

**Cherokee Grande**  
**Revised Design Narrative**  
**11/7/07**

**Project**

Since its initial application (to Metro Government) to replace the existing multifamily development currently known as the Aquarius Apartments with an eight-story building, built to the allowable setbacks, Jefferson Development Group has taken the development plan through many iterations and has had many meetings with neighborhood groups, interested parties and government entities. While there has been seemingly unanimous agreement over the replacement of the existing structure, attention has focused on the character, scale, and size of the new structure. Over the last several months, a series of meetings with a subset of the Cherokee Triangle Architectural Review Committee has resulted in several notable changes in the design of the structure and its relationship to the site. Additional meetings have been held in the neighborhood, with neighbors of close proximity to the project as well as members of a committee of the Cherokee Triangle Neighborhood Council established to review development within the neighborhood.

An outline of the latest changes to the project pursuant to these activities is outlined as follows:

1. Overall size and height of the project has been reduced to three full stories in addition to two penthouse levels that are even further stepped-backed from the floor plate below. The building now contains 64,018 s.f. and is 64'-0" tall as measured from the grade at the street-facing front yard to the top of the flat roof of the upper penthouse (previous application: 97,747 s.f. & 78'-0" tall). The entire building was lowered 2 feet and a floor eliminated.
2. The project now contains 24 dwelling units (previously 30).
3. Greater architectural emphasis has been placed on the three primary building elements facing Cherokee Rd. with the use of heavier cornice; individual dwelling unit entrances, each with a porch hood over the doorway and steps leading directly to the front walk.
4. Exterior fenestration within these three volumes has been changed to a narrower and tall 2 over 2 window design to be more compatible with the neighboring structures.
5. The side yard setbacks have been increased to 10'-0", which will eliminate the need for a building height variance during the re-zoning process.
6. Upper story porch roofs have been changed to trellises in order to visually "lighten" them up and create greater differentiation for the part of the building that "recedes".
7. Exterior walls of sixth-level penthouse have been treated with a planted espalier to lessen their visual effect and become an element of green design. They have otherwise been changed to a lighter colored material in order to reduce the contrast with the sky.
8. Stone walls surrounding the individual terraces on the first floor level have been lowered to nearly floor level to reduce their massing and visual impact on the overall façade.
9. Architectural details have been incorporated such as a glass roofed entry canopy, more refined stone coursing, addition of stone lintels over street facing first and second floor windows.
10. The rear façade has been treated architecturally like the front façade: the building mass has been broken up into a series of stepped forms, with different colored brick and a stepped back approach to the upper 2 floors.

11. The garage entrance off the alley has been repositioned to take advantage of the natural slope in the alley, thereby reducing its visual impact and allowing the lowering of the building the 2 feet discussed above.

As can be seen in the photomontages that accompany this application, the use of setbacks at upper stories and careful selection of materials and building wall color are very effective in mitigating the appearance of building height.

The pattern of larger (taller) multifamily building occupying 2-3 lots among single-family homes is very common in the Cherokee Triangle and should be acknowledged as a neighborhood pattern. Some of the tallest of these structures are located on the corners of the block but there are many examples of multifamily buildings that are significantly larger than their immediate single family neighbors. A primary example is the newly renovated Moreman Home – now referred to as the Inverness. – located less than a block away. It is 1 foot taller than the proposed Cherokee Grande project, as measured from the prevailing grades along the street facing front façade. The sloping roofs provide a geometry that is virtually identical to the stepped back design of Cherokee Grande. Refer to the attached graphic that compares these two structures at the same scale. What holds the character of the neighborhood *is*, in fact, this diversity within a range of architectural styles common at the turn of the century but all respecting the traditional neighborhood site plan characteristic of street facing dwellings, snug side yards, private rear yards and alley access for vehicles and critical services.

Other important design considerations still present in the Cherokee Grande proposal:

- Established setbacks in the front and side yards are within the range of those of the adjacent properties and as elsewhere in the block and comply with the Land Development Code with respect to infill standards.
- The existing parking lot located in the public realm area will be eliminated and a landscaped public realm area will be constructed. The original and predominant front yard topography will be maintained. The curb cut on Cherokee Rd. will be eliminated.
- The required parking area is contained within the building and will not occupy any of the required open space or yards.
- The existing stone wall at the sidewalk will be preserved and restored where alterations were made previously.
- Architectural elements found elsewhere in the district have been used as patterns in developing the architectural character of the proposed building. Material selections, window and door details, trim and cornice details are all derived from familiar elements found elsewhere in the district and will be richly employed in the proposed building.
- The existing verge trees are smaller and of a different species than the predominant canopy trees found elsewhere in the block. These will be replaced with larger canopy trees. The developer is willing to work with the city arborist in identifying the correct tree species.
- All utilities to the structure will be run underground.