

**PLANNING COMMISSION
DOWNTOWN DENSITY BONUS REQUEST
SITE PLAN REVIEW SHEET**

CASE NUMBER: SP-2019-0465C **PLANNING COMMISSION
HEARING DATE:** December 8, 2020

PROJECT NAME: River Street Residences

ADDRESS: 61-69 Rainey Street & 60 East Ave.

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

CASE MANAGER: Jeremy Siltala Phone: (512) 974-2945
Jeremy.Siltala@austintexas.gov

URBAN DESIGN STAFF: Aaron D. Jenkins Phone: (512) 974-1243
Aaron.jenkins@austintexas.gov

NEIGHBORHOOD PLAN: Downtown

PROPOSED DEVELOPMENT:

The applicant is requesting administrative approval for the construction of a 48 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 [25-2-586](#).

PROJECT REQUEST:

1. Make a recommendation to the City Council on the use of the other community benefits in accordance with LDC Section 25-2-586(E)(1)-(11) and Section 25-2-586(E)(12(f)).
2. In accordance with LDC Section 25-2-586(B)(6), make a recommendation to the City Council on a request for additional floor to area ratio (FAR) from 15:1 to 22:1 for a proposed multi-family high rise project that has participated in the Downtown Density Bonus Program and is processing a request for bonus area up to 15:1 FAR to be granted administratively.

SUMMARY STAFF RECOMMENDATION:

Staff Recommendation (per 25-2-586(B)(6)(c)) for Downtown Density Bonus Program Application:
River Street Residences:

Note: Because there are frequent references to LDC Section 25-2-586(B)(3) and (B)(6) and Figure 2 (referenced in (B)(3)), we have attached those pages to this recommendation.

Staff Recommendation Regarding Gatekeeper Requirements:

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

- The applicant has committed to providing streetscape improvements consistent with the Great Streets Standards. The projects East Ave face will not have Great Streets due to fronting TXDOT Right of Way.
- The applicant has committed to achieve a minimum Two-Star rating under the Austin Energy Green Building Program.
- The applicant has provided documentation indicating substantial compliance with the Urban Design Guidelines.

Downtown Density Bonus: Great Streets Fee in Lieu

Certain properties in Downtown are eligible to participate in the Downtown Density Bonus Program (the Program) as outlined in [25-2-586](#). In accordance with Program requirements, the applicant is required to execute a restrictive covenant committing to provide streetscape improvements along all public street frontages, consistent with the Great Streets Standards (the Standards).

Properties in the Rainey St. Subdistrict of the Waterfront Overlay are eligible to participate in the Program per [25-2-739](#). Certain properties in the subdistrict front on Texas Department of Transportation (TxDOT) right-of-way (ROW). On such portion where properties front said ROW, the City of Austin has no jurisdiction to require streetscape improvements. Any proposed improvements outside private property on said frontage are to be coordinated with TxDOT.

On March 12, 2020, the City Council executed [Resolution No. 20200312-040](#). The Council directed the City Manager to “bring forward a recommendation for creating a fee-in-lieu option for the Great Streets requirement of the Downtown Density Bonus Program for projects unable to provide such streetscapes due to other jurisdictional opposition to their construction.”

Staff Recommendation Regarding Community Benefits:

The applicant seeks a total “Bonus Area” (defined by Section 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 14.0 FAR can be thought of as having two parts: (1) the 7.0 FAR between the parcel’s primary entitlement of 8.0 and the maximum FAR of 15.0 allowed under 25-2-568(B)(3); and (2) the 7.0 FAR between the 15.0 allowed under 25-2-568(B)(3) and the 22:1 sought for the project as a whole.

The applicant has proposed to achieve the 14.0 FAR of Bonus Area as follows:

- 14.0 FAR: Fee-in-lieu payment of \$1,204,575 for affordable housing.
 - \$825,265 (8:1 to 15:1 FAR)
 - \$379,319 (15:1 TO 22:1 FAR)

Thus, the applicant has met the requirement of Section 25-2-586(B)(3)(d)(1) of offering community benefits “above” those offered to achieve the 15.0 FAR allowed in Figure 2.

Staff Recommendation Regarding the Appropriateness of the Project’s Proposed 22:1 FAR:

1. Section 25-2-586(B)(6) does not provide any specific criteria upon which to base a staff recommendation with respect to a request to exceed by 7.0 FAR the maximum FAR of 15.0 identified in 25-2-586(B)(3) and Figure 2. In the absence of specific criteria, staff’s recommendation was arrived at as follows.

Section 25-2-586(E)(1)

- 7,586.2 square feet (On site provision above 15:1) On-site affordable housing is being provided.
- A Fee-In-Lieu in the amount of \$379,310 will be provided to the affordable housing fund. This amount is specific to achieve the FAR above the 15:1 administrative limit. An amount of \$825,265 will also be provided to the afforded housing fund to go beyond the 8:1 Rainey district allowance

Taking all of that into consideration, staff recommends in favor of the request for 22:1 FAR.

By adopting Section 25-2-586(B)(6) the City Council clearly assigned to the Planning Commission the role of providing its own recommendation and reserved for itself (Council) the right to grant FAR that exceeds the maximum FAR allowed in Figure 2.

PROJECT INFORMATION

SITE AREA	23,579 square feet	.5413 acres	
EXISTING ZONING	CBD		
TRAFFIC IMPACT ANALYSIS			
CAPITOL VIEW CORRIDOR			
PROPOSED ACCESS	East Ave		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	8:1	0	22:1
BUILDING COVERAGE	100%	0	505,409 SF
PARKING		0	491

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	CBD	Office and Multi Family
<i>North</i>	CBD	Office and Multi Family
<i>South</i>	CBD	Office and Multi-family
<i>East</i>	CBD	
<i>West</i>	CBD	Multi-family and Office

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
River Street			Arterial
Rainey Street			Arterial



DOWNTOWN DENSITY BONUS PROGRAM (DDBP) SUBMITTAL APPLICATION

INSTRUCTIONS

A property owner (**Owner**) or his/her representative (**Applicant**) acting on behalf of the Owner can initiate an administrative request to the Director of Planning (Director) seeking additional Floor-to-Area (FAR) entitlements as outlined in the Downtown Density Bonus Program as approved by [Ordinance No. 20140227-054](#).

In order for the Director to conduct an administrative review, the requirements listed below must be submitted. Once an application is deemed complete, the Director will inform the Applicant of review commencement.

The following submittals are required in a complete PDF package of no more than 10 Mb in size with sheets no larger than 11x17 inches:

1. Completed DDBP Application;
2. Vicinity plan locating the project in its context, and showing a minimum 9 block area around the project;
3. Location and nature of nearby transit facilities;
4. Drawings (submitted drawings should demonstrate compliance with Subchapter E Design Standards, as applicable):
 - Site plan;
 - Floor plans;
 - Exterior elevations (all sides);
 - Three-dimensional views;
5. As part of the gatekeeper requirements,
 - Urban Design Guidelines checklist;
 - Great Streets - ;
 - 2 Star Austin Energy Green Building rating - submit copy of the projects signed Austin Energy Green Building Letter of Intent and Austin Energy Green Building checklist;
6. Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project.
7. Coordination memo acknowledgment from the City of Austin's Neighborhood Housing and Community Development Department (NHCD) detailing affordable housing community benefits. Please contact [Ms. Sandra Harkins](#) at NHCD for more information.



**DOWNTOWN DENSITY BONUS PROGRAM (DDBP)
SUBMITTAL APPLICATION**

1. Project Name:

2. Property Owner

Tracts 1-2

61 Rainey Street LLC
69 Rainey Street LLC
1900 Newton St. #A
Austin, TX 78704-4228

Tract 3

River Street Partners LLC
906 Rio Grande St
Austin, TX 78701

Name:

Address:

Phone:

E-mail:

3. Applicant/Authorized Agent

Name:

Address:

Phone:

E-mail:

4. Anticipated Project Address:

5.Site Information

- a. Lot area *(also include on site plan)*:

- b. Existing zoning (include any zoning suffixes such as "H," "CO," etc. If the property has a conditional overlay (CO), provide explanation of conditions (attach additional pages as necessary):

- c. Existing entitlements:

- I. Current floor to area (FAR) limitation:

- II. Current height limitation (in feet) :

- III. Affected by Capitol View Corridors (CVCs) Yes/No?

☐ Yes

☒ No

If yes, please provide specify height allowed under CVC:

6.Existing Deed Restrictions

Detail existing deed restrictions on the property (if any):

7. Building Information

- a. Total square footage - Only include the square footage that counts towards FAR; see [LDC 25-1-21\(40\), \(44\), and \(45\)](#):

- b. Gross floor area devoted to the different land use categories included in the project (e.g., retail/restaurant, office, apartment, condominium, hotel):

- c. Number or units (if residential development):

- d. Number of rooms (if hotel or similar use):

- e. Number of floors:

- f. Height:

- g. FAR requested:

8. Gatekeeper Requirement (1 of 3): Urban Design Guidelines for Austin

Provide detailed explanation of how the project substantially complies with the [Urban Design Guidelines for Austin \(referencing specific guidelines\)](#) [in order](#) to meet the first *Gatekeeper* requirement of the DDBP as described in LDC § 25-2-586 (C)(1)(a). Attach Urban Design Guidelines checklist and additional page(s) as necessary.

9. Gatekeeper Requirement (2 of 3): Great Streets

Provide an explanation of how this project meets Great Streets standards, the second *Gatekeeper* requirement of the DDBP as described in LDC § 25-2-586 (C)(1)(b). Attach additional page(s) as necessary:

10. Gatekeeper Requirement (3 of 3): 2 Star Austin Energy Green Building

Provide an explanation of how this project achieves a minimum two Star Austin Energy Green Building, in order to meet the third *Gatekeeper* requirement of the DDBP as described in [LDC § 25-2-586 \(C\)\(1\)\(c\)](#). Attach Austin Energy Green Building checklist and additional page(s) as necessary:

11. Density Bonus Calculation

Provide a calculation method of how the additional FAR is sought including site area and amount per square foot according to the Community Benefits calculations described in [LDC § 25-2-586 \(E\)\(1\)-\(12\)](#).

12. Community Benefits: Onsite, Fee in lieu, or Combination

Detail which community benefits from [LDC § 25-2-586 \(E\)](#) will be used and how they will be applied (on site, fee in lieu of, or combination of the two). Attach additional page(s) as necessary:

13. Acknowledgements

- a. Applicant understands that a standard restrictive covenant template will be drafted by the City of Austin to address Gatekeeper requirements in accordance with 25-2-586(C)(1):

☒ Yes☐ No

- b. Applicant understands that will be required to submit a copy of the project's signed Austin Energy Green Building Letter of Intent:

☒ Yes☐ No

- c. Applicant has received and reviewed a copy of the [Downtown Density Bonus Ordinance](#):

☒ Yes☐ No

- d. Applicant has received and reviewed a copy of the [Urban Design Guidelines for Austin](#):

☒ Yes☐ No

- e. Applicant has scheduled presentation to the Design Commission Working Group and follow-up Design Commission Meeting by coordinating dates with program staff? (aaron.jenkins@austintexas.gov)

☒ Yes☐ No

- f. If considering in lieu fee or provision of on-site affordable housing as a public benefit, Applicant has scheduled a coordination meeting with the Neighborhood Housing and Community Development Department to detail program requirements and obtained a letter of affordability from NHCD:

☐ Yes☒ No



Signed: Owner or Applicant

Authorized Agent

Date Submitted



DOWNTOWN DENSITY BONUS PROGRAM (DDBP) APPLICATION SUBMITTAL CHECKLIST

Submitted:

- ☐ Completed DDBP Application;
- ☐ Vicinity plan/aerial locating the project in its context, and showing a minimum 9 block area around the project;
- ☐ Location of nearby transit facilities;
- ☐ Drawings:
 - Site plan;
 - Floor plans;
 - Exterior elevations (all sides);
 - Three-dimensional views;
- ☐ Copy of the projects signed Austin Energy Green Building Letter of Intent;
- ☐ Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project.
- ☐ Letter of affordability and acknowledgment from NHCD for affordable housing community benefit.



City of Austin

Design Commission

DESIGN COMMISSION RECOMMENDATION 20201026-01A

Date: October 28, 2020

Subject: Design Commission recommendation for the River Street Residences project, located at 61-69 Rainey Street and 60 East Avenue.

Motioned By: Aan Coleman

Seconded By: Jessica Rollason

Recommendation:

The City of Austin Design Commission recommends that the River Street Residences project, located at 61-69 Rainey Street and 60 East Avenue, as presented on October 26, 2020, substantially complies with the City of Austin Urban Design Guidelines. The Commission further recommends that the applicant explores providing more permeability on the retail space façade, like operable walls or overhead doors. Additionally, the Commission recommends the applicant explores expressing the entry to the café more definitively.

Rationale:

Dear Honorable Mayor, City Council, Planning Commission, and Director of Housing and Planning Department,

This letter is to confirm the Design Commission's recommendation that the River Street Residences project, located at 61-69 Rainey Street and 60 East Avenue, as presented to us on October 26, 2020 substantially complies with the Urban Design Guidelines as one of the gatekeeper requirements of the Downtown Density Bonus Program. Our review found the following:

1. The project proposes terraced landscaped planters
2. The project proposes integrating artwork at street level
3. The project proposes 15,180 square feet of affordable housing.
4. The project proposes \$1,204,575 in fees-in-lieu to NHCD.

Respectfully,
City of Austin Design Commission

Vote: 7 - 1 - 1

For: Ben Luckens, Aan Coleman, Jessica Rollason, Evan Taniguchi, Melissa Henao-Robledo, Beau Frail, Samuel Franco

Against: David Carroll

Abstain: Josue Meiners

Absent: Bart Whatley, Martha Gonzalez

Attest: David Carroll, Chair of the Design Commission

David Carroll, Chair

Melissa Henao-Robledo,
Vice Chair

Aan Coleman

Beau Frail

Samuel Franco

Martha Gonzales

Ben Luckens

Josue Meiners

Jessica Rollason

Evan Taniguchi

Bart Whatley

Jorge Rousselin,
Executive Liaison

Aaron D. Jenkins
Staff Liaison

Art Zamorano
Staff Liaison



River Street Market & Homes – Downtown Austin Design Guidelines
Density Bonus Application

Area-Wide Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
AW.1	Create dense development	YES	This project will deliver a 522,017 square foot residential tower in Downtown Austin with a proposed FAR of up to 23:1.
AW.2	Create mixed-use development	YES	The applicant has proposed a mix of uses with ground floor restaurant and market
AW.3	Limit development which closes Downtown streets	YES	Project does not propose to close any streets. The existing alley will be vacated, but will continue to function as an alley with the building constructed above.
AW.4	Buffer neighborhood edges	YES	No adjacent neighborhood streets
AW.5	Incorporate civic art in both public and private development	YES	Public art is proposed on the northwest corner of the building, on the façade facing Rainey Street.
AW.6	Protect important public views	YES	The project is not located in a Capitol View Corridor and has been designed.
AW.7	Avoid historical misinterpretations	YES	This project is not designed to replicate any historical styles.
AW.8	Respect adjacent historic buildings	YES	There are no adjacent historic buildings
AW.9	Acknowledge that rooftops are seen from other buildings and the street	YES	All mechanical equipment on the rooftop will be screened and incorporated into the project.
AW.10	Avoid the development of theme environments	YES	Project not a themed development.
AW.11	Recycle existing building stock	NO	No portion of the existing structures currently on-site are proposed to be recycled as part of this project.

