

Downtown Code Design Review Committee

Meeting Minutes

January 9, 2020

Members Present: Casella, Oldham, Mosley, Hastings, Porter, Dickson;

Staff Present: Buechler, Hammer, Priest, Cathey;

Others Present: Ben York (MPW); Alan Maher, Travis Todd, Ben Owenell, Eric Brock, Adam Wilsin (Broadstone SoBro); Brad Slayden (Canopy-Homewood); Kim Hawkins, Shawn Henry;

Location: 800 2nd Avenue South, Metro Planning Dept. – Development Services Center Conference Room

I. APPROVAL OF THE 11/7/2019 DTC DRC MINUTES

Hastings moved and Casella seconded the motion to approve the November 7th, 2019 meeting minutes (6-0).

II. CASES FOR REVIEW

1) Item 1 has been deferred.

2) Canopy-Homewood

2020DTC-001-001

910 Division Street

Staff Reviewer: Eric Hammer

A request to modify the build-to zone, façade width, and step-back standard of the DTC.

Staff Recommendation: Approve.

APPLICANT REQUEST

A request to modify the build-to zone, façade width, and step-back standard of the DTC for property located at 910 Division Street, (0.76 acres), north of Division Street, east of Overton Street and within the Gulch South Subdistrict of the DTC.

DTC MODIFICATION REQUEST SUMMARY

1. Build-to Zone – Overton Street
 - Required: 0-10 feet from back of sidewalk for 60% of the lot frontage.
 - Proposed: Façade at approximately 15 feet from the back of the sidewalk.
2. Façade Width – Division Street
 - Required: 0-10 feet from back of sidewalk for 80% of lot frontage.
 - Proposed: 0-10 feet from back of sidewalk for 52% of lot frontage.
3. Step-back – Overton Street and Division Street
 - Required: 15-foot step-back from façade.
 - Proposed: 10-foot step-back along Overton Street. 7' step-back at the 2nd floor and 8' step-back on portions of Division Street.

PROJECT PROPOSAL

The proposal is an 11-story dual brand hotel development, consisting of 334 hotel rooms, with ground floor retail and 124 underground valet parking spots.

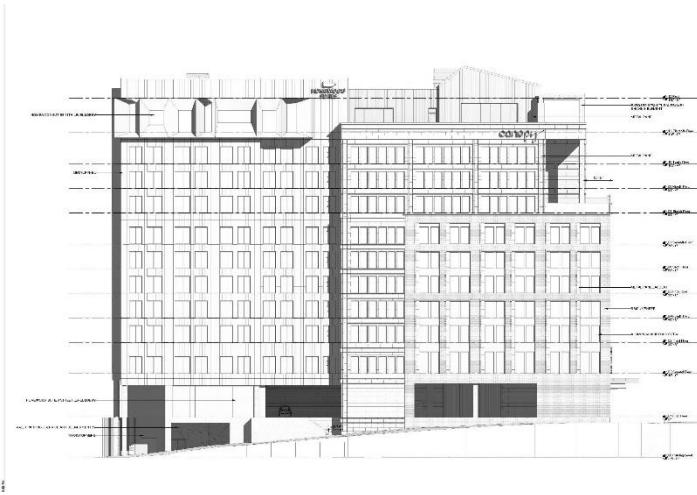


Figure 6: Alley #230 Elevation

ANALYSIS

Build-to Zone – Overton Street

The build-to zone along Overton Street is 0-10 feet from back of sidewalk for a minimum façade width of 60% of the lot frontage. The proposed massing yields a building that is approximately 15 feet from the back of sidewalk for over 60% of the lot frontage. The stated intent of this request is to allow the building to meet OSHA working clearances promulgated by the NES Customer Handbook. In this case, there are existing power lines on both Division Street and Overton Street.

The intent of this standard is to allow buildings to foster a close relationship with streets and activate ground-level spaces. In this case, the northern portion of this frontage serves as the primary entry for the hotel and the southern portion of this frontage will feature outdoor dining areas and public art. The proposed plan balances urban design outcomes with practical life-safety needs.

