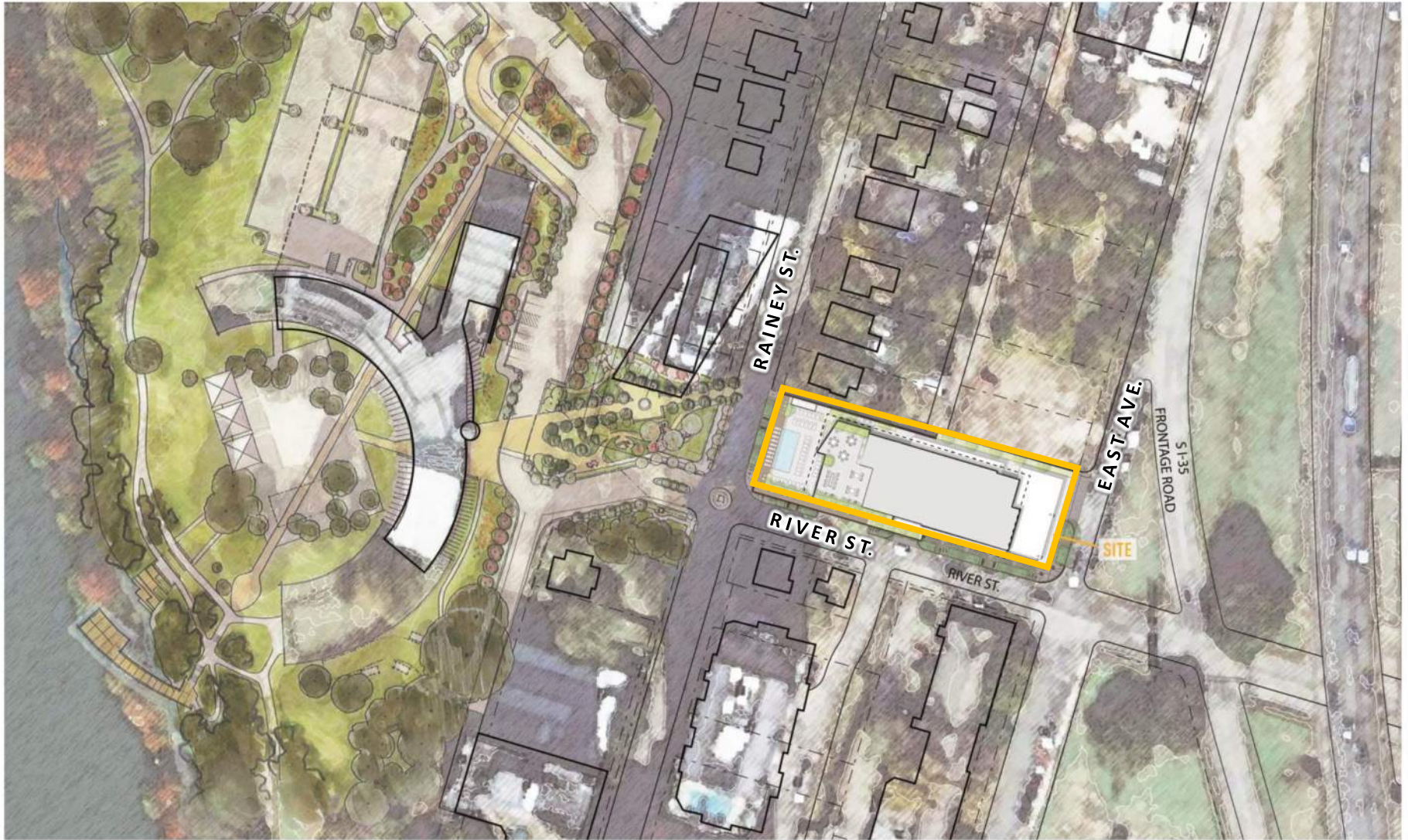


River Street Residences

Design Commission

October 26, 2020



VICINITY PLAN

13 | RIVER STREET RESIDENCES | 2020-10-22

Current Use

Craft Pride Bar: 61 Rainey Street

Javelina Bar: 69 Rainey Street

Undeveloped : 60 East Avenue

Property Facts

Address: 61-69 Rainey Street, 60 East Avenue

Lot Size: 0.541 acres / 23,579 square feet

505,409 total square feet

Entitled FAR: 8:1*

Proposed FAR: 21.43:1

Entitled Height: unlimited

Proposed Height: 569 feet / 48 floors

*8:1 FAR achievable with compliance with Waterfront Overlay Rainey Street subdistrict affordable housing provision requirements.

Rainey Street District of DDBP

Up to 15:1 FAR and unlimited height allowed

21.43:1 FAR requires City Council approval per ordinance 20140227-054

Gatekeeper Requirements

1. 2-Star Green Builder
2. Great Streets Compliance
3. Substantial Compliance with Downtown Design Guidelines

Community Benefits

1. On-site Affordable Housing:
 - a. 7,593.37 square feet (Rainey District Requirement)
 - b. 7,586.2 square feet (on-site provision above 15:1)**15,179.57 square feet (Total)***
2. Fee-In-Lieu
 - a. \$825,265.00 (8:1 to 15:1 FAR)
 - b. \$379,310.00 (15:1 to 21.43:1 FAR)**\$1,204,575.00 fee-in-lieu (Total)***

*Figures subject to confirmation from NHCD

An architectural rendering of a tall, modern residential building with a glass and wood facade, situated in an urban environment with trees and people in the foreground. The building has a distinctive stepped-top design. The foreground shows a grassy area with several people walking and sitting, and some trees. The background features other buildings and a clear sky.

RIVER STREET RESIDENCES

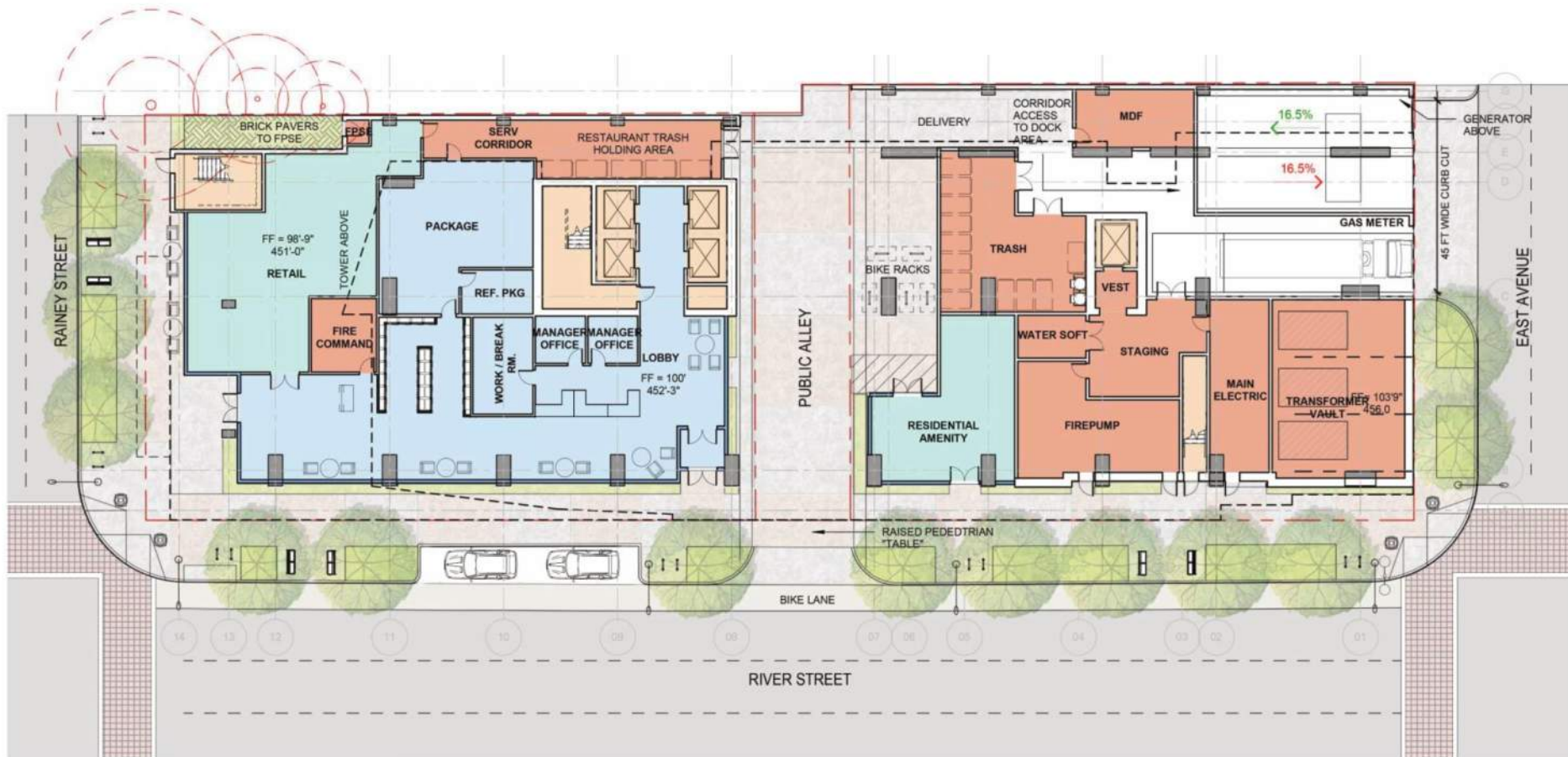
OCTOBER 22 2020

LAKE PLACID

HKS

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High Street Residential



GROUND FLOOR PLAN

21 | RIVER STREET RESIDENCES | 2020-10-22

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Working Group

The design team met with the Working Group on August 21, 2020

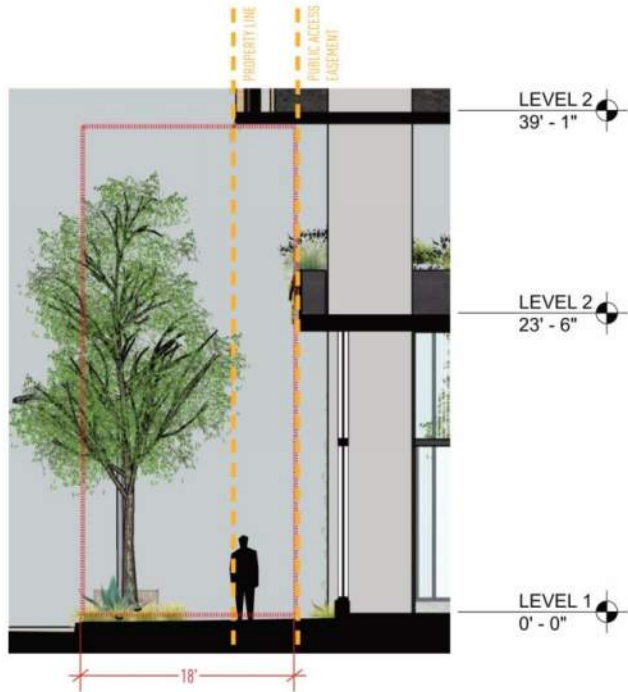
The Working Group determined that the project substantially complies with the Urban Design Guidelines

Working Group

AW 3: Limit development which closes downtown streets

- Concern about the public alley, perception of private access only

The alley will remain open to the public; the purpose for “bridging the alley” is to maximize buildable area given the limited site area.



AT RAINEY AND RIVER STREETS, THE BUILDING STEPS BACK AT LEVELS 1 & 2 TO PROVIDE 18' CLEAR UP TO 35' HIGH FOR GREAT STREETS. COLUMNS ARE THE ONLY ARCHITECTURAL ELEMENTS IN THIS ZONE (RIVER STREET ONLY).



BUILDING PRESERVES MINIMUM 18' CLEAR OVER ALLEY IN ORDER TO ALLOW ACCESS THROUGH SITE.