River Street Market & Homes – 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	Sidewalks are designed to Great Streets Standards
PS.2	Minimize curb cuts	YES	One curb cut is proposed on East Avenue that will provide ingress/egress to the residential parking garage. The site will have one full curb cut and a drop-off area along River Street.
PS.3	Create a potential for two-way streets	YES	Rainey Street and River Street are two-way streets, while East Avenue fronting the project is currently one-way; the project will be designed to accommodate traffic from both directions.
PS.4	Reinforce pedestrian activity	YES	The ground floor will include a market and a beer garden space to invigorate the project at street-level and bring the inside out and connect the pedestrians to the building and continue the vibrant street life of the Rainey district. In addition, restaurant space on the second level will incorporate an outdoor dining porch fronting River Street.
PS.5	Enhance key transit stops	N/A	There are no existing transit stops on the abutting roadways
PS.6	Enhance the streetscape	YES	The project will construct Great Streets on Rainey Street and River Street creating an enhanced streetscape on Rainey Street and River Street. East Avenue is maintained by TxDOT and will also be Great Streets-compliant. The City Manager is currently investigating a fee-in-lieu option for the Great Streets requirement for roadways maintained by TxDOT

River Street Market & Homes – Downtown Austin Design Guidelines
Density Bonus Application

PS.7	Avoid conflicts between pedestrian and utility equipment	YES	The electric vault for the project is situated on the southeast corner of the site and is recessed beyond the sidewalk clear zone and underneath a building overhang to prevent conflicts between pedestrians and the equipment.
PS.8	Install street trees	YES	The project will install street trees in conjunction with the Great Streets program along all three street frontages to the greatest extent possible.
PS.9	Provide pedestrian-scaled lighting	YES	Pedestrian-scaled lighting will be provided. Such lighting will be in accordance with applicable City regulations.
PS.10	Provide protection from cars/promote curbside parking	YES	With the installation of Great Streets along Rainey Street and River Street, pedestrians will be protected from cars by the clear and planting zones associated with the Great Streets standards thus providing a buffer between cars and pedestrians. In addition, the project will create a drop-off zone on River Street to avoid conflicts with the vehicular traffic in the area. Pavement types at the curb cuts and alley crossings will change in texture for pedestrian awareness and safety.
PS.11	Screen mechanical and utility equipment	YES	Mechanical and utility equipment will be screened from view from adjacent right of way.
PS.12	Provide generous street-level windows	YES	The street level windows for the project will consist of floor-to-ceiling windows throughout most of the ground level of the project.
PS.13	Install pedestrian-friendly materials at street level	YES	The street level windows for the project will be floor-to-ceiling throughout most of the ground level of the project. All sidewalks are designed to comply with Great Streets. Pedestrian sidewalks will be finished with upgraded paving materials, including pavers and architectural concrete.

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 is designed to encourage the pedestrian and bicycle nature of Rainey Street and to provide improved pedestrian experience on sidewalks to enhance connections to nearby trail systems.

River Street Market & Homes – Downtown Austin Design Guidelines
Density Bonus Application

PZ.3	Emphasize connections to parks and greenways	YES.	The project is designed to encourage the pedestrian and bicycle nature of Rainey Street and to provide enhanced access to the Lady Bird Lake and Waller Creek trail systems.
PZ.4	Incorporate open space into residential development	YES	The 12 th level of the project will include a rooftop deck for residents of the project, which will be landscaped with native plantings. It will also include a swimming pool and seating areas.
PZ.5	Develop green roofs	YES	The 12 th level of the project will include a rooftop deck, which will be landscaped with native plantings. Additionally, the project will incorporate plantings along various portions of the exterior walls, creating green walls to combat urban heat islands and to improve air quality.
PZ.6	Provide plazas in high use areas	N/A	Project is not an urban plaza
PZ.7	Determine plaza function, size, and activity	N/A	Project is not an urban plaza
PZ.8	Respond to the microclimate in plaza design	N/A	Project is not an urban plaza
PZ.9	Consider views, circulation, boundaries, and subspaces in plaza design	N/A	Project is not an urban plaza
PZ.10	Provide an appropriate amount of plaza seating	N/A	Project is not an urban plaza
PZ.11	Provide visual and spatial complexity in public spaces	N/A	Project is not an urban plaza
PZ.12	Use plants to enliven urban spaces	YES	The project will comply with Great Streets requirements along all frontages of the building. Additionally, the project will provide vegetation on the rooftop decks, and plantings on the exterior walls of the tower. These exterior wall plantings will also serve as visual screening of the above-grade parking structure.
PZ.13	Provide interactive civic art and fountains in plazas	N/A	Project is not an urban plaza
PZ.14	Provide food service for plaza participants	N/A	Project is not an urban plaza
PZ.15	Increase safety in plazas through wayfinding, lighting, and visibility	N/A	Project is not an urban plaza
PZ.16	Consider plaza operations and maintenance	N/A	Project is not an urban plaza

River Street Market & Homes – Downtown Austin Design Guidelines
Density Bonus Application

Building Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
B.1	Build to the street	YES	This project will be built up to the street on all frontages – Rainey Street, River Street and East Avenue.
B.2	Provide multi-tenant, pedestrian-oriented development at the street level	YES	This project will provide pedestrian-oriented beer garden and market uses on the street level, a restaurant with outdoor seating on the second level, and a residential tower above.
B.3	Accentuate primary entrances	YES	The primary entrance is located on River Street and will be set further back from the Great Streets sidewalks and accentuated with additional plantings and outdoor seating.
B.4	Encourage the inclusion of local character	YES	The project is planning for local tenants from the Austin and Central Texas area. The landscape uses 100% native and adaptive, low-water use planting.
B.5	Control on-site parking	YES	All parking for the project will be provided onsite in a parking garage. Design of the parking structure provides minimal parking given market demand. Additionally, the parking floor plates are designed to be easily converted in the future to occupiable space when there is less demand for cars.
B.6	Create quality construction	YES	The project will be constructed with high quality materials and enclosure systems typical to high-rise building construction.

Conclusion			
	Total Number of UD Guidelines	46	
	Number of Guidelines applicable	34	
	Number of Guidelines met	33	

Community Benefits - River Street Residences	
On-Site Affordable Housing	
Rainey District Requirement	7,593.4 SF
On-Site Provision Above 15:1 FAR	7,586.2 SF
TOTAL:	15,179.6 SF
Fee-In-Lieu	
8:1 to 15:1 FAR Fees	\$ 825,265.00
15:1 to 21.43:1 FAR Fees	\$ 379,310.00
TOTAL:	\$ 1,204,575.00

RIVER STREET RESIDENCES

OCTOBER 22 2020

LAKE FLATO
ARCHITECTS

HKS

© 2020 HKS INC.

River Street Partners
High Street Residential



PAGE 3

SITE

- CONNECTIONS
- KEY VIEWS
- CONTEXT
- CULTURE

PAGE 7

CONCEPT

- DESIGN PRIORITIES
- BUILDING SECTION
- INSPIRATION IMAGERY

PAGE 13

DESIGN

- VICINITY PLAN
- SITE PLAN
- PERSPECTIVES
- FLOOR PLANS
- ELEVATIONS
- PERFORMANCE GOALS

PAGE 37

STACKING DIAGRAM



CONTENTS

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



LOOKING WEST TOWARD DOWNTOWN OVER 70 RAINEY (480')



LOOKING NORTH ALONG RAINEY STREET (480')



LOOKING EAST OVER AUSTIN (250')



LOOKING SOUTH TOWARD THE LAKE (350')

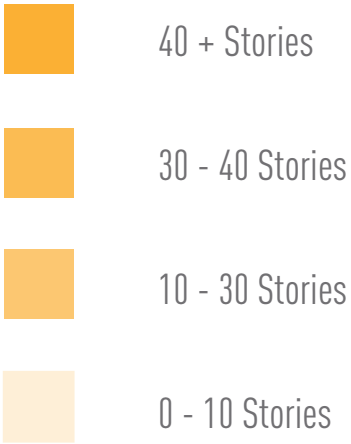


LOOKING WEST TOWARD THE LAKE OVER THE MACC (350')

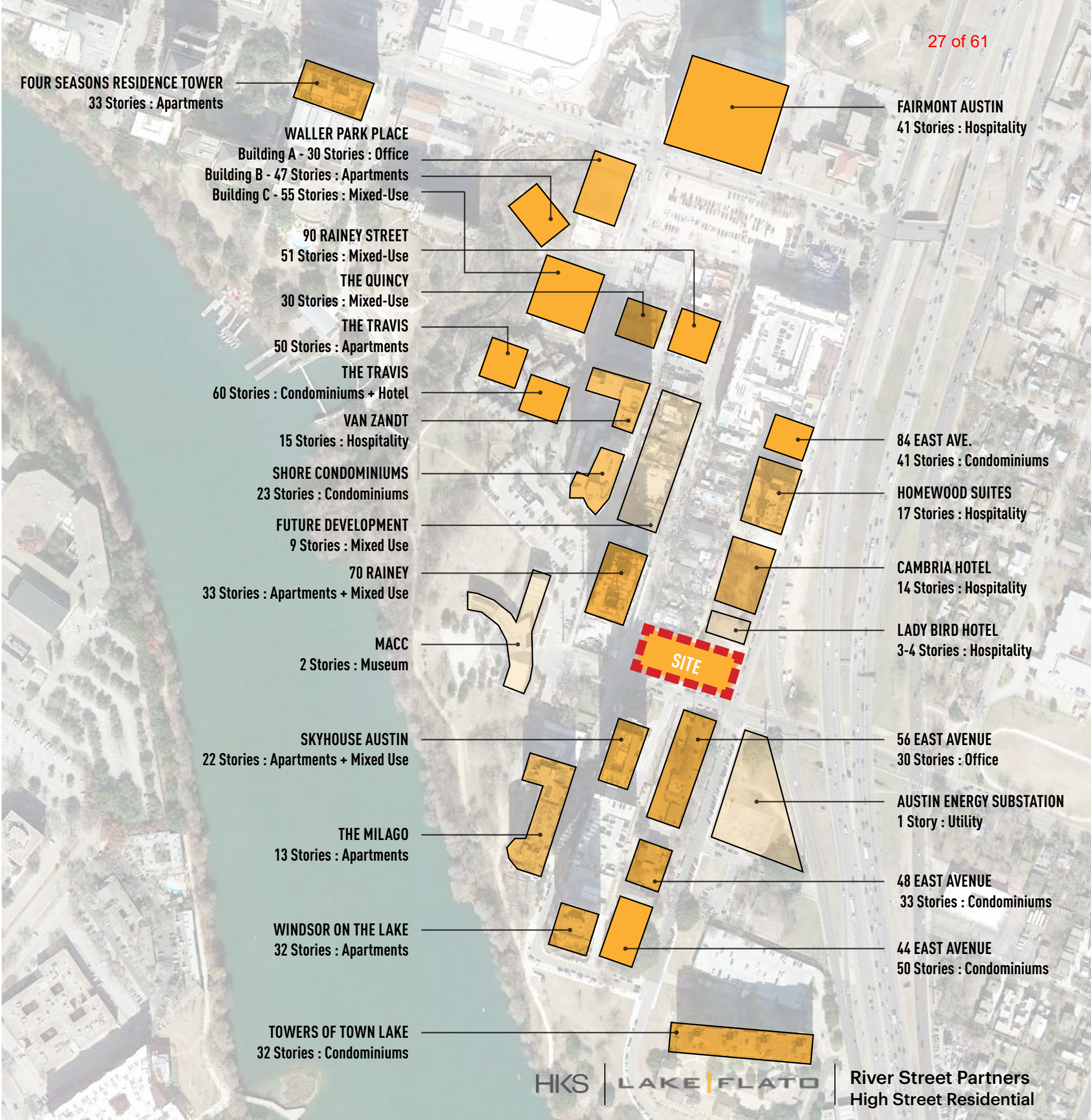
SITE — KEY VIEWS

^{B-15} 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



^{B-15} 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



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.

