

Rainey District Development & Concerns as of June 2019

Presentation by Michael Abelson

RAINEY NEIGHBORHOOD as of May 2019



EXISTING

- 1 Convention Center
- 2 Fairmont Hotel - 37 Stories
- 3 The Camden- 8 Stories
- 4 Kimpton Hotel Van Zandt - 14 Stories
- 5 Shore Condominiums - 22 Stories
- 6 70 Rainey - 34 Stories
- 7 Homewood Suites - 17 Stories
- 8 The Milago - 13 Stories
- 9 Windsor Apartments - 31 Stories
- 10 Sky House - 23 Stories
- 11 Towers of Town Lake - 13 Stories
- 12 Holiday Inn - 322 Rooms - 15 Stories
- 13 Mexican American Cultural Center
- 14 Bars & Restaurants

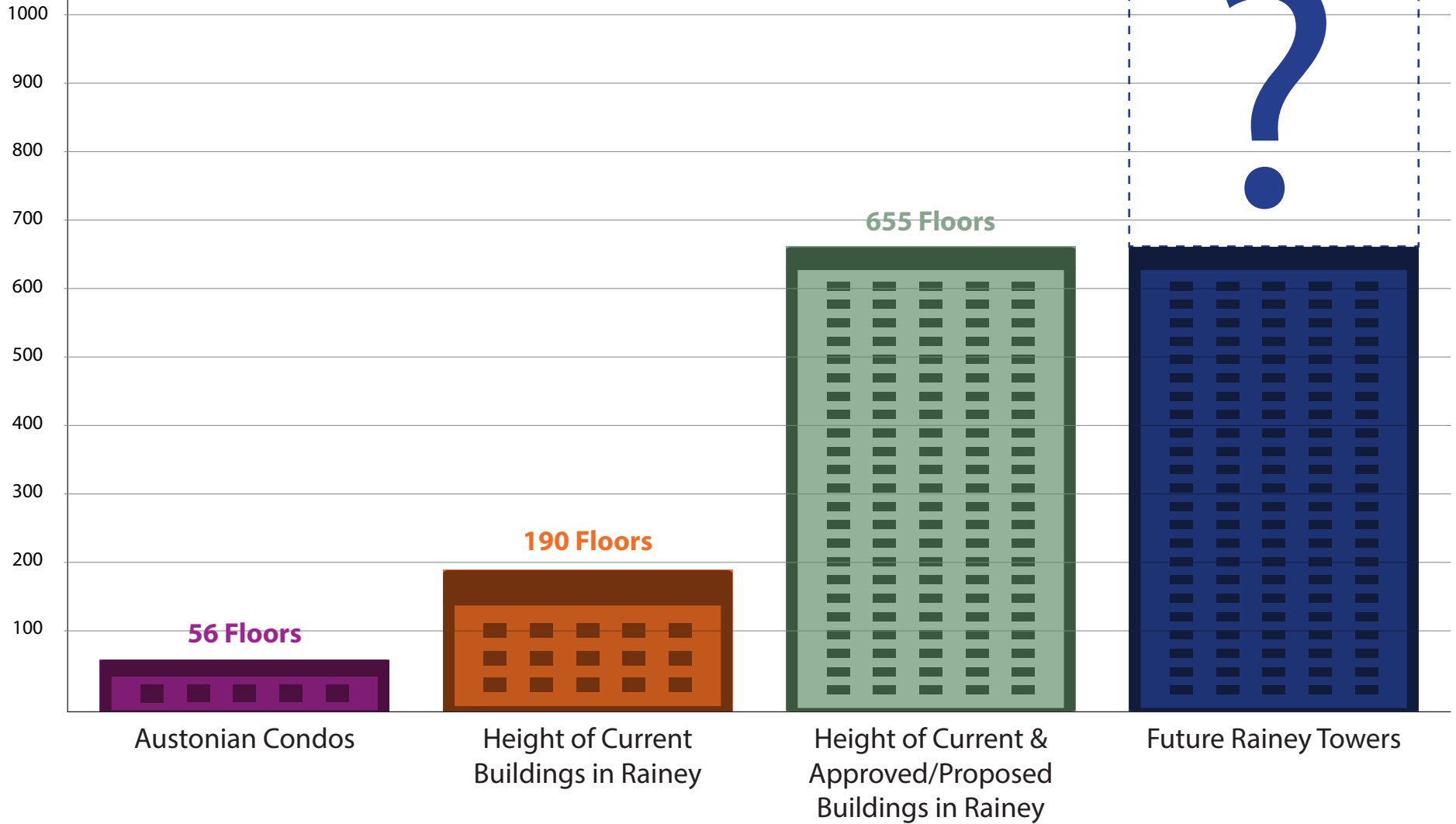
APPROVED OR PROPOSED

- 15 Hotel/Multi-family - 29 Stories
- 16 IHOP = World Class Capital
- 17 The Travis - 50 Stories / 414 unites
- 18 Hotel/Multi-family - 60 Stories
- 19 78-84 Rainey - 10 Stories
- 20 Lady Bird Hotel
- 21 44 East Avenue Highrise - 51 Stories
- 22 Mexican American Cultural Center Auditorium
- 23 91 Red River - Endeavor - 29 Stories
