

**CITY COUNCIL
DOWNTOWN DENSITY BONUS PROGRAM REQUEST
SITE PLAN REVIEW SHEET**

CASE NUMBER: SP-2021-0129C

**CITY COUNCIL PUBLIC
HEARING DATE: June 16, 2022**

PROJECT NAME: 80 Rainey

ADDRESS: 78-84 Rainey Street

APPLICANT: Drenner Group (Amanda Swor)
Drenner Group
200 Lee Barton Dr. Ste 100, Austin, TX 78704
Austin, TX 78704

SITE PLAN

CASE MANAGER: Renee Johns Phone: (512) 974-2711
Renee.johns@austintexas.gov

DDBP

CASE MANAGER: Jorge E. Rousselin Phone: (512) 974-2975
Jorge.rousselin@austintexas.gov

NEIGHBORHOOD PLAN: Downtown

PROPOSED DEVELOPMENT:

The applicant is requesting administrative approval for the construction of a 49 Story, multi-family residential building, which will include retail on the ground floor, garage parking and streetscape improvements in accordance with the Downtown Density Bonus Program (DDBP) Land Development Code (LDC) [§25-2-586](#).

The project consists of a 644-unit for-lease residential project equating to 480,866 square feet of residential multifamily dwelling unit floor area with basement, first floor and second floor commercial uses. The site is located within the Rainey Street Subdistrict of the Waterfront Overlay area and will be subject to the development regulations prescribed therein. A net total of 230,512 square feet of residential dwelling units will be within the 8:1 floor-to-area (FAR) required to set aside 5% of the dwelling units aside as affordable. A total of 9,797 net square feet will be set aside for households earning no more than 80% MFI and the units will be for-lease. A fee-in-lieu will be provided for a portion of the residential square footage above 8:1 FAR. Additionally, 5% of the overall square footage for the area greater than 15:1 FAR (132,769 net square feet) will be provided as affordable square footage. The project is currently in review for a site development permit via City of Austin case number **SP-2021-0129C**. The square footage will equate to approximately 32 units to be reserved as affordable for-lease units.

PROJECT REQUEST:

In accordance with LDC §25-2-586(B)(6), make a recommendation to the City Council on a request for additional FAR from 15:1 to 20:1 for a proposed multi-family high rise project that has participated in the DDBP and is processing a request for bonus area up to 15:1 FAR to be granted administratively.

BOARD AND COMMISSION ACTION:**Planning Commission: February 22, 2022**

Motion by Chair Shaw, seconded by Commissioner Cox to grant Staff's recommendation for SPC-2021-0129C - Rainey Tower located at 80 Rainey Street was approved on a vote of 11-0.

Commissioner Praxis abstained. Commissioner Llanes Pulido was off the dais.

Design Commission: December 13, 2021

Commissioner S. Franco made a motion to approve that the project substantially complies with the Urban Design Guidelines Commissioner J. Meiners seconded.

The motion was approved [6 ayes, 0 nays, 1 Recuse (D. Carroll)]

SUMMARY STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the additional FAR entitlements from 15:1 to 20:1 as the applicant has met the requirement of LDC §25-2-586(B)(6)(d)(1) of offering community benefits "above" those offered to achieve the 15.0 FAR allowed in Figure 2 of LDC §25-2-586(B)(3) and as outlined below.

Staff Evaluation Regarding Gatekeeper Requirements:

The applicant has provided sufficient documentation to meet the Gatekeeper Requirements contained in LDC §25-2-586(C)(1).

- The Design Commission has evaluated the project and rendered a finding of compliance with the Urban Design Guidelines. (See Attachment "A")
- The applicant has committed to providing streetscape improvements consistent with the Great Streets Standards via a restrictive covenant. (See Attachment "B").
- The applicant has committed to achieve a *Three-Star* rating under the Austin Energy Green Building Program, which exceeds the minimum requirement of Two-Stars. (See Attachments "B" and "C").
- The director has determined that the project has substantially complied with the Urban Design Guidelines. (See Attachment "D").

Staff Evaluation of Community Benefits:

The applicant seeks a total "Bonus Area" (defined by Section LDC §25-2-586(A)(1) as "the gross floor area that exceeds the maximum floor-to-area ratio allowed with the site's primary entitlements") of 8:1 FAR and administrative allowance of 15:1 FAR. That Bonus Area of 12.0 FAR can be thought of as having two parts:

- (1) the 7.0 FAR between the parcel's primary entitlement of up to 8.0 and the maximum FAR of 15.0 allowed under LDC §25-2-568(B)(3); and
- + (2) the 5.0 FAR between the 15.0 allowed under LDC §25-2-568(B)(6) and the 20:1 requested.

Total bonus area: 12.0 FAR

The applicant has proposed to achieve the 12.0 FAR of bonus area as follows:

1. Up to 8:1 FAR:

The applicant will be providing **9,797 square feet (15 units) of on-site affordable square footage** is the required 5% to be reserved as affordable per the LDC §25-2-739 (C)(4).

2. 8:1 to 15:1 FAR:

- 3-Star Austin Energy Green Building Community benefit = **57,628 sq. ft. bonus area**
- Fee-in-lieu payment of **\$720,350 for affordable housing**

3. 15:1 to 20:1 FAR:

- On-Site Affordable SF Community Benefit Above 15:1
[LDC §25-2-586 (E)(1)(i)] = 6,638 sq. ft.
- Fee-in-lieu payment of **\$331,920 for affordable housing** based on calculating of 6,638 sq. ft. at \$5/sq/ ft. development bonus fee.

Project Totals:

16,435 SF of total affordable housing (32 units / 16,435 SF provided)

- 20 – Studio bedroom
- 2 – Jr. 1 bedroom
- 7 – 1 bedroom
- 3 – 2 bedrooms
- \$1,052,270 Development Bonus Fee In-lieu

Additional Community Benefits:

In addition to the Community Benefits above, the applicant proposes to apply the Rainey Street Subdistrict Historic Preservation Community Benefit under LDC §25-2-586(E)(2). This benefit is above the required to achieve the bonus FAR requested.

The applicant has requested consideration for the planned relocation of the house at 84 Rainey St. behind the house at 78 Rainey St. and rehabilitation of both buildings. The houses are contributing to the Rainey Street Historic District, as listed in the National Register of Historic Places in 1985 and based on current evaluation of their integrity. On January 24, 2022, the Historic Landmark Commission voted unanimously on consent to approve relocation of the house at 84 Rainey St. The commission's review was based on project documentation that indicates both buildings will be rehabilitated, with no exterior modifications beyond selective material replacement for repairs. As such, the project meets the requirements of LDC §25-2-586 (E)(2)(d). Should minor exterior modifications to either building prove necessary, the applicant should consult with the Historic Preservation Office. Further, per LDC §25-2-586 (E)(2)(d)(v), the applicant must submit documentation prior to seeking a Certificate of Occupancy that work was performed as proposed and allow inspection by Historic Preservation Office staff for verification.

In accordance with [Ordinance No. 20140227-054](#), Part 6, the applicant may receive a total of 50,000 square feet of bonus area, or 25,000 each for the restoration and preservation of these two houses. (See Attachment "E").

PROJECT INFORMATION

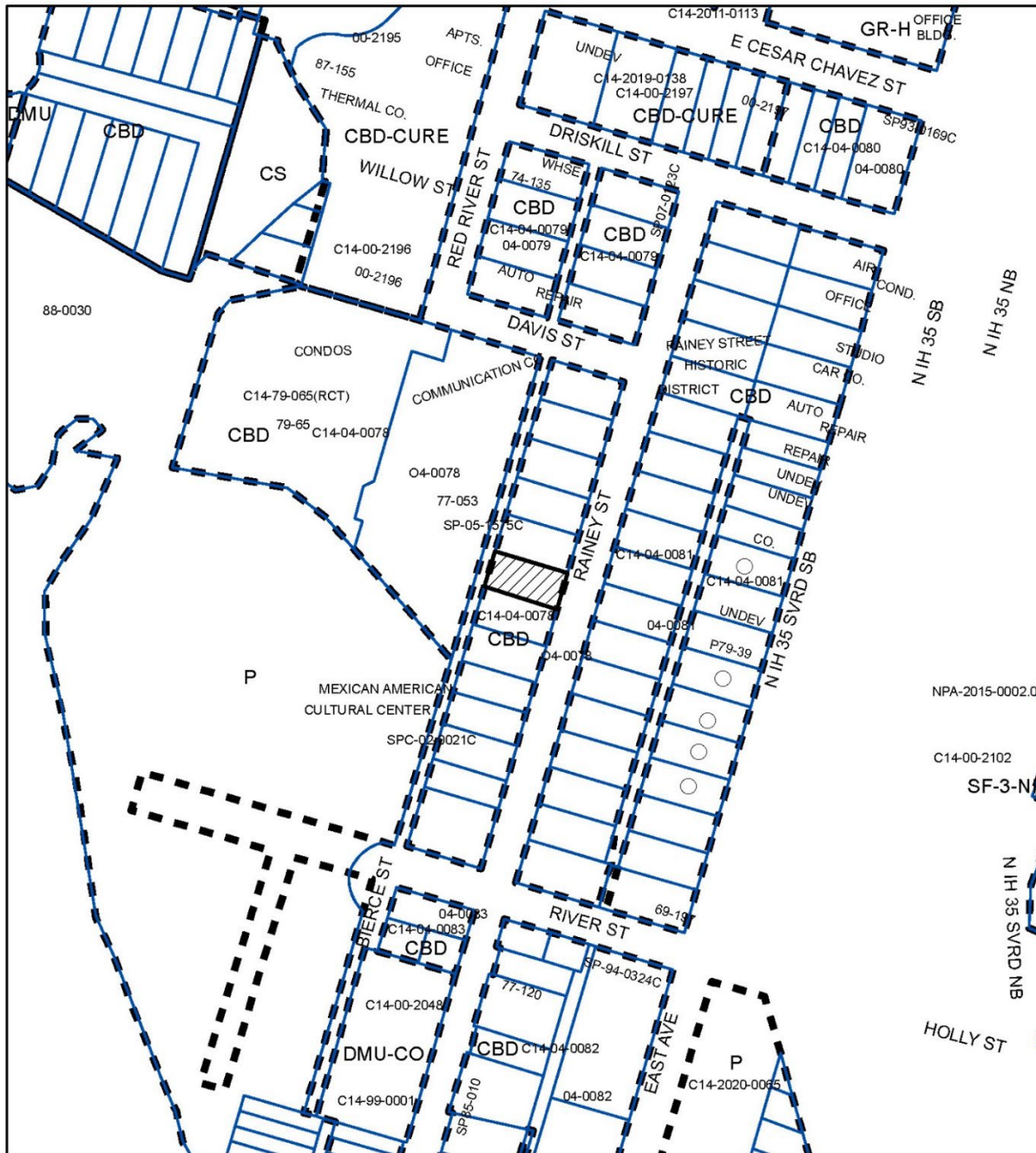
SITE AREA	23,579 square feet	.6614 acres	
EXISTING ZONING	CBD		
TRAFFIC IMPACT ANALYSIS	N/A		
CAPITOL VIEW CORRIDOR	N/A		
PROPOSED ACCESS	Rainey Street		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	8:1	0	20:1
BUILDING COVERAGE	100%	0	564,979 SF
PARKING		0	491