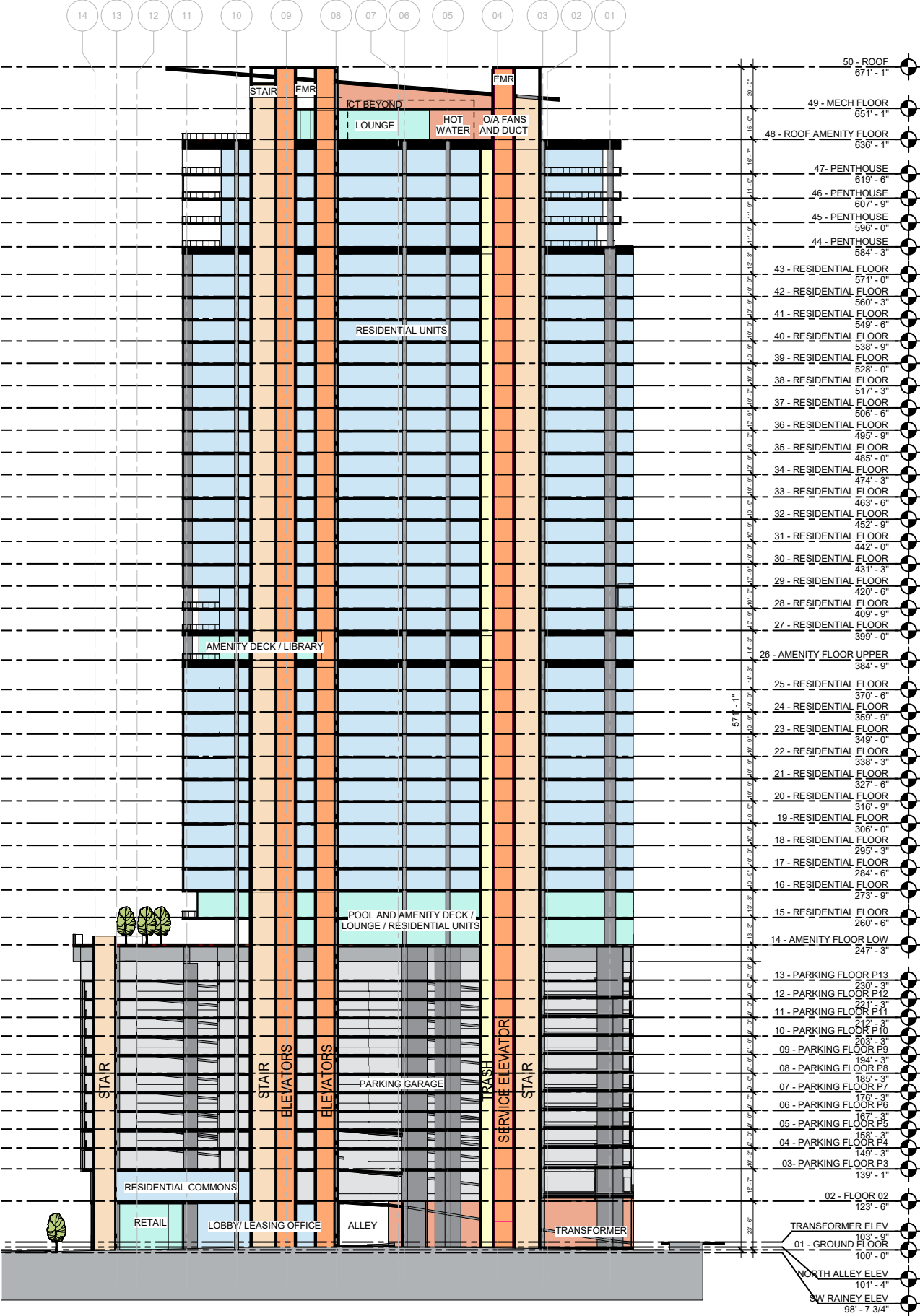


CONCEPT

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

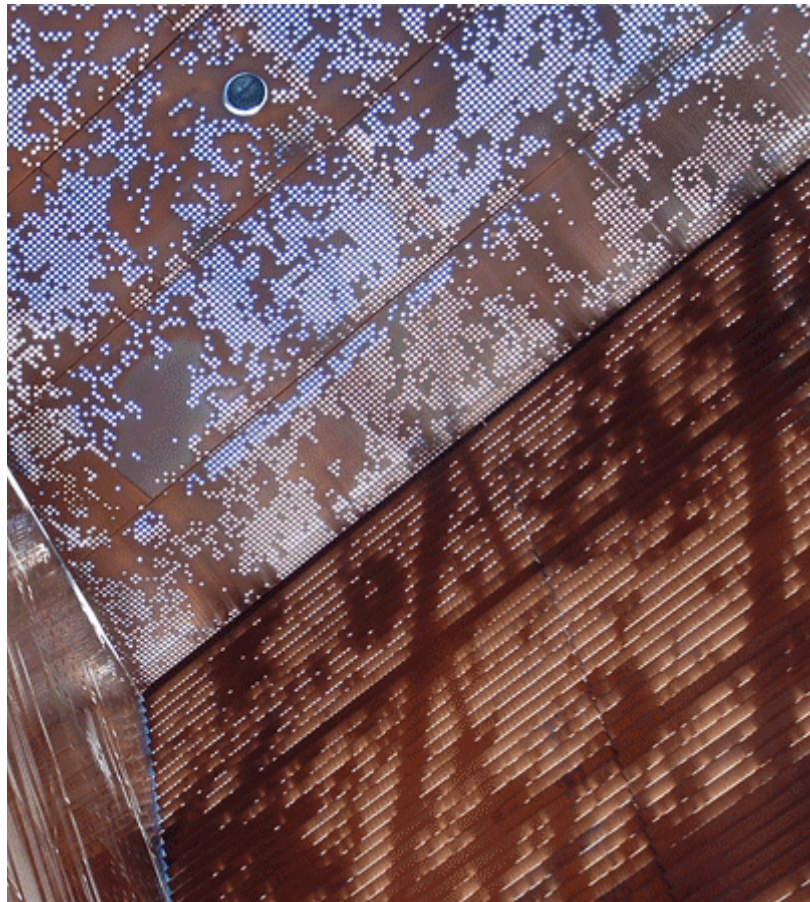


B-15

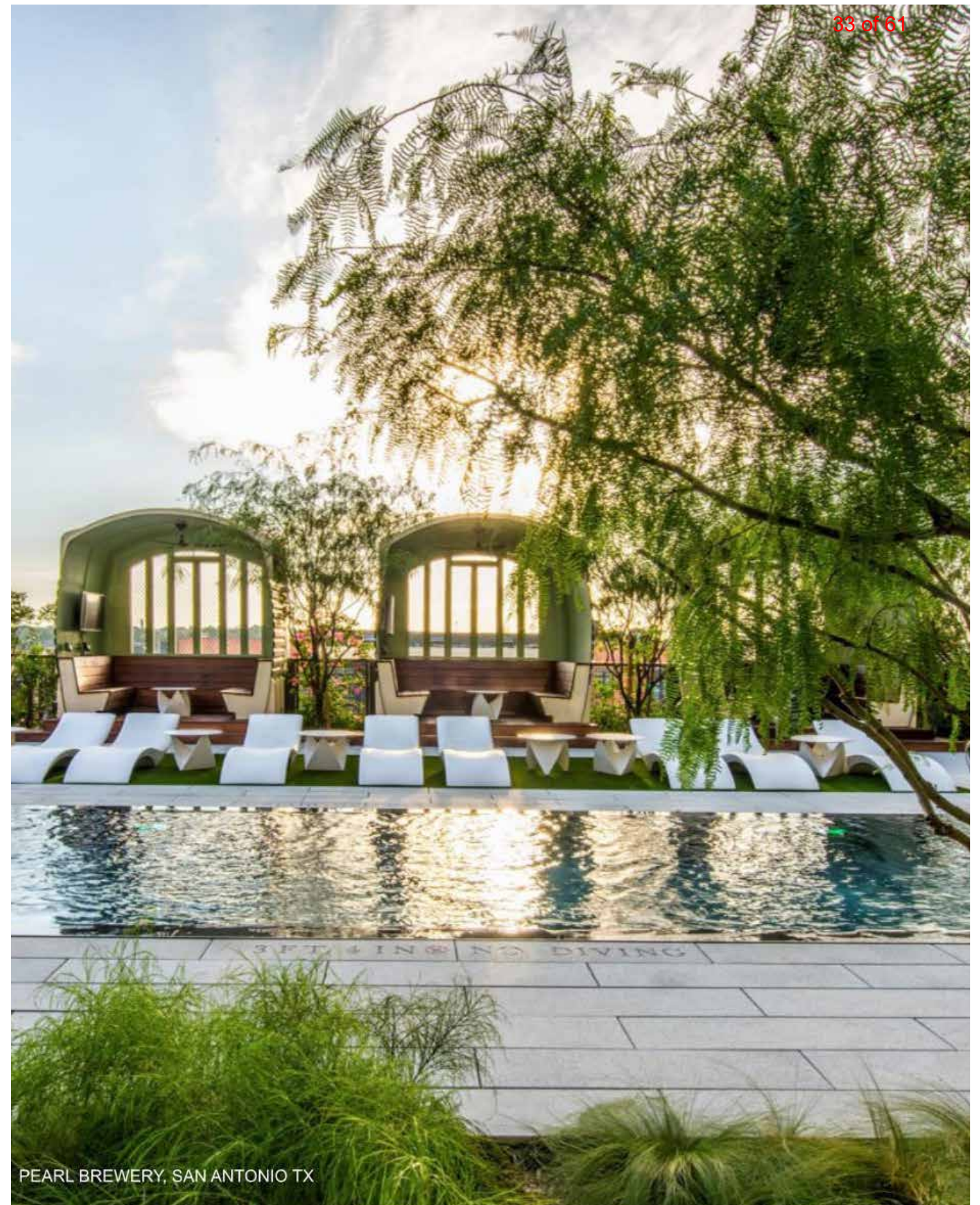


31 of 61

INSPIRATION — STREET



INSPIRATION — PODIUM



INSPIRATION — AMENITY DECKS

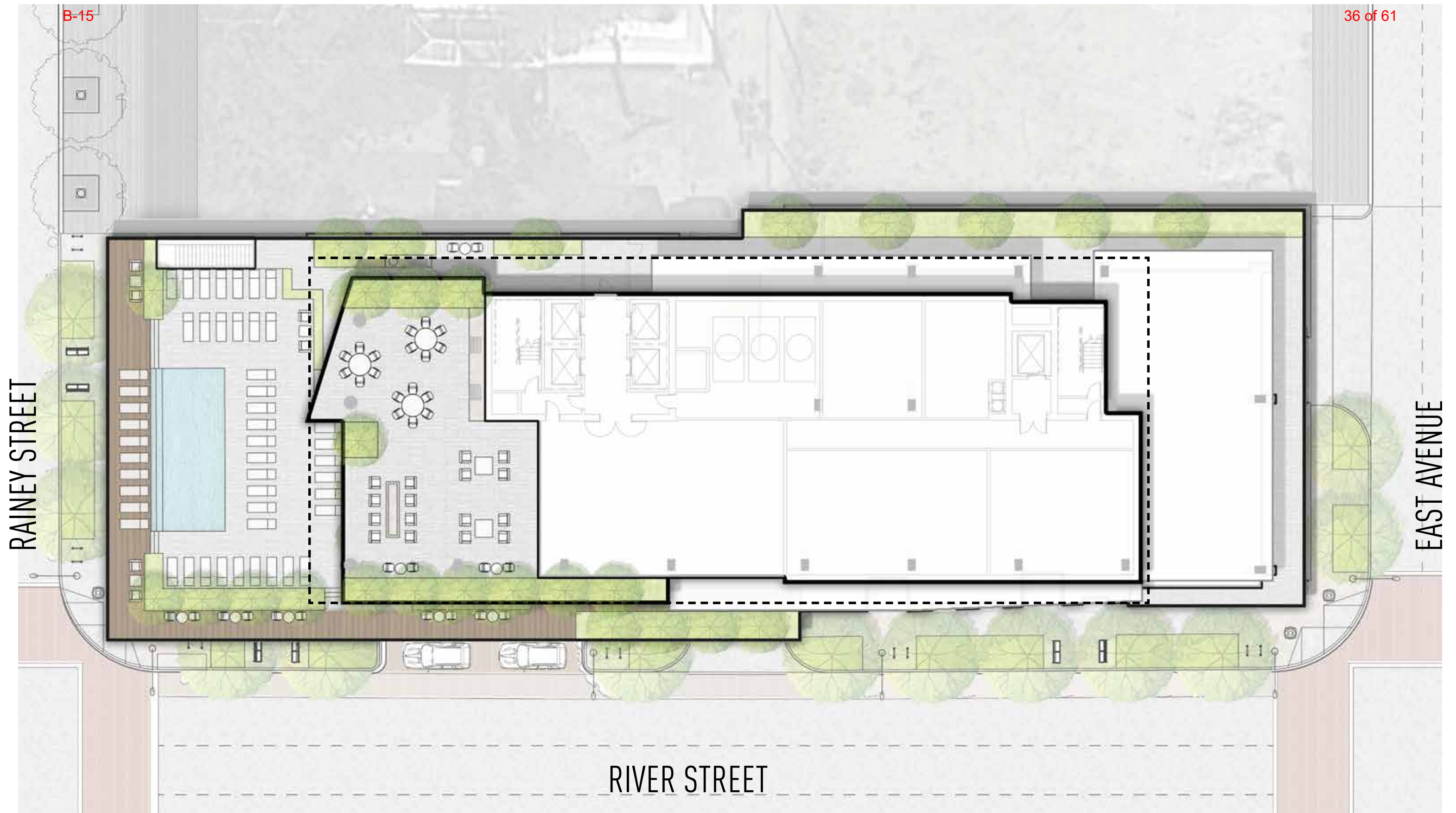


INSPIRATION — SKIN

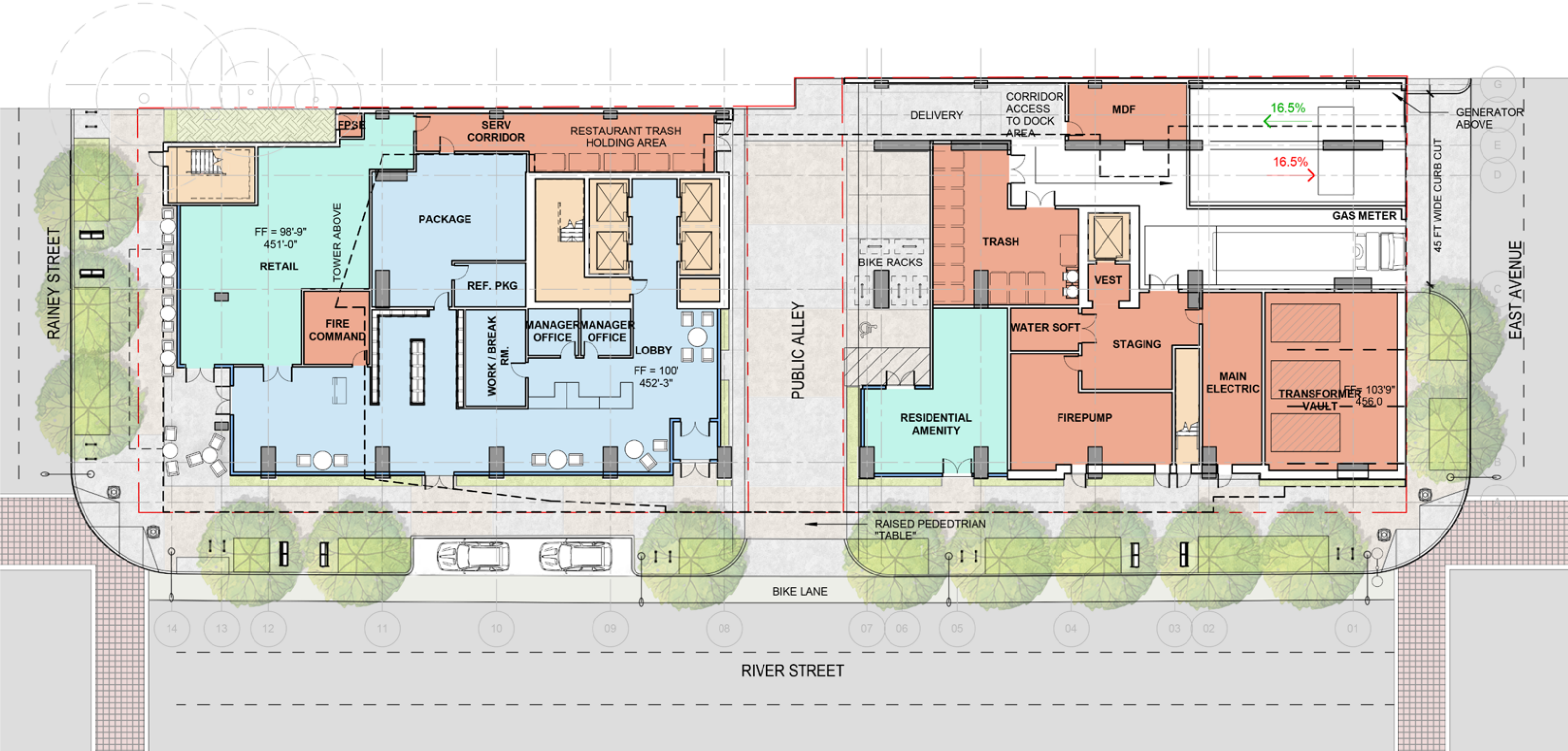


VICINITY PLAN





SITE PLAN



SITE PLAN



RAINEY ST & RIVER ST

16 | RIVER STREET RESIDENCES | 2020-10-22

HKS

LAKE FLATO

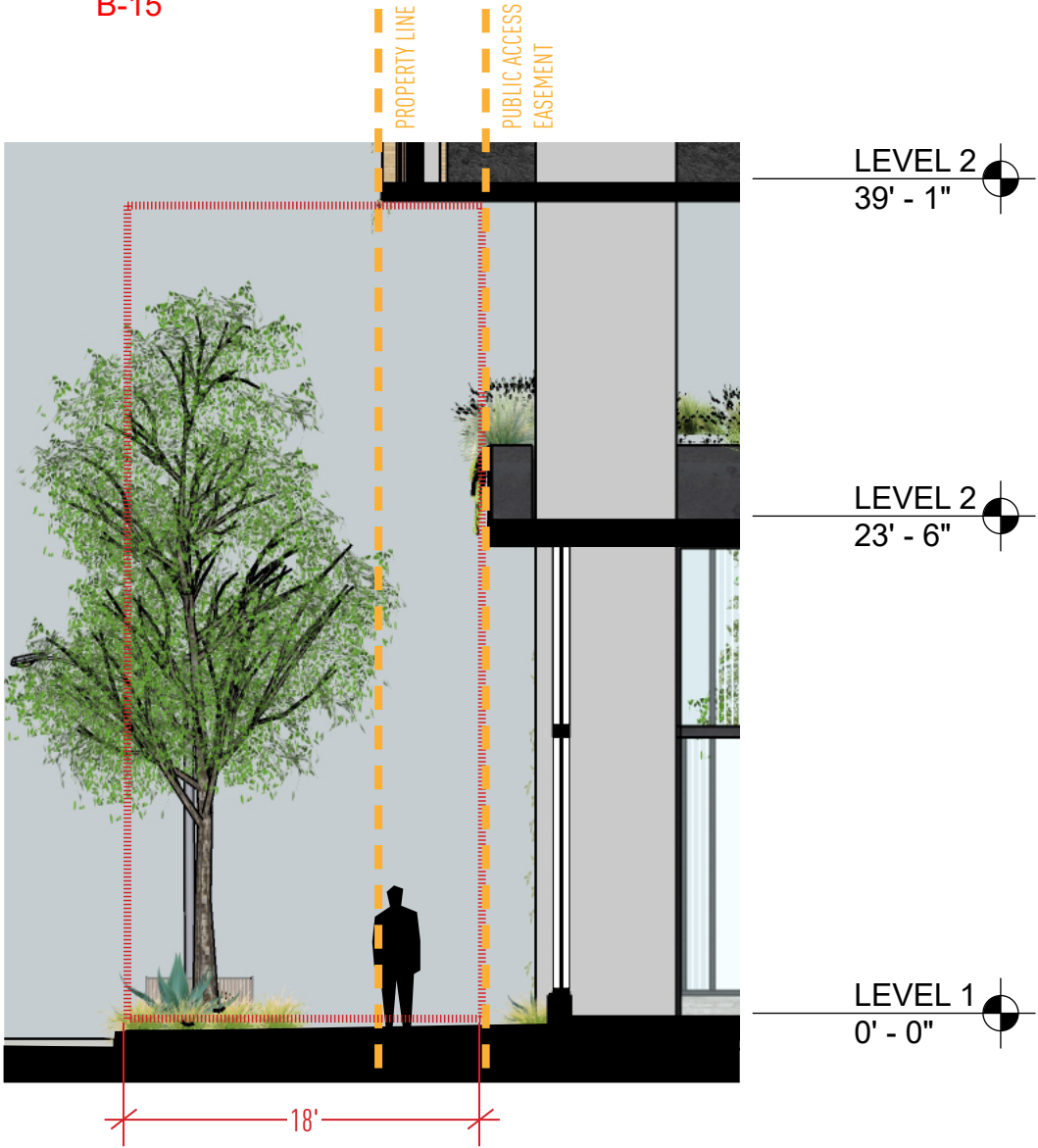
