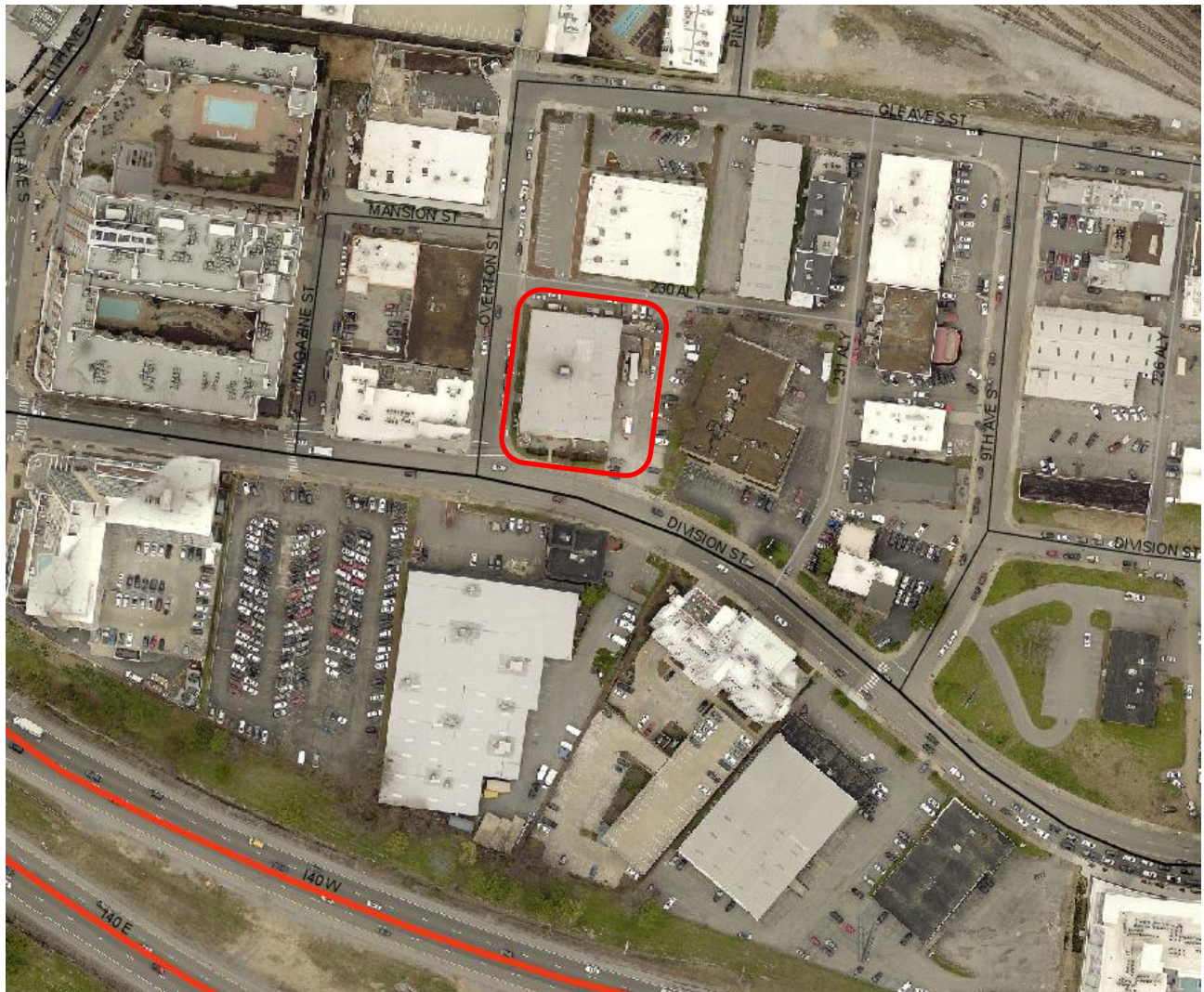




Request
Project Name
Council District
Requested by

DTC Modifications
Canopy Homewood
19 – O’Connell
Matthew Gower, Overcash Demmit Architects; Anup Patel, Tara of the Gulch LLC;
Hammer
Approve.

