

## FRAMEWORK FOR ACTION ON RAINEY STREET ITEMS

**Support a limitation on building heights to 60 ft. unless the following issues are addressed, in which case CBD height (with an 8:1 FAR) would be permitted.**

- (1) Affordable Housing (UNO standard).
- (2) Meet current ordinances for development near Town Lake and Waller Creek.
- (3) Require 10 ft. streetfront setback, 45 ft. base wall height, and 15 ft. building stepback along Red River St.
- (4) Set a 50 ft. height restriction for building masses located within 50 feet from River St. to serve as gateway to the Mexican American Cultural Center (MACC).

**Create a scoring matrix to address other significant issues. If a project scores greater than 75 (out of 100), then the project is eligible for added development incentives (to be determined).**

### (1) Urban design characteristics. – 75 points total

- a. Does the project include two or more land uses, with a required residential component, with no single land use constituting more than 75% of the project?
- b. Is there an interconnection of the project components through pedestrian friendly pathways between buildings?
- c. Does the project include pedestrian-oriented space fronting Cesar Chavez St., Red River St., Rainey St., & River St.?
- d. Does the project position key components around central public spaces (with a goal of having 20% public/open space within the development)?
- e. Is the parking underground? Does above-ground parking comply with Downtown Design Guidelines for parking? If project makes use of structured parking, does ground floor accommodate active use?
- f. Does the project meet the Downtown Design Guidelines (including guidelines for parking)?
- g. Does the architecture and landscape respond to the unique character of the site (e.g., regional materials, landscape, etc.).
- h. Does the project improve street connectivity?
- i. Do ground-floor residential units have principal entrance directly from street?
- j. Does the design of the project avoid creating a canyon effect along Rainey St. and along the edge of the MACC?

### (2) Preservation of historically significant structures – 25 points total