

HS WFL

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Board and Commission Recommendations on Staff Proposals for the Rainey Street Area (Oct. 19, 2004)

Final Staff Recommendation	Downtown Commission		Design Commission		Historic Landmark Comm.		MACC Advisory Board		Parks Board		Planning Comm.		Zoning & Platting Comm.	
	Report (Dec. 2003)	Comm.												
2. Amend the regulations of the Rainey Street Subdistrict of the Waterfront Overlay District to:														
Promote pedestrian-friendly, human-scale district.														
a. Require 10' streetfront setback along all streets with a 60' ROW.	Recommended 15'.	For	Recommend 10' setback only if it does not inhibit standard parking modules (unless there is regional parking that would reduce parking requirements for individual parcels)		No Position	No formal recommendation.	No Position				For			Primary recommendation: For. Secondary recommendation: The ZAP concurs with the recommendations of the Planning Comm. that would create the necessary amendments to the Code to bring about the changes for the Rainey Street area that are finally decided by Council, except where they differ with the zoning cases brought before and acted upon the ZAP.

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Downtown Commission Report (Dec. 2003)		Downtown Comm.	Design Commission	Historic Landmark Comm.	MACC Advisory Board	Parks Board	Planning Comm.	Zoning & Platting Comm.
Final Staff Recommendation	No Position	Against	Limit base wall height to 62' (which allows for parking clearances).	No Position	No formal recommendation.	No Position	For	Primary recommendation: For. Secondary recommendation: The ZAP concurs with the recommendations of the Planning Comm. that would create the necessary amendments to the Code to bring about the changes for the Rainey Street area that are finally decided by Council, except where they differ with the zoning cases brought before and acted upon the ZAP.
b. Limit building base wall height to 45' along all streets with 60' ROW or less, adjacent to historic enclave properties & along Waller Creek.								
c. Require 15' building setback above base wall along Rainey St., Waller Creek & adjacent to historic enclave properties.	No Position	Against	Require setback above 62' base wall everywhere.	No Position	No formal recommendation.	No Position	For	
d. Require 30' setback from the top of bank of Waller Creek.	No Position	Against	Require pedestrian oriented development or open space improvements within 30' from the top of waller creek that will contribute to the potential of Waller Creek as a vibrant outdoor space.	No Position	No formal recommendation.	No Position	For	
e. Require pedestrian-oriented space fronting Cesar Chavez Blvd., Rainey St., River St. & Waller Creek.	Recommended uses but did not specify location.	For	For	No Position	No formal recommendation.	No Position	For	

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Downtown Commission Report (Dec. 2003)		Downtown Comm.		Design Commission		Historic Landmark Comm.		MAAC Advisory Board Parks Board		Planning Comm.		Zoning & Platting Comm.	
Final Staff Recommendation	Commission Recommended	For	Against	For	Against	No Position	No Position	No Position	No Position	For	Against	Primary recommendation: For. Secondary recommendation: For.	Primary recommendation: For. Secondary recommendation: For.
f. Require ground floor residential units to have principal entrance directly from street.	Recommended							No formal recommendation.					Primary recommendation: For. Secondary recommendation: The ZAP concurs with the recommendations of the Planning Comm. that would create the necessary amendments to the Code to bring about the changes for the Rainey Street area that are finally decided by Council, except where they differ with the zoning cases brought before and acted upon the ZAP.
g. Require parking garages to be encapsulated up to 45' base wall level.	Recommended	Against		Reduce encapsulation to first 2 floors. Incentivise underground parking and develop regional parking for the area.		No Position		No formal recommendation.	No Position	For			
h. 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.)	No Position	Against		COA should attempt to purchase R.O.W. that would allow for east/west street extensions creating blocks more compatible with downtown.		No Position		No formal recommendation.	No Position	For			

