

River Street Residences Partial Alley Vacation

Downtown Commission

December 16, 2020



Property Facts

Address: 61-69 Rainey Street, 60 East Avenue

Lot Size: 0.541 acres / 23,579 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.

Project Facts

505,409 total square feet

Residential: 406,815 square feet / 409 units

Retail: 1,500 square feet

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)***

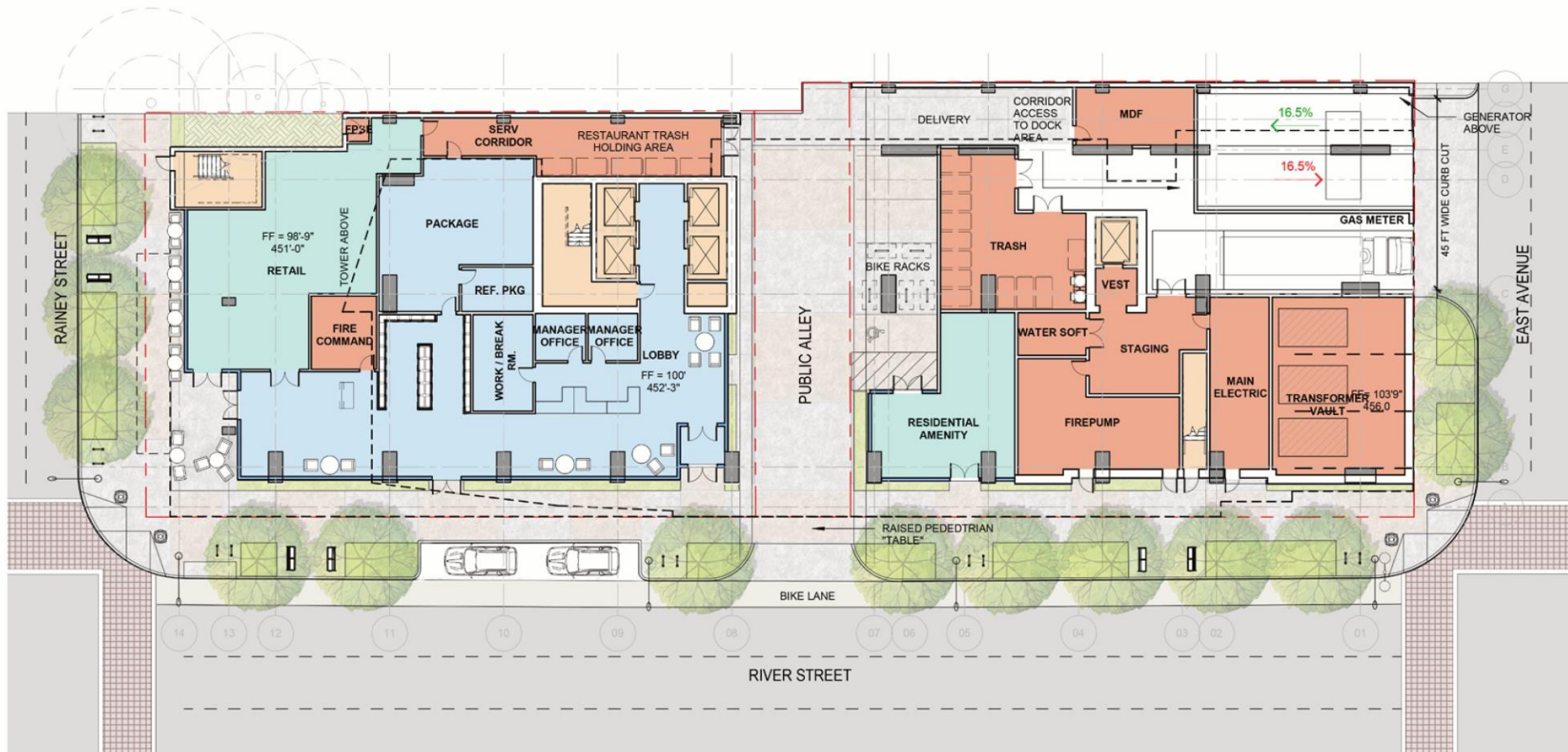
*Figures subject to confirmation from NHCD



