

Comparison of Staff Rainey Street Area Design Guidelines, UNO Design Guidelines and Downtown Design Guidelines

ITEM 54

Rainey Street Subdistrict Staff Recommendation	University Neighborhood Overlay (UNO)	Downtown Design Guidelines Adopted in IDC
Require 10' streetfront setback along all streets with a minimum 60' of right-of-way.	1) Minimum 10' and maximum 15' front setback along MLK Blvd. Between Rio Grande and San Gabriel. 2) Minimum 2' front setback along Graham Place, W. 24 1/2 St, San Pedro, W. 21st St. and Hume Place. 3) In all cases a building must be a minimum 12' from the face-of-curb of an adjacent street to permit adequate area for sidewalks and streetscape improvements.	Maximum front setback of 10'.
Limit building base wall height to 45' along all streets with 60' ROW or less, adjacent to historic enclave properties & along Waller Creek.	Require building setback above 60'.	1) In Waterfront Overlay District (WOD) buildings that front Town Lake, Shoal Creek, Waller Creek or park land are limited to 45' base wall height. 2) Within 60' of Congress Ave. minimum building height is 30', maximum building height is 90'. 3) Along East 6th Street maximum building height is 45'.
Require 15' building setback above base wall along Rainey St., Waller Creek & adjacent to historic enclave properties.	Building setback along east-west streets is 12'. Building setback along north-south streets is based on a line extending from the midpoint of the street at a 62 degree angle.	1) Required if along Congress Ave. or within Capital View Corridor or Capitol Dominance Zone. 2) Within WOD dictated by base wall height limit.
Require 30' setback from the top of bank of Waller Creek.	Not Applicable. No creeks within UNO Boundaries.	Within 60' of the centerline of Downtown Creeks building height is limited to 60'.
Require pedestrian-oriented space fronting Cesar Chavez Blvd, Rainey St., River St. & Waller Creek.	"Occupant space" required along a minimum of 42% of the street wall area up to 60' in height.	Within WOD pedestrian-oriented uses required in certain subdistricts when buildings front Town Lake.
Require ground floor residential units to have principal entrance directly from street.	Inhabited space at the ground level shall have a minimum of 70% glass at sides facing a street. For ground floor residential uses the minimum glass percentage shall be reduced to 40%. Inhabited space on a second level shall have a minimum of 40% glass at sides facing a street. Glass at the first two levels must have a visual transmittance ratio of 0.6 or higher.	Glass on the first floor must have a visual transmittance ratio of 0.6 or higher. No reflective surface building materials permitted.

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Require parking garages to be encapsulated up to 45' base wall level.	1) Commercial off-street surface parking lots are prohibited and the street level portion of a Commercial off-street parking structure must contain local uses. 2) Where adjacent to a public street, floors of above ground parking structures shall be flat. 3) Large structured parking garages should be mitigated through the design of perimeter treatments which break the garage into smaller, human-scaled facades. 4) Garage floor shall have a minimum 10' between slabs with a minimum clear distance of 8' to the bottom of the structure. 5) Headlights in above grade parking structures shall be screened from adjacent properties.	1) Pedestrian-oriented uses required on the ground-floor of parking garages in CBD or DMU zoning. Automobiles and headlights in parking garages must be screened. 2) Surface parking lots, curb cuts and unscreened garage openings are prohibited on Congress Ave, East 6th Street, adjacent to Downtown Parks and Downtown Creeks. Surface parking in remainder of Downtown must be screened. 3) In WOD parking garages are prohibited within the Primary Setback (150' from Town Lake shoreline for Rainey Street Subd.) and must be architecturally integrated or screened from views of Town Lake, park land or creeks within Secondary setback (no Secondary setback defined for Rainey Street).
Require dedication of mid-block pedestrian passages every 300' - 400' for projects with greater than 500' of street frontage & require same 15' setback from 45' base wall from pedestrian passage. (20' ROW width min.)	Not Applicable	Not Applicable.
Require a 45' maximum building height for building masses within 50' of River St. right-of-way.	Not Applicable.	1) Within 60' of Congress Ave. minimum building height is 30', maximum building height is 90'. 2) Along East 6th Street maximum building height is 45'.
Preserve alley access but permit use of aerial development rights above 20'.	Determined on a case-by-case basis.	Determined on a case-by-case basis.
Prohibit drive-through services/facilities in Subdistrict.	Drive-through services not permitted under Development Bonus.	1) If drive-in services are provided similar facilities must be provided for pedestrians. Maximum driveway width for drive-in services is 30'. 3) Drive-in services prohibited in certain WOD Subdistricts.
Allow Cocktail Lounge as a Conditional Use.	Conditional use if accessory to Hotel/Motel, otherwise prohibited.	Permitted.
Require 100% replacement for Class I & II Trees, 50% for Class III & IV.	Not Applicable	Not Applicable.
Three Star Green Building Rating required for Development Bonus.	Not Required.	One Star Green Building rating required for CBD and DMU zoning districts.