

80 Rainey

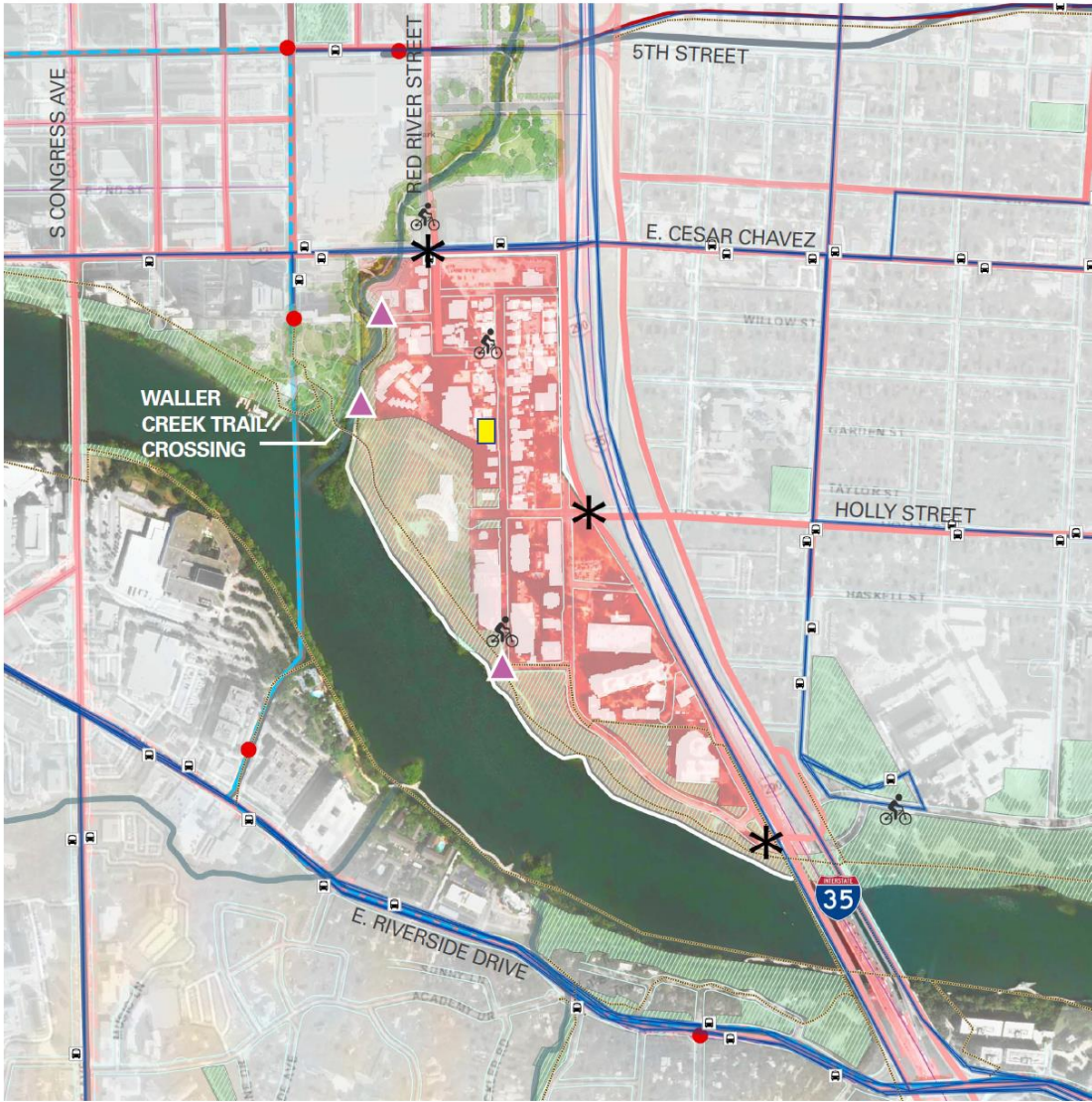
Design Commission

December 13, 2021

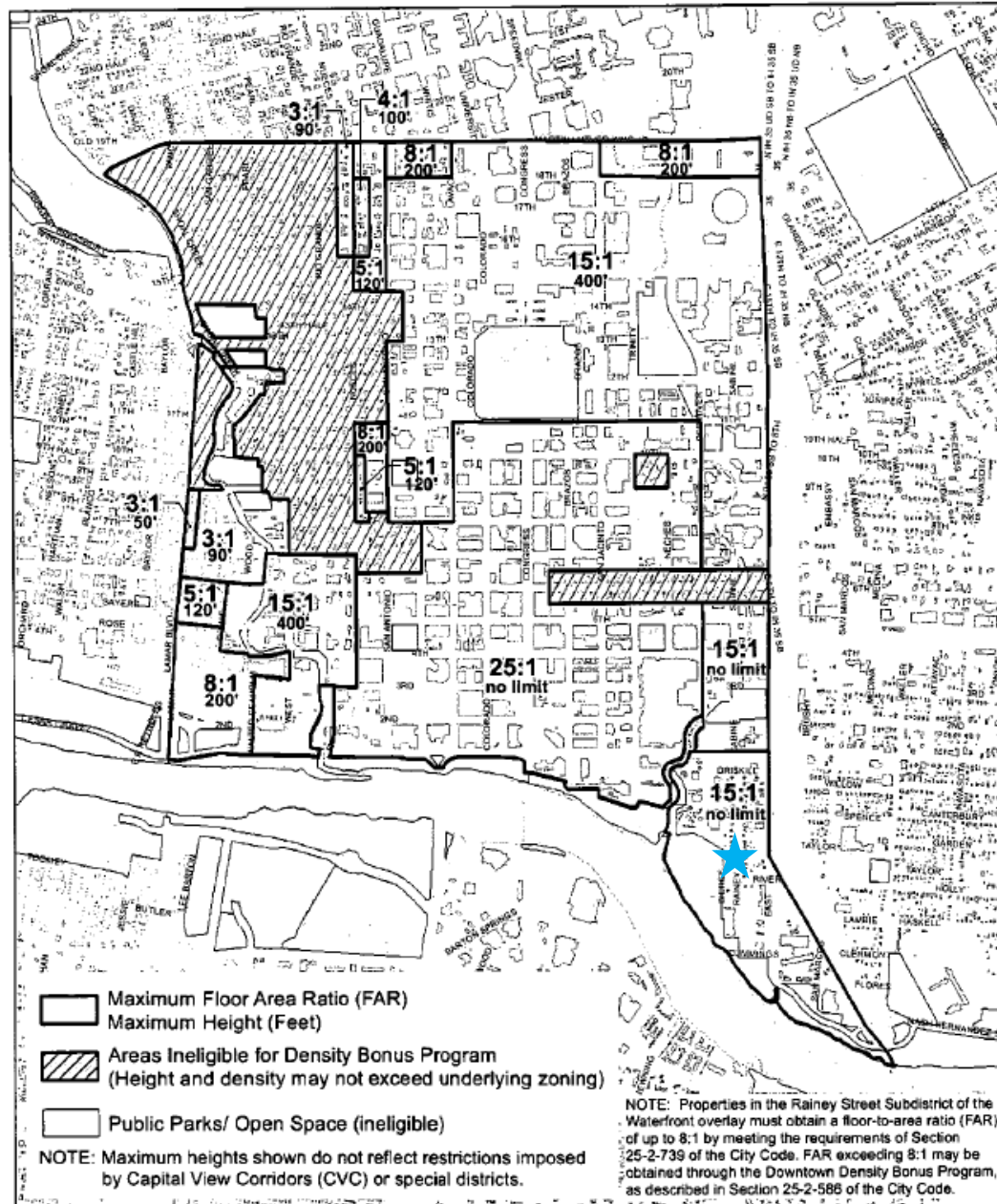
Project Team

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.

11/10/14

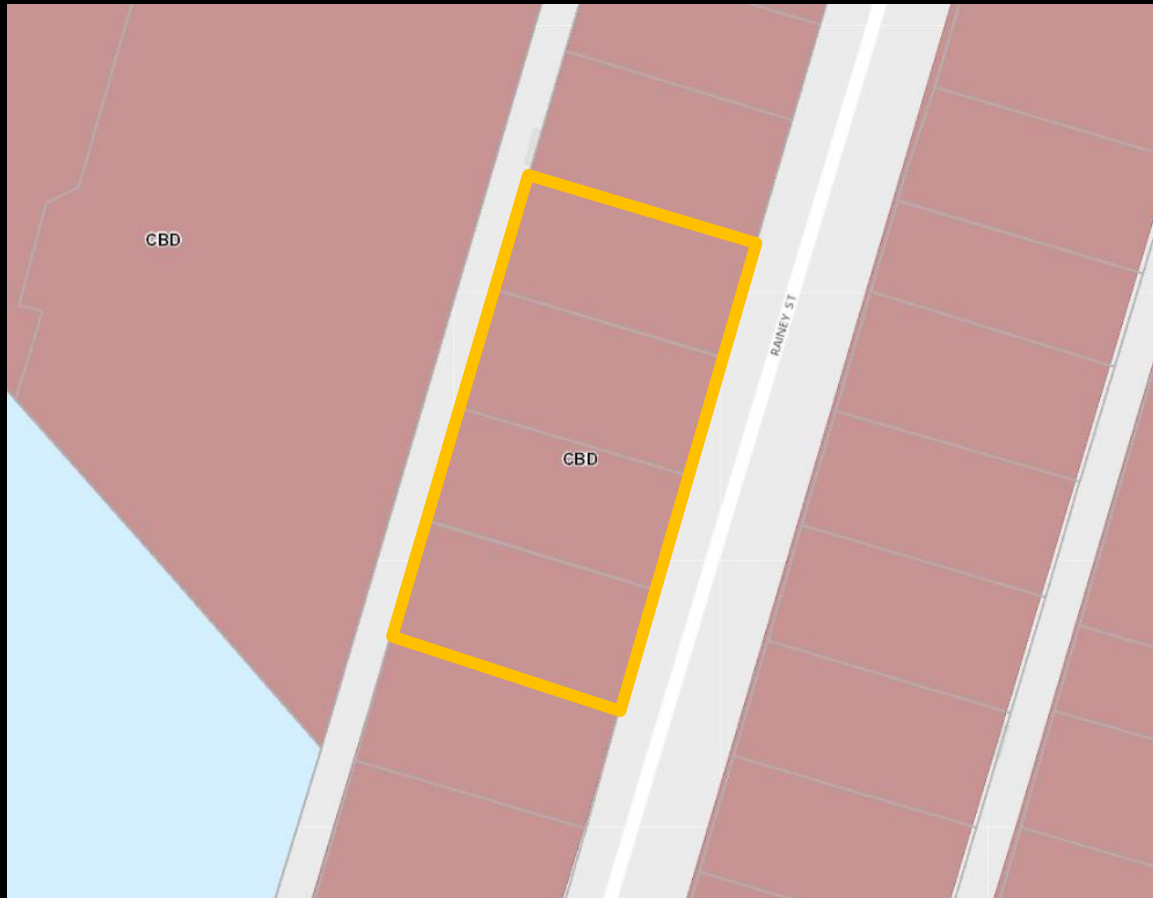
Current Use

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	=	195,935 NSF
<u>Density Bonus Affordable Set-Aside</u>		<u>X 5%</u>
Total Required Affordable Square Feet	=	9,797 NSF

