



<b>Request</b>	<b>DTC Concept Plan</b>
<b>Project Name</b>	<b>6<sup>th</sup> and Division – 826 6<sup>th</sup> Avenue South</b>
<b>Council District</b>	19 – O’Connell
<b>Requested by</b>	Luca Barber, Mill Creek Residential;
<b>Staff Reviewer</b>	Hammer
<b>Staff Recommendation</b>	<i>Approve with conditions and defer without all conditions.</i>

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**APPLICANT REQUEST**

A request to review a concept plan within DTC for property located at 826 6th Avenue S. (a portion of 3.89 acres), south of Division Street, west of 6<sup>th</sup> Avenue South, north of Mulberry Street and east of Vine Street within the Lafayette Subdistrict of the DTC.

**PROJECT OVERVIEW**

The project proposes a 7-story residential building with ground floor retail at the corner of 6<sup>th</sup> Avenue and Division Street, as well as a mix of underground and structured parking spaces. Division Street is a viaduct over Vine Street and the adjacent CSX rail right-of-way, sloping down until its intersection with 6<sup>th</sup> Avenue South.

**PLAN DETAILS**

The general bounds of the property include Division Street to the north, 6<sup>th</sup> Avenue on the east, Mulberry Street to the south, and Vine Street to the west. The proposed plan includes vehicular access on 6<sup>th</sup> Avenue and Vine Street, as well as loading on Mulberry Street. The site has been proposed to be constructed in two phases, the first phase is the focus of this concept review.

The first phase includes property on the northwestern side of the access driveway, generally fronting Division Street and Vine Street and a portion of Mulberry Street. The building is primarily residential with a ground floor retail space at the corner of 6<sup>th</sup> Avenue and Division Street. Division Street is physically separated from the site, as the curvilinear viaduct slopes down and only meets the site grade at the intersection of 6<sup>th</sup> Avenue and Division Street.

The building is primarily comprised of metal panel, fiber cement panel, and brick. This phase is proposed to be built within the allowed building height without use of the Bonus Height Program. The applicant has also stated that the property is intended to be residential-only and has agreed to memorialize that intent via a restrictive covenant.

The second phase of this project has been proposed on the southeastern portion of the parcel. This phase is anticipated to be taller in height than the first phase and a concept plan is expected to be reviewed by the DRC soon.

**CONCEPT REVIEW**

- Given the topographical challenges and physical separation of the site from the Division Street viaduct, does the project adequately address Division Street?
- How can this phase and future phases of this project address 6<sup>th</sup> Avenue’s role as a gateway into Downtown from Wedgewood-Houston?



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- How can the design of this phase and future phases optimize the site's significant exposure and visibility from the interstate and from Fort Negley?

### **STAFF RECOMMENDATION**

The project aligns with the goals and objectives of the Downtown Code. Staff recommends approval with the following conditions and deferral without all conditions:

1. The proposed residential use shall not be converted to a short-term rental use, memorialized by a deed restriction or covenant, as reviewed by the Metro Department of Law.
2. The project shall comply with all NDOT requirements of the Traffic Impact Study (TIS).