



Recommendation for Action

File #: 21-1272, **Agenda Item #:** 74.

3/25/2021

Posting Language

Conduct a public hearing and approve an ordinance granting additional floor-to-area entitlements to the project at 60 East Avenue and 61 and 69 Rainey Street in accordance with the Downtown Density Bonus Program under City Code Section 25-2-586(B)(6).

Lead Department

Housing and Planning.

Fiscal Note

This item will have no fiscal impact

For More Information:

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Council Committee, Boards and Commission Action:

Planning Commission December 22, 2020: Approved additional FAR from 15:1 to 22:1, as recommended by Staff, by Discussion. [C. Hempel/J. Thompson - 2nd] (11-0). J. Shieh - Absent; One vacancy on the Commission.

Design Commission October 26, 2020: Recommended that the River Street Residences, located at 61-69 Rainey Street and 60 East Ave. substantially complies with the City of Austin Urban Design Guidelines. [A. Coleman, J. Rollason -2nd] (7-1-1). D. Carroll- Against. J. Meiners-Abstain. M. Gonzalez, B. Whatley - Absent.

Additional Backup Information:

On February 27, 2014, Council approved modifications to the Downtown Density Bonus Program (DDBP) via Ordinance No. 20140227-054 allowing an eligible project to request additional floor-to-area ratio (FAR) after participating in the program as described in Section 25-2-586. Previous to this Council action, the Central Urban Redevelopment Overlay (CURE) was used to achieve additional height and density for certain properties in downtown.

The applicant is seeking additional FAR for the subject property located within the DDBP boundaries and within the Rainey District of downtown. The property is currently zoned central business district (CBD) and is subject to the provisions of the Rainey Street Subdistrict Regulations of the Waterfront Overlay under Section 25-2-739.

The applicant is requesting approval for additional FAR under the provisions of Section 25-2-586(B)(6) 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 DDBP. Staff has reviewed the DDBP request and found it to be in compliance with the provisions of the program and recommends **APPROVAL** of the request for 22:1 FAR as requested in site plan SP-2019- 0465C.