- 24 Waller Park Place
Office Tower - 30 Stories,
Hotel & Condo - 48 Stories,
Rental Apartments - 54 Stories
- 25 48 East - 240 Units - 33 Stories
- 26 Fairfield Inn - 102 Rooms - 14 Stories
- 27 Austin Energy Switch Station
to be constructed in 2019
- 28 90 Rainey - 51 Stories
- 29 56 East Ave
- 30 60 East Ave

Key:

	Public Street
	Private Street
	Alley Way

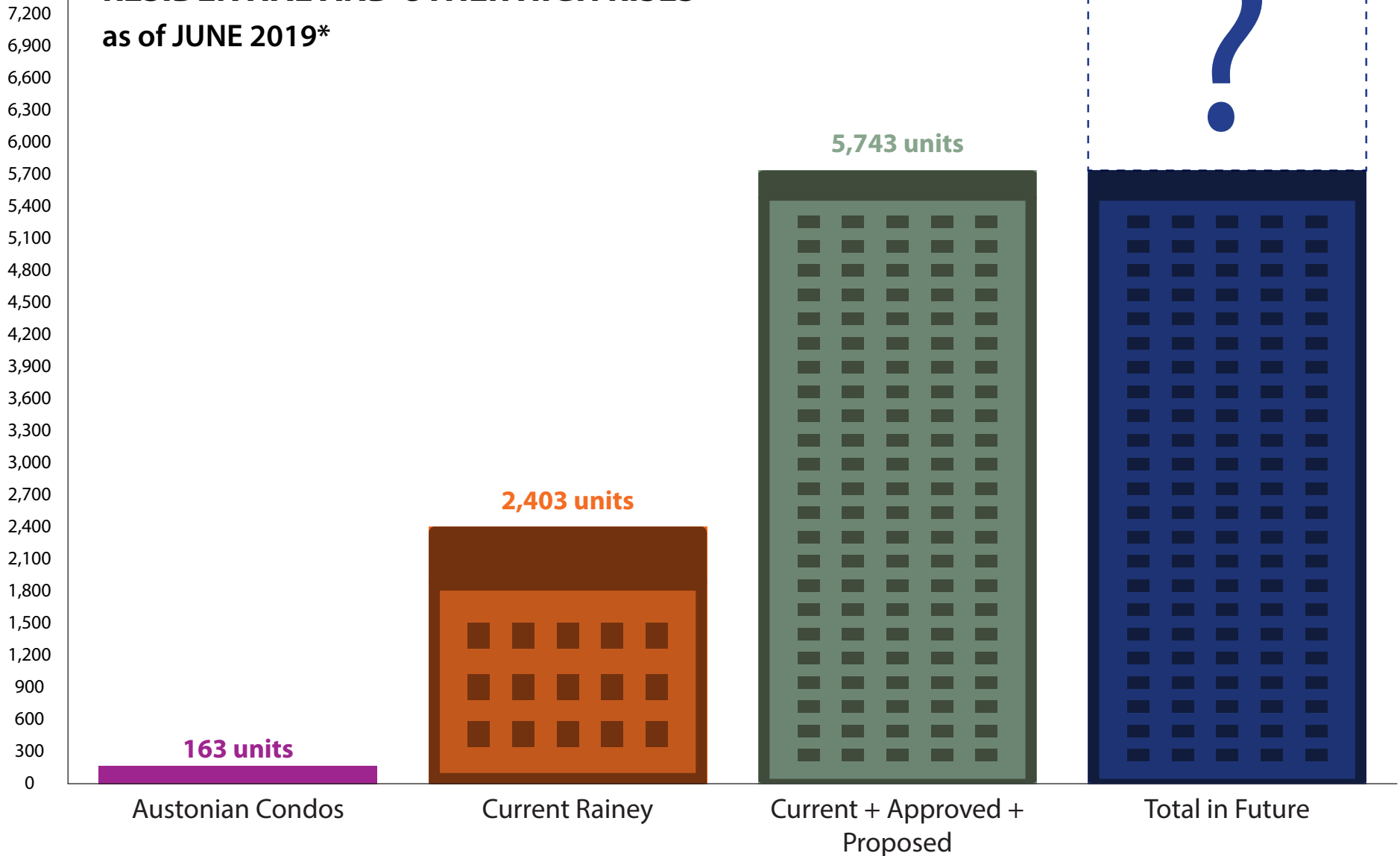
RAINEY DISTRICT RESIDENTIAL AND OTHER HIGH RISES as of JUNE 2019*