STREET EXPERIENCE

19 | RIVER STREET RESIDENCES | 2020-10-22

Working Group

AW 5: Incorporate civic art in both public and private development

Public art in the form of a mural is currently proposed at street level.

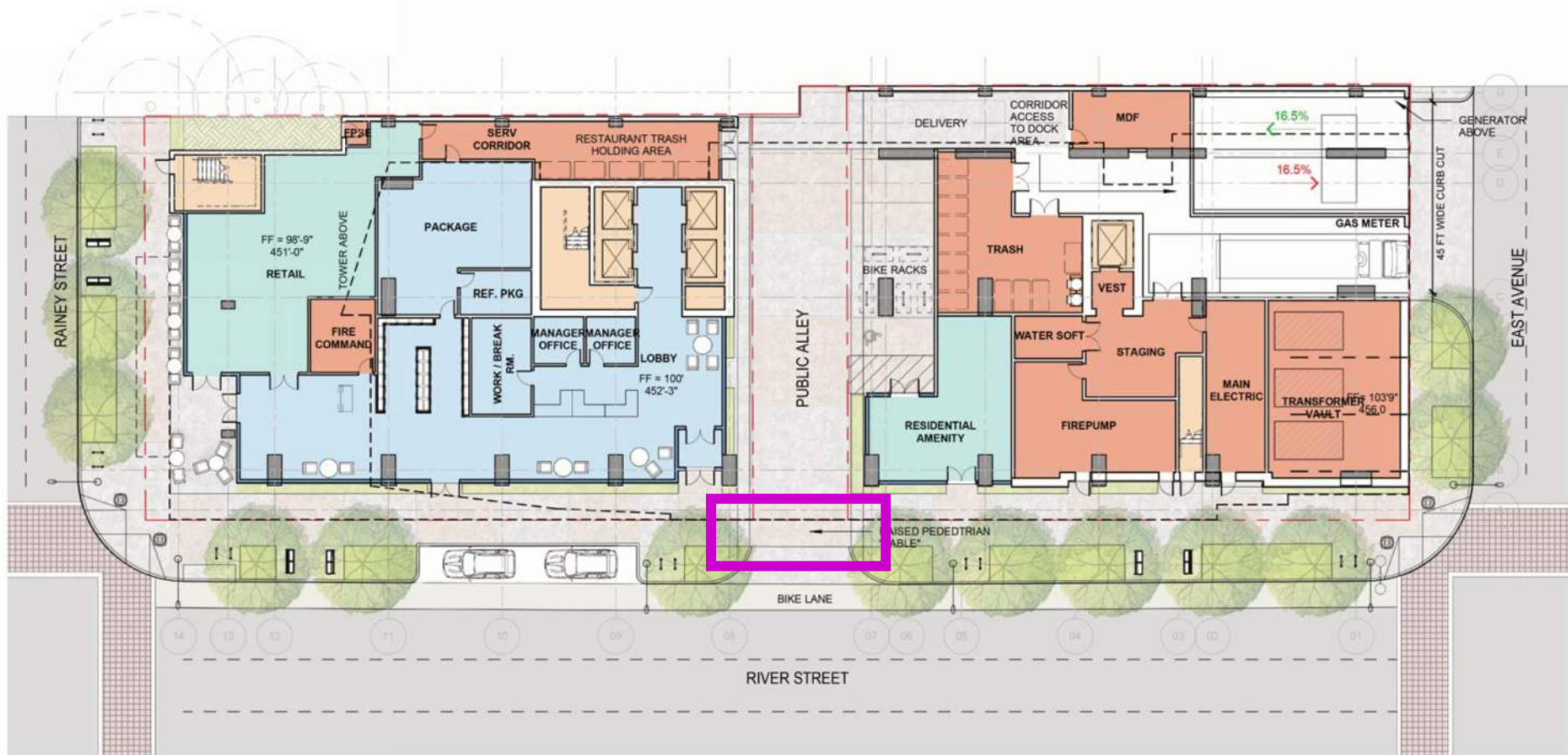


Working Group

PS 1: Protect the pedestrian where the building meets the street

- At grade pedestrian crossing at alley / different pavers to differentiate vehicular crossing

Different pavers along the sidewalk will be used at alley to alert pedestrian of alley crossing



SITE PLAN

15 | RIVER STREET RESIDENCES | 2020-10-22

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Working Group

PS 4: Reinforce pedestrian activity

- Rainey Street / River Street corner needs more activation

The main corner of Rainey Street and River Street will be activated by outdoor seating and ground floor retail space. Additional plantings on the ground level have also been added surrounding the street trees and on the columns.



Working Group

PS 6: Enhance the streetscape

- Any other streetscape enhancements outside Great Streets?

Additional streetscape enhancements include additional ground floor plantings and outdoor seating to connect the building users with pedestrians on Rainey Street and River Street.



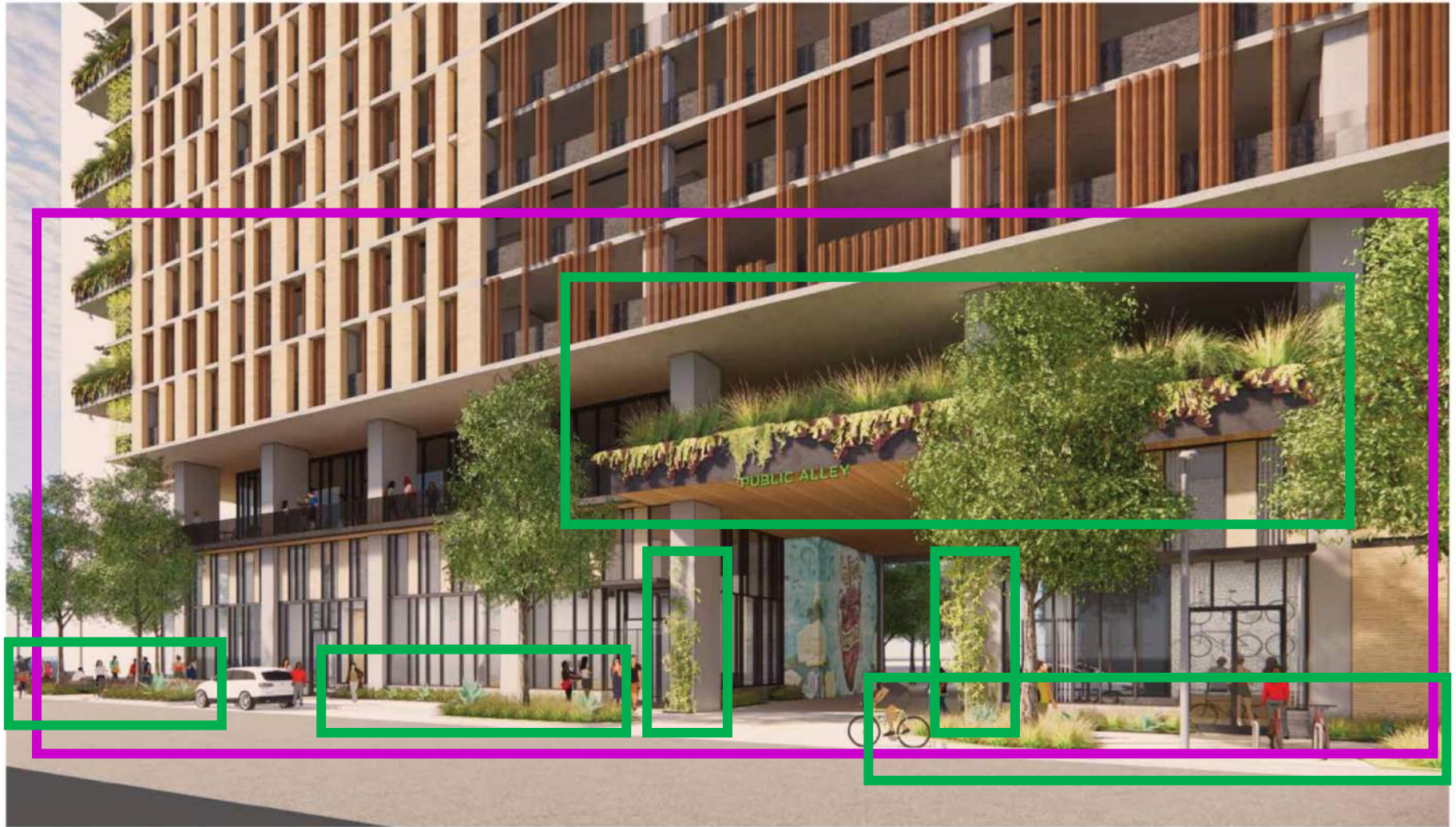
Working Group

PS 13: Install pedestrian-friendly materials at street level

- Any other materials outside Great Streets?

Additional pedestrian-friendly materials include green plantings to add warmth to the urban environment of Rainey Street. Additional and varying building materials on the ground floor create a sense of human scale at the street level.

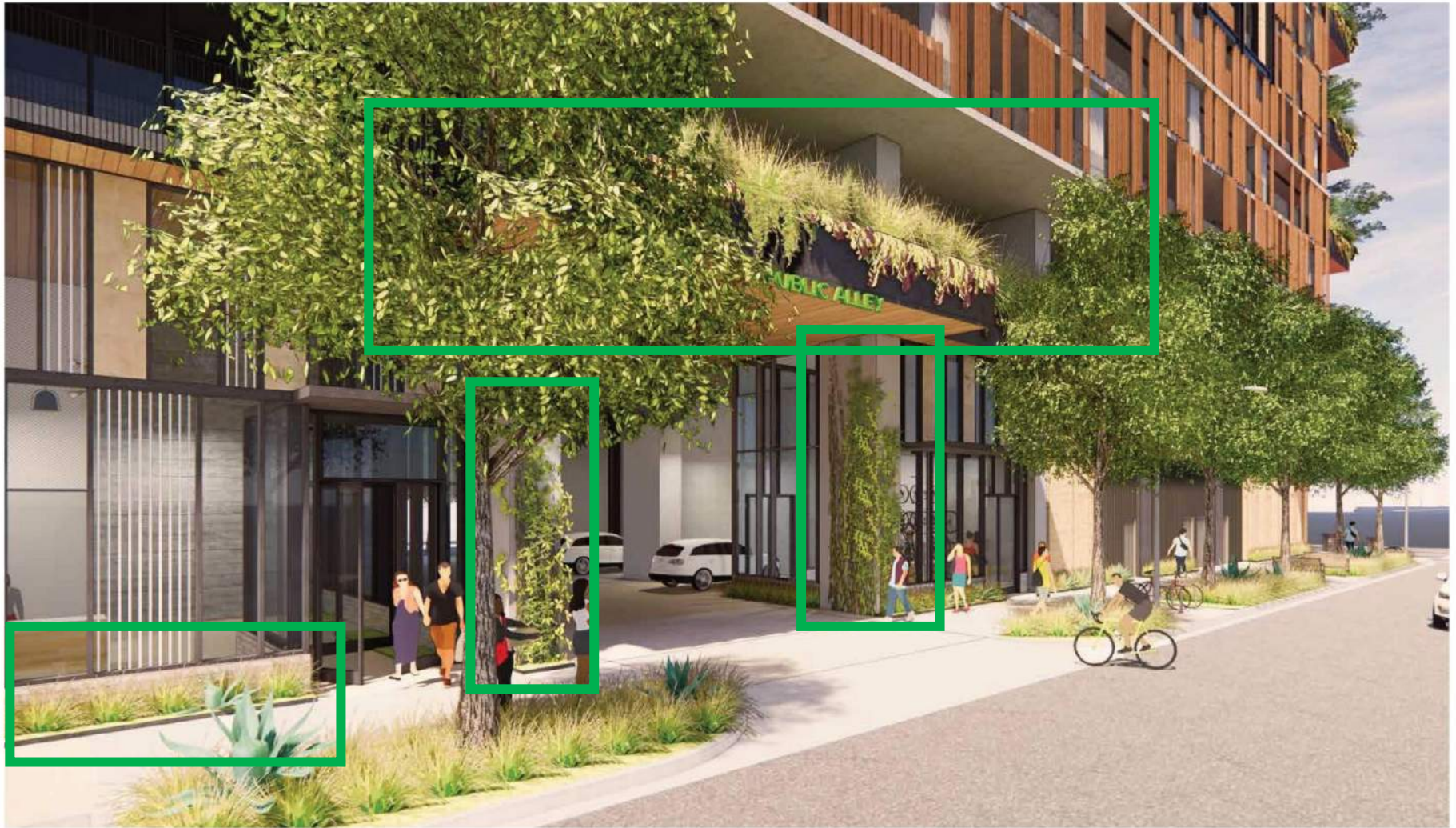




RIVER ST TOWARD RAINEY ST

17 | RIVER STREET RESIDENCES | 2020-10-22

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RIVER ST TOWARD EAST AVE

18 | RIVER STREET RESIDENCES | 2020-10-22

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High Street Residential

Working Group

PZ 5: Develop green roofs

The project incorporates enhanced landscaping at the street level and throughout the various open deck amenity spaces.