9,797 SF (13 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
<u>Green Building Community Benefit Area</u>	=	<u>(57,628) GSF</u>
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
<u>Rainey DDBP Fee per SF</u>		<u>X \$5</u>
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	=	132,769 GSF
<u>Density Bonus Additional Affordable Set-Aside</u>		<u>X 5%</u>
Total Additional Affordable Square Feet	=	6,638 GSF

An additional **6,638 SF (9 units)** will be set aside as affordable for-lease residential units at 80% MFI, as a community benefit to exceed the administrative FAR maximum per the DDBP and 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>6,638 SF</u>
Total On-Site Affordable Square Feet	=	16,435 SF

16,435 SF (approx. 22 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>\$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

AREA WIDE GUIDELINES

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

GUIDELINES FOR THE PUBLIC STREETScape

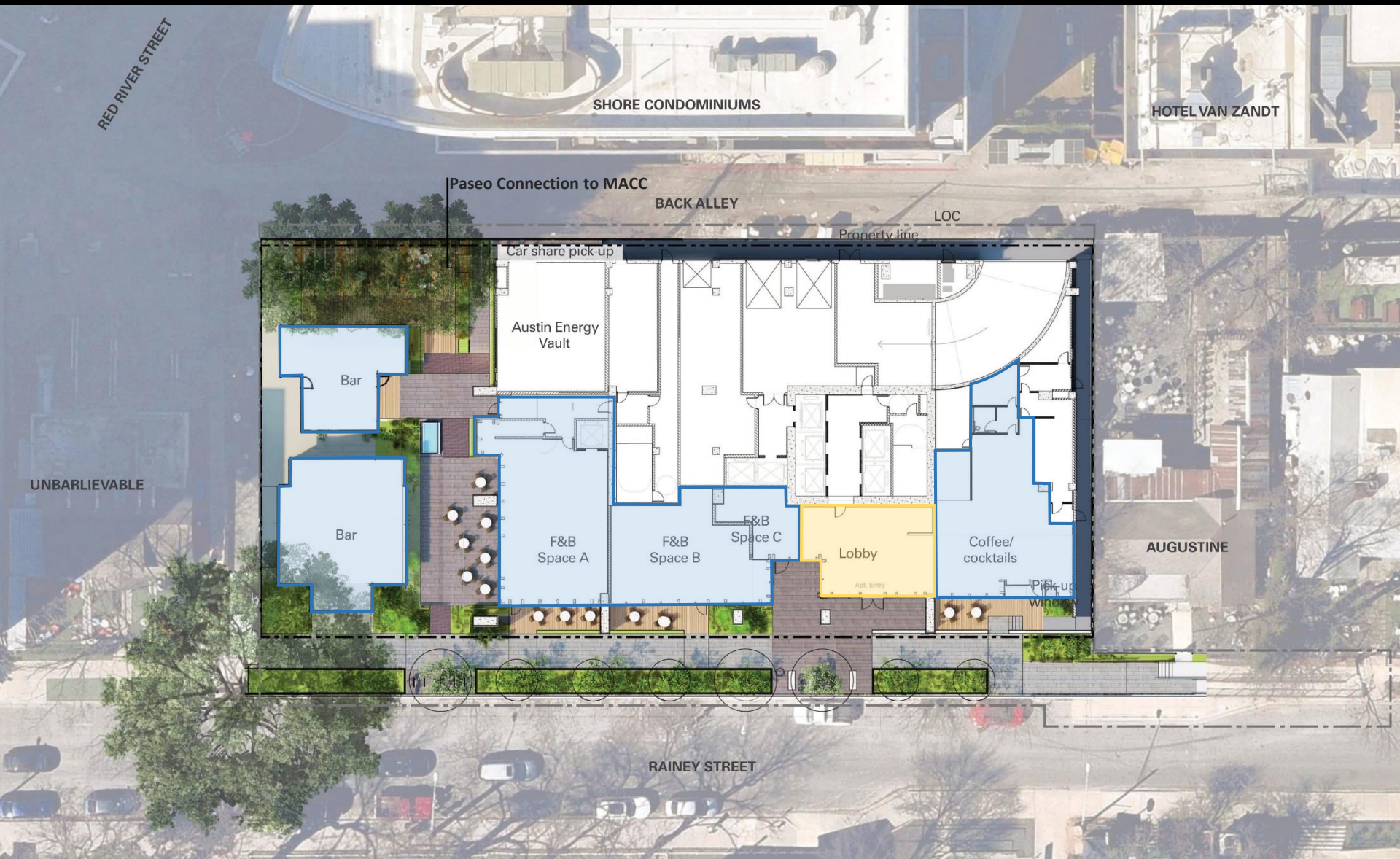
Project complies with 11 of the 11 applicable Public Streetscape Guidelines. Items 3 and 5 are not applicable.

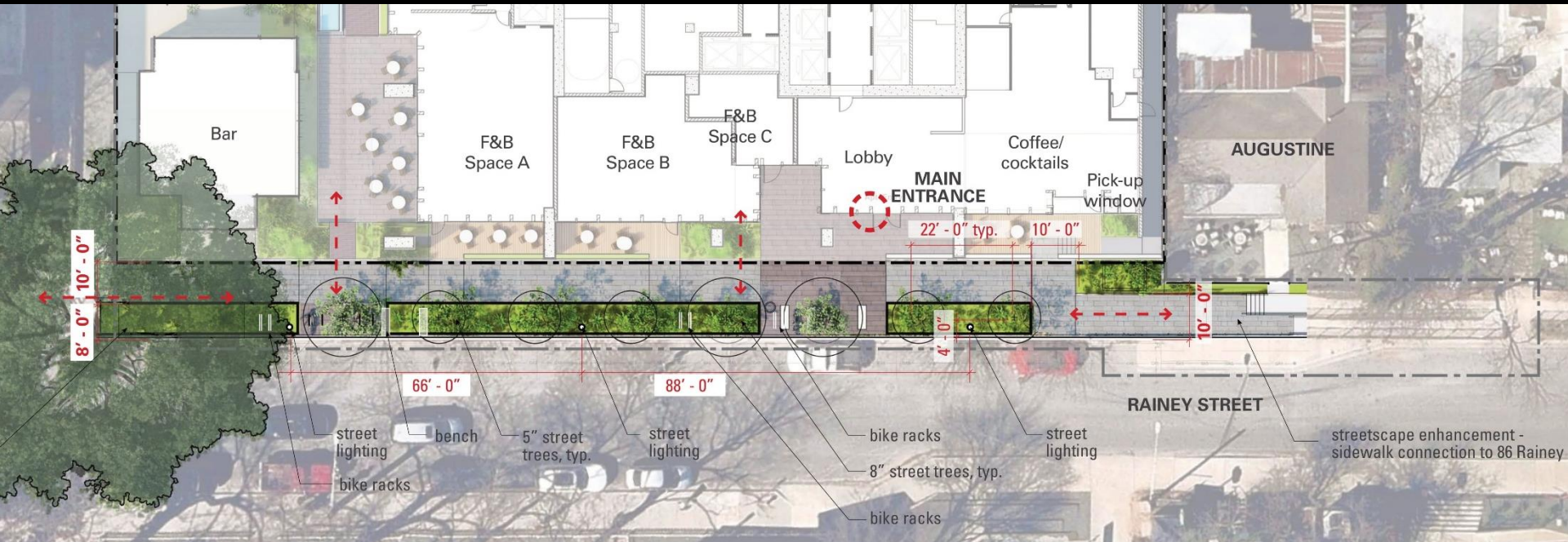
PLAZAS AND OPEN SPACE GUIDELINES

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

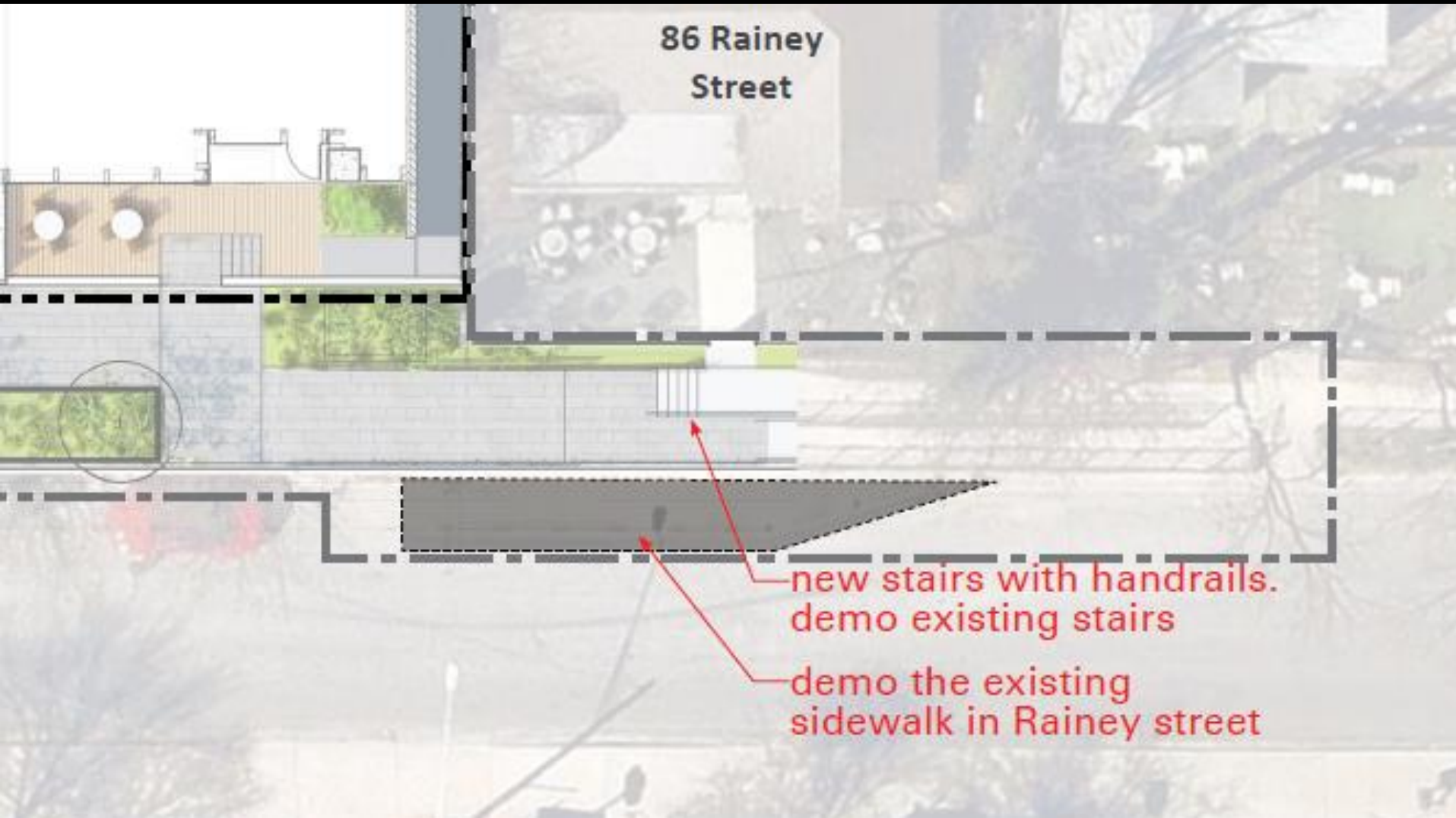
GUIDELINES FOR BUILDINGS

Project complies with 7 of the 7 applicable Building Guidelines.

