



Request	DTC Modifications
Project Name	LC SoBro Phase II
Council District	19 – O’Connell
Requested by	Alan Maher, Thomas & Hutton, applicant; LC SoBro LLC, owner
Staff Reviewer	Buechler
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

A request to modify various standards of the DTC for property located at 703,705,707,723 3rd Ave South, (0.68 acres), along the west side of 3rd Ave South between Elm Street and Ash Street and within the Lafayette Subdistrict of the DTC.

DTC MODIFICATION REQUEST SUMMARY

- Step-back – 3rd Ave South, Elm Street and Ash Street
 - Required: A minimum 15-foot step-back between the 4th and 7th stories for buildings 7 stories or greater fronting public streets is required.
 - Proposed: Along 3rd Ave South the building steps back at the 5th floor 65 feet at the amenity decks and 8 feet for the central residential portion. Along Elm Street the building steps back approximately 19 feet at the 7th floor at the corner of 3rd Ave South and Elm Street. Along Ash Street the building does not step back.
- Ground Floor Height – 3rd Ave South and Ash Street
 - Required: A minimum 14-foot from average grade ground floor height is required.
 - Proposed: Along 3rd Ave South the ground floor height is 13 feet from the average grade. Along Ash Street the ground floor height is 10 feet from average grade. The building is meeting the standard along Elm Street.
- Canopies
 - Required: Canopies shall be permitted only over pedestrian and vehicular building entrances and shall not be permitted above windows.
 - Proposed: Canopies are proposed over the windows adjacent to the entrances.

PROJECT PROPOSAL

The proposal is an 8-story multi-family development, consisting of 4 levels of above grade parking—some of which are fully lined with active uses, and 4 levels of apartments above the parking. The property is bounded to the north by Elm Street, to the west by an alley, to the south by Ash Street, and to the east by 3rd Avenue South.

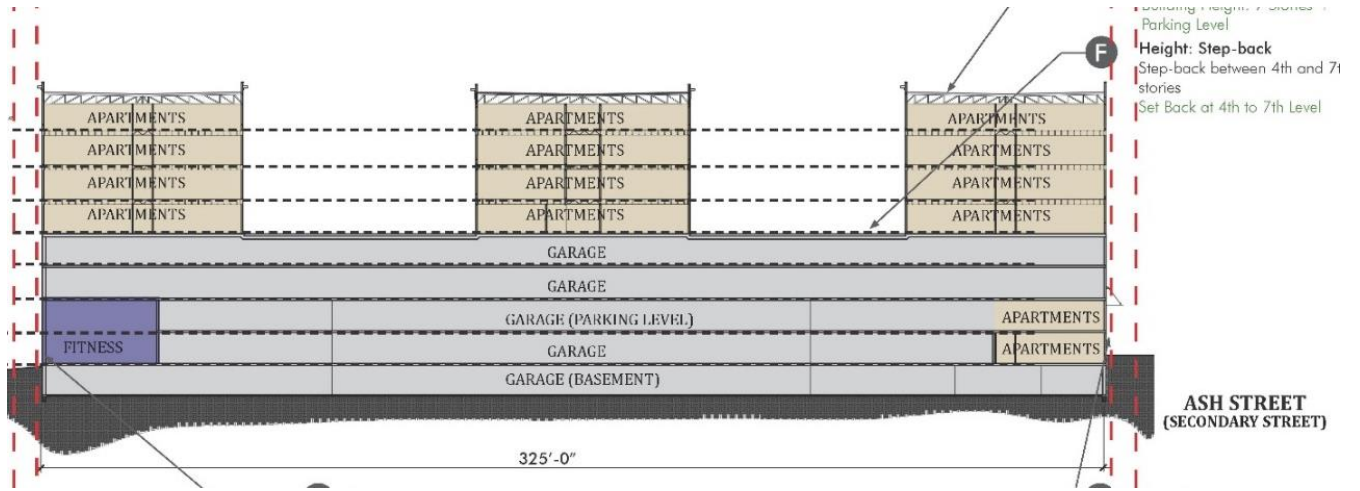
PROJECT DETAILS

The property has three street frontages on Elm Street, Ash Street and 3rd Avenue South. The 4-story parking structure is internal to the site and accessed from the alley to the west. The parking structure is lined on the ground floor and second floor with residential units fronting Ash Street and 3rd Avenue South, and with a double height lobby and fitness center along Elm Street. The 3rd floor parking structure is lined with apartments along 3rd Ave South and the 4th floor parking is not lined. The fifth floor contains two amenity decks set back approximately 65 feet from the 3rd Avenue