EXISTING ZONING AND LAND USES




	ZONING	LAND USES
<i>Site</i>	CBD	Multi Family and Retail
<i>North</i>	CBD	Cocktail lounge
<i>South</i>	CBD	Cocktail lounge
<i>East</i>	CBD	Cocktail lounge
<i>West</i>	CBD	Multi Family and Retail

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Rainey Street	Varies	~22 ft.	Arterial



1" = 200'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

Downtown Density Bonus

Site Plan Case#: SP-2021-0129C

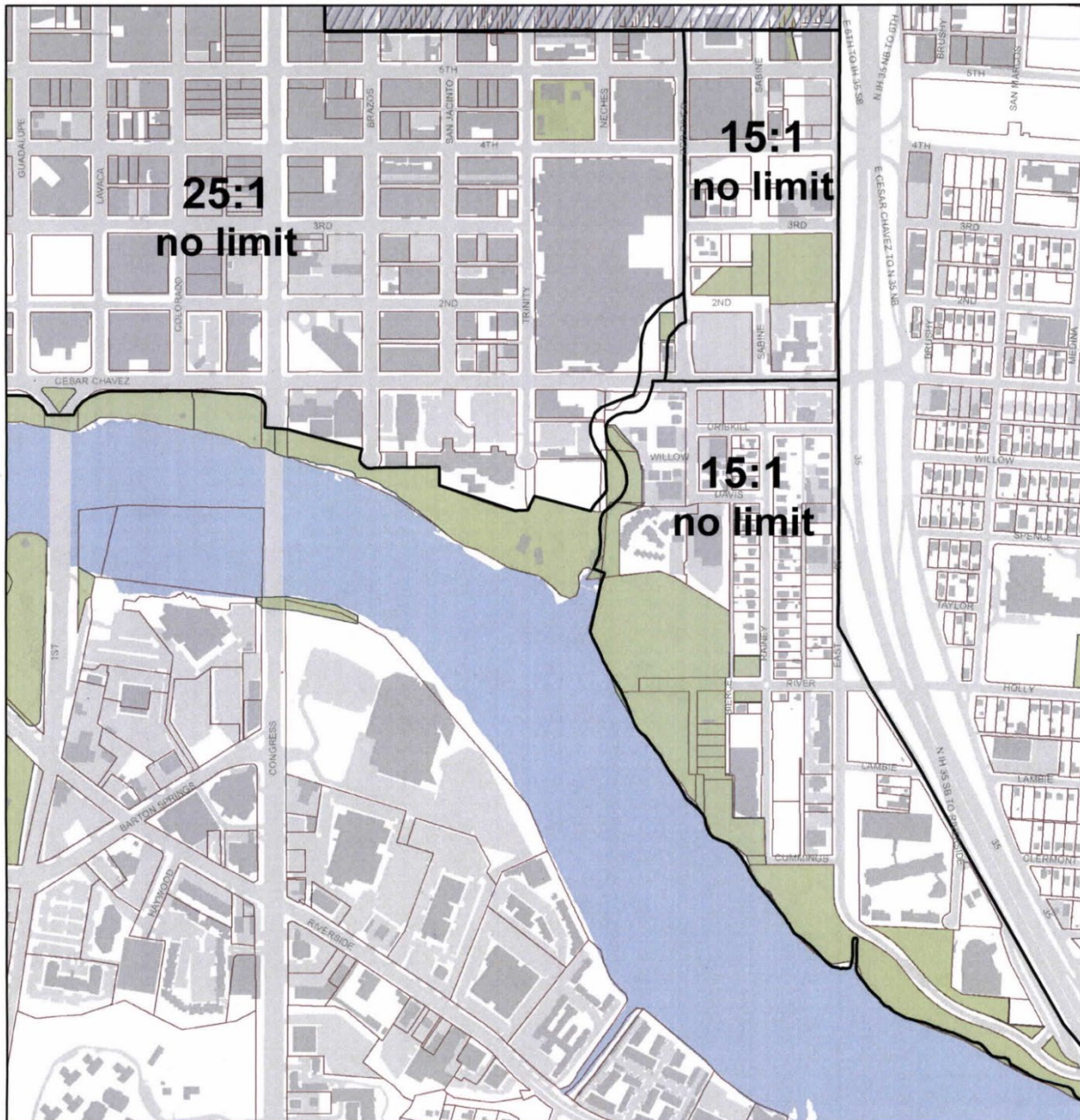
Address: 80 Rainey St.

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.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 4/19/2022



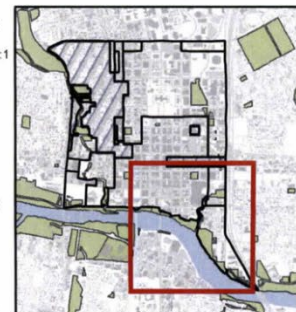
Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 5

- Maximum Floor Area Ratio (FAR)
- Maximum Height (Feet)
- Areas Ineligible for Density Bonus Program (Height and density may not exceed underlying zoning)
- Public Parks/ Open Space (ineligible)
- TCAD Parcels

NOTE: Properties in the Rainey Street Subdistrict of the Waterfront overlay must obtain a floor-to-area ratio (FAR) of up to 8:1 by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obtained through the Downtown Density Bonus Program, as described in Section 25-2-586 of the City Code.

NOTE: Maximum heights shown do not reflect restrictions imposed by Capitol View Corridors (CVC) or special districts.

0 0.05 0.1 0.2 Miles



PLANNING AND
DEVELOPMENT REVIEW
DEPARTMENT

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10/21/2019



City of Austin

Design Commission

DESIGN COMMISSION RECOMMENDATION 20211213 – 1A

Date: December 20, 2021

Subject: Design Commission recommendation for the project located at 80 Rainey Street.

Motioned By: Samuel Franco

Seconded By: Josue Meiners

Recommendation:

The City of Austin Design Commission recommends that the project located at 80 Rainey Street, as presented to us on December 13, 2021, substantially complies with the City of Austin Urban Design Guidelines.

Rationale:

Dear Director of Housing and Planning Department,

This letter is to confirm the Design Commission's recommendation that the project located at 80 Rainey Street, substantially complies with the Urban Design Guidelines as one of the gatekeeper requirements of the Downtown Density Bonus Program. Our review found the following positive attributes:

1. Proposed project will provide Great Streets improvements to neighboring property at 86 Rainey Street.
2. Project proposed to preserve onsite two existing structures located at 78 & 84 Rainey Street. These will be incorporated into the project.
3. Retail/ Restaurant space provide along Rainey Street on lower two levels. Additionally, food and beverage space is provided in basement level.
4. Curb cuts are limited to one and it is located off of rear alley.
5. Proposed paseo between new structure and existing structures provide both outdoor plaza space and serve as a connection to the MACC.
6. Paseo/ Plaza to include artwork by local artists.
7. 11th floor restaurant/ bar is open to the public with dedicated elevator lobby at street level.

Respectfully,
City of Austin Design Commission

Vote: 6 - 0 - 0

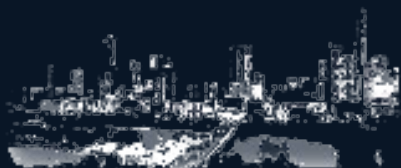
For: Aan Coleman, Samuel Franco, Evan Taniguchi, Melissa Henao-Robledo, Jen Weaver, Josue Meiners

Against: None

Absent: Ben Luckens, Jessica Rollason, Bart Whatley

Recuse: David Carroll

Attest: David Carroll, Chair of the Design Commission



NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

DOWNTOWN DENSITY BONUS
RESTRICTIVE COVENANT

Date: May 12, 2022

Owner 1: 80 Rainey Street Owner, LLC, a Delaware limited liability company

Owner 1's Address: 704 W 9th Street
Austin, Travis County, TX 78701

City: CITY OF AUSTIN, TEXAS, a Texas home-rule municipal corporation situated in the counties of Hays, Travis, and Williamson

City's Address: P.O. Box 1088
Austin, Travis County, Texas 78767-1088

Project: All that parcel of land situated in Travis County, Texas, described in the attached **Exhibit A**

Duration: Perpetual, unless modified, amended, or terminated in accordance with Section 2 (Modification and Amendment) or Section 3 (Termination)

RECITALS

- A. Owner is applying for a density bonus under Section 25-2-586 (*Downtown Density Bonus Program*) of the Austin City Code (the "DDBP").
- B. The Gatekeeper Requirements in Subsection (C)(1) of the DDBP require the Owner to execute a restrictive covenant committing to (1) provide streetscape Improvements along all public street frontages, consistent with the City's Great Streets Standards and (2)

achieve a minimum two-star rating under the Austin Energy Green Building (the “AEGB”) program.

NOW, THEREFORE, it is declared that the Owner, for and in consideration of the sum of Ten and No/100 (\$10.00) and other good and valuable consideration paid to the Owner, the receipt and sufficiency of which is hereby acknowledged, agrees that the property shall be held, developed, used, sold and conveyed subject to the following covenants and restrictions impressed upon the Property by this Restrictive Covenant. This Restrictive Covenant shall run with the Property and shall be binding on the Owners of the Property, their heirs, successors and assigns.

SPECIFIC AGREEMENTS AND RESTRICTIONS:

1. Development Restrictive Covenants. Development of the Project shall provide the following:
 - a. Green Building. The Project shall achieve a three-star rating under the AEGB program using the ratings in effect at the time the Project is registered with the AEGB program.
 - b. Great Streets. The Project shall provide streetscape improvements along the Property’s public street frontages consistent with the City’s Great Streets Standards.
2. Modification and Amendment. This Restrictive Covenant may only be modified, amended, or terminated upon the filing of a written modification, amendment, or termination in the Official Public Records of Travis County, Texas, executed, acknowledged, and approved by (a) all the Owners at the time of the modification, amendment, or termination; (b) the Director of the Housing and Planning Department of the City, or successor department, and (c) any mortgagees holding first lien security interests on any portion of the Property.
3. Termination. Notwithstanding the foregoing, in the event any of the following events occur (a) the City fails to grant the Project bonus area pursuant to the DDBP; (b) Site Plan No. **SPC-2021-0129C** for the Project is withdrawn, expires or is denied; or (c) the development of the Property changes to a development that does not utilize the Density Bonus area; the Director of the Housing and Planning Department, or successor department, and Owner shall record an affidavit in the Official Public Records of Travis County, Texas, certifying that this Restrictive Covenant is terminated.
4. Violation. If any person, persons, corporation, or entity of any character, violates or attempts to violate this Restrictive Covenant, it shall be lawful for the City to prosecute proceedings at law or in equity against the person or entity violating or attempting to violate this Restrictive Covenant to prevent the person or entity from violating or attempting to violate this Restrictive Covenant by the City whether any violations hereof are known or not, does not constitute a waiver or estoppel of the rights to do so.