River Street Partners
High Street Residential



RIVER ST TOWARD RAINEY ST



RIVER ST TOWARD EAST AVE

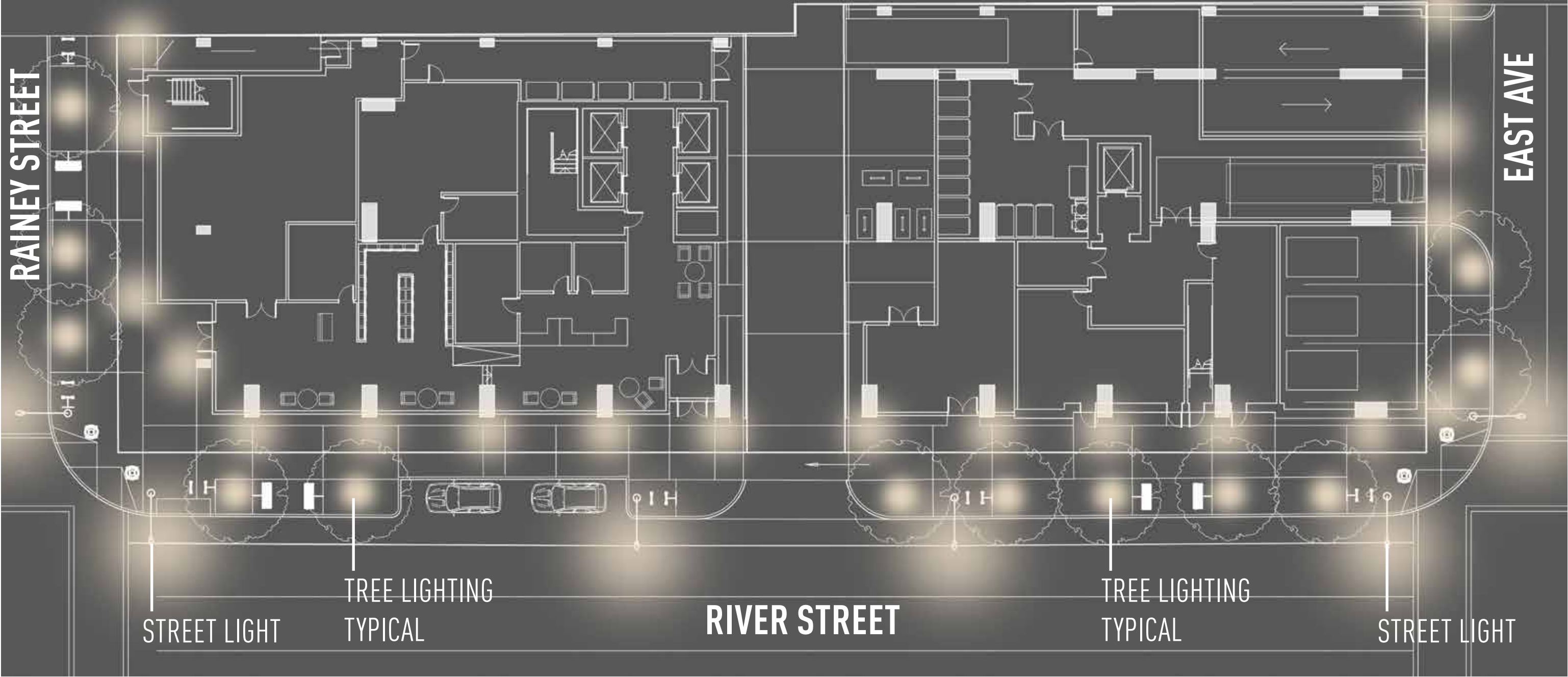


AT RAINEY AND RIVER STREETS, THE BUILDING STEPS BACK AT LEVELS 1 & 2 TO PROVIDE 18' CLEAR UP TO 35' HIGH FOR GREAT STREETS. COLUMNS ARE THE ONLY ARCHITECTURAL ELEMENTS IN THIS ZONE (RIVER STREET ONLY).

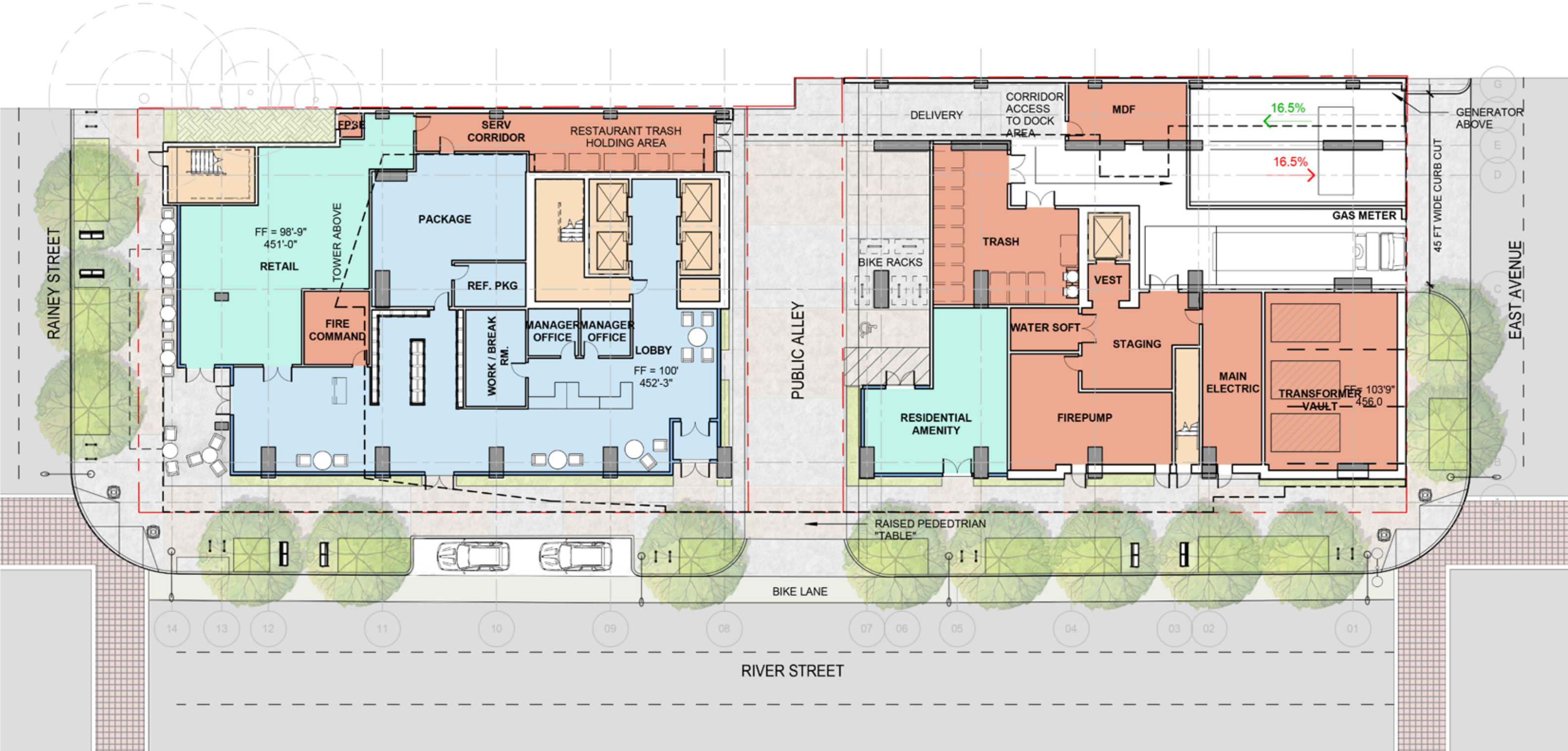
STREET EXPERIENCE



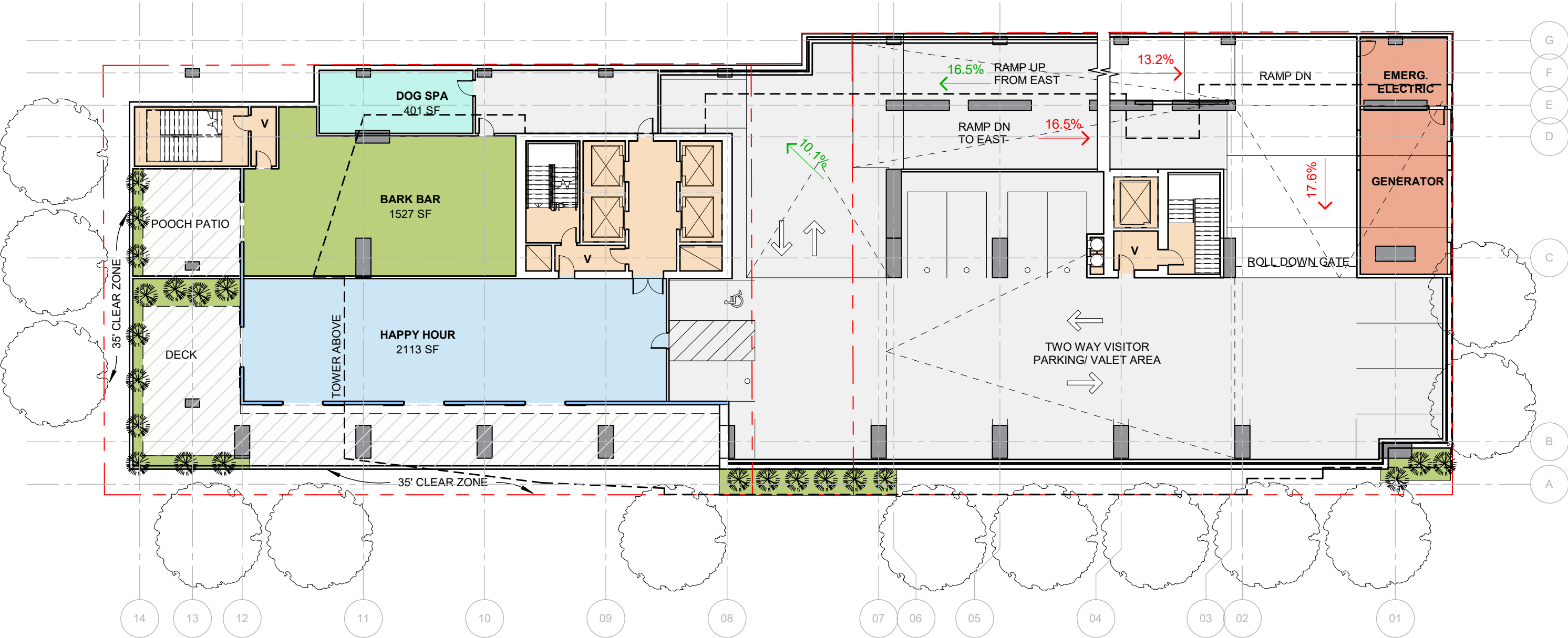
BUILDING PRESERVES MINIMUM 18' CLEAR OVER ALLEY IN ORDER TO ALLOW ACCESS THROUGH SITE.