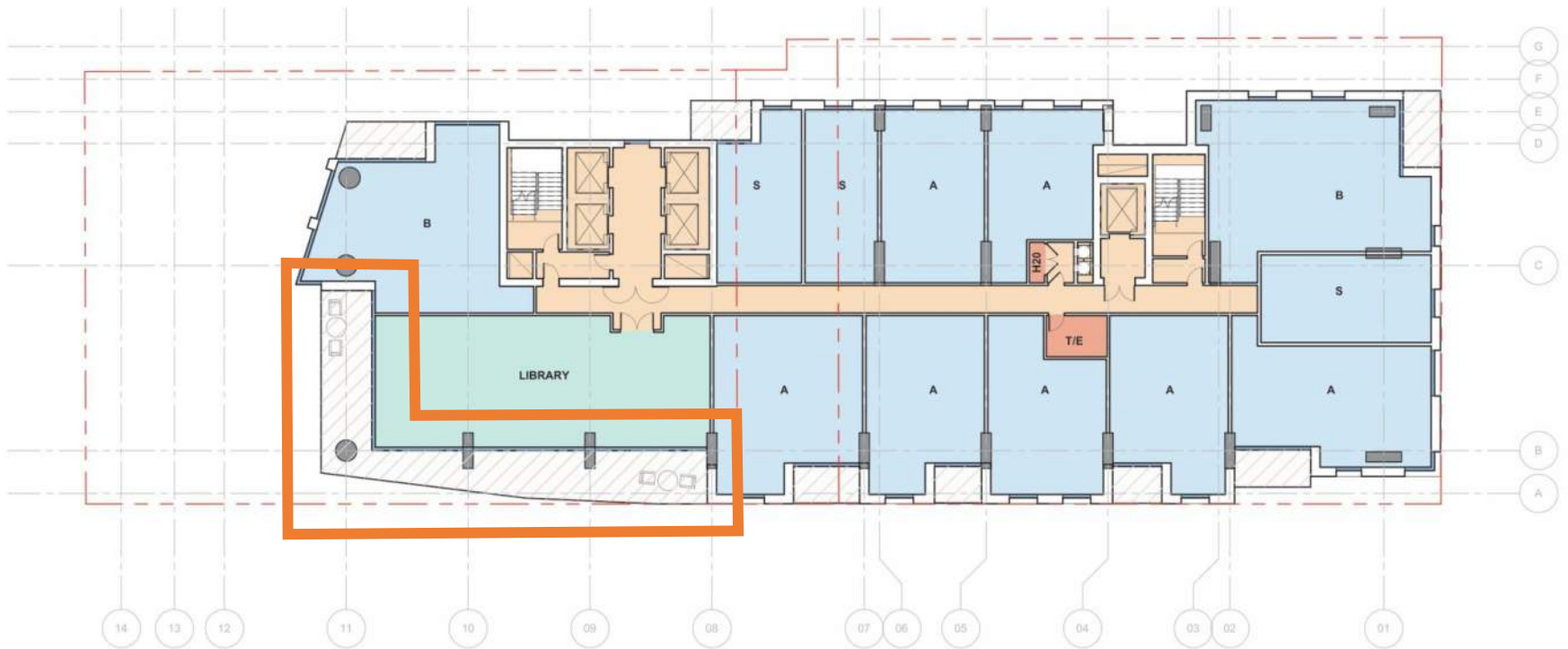


LOWER AMENITY PLAN

26 | RIVER STREET RESIDENCES | 2020-10-22

0' 5' 10' 20' 40' N

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UPPER AMENITY PLAN

29 | RIVER STREET RESIDENCES | 2020-10-22



ROOF AMENITY PLAN

34 | RIVER STREET RESIDENCES | 2020-10-22

10' 15' 20' 30' 40' N

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High Street Residential

Working Group

PZ 12: Use plants to enliven urban spaces.

Additional street level plantings surrounding the street trees, along with vine-like plantings growing up the ground-level support columns are incorporated and connect to the plantings that climb vertically up the building.





RIVER ST TOWARD RAINEY ST

17 | RIVER STREET RESIDENCES | 2020-10-22

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RIVER ST TOWARD EAST AVE

18 | RIVER STREET RESIDENCES | 2020-10-22

HKS | LAKE FLATO | River Street Partners
High Street Residential

Working Group

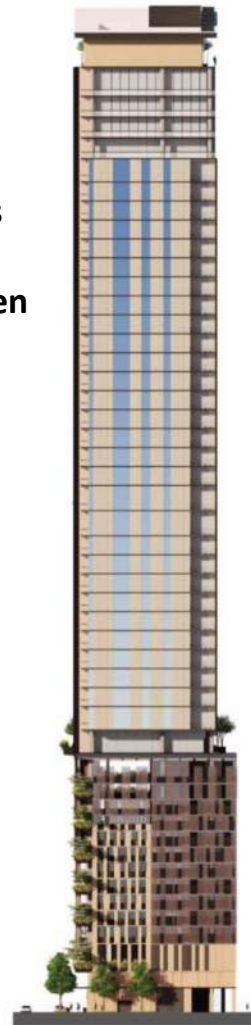
PZ 14: Provide food service for plaza participants.

The café in the project will be accessible for outdoor users in the ground floor outdoor seating space.



Backup

AW 9: Acknowledge that Rooftops are Seen From Other Buildings and the Street



EAST



NORTH

50 - ROOF	611' - 1"
49 - MECH FLOOR	651' - 1"
48 - ROOF AMENITY FLOOR	636' - 1"
47 - PENTHOUSE	619' - 6"
46 - PENTHOUSE	567' - 0"
45 - PENTHOUSE	596' - 0"
44 - PENTHOUSE	584' - 0"
43 - RESIDENTIAL FLOOR	571' - 0"
42 - RESIDENTIAL FLOOR	562' - 2"
41 - RESIDENTIAL FLOOR	549' - 6"
40 - RESIDENTIAL FLOOR	538' - 0"
39 - RESIDENTIAL FLOOR	538' - 0"
38 - RESIDENTIAL FLOOR	517' - 2"
37 - RESIDENTIAL FLOOR	509' - 0"
36 - RESIDENTIAL FLOOR	495' - 0"
35 - RESIDENTIAL FLOOR	483' - 0"
34 - RESIDENTIAL FLOOR	474' - 2"
33 - RESIDENTIAL FLOOR	463' - 6"
32 - RESIDENTIAL FLOOR	452' - 0"
31 - RESIDENTIAL FLOOR	444' - 6"
30 - RESIDENTIAL FLOOR	431' - 2"
29 - RESIDENTIAL FLOOR	420' - 0"
28 - RESIDENTIAL FLOOR	409' - 0"
27 - RESIDENTIAL FLOOR	399' - 0"
26 - AMENITY FLOOR UPPER	384' - 0"
25 - RESIDENTIAL FLOOR	370' - 0"
24 - RESIDENTIAL FLOOR	359' - 0"
23 - RESIDENTIAL FLOOR	347' - 0"
22 - RESIDENTIAL FLOOR	338' - 2"
21 - RESIDENTIAL FLOOR	327' - 6"
20 - RESIDENTIAL FLOOR	318' - 0"
19 - RESIDENTIAL FLOOR	309' - 0"
18 - RESIDENTIAL FLOOR	299' - 0"
17 - RESIDENTIAL FLOOR	284' - 0"
16 - RESIDENTIAL FLOOR	273' - 0"
15 - RESIDENTIAL FLOOR	260' - 0"
14 - AMENITY FLOOR LOWER	247' - 0"
13 - PARKING FLOOR #13	232' - 0"
12 - PARKING FLOOR #12	222' - 0"
11 - PARKING FLOOR #11	212' - 0"
10 - PARKING FLOOR #10	204' - 0"
09 - PARKING FLOOR #9	194' - 0"
08 - PARKING FLOOR #8	184' - 0"
07 - PARKING FLOOR #7	175' - 0"
06 - PARKING FLOOR #6	165' - 0"
05 - PARKING FLOOR #5	156' - 0"
04 - PARKING FLOOR #4	149' - 0"
03 - PARKING FLOOR #3	138' - 0"
02 - PARKING FLOOR #2	122' - 6"
01 - GROUND FLOOR	113' - 0"
00 - NORTH ALLEY ELEV	101' - 4"
00 - RAY RANNEY ELEV	98' - 7 3/4"

ELEVATIONS

37 | RIVER STREET RESIDENCES | 2020-10-22

DESIGN NOTES

- Tower "grows" from heavy & vegetated at base up to light & clean at top - in a gradient from rooted-in to reflective-of context.
- Ground-level retail brings the street into the building- the heartbeat of its base.
- Activity extends up the Rainey Street facade, adding dynamic presence to the district at the building's lowest levels.
- Parking levels are masked with vegetation, masonry, and artistic metal panel, adding rich texture to all street fronts.
- "Breaks" in tower mass at amenity levels provide scale & movement.
- Balconies and porches are positioned strategically for views-eroding the tower as it rises.
- Subtle warm tones of masonry at base and copper-toned composite system above complement vegetation and glass.
- Perceptions of tower from west, south, east, and north are each unique and reflective of particular context.