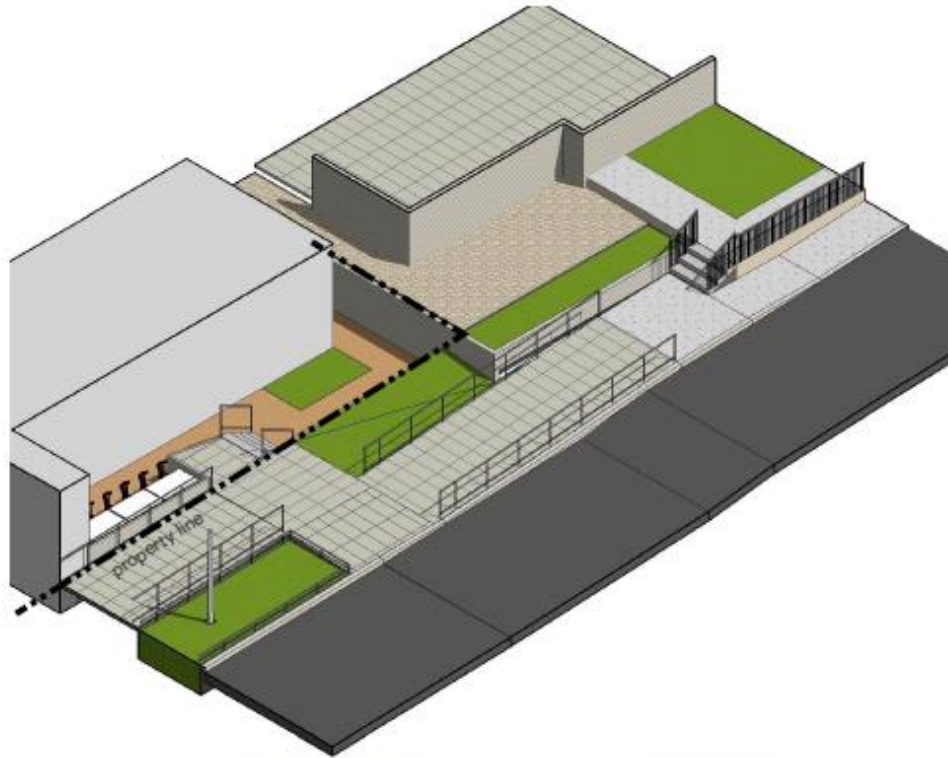




Adjacent Great Streets Enhancements



Streetscape Extension - 86 Rainey



existing condition

Perspective Rendering



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80 rainey

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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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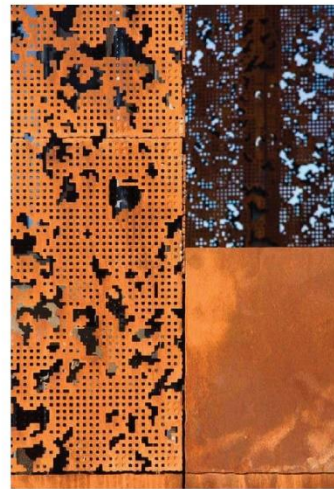
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Art Features



A - interactive gateway feature



B - art feature wall & trellis



C - mural wall



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Perspective Rendering



Paseo gateway art by local artist



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Perspective Rendering



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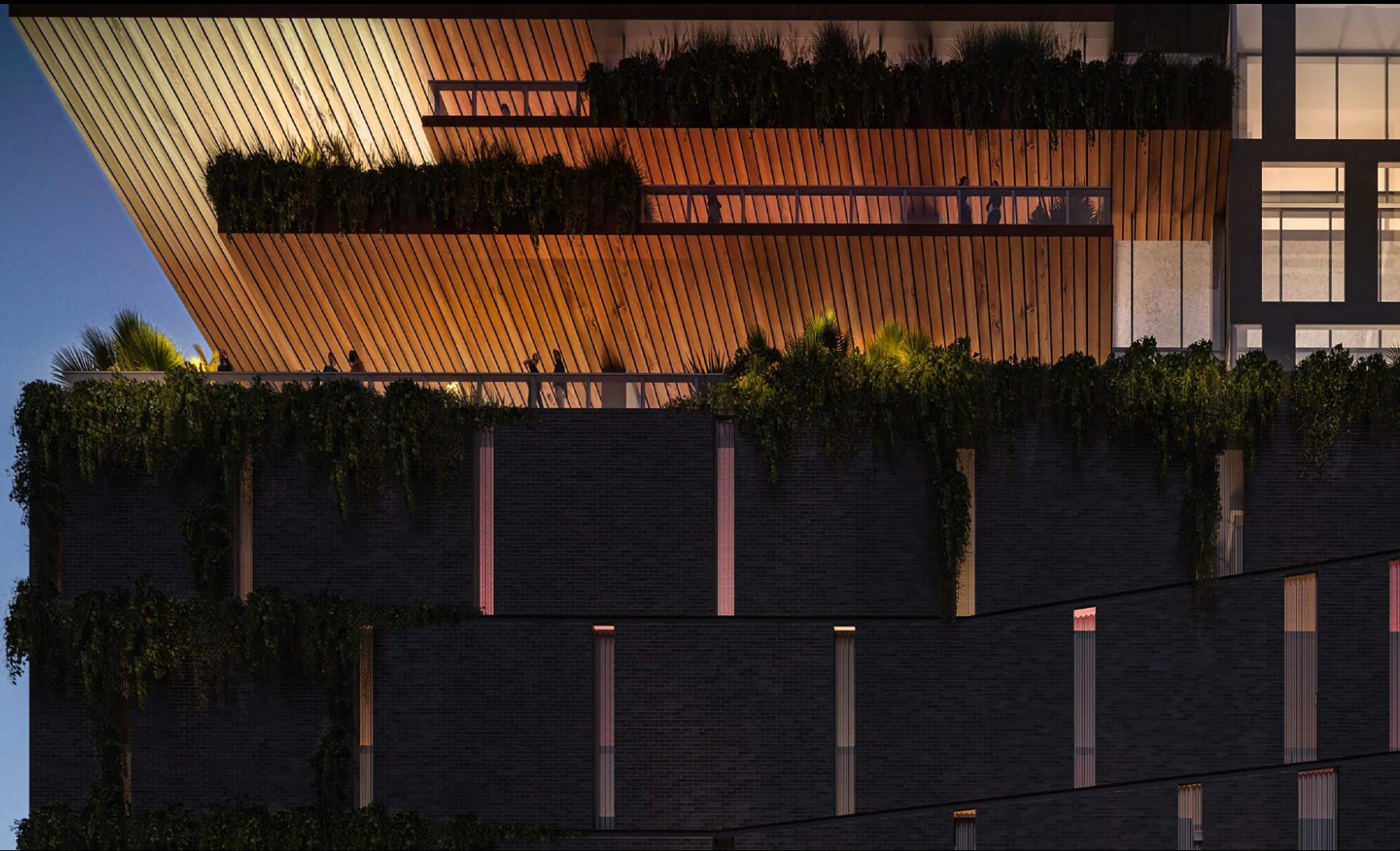