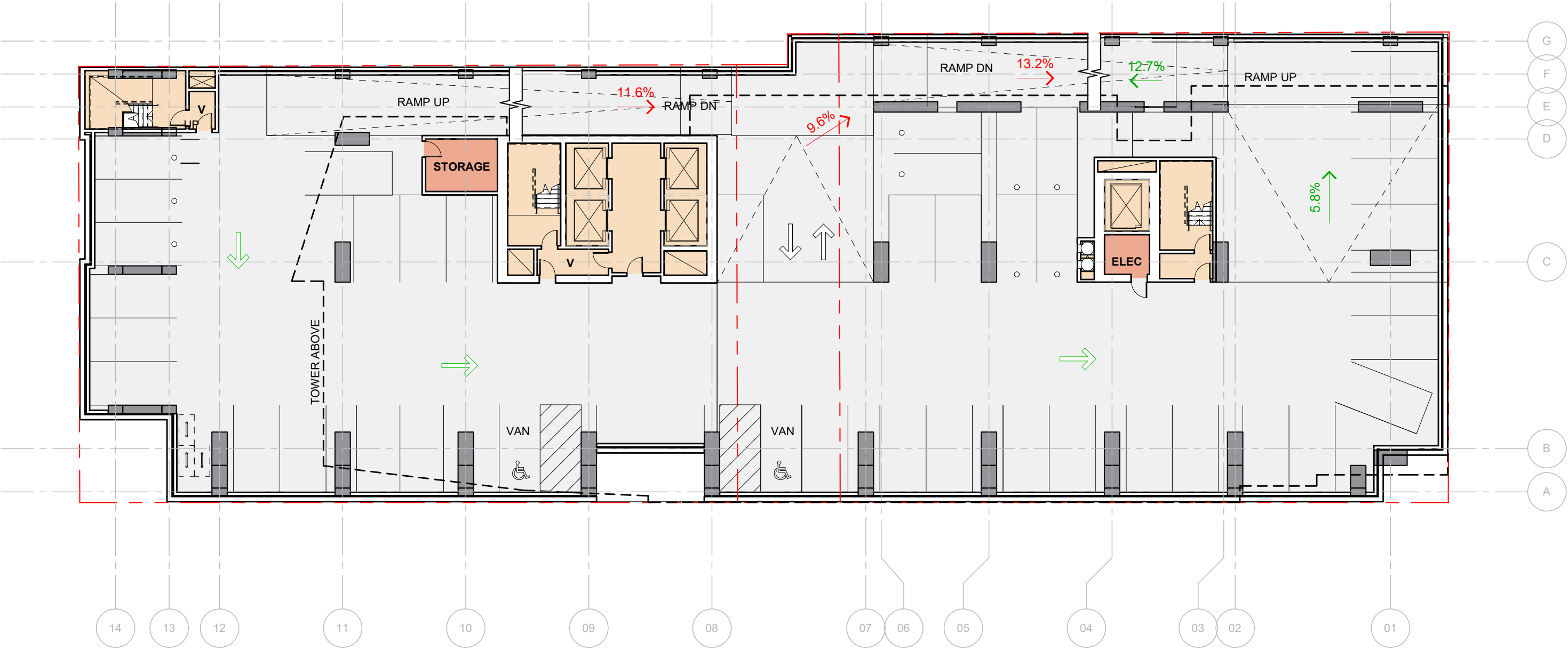
PHOTOMETRIC PLAN



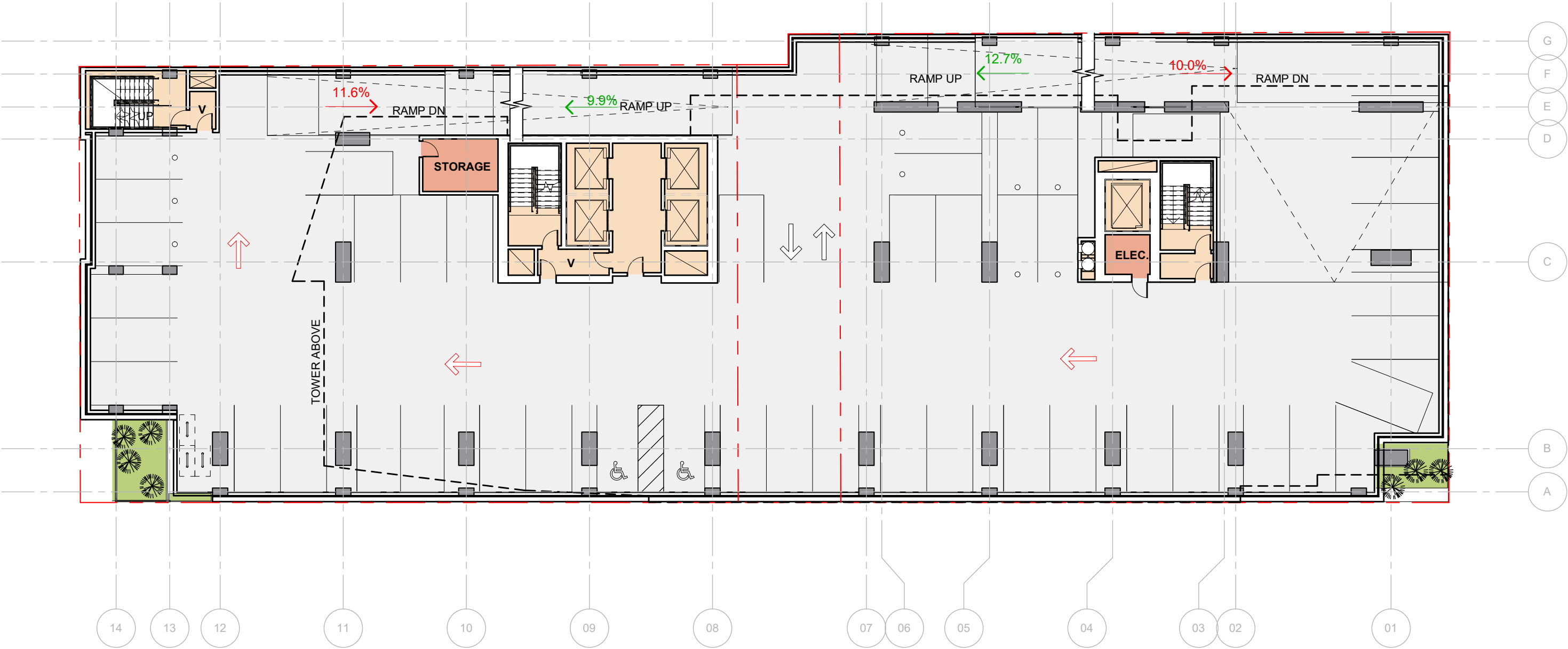
GROUND FLOOR PLAN



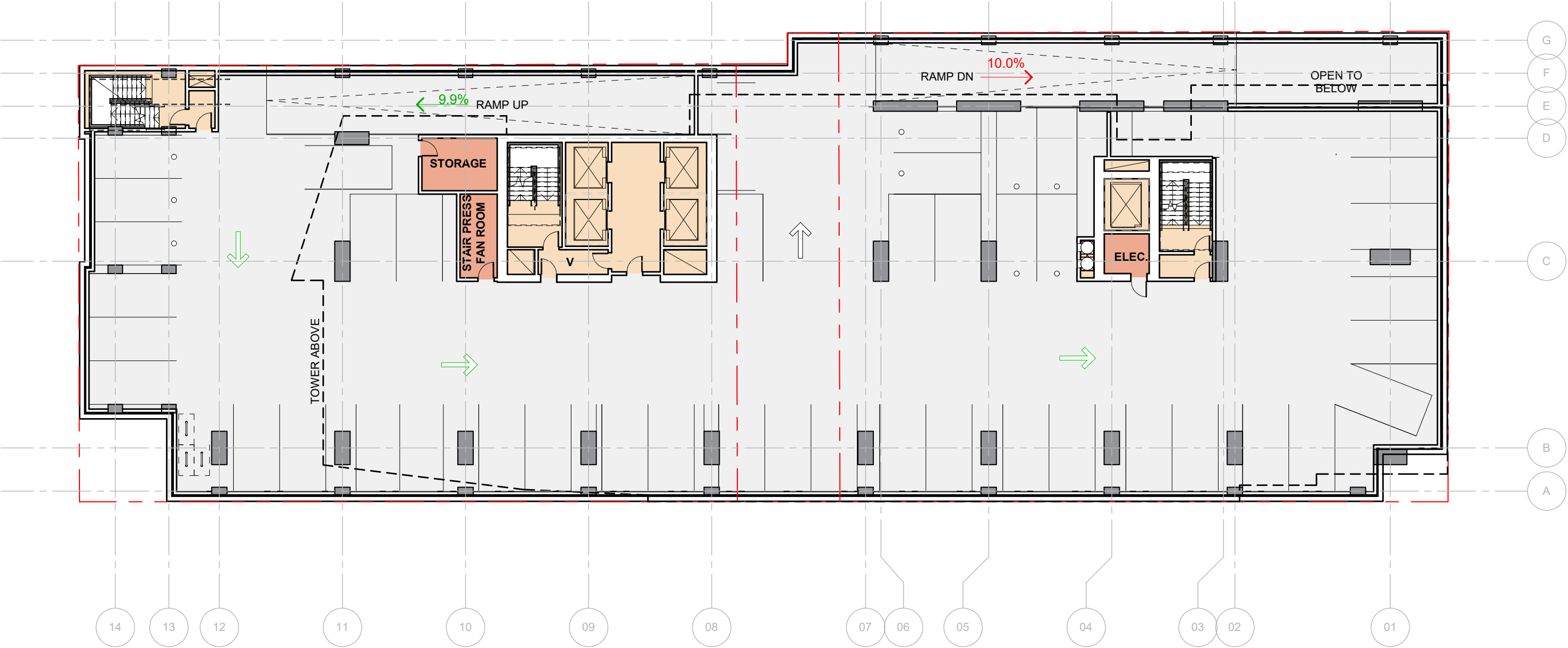
FLOOR PLAN 02 - COMMONS / PARKING



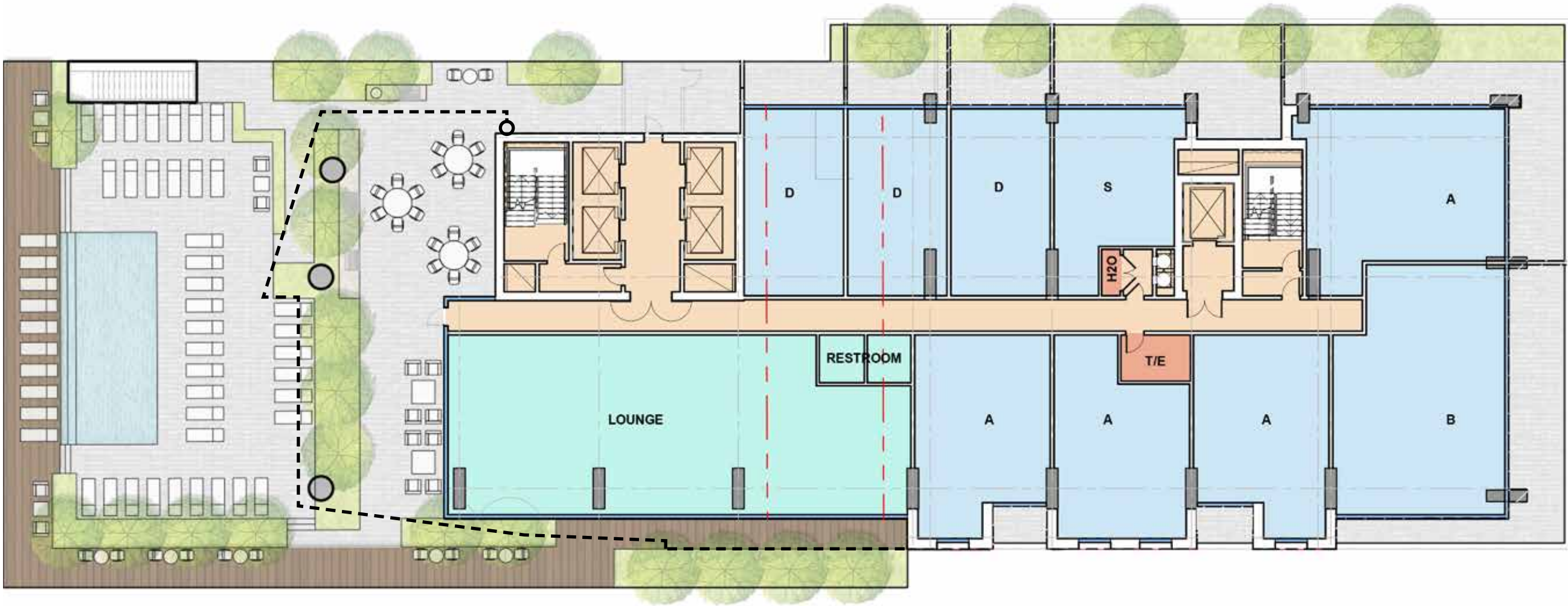
FLOOR PLAN 03 - PARKING



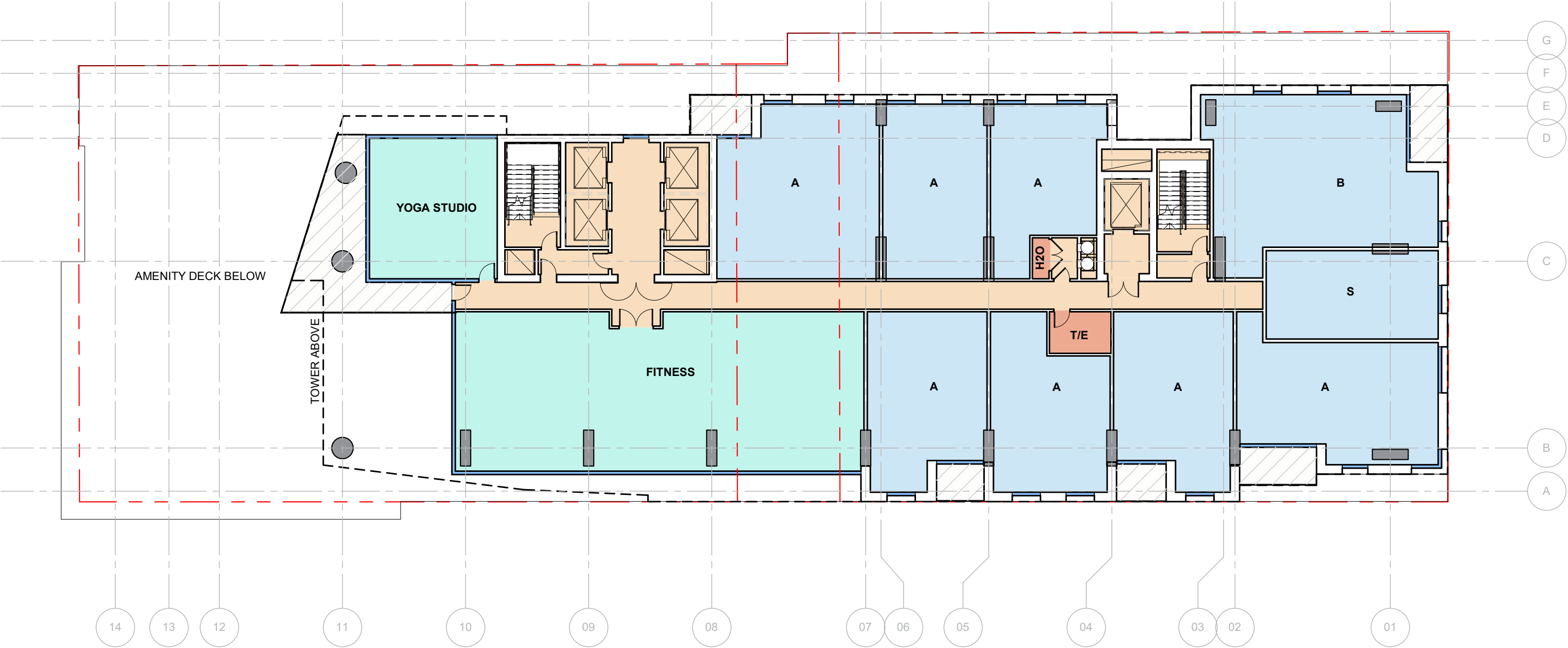
FLOOR PLAN 04 - PARKING



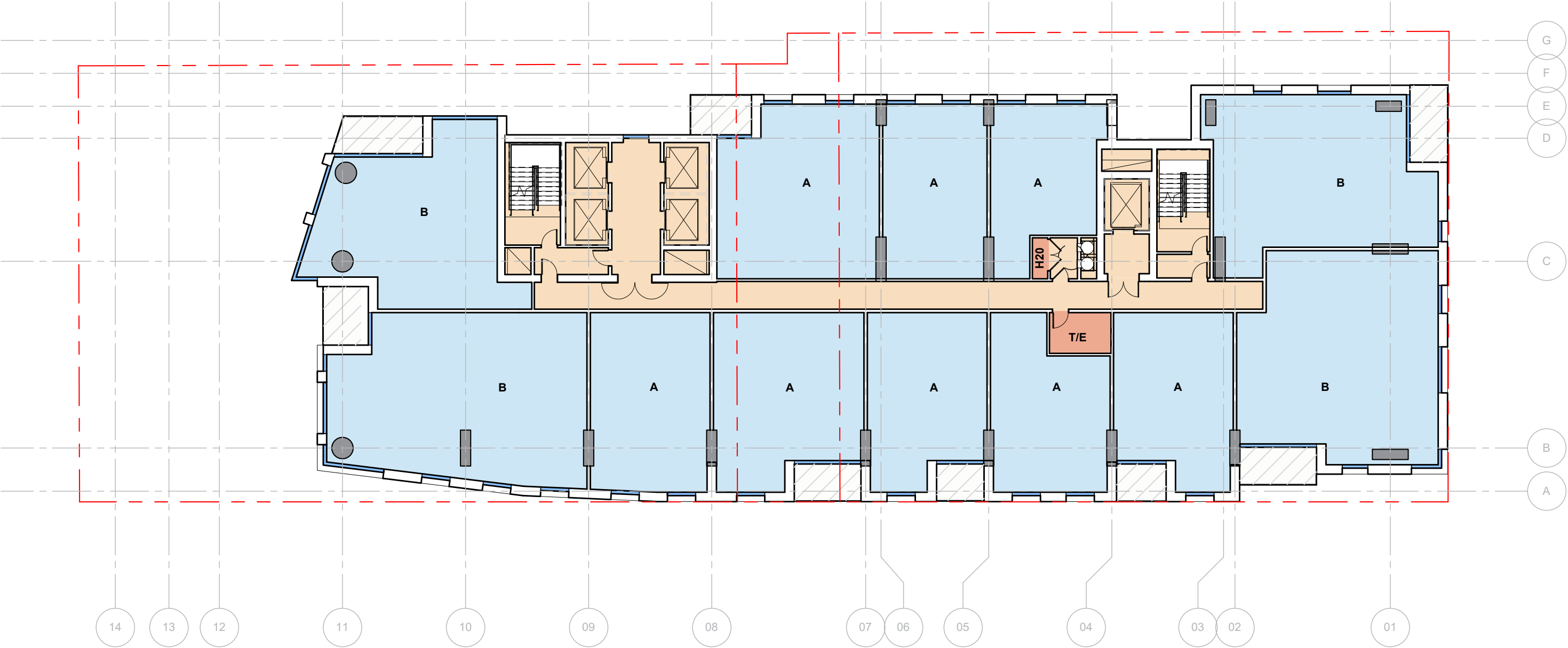
FLOOR PLAN 13 - TOP FLOOR PARKING



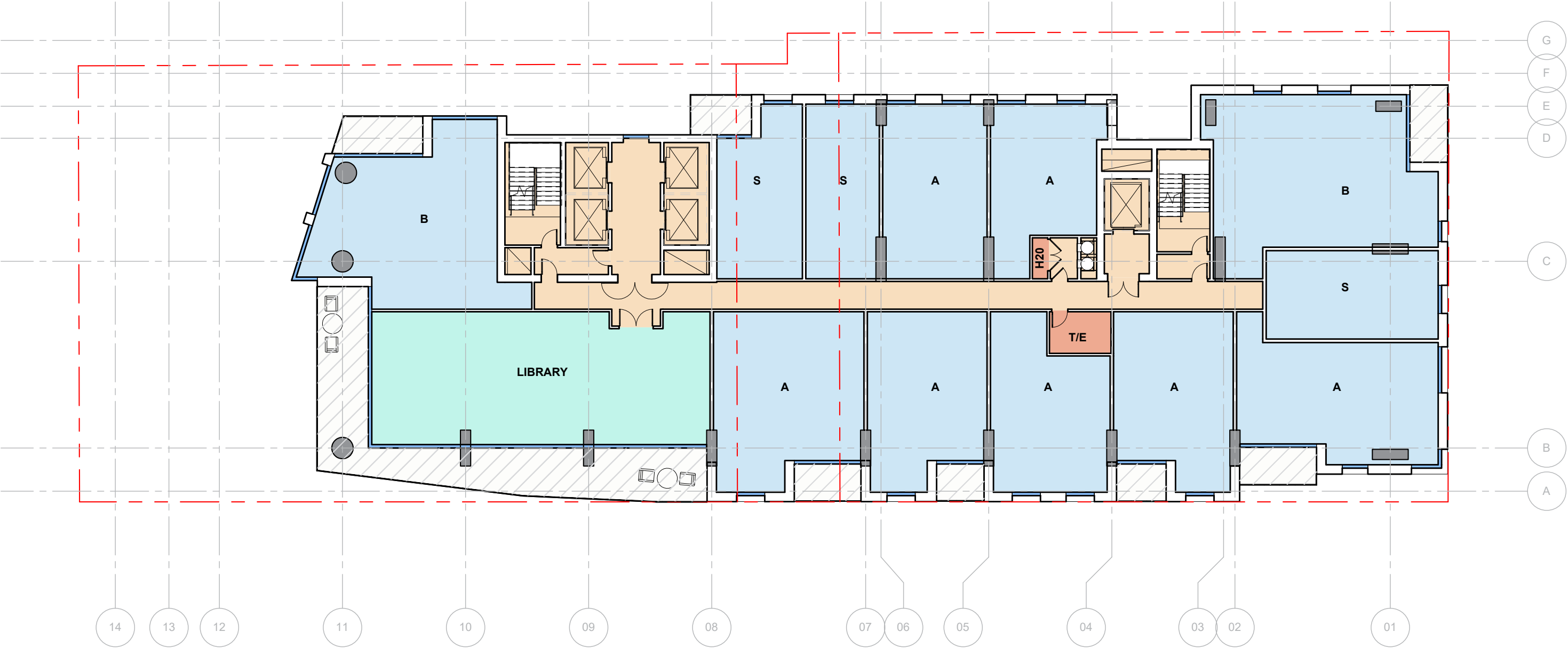
LOWER AMENITY PLAN



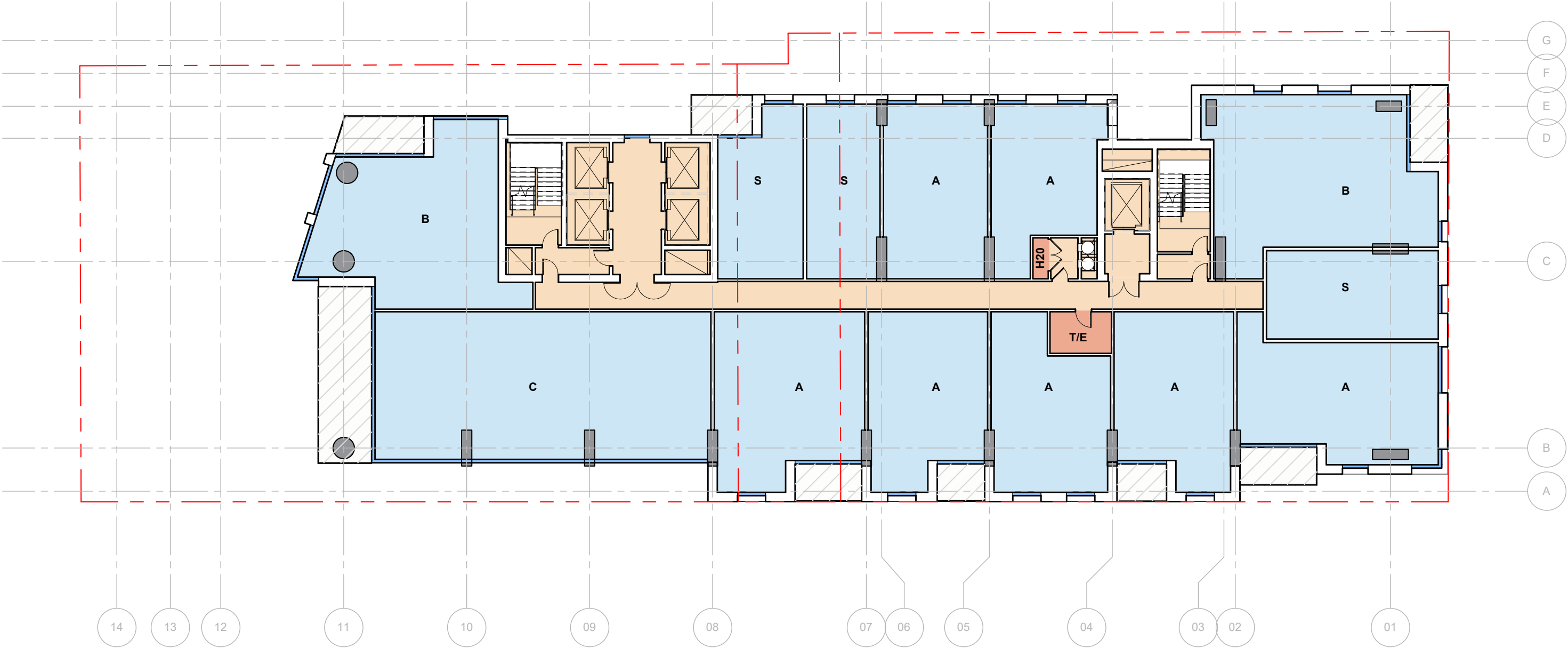
WELLNESS LEVEL



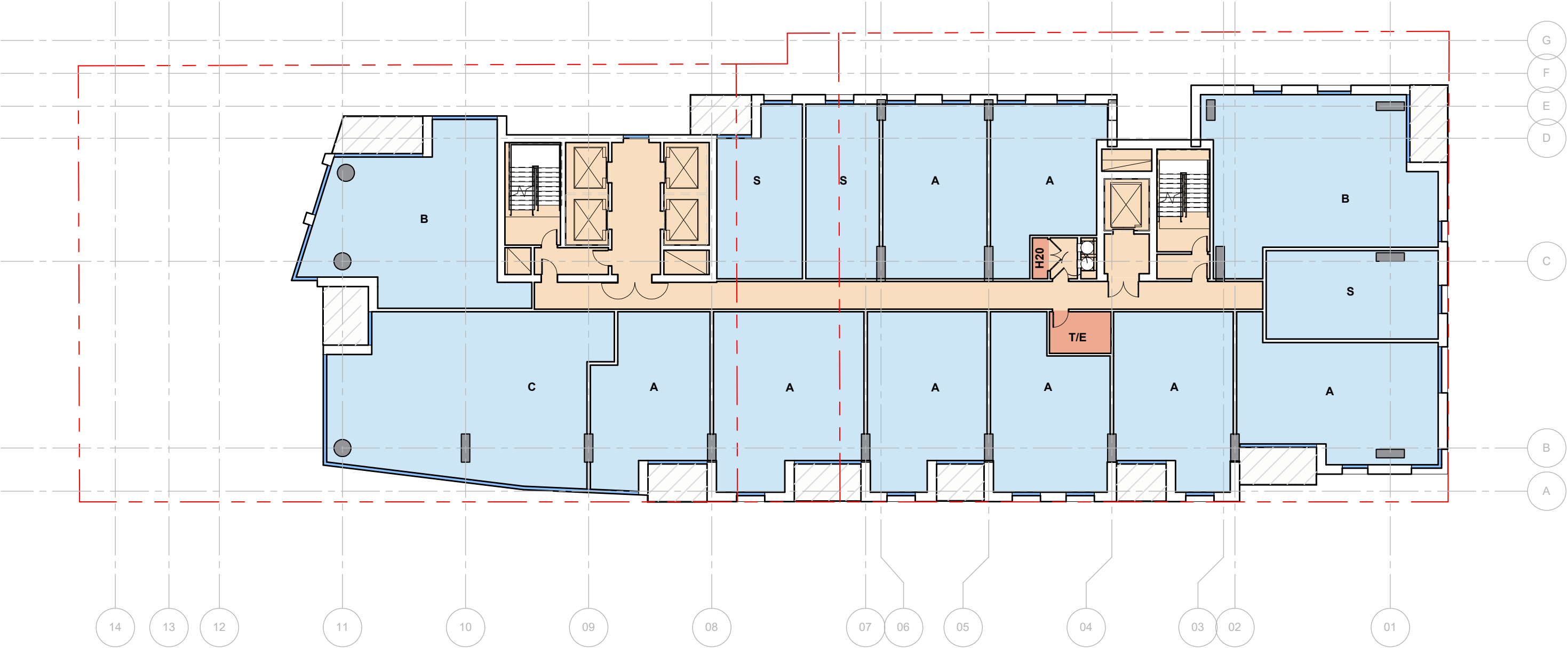
LOWER RESIDENTIAL UNIT PLAN



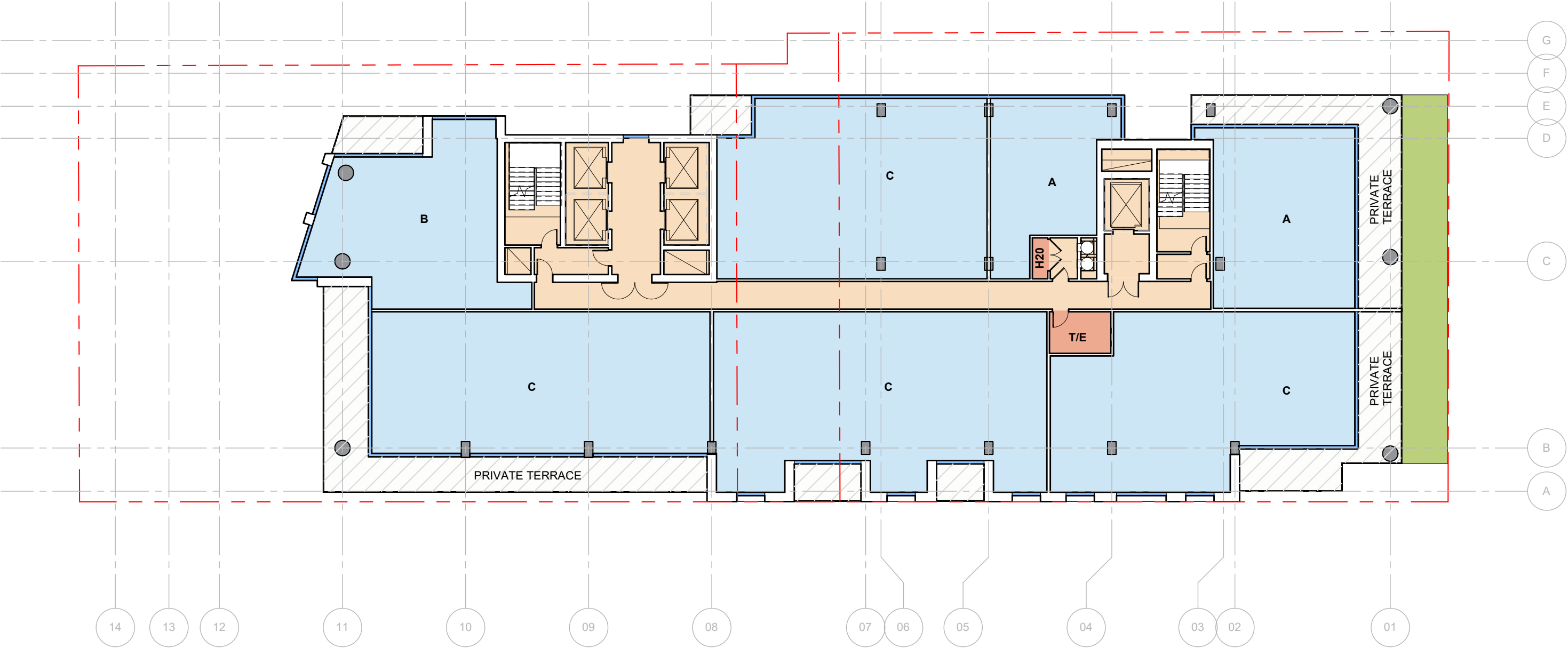
UPPER AMENITY PLAN



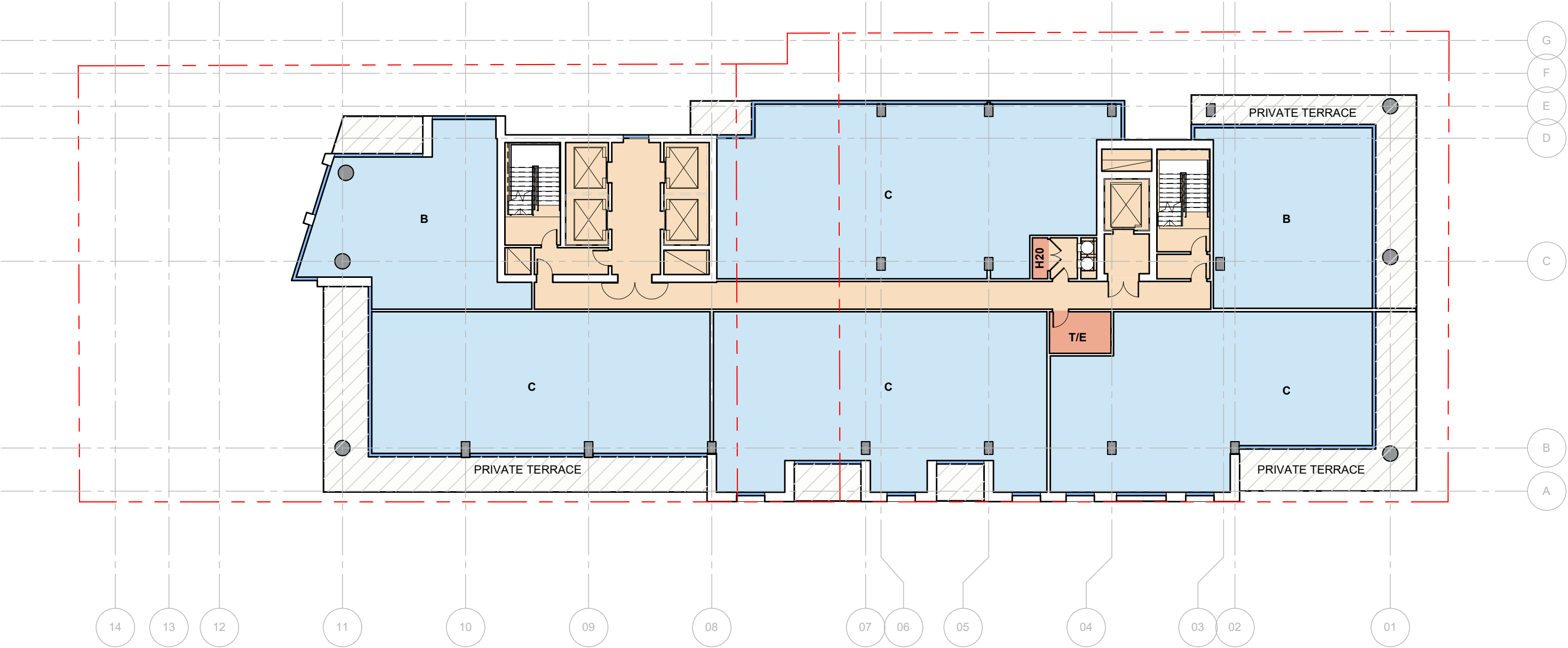
UPPER RESIDENTIAL UNIT PLAN L27-28



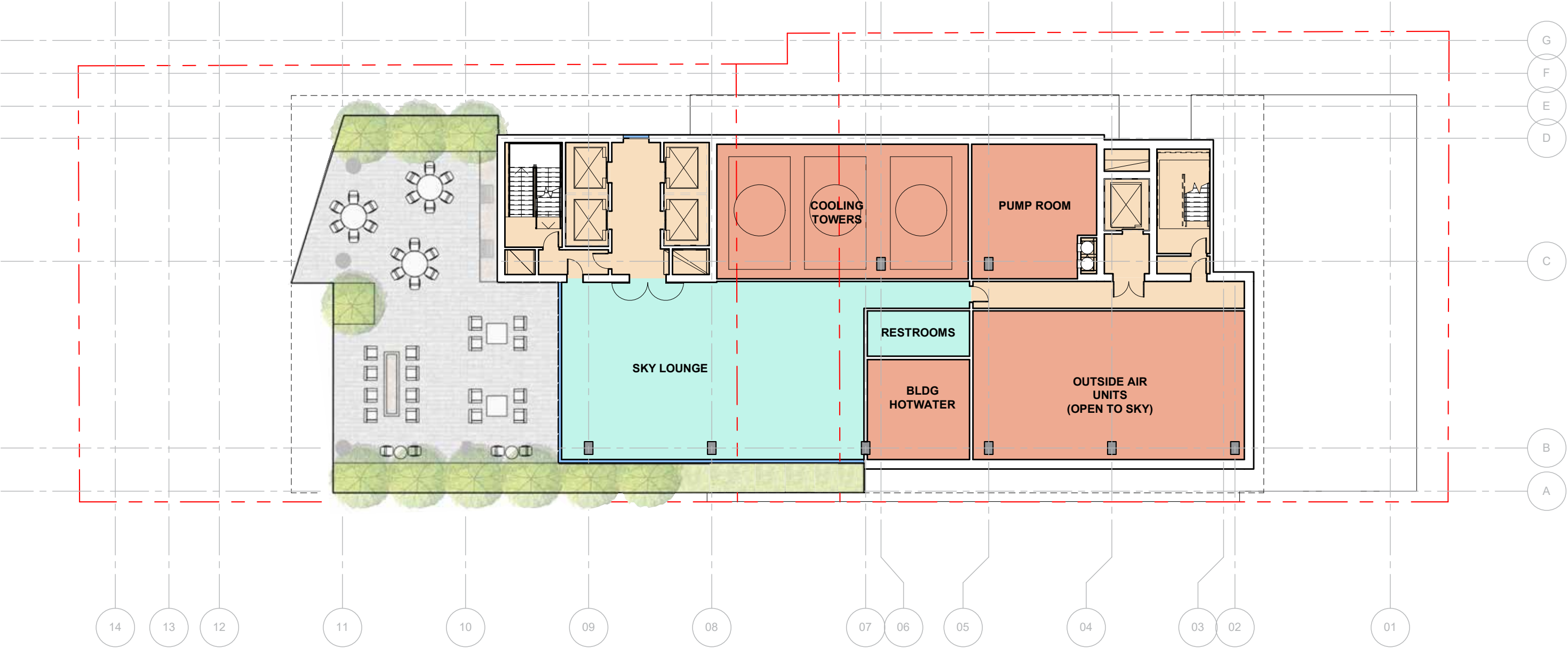
UPPER RESIDENTIAL UNIT PLAN



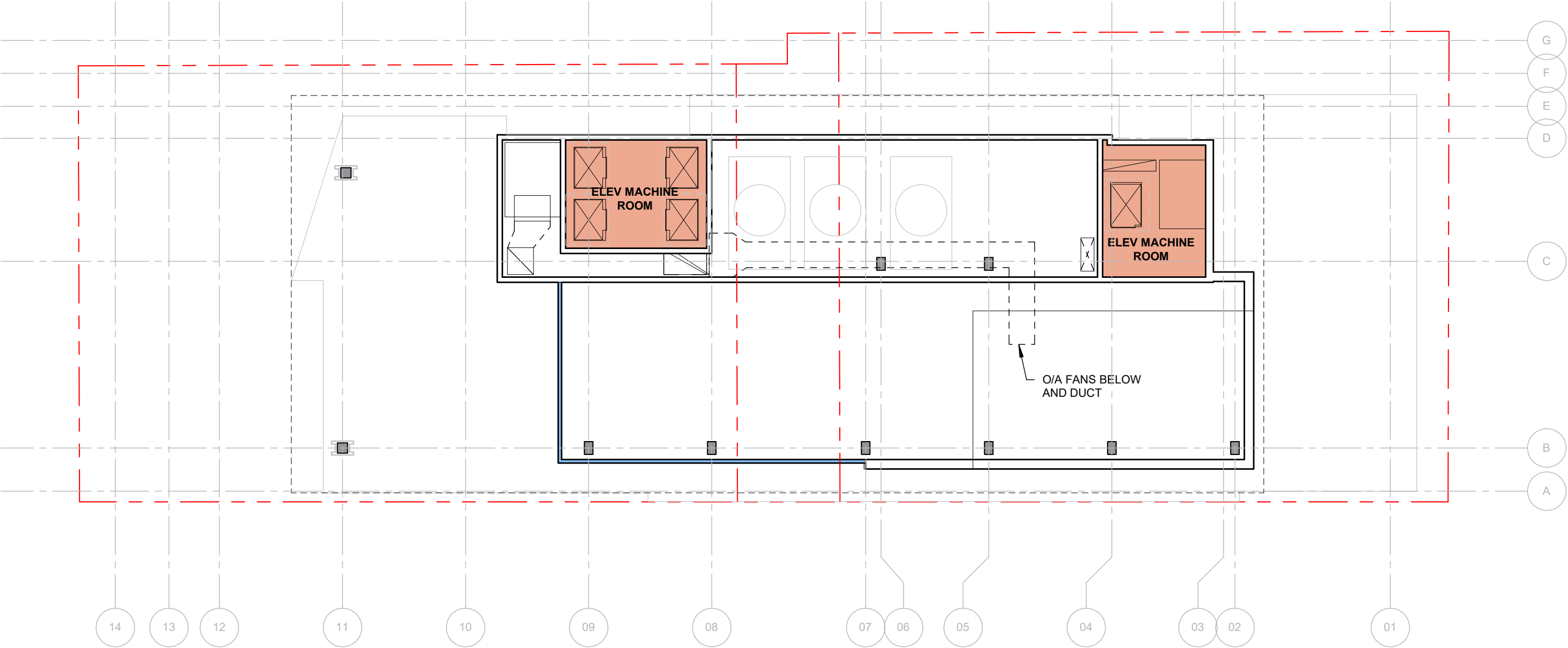
PENTHOUSE AMENITY UNIT PLAN



PENTHOUSE UNIT PLAN