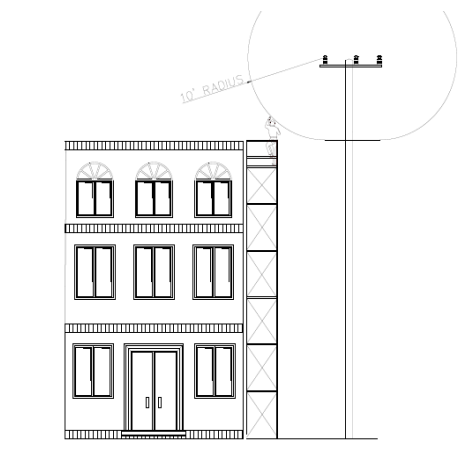


Figure 50: OSHA and TOSHA Working Clearances

Figure 7: NES Handbook Diagram

Façade Width – Division Street

The build-to zone along Division Street is 0-10 feet from back of sidewalk for a minimum façade width of 80% of the lot frontage. In this case, while portions of the building are within the build-to zone, the minimum façade width is approximately 52% of the lot frontage. Like the condition on Overton Street, Division Street is also encumbered by power lines and the massing has been articulated in a way that avoids the life-safety issue described previously. The remaining 48% of the lot frontage will be programmed and activated exterior space, with outdoor seating and seating proposed. Due to the activity proposed along this façade and the exterior dining areas, we find that the frontage is appropriately activated and recommend approval of this modification.

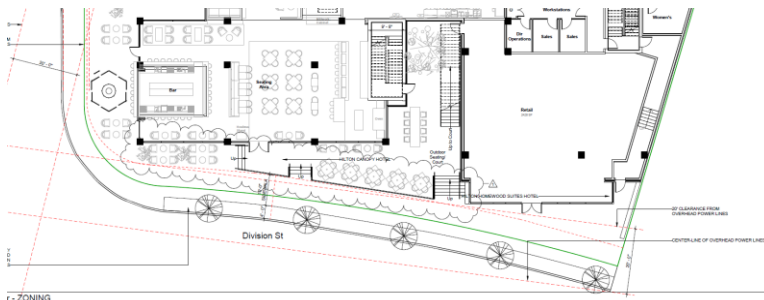


Figure 8: Building Massing at Division Street Frontage

Step-back on Overton Street and Division Street

The DTC requires buildings seven stories or greater to step back 15 feet between the fourth and eighth stories. The step-back is measured from the façade of the building. The project proposes stepping back 10 feet on Overton, rather than 15 feet. Along Division, the building steps back 7' at the 2nd story and 8' at the 7th story.

The intent of the step-back standard is to allow light and air to permeate to the street by pushing upper levels of the building back from the street. In this case, the proposed massing yields an equivalent effect on light or air permeating to the street. On Overton Street, rather than being built at 10 feet from the back of sidewalk with a 15-foot step-back, the building is proposed at 15 feet from back on sidewalk with a 10-foot step-back. On Division Street, the step-back is broken up, with a 7' portion of the step-back occurring at the 2nd floor (as opposed to the 4th floor) and the remainder of the step-back occurs at the 7th story. Both of these fulfill the basic intent of the standard in the context of the encumbrances along these frontages. Taking into consideration the merits of the massing and the intent of the step-back standard, staff is supportive of this modification.

