

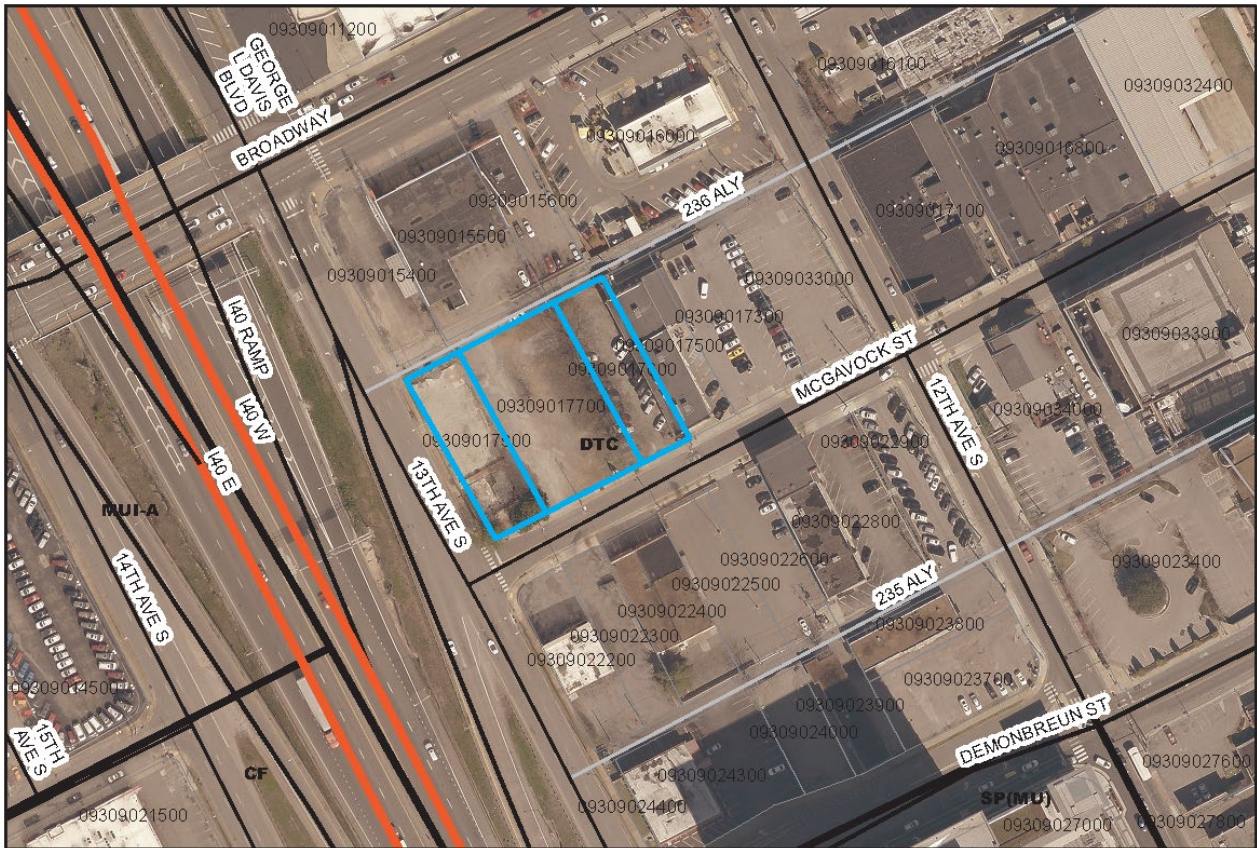


**Request**  
**Project Name**  
**Council District**  
**Requested by**

**DTC Modification**  
**13<sup>th</sup> & McGavock**  
19 – O’Connell  
Rajesh Aggarwal, with McGavock Street Partnership  
Lesley Beeman, Jr., AIA, with Manuel Zeitlin Architects

**Staff Reviewer**  
**Staff Recommendation**

Wallace  
*Approve*





## Downtown Code DRC Meeting of 12/6/2018

### APPLICANT REQUEST

A request to approve a modification for property located at 1212-18 McGavock Street (0.84 acres), at the northeast corner of McGavock Street and 13<sup>th</sup> Avenue South, within the Gulch South subdistrict of the DTC.