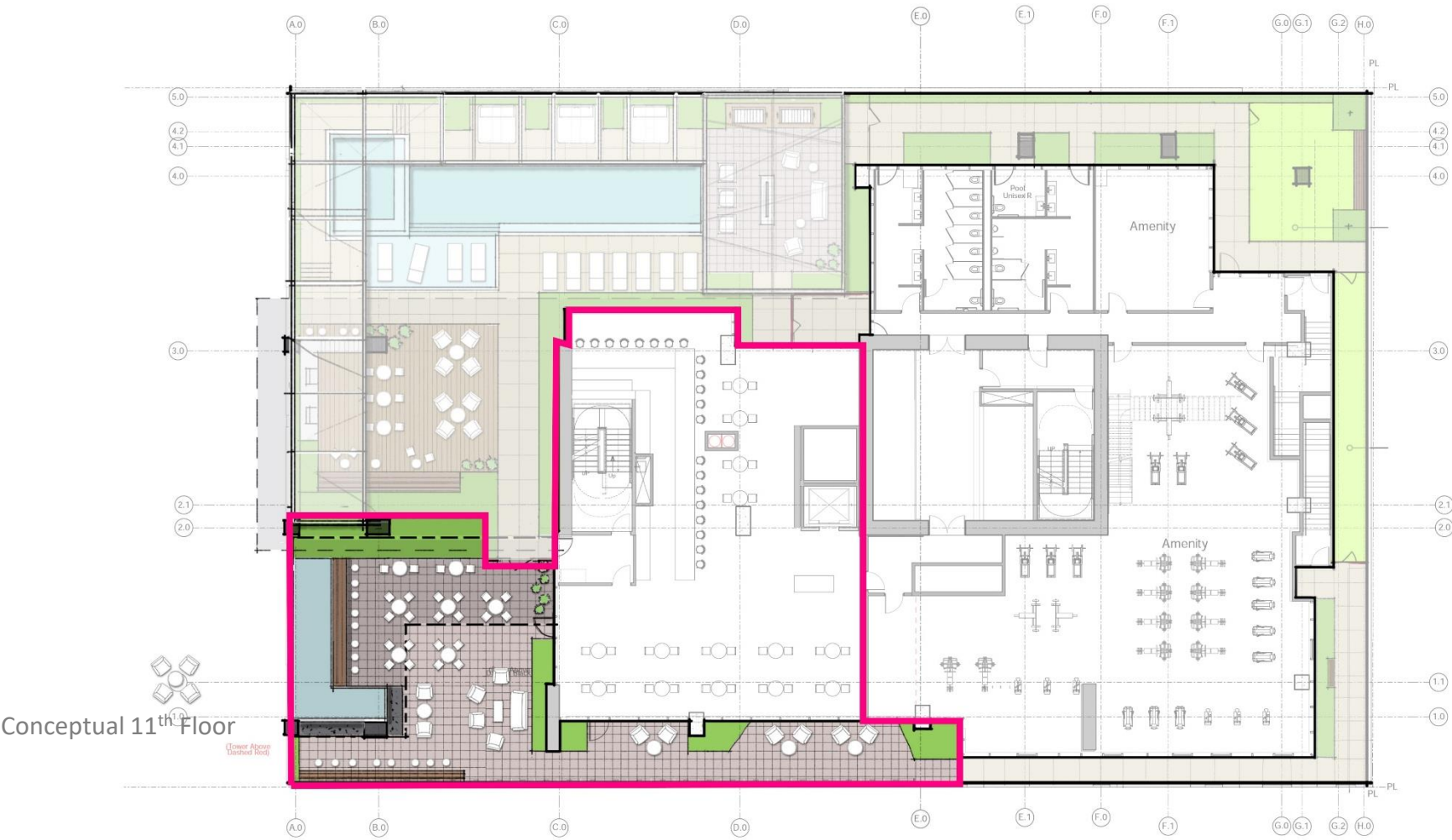








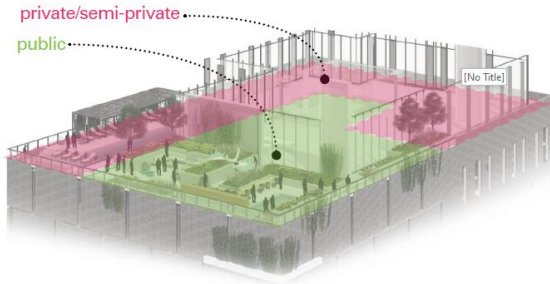




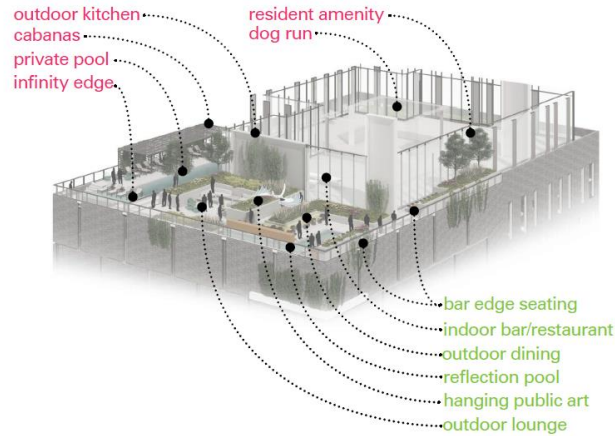
Conceptual 11th Floor

Level 11 Publicly Accessible Bar / Restaurant

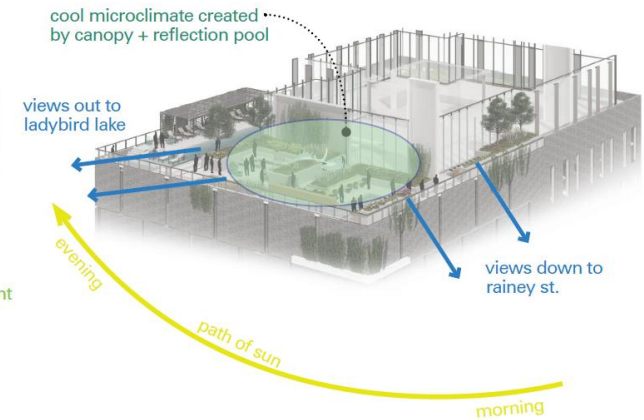
public/private



program



climate/context



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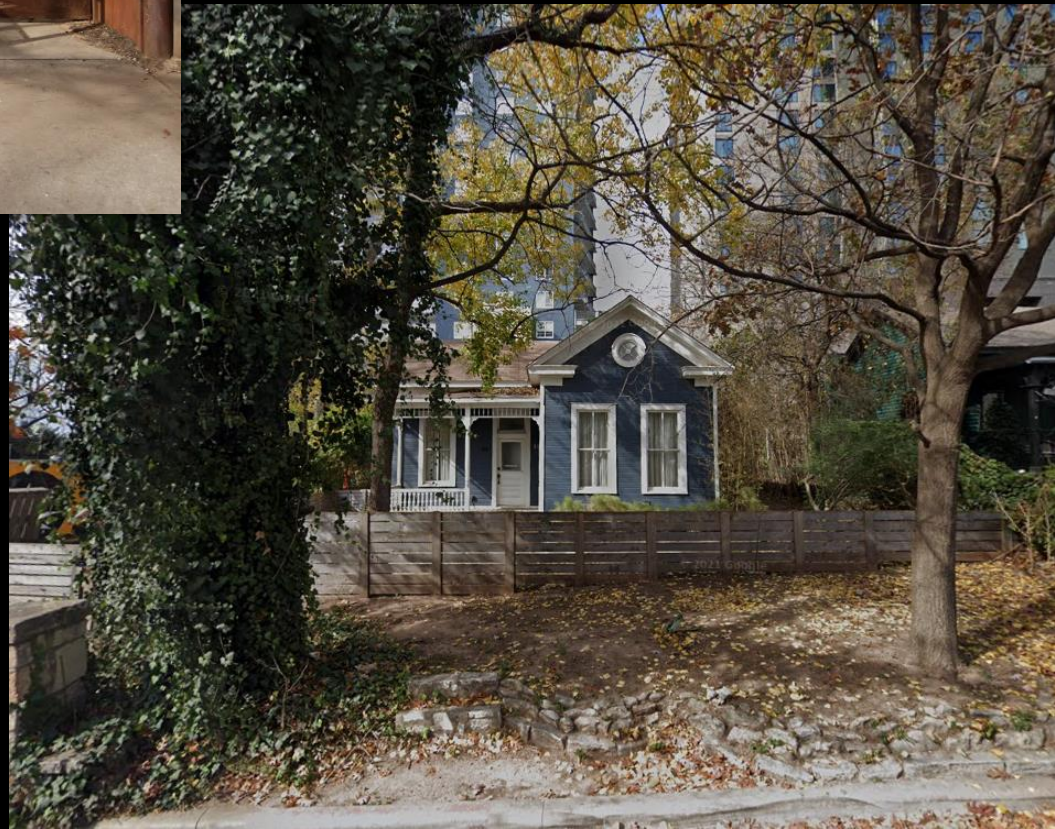




