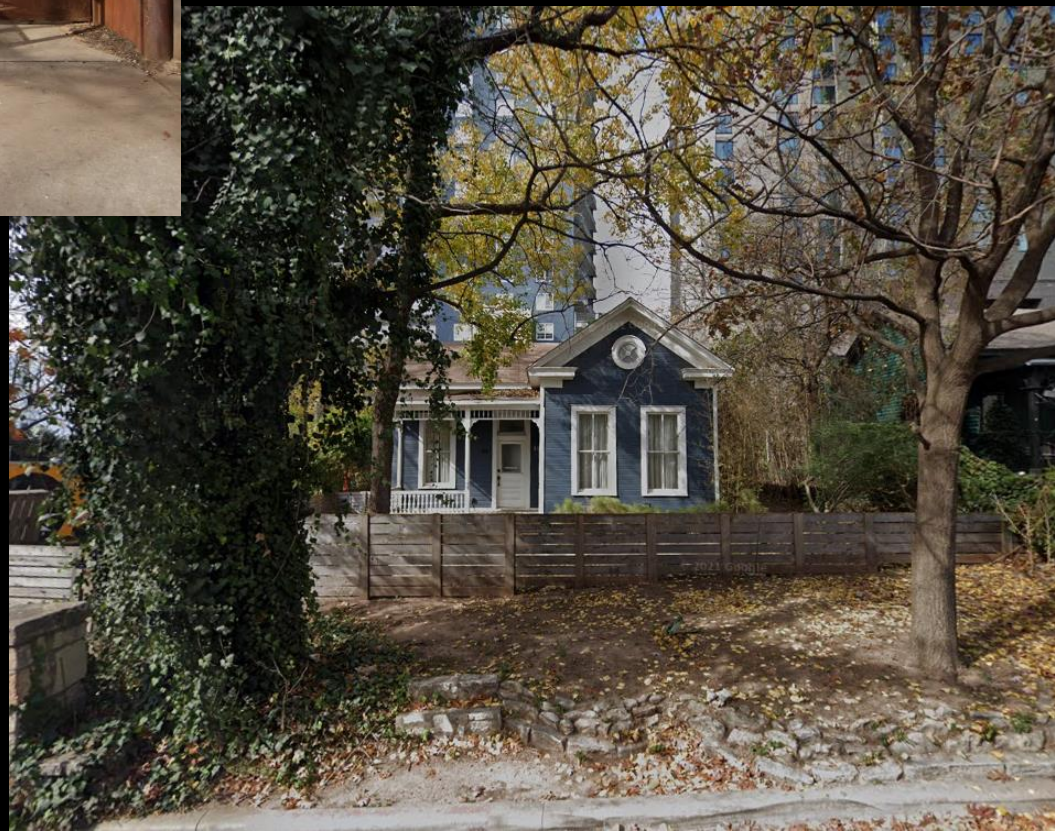
B.1	Build to the street	☑
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	☑
B.3	Accentuate primary entrances	☑
B.4	Encourage the inclusion of local character	☑
B.5	Control on-site parking	☑
B.6	Create quality construction	☑
B.7	Create buildings with human scale	☑

WALLER CREEK 1022 FT
THE TRAVIS 594 FT
80 RED RIVER 802 FT
90-92 RAINEY 600 FT
80 E RAINEY 550 FT
84 EAST AVE 430 FT
70 E RAINEY 419 FT
RIVER STREET 571 FT
SKY HOUSE 265 FT
NATIIVO 370 FT
WINDSOR 340 FT
44 EAST AVE 560 FT
EXISTING
PLANNED/ UNDER CONSTRUCTION

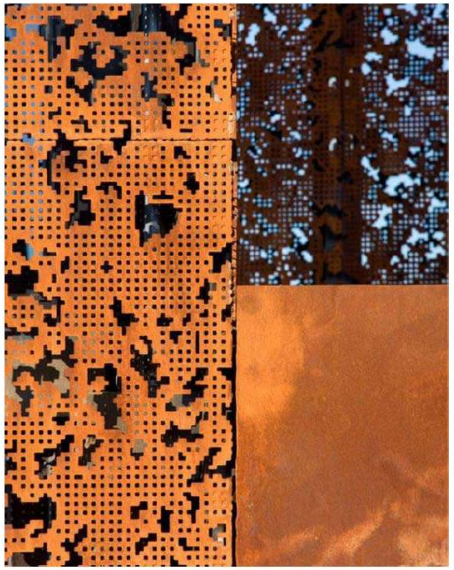
PS 2: Minimize Curb Cuts

< 78 Rainey

84 Rainey >



Authentic • Natural • Raw



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80 rainey

density bonus package

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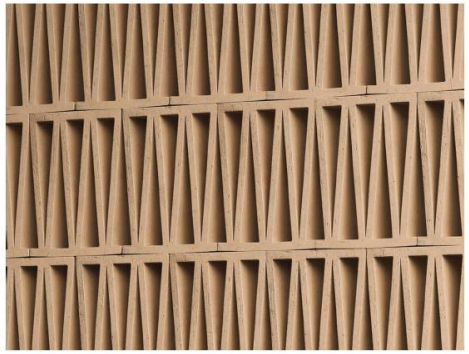
Material Board - Building

