

## **Downtown Code Design Review Committee**

Meeting Minutes - April 6, 2023

*Members Present:* Mosley, Hastings, Moore, Porter, Yearwood, Lustig, Dickson  
*Staff Present:* Hammer (Planning), Williams (Planning), Islas (Planning), Mikkelsen (Legal), Hattabaugh (NDOT)  
*Others Present:* Morgan Stengel, Rodney Jarvis, Adam Nicholson, Daniel Hackett, Adam Stowe, Charles Robert Bone Joe Bucher, Ramona S.,  
*Location:* 800 2<sup>nd</sup> Avenue South, Development Services Center Conference Room

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### **I. Approval of the February 2, 2023 DTC DRC Minutes**

Hastings moved and Lustig seconded to approve the February 2, 2023 meeting minutes. (7-0-0)

#### **RESOLUTION**

**BE IT RESOLVED** by the Downtown Code Design Review Committee that the minutes for the February 2, 2023 meeting are approved. (7-0-0)

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### **II. Approval of the July 14, 2022 DTC DRC Minutes**

Mosley moved and Dickson seconded to approve the July 14, 2022 meeting minutes. (7-0-0)

#### **RESOLUTION**

**BE IT RESOLVED** by the Downtown Code Design Review Committee that the minutes for the July 14, 2022 meeting are approved. (7-0-0)

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### **III. Cases for Review**

#### **1) Alcove Monument Sign**

2023DTC-009-001

900 Church Street

Staff Reviewer: Eric Hammer

Staff Recommendation: Approve with conditions and defer without all conditions

#### **Applicant Request**

A request to approve a major modification to signage standards for property located at 900 Church Street, zoned DTC (0.31 acres), and within the Core Subdistrict of the DTC.

#### **Project Overview**

The project proposes a monument sign fronting Church Street as part of the 34-story residential project currently under construction on the site. The DTC uses a street frontage typology to regulate and restrict signage. Church Street changes street frontage types at the western boundary of the site. This site's Church Street frontage and eastward is considered a Pedestrian Street type, whereas Church Street to the immediate west of the site is considered a Transitional Street type. The site also has frontage on YMCA Way, which is also considered a Transitional Street.

#### **Plan Details**

The proposed signage is located within a planter at the western corner of Church Street frontage. The signage is proposed at 49.7 SF in size and the individual letters are all generally 47.5" tall, except for the "I", which is proposed at

61.75" tall. The sign lettering is functions as a digital screen and includes programmable patterning and coloring that can move, change, and be adjusted by the owner.

Per the DTC, signs erected on top of a retaining wall/planter shall include the wall in calculations of height. Therefore, all measurements in the following analysis are taken from the top of the sign letters to the sidewalk, inclusive of the wall, which has an average height of 26".

### **Analysis**

The signage requires modifications to the maximum height and sign area standards. On Pedestrian Streets, monument sign height is limited to 60". The letter "I" has the largest deviation from this, measuring at 94" tall. Monument signs located on properties to the immediate west of this site are allowed 120" in height because Church Street is a Transitional Street for that frontage.

The sign also exceeds the 25 SF maximum sign area for monument signs on Pedestrian Streets by 24.7 SF, meaning it is nearly twice the size of what the DTC allows. However, the site has a second street frontage on a Transitional Street, YMCA Way, which allows an additional monument sign with 32 SF of sign area. Given only one monument sign is sought by the project, this application essentially consolidates those sign entitlements into one larger sign facing Church Street.

### **NDOT Recommendation**

NDOT recommends approval of the modification with Condition #5.

### **Staff Recommendation**

Staff recommends approval following conditions and deferral without all conditions:

1. The signage shall be subject to all unmodified standards of the DTC and shall conform to any applicable non-DTC requirements of Chapter 17.32 of the Metropolitan Code unless a variance is granted by the Board of Zoning Appeals.
2. This sign shall be installed to the illumination specifications noted in the submittal material and shall not exceed the illumination specifications subsequently.
3. This sign shall be the only monument sign permitted on this site.
4. The sign shall not act as a billboard.
5. The proposed location of the "Alcove" sign/sculpture shall ensure adequate pedestrian path of travel at corner of the intersection. Adjustments to height for the base of the sign/sculpture (i.e., planter) may be required.

Moore moved and Lustig seconded to approve as seen on plans submitted 3/24/23 and titled "Revision B", with all Staff conditions. (7-0-0)

### **RESOLUTION**

**BE IT RESOLVED** by the Downtown Code Design Review Committee that case 1) Alcove Monument Sign is approved. (7-0-0)

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**Item 2) 536 Lafayette Street was deferred to the May 4, 2023 DTC DRC meeting.**

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### **IV. Returning Cases**

**Item 3) 8<sup>th</sup> and Demonbreun Alterations was deferred to the May 4, 2023 DTC DRC meeting.**

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### **4) Nashville Yards Parcel 9, Office Building Alterations**

2022DTC-014-001

0 Commerce Street

The applicant presented changes to the approved concept plan and final site plan and the DTC DRC discussed.

Hastings moved and Dickson seconded to approve the changes in exterior design with the materials as submitted with a point of clarification that EIFS on the façade is only allowed if covered by signage and not visible. (7-0-0)

**RESOLUTION**

**BE IT RESOLVED by the Downtown Code Design Review Committee that case 4) Nashville Yards Parcel 9, Office Building Alterations is approved. (7-0-0)**

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**5) 915 Division Street Garage Screening Art**

2021DTC-021-001

915 Division Street

The applicant presented proposed art that would screen the garage from the interstate and the DTC DRC discussed.

Mosley moved and Hastings seconded to approve the garage screening art as presented as it meets the intent of the condition of approval included in case 2021DTC-021-001. (7-0-0)

**RESOLUTION**

**BE IT RESOLVED by the Downtown Code Design Review Committee that case 5) 915 Division Street Garage Screening Art is approved. (7-0-0)**

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**V. Adjournment**