5. No Waiver. The failure to enforce any provision of this Restrictive Covenant at any time shall not constitute a waiver of the right thereafter to enforce any such provision or any other provision of the Restrictive Covenant. A violation of any provision of this Restrictive Covenant shall never be grounds for, nor give rise to the modification, amendment or termination of any provision of this Restrictive Covenant.
6. Governing Law: Place of Performance. This Restrictive Covenant and all rights and obligations hereunder shall be governed by the laws of the State of Texas. This Restrictive Covenant is performable only in the county where the Property is located.
7. Severability. The provisions of this Restrictive Covenant are deemed to be independent and severable, and the invalidity or partial invalidity of any provision or portion does not affect the validity or enforceability of any other provision.
8. Entire Agreement. This Restrictive Covenant, and the exhibits attached hereto contains all the representations and the entire agreement between the parties to this Restrictive Covenant with respect to the subject matter. Any prior correspondence, memoranda, or agreements are superseded in total by this Restrictive Covenants and the exhibits attached hereto. The provisions of this Restrictive Covenant will be construed as a whole according to their common meaning and not strictly for or against any Owner.
9. Counterparts. This Restrictive Covenant may be executed in any number of counterparts which will, together, be deemed to constitute one document.
10. Interpretation. Regardless of which party prepared the initial draft of this Restrictive Covenant, this Restrictive Covenant and exhibits shall, in the event of any dispute, however its meaning or application, be interpreted fairly and reasonably and neither more strongly for nor against any party.

OWNER:

80 Rainey Street Owner, LLC,
a Delaware limited liability company

By: Rainey Street Venture, LLP,
a Delaware limited liability partnership,
Its sole Member

By: LV 80 Rainey Street GP, LLC,
a Delaware limited liability company,
Its sole Administrative Partner

By: LV 80 Rainey Street, LLC,
a Delaware limited liability company,
Its sole Administrative Partner

By: 
Name: David D. Kanne,
Title: sole Manager

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

Before me Taylor Paige Haymour, Notary Public, on this day personally appeared David D. Kanne, sole Manager of LV 80 Rainey Street, LLC, a Delaware limited liability company, sole Administrative Partner of LV 80 Rainey Street GP, LLC, a Delaware limited liability company, sole Administrative Partner of Rainey Street Venture, LLP, a Delaware limited liability partnership, sole Member of 80 Rainey Street Owner, LLC, a Delaware limited liability company, known to me through valid identification to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.




Notary Public, State of Texas

APPROVED AS TO FORM:
CITY OF AUSTIN, TEXAS
LAW DEPARTMENT

By: _____
Name: _____
Title: Assistant City Attorney

REVIEWED:
CITY OF AUSTIN, TEXAS
HOUSING AND PLANNING DEPARTMENT

By: _____
Name: _____
Title: _____

Exhibit A

LOTS 4-7, BLOCK 5, DRISKILL AND RAINEY SUBDIVISION OF PART OF OUTLOTS 72 AND 73, DIVISION E, AUSTIN, TEXAS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE(S) 22 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

AFTER RECORDING, PLEASE RETURN TO:

City of Austin
Housing and Planning Department
P.O. Box 1088
Austin, Texas 78767

PROJECT INFORMATION:

Project Name: **Rainey Tower**
Project Case Manager: **Renee Johns**
Site Plan No.: **SPC-2021-0129C**



HOUSING & PLANNING

Great Streets Letter of Compliance Downtown Density Bonus Application

Date: 5/17/2022

Project Name: 80 Rainey/Rainey Tower

SP Number: SPC-2021-0129C

Address: 80 Rainey Street, 78701

TO WHOM IT MAY CONCERN:

Per [Land Development Code Section 25-2-586 \(C\)\(1\)\(b\)](#) and [City Ordinance 20140227-054](#), development projects seeking participation in the City of Austin's Downtown Density Bonus Program (DDBP) are required to meet or exceed the standards of the Great Streets Program as a gatekeeper requirement.

The above noted Project has been determined by staff to be in compliance with the standards of the Great Streets Program and to have satisfied the Great Streets gatekeeper requirement for participation in the DDBP.

This letter serves as the official compliance notification from the Urban Design Division of the Housing and Planning Department, as administrators of the Great Streets Program. This letter is for Great Streets standards only and does not denote approval or compliance with any other standards or requirements.

If, after the issuance of this letter, the site plan is modified in a way that impacts Great Streets elements, this letter will no longer be applicable and compliance will be voided until modified plans have been reviewed by the Urban Design Division and a new letter of compliance has been issued.

Caitlin Admire
Program Manager
Urban Design Division, Housing and Planning Department



**URBAN
DESIGN**
HOUSING & PLANNING



AUSTIN ENERGY GREEN BUILDING

Letter of Intent

This Letter of Intent demonstrates the intent of the project owner or an authorized representative to complete the necessary requirements to achieve an Austin Energy Green Building (AEGB) minimum THREE Star Rating for a development / project that requires this rating.

Project Name: 80 East Rainey

Project Address: 80 East Rainey, Austin, Texas, 78701

This Letter of Intent must be included with the Administrative Site Plan application for all projects requiring an AEGB Rating. Signing this letter demonstrates knowledge of this requirement and the process necessary to achieve an AEGB Rating. For best results, meet with an AEGB representative early in the design process. To achieve an AEGB Rating:

- I. Submit a **Project Application in the AEGB Online Rating System** prior to or within Schematic Design Phase. Sign and upload the Letter of Intent to the Documents tab. Complete "Team" tab.
- II. Submit a completed and signed **AEGB Conditional Approval** with the Building Permit application. AEGB will issue a Conditional Approval upon satisfactory review of the project's construction documents, including plans, specifications, mechanical plans, Manual J calculation (applicable for multifamily and single family projects), and the project's AEGB Rating Worksheet.
- III. Schedule AEGB inspections (separate from City of Austin inspections) of the project with the AEGB representative
 - a) After interior mechanical equipment has been installed and prior to installation of sheetrock.
 - b) At substantial completion of construction.
- IV. Submit a completed and signed **AEGB Final Approval** to receive the Certificate of Occupancy for this project. AEGB will issue a Final Approval upon substantial completion of the project and satisfactory fulfillment of the AEGB Rating.

This Letter of Intent is entered into by the parties, acting through their duly authorized representatives, effective as of the later of two signature dates entered below:

PARTICIPANT:

Name: Pawel Hardej

Signature: [Signature]

Title: EVP Development Lincoln Ventures

Phone Number: (773)682-4343

Date: 4/7/2022

AUSTIN ENERGY GREEN BUILDING:

Name: Garrett Jaynes

Signature: [Signature]

Title: Engineer B

Phone Number: 512-482-5438

Date: 4/6/2022

80 Rainey | Downtown Austin Design Guidelines
Density Bonus Application

Area-Wide Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
AW.1	Create dense development	YES	The project is applying to exceed the density of 15:1 FAR, permitted administratively through the density bonus program by a 5:1 FAR through City Council approval. The total density requested is 20:1 FAR.
AW.2	Create mixed-use development	YES	The proposed project is 564,979 gross square feet and will provide a mix of residential, coworking, café, restaurant and cocktail lounge uses on multiple levels of the building as well as preserving and incorporating two Rainey Street bungalows at on the south portion of the property.
AW.3	Limit development which closes Downtown streets	YES	This project will not close any Downtown streets and will take all vehicular access from the existing alley. The project has worked with the Austin Transportation Department to ensure that project access is consistent with future plans for the Rainey Street District.
AW.4	Buffer neighborhood edges	YES	This project will be developed similarly in shape and size to other high-rise construction within the Rainey Street neighborhood. An exhibit to contextualize the project in the neighborhood has been included with this application.
AW.5	Incorporate civic art in both public and private development	YES	This project will incorporate two civic art pieces. Civic art will be incorporated into the project at the entrance to the pedestrian paseo between the Rainey Street bungalows and the restaurant/bar space on the ground floor of the building that will be visible to pedestrians along Rainey Street. In addition, a large mural will canvas the back of the building where neighboring and residential traffic circulate.
AW.6	Protect important public views	YES	The Project does not obscure important public views and is not located in a Capitol View Corridor.
AW.7	Avoid historical misinterpretations	YES	The exterior design aesthetic for the Project does not replicate any historical buildings and will not appear to be built earlier than it was. The project will maintain two existing restored bungalows on the property.
AW.8	Respect adjacent historic buildings	YES	No historic properties are adjacent to the site. The project is maintaining two bungalows on the property and have preserved the existing trees in the bungalow area to provide shade and

80 Rainey | Downtown Austin Design Guidelines

Density Bonus Application

			scale and has also created a separation between the bungalows and the new project with a pedestrian paseo.
AW.9	Acknowledge that rooftops are seen from other buildings and the street	YES	All rooftop equipment will be screened from views from the street. In addition, the two amenity decks on levels 11 and 25 incorporate planting areas, water features, and pedestrian-scaled amenities that will enhance the view from adjacent properties.
AW.10	Avoid the development of theme environments	YES	This project will not be a themed development.
AW.11	Recycle existing building stock	YES	The bungalow currently located at 84 Rainey Street will be integrated into the project behind the bungalow at 76 Rainey, oriented to front on the pedestrian paseo connecting Rainey Street to the extension of Red River at the west side of the property. Additionally, the bungalow at 76 Rainey will be preserved in its current location.

80 Rainey | Downtown Austin Design Guidelines
Density Bonus Application

Public Streetscape Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
PS.1	Protect the pedestrian where the building meets the street	YES	The ground floor building façade along Rainey Street and the paseo are delineated and recessed along the entrance of the residential lobby and 11 th floor access lobby and at the south side of the building. This area will provide shade and weather protection for pedestrians at the main entry and users of the ground-floor uses.
PS.2	Minimize curb cuts	YES	Three (3) curb cuts currently exist on Rainey Street, this project is proposing to eliminate all curb cuts on Rainey Street. Vehicular access is to be taken off the west side of the property from the existing alley.
PS.3	Create a potential for two-way streets	YES	This project does not impact the Rainey Street configuration in any way, which is currently a two-way traffic lane. The project is designed to meet both current and projected traffic patterns for the Rainey Area. Additionally, the project proposes implementing Great Streets enhancements on the adjacent property at 86 Rainey, which will return 6 feet of pavement back to the street and eliminate the sidewalk's encroachment into the Rainey Street ROW.
PS.4	Reinforce pedestrian activity	YES	<p>The first two levels of this project are designed with pedestrian oriented uses. Additionally, this project proposes a much wider sidewalk than previously existed on site as well as proposing to extend Great Streets enhancements onto the adjacent property at 86 Rainey, providing an approximately 10-foot continuous sidewalk. The project's sidewalk and amenity zone will provide a total of approximately 18 feet in width for the pedestrian along the frontage of the building.</p> <p>The recessed ground-floor façade provides spaces for planting, outdoor seating and pedestrian scale elements. The pedestrian paseo facilitates a pedestrian connection through the west side of the property to the Rainey Street district.</p>
PS.5	Enhance key transit stops	N/A	No transit stops exist near the site. The project is providing the through paseo to provide a mid-block pedestrian connection that does not exist today.