ROOF AMENITY PLAN



ROOF MECHANICAL PLAN

B-15
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



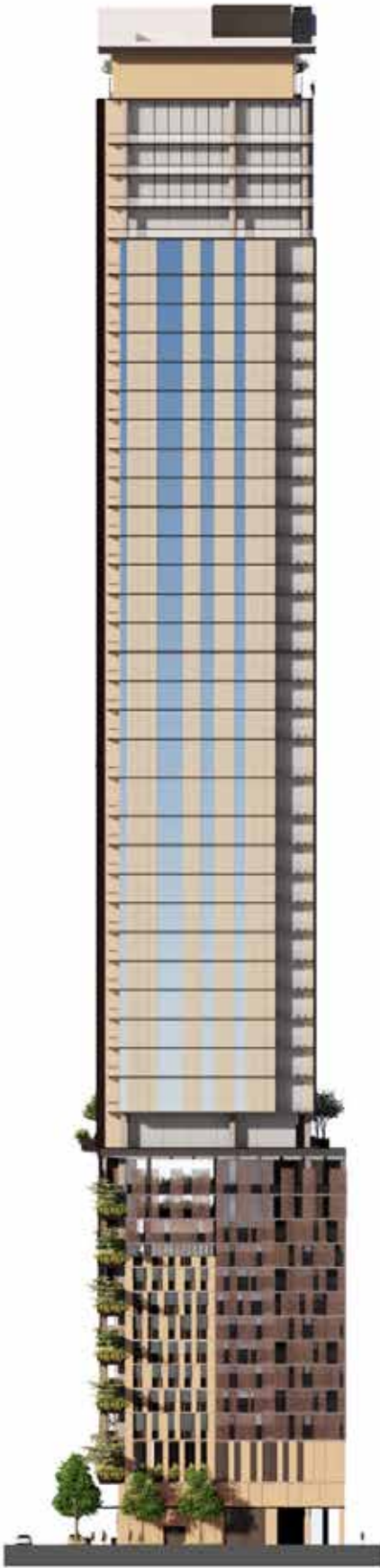
WEST



SOUTH

58 of 61

50 - ROOF	671' - 1"
49 - MECH FLOOR	651' - 1"
48 - ROOF AMENITY FLOOR	636' - 1"
47 - PENTHOUSE	619' - 6"
46 - PENTHOUSE	607' - 9"
45 - PENTHOUSE	596' - 0"
44 - PENTHOUSE	584' - 3"
43 - RESIDENTIAL FLOOR	571' - 0"
42 - RESIDENTIAL FLOOR	560' - 3"
41 - RESIDENTIAL FLOOR	549' - 6"
40 - RESIDENTIAL FLOOR	538' - 9"
39 - RESIDENTIAL FLOOR	528' - 0"
38 - RESIDENTIAL FLOOR	517' - 3"
37 - RESIDENTIAL FLOOR	506' - 6"
36 - RESIDENTIAL FLOOR	495' - 9"
35 - RESIDENTIAL FLOOR	485' - 0"
34 - RESIDENTIAL FLOOR	474' - 3"
33 - RESIDENTIAL FLOOR	463' - 6"
32 - RESIDENTIAL FLOOR	452' - 9"
31 - RESIDENTIAL FLOOR	442' - 0"
30 - RESIDENTIAL FLOOR	431' - 3"
29 - RESIDENTIAL FLOOR	420' - 6"
28 - RESIDENTIAL FLOOR	409' - 9"
27 - RESIDENTIAL FLOOR	399' - 0"
