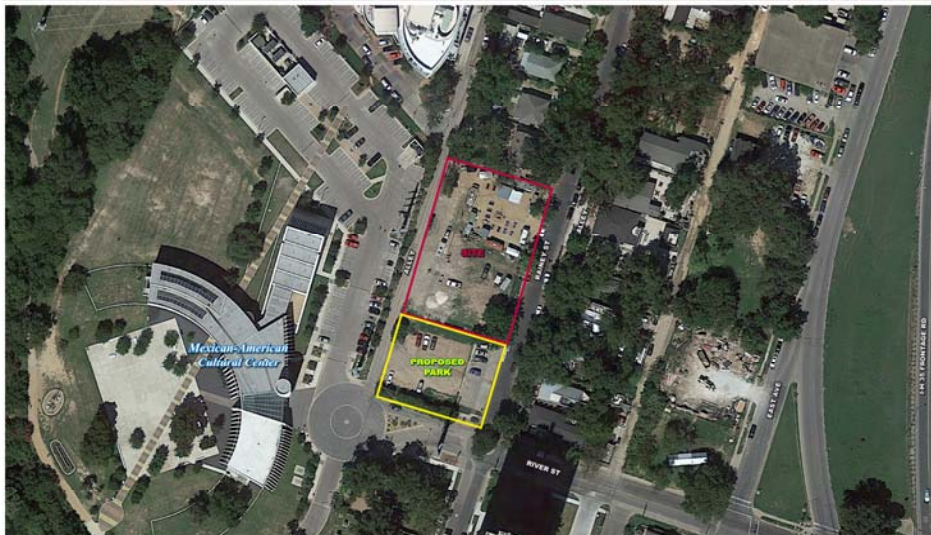


MACC Advisory Board Meeting

9/5/18



BURY
BURY GROUP, INC.
70 RAINEY STREET
AUSTIN, TEXAS 78701
512.476.1234
www.burygroup.com

70 Rainey Street
Austin, Texas 78701

Aerial Exhibit
View 2

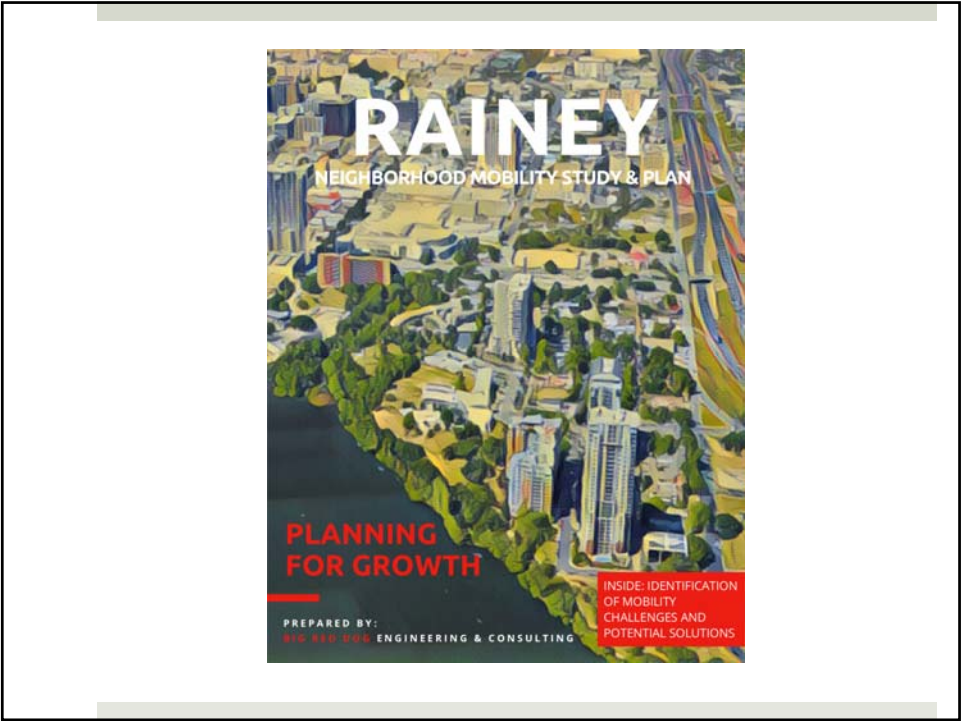


Alley Vacation



64 Rainey deal

- Construction staging for 2 years
 - No need to shut down half of Rainey st
- Additional right of way allowed for Southern Green wall
- \$400,000 for update to MACC master plan
 - Creation of Pocket park at 58 and 64 Rainey
- Parkland Dedication
- Vacation requested to connect park to MACC



Current Traffic Issues

TABLE 3: VEHICLE ACCESS LOCATIONS BY VOLUME

Location	Daily ¹		AM Peak Hour ²		PM Peak Hour ³	
Entering Vehicles						
Red River Street (just south of East César Chávez Street)	3,703	41%	283	41%	207	35%
Driskill Street (just west of I-35 Southbound Frontage Road)	1,010	11%	58	8%	37	6%
River Street (just west of I-35 Southbound Frontage Road)	2,239	25%	162	24%	222	37%
East Avenue (just south of River Street)	733	8%	60	9%	61	10%
Rainey Street (just south of River Street)	1,276	14%	124	18%	67	11%
Total Entering Vehicles	8,961		687		594	
Exiting Vehicles						
Red River Street (just south of East César Chávez Street)	3,535	37%	92	28%	359	43%
Driskill Street (just west of I-35 Southbound Frontage Road)	1,159	12%	19	6%	110	13%
River Street (just west of I-35 Southbound Frontage Road)	2,815	30%	123	37%	153	18%
East Avenue (just south of River Street)	646	7%	46	14%	51	6%
Rainey Street (just south of River Street)	1,369	14%	51	15%	160	19%
Total Exiting Vehicles	9,524		331		833	

Future Development

FUTURE GROWTH

DEVELOPMENTS COMING SOON, ADDING...