80 Rainey | Downtown Austin Design Guidelines
Density Bonus Application

PS.6	Enhance the streetscape	YES	The recessed ground-floor provides spaces for planting, restaurant patio space, and pedestrian scale elements, such as an artistic sculpture at the entry of the pedestrian paseo, to enhance the streetscape experience. The project will also provide Great Streets enhancements on the adjacent property at 86 Rainey Street.
PS.7	Avoid conflicts between pedestrian and utility equipment	YES	No utility appurtenances are proposed in the pedestrian zone of the streetscape with this project.
PS.8	Install street trees	YES	The project will add street trees along the Rainey Street frontage. Shade trees will provide a canopy for pedestrians and reduce the urban heat effect.
PS.9	Provide pedestrian-scaled lighting	YES	The pedestrian realm will be lit to provide a safe and interesting place. Such lighting will be in accordance with applicable City regulations.
PS.10	Provide protection from cars/promote curbside parking	YES	The car traffic related to the building will be routed through the extension of Red River Street south, to the west side of the building. No vehicular access will be taken into the project from Rainey Street.
PS.11	Screen mechanical and utility equipment	YES	All mechanical equipment is screened in accordance with Commercial Design Standards Section 2.6.2.
PS.12	Provide generous street-level windows	YES	The ground-floor level and second level will consist of generous 18-foot floor-to-ceiling windows along the Rainey Street frontage, exceeding Subchapter E requirements.
PS.13	Install pedestrian-friendly materials at street level	YES	The sidewalk design will include pedestrian scale and friendly materials, benches, plantings, lighting, and bike racks.

80 Rainey | Downtown Austin Design Guidelines
Density Bonus Application

Plazas and Open Space Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
PZ.1	Treat the four squares with special consideration	N/A	The project is not adjacent to one of the four Downtown Austin squares.
PZ.2	Contribute to an open space network	YES	The project will provide a mid-block connection for pedestrians from Rainey Street, west towards the Mexican American Cultural Center and the Ann and Roy Butler Hike and Bike Trail.
PZ.3	Emphasize connections to parks and greenways	N/A	The site has no connectivity to adjacent greenspace. However, the project will provide a mid-block connection for pedestrians from Rainey Street, west towards the Mexican American Cultural Center and the Ann and Roy Butler Hike and Bike Trail.
PZ.4	Incorporate open space into residential development	YES	The project will consist of two open-air amenity decks that will provide open space for residents.
PZ.5	Develop green roofs	NO	This project will not have a true green roof, however, the project will provide extensive rooftop planters located on both amenity decks.
PZ.6	Provide plazas in high use areas	N/A	The small site will not support a public urban plaza.
PZ.7	Determine plaza function, size, and activity	N/A	The small site will not support a public urban plaza.
PZ.8	Respond to the microclimate in plaza design	N/A	The small site will not support a public urban plaza.
PZ.9	Consider views, circulation, boundaries, and subspaces in plaza design	N/A	The small site will not support a public urban plaza.
PZ.10	Provide an appropriate amount of plaza seating	N/A	The small site will not support a public urban plaza.
PZ.11	Provide visual and spatial complexity in public spaces	YES	Public art will be incorporated into the project at the entrance to the pedestrian paseo between the Rainey Street bungalows that engages with pedestrians as they enter the paseo. Activated uses along the ground floor of the building will be visible to pedestrians along Rainey Street and the paseo. A mural will canvas the back of the building where neighboring and resident traffic circulate. Plantings will be incorporated along the paseo and the front of the building as well as above the pedestrian space around the south and east facades of the parking garage.

80 Rainey | Downtown Austin Design Guidelines

Density Bonus Application

PZ.12	Use plants to enliven urban spaces	YES	We have incorporated as many plantings as possible along the pedestrian space, including greenery on two amenity decks, several exterior terraces located on residential floors and the south and east facades of the parking garage, in order to blend the structure into the urban canopy.
PZ.13	Provide interactive civic art and fountains in plazas	YES	Although this project is not providing a plaza, the rear entry will include a mural across the west side of the ground level of the building and a distinguishable gateway art piece that pedestrians will pass through at the property line with Rainey Street.
PZ.14	Provide food service for plaza participants	N/A	The small site will not support a public urban plaza. However, the site will provide many food options on the ground floor, along the paseo and on the second retail level.
PZ.15	Increase safety in plazas through wayfinding, lighting, and visibility	N/A	The small site will not support a public urban plaza.
PZ.16	Consider plaza operations and maintenance	N/A	The small site will not support a public urban plaza.

80 Rainey | Downtown Austin Design Guidelines
Density Bonus Application

Building Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
B.1	Build to the street	YES	The ground floor of the project will be built up to the supplemental zone. The facade above the second floor will extend to the property line along Rainey Street frontage, allowing pedestrians room to navigate under the overhang of the third-floor floorplate.
B.2	Provide multi-tenant, pedestrian-oriented development at the street level	YES	The mid-block project will accommodate multiple tenants along the ground-floor level, adjacent to Rainey Street, and around on the south side of the property in the two bungalows along the pedestrian paseo. The project will also incorporate pedestrian-oriented uses in the bungalows.
B.3	Accentuate primary entrances	YES	The main entrance of the building will be accentuated with large areas of glass, have dedicated signage, and be recessed from the sidewalk pedestrian zone. The entrance to the pedestrian paseo, at the property line of Rainey Street, will incorporate distinguishable art and lighting fixtures.
B.4	Encourage the inclusion of local character	YES	The project will preserve two bungalows that currently exist along Rainey Street as well as many large trees. In addition, the project will provide local art and uses at the pedestrian level. The project's landscape architecture will incorporate many building materials and finishes which are locally sourced and have been historically and commonly used in Austin and the Rainey Street neighborhood.
B.5	Control on-site parking	YES	All parking for the project will be accessed from the existing alley removing three curb cuts along Rainey Street. In addition, the parking will be decoupled from the cost of the residential units in the building.
B.6	Create quality construction	YES	The project seeks to achieve a high-design aesthetic and will utilize a palette of quality materials with deference to durability, sustainability, and a long-term lifespan. The project will incorporate the latest energy efficiency technology, including but not limited to; mechanical systems, elevators, and sustainable interior finishes for the residential

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Density Bonus Application

			units, including SFC certified cabinets, man-made countertops, flooring and VOC free interior paint. The project is seeking a three-star AEGB certification.
B.7	Create buildings with human scale	YES	The design incorporates the Urban Design recommendations where applicable, and will have the appropriate pedestrian scale, level of detail, architectural variety, and vertical massing relief to satisfy the intent of this section. In addition, the project will preserve two bungalows along Rainey Street.



HOUSING & PLANNING

Urban Design Guidelines Letter of Approval Downtown Density Bonus Application

Date: January 10, 2022

Project Name: 80 Rainey

SP Number: SP-2021-0129C

Address: 78-84 Rainey St.

TO WHOM IT MAY CONCERN:

Per [Land Development Code §25-2-586 \(C\)\(1\)\(a\)](#) and [City Ordinance 20140227-054](#), development projects seeking participation in the City of Austin's Downtown Density Bonus Program are required to demonstrate substantial compliance with the [Urban Design Guidelines \(UDG\)](#).

The above noted Project has been evaluated by the Design Commission and found to be in compliance with the UDG. Furthermore, the director has considered the Commission's recommendation and has found it in substantial compliance with the UDG in accordance with LDC §25-2-586 (C)(1)(a)(ii). This letter serves as the official approval notification of substantial compliance with the UDG. This approval does not denote approval for or compliance with any other City Code requirements.

If the site plan is modified in a way that impacts substantial compliance with the UDG, this approval will no longer be applicable. The modified plans must be reviewed by the Urban Design Division and a new letter of approval will need to be issued in accordance with LDC §25-2-586 (D).



Jorge E. Rousselin, CNU-A
Development Services Division Manager
Urban Design Division, Housing and Planning Department



**URBAN
DESIGN**
HOUSING & PLANNING



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Housing and Planning Department

May 6, 2022

80 Rainey Street (Project ID 861)

Rainey Street Subdistrict and Downtown Density Bonus Program Certification Letter

TO WHOM IT MAY CONCERN:

Owner 80 Rainey Street Owner, LLC (owner's contact: Scott Burns; tel: 512.410.0342; email: scott@lvcollective.com) is planning to develop a project with **644** residential rental units; and basement, first and second floor commercial space under site plan SP-2021-0129C. The project is located at 78-84 Rainey Street Austin, TX 78701 within Rainey Street Subdistrict Regulations and Downtown Density Bonus Programs that are located in the City's Land Development Code, 25-2-739 and 25-2-586.

The applicant has elected to exceed the forty-foot height limit and achieve a greater floor-to-area ratio (FAR) of 8:1. To do so, the applicant must reserve at least 5% of the square footage of dwelling units developed within the 8:1 FAR to those whose household income is 80% or below the median family income (MFI) in the Austin statistical metropolitan area. This project is defined as a non-mixed-use project as in it has less than 25% of its floor area in a use different from a predominate use as described by Section 24-2-586(A)(11) of the City Code. In meeting the 5% requirement, this non-mixed-use project shall provide on-site affordable housing in proportion to the amount of net square footage in the project devoted to residential uses. The amount of square footage that must be reserved for affordable housing is calculated below:

- Total building gross sq. ft.: 564,979
- Total net sq. ft. devoted to residential use: 480,866
- Residential % of entire project: 480,866 sq. ft. / 564,979 sq. ft. = 85%
- Net Residential sq. ft. in 8:1 = 195,935
- 5% requirement = 230,512*5% = 9,797 net sq. ft.
- Estimated net sq ft required to be reserved for affordable housing = 9,797

In addition to the 5% of required on-site affordable square footage for development up to 8:1 FAR, the applicant has elected to meet the Downtown Density Bonus Program Affordable Housing Community Benefits requirements in part through the dedication of an additional net residential square feet above the 8:1 FAR to on-site affordable housing.

The applicant has indicated the combined 16,435 affordable square footage equates **to the following units: 18 – Studio bedrooms (420 avg sq ft), 1 – Junior One Bedrooms (590 avg sq ft), 7 – One Bedrooms (681 avg sq ft), 4 – Two Bedrooms (1,028 avg sq ft).** The following affordability requirements must be met under the Rainey Street Subdistrict Regulations:

- The affordability period for housing units shall be **forty years (40) for rental housing** and ninety-nine years for on-site for sale housing. The affordability period begins on the date a certificate of occupancy is issued.
- On-site affordable housing units offered for sale shall be reserved, sold, and transferred to an income eligible buyer subject to a land use restriction approved by the director of the Housing and Planning Department.
- An applicant may not deny a prospective tenant affordable rental housing based solely on the prospective tenant's participation in the Housing Choice Voucher Program or in any other housing voucher program that provides rental assistance.
- The bedroom count mix for the affordable units must be proportional to the overall bedroom count mix within an overall development.
- A unit is affordable for purchase or rental if, in addition to the other requirements of this section, the household is required to spend no more than 30 percent of its gross monthly income on mortgage or rental payments for the unit.