Staff Reviewer
Staff Recommendation



Site Aerial

APPLICANT REQUEST

A request to modify the build-to zone, façade width, and step-back standard of the DTC for property located at 910 Division Street, (0.76 acres), north of Division Street, east of Overton Street and within the Gulch South Subdistrict of the DTC.



Downtown Code DRC Meeting of 01/9/2020

DTC MODIFICATION REQUEST SUMMARY

1. Build-to Zone – Overton Street
 - Required: 0-10 feet from back of sidewalk for 60% of the lot frontage.
 - Proposed: Façade at approximately 15 feet from the back of the sidewalk.
2. Façade Width – Division Street
 - Required: 0-10 feet from back of sidewalk for 80% of lot frontage.
 - Proposed: 0-10 feet from back of sidewalk for 52% of lot frontage.
3. Step-back – Overton Street and Division Street
 - Required: 15-foot step-back from façade.
 - Proposed: 10-foot step-back along Overton Street. 7' step-back at the 2nd floor and 8' step-back on portions of Division Street.

PROJECT PROPOSAL

The proposal is an 11-story dual brand hotel development, consisting of 334 hotel rooms, with ground floor retail and 124 underground valet parking spots.

PROJECT DETAILS

The property has street frontages on Division Street and Overton Street, with outdoor seating and retail along Division Street. A porte-cochere is proposed along Overton Street, which can also be used to access underground parking. A secondary point of vehicular access to underground parking is provided along Alley #230 which also allows NES transformer access and refuse collection areas. On-site parking is valet only and wholly underground, accessed both from Alley #230 and Overton Street. The project is dedicating ROW to comply with the MCSP and Alley #230 will be upgraded to Metro Public Works Standards.



Figure 1: Perspectives from Division & Overton (Left) and Alley #230 & Overton (Right)