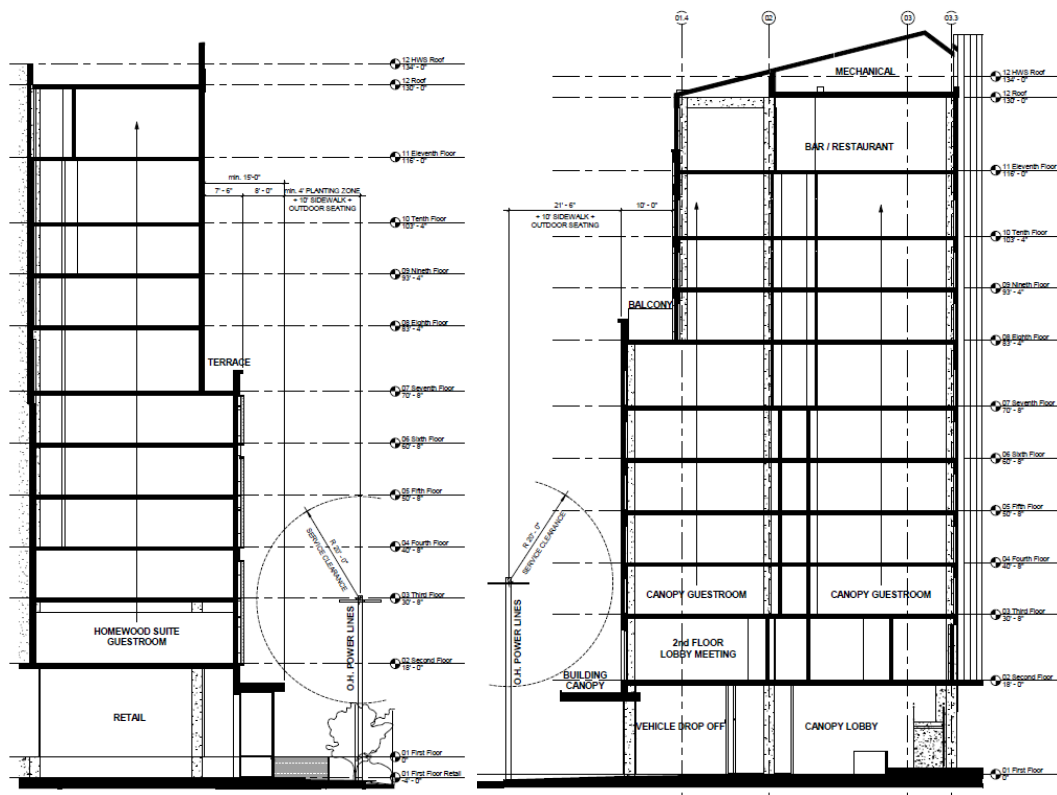


Figure 9: Division Street (Left) and Overton Street (Right) Sections

STAFF RECOMMENDATION

Staff recommends approval of the modification to the build-to zone, façade width, and step-back. The proposed modifications meet the intent of the DTC.

Casella moved and Oldham seconded the motion to approve the modifications request. (6-0)

RESOLUTION

BE IT RESOLVED by the Downtown Code Design Review Committee that case 2) Canopy-Homewood is approved. (6-0)

3) Canopy-Homewood

2020DTC-004-001

804 4th Ave South

Staff Reviewer: Jessica Buechler

A request to modify the step-back standard of the DTC.

Staff Recommendation: Approve.

APPLICANT REQUEST

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

DTC MODIFICATION REQUEST SUMMARY

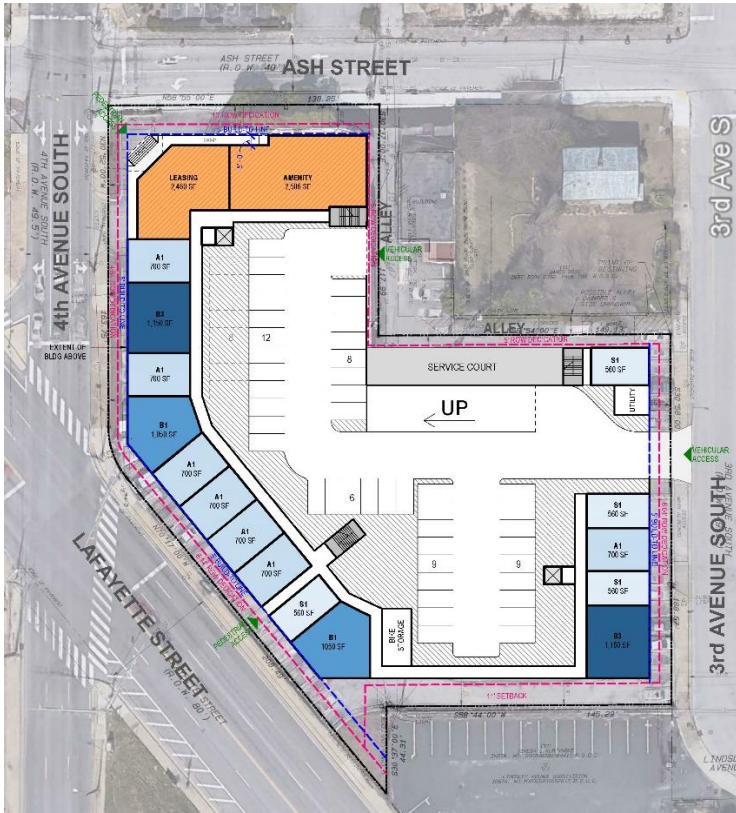
1. Step-back – 3rd Ave South, Ash Street, 4th Ave South, Lafayette Street
 - Required: Along public streets, a minimum 15-foot step-back between the 4th and 7th stories is required for buildings 7 stories or greater.
 - Proposed: Along 3rd Ave South, 4th Ave South, and Lafayette Street the 4th floor building step-back ranges from 2 feet to 8 feet at the balconies. Along Ash Street the 4th 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 3rd Ave South, Ash Street, 4th Ave South, and Lafayette Street. The three-story parking structure is internal to the site and accessed from 3rd Ave South and the alley to the east. The parking structure is lined on the ground floor with residential units fronting 3rd Ave South, 4th 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 3rd Avenue South and the alley. The primary pedestrian entrance is at the corner of 4th and Ash. The project is dedicating ROW to comply with the MCSP and to widen the alley.



