



Downtown Code DRC Meeting of 06/06/2019

Item # 3

Request
Project Name
Council District
Requested by

Modifications to DTC Standards
6th and Lea

19 – O'Connell

Southeast Venture, LLC, applicant; Beach Nashville, LLC, owner.

Staff Recommendation

Approve modifications to the step back and transformer location.



1 inch = 100 feet



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APPLICANT REQUEST

A request to approve modifications to the step-back standard and transformer location standard of the DTC for a previously approved project with modifications located at 530 6th Avenue South (1.32 acres), within the Lafayette subdistrict of the DTC.

BACKGROUND

The project previously went before the DTC DRC in 2015 and received modifications to the step-back standard along 6th Avenue South and Lea Avenue. The project is coming back before the DTC DRC since the design has been revised. The details of the step-back modification have changed and the applicant is additionally requesting a modification to the transformer location standard.

PROJECT PROPOSAL

The project is proposing a 10 story mixed-use development with frontage on 6th Avenue South and Lea Avenue. The project does not include the corner property. The property has approximately 20' of grade change from 6th Avenue South to the alley along Lea Avenue. The project is using bonus height to obtain the 2 additional stories above the 8 allowed in the Lafayette Subdistrict.

DTC MODIFICATION REQUEST SUMMARY

1. Step-back

6th Avenue South

- Required: 15' step-back between the 4th and 7th stories
- Previously approved: 0' step-back at the 5th story for a 45' portion of the building.
- Proposed: 0'-6' step-back at the 4th story for a 70' portion of the building.

Lea Avenue

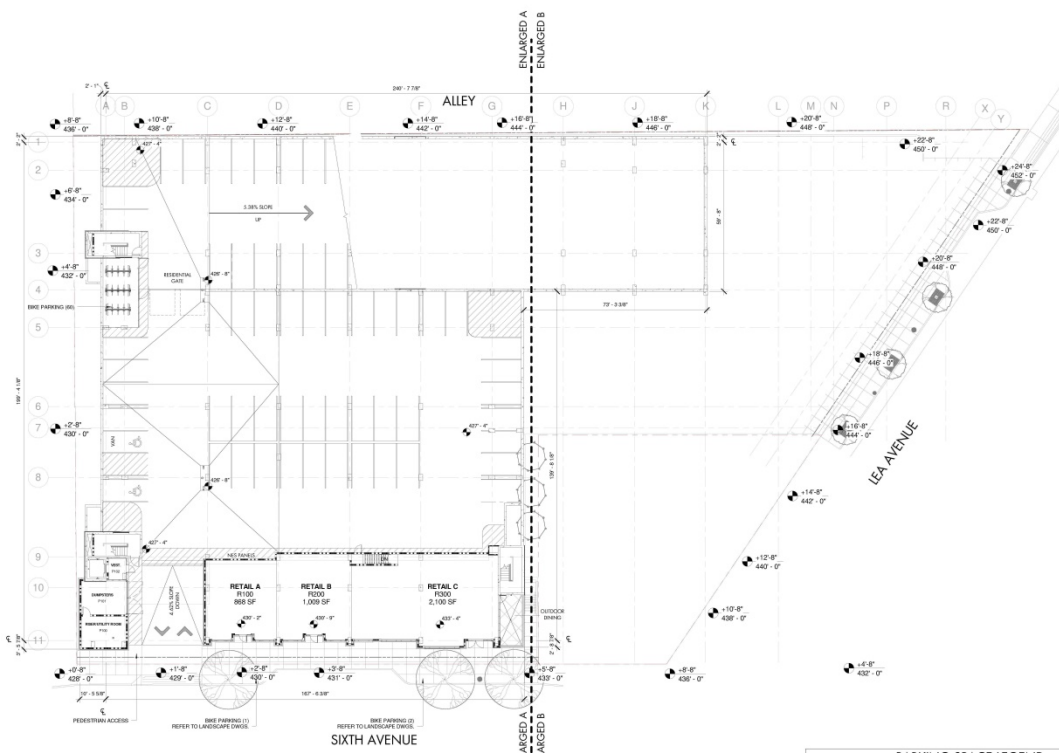
- Required: 15' step-back between the 4th and 7th stories
- Previously approved: 15' step-back at the 3rd story.
- Proposed: 8' step-back at the 2nd story.

