



**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*

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**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.

Modification Request to the Downtown Code:

1. 15 foot minimum stepback requirement between the 4<sup>th</sup> and 8<sup>th</sup> stories, for buildings 8 stories or greater. The applicant is proposing no stepback along 13<sup>th</sup> Avenue South.
2. 10 foot minimum floor to floor height for upper levels. The applicant is proposing 9’-8”.

**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**

Along 13<sup>th</sup> Avenue North, the DTC permits a 0-10 ft. build-to zone with a 15 ft. stepback between the 4<sup>th</sup> and 8<sup>th</sup> stories for buildings over 8 stories. The proposed building is built up to the property line with no stepback.

Planning staff studied the relationship of the proposed building height, setback, and stepback conditions and the adjacent right-of-way width to determine how the design affects the availability of light and air onto the street. Along the western face of the building, the combined right-of-ways of 13<sup>th</sup> Avenue North, I-40/I-65, and 14<sup>th</sup> Avenue South equate to a distance of greater than 350 ft. Given the excessive distance between the face of buildings on opposite sides of the I-40/I-65 corridor, the impact from relief of the required stepback seems negligible.

In general, the massing of the building helps to create a specific urban character through its built form, which is consistent with the goals of the DTC. More specifically, the proposed L-shaped

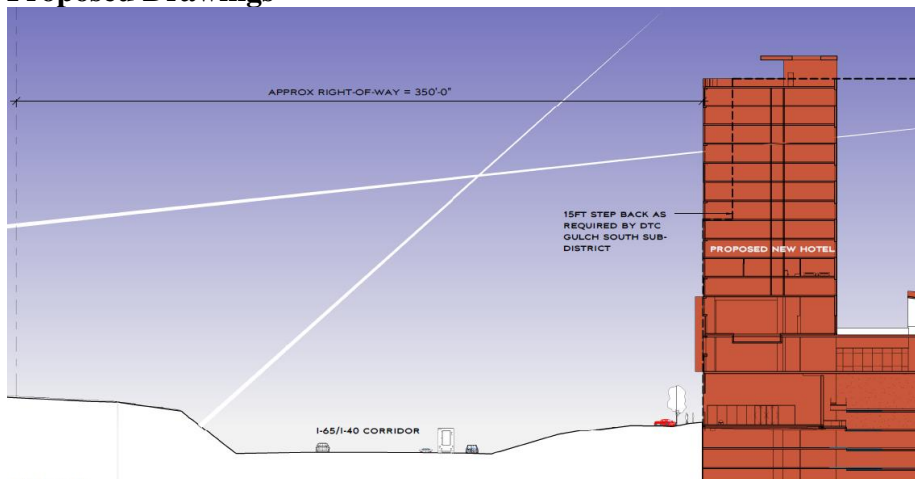


## Downtown Code DRC Meeting of 1/4/2016

configuration of the building holds the corner and maintains a well-defined street edge. Furthermore, the proposed configuration offers to line the parking structure along the ground and upper levels so that the parking is tucked away from the public right-of-way and out of the view of the pedestrian eye. In turn, the proposed garage liner offers a building that prioritizes and interacts with the public realm along the ground and upper levels. Finally, the overall composition of massing components appears integrated as one whole form.

In regards to the modification for the upper floor to floor heights, the applicant is proposing 9'-8" where 10 feet is required. The intent of this DTC standard is to allow for adaptive reuse of the building over time for alternate uses. Because the proposed floor to floor height would accommodate residential use in the future, staff is comfortable approving this modification as a minor modification.

### Proposed Drawings



Site Section



Perspective Renderings



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## Staff Recommendation

Planning staff recommends approval of the modification to the stepback and floor-to-floor height standards.

