



Request
Project Name
Council District
Requested by

Modifications to DTC Standards
LC SoBro Building D
19 – O’Connell
Sean DeCoster, Civil Site Design Group PLLC, applicant;
LC SoBro LLC, owner

Staff Reviewer
Staff Recommendation

Singeh Saliki
Approve with conditions.

APPLICANT REQUEST

A request to approve a modification to the ground floor height standard for properties located at 702 – 718 3rd Avenue South and 204 Ash Street, within the Lafayette Subdistrict of the DTC.

BACKGROUND

The project received approval with condition for a modification to the step-back standard on November 2nd, 2017 by the DTC DRC. The condition was:

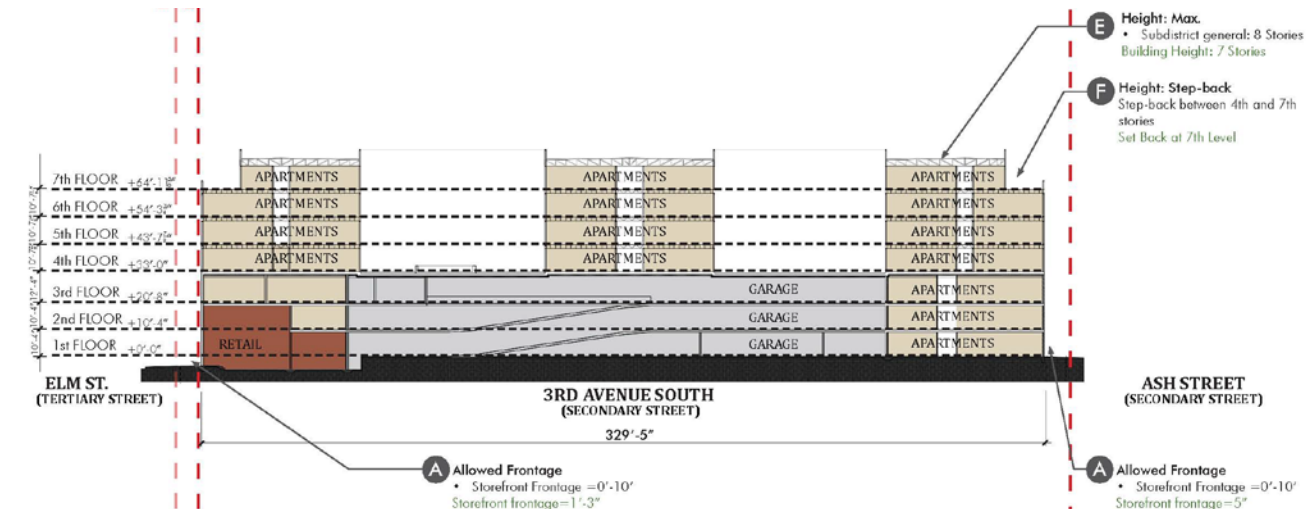
1. The ground floor height modification request is deferred to the December 2017 DTC DRC meeting.

PROJECT PROPOSAL

The proposal is a 7-story multi-family development, consisting of 3 levels of above grade parking that is fully lined with apartments and retail space, and 4 levels of apartments above the parking. The property is bounded to the north by Elm Street, to the east by an alley, to the south by Ash Street, and to the west by 3rd Avenue South.

PROJECT DETAILS

The property has three street frontages on Elm and Ash Streets and 3rd Avenue South. The 3-story parking structure is internal to the site and accessed from the alley to the east. The parking structure is lined on the ground level with residential units fronting Ash Street and 3rd Avenue South, and with a double height retail space along Elm Street. The fourth level contains two amenity decks set back approximately 64 feet from the 3rd Avenue South façade; residential units are arranged in an m-shape around the amenity decks from levels four through seven.



Proposed North-South Cross Section



Downtown Code DRC Meeting of 12/07/2017

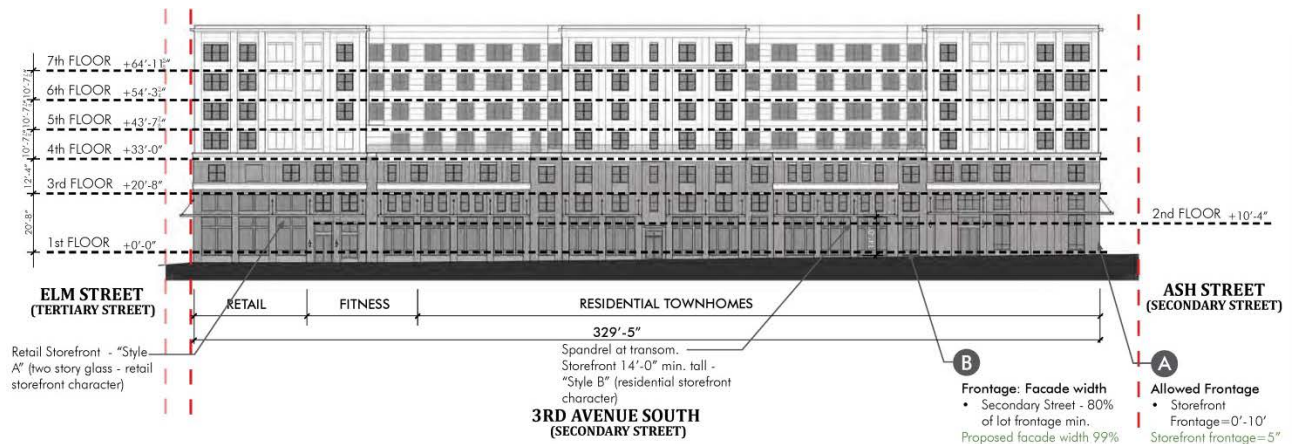
MODIFICATION REQUEST DETAILS

Requested modification to the DTC standards (proposal does not comply with the following standards):