2. Transformer location

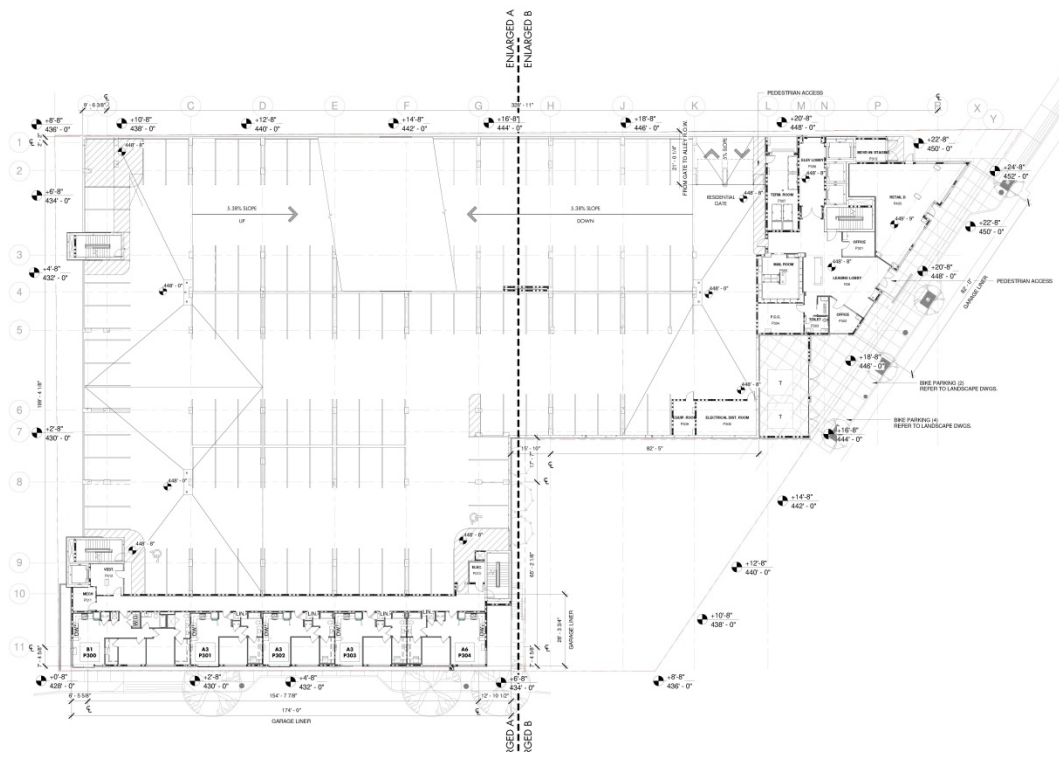
- Required: Applicable site elements shall be located along the alley, along an interior property line, or internal to the property.
- Proposed: Transformer location located along Lea Avenue adjacent to the sidewalk and not enclosed within the building.



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6th Avenue South Ground Floor Plan



Lea Avenue Ground Floor Plan



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Previously Approved Perspective Rendering



Proposed Perspective Rendering

ANALYSIS

Step-backs

The DTC requires a 15' step-back between the 4th and 7th stories for buildings taller than 7 stories. Along 6th Avenue South the applicant is proposing a 0'-6' step-back for a 70' tower element. 60% of the frontage is still meeting the step-back standard. Along Lea Avenue the applicant is proposing an 8' step-back at the 2nd story. Due to the grade change along the site, the step-back along Lea Avenue is occurring at the same elevation as along 6th Avenue South. Staff is recommending approval of the step-back modifications since they are fairly minor in nature and are still in keeping with the intent of the DTC for urban design considerations for light and air. The facades also incorporate balconies and changes in plane to break-up the massing of the building wall along the street frontages.



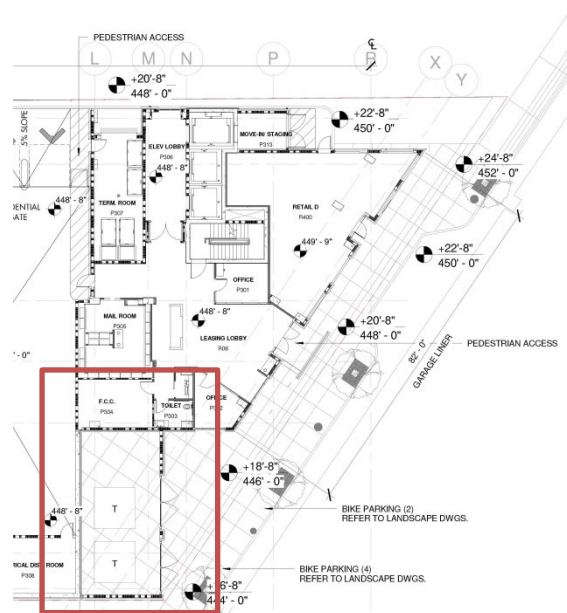
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Transformer location

The DTC requires that applicable site elements, such as transformers, shall be located along the alley, along an interior property line, or internal to the property. In the previously approved plan the transformers were located off of the alley. The applicant is proposing to move them to Lea Avenue based on information from NES.



Enlarged Transformer Enclosure Plan



Lea Avenue Ground Floor Plan

Planning staff is recommending approval of the transformer location. The applicant has provided Planning staff with correspondence from NES stating that the transformers can't be located off of the alley due to clearance issues and it would be an inefficient use of space and cost prohibitive to put them underground. While the transformers are now located on the street, the applicant has designed the transformer enclosure to integrate with the building design.



STAFF RECOMMENDATION

Staff recommends approval of the step-back modifications and transformer location.