

RAINEY STREET DISTRICT

District-Specific Goals:

1. Allow for the orderly transition of the District from a single-family enclave to a high density, mixed-use neighborhood.
2. Establish an infrastructure master plan to promote an adequate roadway, pathway and utility network.
3. Create stronger pedestrian and bicycle linkages to the CBD, Lady Bird Lake, Waller Creek and East Austin.
4. Create improved roadway connectivity to the IH 35 Frontage Road and Cesar Chavez Boulevard.
5. Preserve the existing tree canopy along Rainey Street to the maximum extent possible.

Top Three Public Improvement Priorities (per 25 responses from 2009 survey):

1. Great Streets (84%)
2. New parks, pocket parks or plazas (40%)
3. Public parking facility (40%)

Existing Form and Character:

- This area contains a concentration of single-family houses and bungalows along Rainey Street on small parcels 120 feet deep and less than 50 feet wide. The properties within the area have recently been rezoned to CBD.
- High-rise buildings have been constructed and/or planned along the Lady Bird Lake edge of the District.
- The mature street yard tree canopy throughout the District contributes greatly to the character of the area, as well as to the City's urban forest.

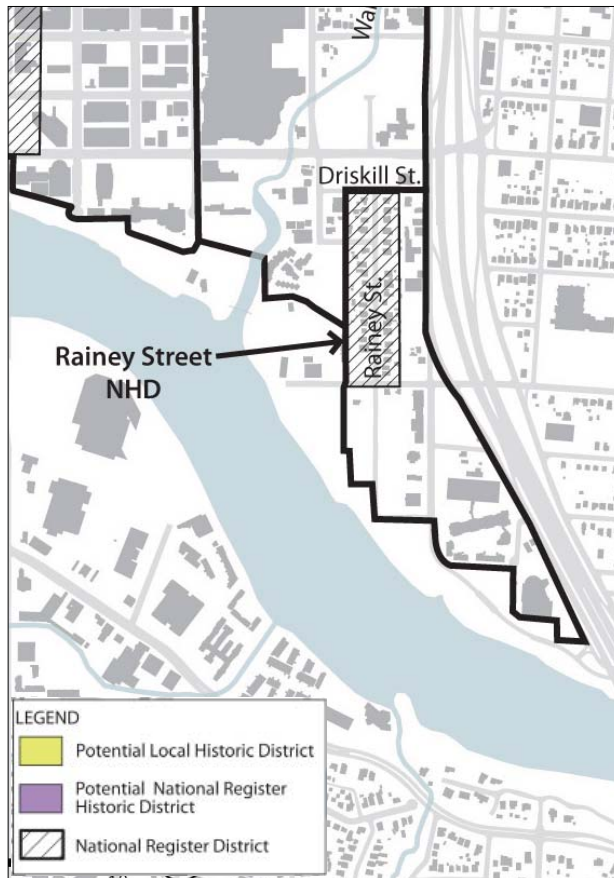
The Rainey Street District is characterized by new development in close proximity to older single family homes.



Rainey Street District Form and Character Analysis



Small businesses have located in many of the original houses of the Rainey Street District.



Existing and Potential Historic Districts

- Streets in the District are not well connected to the surrounding downtown, limiting pedestrian, bicycle and vehicular access and making the area feel isolated.

Historic Resources Identification:

- A National Register Historic District currently exists along Rainey Street, but the recent rezoning of this area from SF-3 to CBD will likely promote the demolition of the existing single-family houses.
- On the basis of windshield surveys and the City’s 1984 Cultural Resources Survey, no other sub-areas of the overall District have been identified as potential historic districts.

Development Opportunity Sites:

- There are nine assembled properties of at least one-quarter block each, totaling about six acres. (See Form and Character Analysis map.)
- These “opportunity sites” are relatively unconstrained and could develop over the next five to fifteen years. Other smaller sites exist, particularly along Rainey Street, but will need to be assembled if they are to be redeveloped.

Urban Design Priorities:

- Promote streetscape, creekscape, bridges, trails, promenade and other open space improvements that establish a more direct relationship with Lady Bird Lake and Waller Creek.
- Encourage new residential uses that can complement the existing, quiet neighborhood character.
- Limit the number of cocktail uses allowed.
- Encourage neighborhood-serving retail and commercial uses along Cesar Chavez and the IH 35 frontage road.
- Promote the highest levels of density in the Rainey Street District, consistent with existing base zoning and the to-be-determined density bonus provisions of the Waterfront Overlay District.

- Ensure compatibility with the existing low-rise pattern of bungalows by requiring mid- and high-rise buildings with streetwalls and setbacks.
- Promote creekside development that addresses the creek, maintains appropriate setbacks and enhances its ecological integrity.
- Set development back along Rainey Street to maintain the existing streetyard tree canopy and to allow for future street widening as required.
- Promote building forms that preserve upland views to the lake.
- Require any above-grade parking garages along Rainey Street to be lined with upper-level residential, hotel or offices uses.
- Require ground level space suitable for active, pedestrian-oriented uses, including retail, or ground level residential units with street entries.
- Better connect the MACC to Downtown and East Austin.



The Rainey Street District is home to the MACC (Mexican American Cultural Center above) along the Lady Bird Lake Hike and Bike Trail (below).