2017 >>



45-50% OF THE PEAK HOUR TRIP GENERATION PROJECTED TO COME FROM 3 SUTTON COMPANY NEIGHBORHOOD DEVELOPMENTS



20-25% OF THE PEAK HOUR TRIP GENERATION PROJECTED TO COME FROM RESIDENTIAL DEVELOPMENTS



40-45% OF THE PEAK HOUR TRIP GENERATION PROJECTED TO COME FROM OFFICE SPACE

FUTURE GROWTH

DEMAND VOLUMES COULD INCREASE
3-4x
AT FULL BUILDOUT OF ALL IDENTIFIED POTENTIAL DEVELOPMENTS

\$9 million
WORTH OF MOBILITY IMPROVEMENTS COULD BE SUPPORTED BY DEVELOPMENTS NOT YET APPROVED (UNDER THE CITY OF AUSTIN'S ROUGH PROPORTIONALITY ORDINANCE)

Future Neighborhood Trip Generation

TABLE 16: ESTIMATED TRIP GENERATION FOR IDENTIFIED REDEVELOPMENT SITES

Development Name	Land Use	Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips
Homewood Suites	Hotel	858	56	63
70 Rainey	Condo	704	53	63
Waller Park Place	Condo, Hotel, Apartment & Office	5,641	575	587
Hotel Rainey	Hotel	160	10	12
48 East Avenue	Apartment & Retail	1,853	94	166
Hotel Cambria	Hotel	858	56	63
East Avenue Apartments	Apartment	1,052	81	98
Villas on Town Lake	Condo, Hotel, Apartment & Office	5,641	575	587
Sutton Company (Parking Lot)	Office & Retail	4,846	573	630
MACC Master Plan	Parks and Recreation	N/A	26	95
91 & 93 Red River Street	Condo	704	53	63
World Class Capital (SHOP)	Office & Retail	2,748	328	343
54 East Avenue	Apartment & Retail	3,675	188	329
76 East Avenue	Hotel	858	56	63
74 & 78 Rainey Street	Office & Restaurant	1,851	96	204
47, 49 & 51 East Avenue	Apartment & Retail	3,675	188	329
Fairmont Hotel (Red River)	Hotel	6,005	390	441
TOTAL		41,129	3,398	4,136

Rainey Traffic Study

- “In addition to the challenges associated with widening the alley, plans for the under construction 70 Rainey development project include the City vacating the southern end of the alley and providing that land to the MACC. The southern end of the alley would be redirected around the 70 Rainey project to Rainey Street. Driveway access to the 70 Rainey project would be provided on the alley side of the development. This circulation pattern is almost certain to increase traffic on Rainey Street and adds a driveway access on a heavily traveled pedestrian corridor. The MACC should reconsider having vehicle access remain on the existing alley area and connect to Rainey Street. The driveway access is also planned to be within 150 feet of the River Street / Rainey Street intersection; congestion turning to/from this driveway could affect traffic operations throughout the roundabout, particularly as inbound traffic attempts to turn left. ”

Neighborhood Opposition

- Crippling a needed North/South alternative to Rainey St.
- Adding additional stress on a heavily trafficked Rainey St.
- Safety Concerns

■ Mr. Mendoza:

■ I am the owner of _____. My property is located within 300 feet of the proposed and potential right-of-way vacation that (is being/ may be) requested with respect to a portion of the alley known Bierce Lane where it intersects River Road. As a property owner within 300 feet, I am entitled to notice of any application to vacate the Bierce Lane ROW under Section 14-11-71(A) of the Austin City Code. Please provide me with notice of any ROW vacation application as required by the Austin City Code at the address and contact information provided. Also, please consider me an "interested party" pursuant to Chapter 25-1 of the Austin City Code with all of the rights and privileges as such, including the right to notice of any Urban Transportation Commission, Downtown Commission, Design Commission, Planning Commission and/ or City Council meetings that may occur with respect to any proposed vacation of Bierce Lane.

■ As an affected property owner, I am offering you my initial comments pursuant to Section 14-11-71(B) of the Austin City Code on any possible, proposed ROW vacation of Bierce Lane. I reserve the right to make additional comments upon receipt of notice of any actual application for such vacation. I am specifically writing to inform you that any vacation of Bierce Lane where it intersects River Road should be denied and not approved pursuant to Section 14-11-72(B) because that portion of Bierce Lane serves a critical "present and future public purpose". As you are no doubt aware, the Rainey Street District has seen massive, high density growth recently which results in major congestion of the areas narrow and crowded streets. Vacating the Bierce Lane ROW at River Street and diverting its traffic onto Rainey Street will make this situation much worse and present significant safety concerns. Currently, trucks and other service vehicles can access and loading and unloading can occur for present and future buildings along Bierce Lane by accessing Bierce Lane directly from River Road and IH 35 without having to use the over crowded and congested Rainey Street. The direct access removes these trucks from a street that is crowded with vehicles, bicycles and pedestrians and also avoids the difficult and dangerous turning movements that would be required to access Bierce indirectly from Rainey Street. Vacating the Bierce Lane ROW would, therefore be unsafe, inconvenient and contrary to the objectives of downtown planning.

■ Because Bierce Lane serves such clear "present and future public purpose" the City is precluded from approving the vacation of this important ROW pursuant to Section 14-11-72(B). For this reason, I am asking that you consider my comments as required by the Austin City Code, and deny any application for vacation of Bierce Lane at the intersection of River Road. Please let me know if you have any questions or comments.

