



Downtown Code DRC Meeting of 06/06/2019

Item # 1

Request
Project Name
Council District
Requested by
Staff Recommendation

Modifications to DTC Standards
Heaven's Door Distillery
19 – O'Connell
Tuck Hinton Architects, applicant; A.G. Hollis, owner
Approve



1 inch = 100 feet



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APPLICANT REQUEST

A request to approve modifications to the Major and Collector Street Plan and various standards of the DTC for property located at 610, 612, 614 5th Avenue South (0.76 acres), within the Lafayette subdistrict of the DTC.

DTC MODIFICATION REQUEST SUMMARY

1. Major and Collector Street Plan

5th Avenue South

- Required: 10' clear sidewalk and 4' planting zone
- Proposed: 10' sidewalk and 4' planting zone except for in front of the historic structure where sidewalk is reduced to 8' 3" and no planting zone is provided. No planting zone is provided where layby lane is located.

Elm Street

- Required: 8' clear sidewalk and 4' planting zone
- Proposed: 5' sidewalk and 4' planting zone alongside existing historic structure; sidewalk widens to 8' in some areas to be provide with a pedestrian easement

2. Number of Street Trees

- Required: 1 street tree per 50 feet of frontage (in this instance, 4 per street frontage for a total of 8)
- Proposed: 2 on 5th Avenue, 5 on Elm Street, for a total of 7

3. Build-to Zone

- Required: Building to be built 5-10' from front property line
- Proposed: varies between 0-13' along 5th Avenue

4. Building Façade Width

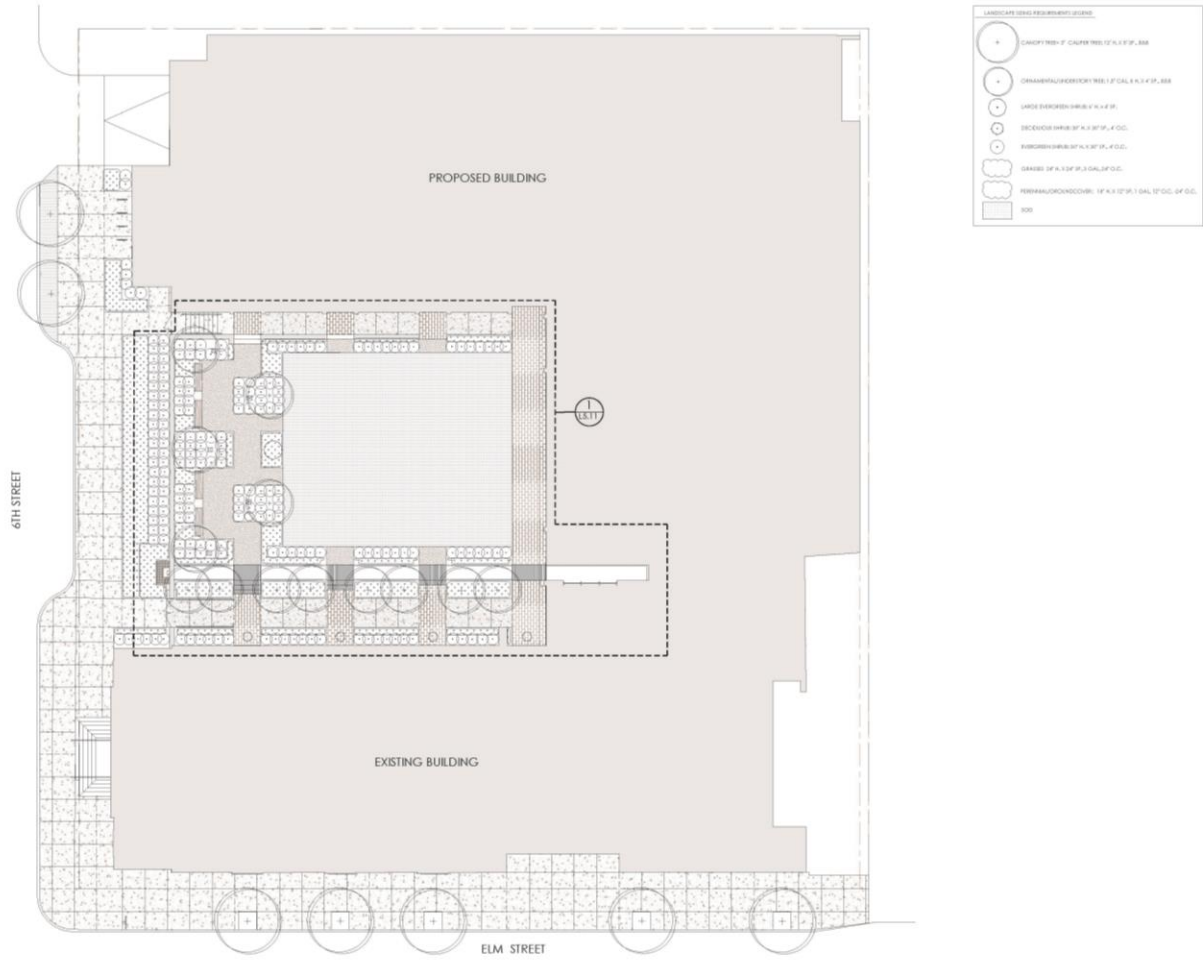
- Required: 80% of lot frontage to be occupied by building
- Proposed: 62% of lot frontage occupied by building

