

## **Downtown Commission Project Review Sheet**

Project Name: Rainey/East Ave Alley Vacation

Case Number(s), if available: F#9141-12119

Project Location/Address: alley located between Rainey Street and East Avenue at Driskill St.

Applicant/Developer: Metcalf Wolff Stuart, & Williams, LLP

Mailing Address: 221 West 6<sup>th</sup> Street, Suite 1300 Austin, Texas 78701

Phone Number: (512) 404-2251

Property Owner: Austin Rainey Street D/E/P

Please include a description of your proposed project, and list or discuss the ways and to what extent your project furthers or conflicts with the goals and recommendations of the Downtown Austin Plan, including but not limited to:

The applicant is seeking the vacation of 6,215 square feet of right-of-way to construct an 8-story mixed use building (327 multifamily units and 4,900 square feet of commercial space). A public access easement will be provided to connect the alley to Rainey Street thereby not interfering with the traffic flows in the area. All loading/unloading will be off-street per the recommendation of the Downtown Austin Plan. Modified Great Streets standards will be provided along adjacent streets.

- Preserve and enhance the unique historical and cultural heritage of Downtown
  - The project allows for an extension of desired density in the Downtown area. In addition, six existing houses on the site will be relocated with some four being used for affordable housing in the nearby area as approved by the Historic Landmark Commission.
- Support a vibrant, diverse and pedestrian-friendly urban district
  - The redevelopment of this project, including the vacation of the alley will create a safe, pedestrian friendly environment by greatly improving the sidewalk conditions in the area. By providing a ground floor commercial space, the project has an opportunity to directly serve the communities needs.
- Promote Downtown's evolution into a compact, dense urban district
  - The proposed project will densify the Rainey Street District as precipitated by Council's actions to adopt Central Business District (CBD) re-zoning in the Rainey Street area.
- Contribute to sustainability, quality of life and the Downtown experience
  - The proposed mixed-use project will enhance the Downtown experience by providing opportunities for dense residential mixed with commercial space in an area of Downtown that is desired for more dense development.
- Interconnect and enhance Downtown's network of public parks, open spaces and streets

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- The project is required to preserve 5 Heritage Trees which allows for the incorporation of open space for potential outdoor activity areas along the street frontage.
- Improve access to mobility and public transportation within Downtown
  - A public access easement will be provided in order to maintain the flow of traffic onto and from Rainey Street from the alley. PR-3.1 of the Downtown Austin Plan states “The City should not permit the closure of alleys, as they provide an important service function. Vacation of alleys should only be allowed if equivalent off-street service facilities are provided, and where such a vacation does not result in a need for on-street servicing/loading.” This requested alley vacation does not result in the need for on-street service facilities.
- Expansion of Great Streets improvements
  - The project, constrained by shallow lots and multiple Heritage Trees to be saved onsite, proposes modified Great Street Standards. While the width of the sidewalk area will be in line with Urban Roadway Standards, the amenities of Great Streets, such as benches and street trees, will be provided adjacent to this project.

Please include a map and/or aerial that shows how your project relates to other developments and the urban context in the vicinity of the project.

Current Project Status under site plan review (e.g., concept only, schematic design, final design)

Project Start Date: \_\_\_\_\_ Project End Date: TBD

Type of Project: Mixed Use  
(Residential, mixed use, office, commercial)

Primary Use and SF Multifamily (327 units)

Ancillary Uses and SF Commercial (4,900 square feet)

Total SF Construction gross area is 385,354 (garage is 191,840 gross sq. ft.)

Stories 8 FAR 4.02 Height 99'

Parking spaces 392 Available for public use? Public parking available for retail tenant in building

Type of parking: Surface \_\_\_\_\_ Structured above ground X Structured below ground \_\_\_\_\_

Specify type of bike parking being provided: A bike storage room is provided. There are also individual storage units available to residents where bikes may be stored.

Is the project located within 600 feet of any live music venue? Yes.

If so, are considerations being made regarding sound mitigation? Units facing the freeway will have triple pane glass to mitigate the freeway noise.

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Are you seeking zoning changes or variances? NO

If yes, please describe and indicate anticipated dates of Planning Commission and City Council action.

Is your project seeking density bonuses and, if so, please specify any community benefits you are offering for the project? No density bonuses are requested. The project is utilizing a height bonus through the Rainey District Waterfront Overlay by providing 5% of the residential units for tenants at 80% median family income levels.