ELEVATIONS

36 | RIVER STREET RESIDENCES | 2020-10-22



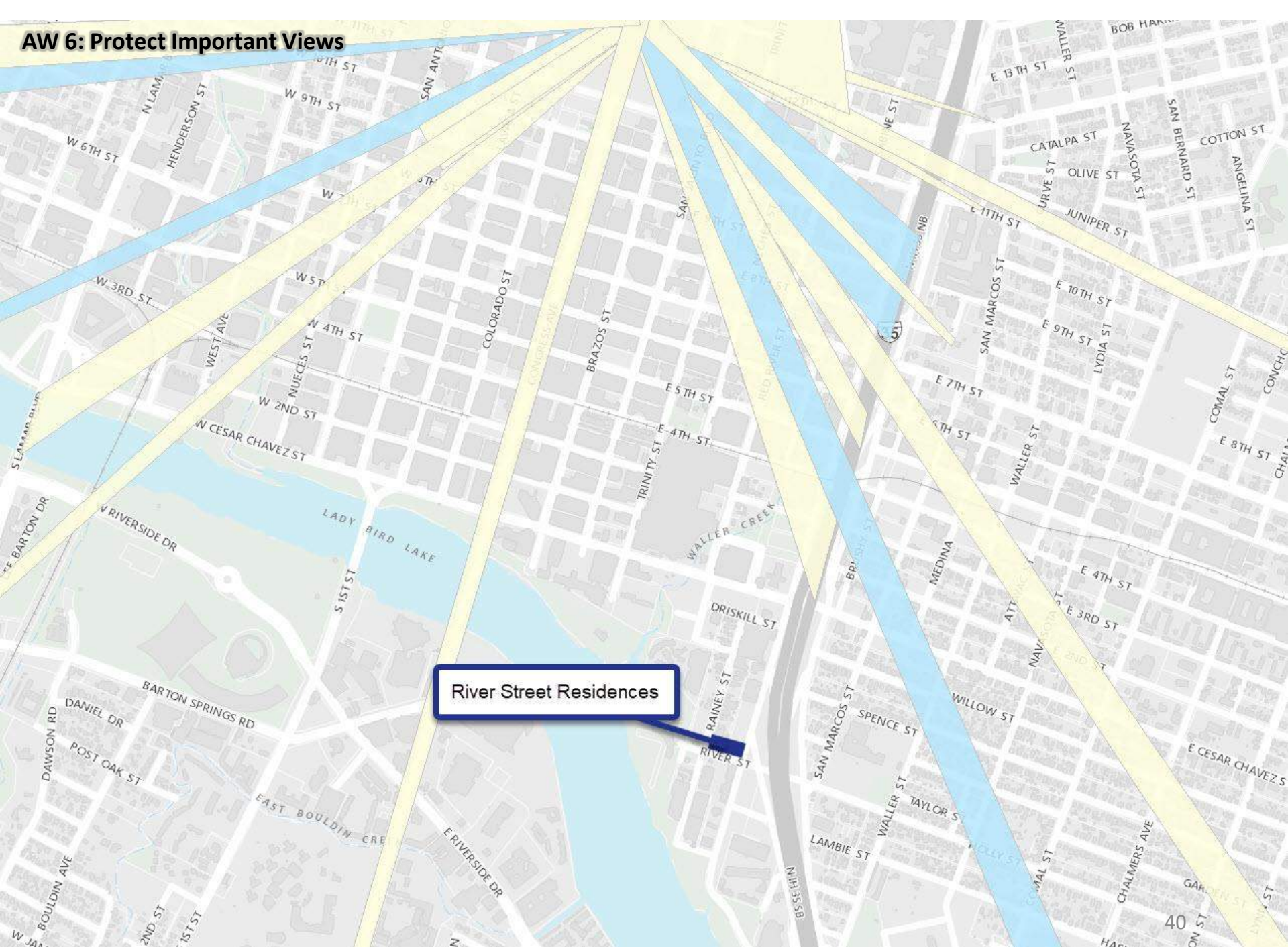
WEST



SOUTH

50 - ROOF	471'-11"
49 - MECH FLOOR	451'-11"
48 - ROOF AMENITY FLOOR	430'-11"
47 - PENTHOUSE	419'-0"
46 - PENTHOUSE	407'-3"
45 - PENTHOUSE	396'-0"
44 - PENTHOUSE	384'-3"
43 - RESIDENTIAL FLOOR	371'-0"
42 - RESIDENTIAL FLOOR	360'-0"
41 - RESIDENTIAL FLOOR	349'-0"
40 - RESIDENTIAL FLOOR	338'-0"
39 - RESIDENTIAL FLOOR	327'-0"
38 - RESIDENTIAL FLOOR	316'-0"
37 - RESIDENTIAL FLOOR	305'-0"
36 - RESIDENTIAL FLOOR	294'-0"
35 - RESIDENTIAL FLOOR	283'-0"
34 - RESIDENTIAL FLOOR	272'-0"
33 - RESIDENTIAL FLOOR	261'-0"
32 - RESIDENTIAL FLOOR	250'-0"
31 - RESIDENTIAL FLOOR	239'-0"
30 - RESIDENTIAL FLOOR	228'-0"
29 - RESIDENTIAL FLOOR	217'-0"
28 - RESIDENTIAL FLOOR	206'-0"
27 - RESIDENTIAL FLOOR	195'-0"
26 - AMENITY FLOOR UPPER	184'-0"
25 - RESIDENTIAL FLOOR	173'-0"
24 - RESIDENTIAL FLOOR	162'-0"
23 - RESIDENTIAL FLOOR	151'-0"
22 - RESIDENTIAL FLOOR	140'-0"
21 - RESIDENTIAL FLOOR	129'-0"
20 - RESIDENTIAL FLOOR	118'-0"
19 - RESIDENTIAL FLOOR	107'-0"
18 - RESIDENTIAL FLOOR	96'-0"
17 - RESIDENTIAL FLOOR	85'-0"
16 - RESIDENTIAL FLOOR	74'-0"
15 - RESIDENTIAL FLOOR	63'-0"
14 - AMENITY FLOOR LOWER	52'-0"
13 - PARKING FLOOR P13	41'-0"
12 - PARKING FLOOR P12	30'-0"
11 - PARKING FLOOR P11	19'-0"
10 - PARKING FLOOR P10	8'-0"
09 - PARKING FLOOR P9	-3'-0"
08 - PARKING FLOOR P8	-14'-0"
07 - PARKING FLOOR P7	-25'-0"
06 - PARKING FLOOR P6	-36'-0"
05 - PARKING FLOOR P5	-47'-0"
04 - PARKING FLOOR P4	-58'-0"
03 - PARKING FLOOR P3	-69'-0"
02 - FLOOR 02	-80'-0"
01 - GROUND FLOOR	-91'-0"
TRANSFORMER ELEV	-102'-0"
00 - GROUND FLOOR	-113'-0"
00 - GROUND FLOOR	-124'-0"
00 - GROUND FLOOR	-135'-0"
00 - GROUND FLOOR	-146'-0"
00 - GROUND FLOOR	-157'-0"
00 - GROUND FLOOR	-168'-0"
00 - GROUND FLOOR	-179'-0"
00 - GROUND FLOOR	-190'-0"
00 - GROUND FLOOR	-201'-0"
00 - GROUND FLOOR	-212'-0"
00 - GROUND FLOOR	-223'-0"
00 - GROUND FLOOR	-234'-0"

AW 6: Protect Important Views



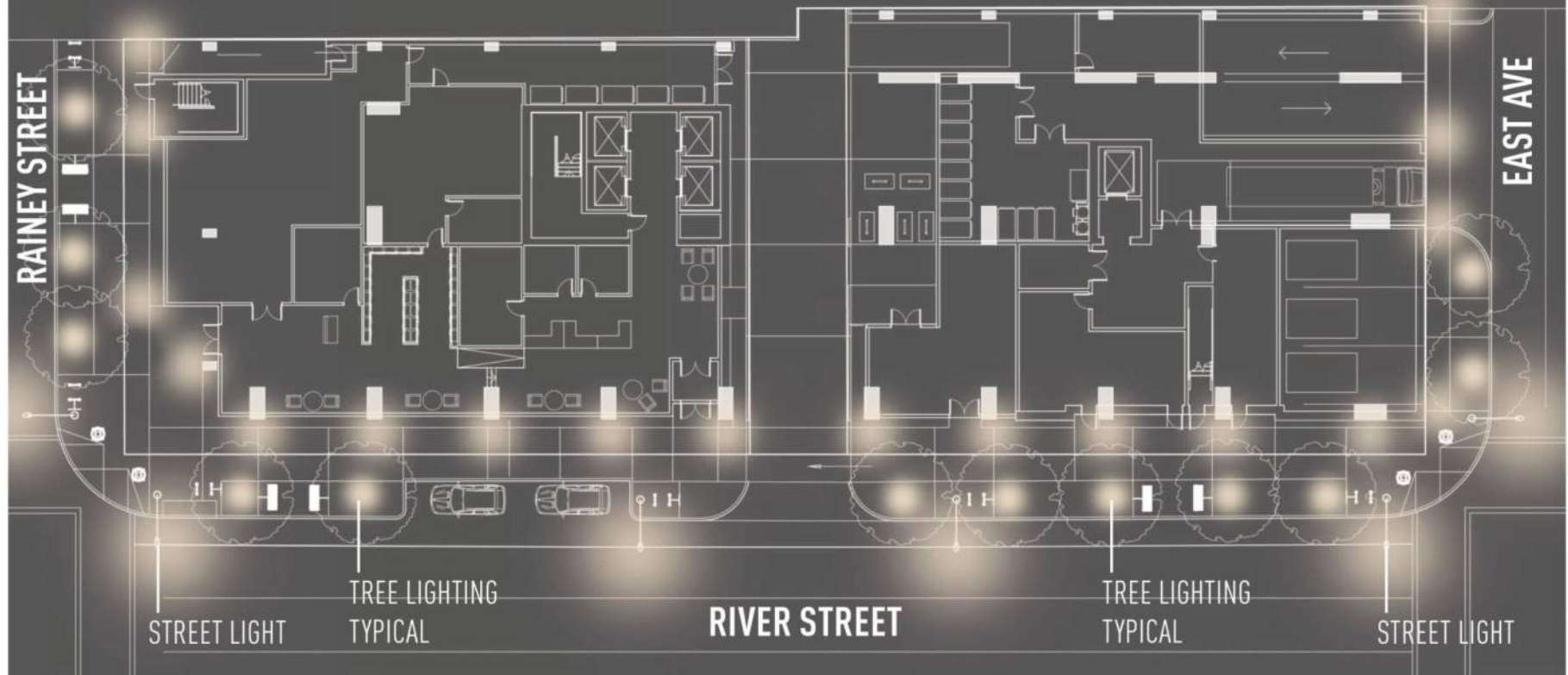
AW 9: Acknowledge that Rooftops are Seen from Other Buildings and the Street

1. VERTICAL PROGRAM:
Create a **dynamic podium** with vertically-integrated program so that the street experience is active, inviting, and **native to Austin** as well as the Rainey district.
2. BUILDING ECOLOGY:
Celebrate nature and community with immersive vegetation and ample views to the lake at all shared spaces.
3. CONNECTION TO PLACE:
Design a building that **speaks with its context** by architecturally responding to the site's stunning views of the lake and downtown.



CONCEPT

PS 9: Provide Pedestrian-Scaled Lighting



PHOTOMETRIC PLAN

20 | RIVER STREET RESIDENCES | 2020-10-22

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High Street Residential

PZ 2: Contribute to an Open Space Network
PZ 3: Emphasize Connections to Parks and Greenways

