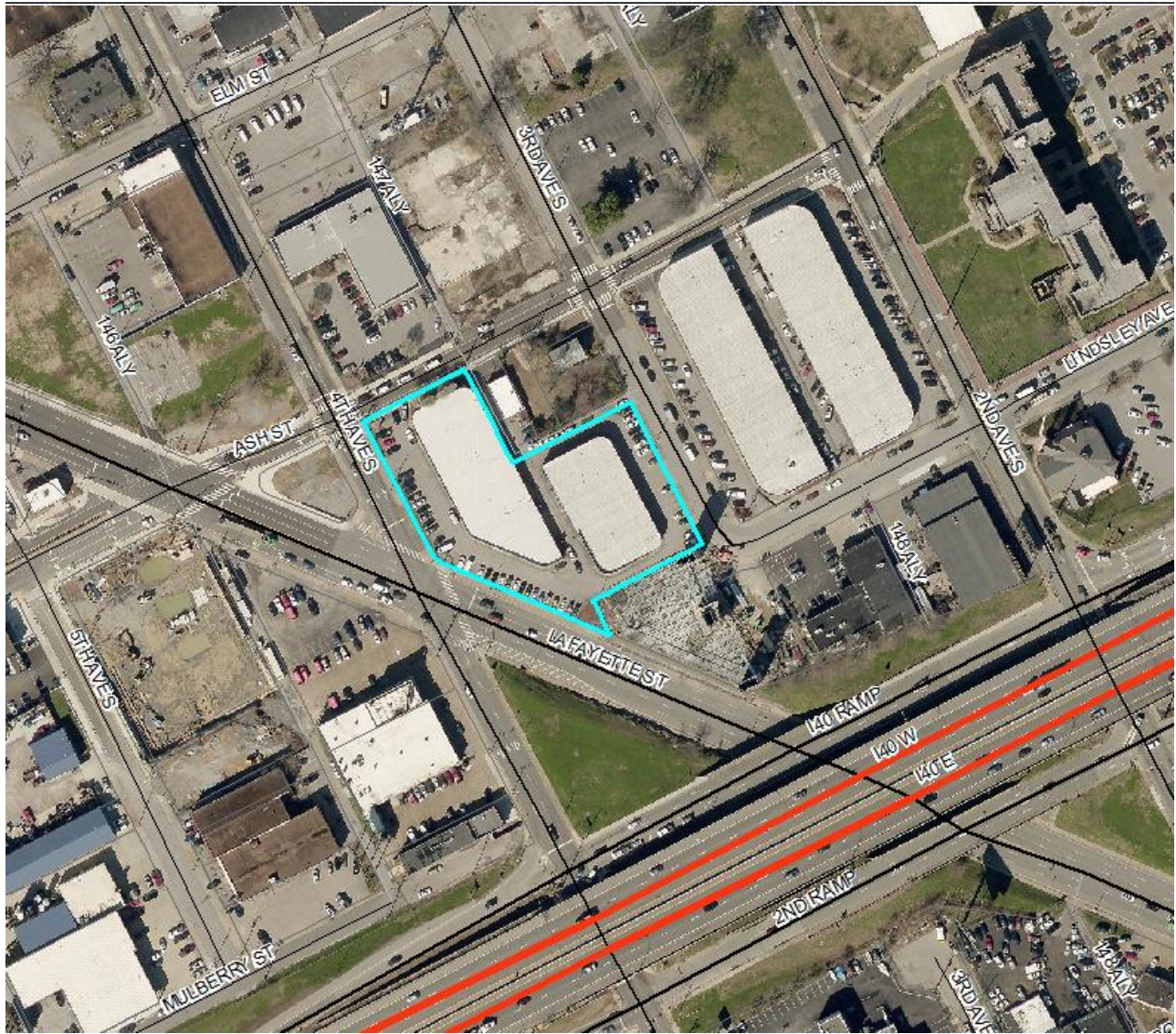




**Request**  
**Project Name**  
**Council District**  
**Requested by**

**DTC Modifications**  
**Broadstone SoBro**  
19 – O’Connell  
Alan Maher, Thomas & Hutton, applicant; Ben Owenell,  
Alliance Residential Company, developer  
Buechler  
*Approve.*

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



**APPLICANT REQUEST**

A request to modify the step-back standard of the DTC for property located at 804 4<sup>th</sup> Ave South, (1.48 acres), along the east side of 4<sup>th</sup> Ave South and Lafayette Street, south side of Ash Street and west side of 3<sup>rd</sup> Ave South and within the Lafayette Subdistrict of the DTC.



## Downtown Code DRC Meeting of 01/09/2020

### DTC MODIFICATION REQUEST SUMMARY

1. Step-back – 3<sup>rd</sup> Ave South, Ash Street, 4<sup>th</sup> Ave South, Lafayette Street
  - Required: Along public streets, a minimum 15-foot step-back between the 4<sup>th</sup> and 7<sup>th</sup> stories is required for buildings 7 stories or greater.
  - Proposed: Along 3<sup>rd</sup> Ave South, 4<sup>th</sup> Ave South, and Lafayette Street the 4<sup>th</sup> floor building step-back ranges from 2 feet to 8 feet at the balconies. Along Ash Street the 4<sup>th</sup> floor building step-back ranges from 4 feet to 10 feet at the balconies.

### PROJECT PROPOSAL

The proposal is an eight-story multi-family development, consisting of three levels of above-grade parking lined with active uses on the ground floor, with two levels of parking exposed above the ground floor, and five levels of apartments above the parking.