### BACKGROUND

This project was reviewed and approved by the Downtown Code Design Review Committee on January 4, 2018 with the following modifications:

- 15 foot minimum setback requirement between the 4<sup>th</sup> and 8th stories, for buildings 8 stories or greater. The applicant is proposing no setback along 13th Avenue South.
- 10 foot minimum floor to floor height for upper levels. The applicant is proposing 9'-8".

The following modification request was not included as part of the previous submittal.

### DTC MODIFICATION REQUEST SUMMARY

1. Canopies: Canopies shall not be permitted above windows. The applicant is proposing a canopy over the ground floor level above windows and wrapping the corner of the building.



## Downtown Code DRC Meeting of 12/6/2018

### PROPOSED DRAWINGS



### Perspective Renderings





## Downtown Code DRC Meeting of 12/6/2018

### PROJECT OVERVIEW

The project proposes a 16-story mixed-use building. Major components of the project include: ground floor lobby, retail, and restaurant with outdoor dining; below-grade parking structure with 373 spaces; 250-seat entertainment venue on the second level; and a 423-key hotel on the upper levels. Vehicular access is proposed off 13<sup>th</sup> Avenue South and McGavock Street.

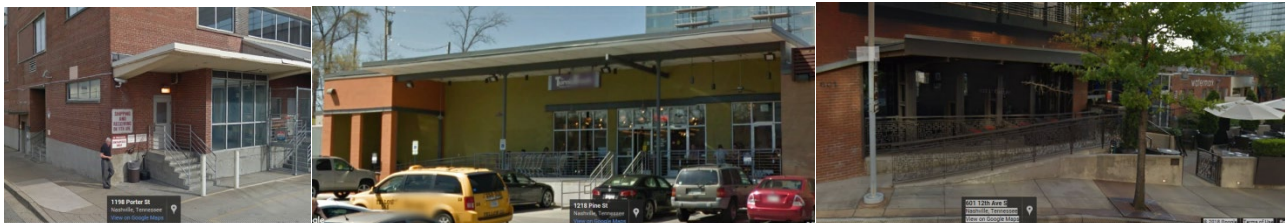
The applicant is utilizing the DTC Bonus Height Program to achieve 6 stories of additional height in number of stories for a total of 16 stories. The following programs are being utilized:

- LEED (2 stories)
- Upper level garage liner (2 stories)
- Public parking or underground parking (2 stories)

### ANALYSIS

The preference in 2010 for canopies in the Downtown was that canopies shall be permitted only over pedestrian and vehicular building entrances, and shall not be permitted above windows. The DTC states that canopies shall be constructed as a roof-like structure and that fabrics and non-rigid plastic are prohibited.

Examples of horizontal canopies may be found throughout the Gulch Subdistrict and is a common element attributed to former industrial and utilitarian buildings. While the canopy standard is appropriate in a context with more traditional and historical elements, the use of a canopy in this instance does not appear to detract from the environs of the Gulch and is in keeping with the general aesthetic of the area.



**Examples of canopies throughout the Gulch South Subdistrict**

Furthermore, the proposed canopy serves as a defining element to anchor the corner. The canopy is functions as a roof structure over an outdoor seating area at the corner of 13<sup>th</sup> and McGavock Streets and offers cover for patrons of cab, tour bus, and ride hailing services to await their rides out of the weather.

### STAFF RECOMMENDATION

Planning staff recommends approval for the modification of the canopy standard with the following conditions.

1. Approval is subject to Public Works review and recommended clearance for canopy structures within the public right-of-way.