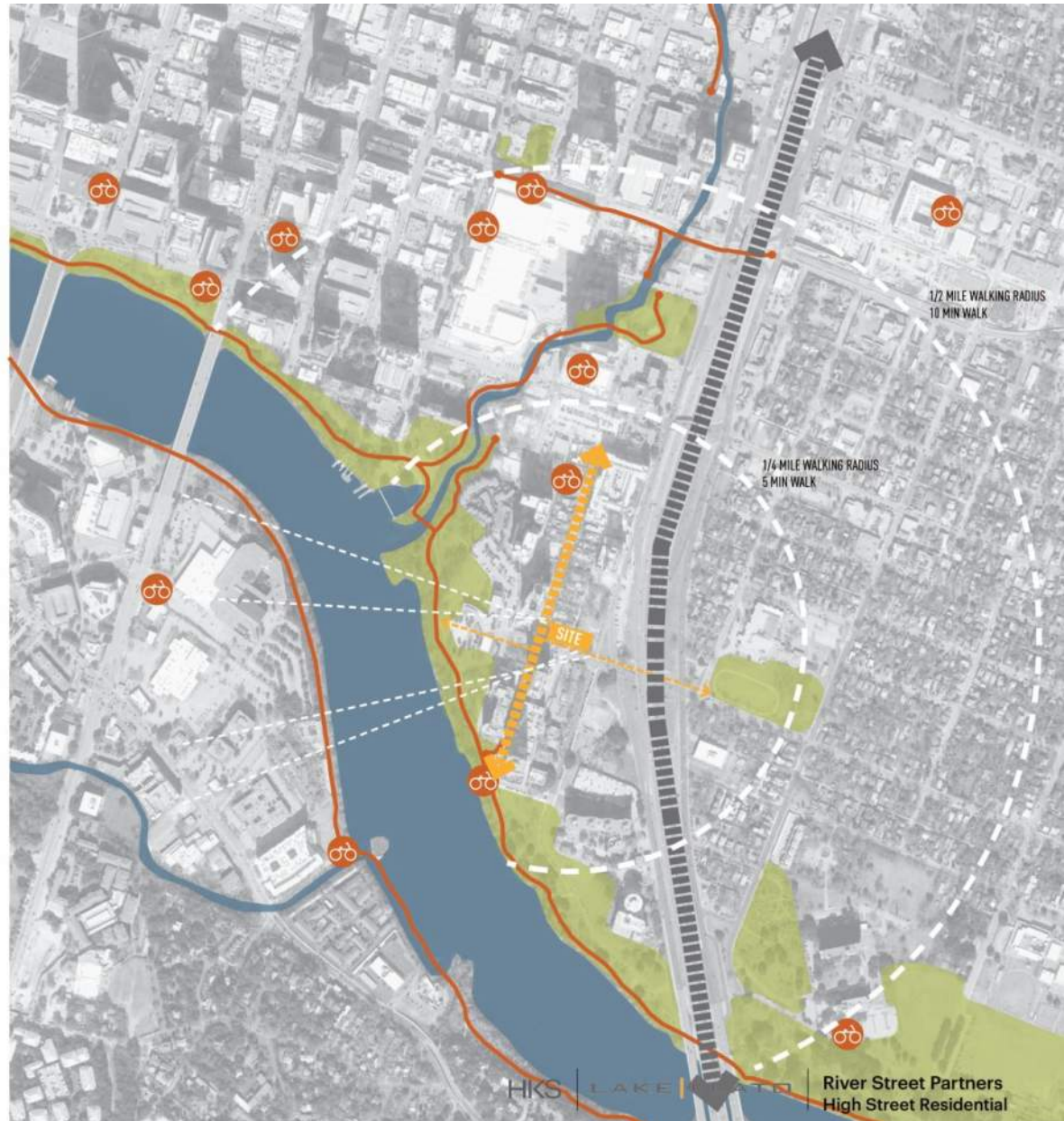


The site is a terminus of the Rainey Street district, as well as an entry point to the lakeside hike-and-bike trail system. At this critical intersection, this project will be an iconic beacon, setting the identity for an entire downtown district. The building will be highly visible from the bridges to the west as well as from the major corridor of I-35.

The site has many easily accessible connections to walking and biking paths, both along the lake and into downtown Austin, and is easily accessible by car as well. Most strikingly, the project will have stunning clear views to the west and east from every level above the ground, unique to any site in this district. At the top floors, the residential units will also have sweeping views of downtown Austin.

SITE

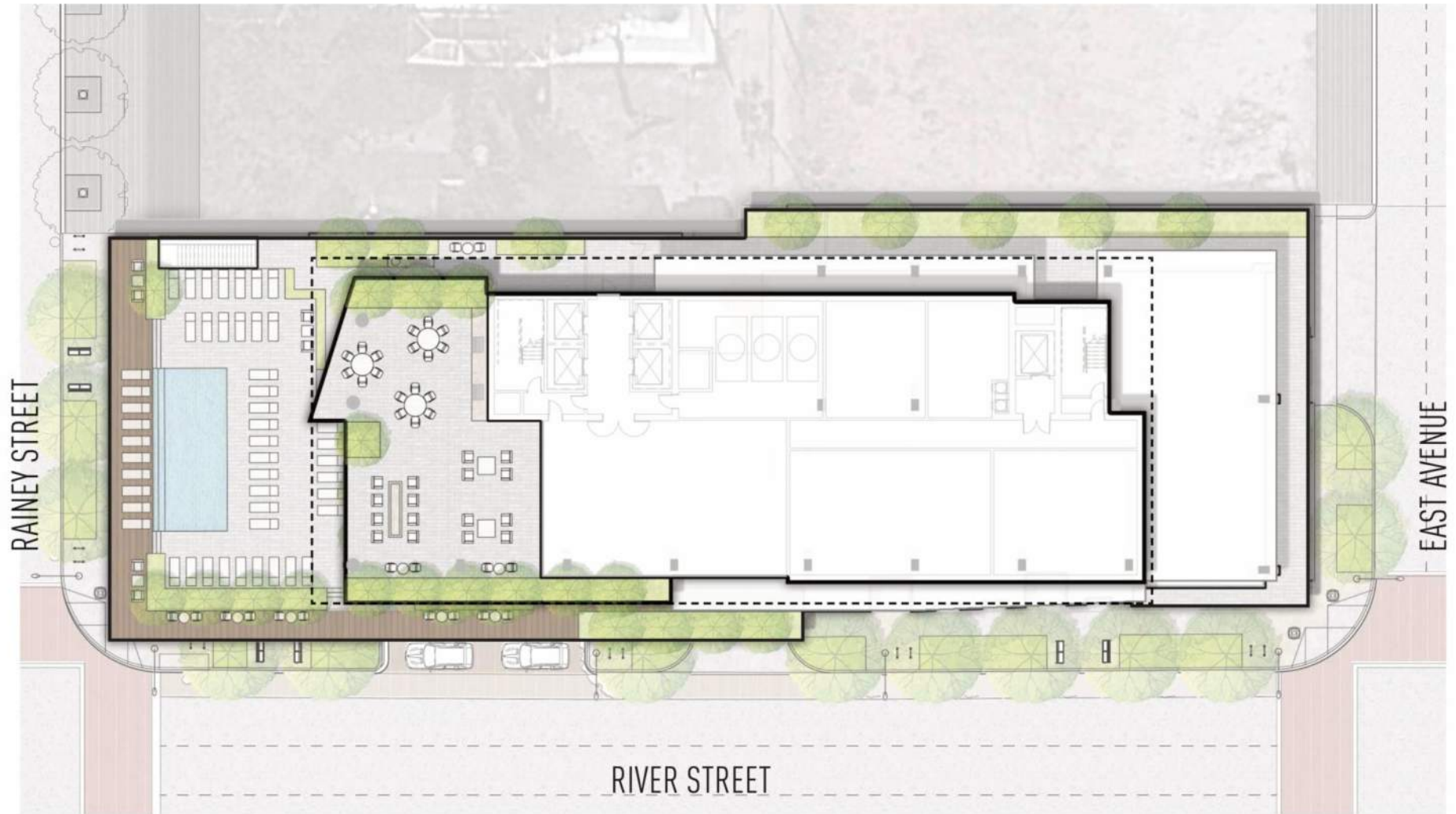
3 | RIVER STREET RESIDENCES | 2020-10-22



PZ 4: Incorporate Open Space into Residential Development

PZ 5: Develop Green Roofs

PZ 12: Use Plants to Enliven Urban Spaces

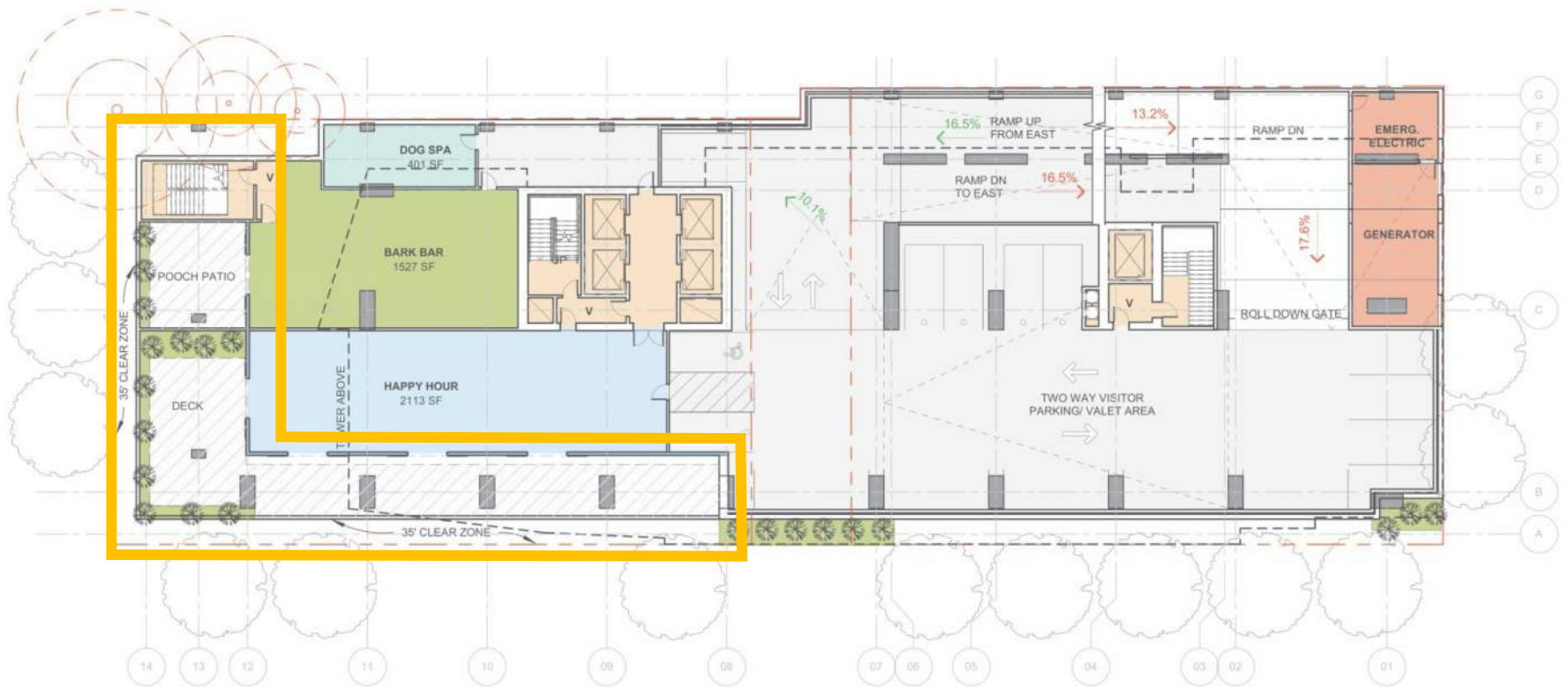


SITE PLAN

PZ 4: Incorporate Open Space into Residential Development

PZ 5: Develop Green Roofs

PZ 12: Use Plants to Enliven Urban Spaces



FLOOR PLAN 02 - COMMONS / PARKING

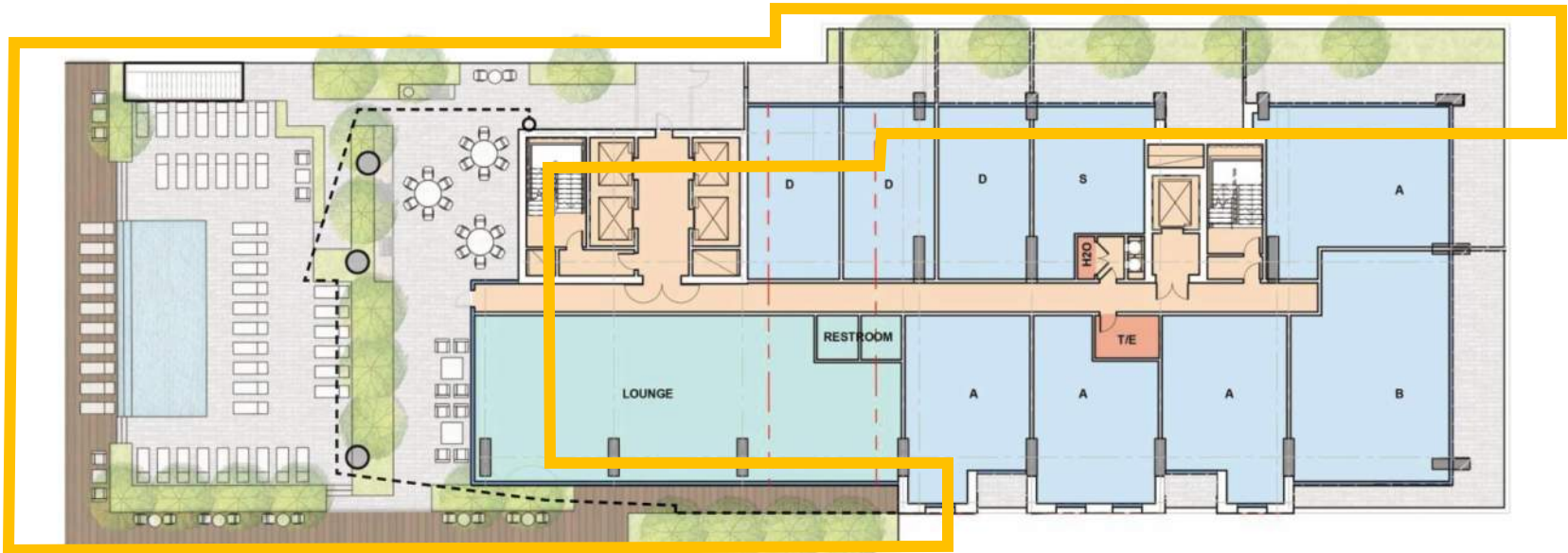
22 | RIVER STREET RESIDENCES | 2020-10-22

