



Request
Project Name
Council District
Requested by

DTC Modifications
Voorhees Residential Development – Tower 1
19 – O’Connell
Ryan Terrell, ESa

Staff Reviewer
Staff Recommendation

Islas
Approve with conditions and defer without all conditions

APPLICANT REQUEST

The request is to modify the maximum height of an individual story above the second story for property located at 618-620 8th Avenue South and 708 Fogg Street (0.86 acres), within the Gulch South subdistrict of the DTC.

DTC MODIFICATION REQUEST SUMMARY

- 1. Floor-to-Floor Maximum Height
 - Required: 25 feet for first two floors, 18 feet for other floors, 25 feet for top floor for buildings greater than five stories.
 - Proposed: Height of the third floor to be 27’-3” for liner unit to fully screen garage.



Figure 1: View from 8th Avenue South looking at Voorhees Tower 1



Downtown Code DRC Meeting of 3/4/2021

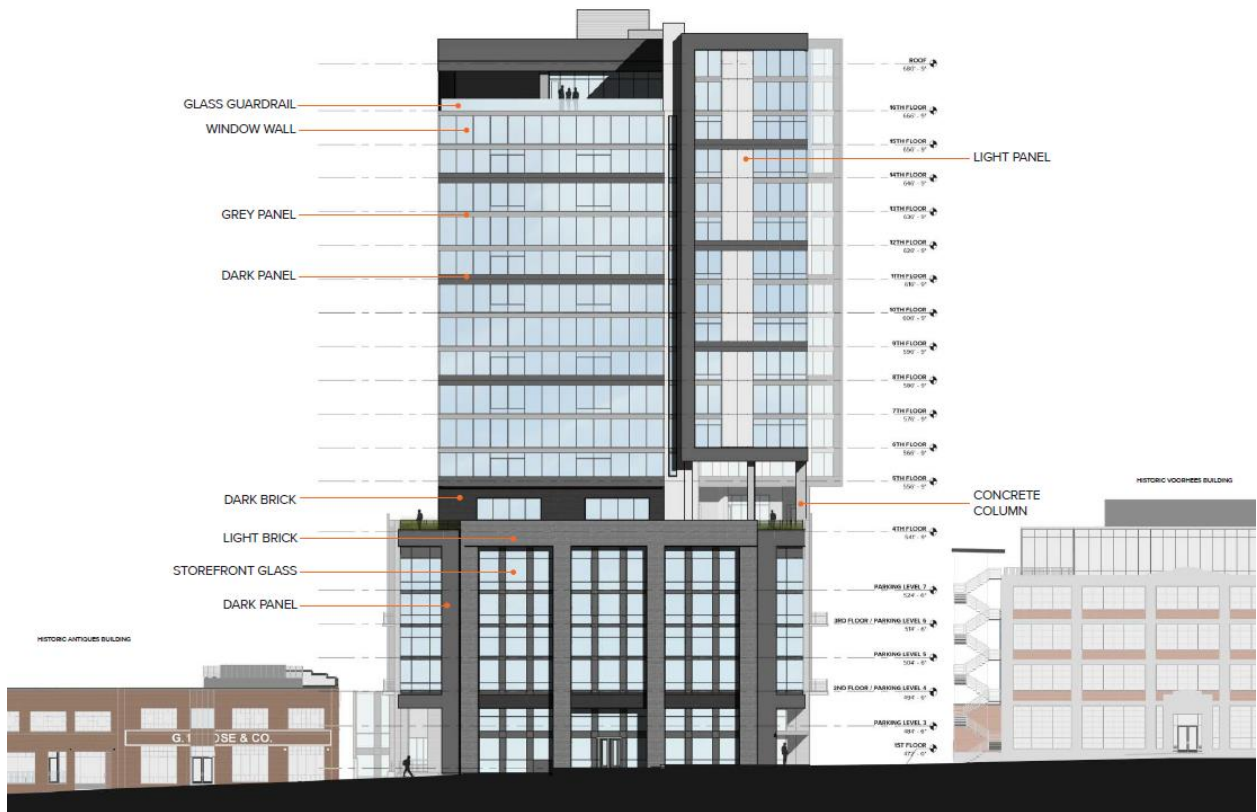


Figure 2: 8th Avenue South / West Elevation



Figure 3: Fogg Street / South Elevation



Downtown Code DRC Meeting of 3/4/2021

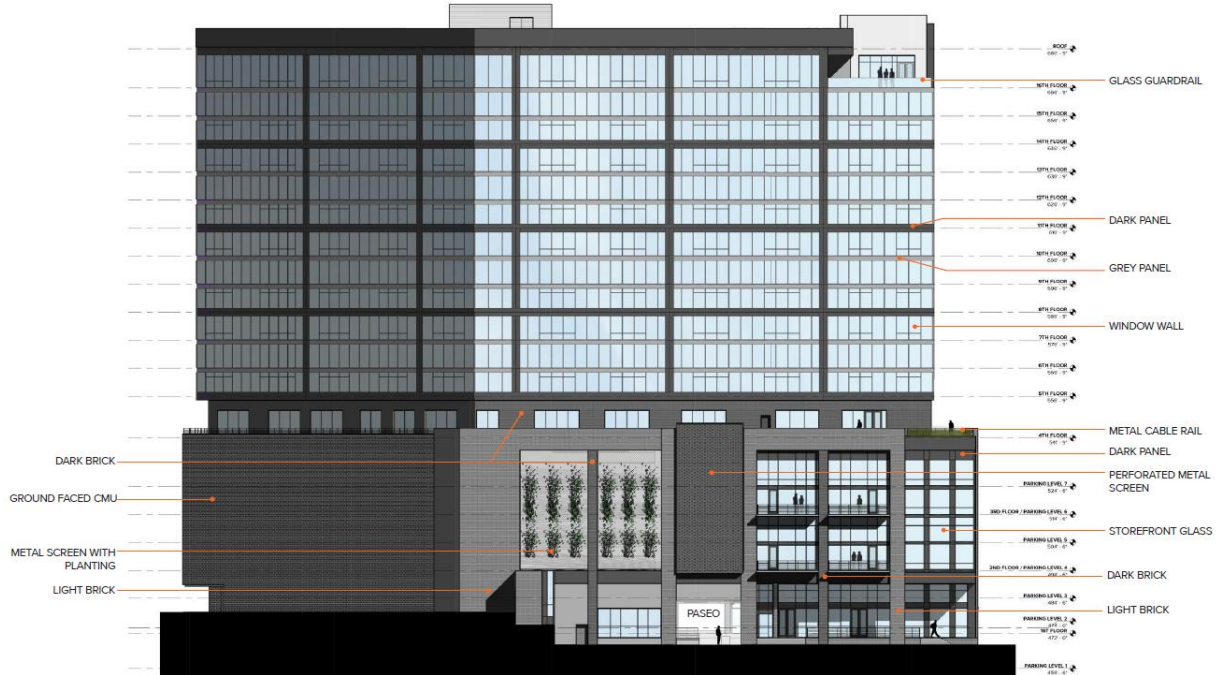
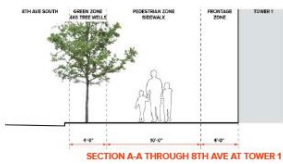


Figure 4: North Elevation

VOORHEES MASTER PLAN

- 1. ACTIVATED ALLEY WITH OUTDOOR DINING
- 2. ELEVATED PLAZA
- 3. ELEVATOR FOR ACCESS TO PLAZA AND ALLEY
- 4. COVERED PASEO WITH RETAIL ACTIVATION
- 5. SIGNAGE ELEMENT TO ESTABLISH DISTRICT
- 6. RIDE SHARE DROP OFF
- 7. SHARED BACK OF HOUSE AREA
- L. LOBBY ENTRY
- R. RETAIL ENTRY
- T. TENANT ENTRY



MANUEL ZEITLIN ARCHITECTS
Hawkins Partners, Inc.