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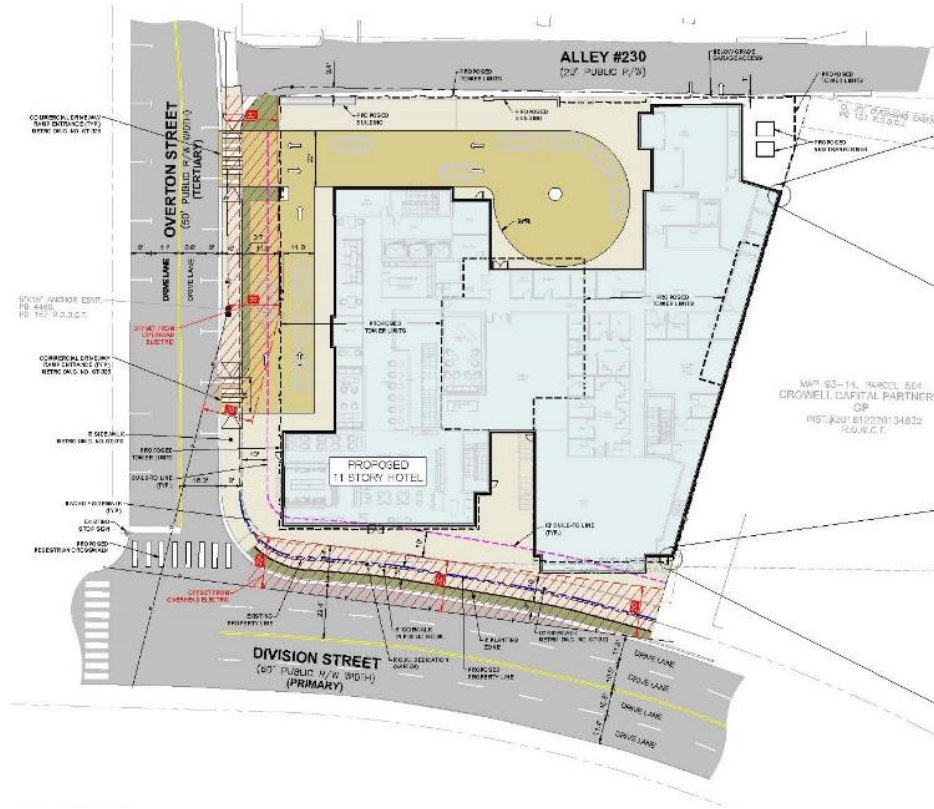
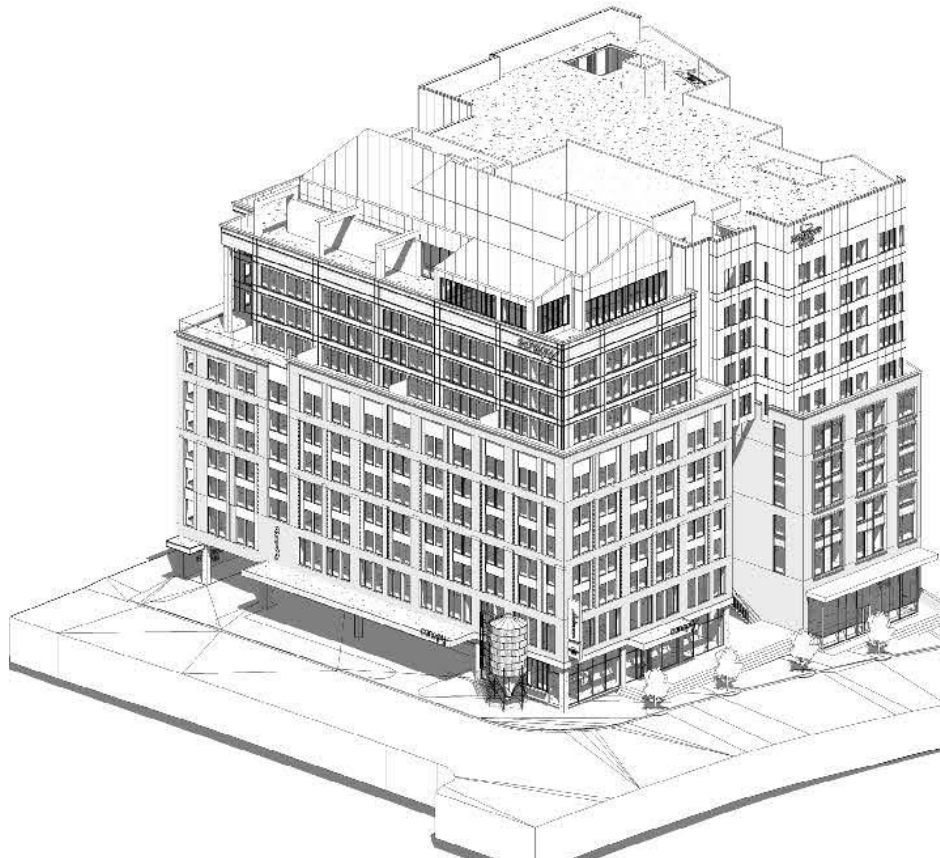


Figure 2: Ground Floor Plan





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Figure 3: Isometric Elevation