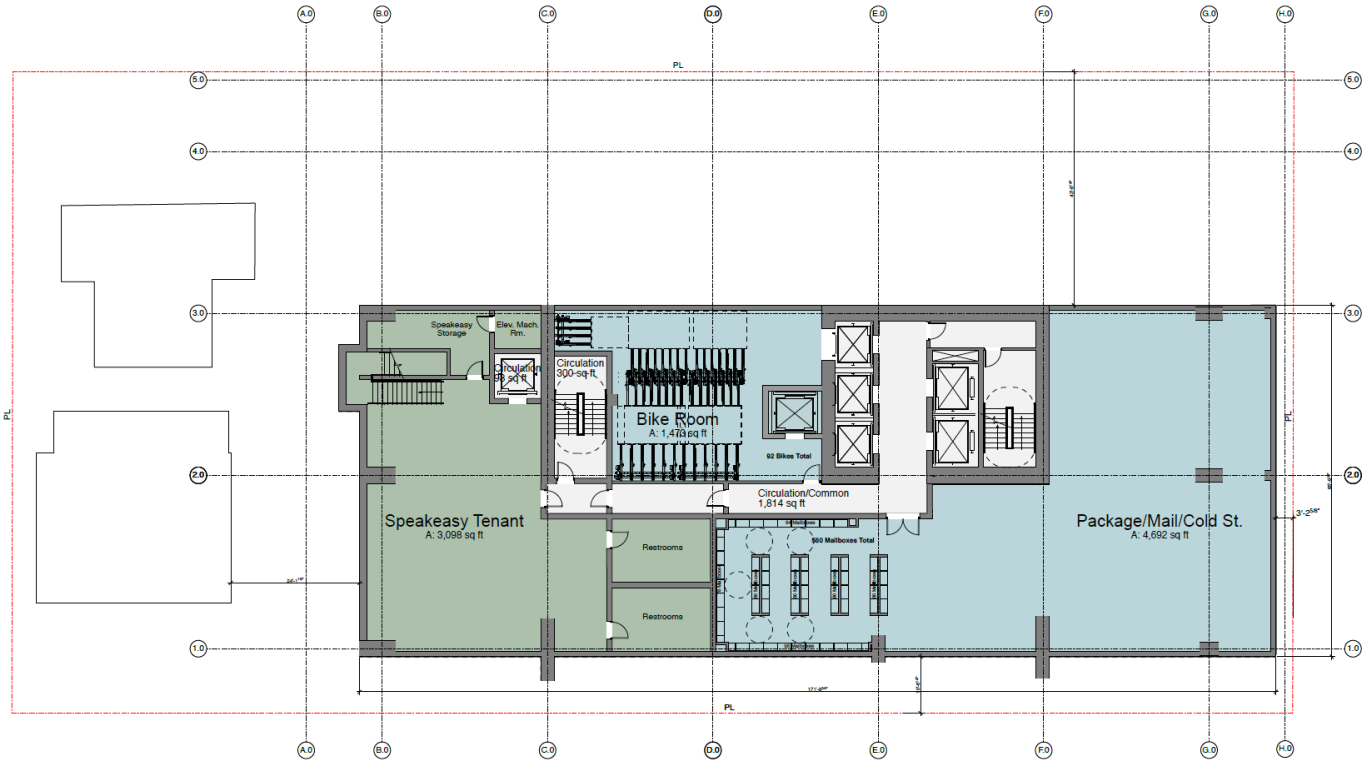


< 78 Rainey

84 Rainey >



Conceptual Basement Plan



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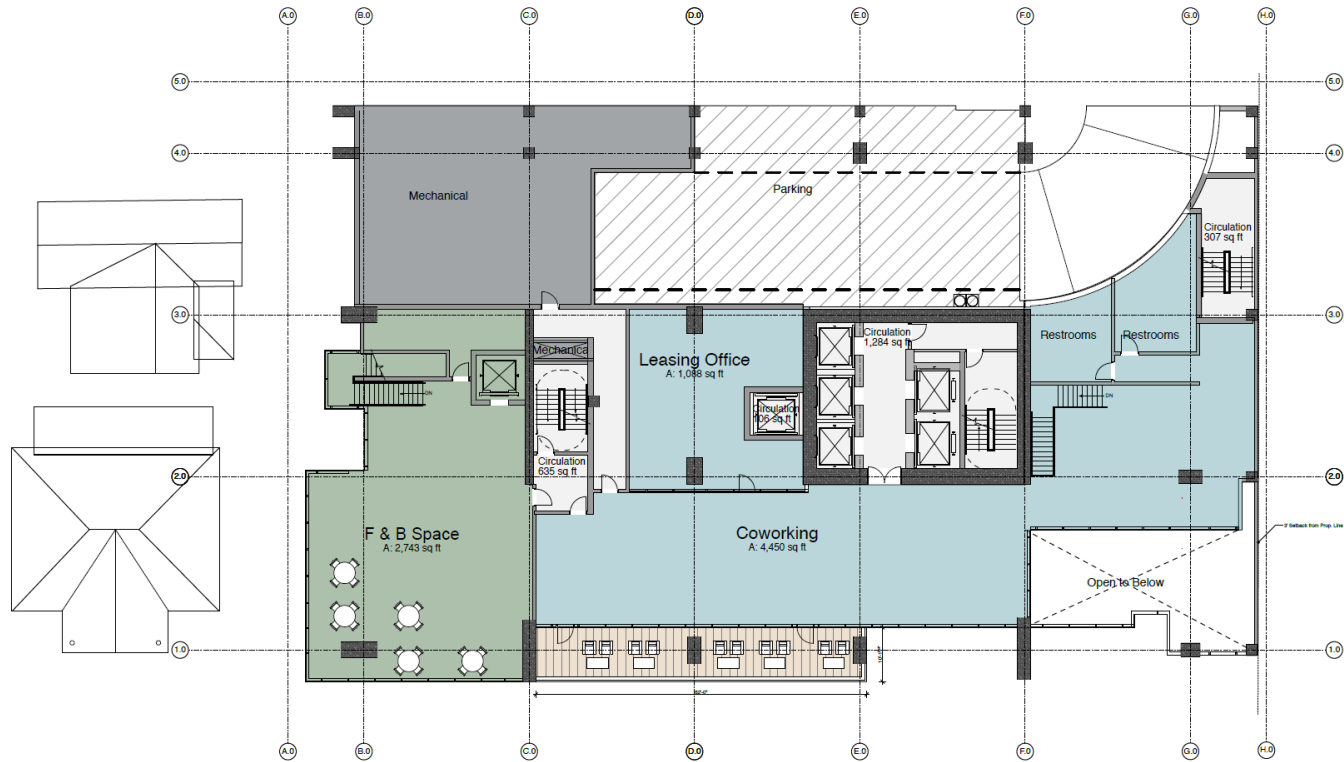
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Conceptual 2nd Floor Plan



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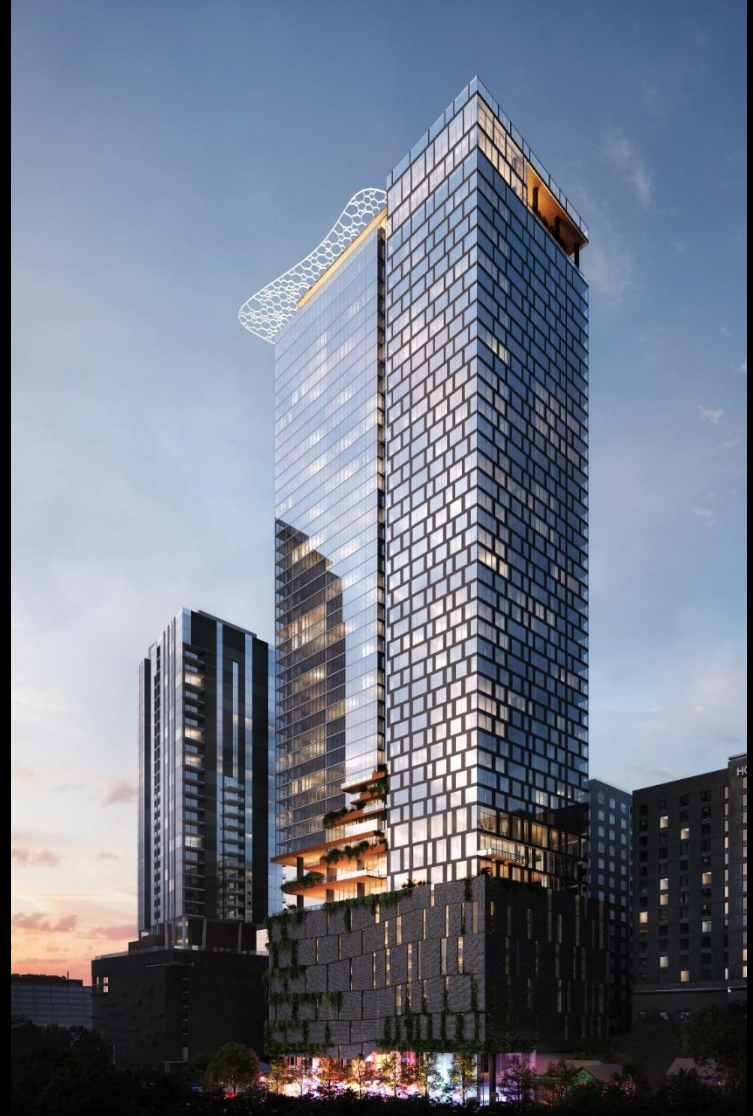
density bonus
package

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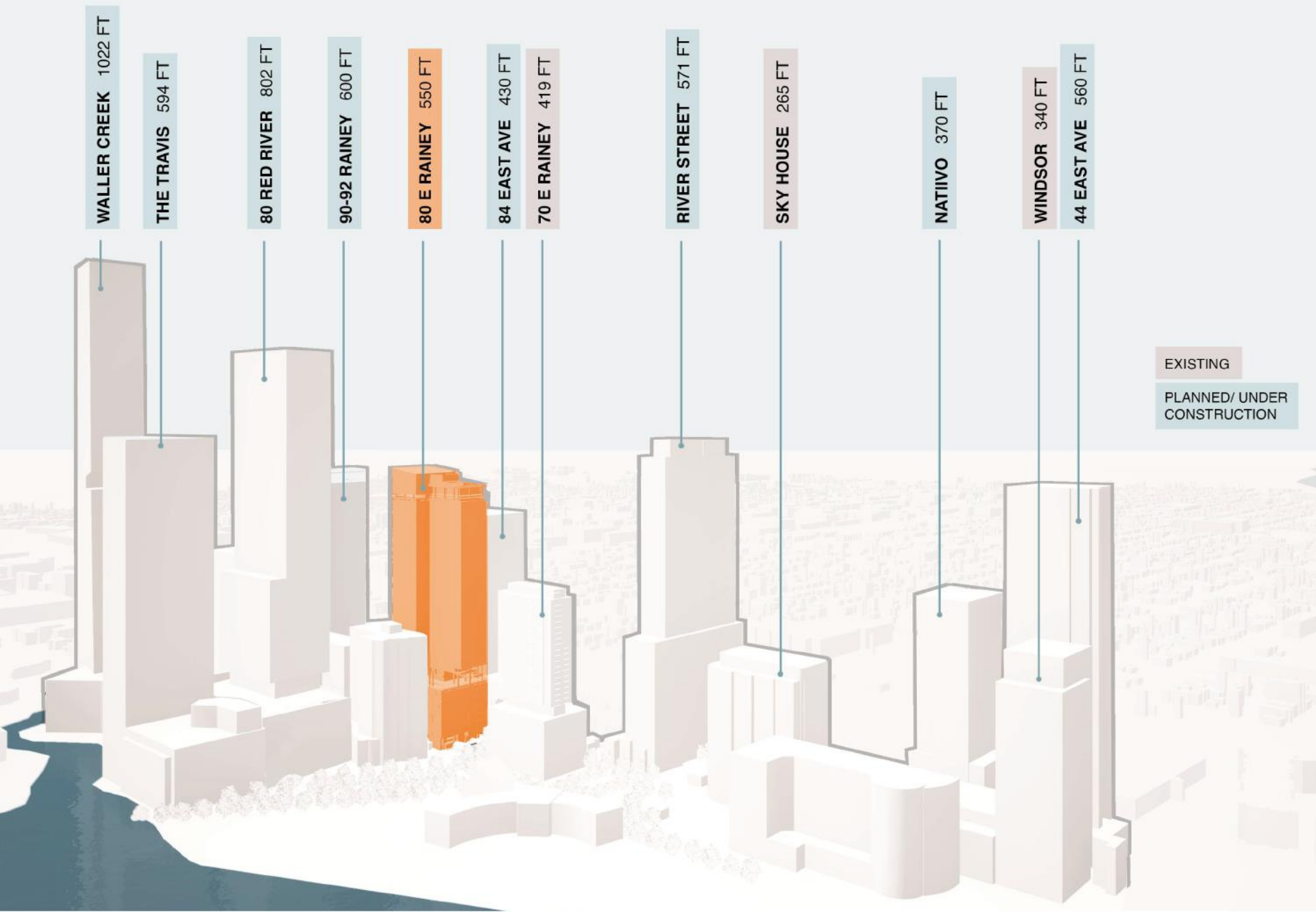
Area Wide Guidelines

