



<b>Request</b>	<b>Modifications to DTC</b>
<b>Project Name</b>	<b>HCA Parking Lot – Capitol View Block B</b>
	<b>515 11<sup>th</sup> Avenue North</b>
<b>Council District</b>	19 – O-Connell
<b>Requested by</b>	Gresham Smith & Partners, applicant, on behalf of HCA
<b>Staff Reviewer</b>	Collins
<b>Staff Recommendation</b>	<i>Approve Modifications 1 and 2. Disapprove Modification 3.</i>

**APPLICANT REQUEST**

**Modifications to the Downtown Code**

Request to approve modifications for property located at 515 11<sup>th</sup> Avenue North, within the Gulch North subdistrict of the DTC.

**Requested Modifications to the DTC Standards (proposed plan does not comply with following standards):**

1. Fence or knee wall within the landscape strip of street frontages (no fence or knee wall proposed).
2. Sidewalks width. Requesting only 12' (4' grass strip, 8' sidewalk) for George L. Davis Boulevard, where 14' (4' tree well and 10' sidewalk) is required by the Major and Collector Street Plan.
3. Street Trees along George L. Davis Boulevard. One street tree every 50' is required within the Right-Of-Way.

**ANALYSIS**

The site consists of a single vacant parcel totaling approximately 4.23 acres. The new Lifeway building sits to the north across Jo Johnston Avenue/Lifeway Plaza, and the new HCA building sits to the south across Nelson Merry Street. The applicant is proposing to construct a surface parking lot, with an intention of a longer term redevelopment of the site at a later time. The parking lot will be used for tenant parking for neighboring HCA on Block A of the Capitol View development.

New construction of parking lots is required to comply with DTC standards for parking lots and sidewalk improvements. The applicant proposes to match the neighboring HCA Block A parking lot to the south by providing a 12' streetscape dimension along George L. Davis Boulevard (4' grass strip, and 8' sidewalk), and to not provide a fence or knee wall within the perimeter area of the parking lot as required by the DTC. The proposed plan provides the full sidewalk (4' and 10') along all other frontages: Nelson Merry Street, 11<sup>th</sup> Avenue North, and Jo Johnston Avenue/ Lifeway Plaza.

This modification request is consistent with the DRC's 10/31/2014 approval of the HCA parking lot of Block A, which was granted modifications to not provide a fence/knee wall in the perimeter strip of the Block A parking lot, and with a 12' streetscape dimensions along George L. Davis Boulevard. Since the time of the Block A parking lot approval in 2014, the Major and Collector Street Plan (MCSP) sidewalk standards have been updated to a 14' requirement (4' planting strip, and 10' sidewalk) with street trees required for the George L. Davis frontage. As such, the 12' proposal with no street trees now requires modifications.



## Downtown Code DRC Meeting of 12/07/2017



Proposed Site Plan

Given the George L. Davis 12' streetscape dimensions along Block A, staff feels a 12' streetscape dimension would be consistent along Block B as well. However, the required street trees should be included in the planting strip along George L. Davis Boulevard. In addition, should a building come in a later time, the 14' MCSP standard would still be required at the time of any future redevelopment.

Staff supports the modification request to not provide a fence/knee wall within the perimeter area of the Block B parking lot, given the previous approval of the HCA Block A parking lot without a fence, and the wide perimeter strip and plantings of the Block B proposal.



## Downtown Code DRC Meeting of 12/07/2017

### STAFF RECOMMENDATION

Staff recommends approval of the modifications to the fence/knee wall standards (Modification 1) and to the sidewalk width requirements along George L. Davis Boulevard (Modification 2), and *disapproval* of the modification request to not provide street trees within the George L. Davis right-of-way (Modification 3).

Given the previously approved plan and the modification granted to the adjacent Block A parking lot, including to the knee wall/fence standards, and given the temporary nature of the surface parking lot (in terms of long term highest and best use), staff feels the proposed fence/knee wall and sidewalk width modifications requests are in keeping with the goals of the DTC and the adjacent development pattern. Street trees however should be planted within the 4' planting zone of the George L. Davis Boulevard right-of-way, consistent with the DTC standards.