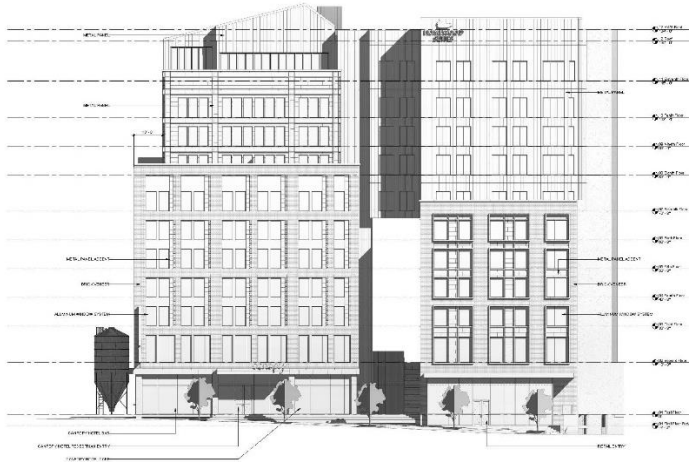


Figure 4: Division Street Elevation

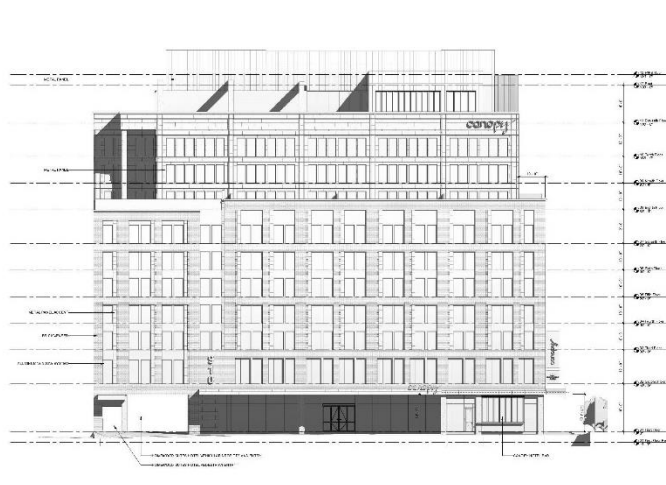


Figure 5: Overton Street Elevation

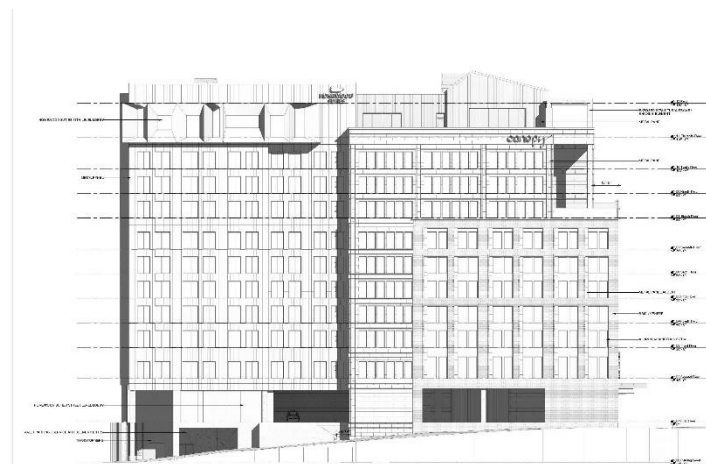


Figure 6: Alley #230 Elevation



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ANALYSIS

Build-to Zone – Overton Street

The build-to zone along Overton Street is 0-10 feet from back of sidewalk for a minimum façade width of 60% of the lot frontage. The proposed massing yields a building that is approximately 15 feet from the back of sidewalk for over 60% of the lot frontage. The stated intent of this request is to allow the building to meet OSHA working clearances promulgated by the NES Customer Handbook. In this case, there are existing power lines on both Division Street and Overton Street.

The intent of this standard is to allow buildings to foster a close relationship with streets and activate ground-level spaces. In this case, the northern portion of this frontage serves as the primary entry for the hotel and the southern portion of this frontage will feature outdoor dining areas and public art. The proposed plan balances urban design outcomes with practical life-safety needs.