cor-ten steel

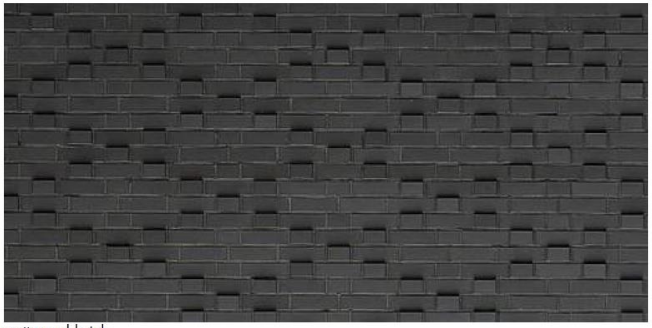
teracotta screen wall



wood storefront

blackened steel

ipe soffit



patterned brick

green screen garage

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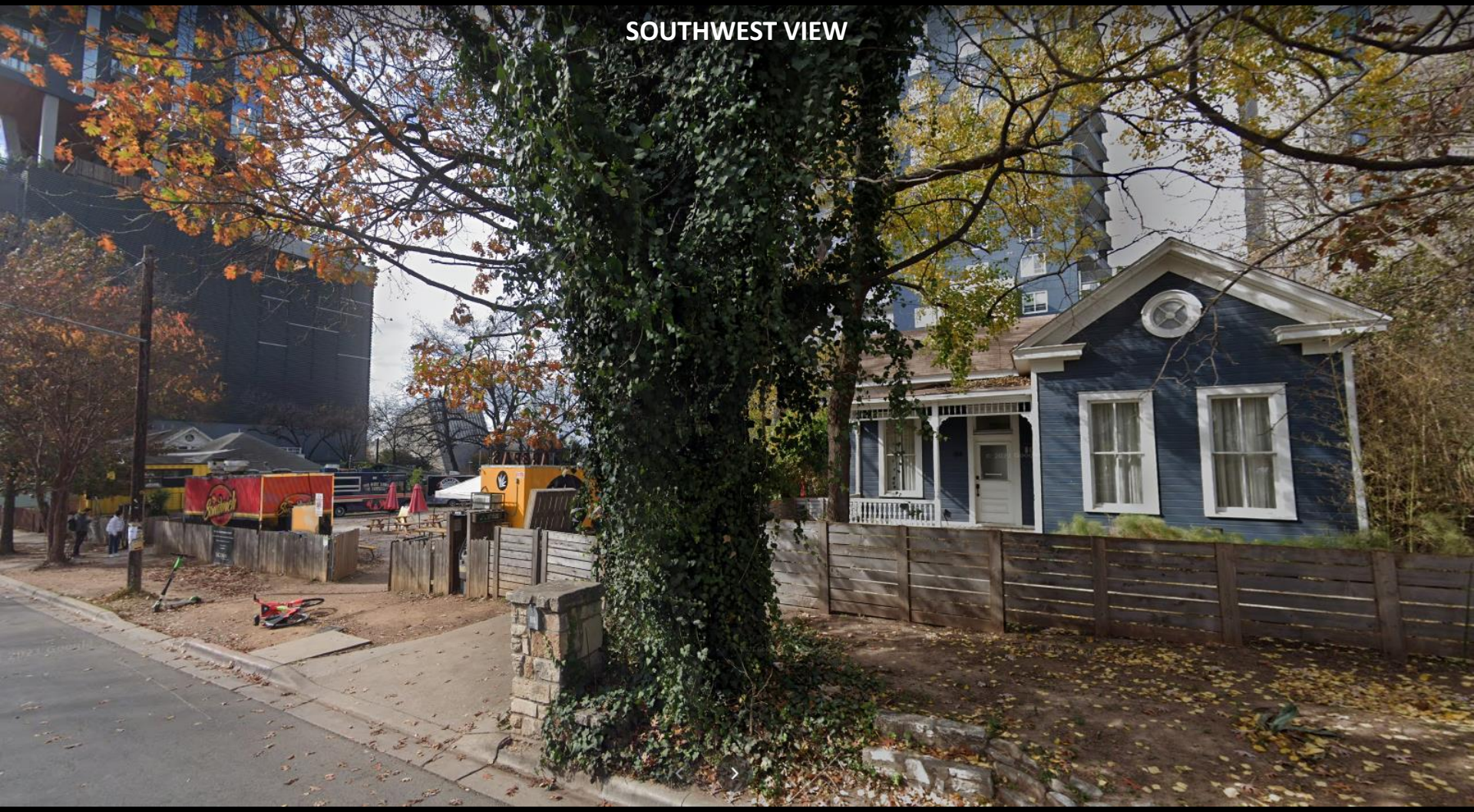