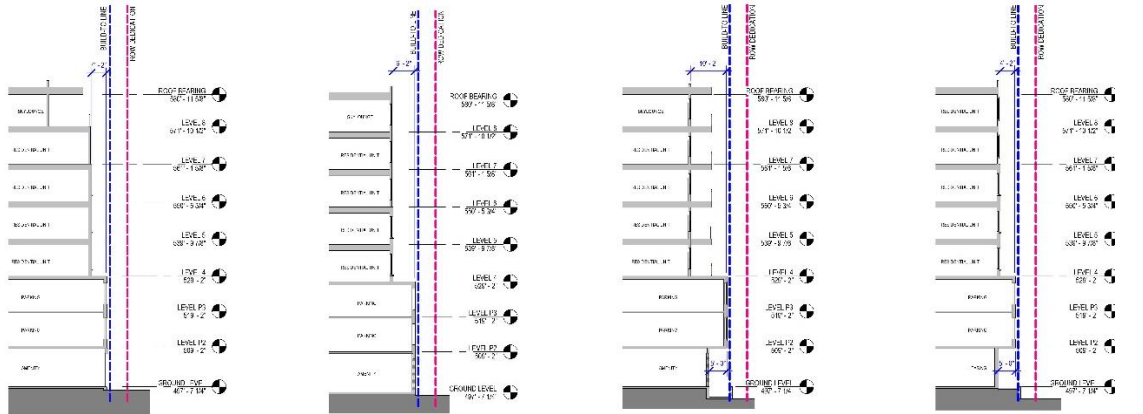
Ground Floor Plan



4-8 Floor Plans



Ash Street Elevation



Ash Street Frontage Section



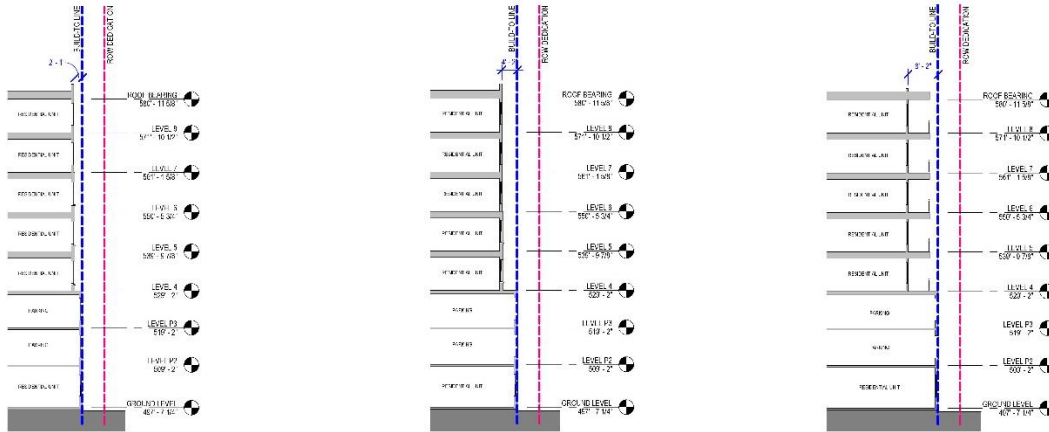
3rd Ave South Elevation



4th Ave South Elevation



Lafayette Street Elevation



Lafayette Street, 3rd Ave South, 4th Ave South Frontage Sections

ANALYSIS

Step-back on 3rd Ave South, Ash Street, 4th Ave South, Lafayette Street

The DTC requires buildings seven stories or greater to step back 15 feet between the fourth and seventh stories. The modification along 3rd Ave South, 4th 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.

STAFF RECOMMENDATION

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

Hastings moved and Oldham seconded the motion to approve the modification request. (6-0)

RESOLUTION

BE IT RESOLVED by the Downtown Code Design Review Committee that case 3) Broadstone SoBro is approved. (6-0)

III. Adjournment