1. For storefront frontage, minimum ground floor height of 14 feet from grade.

ANALYSIS

Along 3rd Avenue South and Ash Street, the project proposes 10'-4" ground floor heights where the DTC requires a minimum 14 foot ground floor height. The DTC ground floor height requirement is for a storefront frontage, which is commonly used for commercial buildings; however, the proposed uses along 3rd Avenue South and Ash Street are residential. The project proposes 3 levels of above grade parking that is fully lined with apartments; the floor heights correspond to the levels in the parking structure. Because the apartments are lining the parking garage, the façade is designed to appear as the required minimum 14 foot height from the outside. The project proposes different storefront styles based on the uses – a two-story glass storefront is proposed for the retail uses along Elm Street and a portion of 3rd Avenue South, a spandrel panel at the transom is proposed for the residential uses along 3rd Avenue South, and a spandrel panel between two-story windows is proposed for the residential uses along Ash Street. This revision is consistent with the comments from the Design Review Committee from the 11/02/2017 DTC DRC meeting.



Proposed West Elevation (3rd Avenue South)

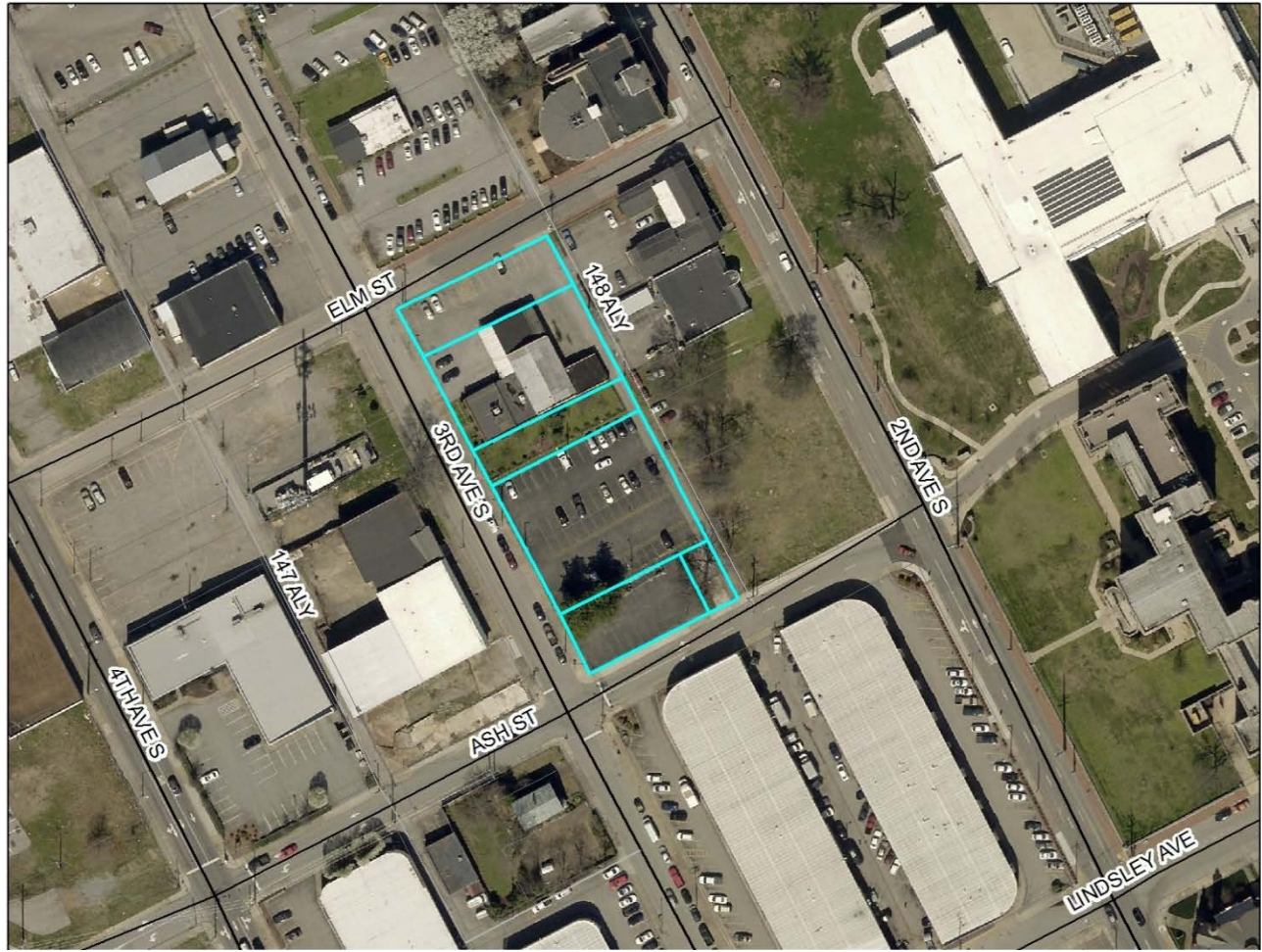
STAFF RECOMMENDATION

Staff recommends approval with conditions. The proposed modification is relatively minor in nature, and meets the intent of the DTC to maintain a low to mid-rise building wall along the street.

1. Planning Staff to review the materiality of the ground floor façade design for consistency with the approved modification.



Downtown Code DRC Meeting of 12/07/2017



Site Location