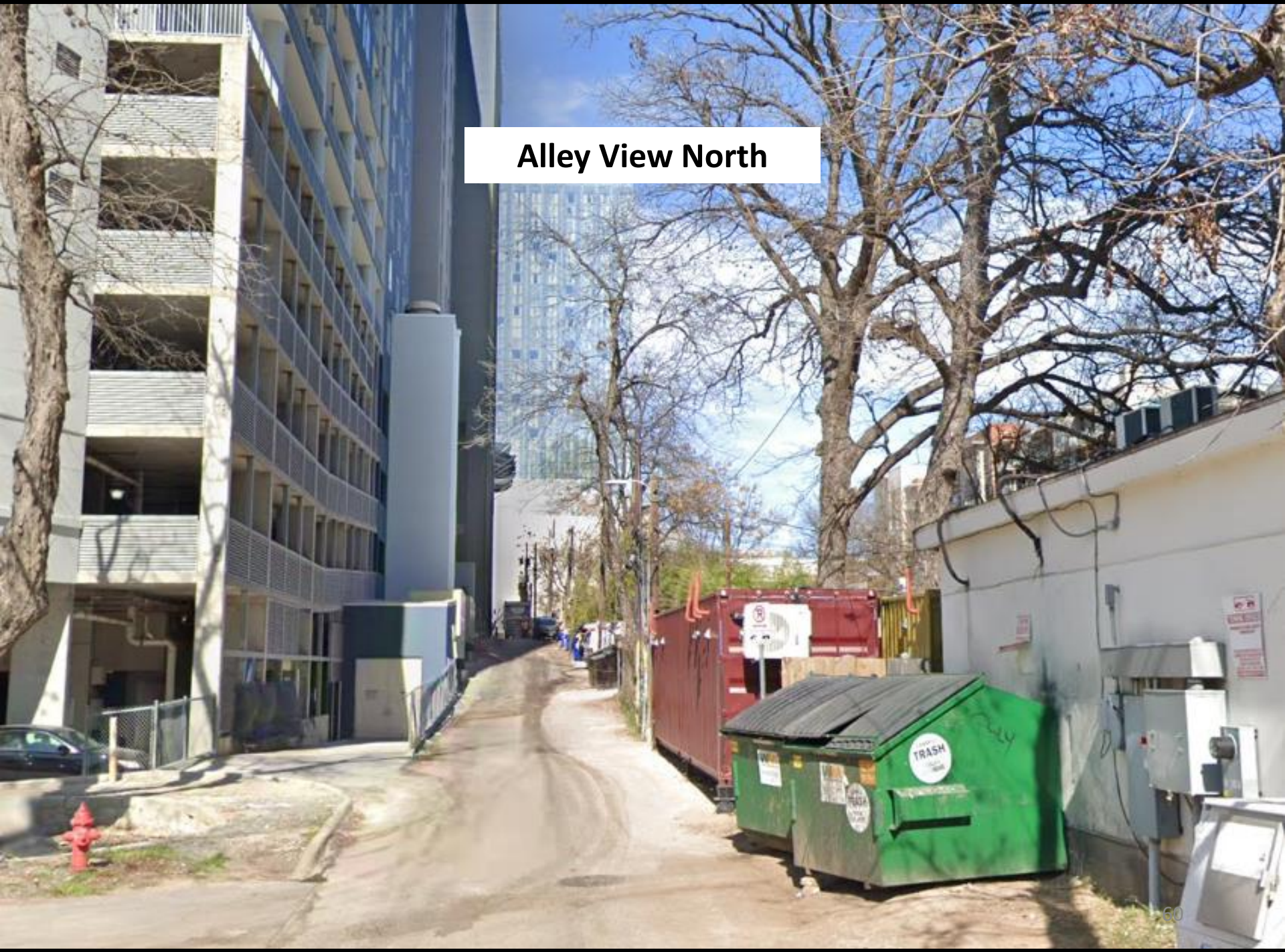
PZ 11: Provide Visual and Spatial Complexity in Public Spaces
PZ 12: Use Plants to Enliven Urban Spaces
PZ 13: Provide Interactive Civic Art and Fountains

WEST VIEW
Sandwich


SOUTHWEST VIEW

Current 86 Rainey Sidewalk


Alley View North
TRASH