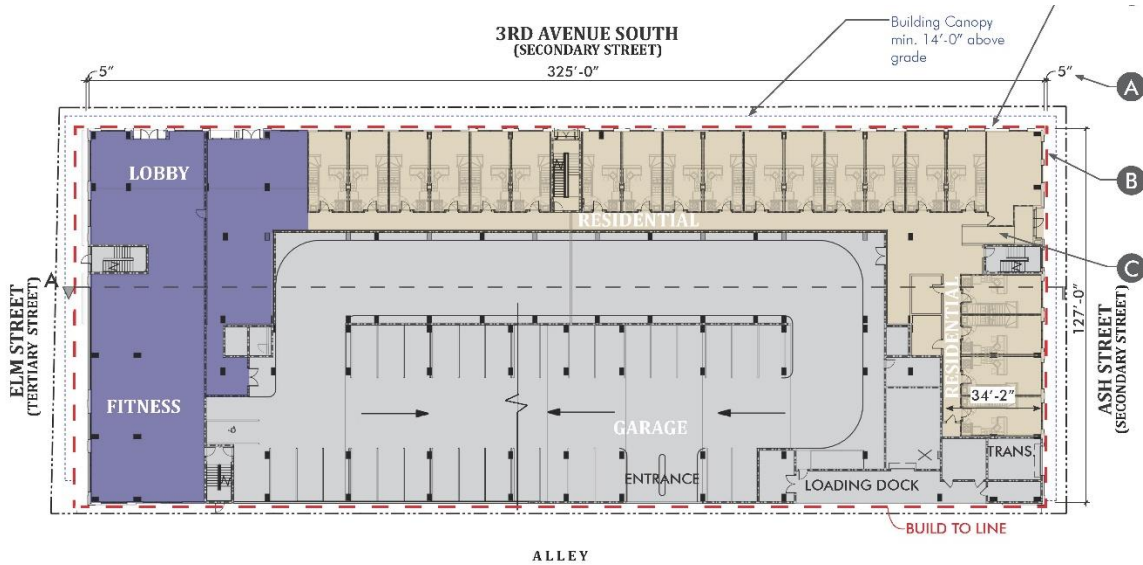


Downtown Code DRC Meeting of 11/07/2019

South façade; residential units are arranged in an m-shape around the amenity decks from floors five through eight. The central portion of the 'M' steps back approximately 8 feet.



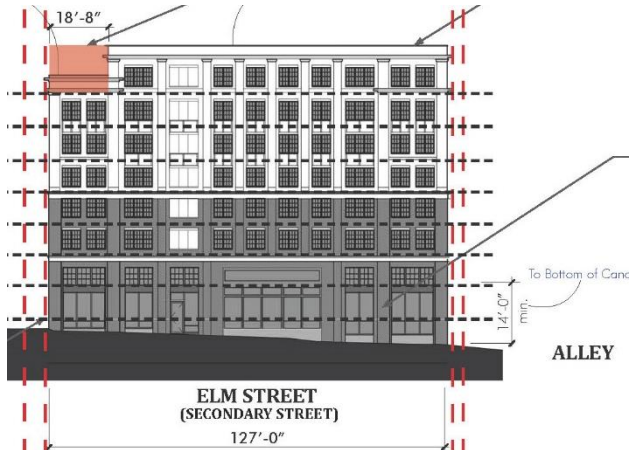
Proposed North-South Cross Section



Proposed Ground Floor Plan



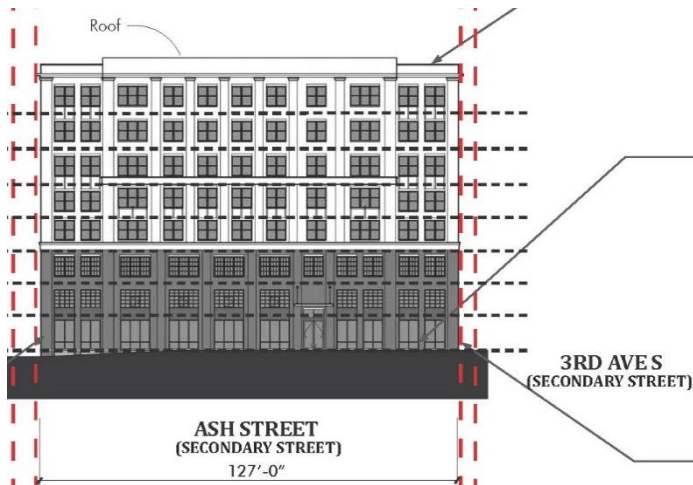
Downtown Code DRC Meeting of 11/07/2019



Proposed North Elevation (Elm Street)