*This graph only includes tower construction. Additional building include dozens of bars & restaurants, Mexican American Cultural Center (MACC) (additional 500+ seat auditorium is proposed) and Austin Energy electrical substation. Numerous other towers may be proposed in the future.

NUMBER OF RAINEY DISTRICT UNITS RESIDENTIAL AND OTHER HIGH RISES

as of JUNE 2019*

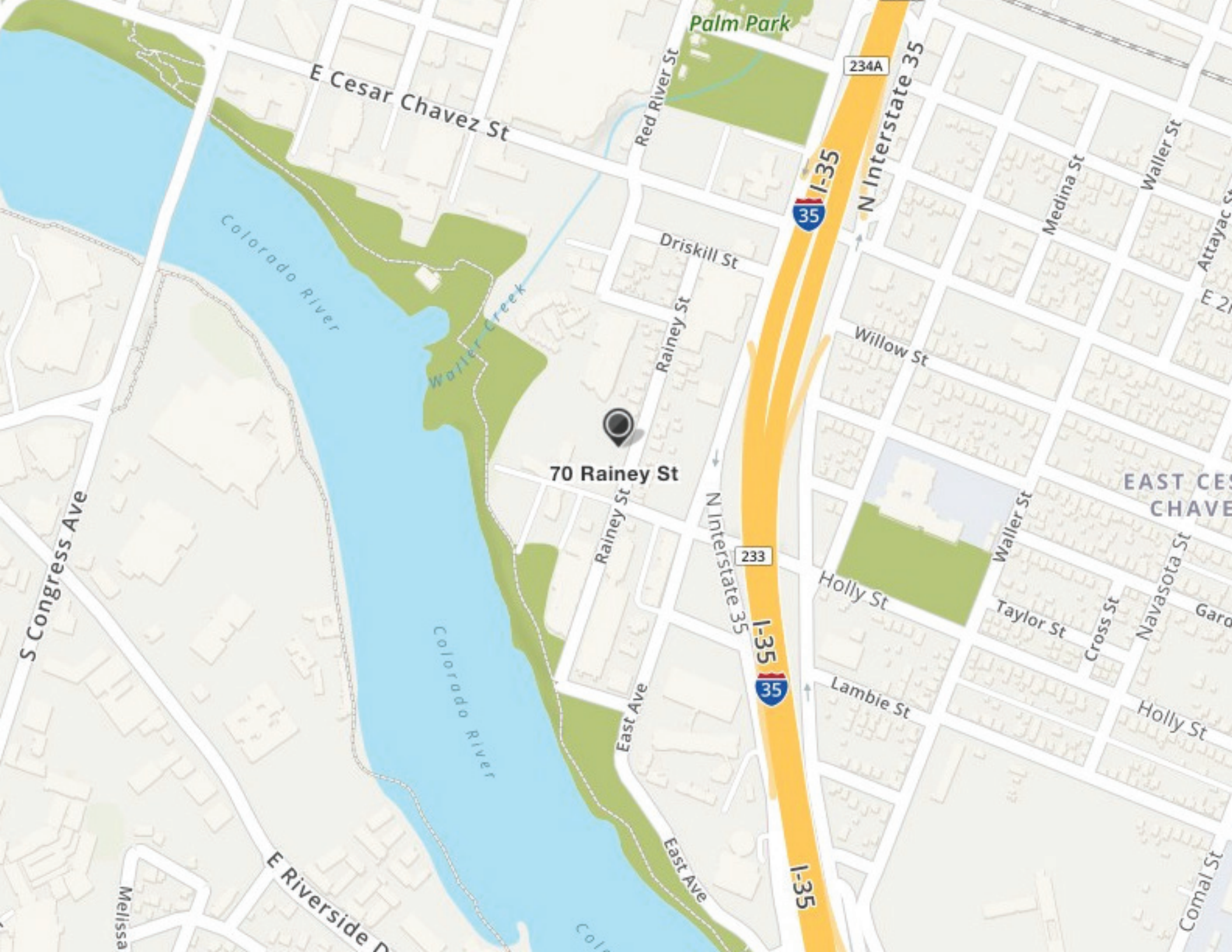


*This graph only includes tower construction. Additional building include dozens of bars & restaurants, Mexican American Cultural Center (MACC) (additional 500+ seat auditorium is proposed) and Austin Energy electrical substation. Numerous other towers may be proposed in the future.

EXISTING VOLUMES ON RAINEY NEIGHBORHOOD STREETS*

Street Name / Location	Pavement Width	Desirable Operating Level	Thursday Volume	Friday Volume	Saturday Volume
Red River Street (south of East César Chávez)	33 feet	1,800	6,795	7,192	7,715
Driskill Street (west of I-35 SB Frontage Rd)	23 feet	1,200	1,830	2,232	2,469
East Avenue (south of River Street)	22 feet	1,200	1,536	1,555	1,029
Rainey Street (south of River Street)	22 feet	1,200	2,544	2,711	2,684
Rainey Street (north of River Street)	20 feet	1,200	4,455	5,588	5,650
Rainey Street (north of Davis Street)	20 feet	1,200	3,007	3,696	4,303
Rainey Street (west of I-35 SB Frontage Rd)	24 feet	1,200	4,460	5,200	5,615
		9,000	24,627	28,174	29,465

* From May 2017 Rainey Traffic capital study by Big Red Dog. Data was from a weekend in December 2016 before 70 Rainey opened.