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



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



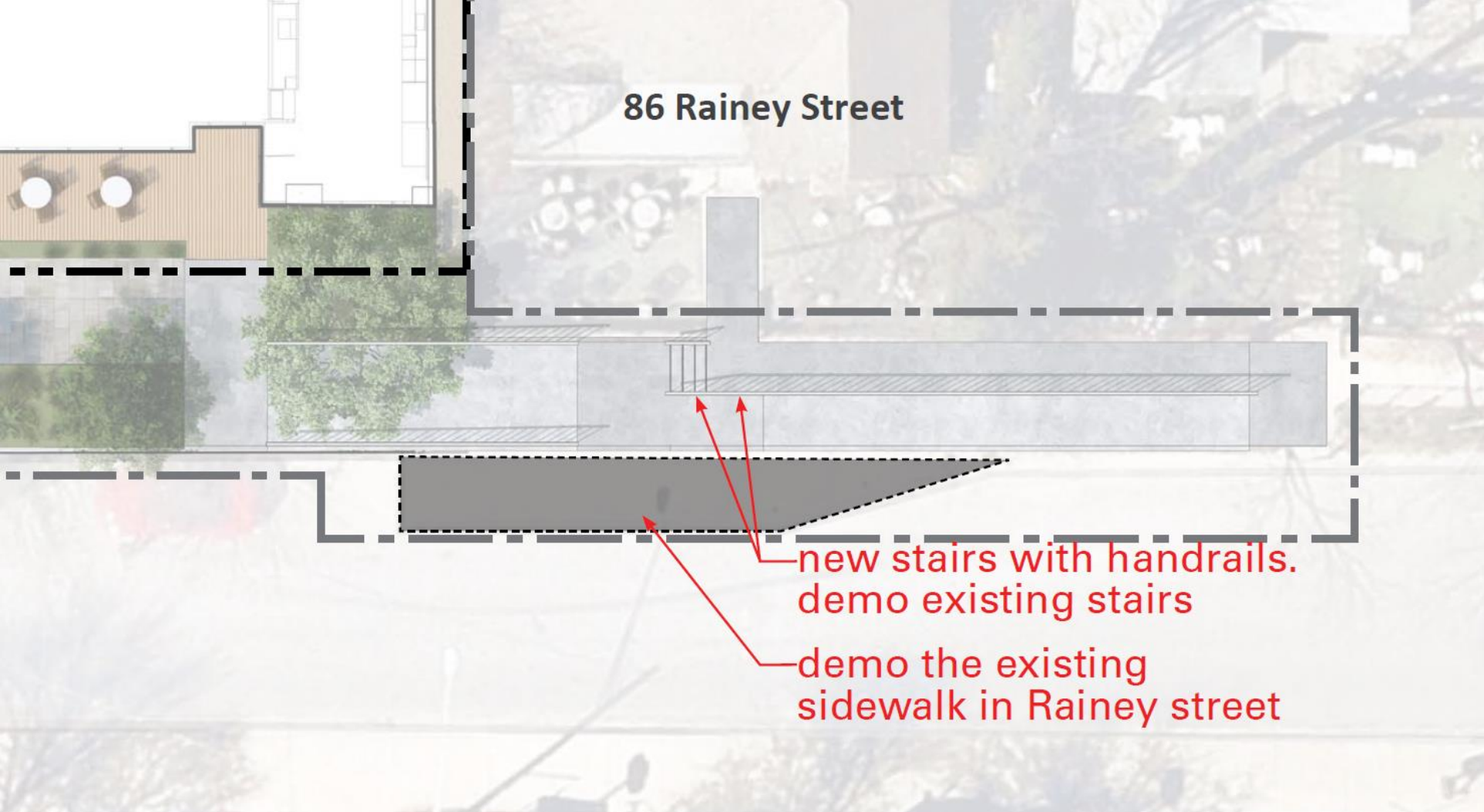
- PS 1: Protect the Pedestrian Where the Building Meets the Street
- PS 2: Minimize Curb Cuts
- PS 4: Reinforce Pedestrian Activity
- PS 6: Enhance the Streetscape
- PS 7: Avoid Conflicts Between Pedestrians and Utility Equipment
- PS 9: Provide Pedestrian-Scale Lighting
- PS 10: Provide Protection From 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
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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
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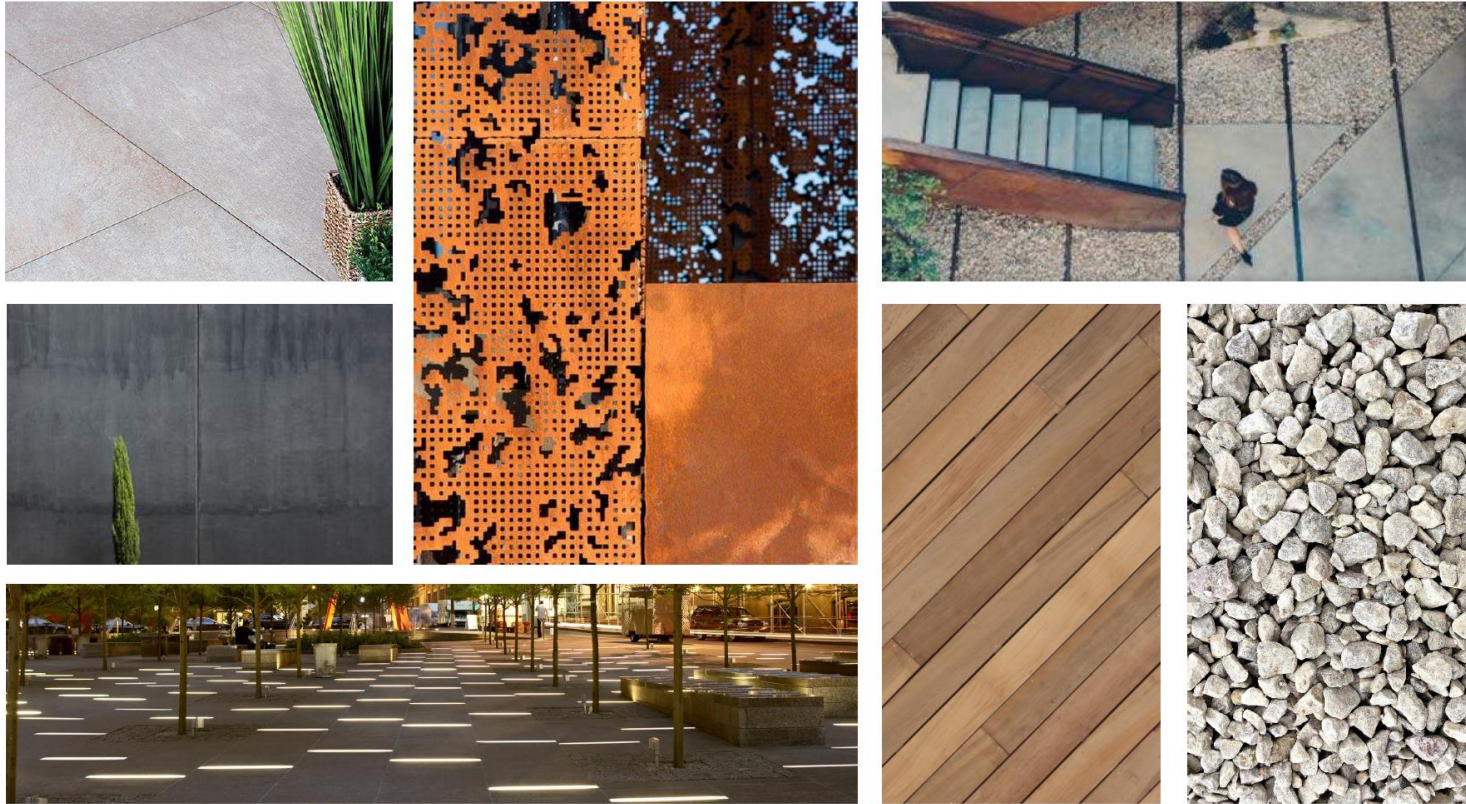
PS 11: Screen Mechanical and Utility Equipment
PS 12: Provide Generous Street-level Windows
PS 13: Install Pedestrian-friendly Materials at Street Level

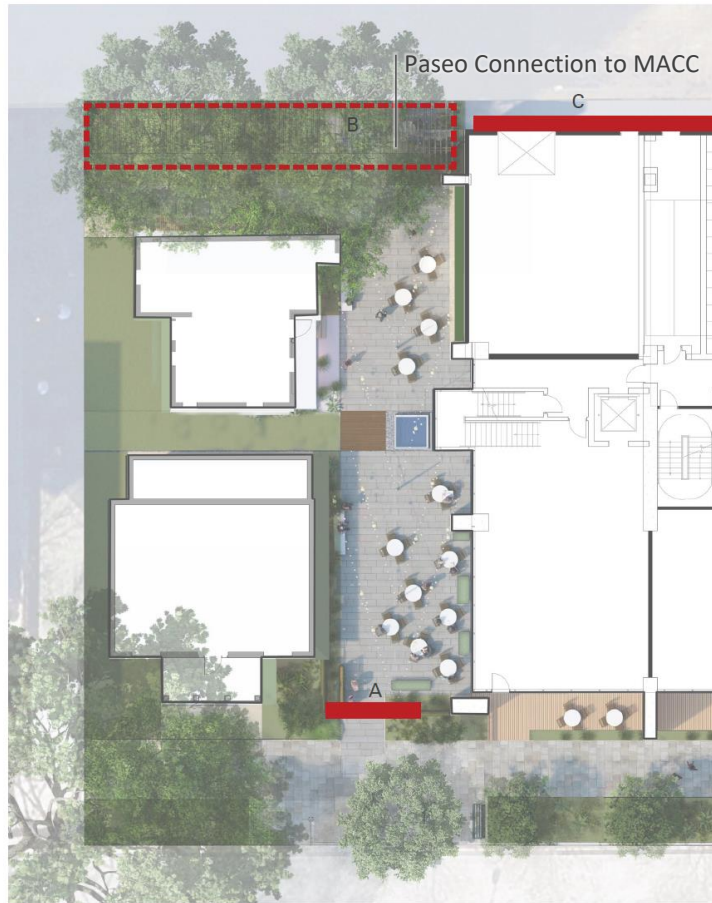


Plazas and Open Space Guidelines

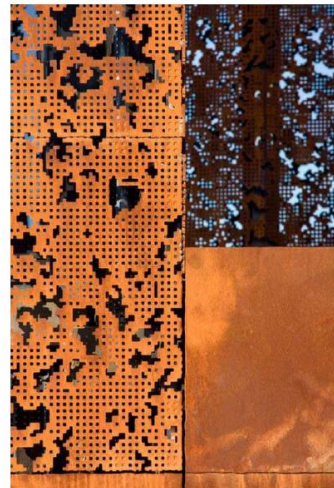
PZ.1	Treat the four squares with special consideration	N/A
PZ.2	Contribute to an open space network	✓
PZ.3	Emphasize connections to parks and greenways	N/A
PZ.4	Incorporate open space into residential development	✓
PZ.5	Develop green roofs	No
PZ.6	Provide plazas in high use areas	N/A
PZ.7	Determine plaza 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

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

Building Guidelines

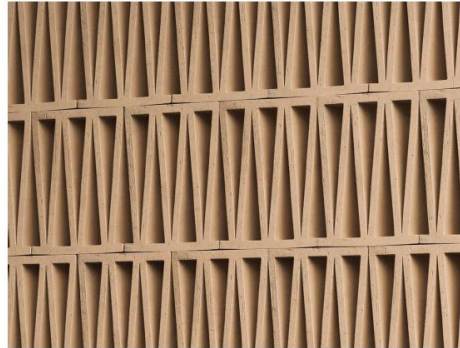
B.1	Build to the street	✓
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	✓
B.3	Accentuate primary entrances	✓
B.4	Encourage the inclusion of local character	✓
B.5	Control on-site parking	✓
B.6	Create quality construction	✓
B.7	Create buildings with human scale	✓