For compliance with the Downtown Density Bonus Program Affordable Housing Community Benefits, the applicant has elected to pay a fee-in-lieu for the remaining portion of the desired bonus area towards affordable housing, which the applicant has indicated will be an estimated **\$1,052,270.**

The Housing and Planning Department (HPD) certifies that the project, at the pre-submittal stage, meets the Rainey Street Subdistrict Regulations and the Downtown Town Density Bonus, Affordable Housing Community Benefits requirements. If changes are made through the review process, the applicant must notify HPD and a revised Affordability Certification letter must be issued. An administrative hold will be placed on the building permit(s), until the following items have been completed: 1) fee-in-lieu calculation and the number of affordable units have been finalized evidenced through a sealed letter from project architect and/or engineer, 2) the fee-in-lieu has been paid in full to the Housing and Planning Department and 3) the Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

No sales contracts, for the affordable units, shall be entered into until the City of Housing and Planning Development (HPD) has determined the buyer to be an income eligible buyer.

Any condominium declaration recorded over the property or portion of the property, shall include HPD approved provisions to ensure preservation of the affordable units.

Please contact me by phone at 512.974.3462 or by email at nathan.jones@austintexas.gov if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nathan Jones', with a stylized, flowing script.

Nathan Jones, Project Coordinator
Housing and Planning Department

DENSITY BONUS APPLICATION

HOUSING AND PLANNING DEPARTMENT APPLICATION FOR DENSITY BONUS, AFFORDABLE HOUSING CERTIFICATION

1. PROPERTY LOCATION

Property Address(es) or General Description of the location if no address is available:
78-84 Rainey Street, Austin, TX 78701

2. APPLICANT'S INFORMATION

Applicant Name: Amanda Swor
Mailing Address: 200 Lee Barton Drive, Suite 100
City: Austin State: Texas Zip Code: 78704
Email: aswor@drennergroupp.com
Phone 1: 512-807-2904 Phone 2: _____

3. PROPERTY OWNER'S INFORMATION

Property Owner Name: 80 Rainey Street Owner, LLC
Contact Name: Scott Burns
Mailing Address: 704 W 9TH Street
City: Austin State: Texas Zip Code: 78701
Email: scott@lincoln-ventures.com
Phone 1: _____ Phone 2: _____

4. FORM OF ORGANIZATION:

☒ Corporation ☐ Limited Partnership ☐ General Partnership
☐ Sole Proprietor ☐ Nonprofit Corporation (list type: 501(c)____)

5. If a corporation, identify its officers and indicate their titles. If a partnership, identify its general partner or general partners (**Attach** contact information for all principals). (**Attachment No. 1**)

6. PROJECT INFORMATION

Name of Project: 80 Rainey
Project Site Plan No. SP-2021-0129C

7. Ordinance/Regulation Triggering Affordability Requirement:
20140227-054

8. **PROJECT DESCRIPTION.** Please use additional pages as needed. **See Attachment #2.**
- Provide general description of the overall development
 - Provide a calculation method of how the additional Density Bonus is sought including site area and amount per square foot. Specify if you are calculating based on net or gross square footage. This should include the amount of square footage reserved for affordable housing and number of units that will be realized.
 - Identify the development incentives triggering affordability requirements, site the specific regulation, ordinance and/or land development code section.
 - What is the property currently zoned?
 - Is this a new development? Is any demolition going to occur?
 - Is the project a single family project or a multi-family project?
 - Is the project rental or ownership?
 - Total number of units single family/multi-family
 - Summary of units, i.e. square footage, bedrooms, bath, etc.

9. **AFFORDABLE HOUSING CALCULATION (if applicable) See Attachment #3.**

Minimum Affordability Requirement for Rental Housing (to be calculated in accordance with approved Ordinance requirements):

_____% of _____ (bonus sq. ft.) = _____ (affordable sq. ft.)* _____ Number of Units
Or
_____% Total Number of units x _____% = _____ (Number of Affordable Units *)

*affordable to households whose total income is _____ the median family income in Austin MSA and will remain affordable for _____ years from the date a certificate of occupancy is issued.

Minimum Affordability Requirement for Ownership Housing (to be calculated in accordance with approved Ordinance requirements):

_____% of _____ (bonus sq. ft.) = _____ (affordable sq. ft.)* _____ Number of Units
Or
_____% Total Number of units x _____% = _____ (Number of Affordable Units *)

*affordable to households whose income is at _____ % or below the median family income in Austin MSA and will remain affordable for _____ years from the date a certificate of occupancy is issued.

10. **FEE-IN-LIEU CALCULATION (if applicable) See Attachment #4.**

Total _____ (bonus sq. ft.) x _____ (dollar per sq. ft.) = _____ (fee-in-lieu)


By signing this application, the applicant certifies they understand the following:

- a. All reasonably-priced rental dwellings must be occupied by an income-eligible household and rented at the published rates for the entire affordability period from the date of initial occupancy.
- b. All reasonably-priced ownership units must be sold at an affordable price established by Housing and Planning Department and Housing and Planning Department must income certify each potential buyer, prior to entering into a sales contract.
- c. An administrative hold will be placed on the building permit(s) until the following applicable items have been completed:
 - i. the number of affordable units have been finalized and evidenced through an original sealed letter from project architect and/or engineer,
 - ii. the fee-in-lieu has been finalized and evidenced through an original sealed letter from project architect and/or engineer,
 - iii. a Land Use Restriction stating the affordability requirements and term of the affordability period has been filed for record at the Travis County Clerk Office.
 - a. For developments with ownership units in a condo regime, condo declarations must include City of Austin approved language regarding the affordable units.
 - iv. the fee-in-lieu has been paid to Housing and Planning Department.
- d. Developments with some types of assistance or developed as part of some policy initiatives may require a longer affordability period.

11. How is the application processed?

Complete applications are processed within 10 – 15 business days. Applications for a density bonus affordable housing certification are considered, approved or denied by the City of Austin's, Housing and Planning Department.

Applicant hereby submits this completed Application for Affordable Housing Certification with the required attachments to Housing and Planning Department for consideration.

	12/01/2021
_____ Owner's/Agent's Signature	_____ Date

Attachment #1 – Ownership Information

80 Rainey Street Owner, LLC

- Title: Managing Member
- Name: Rainey Street Venture LLP
- Address: 704 W 9th Street
Austin, TX 78701

Attachment #2 – Project Description

a. Project Description

The Owner is seeking to develop a 601-unit for-lease residential project equating to 480,866 square feet of residential multifamily dwelling unit floor area with basement, first floor and second floor commercial uses. The site is located within the Rainey Street Subdistrict of the Waterfront Overlay area and will be subject to the development regulations prescribed therein. A net total of 230,512 square feet of residential dwelling units will be within the 8:1 FAR area required to set aside 5% of the dwelling units aside as affordable. A total of 9,797 net square feet will be set aside for households earning no more than 80% MFI and the units will be for-lease. A fee-in-lieu will be provided for a portion of the residential square footage above 8:1 FAR. Additionally, 5% of the overall square footage for the area greater than 15:1 FAR (132,769 net square feet) will be provided as affordable square footage. The project is currently in review for a site development permit via City of Austin case number SP-2021-0129C. The square footage will equate to approx. 32 units to be reserved as affordable for-lease units.

b. Provide a calculation method of how the additional Density Bonus is sought including site area and amount per square foot. Specify if you are calculating based on net or gross square footage. This should include the amount of square footage reserved for affordable housing and number of units that will be realized.

Development Bonus to 8:1 FAR (§ 25-2-739 – Rainey Street Subdistrict Regulations):

Total Building Gross sq. ft.	=	564,979 GSF
Total Net sq. ft. Devoted to Res. Dwelling Units	=	480,866 NSF
Net Residential Dwelling Unit % of Project FAR:		
480,866 sq. ft. / 564,979 sq. ft.	=	85% NSF of Dwelling Units
Gross sq. ft. in 8:1 Based off Site Area		
28,814 GSF * 8	=	230,512 GSF
Net Dwelling Unit 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

The 9,797 square feet (15 units) of on-site affordable square footage is the required 5% to be reserved as affordable per the Land Development Code § 25-2-739 (C)(4).

Community Benefits 8:1 to 15:1 FAR (§ 25-2-586 (E) - Downtown Density Bonus Program):

432,210 SF (15:1 FAR) – 230,512 SF (Rainey Base 8:1 FAR)
= 201,698 SF (Total Max. 15:1 DDBP Bonus SF)

Development Bonus Fee In-lieu (§ 25-2-586 (E)(1)(iii)):

201,698 (Total Max. 15:1 DDBP Bonus SF) – 57,628 SF (3-star AEGB Community Benefit Bonus Area, See Below)
= 144,070 SF (Total Fee In-Lieu Area Above 8:1)

144,070 SF * \$5/SF bonus area
= \$720,350 (Total Fee In-Lieu Contribution)

Green Building Community Benefit (§ 25-2-586 (E)(8)):

Gross sq. ft. in 8:1 Based off Site Area
28,814 Gross Site Area * 8 (8:1 Base Rainey Entitlement)
= 230,512 GSF
230,512 GSF * 25%
= 57,628 GSF (Three Star Green Building Community Benefit Bonus Area)

Community Benefits Above 15:1 FAR (§ 25-2-586 - Downtown Density Bonus Program):

564,979 GSF (Total Gross FAR) – 432,210 GSF (DDBP 15:1 FAR)
= 132,769 SF

On-Site Affordable SF Community Benefit Above 15:1 (§ 25-2-586 (E)(1)(i)):

132,769 SF * 5% (on-site provision for portion over 15:1)
= 6,638 SF

Development Bonus Fee In-lieu (§ 25-2-586 (E)(1)(iii)):

132,769 SF – 66,385 SF (Additional On-site Affordable SF Community Benefit Bonus Area, See Below)
= 66,384 SF

66,384 SF * \$5/SF bonus area
= \$331,920

Project Totals:

- **16,435 SF of total affordable housing (32 units / 16,435 SF provided)**
 - **20 – Studio bedroom**
 - **2 – Jr. 1 bedroom**
 - **7 – 1 bedroom**
 - **3 – 2 bedrooms**
- **\$1,052,270 Development Bonus Fee In-lieu**

- c. Identify the development incentives triggering affordability requirements, site the specific regulation, ordinance and/or land development code section.