Palm Park

E Cesar Chavez St

234A

I-35

N Interstate 35

Colorado River

Waller Creek

Red River St

Driskill St

Rainey St

70 Rainey St

N Interstate 35

233

I-35

Willow St

Medina St

Waller St

Attayac St

EAST CESAR CHAVEZ

S Congress Ave

Rainey St

Waller St

Holly St

Taylor St

Cross St

Navasota St

Gardner St

Holly St

Lambie St

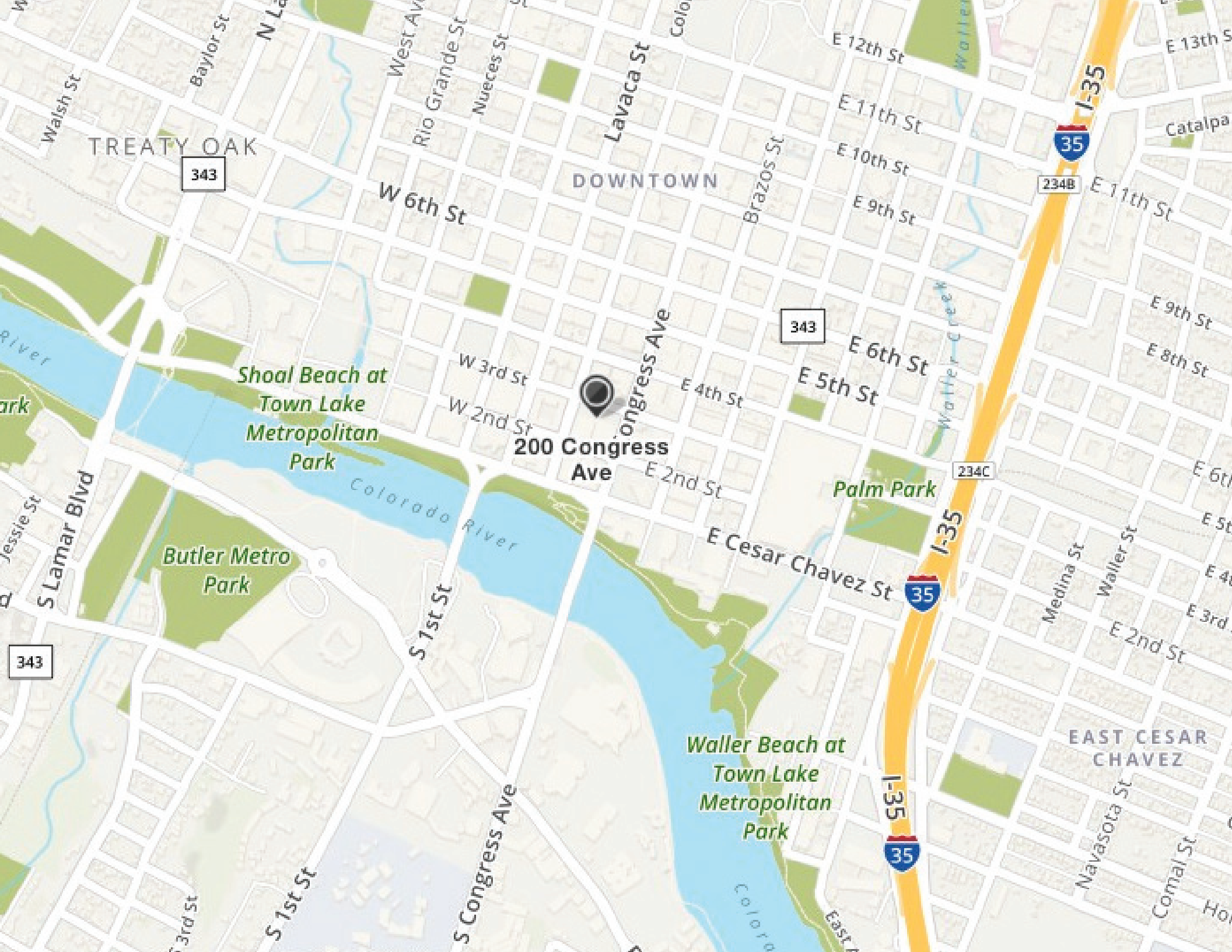
East Ave

East Ave

E Riverside Dr

Comal St

Melissa



TREATY OAK

343

DOWNTOWN

234B

35

I-35

Shoal Beach at
Town Lake
Metropolitan
Park

200 Congress
Ave

343

Palm Park

234C

35

I-35

Butler Metro
Park

Waller Beach at