Have other boards/commissions or city staff yet made recommendations on this project? If so, please describe. Yes. On June 11, 2013, the Urban Transportation Commission voted unanimously to recommend this alley vacation request.

Attach available images, site plans, elevations and renderings for the project.

**Deadline:** This form and attachments should be submitted to the City Staff Liaison for the Commission at least five business days prior to the Commissioner's meeting where the project will be presented.



# Rainey Street





# Driskill Street







**IH-35 Frontage Road**

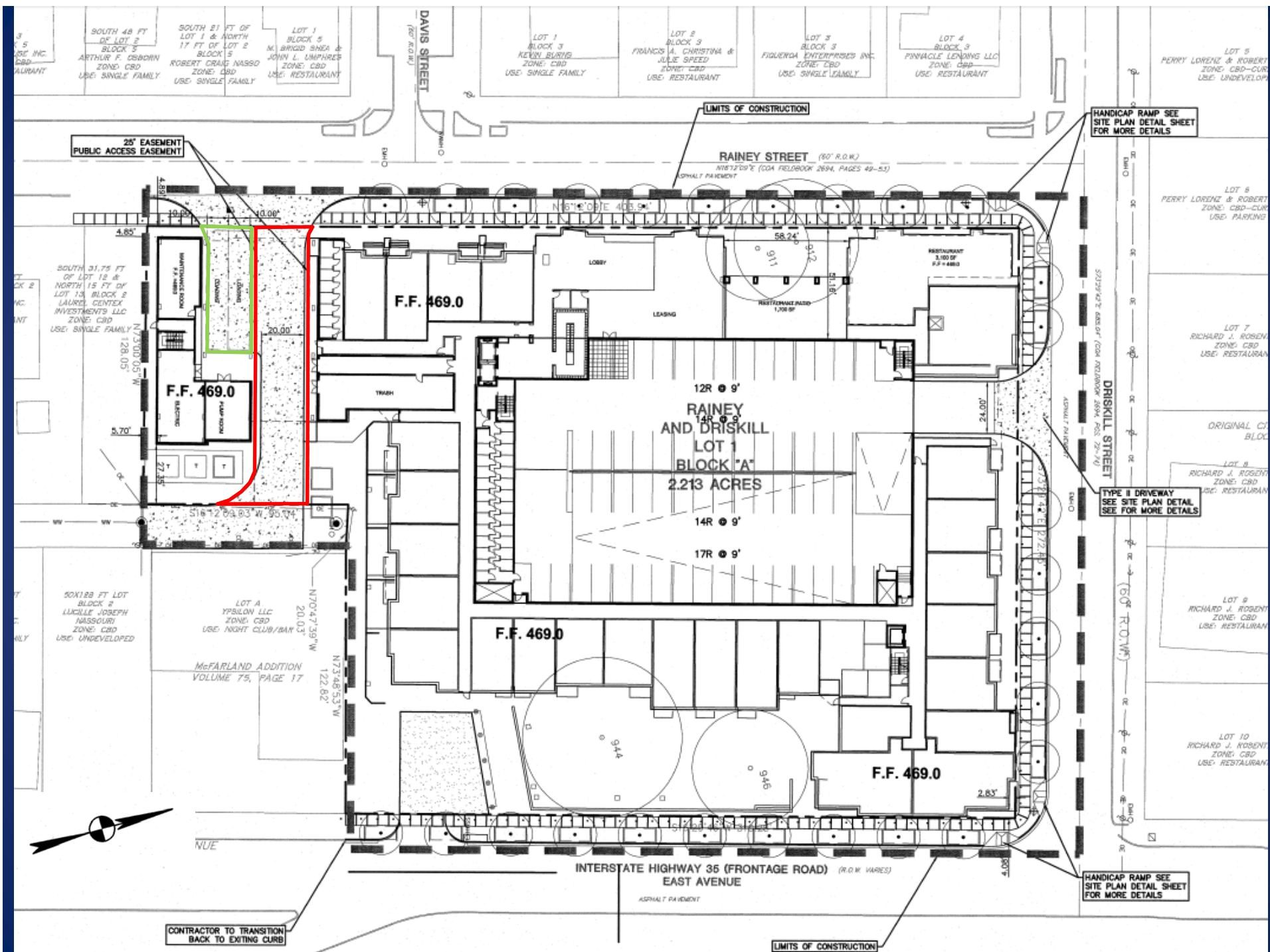


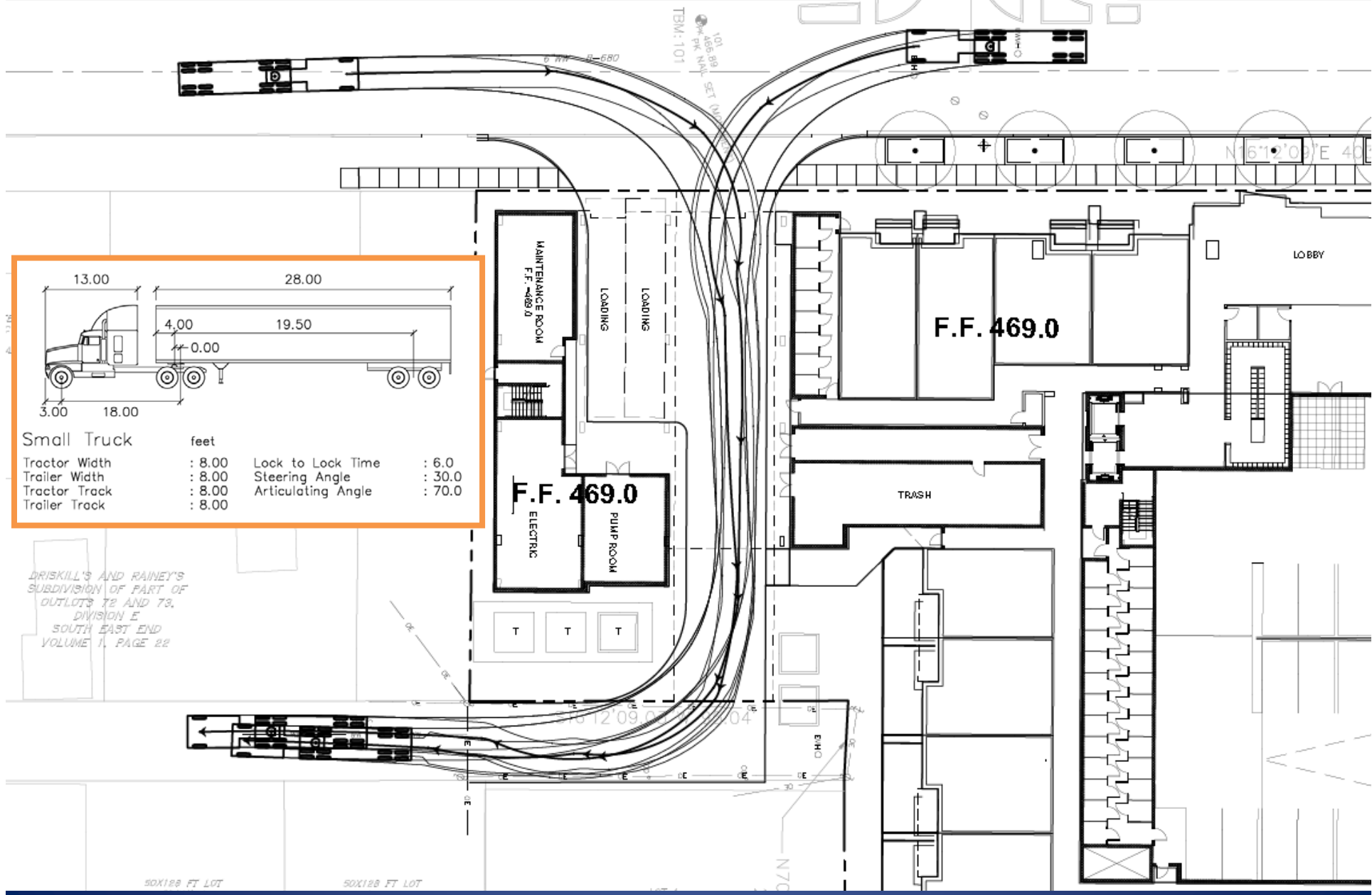
South View











**Small Truck**

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 30.0
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