The project is part of the Rainey Street Subdistrict of the Waterfront Overlay area (Ordinance 20140227-054) and is participating in the density bonus program as prescribed in §25-2-739 (C)(4) in order to achieve additional FAR. The units will be for-lease; therefore, a total of 5% of the overall square footage is required to be provided at affordability levels of 80% of the Annual Median Family Income (MFI) or below for a minimum of 40 years following the issuance of a certificate of occupancy for the 8:1 FAR portion. Additionally, 5% of the overall square footage for the area greater than 15:1 FAR will be provided as affordable square footage as well. The project will provide additional community benefits to achieve the additional FAR above 8:1.

- d. What is the property currently zoned?

The property is currently zoned CBD (Central Business District) within in the Rainey Street Subdistrict of the Waterfront Overlay.

- e. Is this a new development? Is any demolition going to occur?

The project is a new development on four lots. Two single-story bungalows with a cocktail lounge and office use are located on the north and south lots of the collective property. The two lots between the bungalows is an undeveloped gravel lot that serves as a food truck park for pedestrians. The existing bungalow at 84 Rainey will be relocated behind the bungalow at 78 Rainey, along a pedestrian paseo.

- f. Is the project a single family project or a multi-family project?

The project is a multifamily residential project, with restaurant, cocktail lounge, and co-working uses between the basement, ground floor, second floor, as well as resident amenity space. The project will contain 564,979 gross square feet of multifamily and commercial.

- g. Is the project rental or ownership?

The multifamily units will be for-lease units.

- h. Total number of units single family/multi-family:

There will be 601 multifamily units.

- i. Summary of units, i.e. square footage, bedrooms, bath, etc.

87 – Studio, one bathroom, average 420 SF

58 – Jr. One bedroom, one bathroom, average 590 SF

260 – One bedroom, one bathroom, average 681 SF

178 – Two-bedroom, two-bathroom, 1,028 SF

15 – Three-bedroom, three bathroom, average 1,767 SF

2 – Four-bedroom, four bathrooms, average 1,472 SF

Attachment #3 – Affordable Housing Calculation

Minimum Affordability Requirement for Rental Housing (to be calculated in accordance with approved Ordinance requirements):

5 % of 230,512 SF (total 8:1 sq. ft.) = 9,797 SF (affordable sq. ft.)
5 % of 132,769 SF (total above 15:1 sq. ft.) = 6,638 SF (affordable sq. ft.)
9,797 SF (total required 8:1 affordable sq. ft.) + 6,638 SF (total additional affordable sq. ft above 15:1) = 16,435 SF Total Provided Affordable Square Footage

Or

_____ Total Number of units x _____ % = _____ (Number of Affordable Units *)

*affordable to households whose total income is 80% the median family income in Austin MSA and will remain affordable for 40 years from the date a certificate of occupancy is issued.

Attachment #4 – Fee-In-Lieu Calculation

Total 210,454 (bonus sq. ft.) x \$5 (dollar per sq. ft.) = \$1,052,270 (fee-in-lieu)



City of Austin

Housing and Planning Department

P.O. Box 1088, Austin, TX 78767 -1088

(512) 974-3100 ♦ Fax (512) 974-3112 ♦ www.cityofaustin.org/housing

Date: April 19, 2022
 Project Name: Rainey Tower
 Historic Property Name: Rainey Street National Register District
 Site Plan Number: SPC-2021-0129C
 Historic Review Case Number: HR-2021-207562
 Address: 78 and 84 Rainey St.
 Re: Historic Preservation Office letter of approval
 Downtown Density Bonus Application

To Whom It May Concern:

Development projects seeking participation in the City of Austin's Downtown Density Bonus Program may achieve bonus area by providing community benefits outlined in Land Development Code [§ 25-2-586](#) (E)(1)-(12). Subsection (E)(2) allows for consideration of community benefits in the Rainey Street Subdistrict. A project may achieve bonus area for each historically significant building that is rehabilitated and preserved on site, relocated within the Rainey Street Subdistrict, or relocated to another site determined appropriate by the Historic Landmark Commission. This letter serves as the official approval notification from the Historic Preservation Officer, as administrator of the City of Austin's Historic Preservation program, for two such buildings within the above-referenced project.

The applicant has requested consideration for the planned relocation of the house at 84 Rainey St. behind the house at 78 Rainey St. and rehabilitation of both buildings. The houses are contributing to the Rainey Street Historic District, as listed in the National Register of Historic Places in 1985 and based on current evaluation of their integrity. On January 24, 2022, the Historic Landmark Commission voted unanimously on consent to approve relocation of the house at 84 Rainey St. The commission's review was based on project documentation that indicates both buildings will be rehabilitated, with no exterior modifications beyond selective material replacement for repairs. As such, the project meets the requirements of [§ 25-2-586](#) (E)(2)(d). Should minor exterior modifications to either building prove necessary, the applicant should consult with the Historic Preservation Office. Further, per [§ 25-2-586](#) (E)(2)(d)(v), the applicant must submit documentation prior to seeking a Certificate of Occupancy that work was performed as proposed and allow inspection by Historic Preservation Office staff for verification.

In accordance with Ordinance No. 20140227-054, Part 6, the applicant may receive a total of 50,000 square feet of bonus area, or 25,000 each for the restoration and preservation of these two houses.

Sincerely,

A. Elizabeth Brummett

A. Elizabeth Brummett
 Historic Preservation Officer

Enclosures:

Staff report to the Historic Landmark Commission

Minutes of the Historic Landmark Commission, January 24, 2022

Excerpt, National Register of Historic Places nomination form, Rainey Street Historic District

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JANUARY 24, 2022
HR-2021-207562
RAINEY STREET NATIONAL REGISTER HISTORIC DISTRICT
84 RAINEY STREET

PROPOSAL

Relocate the ca. 1905 contributing house at 84 Rainey St. adjacent to and behind the contributing house at 78 Rainey St.

PROJECT SPECIFICATIONS

- 1) Relocate the house at 84 Rainey St. behind the bungalow at 78 Rainey St. The house will be oriented along a new east-west pedestrian paseo. It will face north, a 90° rotation from its current east-facing orientation.
- 2) Rehabilitate the house.

ARCHITECTURE

One-story L-plan Folk Victorian house. The house has a cross-gabled roof with cornice returns and is clad in wood siding. The inset corner porch has turned posts and decorative spindlework. Windows are 2:2 wood sash, with round windows at the gable ends.

RESEARCH

The house at 84 Rainey St. was built around 1905. The first recorded occupant was Eugene H. Gatlin, a salesperson, who lived in the house between 1906 and 1909. Subsequent residents held a variety of working-class jobs and included a printer, bookkeeper, clerk, oil refinery superintendent, and meat cutter.

Between 1929 and 1939, brothers Louis and Leonard Hartung lived in the house. Louis was married to Kathryn Fritts Hartung; after her death in 1932, he was remarried to Mazie Seppa Hartung. Leonard was married to Lena Rumsey Hartung. Louis Hartung was a porter at the Stephen F. Austin Hotel and later a salesman for 7-Up. Leonard Hartung worked for the City Street & Bridge Department for over 25 years.

The next long-term owners were Eric J. and Elise M. Lind, who moved into the house around 1947. Eric Lind worked as a roofer. The Linds lived at 84 Rainey St. until their deaths in 1966 and 1970.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

Demolition and relocation

- 1.1 Do not demolish or relocate a historic building.
- 1.2. If demolition or relocation is necessary, ensure the safety of the building and any adjacent properties before, during, and afterwards.

The project proposal does not include specifications for the relocation. Effort should be made to minimize damage and maximize retention of historic building materials. For instance, if the porch is removed for the relocation, the turned posts, railing, spindlework, and brackets should be salvaged for reinstallation.

Further, the proposal indicates there will be minor modifications and material replacement at the new location. The house appears to be in good condition. Historic materials should be retained and repaired to the greatest extent possible, and selective, in-kind replacement should be performed only for features deteriorated beyond repair.

More broadly, maintaining historic buildings in place is generally preferable to relocation. Moving a historic building impacts the integrity of its location and setting. However, high-rise development has vastly impacted and eroded the overall integrity of the Rainey Street National Register district. The proposed project entails preservation of both 78 and 84 Rainey St. While 84 Rainey will be rotated and will no longer address Rainey St., it will continue to have a relationship to the neighboring property behind which it will be located. The paseo will provide a pedestrian connector to the Emma S. Barrientos Mexican American Cultural Center, creating a new street-like frontage for the house. In developing the details

of the house's siting and landscaping, attention should be paid to creating a similar spatial relationship with the paseo as the house currently has with the street.

PROPERTY EVALUATION

The property contributes to the Rainey Street National Register district.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The building is a good example of a Folk Victorian house.
 - b. Historical association. While the home's residents were representative of general demographic patterns within the Rainey Street district, the property does not have specific significant historical associations.
 - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. Community value. The property does not appear to possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