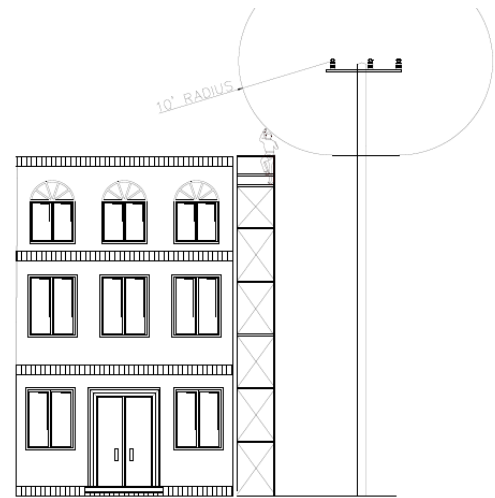


Figure 50: OSHA and TOSHA Working Clearances

Figure 7: NES Handbook Diagram

Façade Width – Division Street

The build-to zone along Division Street is 0-10 feet from back of sidewalk for a minimum façade width of 80% of the lot frontage. In this case, while portions of the building are within the build-to zone, the minimum façade width is approximately 52% of the lot frontage. Like the condition on Overton Street, Division Street is also encumbered by power lines and the massing has been articulated in a way that avoids the life-safety issue described previously. The remaining 48% of the lot frontage will be programmed and activated exterior space, with outdoor seating and seating proposed. Due to the activity proposed along this façade and the exterior dining areas, we find that the frontage is appropriately activated and recommend approval of this modification.

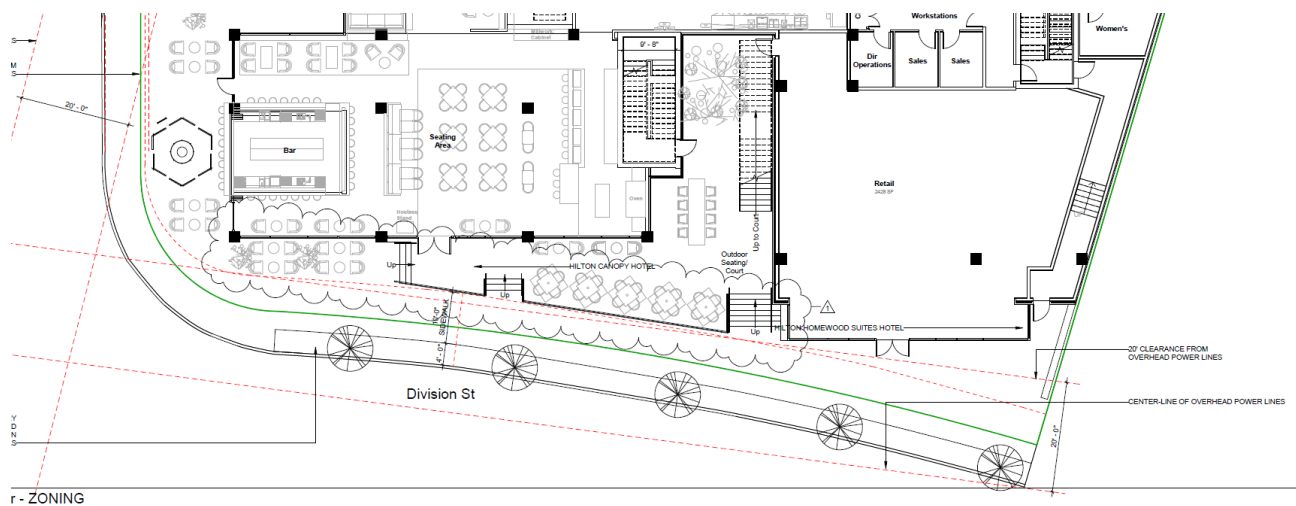


Figure 8: Building Massing at Division Street Frontage



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Step-back on Overton Street and Division Street

The DTC requires buildings seven stories or greater to step back 15 feet between the fourth and eighth stories. The step-back is measured from the façade of the building. The project proposes stepping back 10 feet on Overton, rather than 15 feet. Along Division, the building steps back 7' at the 2nd story and 8' at the 7th story.

The intent of the step-back standard is to allow light and air to permeate to the street by pushing upper levels of the building back from the street. In this case, the proposed massing yields an equivalent effect on light or air permeating to the street. On Overton Street, rather than being built at 10 feet from the back of sidewalk with a 15-foot step-back, the building is proposed at 15 feet from back on sidewalk with a 10-foot step-back. On Division Street, the step-back is broken up, with a 7' portion of the step-back occurring at the 2nd floor (as opposed to the 4th floor) and the remainder of the step-back occurs at the 7th story. Both of these fulfill the basic intent of the standard in the context of the encumbrances along these frontages. Taking into consideration the merits of the massing and the intent of the step-back standard, staff is supportive of this modification.