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Final Staff Recommendation	Downtown Commission Report (Dec. 2003)		Design Commission	Historic Landmark Comm.	MACC Advisory Board	Parks Board	Planning Comm.	Zoning & Platting Comm.
	Commission	Downtown Comm.						
i. Require a 45' maximum building height for building masses within 50' of River St. right-of-way.	No Position	Against	Require special treatment of River Street as a gateway to the MACC. No intra-district compatibility.	No Position	No formal recommendation.	No Position	For	Primary recommendation: For. Secondary recommendation: The ZAP concurs with the recommendations of the Planning Comm. that would create the necessary amendments to the Code to bring about the changes for the Rainey Street area that are finally decided by Council, except where they differ with the zoning cases brought before and acted upon the ZAP.
j. Preserve alley access but permit use of aerial development rights above 20'.	Recommended	For	Allow development rights above 20' and underground. Allow alley to be vacated on entire block developments.	No Position	No formal recommendation.	No Position	For	
Land use Restrictions.								
k. Prohibit drive-through services/facilities in Subdistrict.	No Position	For	For	No Position	No formal recommendation.	No Position	For	
l. Allow Cocktail Lounge as a Conditional Use.	No Position	Against	Allow cocktail lounge as permitted by CBD zoning.	No Position	No formal recommendation.	No Position	For	

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Final Staff Recommendation Tree Preservation/Replacement	Downtown Commission Report (Dec. 2003)		Design Commission		Historic Landmark Comm.	MACC Advisory Board	Parks Board	Planning Comm.	Zoning & Platting Comm.
	No Position	Against	If not feasible, require fund for pocket park/open space improvements to Waller Creek/trail along the north edge of the MACC. All development shall contain Open Space components that, to the extent feasible: 1) Preserve existing trees. 2) Provide plazas, pocket parks & streetscape amenities that comprise a system of connected open spaces within the district. 3. Provide pedestrian connectivity to Town Lake, pocket parks within the district, to Waller Creek & across Chavez Street to the Convention Center and downtown. 4. Result in a district that has 20% green space.		No Position	No formal recommendation.	No Position	For	Primary recommendation: For. Secondary recommendation: The ZAP concurs with the recommendations of the Planning Comm. that would create the necessary amendments to the Code to bring about the changes for the Rainey Street area that are finally decided by Council, except where they differ with the zoning cases brought before and acted upon the ZAP.
m. Require 100% replacement for Class I & II Trees, 50% for Class III & IV.	No Position	Against			No Position	No formal recommendation.	No Position	For	Primary recommendation: For. Secondary recommendation: The ZAP concurs with the recommendations of the Planning Comm. that would create the necessary amendments to the Code to bring about the changes for the Rainey Street area that are finally decided by Council, except where they differ with the zoning cases brought before and acted upon the ZAP.

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Final Staff Recommendation	Downtown Commission Report (Dec. 2003)		Design Commission	Historic Landmark Comm.	MACC Advisory Board	Parks Board	Planning Comm.	Zoning & Platting Comm.
	No Position	Against						
3. Create Historic Enclave			Primary Recommendation: Preserve the integrity of the National Register Historic District as it exists today. Secondary Recommendation: If the district cannot be preserved, the Historic enclave does not satisfy the Secretary of Interior's guidelines for preservations, would not support the National Register Historic District designation, and would limit development on surrounding blocks.	Primary Recommendation: Preserve the integrity of the National Register Historic District as it exists today. Secondary Recommendation: If the Council chooses to move forward with one of the Historic Enclave options, the HLC prefers the option leaving the maximum number of buildings in their current location, ie, the Rainey Street Option.	No formal recommendation.	No Position	No Position	Primary Recommendation: Recommend against the proposal to create a historic enclave. Secondary recommendation: If the Council elects to create the enclave, then the enclave should be sufficient to accommodate the twelve (historic) structures as identified by Staff.
4. Extend Red River Street as a 60' ROW, minor arterial.	No Position	For	For	No Position	No formal recommendation.	No Position	For. Also recommended extending Lambie Street from East Ave. to Rainey St.	Recommend against the extension of Lambie Street as proposed by the Planning Commission.

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Staff Recommendation	Downtown Commission		Design Commission	Historic Landmark Comm.	MACC Advisory Board	Parks Board	Planning Comm.	Zoning & Platting Comm.
	Report (Dec. 2003)	Downtown Comm.						
5. Establish Park Fee (withdrawn, to be processed separately by PARD).	No Position	Against	For. Develop an open space plan for the Rainey Street District and require participation for Development Bonus.	No Position	No formal recommendation.	For	No Position	For.
6. Construct new trail along northern edge of MACC site.	No Position	For	For	No Position	No formal recommendation.	For	For	Primary recommendation: For. Secondary recommendation: The ZAP concurs with the recommendations of the Planning Comm. that would create the necessary amendments to the Code to bring about the changes for the Rainey Street area that are finally decided by Council, except where they differ with the zoning cases brought before and acted upon the ZAP.