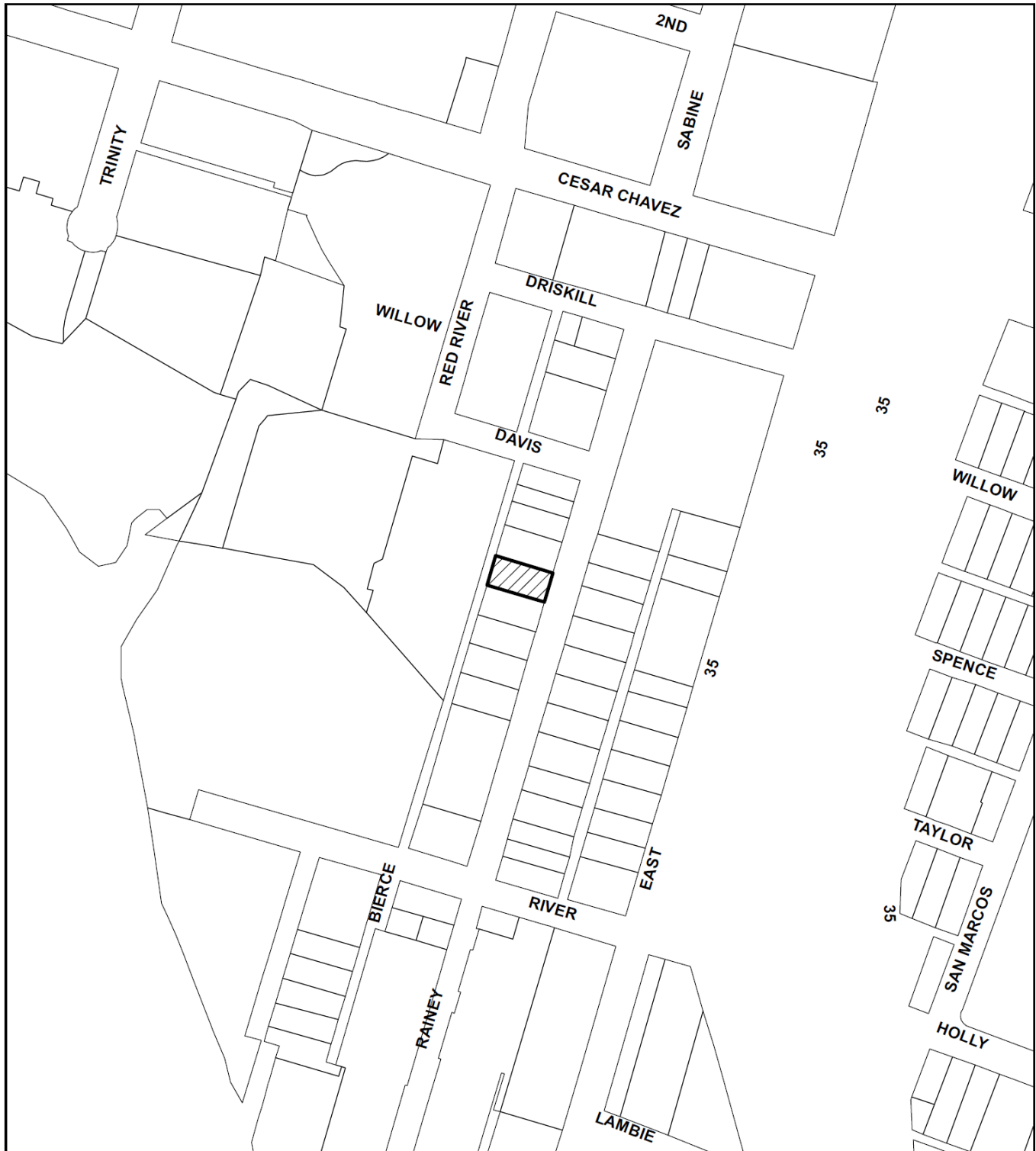
COMMITTEE FEEDBACK




The applicant presented plans for the project at the January 10, 2022 Architectural Review Committee meeting. Committee members appreciated that the project team sought an alternative to demolition for the houses at 78 and 84 Rainey St. in conjunction with development of a high-rise tower. The location and setting off of Rainey St. will impact the integrity of 84 Rainey St., but committee members agreed the gap between high-rise buildings and creation of a street-like pedestrian paseo will be positive features of the proposed development. Committee members recommended incorporating historical information on Rainey Street in the art at the site.

STAFF RECOMMENDATION

Release the relocation permit.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: HR 21-207562
LOCATION: 84 RAINEY STREET

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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PROPERTY INFORMATION*Photos**Application, 2022*

Occupancy History

City Directory Research, January 2022

1959	Eric H. Lind, owner
1955-57	Eric H. Lind, owner Roofer
1952	Eric J. and Elsie Lind, owners Mechanic, Little & Goslin
1949	Eric J. and Elsie Lind, owner Roofer
1947	Eric J. and Elsie M. Lind, owners Roofer, Kuntz Sternberg
1944	Jesse E. and Viola Cain, renters Milk sampler, Austin-Travis County Health Unit
1941	Frank W. and Delma L. Bradshaw, renters Plumber
1939	Louis A. and Mazie Hartung, renters Salesman, 7-Up Bottling
1937	Louis A. and Mazie Hartung, renters Porter, Stephen F. Austin Hotel
1935	Leonard A. and Lena Hartung, renters Maintenance, City Street & Bridge Department Louis A. Hartung, renter Woodrow C. Hartung, renter
1932	Leonard A. and Lena Hartung, renters Maintenance, City Street & Bridge Department Louis A. and Kath Hartung, renters Porter, Austin Hotel
1929	Louis A. and Kath Hartung, renters Shipping clerk, Brown Cracker & Candy Co.
1927	Thomas H. and Viola White, renters Meat cutter, Washington Market
1924	Robert E. and Dona Witter, owners Superintendent, Gulf Refining Co.
1920	Edward R. and Dona Witter, renters Clerk, Murchison-Lee Co.
1916	Joseph Burton Bookkeeper, Woman's Toggery Shop
1912	Frank B. Livaudias Printer
1909	Eugene H. Gatlin City salesman, John Orr
1906	Eugene H. Gatlin City salesman, Deen & Walling
1903	Address not listed

Biographical information

FOR RENT — Four-room furnished house, two galleries and outhouses, gas stove, plenty of shade; 87 Rainey St. Apply E. H. Gatlin, 84 Rainey St.

Eugene H. Gatlin rented out a house at 87 Rainey St. while living at 84 Rainey St. Austin Statesman, Aug. 4, 1907, 6.

HARTUNG—Funeral services for Mrs. Kathryn F. Hartung, 39, were held from the Cook funeral home Monday at 2 p. m. with the Rev. W. G. Birkner officiating. Interment was in the Masonic cemetery on the Post road. Pallbearers were Edward Bozarth, Jesse Bozarth, Howard Bozarth, John Hednett, Leslie Peirymann and Joe Bowles.

Mrs. Hartung is survived by her husband, Louis A. Hartung; two sons, Woodrow and James Hartung of Austin; her parents, Mr. and Mrs. J. W. Fritts; two sisters, Mrs. Annie Mae Shaw and Mrs. Clyde Deane of Austin; three brothers, John W. Fritts of Houston, Roy C. Fritts and Jim S. Fritts of Austin.

Obituary for Kathryn Hartung, Austin Statesman, Dec. 3, 1934, 2.

LEONARD A. HARTUNG

Funeral services will be held here Saturday at 10 a.m. at the Wilke-Clay Funeral Home for Leonard A. Hartung, 70, lifelong resident of Austin and a city employe for more than 25 years who died Thursday at his home, 1005-B East Second Street. Burial will be in the Masonic Cemetery.

Hartung is survived by a sister, Mrs. Grove C. Bozarth of Austin. He was a member of Pleasant Hill Baptist Church, the American Legion and Onion Creek Masonic Lodge No. 220.

Obituary for Leonard Hartung, Austin Statesman, May 22, 1964, 18.

ERIC H. LIND

Eric H. Lind, 68, of 84 Rainey St., died in a local hospital Sunday. He was a lifetime resident of Austin and was a retired construction worker.

Survivors include three sisters, Mrs. C. W. Swenson, Mrs. Tallie Hanley and Miss Josie Lind, all of Austin; two brothers, Arthur Lind and Ralph Lind, both of Austin; and a number of nieces and nephews.

Funeral services will be held at 11 a.m. Tuesday at Cook Funeral Home with Rev. Milton Dare officiating. Burial will be in Oakwood Cemetery.

MRS. ERIC LIND

Mrs. Eric Lind, 84 Rainey St., died at the family residence Friday.

Survivors include her husband, Eric Lind; two sisters, Mrs. Charles Eklund, Austin, and Mrs. Frank Libaudais, New Orleans, La.

Funeral is pending at Cook Funeral Home.

Left, obituary for Eric H. Lind, Austin Statesman, Oct. 26, 1970, A10.

Right, obituary for Elise M. Lind, Austin Statesman, Nov. 26, 1966, 10.

Permits

Receipt No. _____ Application for Sewer Connection **Nº 3803H**

Austin, Texas, **9 30 19 17**

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by _____ at **84 Rainey** Street,

further described as Lot **4** Block _____ Outlot _____ Division _____

subdivision _____ Plat _____, which is to be used as a _____

In this place there are to be installed _____ fixtures. Plumbing Permit No. _____

I agree to pay the City of Austin the regular ordinance charge.

Sewer service permit, 1917

WATER SERVICE PERMIT **E Nº 37178** **13**

Austin, Texas

Received of **NO LOCATION** Date **9-63**

Address **84 RAINY STREET LOT 4 BLK (5)**

Amount **LOCATE SERVICE AND RENEW IF NOT LOWER**

Plumber _____ Size of Tap **3/4**

Date of Connection **9/18/63**

Water service permit, 1963

OWNER	Leon Rivera	ADDRESS	84 Rainey St.
PLAT	13	LOT	4
		BLK.	5
SUBDIVISION	Driskill Rainey sub		
OCCUPANCY	porch		
BLDG. PERMIT #	182534	DATE	6-5-79
		OWNERS ESTIMATE	2,000.00
CONTRACTOR	owner	NO. OF FIXTURES	
WATER TAP REC#		SEWER TAP REC#	
Remodel and repair exist res addn.			
100 Sq ft			

Building permit, 1979

Address: 84 Rainey St		Permit: 182534		Plat: 13	
Lot: 4		Block 5		Subdivision:	
		Outlot		Driskill & Rainey Sub	
Fire Zone:	Use Dist.	Occupancy:			
Call 3	A-1st	Addn to Res & Remodel & Repair existing			
Layout		Framing		Final	
Foundation	Floor joist size & o.c.	Bldg. Conn.		Parking	
Front setback	ceiling joist size & o.c.	Room Vent.		Exits	
Total & Min. side yard	stud size & o.c.	Stairs		Exit lights	
Side St. Yard		Rails		Fences	
		Attic Vent.		Corridors	
		Insulation			
Type Const.	W. Insulation	Hood Vent.			
Spec. Permit #	Sheetrock	Glass			
BOA	Commercial Sheetrock	Deadbolts			
	Occup. Sep.	Fireplaces			
	Thru out				
Owner: Leon Rivera		Contractor:			

Building permit



**HISTORIC LANDMARK COMMISSION
MONDAY, January 24, 2022– 6:00 PM**

MEETING WILL BE HELD IN PERSON AT CITY HALL

**Council Chambers
301 W. 2nd Street
Austin, TX 78701**

Some members of the Commission may be participating by videoconference. The meeting may be viewed online at: <http://www.austintexas.gov/page/watch-atxn-live>.

COMMISSION MEMBERS:

 x Terri Myers, Chair
 x Ben Heimsath, Vice Chair
 ab Anissa Castillo
 x Witt Featherston
 x Kevin Koch
 x Carl Larosche

 ab Kelly Little
 x Trey McWhorter
 x Blake Tollett
 x Beth Valenzuela
 x Caroline Wright

AGENDA

CALL TO ORDER

CITIZEN COMMUNICATION: GENERAL

The first (10) speakers who register to speak prior to the meeting will be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

Mike McHone spoke in memory of Steve Sadowsky.

1. APPROVAL OF MINUTES

December 17, 2021 – Offered for consent approval

**MOTION: Approve the minutes, per passage of the consent agenda, on a motion by Commissioner Heimsath. Commissioner McWhorter seconded the motion.
Vote: 9-0.**

2. PRESENTATIONS, DISCUSSION, AND POSSIBLE ACTION

Consider nomination of Bradford Patterson for a three-year term on the Austin Economic Development Corporation (AEDC) board

**Commissioner Koch. Commissioner Featherston seconded the motion.
Vote: 9-0.**

**C.6. HR-2021-207562 – 84 Rainey St. – Consent
Rainey Street National Register District
Council District 9**

Proposal: Relocate a contributing house.

Applicant: Amanda Swor

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

Committee Feedback: Relocation will impact integrity of location and setting but is preferable to demolition.

Staff Recommendation: Release the relocation permit.

**MOTION: Release the permit in accordance with the staff recommendation, per passage of the consent agenda, on a motion by Commissioner Heimsath. Commissioner McWhorter seconded the motion.
Vote: 9-0.**

**C.7. HR-2021-200636 – 522 Congress Ave. – Pulled for Discussion
Congress Avenue Historic District
Council District 9**

Proposal: Sculpture installation.