HKS | LAKE FLATO | River Street Partners
High Street Residential

PZ 4: Incorporate Open Space into Residential Development

PZ 5: Develop Green Roofs

PZ 12: Use Plants to Enliven Urban Spaces



LOWER AMENITY PLAN

26 | RIVER STREET RESIDENCES | 2020-10-22

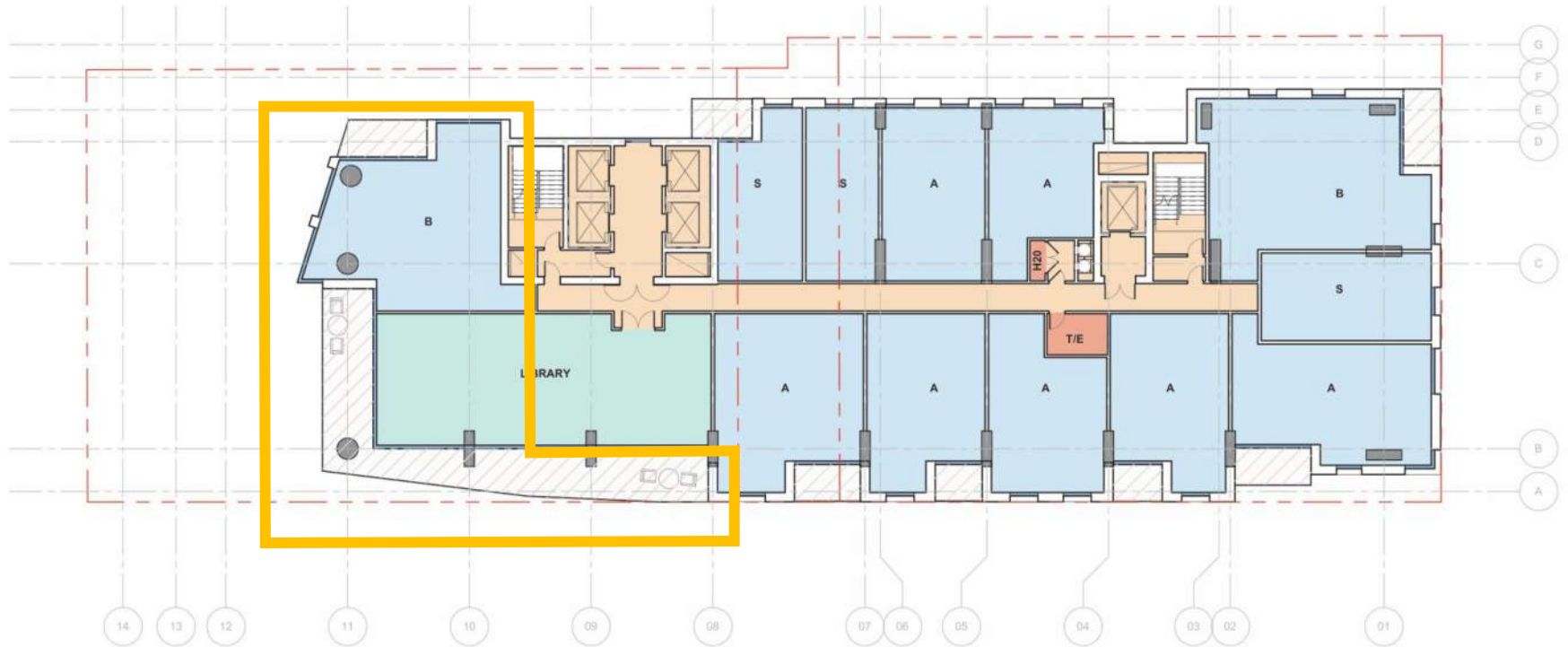


HKS | LAKE | FLATO | River Street Partners
High Street Residential

PZ 4: Incorporate Open Space into Residential Development

PZ 5: Develop Green Roofs

PZ 12: Use Plants to Enliven Urban Spaces



UPPER AMENITY PLAN

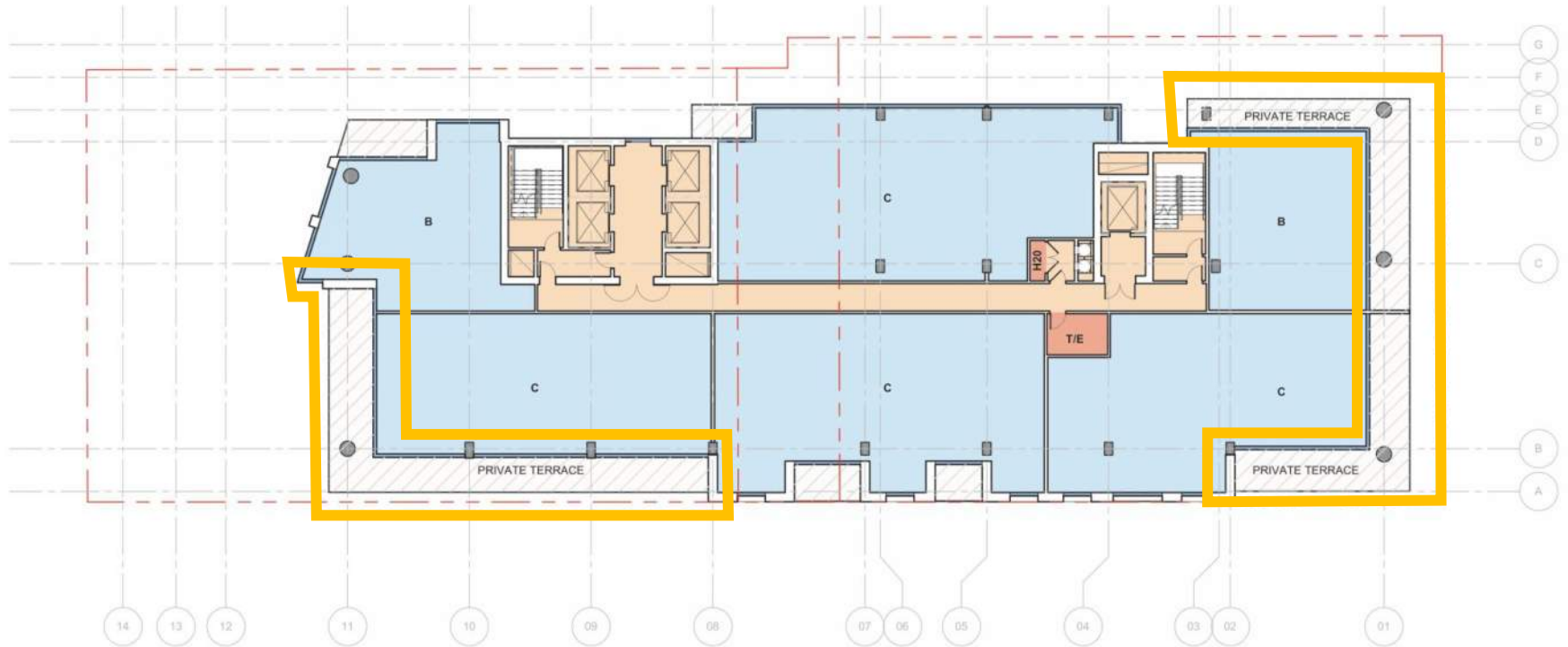
29 | RIVER STREET RESIDENCES | 2020-10-22