### PROJECT DETAILS

The property has four street frontages on 3<sup>rd</sup> Ave South, Ash Street, 4<sup>th</sup> Ave South, and Lafayette Street. The three-story parking structure is internal to the site and accessed from 3<sup>rd</sup> Ave South and the alley to the east. The parking structure is lined on the ground floor with residential units fronting 3<sup>rd</sup> Ave South, 4<sup>th</sup> Ave South and Lafayette Street, and with a Leasing and Amenity space along Ash Street. The base of the building is brick veneer, transitioning to fiber cement panel for portions of the upper floors. The second and third floor parking structure is not lined but screened to integrate with the building facade. The five levels of apartments are arranged in a 'C' shape around the fourth-floor amenity terrace that fronts the alleys. Vehicular access is on 3<sup>rd</sup> Avenue South and the alley. The primary pedestrian entrance is at the corner of 4<sup>th</sup> and Ash. The project is dedicating ROW to comply with the MCSP and to widen the alley.





# Downtown Code DRC Meeting of 01/09/2020



**Ground Floor Plan**



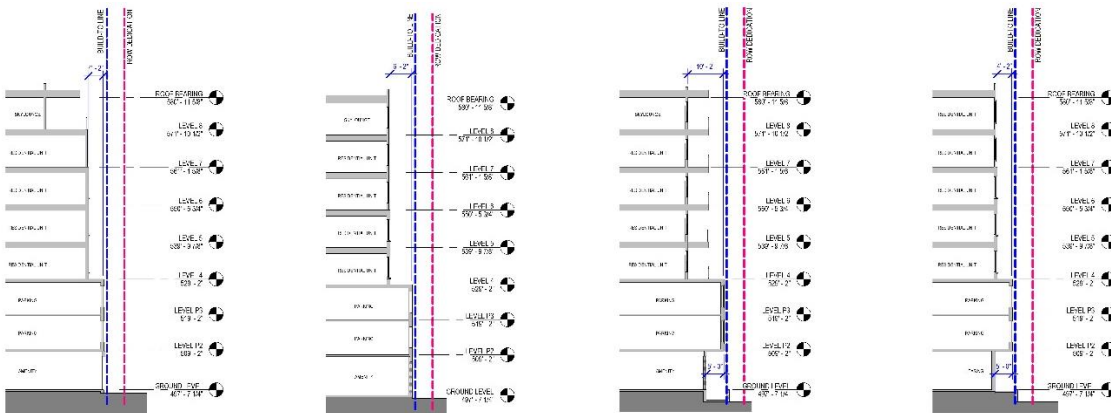
**4-8 Floor Plans**



# Downtown Code DRC Meeting of 01/09/2020



### Ash Street Elevation



### Ash Street Frontage Section



### 3rd Ave South Elevation



### 4th Ave South Elevation

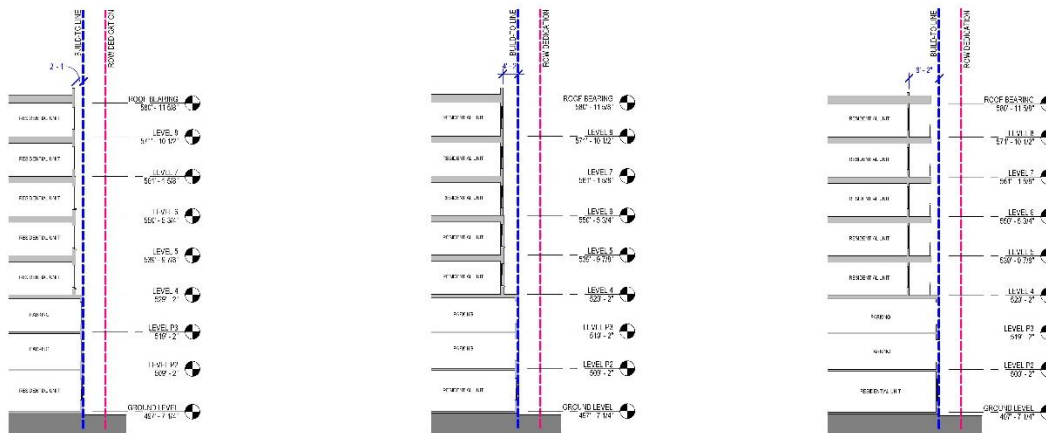




# Downtown Code DRC Meeting of 01/09/2020



**Lafayette Street Elevation**



**Lafayette Street, 3<sup>rd</sup> Ave South, 4<sup>th</sup> Ave South Frontage Sections**

## ANALYSIS

### Step-back on 3<sup>rd</sup> Ave South, Elm Street, and Ash Street

The DTC requires buildings seven stories or greater to step back 15 feet between the fourth and seventh stories. The modification along 3<sup>rd</sup> Ave South, 4<sup>th</sup> Ave South, and Lafayette Street is to permit a step back at the fourth story that ranges from approximately two to four feet and up to eight feet for façade at the location of balconies. The modification along Ash Street is to permit a step back at the fourth story that ranges from approximately four to six feet and up to 10 feet for the façade at the location of balconies.

The applicant has worked with planning staff on the design of the building, including fenestration patterns, articulation of building materials, garage screening, building sections, building orientation, vehicular access, and pedestrian access. Staff is now comfortable recommending approval to the step-back modifications for this design. The mass of the building does not feel overwhelming to these streets due to partial step-backs, the presence of balconies, the façade articulation, and the material changes.

The proposed step-back modifications meet the intent of the DTC to maintain a low to mid-rise building wall along the street that does not overwhelm the public realm.



## **Downtown Code DRC Meeting of 01/09/2020**

### **STAFF RECOMMENDATION**

Staff recommends approval of the modification to the step back. The proposed modifications meet the intent of the DTC.