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	No Position	For	No Position	For	No Position	For	No Position	For	No formal recommendation.	For	No Position	For	No Position	For	No Position	For
7. Construct planned Waller Creek pedestrian bridge.																Primary recommendation: For. Secondary recommendation: The ZAP concurs with the recommendations of the Planning Comm. that would create the necessary amendments to the Code to bring about the changes for the Rainey Street area that are finally decided by Council, except where they differ with the zoning cases brought before and acted upon the ZAP.

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	No Position	For	No Position	No Position	No formal recommendation.	No Position	For	Primary recommendation: For. Secondary recommendation: The ZAP concurs with the recommendations of the Planning Comm. that would create the necessary amendments to the Code to bring about the changes for the Rainey Street area that are finally decided by Council, except where they differ with the zoning cases brought before and acted upon the ZAP.
8. Explore opportunities for public-private development on northern portion of MACC site to generate funding for Cultural Center.			No Position	No Position	No formal recommendation.	No Position	For	Primary recommendation: For. Secondary recommendation: The ZAP concurs with the recommendations of the Planning Comm. that would create the necessary amendments to the Code to bring about the changes for the Rainey Street area that are finally decided by Council, except where they differ with the zoning cases brought before and acted upon the ZAP.
9. Proceed with plans for building new Austin Energy (AE) substation now.	Identified infrastructure as major issue.	For	For	No Position	No formal recommendation.	No Position	For	Recommend for with aesthetic treatment to the substation to minimize impact on the area.

**Exhibit A: Zoning and Platting Commission Zoning
Recommendations
(Zoning Cases C14-04-0078 – 0083 and C14-04-0096 – 0097)**

C14-04-0078 - CBD-CO. The conditional overlay limits the property to DMU site development regulations. The properties already zoned CBD-CURE are to be excluded from this case as well as the properties along the west side of Rainey Street between Davis Street and River Street (see separate recommendation below for this area). In addition, properties in this area are to be subject to compatibility standards, unless they meet the development incentives to be determined in the Rainey Street District of the Waterfront Overlay.

For homes along the west side of Rainey Street between Davis Street and River Street in the National Registered Historic District, Commission recommends a change to GR-MU. The conditions would prohibit the issuance of a demolition permit, a relocation permit and an exterior remodel permit, until a study has been done by City staff on the historic properties.

C14-04-0079 - CBD-CO. The conditional overlay limits the property to DMU site development regulations. Properties along the west side of Rainey Street between Driskill Street and Davis Street are to be excluded from this case (see separate recommendation below for this area). In addition, properties in this area are to be subject to compatibility standards, unless they meet the development incentives to be determined in the Rainey Street District of the Waterfront Overlay.

For homes along the west side of Rainey Street between Driskill Street and Davis Street in the National Registered Historic District, Commission recommends a change to GR-MU. The conditions would prohibit the issuance of a demolition permit, a relocation permit and an exterior remodel permit, until a study has been done by City staff on the historic properties.

C14-04-0080 - CBD-CO. The conditional overlay limits the property to DMU site development regulations. The properties already zoned CBD-CURE are to be excluded from this case. In addition, properties in this area are to be subject to compatibility standards, unless they meet the development incentives to be determined in the Rainey Street District of the Waterfront Overlay.

C14-04-0081 - CBD-CO. The conditional overlay limits the property to DMU site development regulations. The properties along the east side of Rainey Street between Driskill Street and River Street are to be excluded. In addition,

properties in this area are to be subject to compatibility standards, unless they meet the development incentives to be determined in the Rainey Street District of the Waterfront Overlay.

For homes along the east side of Rainey Street between Driskill Street and River Street in the National Registered Historic District, Commission recommends a change to GR-MU. The conditions would prohibit the issuance of a demolition permit, a relocation permit and an exterior remodel permit, until a study has been done by City staff on the historic properties.

C14-04-0082 - The Commission recommended staff recommendation.

C14-04-0083 - The Commission recommended staff recommendation.

C14-04-0096 - CBD-CO. The conditional overlay limits the property to DMU site development regulations. Excluding the properties already zoned DMU-CO. In addition, properties in this area are to be subject to compatibility standards, unless they meet the development incentives to be determined in the Rainey Street District of the Waterfront Overlay.

C14-04-0097 - CBD-CO. The conditional overlay limits the property to DMU site development regulations. In addition, properties in this area are to be subject to compatibility standards, unless they meet the development incentives to be determined in the Rainey Street District of the Waterfront Overlay.