26 - AMENITY FLOOR UPPER	384' - 9"
25 - RESIDENTIAL FLOOR	370' - 6"
24 - RESIDENTIAL FLOOR	359' - 9"
23 - RESIDENTIAL FLOOR	349' - 0"
22 - RESIDENTIAL FLOOR	338' - 3"
21 - RESIDENTIAL FLOOR	327' - 6"
20 - RESIDENTIAL FLOOR	316' - 9"
19 - RESIDENTIAL FLOOR	306' - 0"
18 - RESIDENTIAL FLOOR	295' - 3"
17 - RESIDENTIAL FLOOR	284' - 6"
16 - RESIDENTIAL FLOOR	273' - 9"
15 - RESIDENTIAL FLOOR	260' - 6"
14 - AMENITY FLOOR LOW	247' - 3"
13 - PARKING FLOOR P13	230' - 3"
12 - PARKING FLOOR P12	221' - 6"
11 - PARKING FLOOR P11	212' - 3"
10 - PARKING FLOOR P10	203' - 6"
09 - PARKING FLOOR P9	194' - 3"
08 - PARKING FLOOR P8	185' - 6"
07 - PARKING FLOOR P7	176' - 3"
06 - PARKING FLOOR P6	167' - 6"
05 - PARKING FLOOR P5	158' - 3"
04 - PARKING FLOOR P4	149' - 6"
03 - PARKING FLOOR P3	139' - 1"
02 - FLOOR 02	123' - 6"
TRANSFORMER ELEV	103' - 8"
01 - GROUND FLOOR	100' - 0"
NORTH ALLEY ELEV	101' - 4"
SW RAINY ELEV	98' - 7 3/4"