DRISKILL'S AND RAINEY'S  
SUBDIVISION OF PART OF  
OUTLOTS 72 AND 73,  
DIVISION E  
SOUTH EAST END  
VOLUME 1, PAGE 22



ZONE CSD  
USE: FAMILY

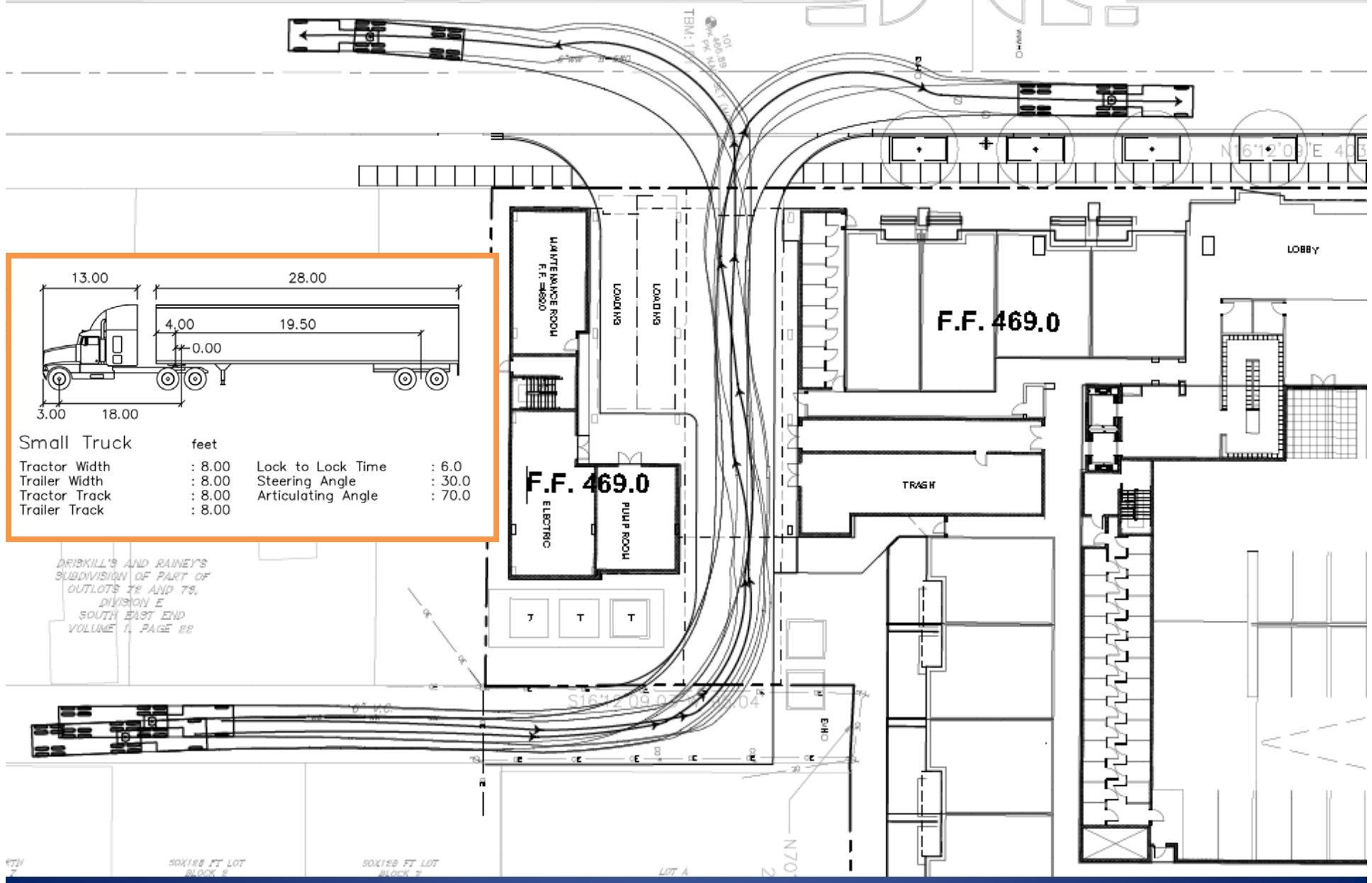
ZONE CSD  
USE: RESTAURANT

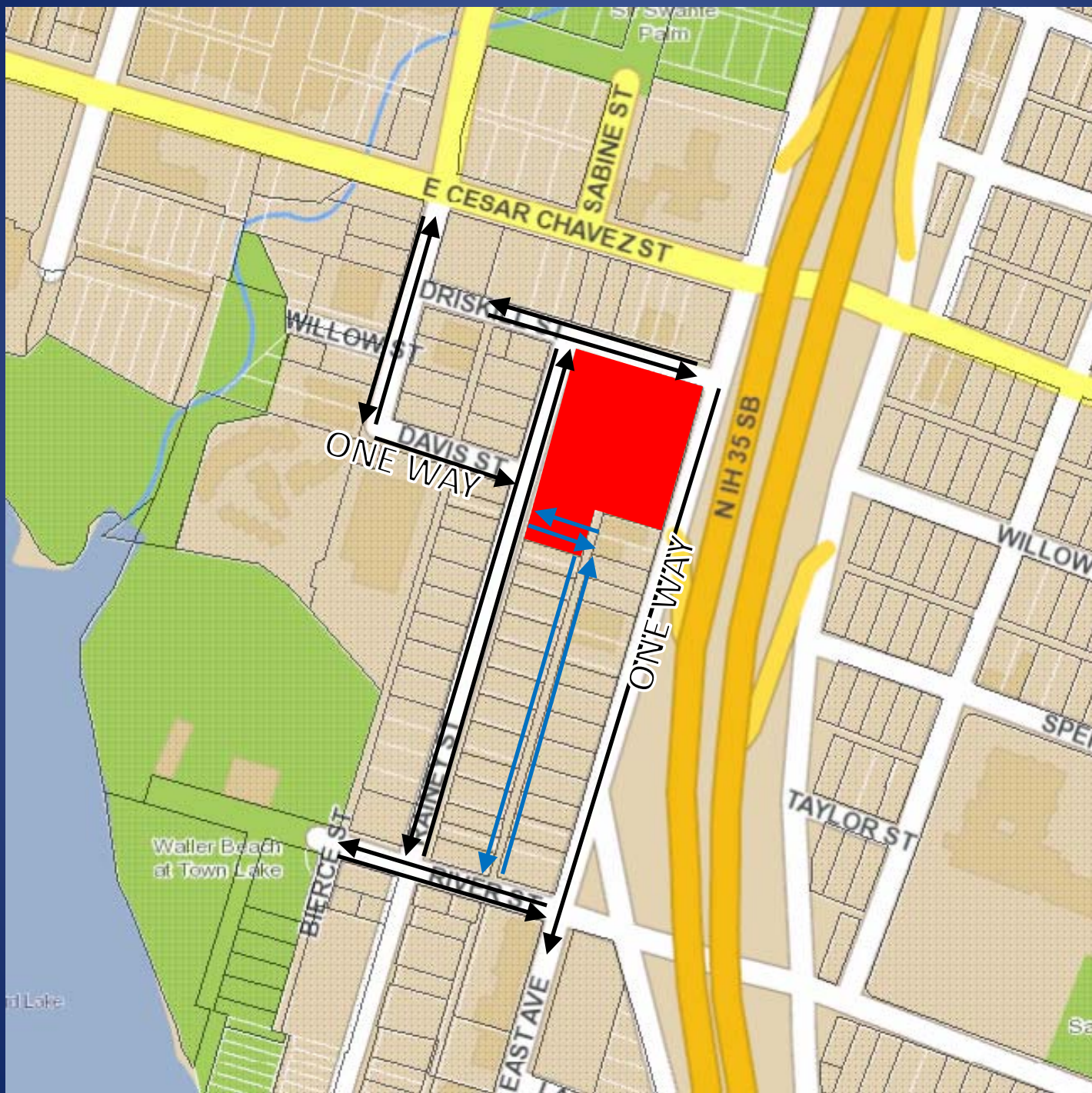
ZONE CSD  
USE: SINGLE FAMILY

ROBERT CHAIN NASSO  
ZONE CSD  
USE: SINGLE FAMILY

ZONE CSD  
USE: RESTAURANT

ZONE CSD  
USE: SINGLE FAMILY





**TRAFFIC  
FLOW  
CONDITIONS  
WITH ALLEY  
VACATED  
AND ACCESS  
EASEMENT**





Rainey Street-Austin  
Dinerstein Companies

Drawing Title  
Scale: 1" = 20' - 0"

May 2013



Landscape Architects  
7155 Old Katy Road  
Suite 270  
Houston, Texas 77024  
713-869-6987

HOUSTON - SAN ANTONIO