

DRENNER GROUP

March 3, 2022

Ms. Denise Lucas
Planning Development Center
6310 Wilhelmina Delco Dr
Austin, Texas 78752

Via Electronic Delivery

Re: SPC-2020-0121C – Reflectivity Variance Request for the 0.3673-acre property located at 90 Rainey Street in the City of Austin, Travis County, Texas (the “Property”).

Dear Ms. Lucas:

As representatives of the owner of the Property we respectfully submit this letter and enclosed materials as our request for a variance to LCD §25-2-721(E)(1) to allow glass with up to 25% reflectivity within the Rainey Street Subdistrict of the Waterfront Overlay. The intention of this variance request is to mitigate glare and solar heat gain effects from mirrored glass. The request also allows for superior glass, informed by current performance standards which consider transmittance and solar heat gain alongside reflectivity.

The proposed glass will have a positive aesthetic impact on Austin’s skyline and is typical of contemporary construction in an urban center. If the variance is granted, the 25% maximum reflectivity will be restricted to segments of 90 Rainey above a 36’ “critical zone,” adhering to LEED pilot Bird Collision Deterrence standards and other best practices for bird collision deterrence. Additionally, the entirety of the garage podium has a reflectivity index of only 13.5% such that the building’s most reflective segments do not impact the ground-level, pedestrian experience.

With this request, the building’s pedestrian scale and urban design remains unchanged, therefore, we believe this variance is consistent with the goals and policies of the Town Lake Corridor Study. The 90 Rainey project will enhance this area’s integration with the Ann and Roy Butler Hike-and-Bike Trail and natural environment of Town Lake. The proposed glass provides a sheen on a pedestrian-focused building that welcomes its residents to Austin’s waterfront. The variance is also reasonable, requesting only the minimum required by the performance needs of the building.

Please let me know if you need any more information about this project or this request.

Sincerely,



Amanda Swor

cc: Renee Johns, Development Services Department (*via electronic delivery*)