EAST



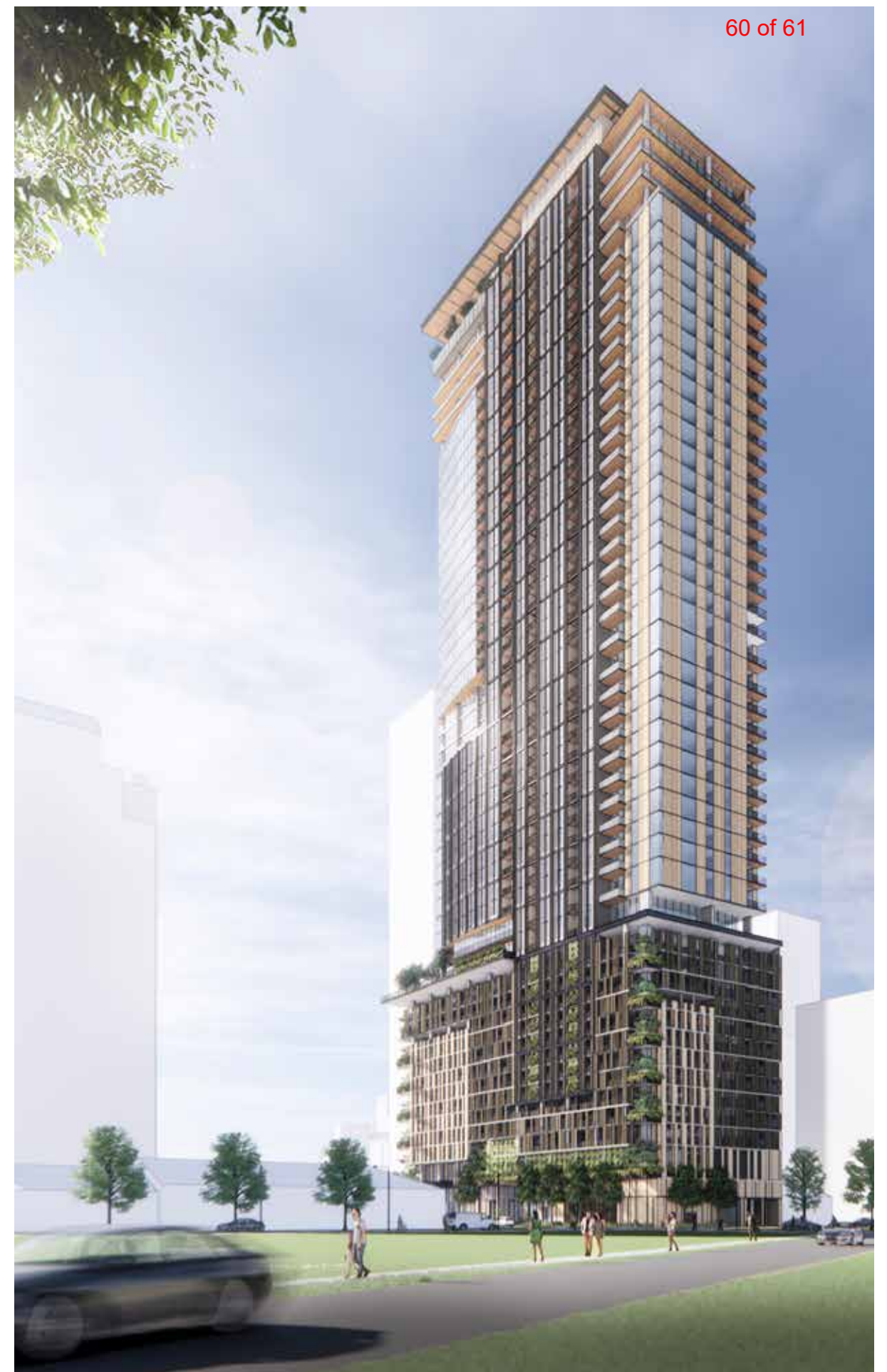
NORTH

	50 - ROOF	671' - 1"
	49 - MECH FLOOR	651' - 1"
	48 - ROOF AMENITY FLOOR	636' - 1"
	47- PENTHOUSE	619' - 6"
	46 - PENTHOUSE	607' - 9"
	45 - PENTHOUSE	596' - 0"
	44 - PENTHOUSE	584' - 3"
	43 - RESIDENTIAL FLOOR	571' - 0"
	42 - RESIDENTIAL FLOOR	560' - 3"
	41 - RESIDENTIAL FLOOR	549' - 6"
	40 - RESIDENTIAL FLOOR	538' - 9"
	39 - RESIDENTIAL FLOOR	528' - 0"
	38 - RESIDENTIAL FLOOR	517' - 3"
	37 - RESIDENTIAL FLOOR	506' - 6"
	36 - RESIDENTIAL FLOOR	495' - 9"
	35 - RESIDENTIAL FLOOR	485' - 0"
	34 - RESIDENTIAL FLOOR	474' - 3"
	33 - RESIDENTIAL FLOOR	463' - 6"
	32 - RESIDENTIAL FLOOR	452' - 9"
	31 - RESIDENTIAL FLOOR	442' - 0"
	30 - RESIDENTIAL FLOOR	431' - 3"
	29 - RESIDENTIAL FLOOR	420' - 6"
	28 - RESIDENTIAL FLOOR	409' - 9"
	27 - RESIDENTIAL FLOOR	399' - 0"
	26 - AMENITY FLOOR UPPER	384' - 9"
	25 - RESIDENTIAL FLOOR	370' - 6"
	24 - RESIDENTIAL FLOOR	359' - 9"
	23 - RESIDENTIAL FLOOR	349' - 0"
	22 - RESIDENTIAL FLOOR	338' - 3"
	21 - RESIDENTIAL FLOOR	327' - 6"
	20 - RESIDENTIAL FLOOR	316' - 9"
	19 - RESIDENTIAL FLOOR	306' - 0"
	18 - RESIDENTIAL FLOOR	295' - 3"
	17 - RESIDENTIAL FLOOR	284' - 6"
	16 - RESIDENTIAL FLOOR	273' - 9"
	15 - RESIDENTIAL FLOOR	260' - 6"
	14 - AMENITY FLOOR LOW	247' - 3"
	13 - PARKING FLOOR P13	230' - 3"
	12 - PARKING FLOOR P12	221' - 6"
	11 - PARKING FLOOR P11	212' - 3"
	10 - PARKING FLOOR P10	200' - 3"
	09 - PARKING FLOOR P9	194' - 3"
	08 - PARKING FLOOR P8	185' - 3"
	07 - PARKING FLOOR P7	175' - 6"
	06 - PARKING FLOOR P6	167' - 3"
	05 - PARKING FLOOR P5	158' - 3"
	04 - PARKING FLOOR P4	149' - 3"
	03- PARKING FLOOR P3	139' - 1"
	02 - FLOOR 02	123' - 6"
	TRANSFORMER ELEV	103' - 8"
	01 - GROUND FLOOR	100' - 0"
	NORTH ALLEY ELEV	101' - 4"
	SW RAINY ELEV	98' - 7 3/4"

ELEVATIONS

- 1. Deemphasize cars.** ^{B-15} 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



Deck Area	Retail SF	Parking Count	Unit Count	Studio	1 Bed	2 Bed	3 Bed	Bed Count	Residential GSF	Amenity SF	Penetrations	FAR	Residential RSF	Height			
													Total Height from Grade	568.58'			
									1,780 GSF				Mech Screen wall	20.00'			
	3,359 SF Deck								8,861 GSF	2,398 SF	1,297 GSF	7,564 GSF	Amenity Roof Deck Flr 48	15.00'			
													DECK STRUCTURE	4.83			
	6 Units	0	0	2	4	16 Beds	13,774 GSF	0 SF	1,338 SF	12,436 SF	11,017 RSF		Residential Floor 47	11.75'			
	6 Units	0	0	2	4	16 Beds	13,774 GSF	0 SF	1,338 SF	12,436 SF	11,017 RSF		Residential Floor 46	11.75'			
	6 Units	0	0	2	4	16 Beds	13,774 GSF	0 SF	1,338 SF	12,436 SF	11,017 RSF		Residential Floor 45	11.75'			
	7 Units	0	2	1	4	16 Beds	13,557 GSF	0 SF	1,338 SF	12,219 SF	10,800 RSF		Residential Floor 44	11.75'			
	14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF		Residential Floor 43	10.75'			
	14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF		Residential Floor 42	10.75'			
	14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF		Residential Floor 41	10.75'			
	14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF		Residential Floor 40	10.75'			
	14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF		Residential Floor 39	10.75'			
	14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF		Residential Floor 38	10.75'			
	14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF		Residential Floor 37	10.75'			
	14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF		Residential Floor 36	10.75'			
	14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF		Residential Floor 35	10.75'			
	14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF		Residential Floor 34	10.75'			
	14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF		Residential Floor 33	10.75'			
	14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF		Residential Floor 32	10.75'			
	14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF		Residential Floor 31	10.75'			
	14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF		Residential Floor 30	10.75'			
	14 Units	3	8	2	1	18 Beds	15,374 GSF	0 SF	1,338 SF	14,036 SF	12,562 RSF		Residential Floor 29	10.75'			
	13 Units	3	7	2	1	17 Beds	14,910 GSF	0 SF	1,338 SF	13,572 SF	12,098 RSF		Residential Floor 28	10.75'			
	13 Units	3	7	2	1	17 Beds	14,910 GSF	0 SF	1,338 SF	13,572 SF	12,098 RSF		Residential Floor 27	10.75'			
959 SF Deck	12 Units	3	7	2	0	14 Beds	14,729 GSF	1,814 SF	1,338 SF	13,391 SF	10,103 RSF		Residential Floor 26	14.25'			
													DECK STRUCTURE	4.00			
	12 Units	0	8	4	0	16 Beds	15,446 GSF	0 SF	1,338 SF	14,108 SF	12,634 RSF		Residential Floor 25	10.25'			
	12 Units	0	8	4	0	16 Beds	15,446 GSF	0 SF	1,338 SF	14,108 SF	12,634 RSF		Residential Floor 24	10.75'			
	12 Units	0	8	4	0	16 Beds	15,446 GSF	0 SF	1,338 SF	14,108 SF	12,634 RSF		Residential Floor 23	10.75'			
	12 Units	0	8	4	0	16 Beds	15,446 GSF	0 SF	1,338 SF	14,108 SF	12,634 RSF		Residential Floor 22	10.75'			
	12 Units	0	8	4	0	16 Beds	15,446 GSF	0 SF	1,338 SF	14,108 SF	12,634 RSF		Residential Floor 21	10.75'			
	12 Units	0	8	4	0	16 Beds	15,446 GSF	0 SF	1,338 SF	14,108 SF	12,634 RSF		Residential Floor 20	10.75'			
	12 Units	0	8	4	0	16 Beds	15,446 GSF	0 SF	1,338 SF	14,108 SF	12,634 RSF		Residential Floor 19	10.75'			
	12 Units	0	8	4	0	16 Beds	15,446 GSF	0 SF	1,338 SF	14,108 SF	12,634 RSF		Residential Floor 18	10.75'			
	12 Units	0	8	4	0	16 Beds	15,446 GSF	0 SF	1,338 SF	14,108 SF	12,634 RSF		Residential Floor 17	10.75'			
	12 Units	0	8	4	0	16 Beds	15,446 GSF	0 SF	1,338 SF	14,108 SF	12,634 RSF		Residential Floor 16	10.75'			
478 SF Deck	9 Units	2	5	2	0	11 Beds	14,133 GSF	3,346 SF	1,348 SF	12,785 SF	7,892 RSF		Residential Floor 15	13.25'			
9,590 SF Deck	7 Units	1	5	1	0	8 Beds	12,284 GSF	3,343 SF	1,370 SF	10,914 GSF	6,003 RSF		Amenity Floor 14	13.25'			
													DECK STRUCTURE	8.00			
	23,184 SF	43 CARS	(4T, 5C, 35 Std.)										Garage Level P13	9.00'			
	23,134 SF	44 CARS	(4T, 5C, 35 Std.)										Garage Level P12	9.00'			
	23,134 SF	44 CARS	(4T, 5C, 35 Std.)										Garage Level P11	9.00'			
	23,134 SF	44 CARS	(4T, 5C, 35 Std.)										Garage Level P10	9.00'			
	23,134 SF	44 CARS	(4T, 5C, 35 Std.)										Garage Level P9	9.00'			
	23,134 SF	44 CARS	(4T, 5C, 35 Std.)										Garage Level P8	9.00'			
	23,134 SF	44 CARS	(2 ADA, 4T, 5C, 33 Std.)										Garage Level P7	9.00'			
	23,134 SF	44 CARS	(2 ADA, 4T, 5C, 33 Std.)										Garage Level P6	9.00'			
	23,134 SF	44 CARS	(2 ADA, 4T, 5C, 33 Std.)										Garage Level P5	9.00'			
	23,134 SF	44 CARS	(2 ADA, 4T, 5C, 33 Std.)										Garage Level P4	9.00'			
	23,127 SF	43 CARS	(2 Van, 3C, 6T, 33 Std.)										Garage Level P3	10.17'			
519 SF Deck	13,333 SF	10 CARS	(1 ADA 4 Parallel, 3 Std.)						7,166 GSF	3,312 SF	1,642 SF	18,857 SF	Garage Level P2	15.58'			
Rainey Street	1,500 SF	3 CARS	(1 ADA, 2 Std.)					Alley	12,238 GSF	2,940 GSF	1,631 SF	12,107 SF	Ground	23.50'			
													East Ave				
14,905 SF Deck	1,500 SF Retail SF	491 CARS 267,850 SF		409 Units 995 SF/UNIT	57 14%	233 57%	86 21%	33 8%	561 Beds	540,960 GSF	17,153 GSF	50,104 SF	505,409 SF 21.43 :1 FAR	406,815 RSF	505,409 GSF Project Area	23,579 SF Site Area	21.43 :1 FAR
		25 Bike Spaces	Unit Count	Studio	1 Bed	2 Bed	3 Bed		Residential GSF	Amenity SF	Penetrations	FAR	Residential RSF		GSF means the total enclosed area of all floors in a building with a clear height of more than six feet, measured to the outside surface of the exterior walls. The term includes loading docks and excludes atria airspace, parking facilities, driveways, and enclosed loading berths and off-street maneuvering		

STACKING DIAGRAM