Material Board - Building

cor-ten steel



teracotta screen wall



wood storefront



blackened steel



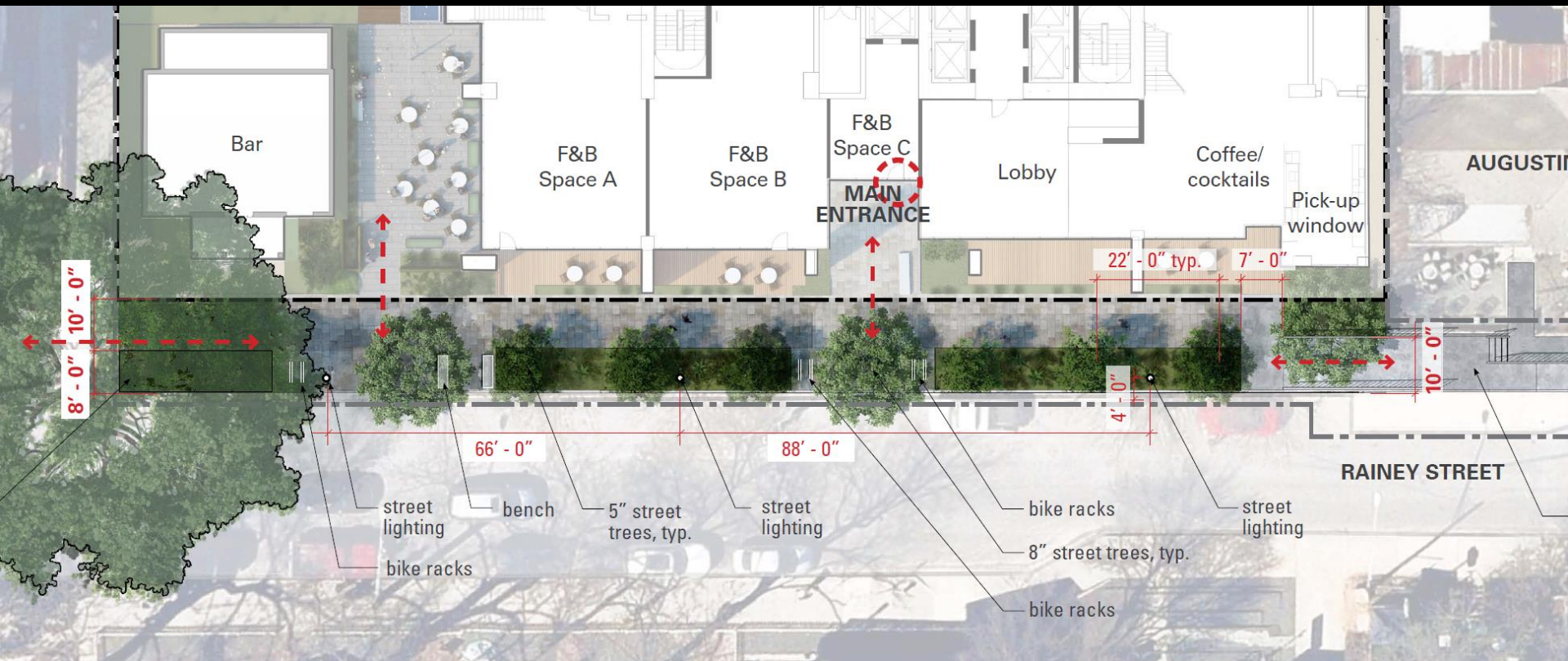
green screen garage



ipe soffit



patterned brick

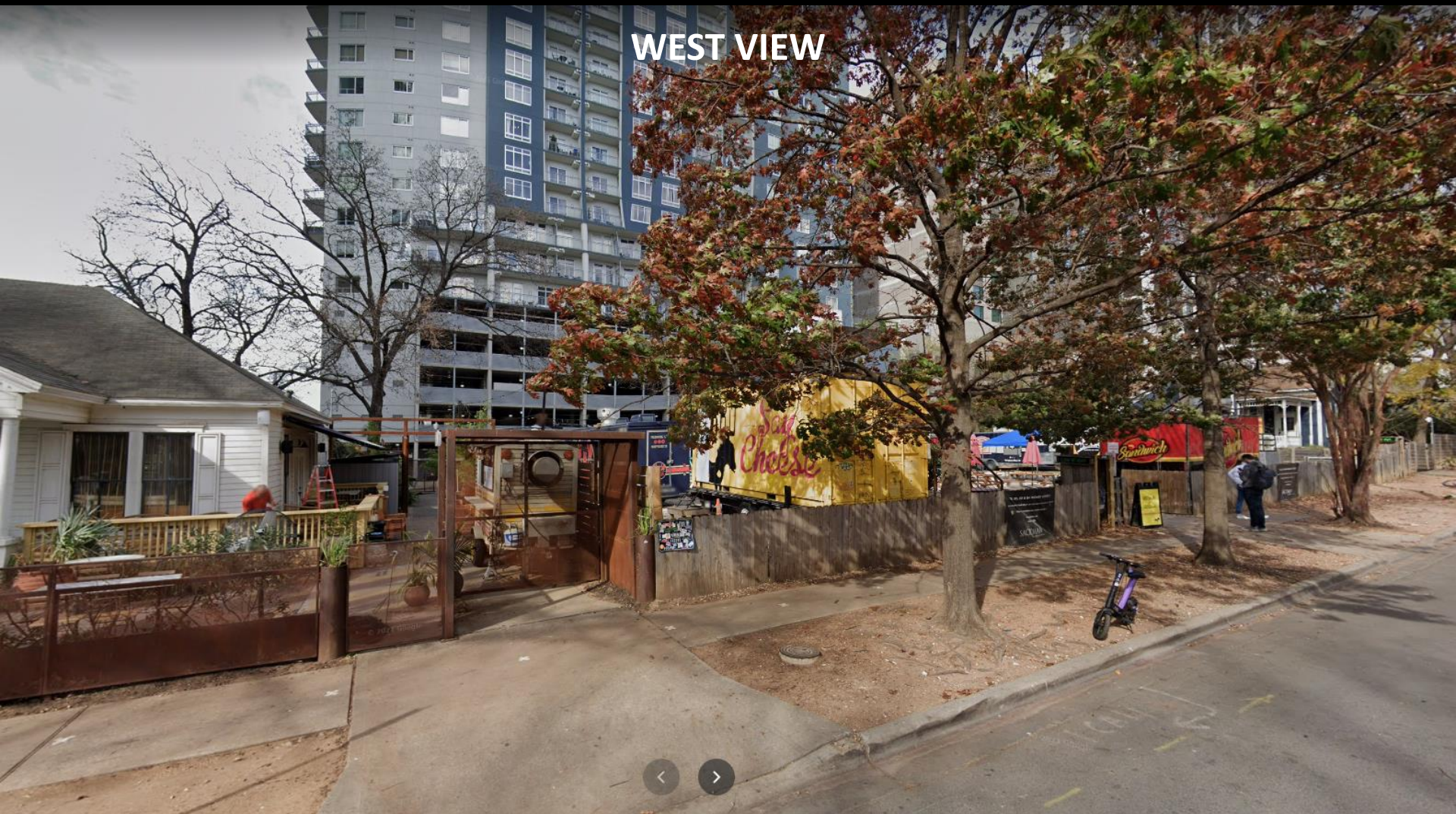


- B 1: Build to the Street**
- B 2: Provide Multi-tenant, Pedestrian-Oriented Development at the Street Level**
- B 3: Accentuate Primary Entrances**
- B 4: Encourage Inclusion of Local Character**

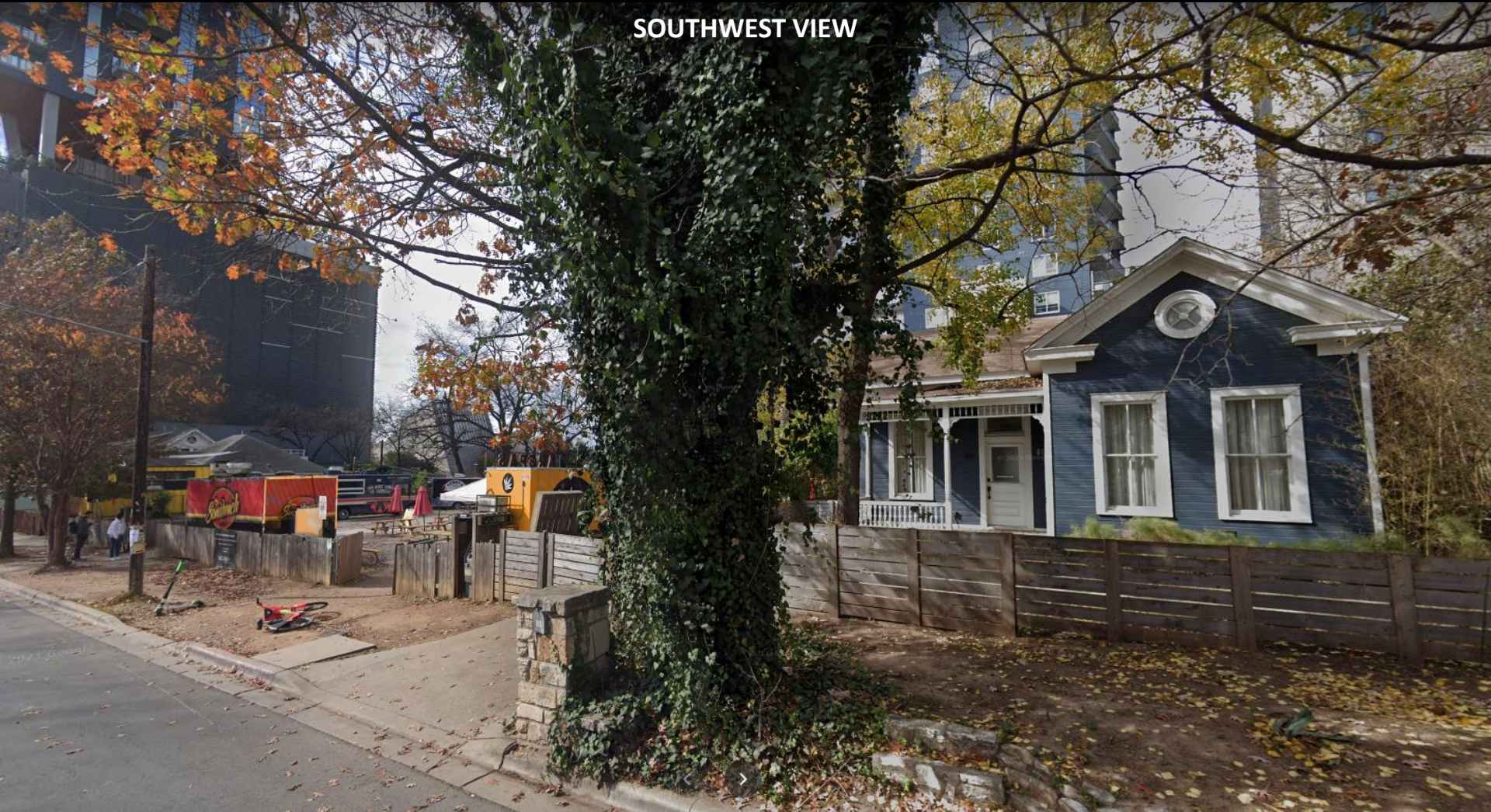
- B 5: Control On-Site Parking**
- B 6: Create Quality Construction**
- B 7: Create Buildings with Human Scale**