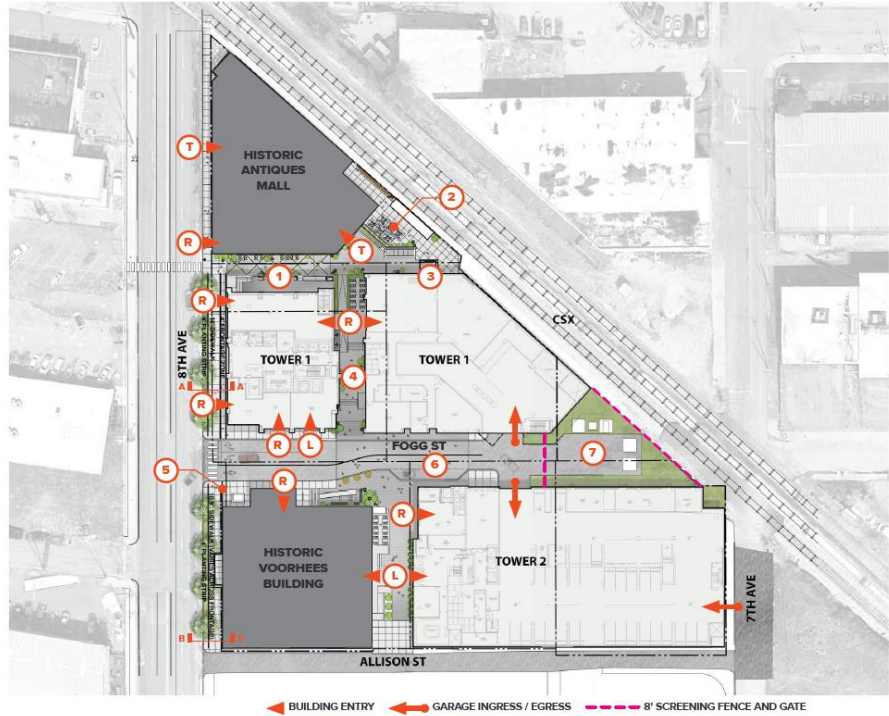


Figure 5: Voorhees Master Plan



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PROJECT OVERVIEW

The Voorhees Master Plan proposes a 16-story residential building consisting of approximately 278 apartment units, 9,000 square feet of retail/restaurant space, 20,000 square feet of office space, and both underground and structured parking for a total of 290 vehicular parking spaces. This building is referred to as Tower 1.

The Gulch South subdistrict allows a maximum of 10 stories and allows an additional 6 stories through the Bonus Height Program. The Historic Building Preservation bonus is being used to transfer unused entitlements from the Historic Antiques Mall and the Historic Voorhees Building to Voorhees Tower 1. Additional bonuses being utilized include Public Parking, Pervious Surfaces, and Upper Level Garage Liner and Underground Parking.

The proposals for Voorhees Tower 1 and Tower 2 along with the renovations of the Historic Antiques Mall and Historic Voorhees Building are intended to create a unique master plan. Retail activation and outdoor dining at the base of each project, along with a covered walkway through Tower 1, allows for an engaging pedestrian experience.

PLAN DETAILS

Voorhees Tower 1 is located at the northeast corner of 8th Avenue South and Fogg Street. Tower 1's only frontage is on 8th Avenue South, a primary street per the DTC. Entrances to retail and lobby spaces are planned for 8th Avenue South, Fogg Street (which was abandoned in 2019), and a covered pedestrian walkway that cuts through Tower 1. An additional pedestrian walkway is positioned between the north façade of Tower 1 and the Historic Antiques Mall. Service and loading occur from Fogg Street. Pick-up and drop-off will occur within an internal circulation pattern.

ANALYSIS

Floor-to-Floor Maximum Heights

The DTC requires the maximum height of an individual story above the second story, to not exceed 18 feet. The intent of this is to establish reasonable floor-to-floor heights, while preserving proportionality. Without reasonable limits to the height of each floor, unpredictable outcomes could occur that are contrary to the intent of height limitations. In this case, the third floor is being proposed with a height of 27'-3" for the liner unit to fully screen the parking garage.