Applicant: David Kahn & Todd Cruz

City Staff: Elizabeth Brummett, Historic Preservation Office, 512-974-1264

Staff Recommendation: Comment on and release the plans.

Sean O'Brien and Michele VouHyfte spoke in favor of the project. There were no speakers in opposition.

MOTION: Release the project in accordance with the staff recommendation, on a motion by Commissioner Heimsath. Commissioner McWhorter seconded the motion. Vote: 6-3. Commissioners McWhorter, Heimsath, Featherston, Koch, Valenzuela, and Wright vote in favor. Commissioners Larosche, Tollett, and Myers vote in opposition. The motion passes.

D. Discussion and Possible Action on Applications for Demolition or Relocation

**D.1. PR-2021-191960 – 4528 Avenue F – Consent
Council District 9**

Proposal: Partially demolish a ca. 1930 building to construct a side addition. Partially demolish and remodel existing ADU. Add screens to existing front porch. Replace windows and door. Replace roof.

Applicant: William Totten

City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Approve the application, encouraging the applicant to retain original windows at the main elevation.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

AUG 14 1985
SEP 17 1985

Continuation sheet

Item number all

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Rainey Street Historic District

Name: Rainey Street Historic District, Austin, Travis County, Texas

Location: The Rainey Street Historic District consists of a small residential neighborhood which fronts on Rainey Street; the houses are numbered sequentially from 70 through 97. The District runs from River Street on the south to Driskill Street on the north.

Acreage: 12

UTM References: A - 14/621360/3348180
B - 14/621480/3348140
C - 14/621380/3347820
D - 14/621260/3347840

Verbal Boundary Description and Justification:

The boundary of the Rainey Street Historic District is identified by the heavy black line on the accompanying map of the East Austin Multiple Resource Nomination and by the heavy black line on the accompanying U.S.G.S. quadrangle. The area circumscribed by this boundary is a small, well-defined, and relatively intact historic neighborhood which was selected on the basis of consistent historic development, density and integrity of historic structures, and range of architectural types. Contingent areas which are excluded from the district include the length of Driskill Street, which has suffered the loss of almost every historic structure during the past ten years; East Avenue, which fronts on IH-35, a major disruptive transportation thoroughfare; blocks between River Street and the Colorado River where housing is insufficiently dense and too recent to justify inclusion in a National Register district; and Davis Street, where recent redevelopment has resulted in the construction of large commercial structures which are incompatible with the Rainey Street area. A few nineteenth-century residences still stand on Davis and Red River streets, but most are either severely deteriorated or altered.

Specifically: All of the lots facing on Rainey Street between Driskill Street on the north and River Street on the south, beginning on Driskill Street at the southwest corner of the intersection of Driskill and Rainey streets, thence generally west 128 feet to the rear of lot 4, Block 3, Outlots 72 & 73, Division E, Driskill & Rainey Subdivision; thence generally south 250 feet to Davis Street, thence 60 feet across Davis Street to the northwest corner of lot 1, Block 5, Outlots 72 & 73, Division E, Driskill and Rainey Subdivision; thence generally south 799.5 feet to River Street; thence generally east along River Street 120 feet to its intersection with Rainey Street; thence 60 feet across Rainey Street to the southwest corner of Block 1, Outlots 72 & 73, Division E, Driskill & Rainey Subdivision; thence 128 feet generally east with the south line of Block 1, thence generally north 1,110 feet to Driskill Street; thence generally west with Driskill Street 128 feet on the north line of lot 6, Block 2, Outlots 72 & 73, Division E, Driskill & Rainey Subdivision; thence 60 feet across Rainey Street to the place of beginning.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

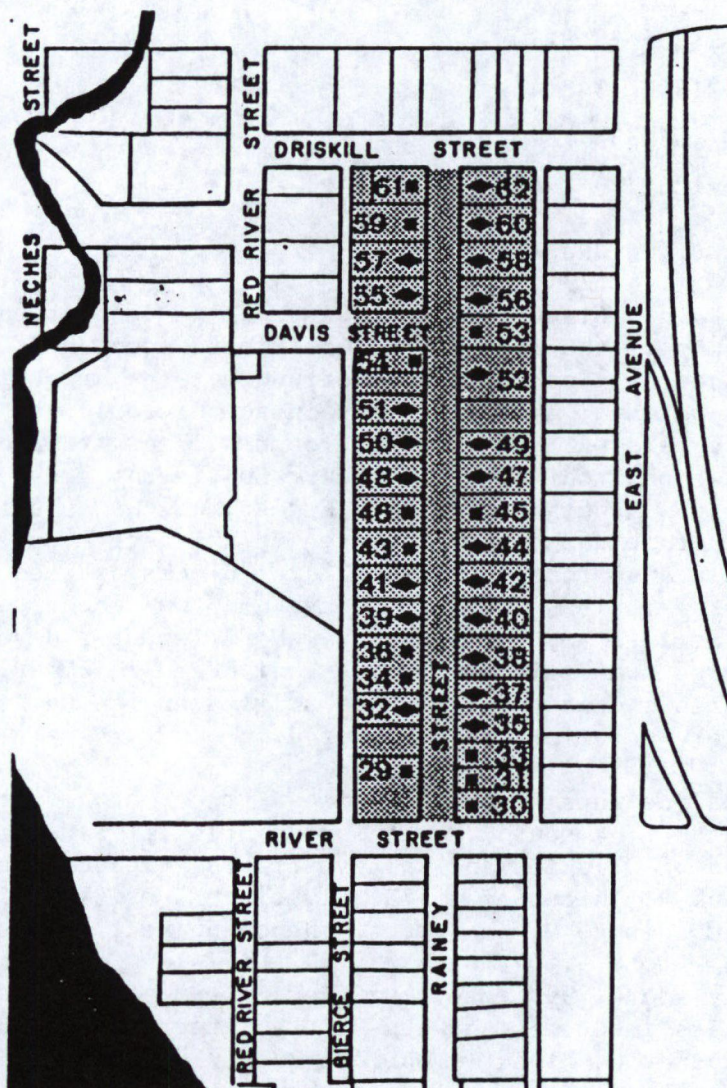
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Item number all 212

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RAINEY STREET HISTORIC DISTRICT



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number all

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Site No. 39

Photo No. 33

Address: 76 Rainey Street

Legal Description: Block 5, lot 8, Outlots 72 & 73, Division E, Driskill & Rainey Sub-division

Owner: Joe Martin Regalado, 76 Rainey Street, Austin, Texas 78701

Date of Construction: ca. 1917

Owner at time of Construction: Richard Schmidt, contractor and builder

Category: Contributing

Description and Significance: One-and-a-half-story wood-frame house of generous proportions with a front entrance portico and large dormer centered on the front door. Large simple brackets occur at the eave line. The hipped roof is covered with asphalt shingles. There appear to have been very few alterations to the building since its construction.

Site No. 40

Address: 77 Rainey Street

Legal Description: Block 1, lot 14, Outlots 72 & 73, Division E, Driskill & Rainey Sub-division

Owner: Victor R. Zapata, 77 Rainey Street, Austin, Texas 78701

Date of Construction: [Not known; ca. late 1920s-early 1930s]

Owner at Time of Construction: [Not known]

Category: Contributing

Description and Significance: Typical small frame cottage with a centered front entrance and overhang.

Site No. 41

Address: 78 Rainey Street

Legal Description: Block 5, lot 7, Outlots 72 & 73, Division E, Driskill & Rainey Sub-division

Owner: Leon Rivera, 80 Rainey Street, Austin, Texas 78701

Date of Construction: [Not known]

Owner at Time of Construction: [Not known]

Category: Contributing

Description and Significance: One-story wood-frame house with hipped roof covered by asphalt shingles. A large overhang is located on the front facade at the centered front entrance, and is supported by two wooden columns which rest on short stuccoed posts. Single stuccoed posts also stand on each side of the front steps.

Site No. 42

Photo No. 34

Address: 79 Rainey Street

Legal Description: Block, lot 13, Outlots 72 & 73, Division E, Driskill & Rainey Sub-division

Owner: Pablo Guerra, 79 Rainey Street, Austin, Texas 78701

Date of Construction: ca. 1934

Owner at Time of Construction: Burt E. Bell, vice-president of Wallace Engraving Company

Category: Contributing

Description and Significance: One-story bungalow with hipped roof and corner porch. Two stuccoed pillars at the front entrance support truncated pyramidal columns which, in turn, support the porch roof. Decorative brackets occur at the front eave. This building is similar to that at 92 Rainey Street (Site No. 57).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number all

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Site No. 48

Photo No. 35

Address: 84 Rainey Street

Legal Description: Block 5, lot 4, Outlots 72 & 73, Division E, Driskill & Rainey Sub-division

Owner: Leon Rivera, 80 Rainey Street, Austin, Texas 78701

Date of Construction: 1891

Owner at Time of Construction: Joseph R. Sheldon, employee or owner of a freight transfer line.

Category: Contributing

Description and Significance: Excellent example of a one-story, late Victorian, wood-frame cottage. Has very good, intact carpentry details.

Site No. 49

Address: 85 Rainey Street

Legal Description: Block 2, south 48.5 feet of lot 13, Outlots 72 & 73, Division E, Driskill & Rainey Subdivision

Owner: Dorothy M. Jones, 1400 Payne, Austin, Texas 78757

Date of Construction: Unknown [ca. 1905]. Major alterations to the front facade made before 1935.

Owner at Time of Construction: Unknown

Category: Contributing

Description and Significance: One-story, wood-frame house with a hipped roof over the major portion and a projecting gable end on the southwest facade. An older, late Victorian structure is located behind the alterations and additions to the front facade, which appear to have been completed in the early 1930s.

Site No. 50

Photo No. 35

Address: 86 Rainey Street

Legal Description: Block 5, lot 3, Outlots 72 & 73, Division E, Driskill & Rainey Sub-division

Owner: Equeco, Inc., P.O. Box 12691, Austin, Texas 78711

Date of Construction: 1889

Owner at Time of Construction: Augustus Basnett, weighmaster, inspector

Category: Contributing

Description and Significance: Good example of a one-story, late Victorian, wood-frame cottage with a corrugated metal roof, largely intact carpentry details, and a distinctive metal hood above a window on the front elevation. An early addition stands at the rear of the house, and stone steps have replaced wooden ones at the front entrance.

Site 51

Address: 88 Rainey Street

Legal Description: Block 5, south 48 feet of lot 2, Outlots 72 & 73, Division E, Driskill & Rainey Subdivision

Owner: Arthur F. Osborn, 1700 Kenwood Ave. Austin, Texas 78704



Sites (48, 50)
Photo (35)

Rainey Street Historic District
Historic Resources of East Austin
Austin, Travis County, Texas

Site Nos. 48, 50, 84-86 Rainey Street
Photo by Joe Freeman, 1984, neg. with Texas
Historical Commission, Austin

Southeast view
camera facing northwest

photo 35 of 60