HKS | LAKE FLATO | River Street Partners
High Street Residential

PZ 4: Incorporate Open Space into Residential Development

PZ 5: Develop Green Roofs

PZ 12: Use Plants to Enliven Urban Spaces



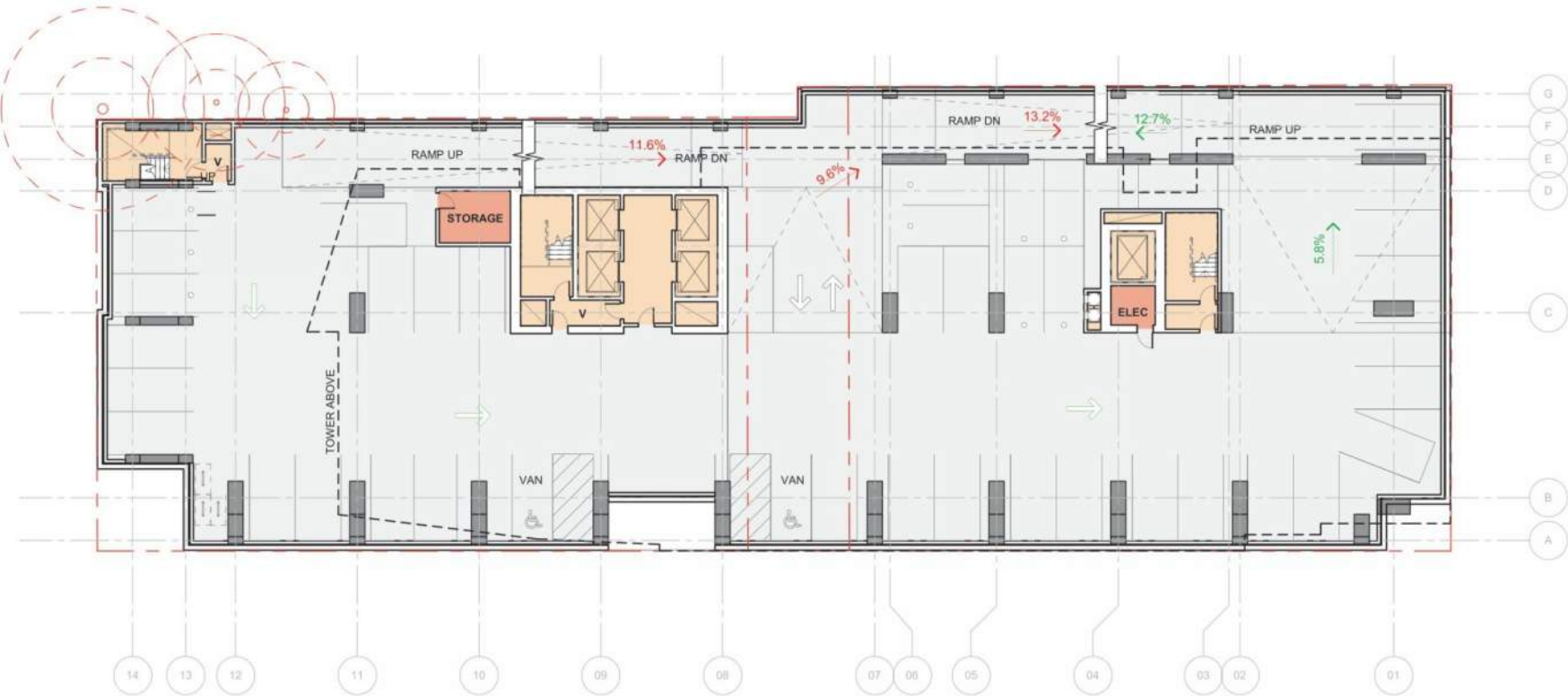
PENTHOUSE UNIT PLAN

33 | RIVER STREET RESIDENCES | 2020-10-22



HKS | LAKE | FLATO | River Street Partners
High Street Residential

B 5: Control On-Site Parking

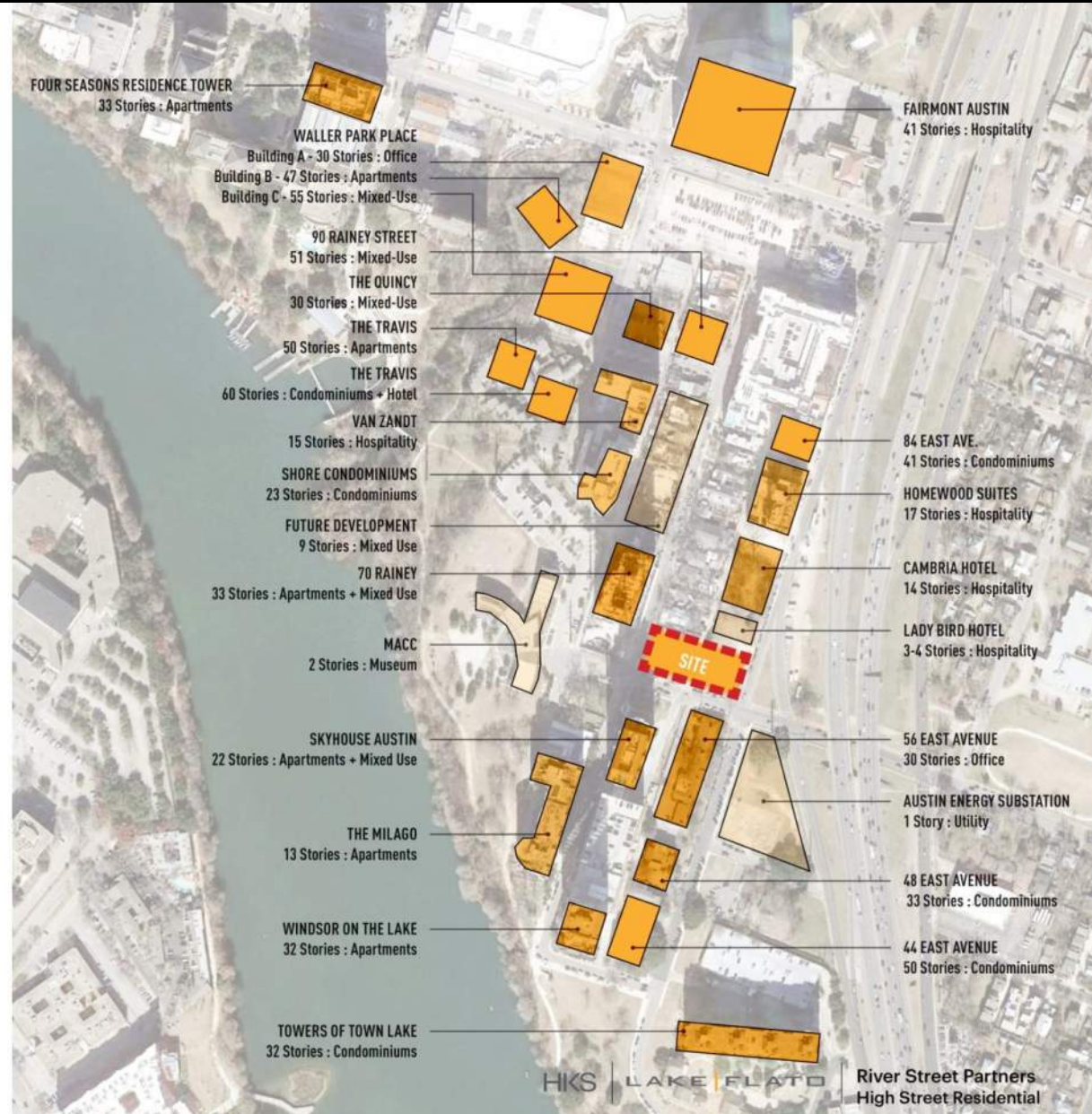


FLOOR PLAN 03 - PARKING

23 | RIVER STREET RESIDENCES | 2020-10-22

Rainey Street is undergoing significant development. Our project will be positioned among many tall buildings, creating myriad view opportunities at different levels.

Consistent throughout the River Street Tower (from level 3 upward) will be stunning views to the west over Lady Bird Lake and beyond.



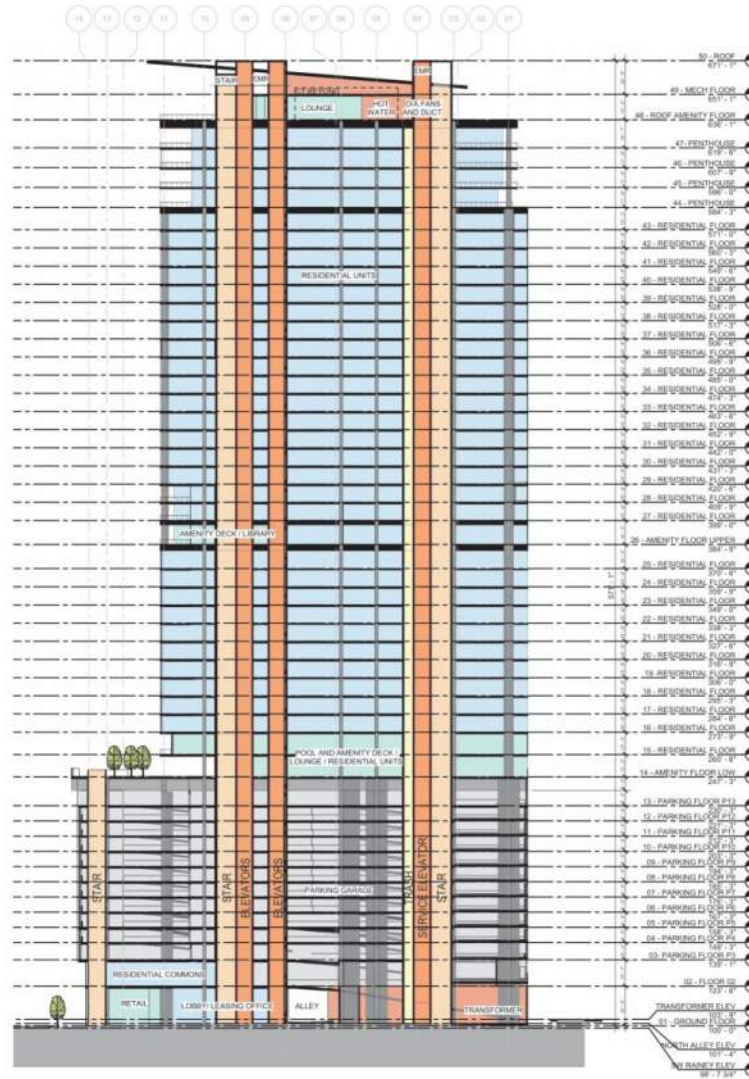
SITE — CONTEXT

5 | RIVER STREET RESIDENCES | 2020-10-22

TOP OF ROOF
671' - 1"

POOL DECK
247' - 3"

GROUND LEVEL
100' - 0"



MECHANICAL PENTHOUSE

SKY LOUNGE

PENTHOUSE
(25 UNITS)

APARTMENT UNITS
(248 UNITS)

THE LIBRARY

APARTMENT UNITS
(136 UNITS)

POOL / URBAN TERRACE

RETAIL / HAPPY HOUR
(1,500 SF)

SECTION

8 | RIVER STREET RESIDENCES | 2020-10-22

HKS

LAKE FLATO

River Street Partners
High Street Residential

Rainey Street, once a modest collection of bungalows, has become a vibrant destination district. Populated with food trucks, bars, restaurants, and creative activity, the street is lively with visitors most hours of the day and night. It is also fast becoming home to dense development, including hotels, residences, and office. Thus the identity of Rainey Street must evolve, a new development project has the opportunity to embrace a more urban future while remaining rooted in a historic Austin neighborhood.



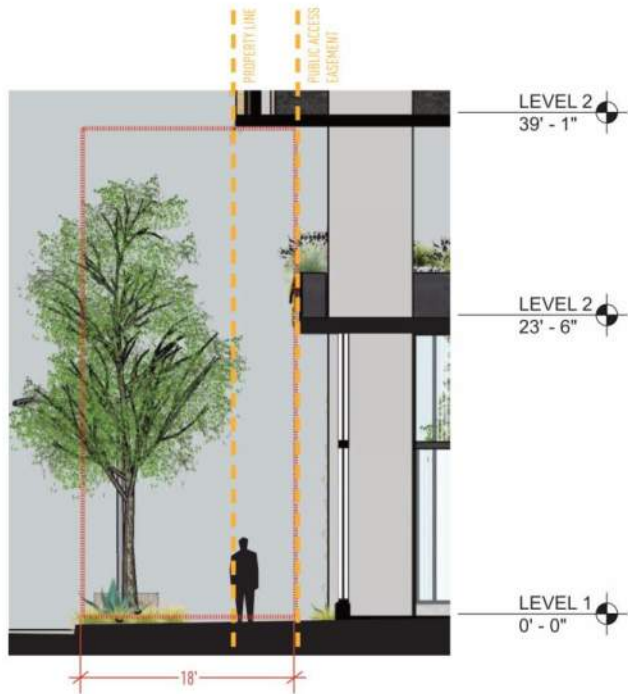
The Rainey Street district is bordered by main vehicular thoroughfares (Cesar Chavez and I-35) and by natural features (Waller Creek and Lady Bird Lake), existing at the intersection of urbanism and nature.

SITE — CULTURE

6 | RIVER STREET RESIDENCES | 2020-10-22



HKS | LAKE | FLATO | River Street Partners
High Street Residential



AT RAINEY AND RIVER STREETS, THE BUILDING STEPS BACK AT LEVELS 1 & 2 TO PROVIDE 18' CLEAR UP TO 35' HIGH FOR GREAT STREETS. COLUMNS ARE THE ONLY ARCHITECTURAL ELEMENTS IN THIS ZONE (RIVER STREET ONLY).



BUILDING PRESERVES MINIMUM 18' CLEAR OVER ALLEY IN ORDER TO ALLOW ACCESS THROUGH SITE.