ALLEY FROM RIVER STREET
EXHIBIT B: EXISTING CONDITIONS

RIVER STREET MARKET & HOMES | 2020-07-27





SITE PLAN

15 | RIVER STREET RESIDENCES | 2020-10-22

HKS | LAKE FLATO | River Street Partners
High Street Residential

Summary of Improvements

1. Alley to be widened from 16.5 feet to 26 feet
2. Public sidewalk easements granted on both sides
3. Alley to be paved
4. Overhead utilities will be buried

The above improvements allow for a safer and more functional alley



RIVER ST TOWARD RAINEY ST

17 | RIVER STREET RESIDENCES | 2020-10-22

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An architectural rendering of a tall, modern residential building with a glass and wood facade, situated in an urban environment with greenery and other buildings in the background. The building has a distinctive stepped top and a base with more organic, wood-clad forms. People are shown walking on a path in the foreground, and cars are visible on a street nearby.

RIVER STREET RESIDENCES

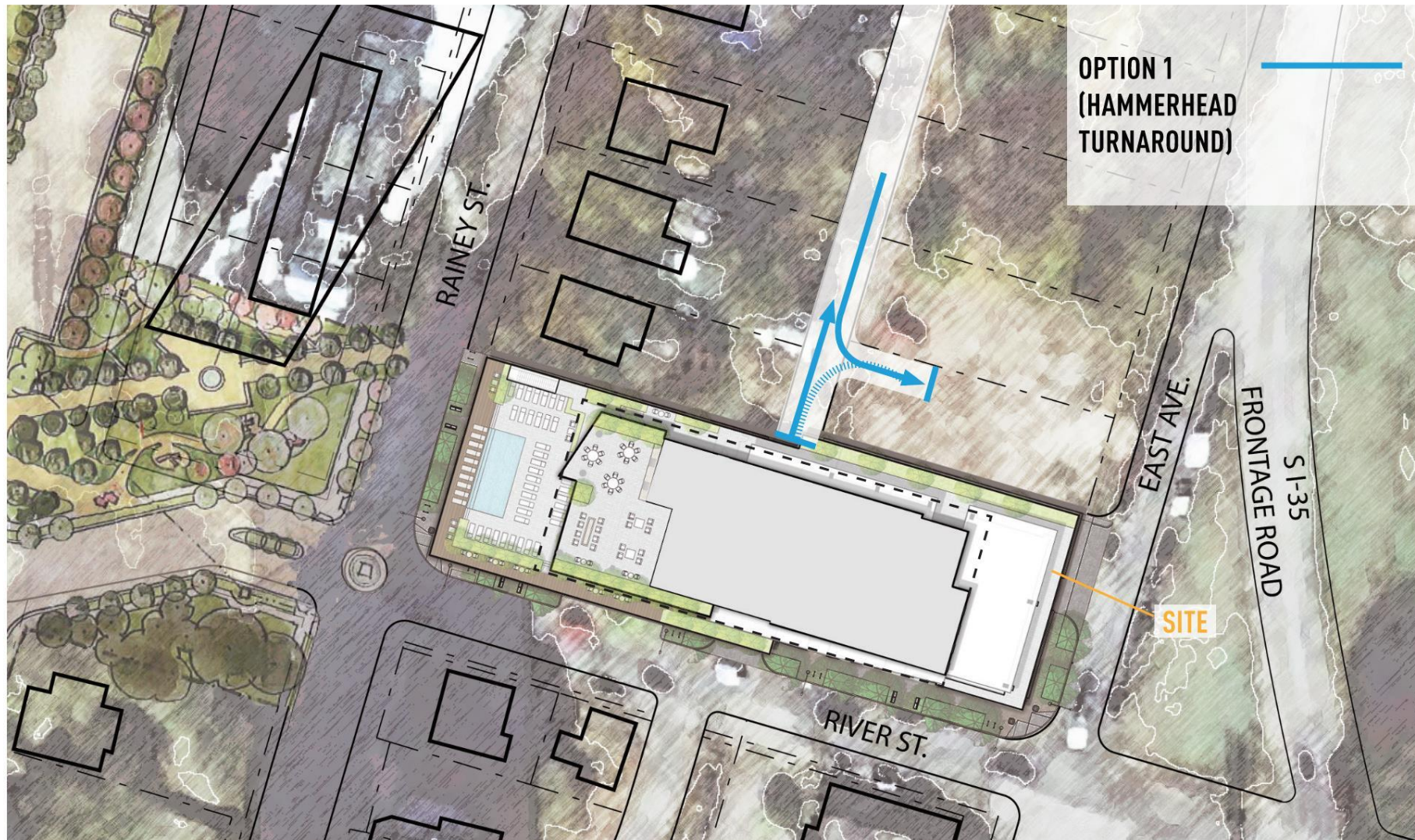
OCTOBER 22 2020

LAKE PLACID

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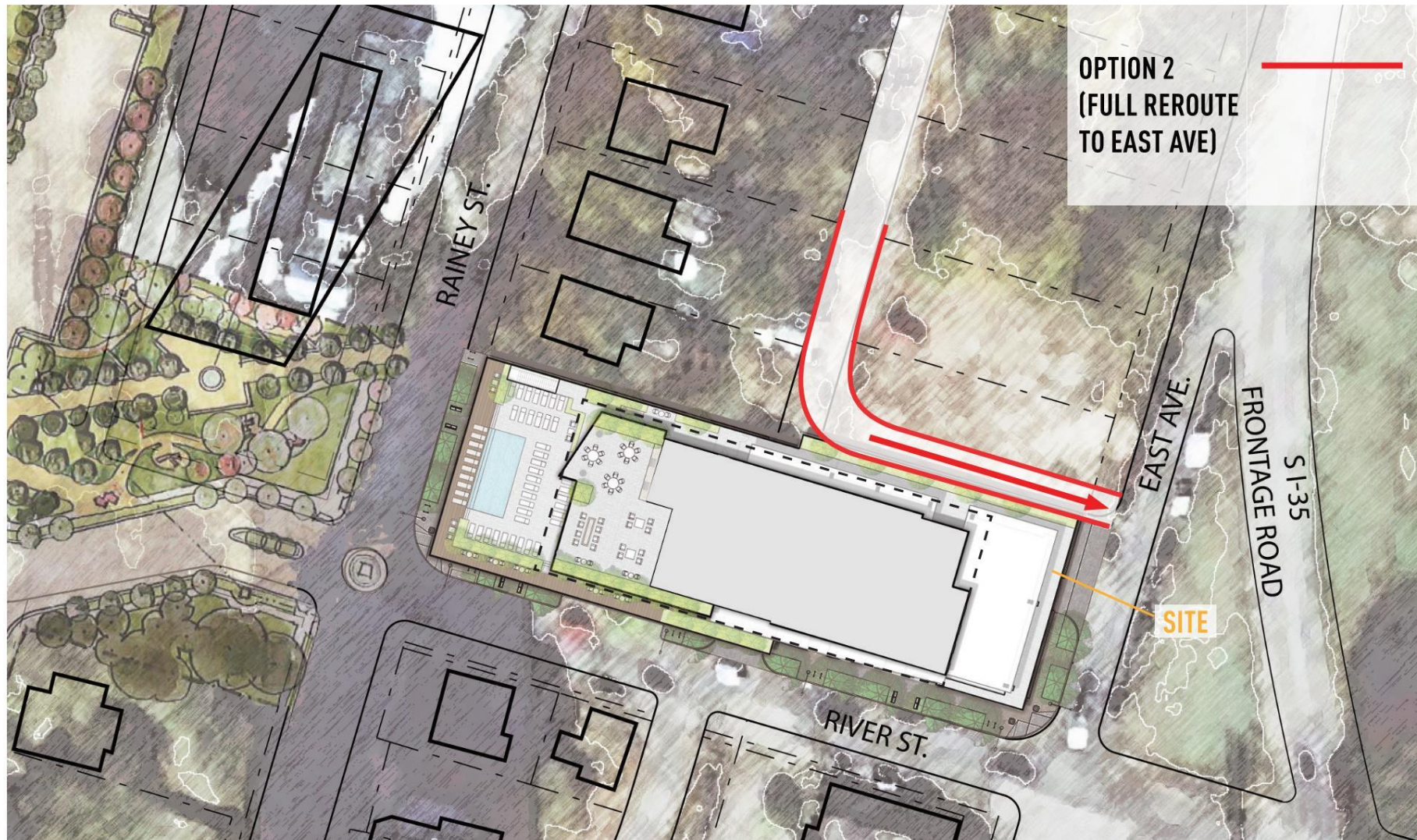
River Street Partners
High Street Residential



PRELIMINARY TRAFFIC CONTROL PLAN



2 | RIVER STREET RESIDENCES | 2020-12-08



PRELIMINARY TRAFFIC CONTROL PLAN



1" = 40'-0"