Staff finds that the proposed height of the third floor is not enough to negatively affect the proportions of the building. Achieving an upper-level garage liner is a worthy trade-off for the increased height of the floor. In addition, there have been reasonable efforts made on the exterior of the building to visually break up the height of this floor and match it with the other liner unit floors.



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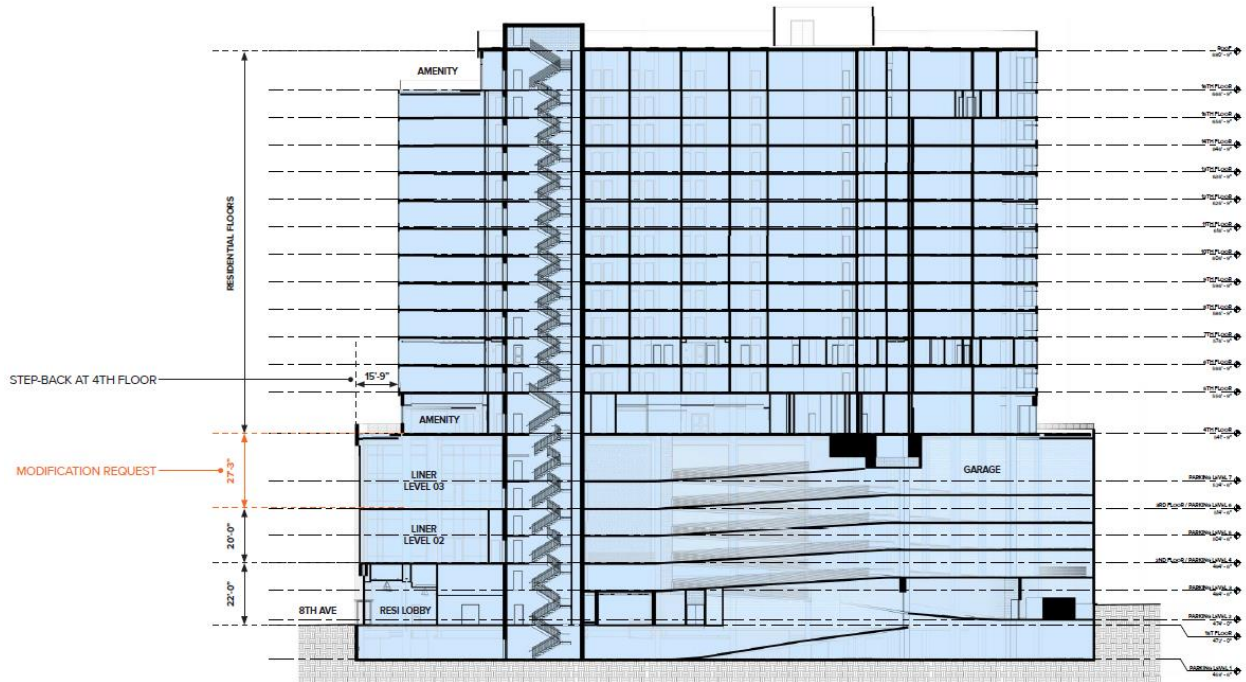


Figure 6: Modification Request Diagram

STAFF RECOMMENDATION

Staff recommends approval of the requested modification with the following conditions and deferral without all conditions:

1. All bonus height actions identified in this application, including those that require a deed or restrictive covenant, must be approved prior to building permit approval.
2. The applicant shall coordinate with Metro Public Works on the proposed 8th Avenue South mid-block crosswalk.
3. All overhead lines along the master plan site's 8th Avenue South frontage shall be buried.
4. Both the Historic Antiques Mall and the Historic Voorhees Building must be designated as Historic Landmark Zoning Overlays prior to building permit approval.
5. Approval of this modification shall be reconsidered by the DTC Design Review Committee if either the Historic Antiques Mall or the Historic Voorhees Building are not able to achieve or maintain Historic Landmark Overlay status.
6. The applicant shall provide documentation confirming their ownership of the property included on the plans to the west of Parcel Number 09314022500 prior to building permit approvals.