STREET EXPERIENCE

19 | RIVER STREET RESIDENCES | 2020-10-22

B 4: Encourage Inclusion of Local Character
B 6: Create Quality Construction



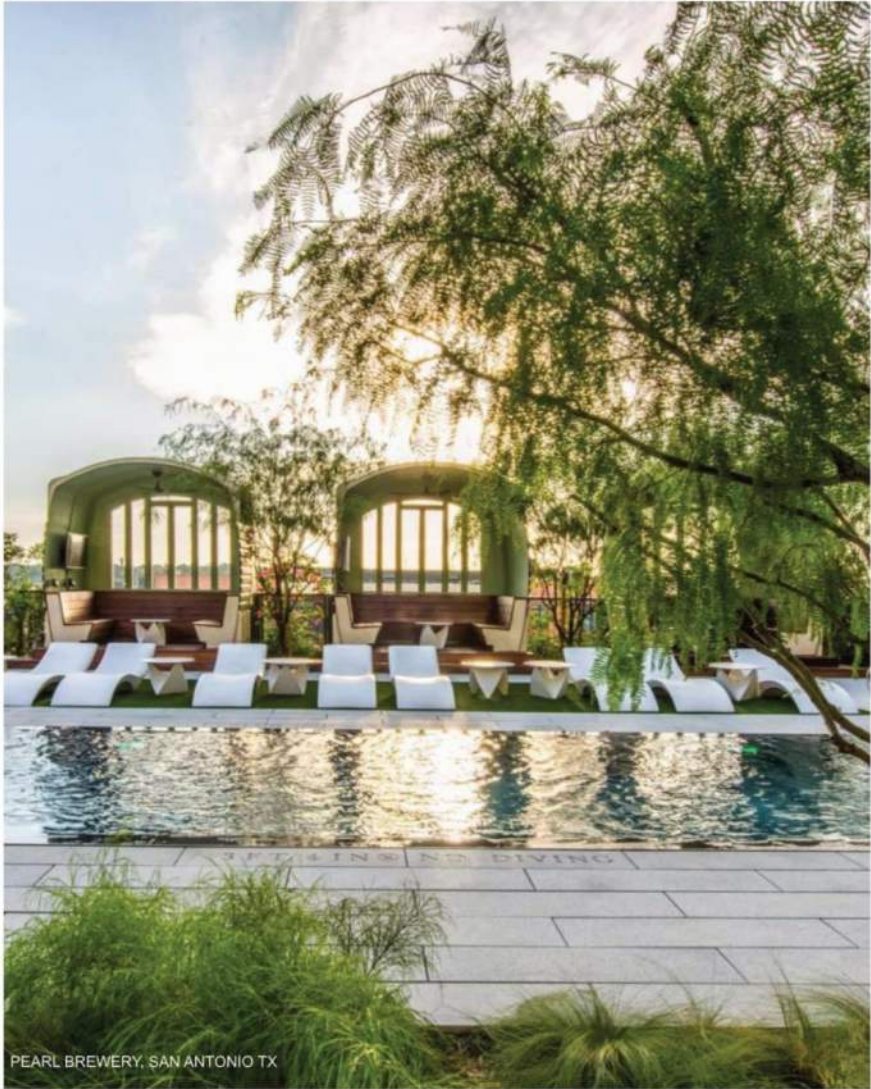
INSPIRATION — STREET

B 4: Encourage Inclusion of Local Character
B 6: Create Quality Construction



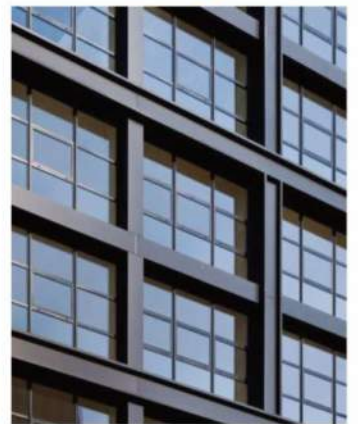
INSPIRATION — PODIUM

- B 4: Encourage Inclusion of Local Character
- B 6: Create Quality Construction



INSPIRATION — AMENITY DECKS

B 4: Encourage Inclusion of Local Character
B 6: Create Quality Construction



INSPIRATION — SKIN



FLOOR PLAN 04 - PARKING

24 | RIVER STREET RESIDENCES | 2020-10-22



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WELLNESS LEVEL

27 | RIVER STREET RESIDENCES | 2020-10-22



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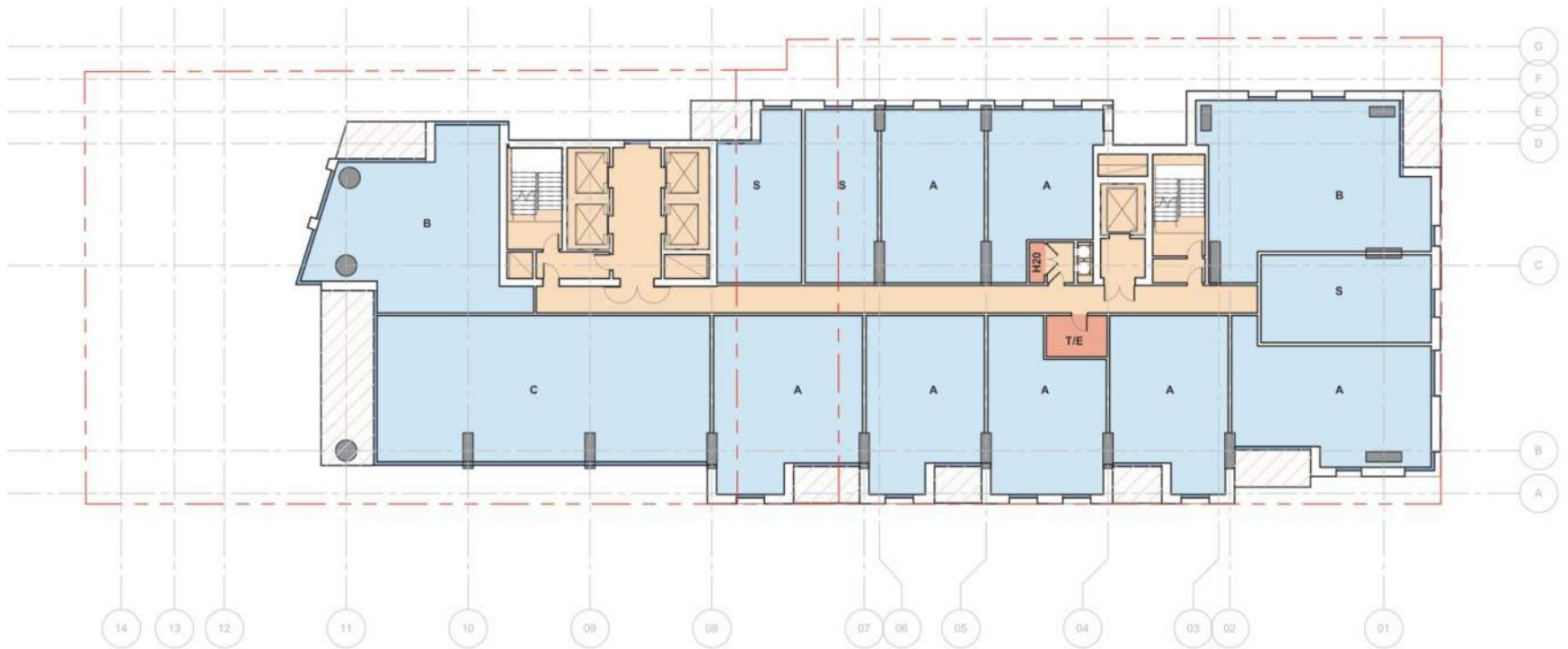


LOWER RESIDENTIAL UNIT PLAN

28 | RIVER STREET RESIDENCES | 2020-10-22

0' 5' 10' 20' 40' N

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High Street Residential

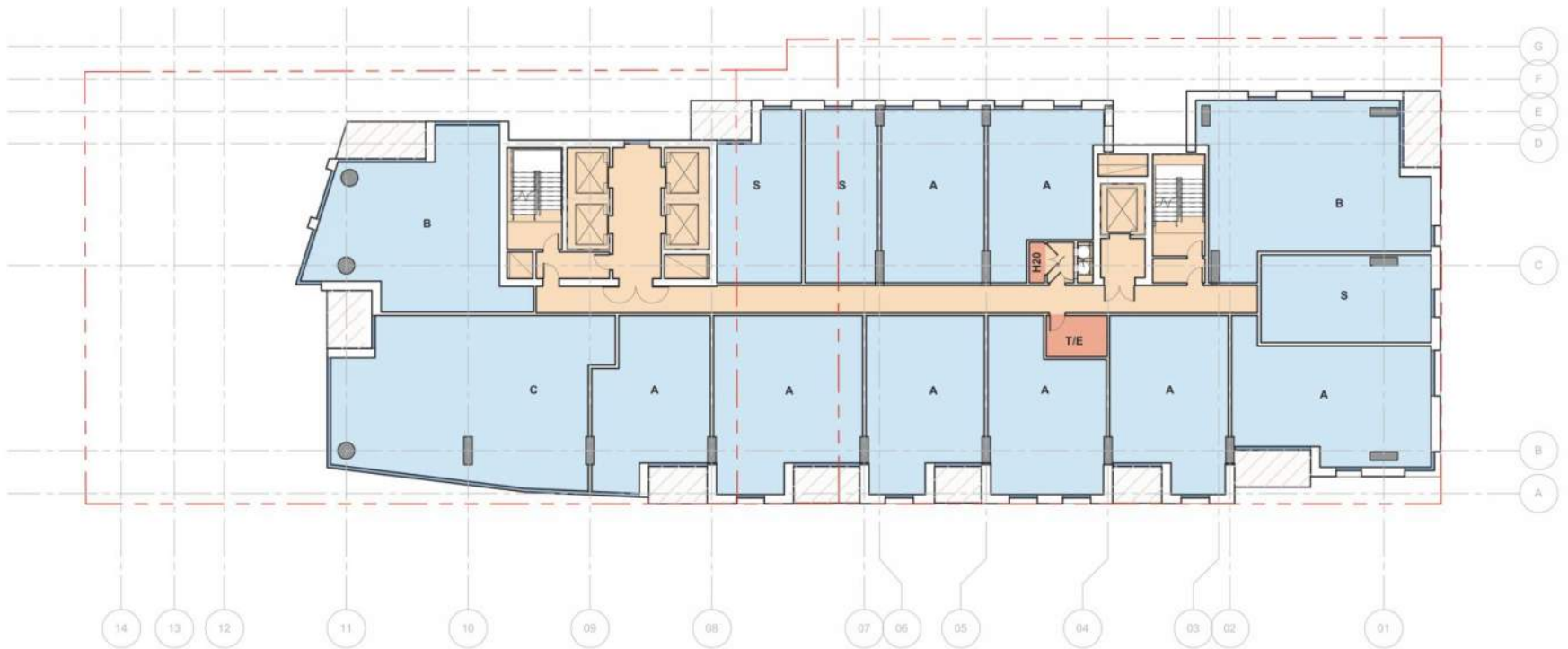


UPPER RESIDENTIAL UNIT PLAN L27-28

30 | RIVER STREET RESIDENCES | 2020-10-22



HKS | LAKE FLATO | River Street Partners
High Street Residential



UPPER RESIDENTIAL UNIT PLAN

31 | RIVER STREET RESIDENCES | 2020-10-22

HKS

LAKE FLATO

River Street Partners
High Street Residential



PENTHOUSE AMENITY UNIT PLAN

32 | RIVER STREET RESIDENCES | 2020-10-22

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High Street Residential

- 1. Deemphasize cars.** Transportation habits are changing, and it is likely that during the lifespan of this building, car ownership will become a thing of the past.
 - Design for all modes of transportation including rideshare, bicycle, and micro-mobility solutions.
 - Design the parking floors so they can be adapted into occupiable space.
- 2. Create a performative skin.** Utilize iterative parametric design to develop strategies for strategic glazing and effective shading. It is advantageous that the site is generally oriented east-west, but the design will need to reconcile panoramic views with solar and glare control, especially to the west and south.
 - A 40% Window-to-Wall ratio as an average over the entire building sets the stage for good performance (energy, daylight, acoustics, thermal comfort, bird strikes, reflections, etc.).
 - Planters, balconies, and structure can serve as sun-shading elements.
- 3. Incorporate plants into the podium facade** in order to establish an expressive identity, to create a biophilic experience, and to connect the project to its site. All vegetation must be simple and easy to maintain.
 - Select native plants that can thrive in the conditions in which they will live.
 - Integrate irrigation within overall building systems, structure, and/or facade.
- 4. Tell a great water story.** In Texas, water is our most precious resource; the project should collect, store, and reuse water in ways that are both expressive and beneficial to users.
 - Collect and use rainwater effectively.
 - Recirculate and use condensate effectively.
- 5. Set new standards for development in the city of Austin.** Do better; give back.
 - Achieve more than the AEGB 2-star minimum.
 - Consider additional certifications, such as LEED and/or WELL.
 - Incorporate renewable energy solutions as an expression of a sustainable ethos.

DESIGN — PERFORMANCE GOALS

38 | RIVER STREET RESIDENCES | 2020-10-22



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High Street Residential

Parking

- 491 vehicular spaces
- 25 bicycle spaces

RIVER STREET RESIDENCES

OCTOBER 22 2020