Proposed East Elevation (3rd Avenue South)



Proposed South Elevation (Ash Street)

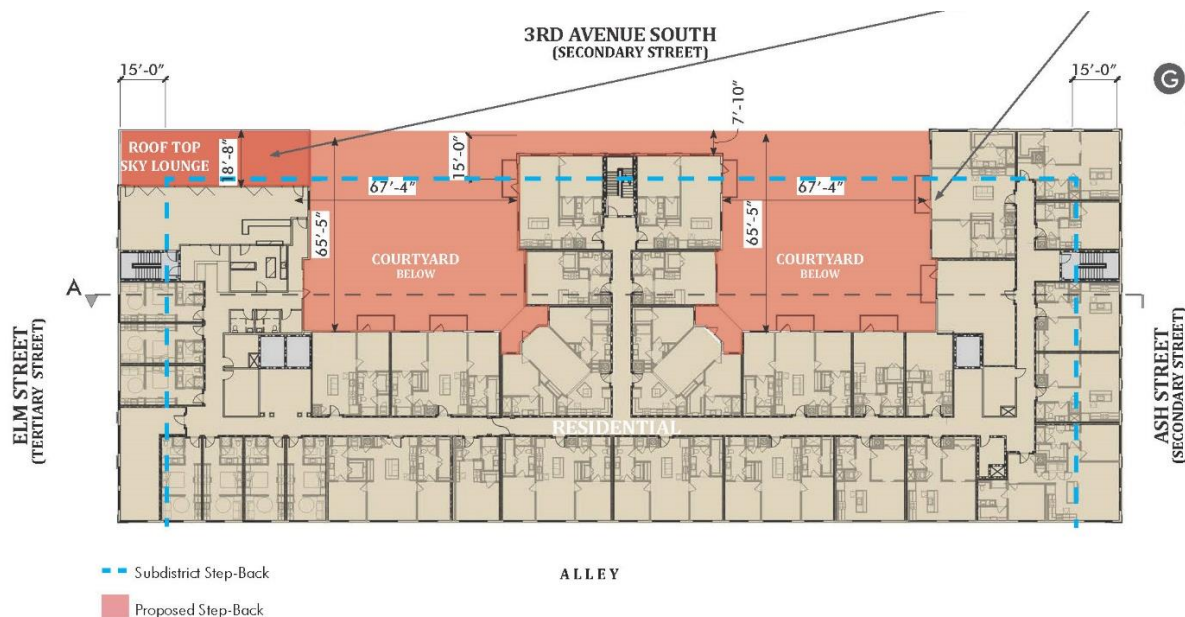


Downtown Code DRC Meeting of 11/07/2019

ANALYSIS

Step-back – 3rd Ave South, Elm Street, and Ash Street

The DTC requires buildings 7 stories or greater to step back between the 4th and 7th stories. Along 3rd Ave South the façade width is approximately 325 feet; the building façade is broken up with two amenity decks on the fifth floor set back approximately 65 feet from the façade, and with residential units (on levels five-eight) arranged in an m-shape around the amenity decks. The modification along 3rd Ave South is for the units at the corner of 3rd Ave South and Ash Street that do not step back, the units at the corner of 3rd Ave South and Elm Street that step back on the eighth floor, and the units in the mid-point of the m-shape that step back 7'-10". This request is minor in nature. The amenity decks provide relief in the middle of the building and the block and break up the mass of the building so that there is not a long uninterrupted building wall fronting the street.



Proposed Eighth Floor Plan

The building is proposed to step back along Elm Street approximately 19 feet at the 8th floor at the corner of Elm Street and 3rd Ave South and is not proposed to step back along Ash Street. These façades are the shorter ends of the building and approximately 127 feet in width. The mass of the building does not feel overwhelming to these streets due to the building proportions and the fact that the façades include a horizontal material change and banding. This architectural articulation improves the overall scale of the façades.

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 street.

Ground Floor Height – 3rd Ave S and Ash St

Along 3rd Avenue South the project proposes a 13-foot average ground floor height and along Ash Street the project proposes a 10-foot ground floor height. The requirement on both streets is a minimum 14-foot ground floor height. The DTC ground floor height requirement is for a storefront frontage, which is commonly used for commercial buildings; however, the proposed uses along 3rd



Downtown Code DRC Meeting of 11/07/2019

Avenue South and Ash Street are residential. The project proposes 2 of the levels of the above grade parking to be fully lined with apartments and the floor heights correspond to the levels in the parking structure. The units on the ground floor are two story units that are only accessed from the ground floor. The façade is designed to appear as the required minimum 14-foot height from the outside.