5. Wall height within Build-to Zone

- Required: Fences or walls within the build-to zone shall not exceed four feet in height.
- Proposed: Site wall at courtyard ranges in height from 4' to 6.5' with an 11'-wide landscaped bed between the side wall and sidewalk.



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Site Plan



Perspective Renderings



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PROJECT PROPOSAL

This development proposes a 50,000 sf addition and renovation of an existing 12,000 sf historic church building. The renovated church will house an art gallery and brand center, while the addition will consist of a distillery, 350 seat theater, and restaurant uses. The new construction surrounds an open courtyard area that will be used for flexible programming.

This property is bounded by 5th Avenue South to the west, Elm Street to the south, and Alley 146 to the east.

ANALYSIS

Major and Collector Street Plan

Sidewalks are required to be constructed in accordance with the Major and Collector Street Plan for building expansions greater than 25% of the existing building footprint, or building expansions greater than 1,000 sf. The proposed site plan is compliant along 5th Avenue, except for the portion of sidewalk along the existing historic structure and for a segment where a layby lane is proposed.

Given the adaptive reuse and restoration of the historic structure and intent for the building to remain, it is reasonable request for the existing sidewalk condition to remain. Additionally, the applicant is dedicating right-of-way to expand the width of the sidewalk where possible.

The lay-by lane along 5th Avenue is expected to serve as a drop-off area for visitors and accommodates loading and rideshare out of the path of the travel lanes. The applicant is dedicating right-of-way to expand the sidewalk width to maintain a 10' clear sidewalk along the entire length of the site.

Number of Street Trees

The site plan does not accommodate the necessary total number of street trees (8) required by the code. The plan contemplates 5 street trees along Elm Street where 4 are required and 2 street trees along 5th Avenue South where 4 are required. In total, the site plan is 1 street tree short.

The proposed lay-by lane and existing historic structure make it difficult to accommodate an additional street tree. The applicant relocated one required tree to the Elm Street frontage and has proposed plantings and small trees within the courtyard area that will be visible from the street.

Build-to Zone & Building Façade Width

The building addition is not built to the required build-to line along 5th Avenue South. This is, in part, to complement the placement of the existing historic structure by receding the massing of the building addition.

The courtyard area includes various elements that establish an edge condition, which meets the intent of the build-to standard to maintain a consistent street wall effect. A site wall setback approximately 11 feet from the property line, in addition to plantings, sculpture, and signage, contribute to creating an edge condition. The courtyard helps to separate the built addition from the existing historic structure.

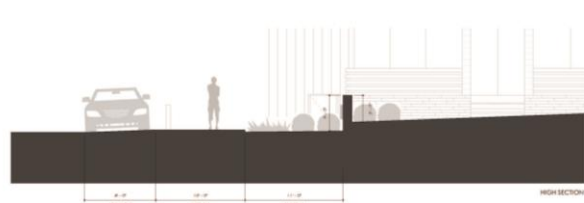
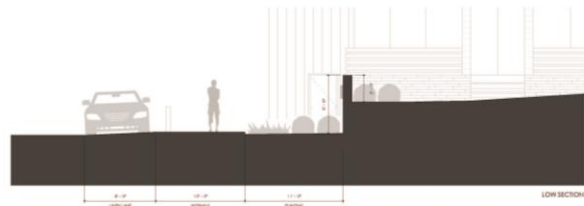


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Site Wall Height

The DTC requires fences and walls within the build-to zone to be no greater than 4 feet.

The proposed site wall ranges in height from 4 to 6.5 feet along the edge of the courtyard and is setback approximately 11 feet from the front property line. Plantings are proposed between the back of sidewalk and the site wall to soften the impact of the wall at the edge of the sidewalk. The proposed site wall has an architectural quality with a varying texture. Finally, signage is appropriate placed on the site wall to reduce the impact of a blank wall along the sidewalk.



STAFF RECOMMENDATION

The proposed distillery strives to meet the intent of the DTC to create active and attractive street and streetscapes, to protect and reuse historic structures, and to create great spaces throughout Downtown for the enjoyment of citizens and visitors. Given the thoughtfulness of design applied to the site elements and architectural quality applied to the building addition with respect to the existing historic structure, staff finds the modifications to standards are warranted. Staff recommends approval of the modifications.