Town Lake
Metropolitan
Park

EAST CESAR
CHAVEZ

35

I-35E

343

S Lamar Blvd

S 1st St

S Congress Ave

S 1st St

S 3rd St

Medina St

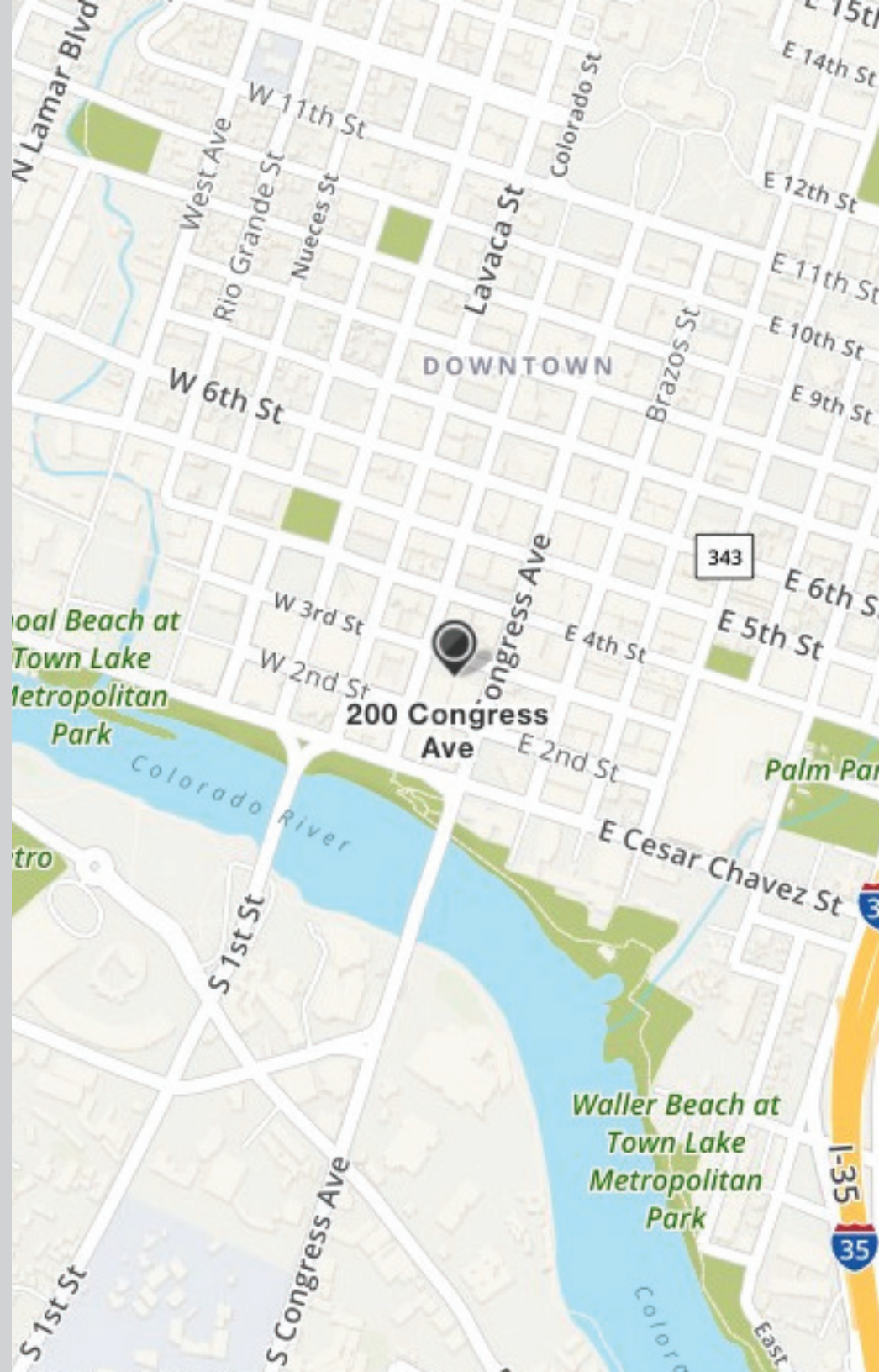
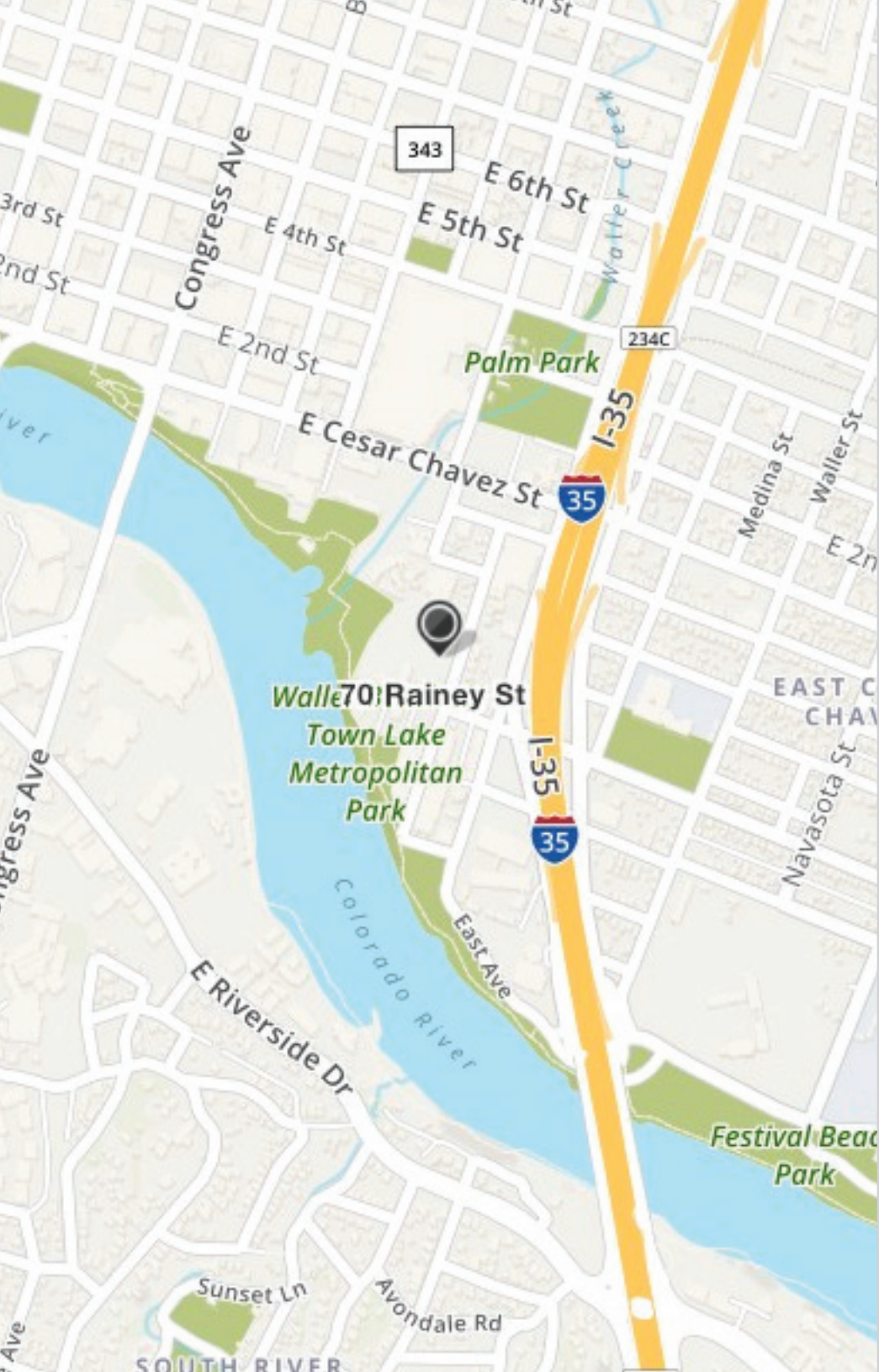
Waller St

E 2nd St

Navasota St

Comal St

HO



MOST CRUCIAL ISSUES EXPERIENCED BY RAINEY DISTRICT RESIDENTS

as of JUNE 2019

SAFETY & SECURITY

- 100s of pedestrians walking on streets, some without sidewalks
- Emergency ambulance/police vehicles limited access at busy times
- Fire truck access when streets, alleys & turning radius may be constrained
- Scooters, cars, bikes all sharing narrow streets, some intersections with limited visibility

TRAFFIC FLOW

- Streets carrying as much as 3+ times amount of traffic recommended
- Only 2 intersections, both with extremely limited traffic flow, in and out of entire neighborhood, plus one round-about that goes under IH 35 onto access road on east side of IH 35

PARKING

- Only street parking, with no formal City garage
- City planning to decrease currently available parking
- Double parking for delivery & rider pick-up on narrow streets usual

HOUSING DENSITY

- City density bonus allowing 15:1 FAR
- Developer money for remediating density bonus going elsewhere