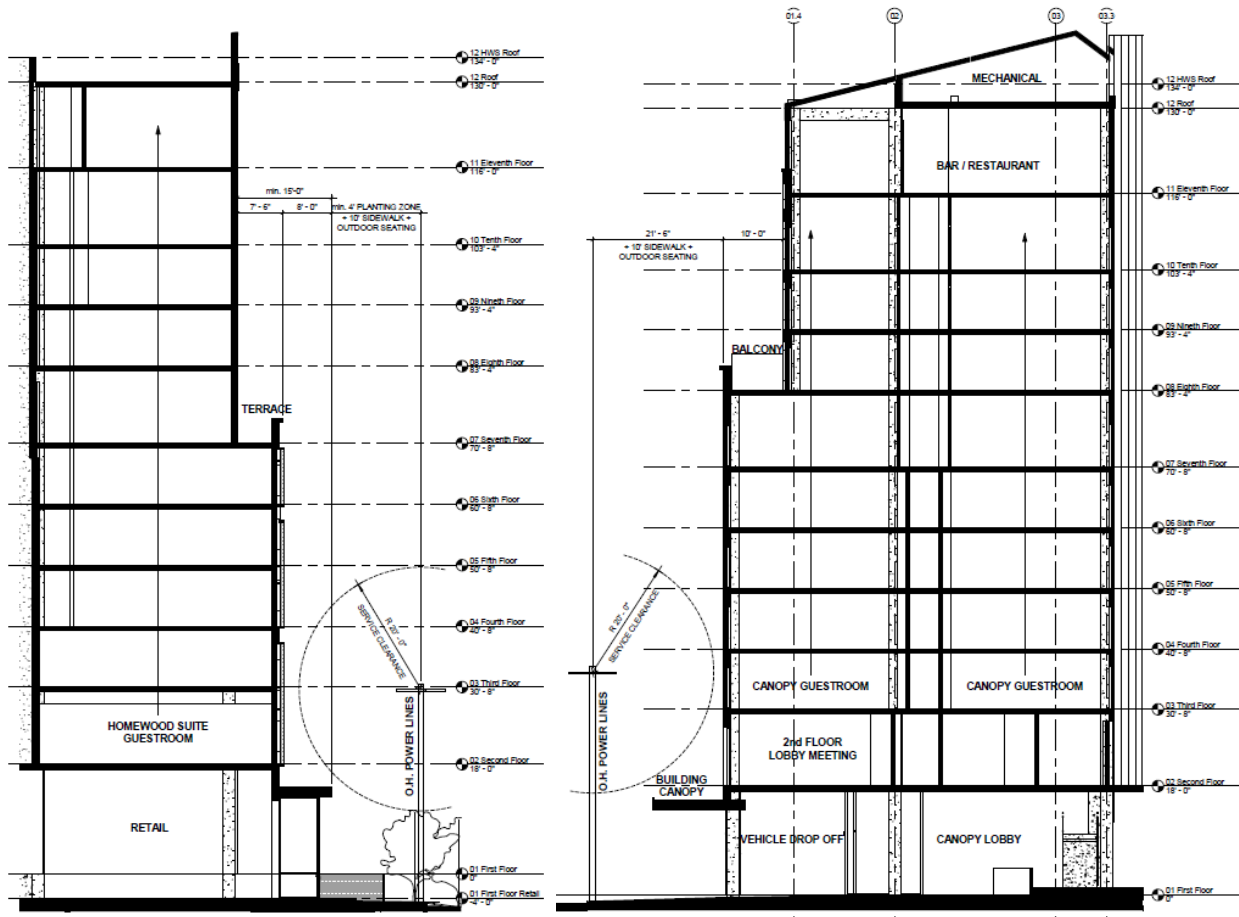


Figure 9: Division Street (Left) and Overton Street (Right) Sections

STAFF RECOMMENDATION

Staff recommends approval of the modification to the build-to zone, façade width, and step-back. The proposed modifications meet the intent of the DTC.