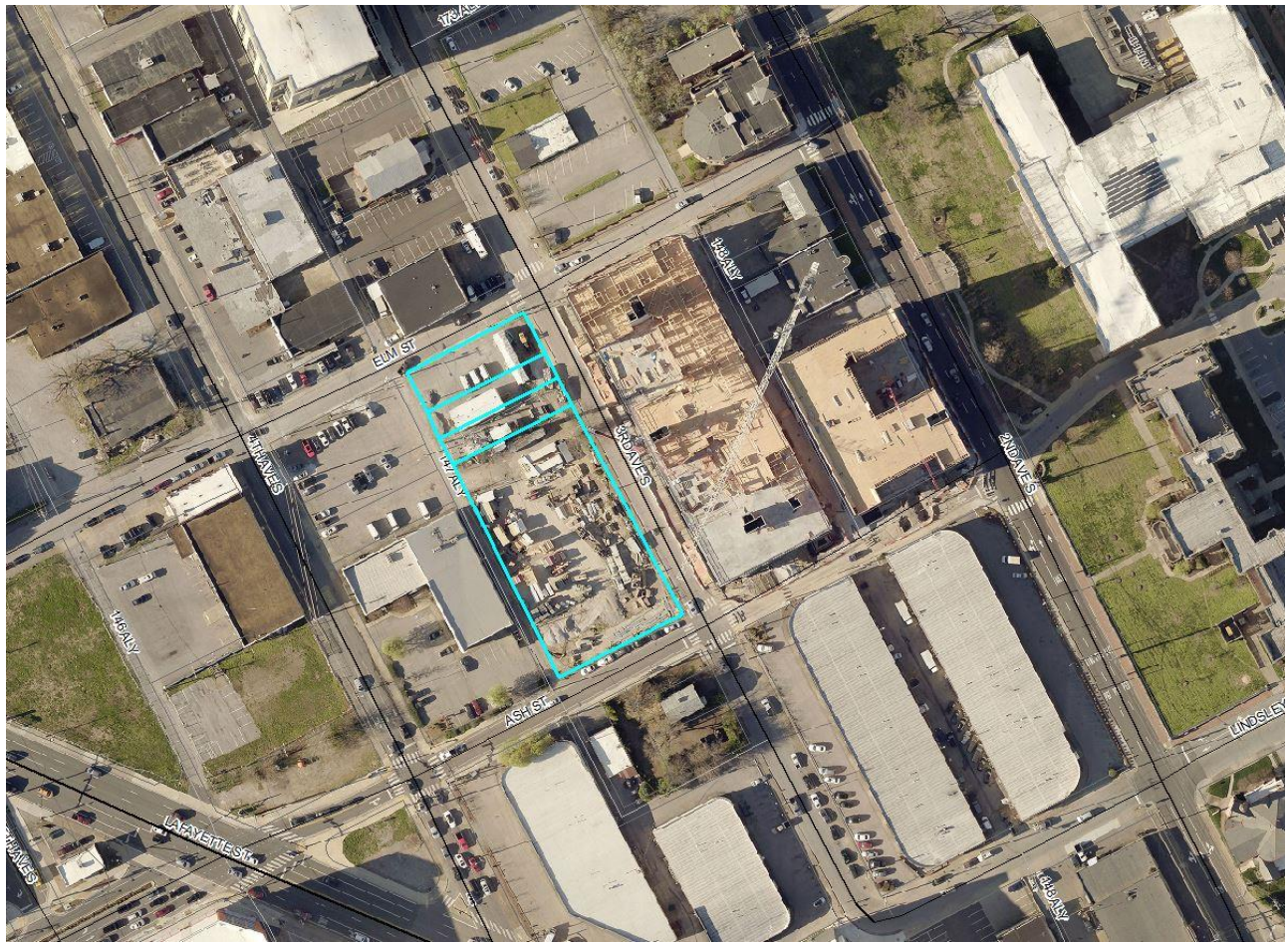
Canopies

The DTC requires that canopies only be permitted over pedestrian and vehicular building entrances and shall not be permitted above windows. The project is proposing canopies over the windows adjacent to the doors. These canopies meet the required height above the street and differentiates the lobby area of the building.

STAFF RECOMMENDATION

Staff recommends approval with conditions. The proposed modifications meet the intent of the DTC.

1. A mandatory referral is required if the canopy encroaches into the ROW.
2. All other standards of the DTC must be met.



Site Location