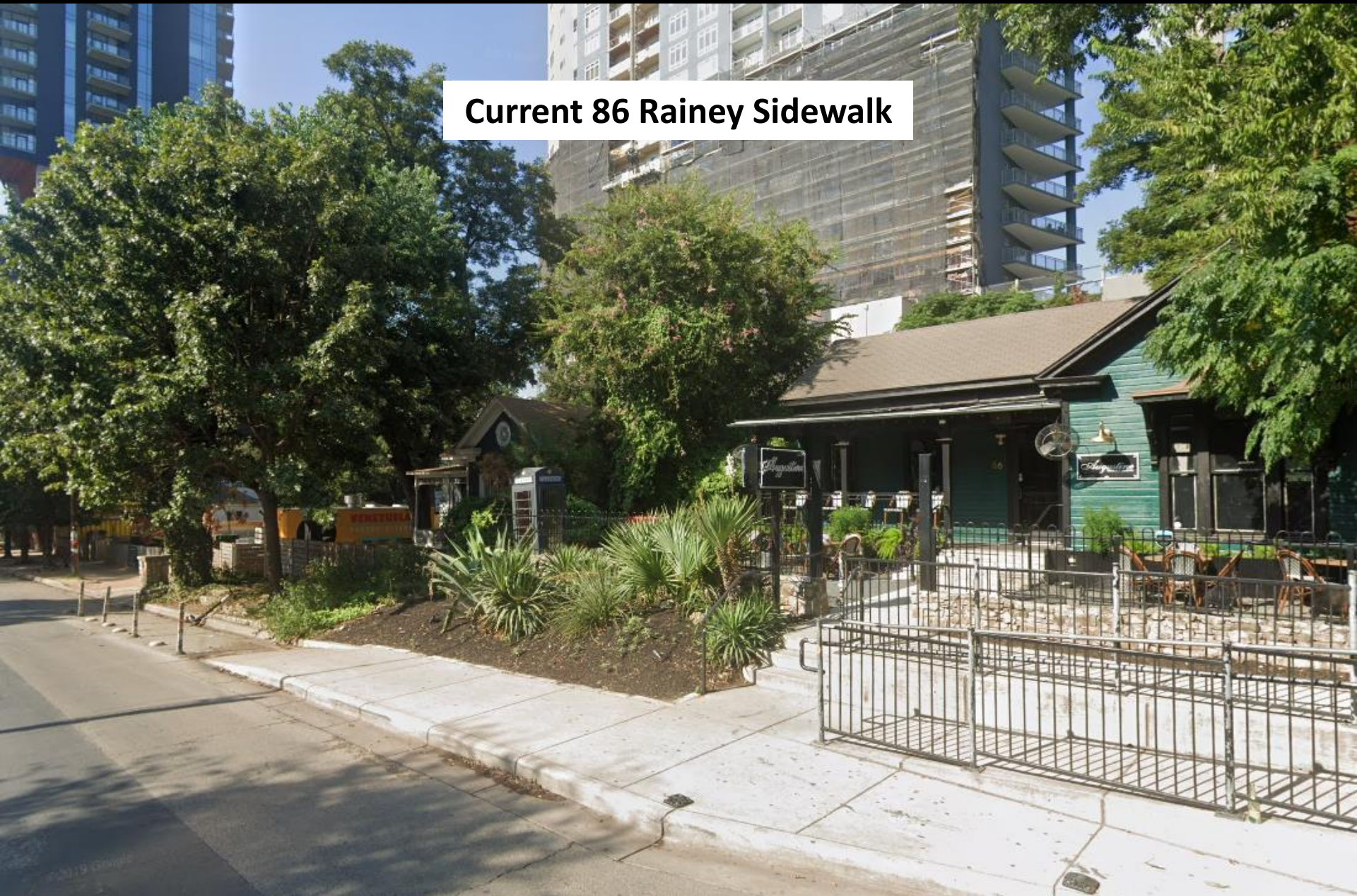
WEST VIEW



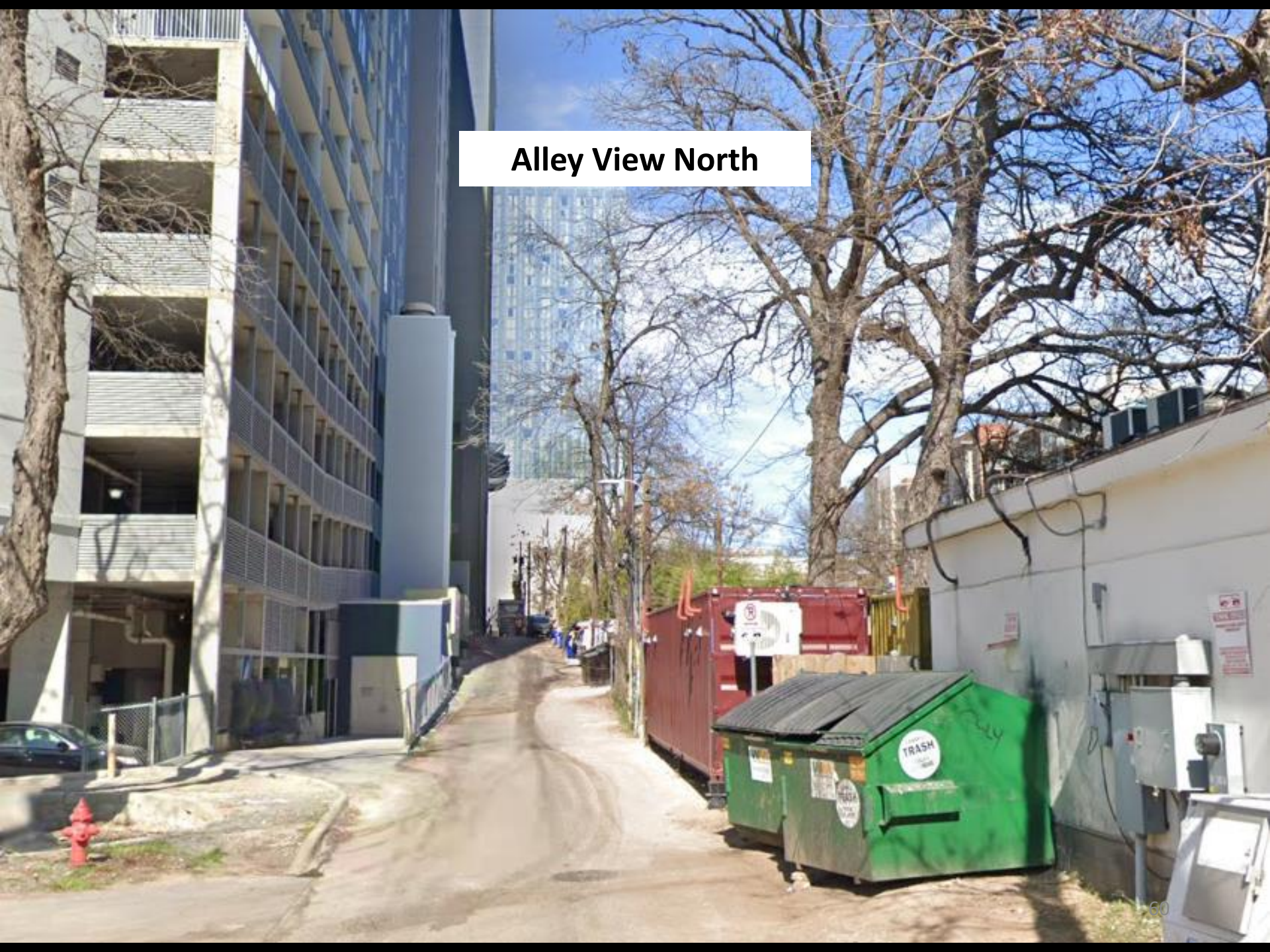
SOUTHWEST VIEW



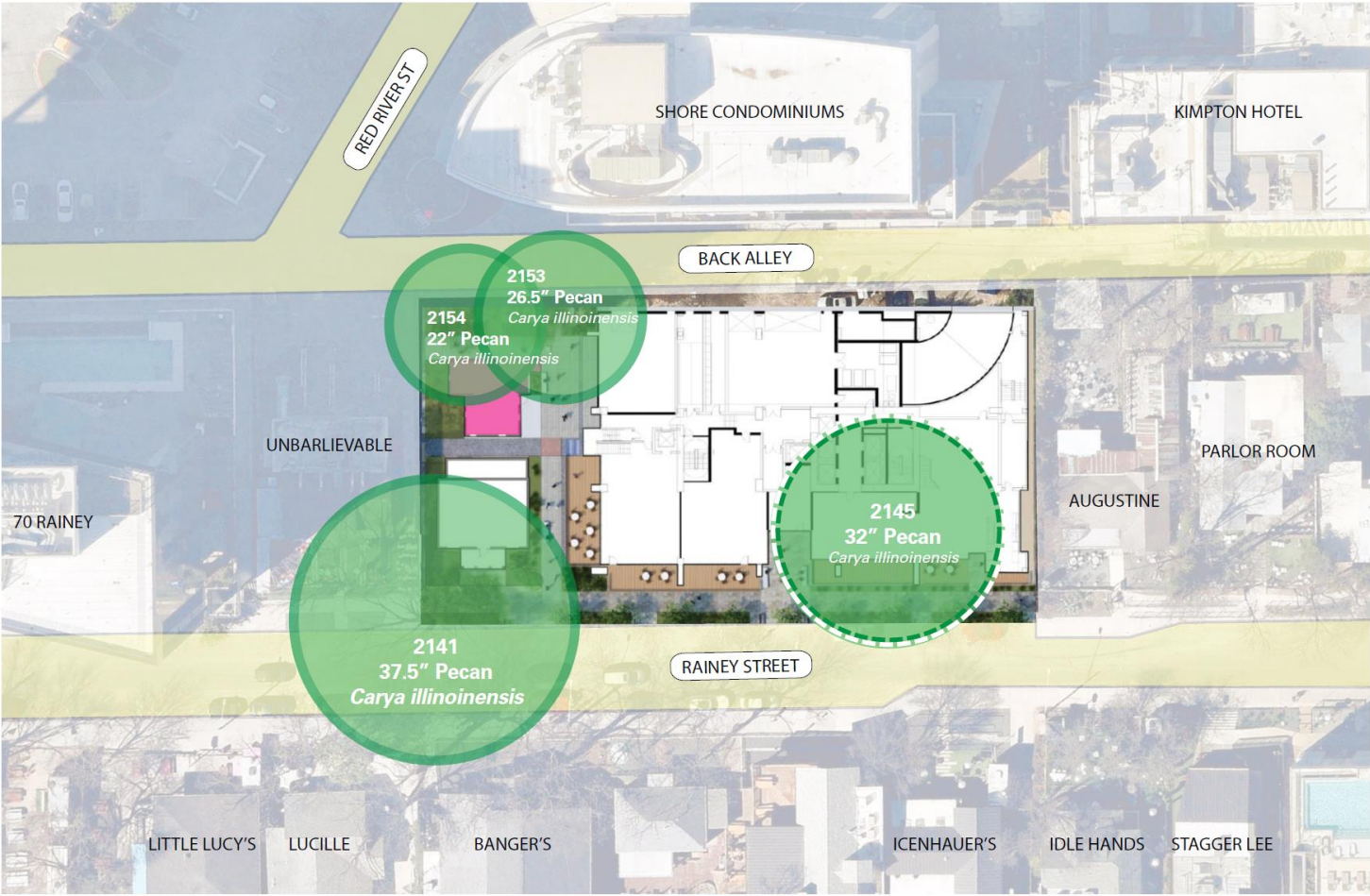
Current 86 Rainey Sidewalk



Alley View North



Existing Site Conditions



- legend
- 01 bungalows on site
 - 02 food truck park
 - 03 existing street trees
 - 80 rainey project site
 - existing trees to be preserved
 - subject tree for mitigation



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