



Request

**DTC Modification &
Overall Height Modification**

Project Name

1101 Grundy Street Hotel

Council District

19 – O’Connell

Requested by

Lee Davis, with ESa;
Jon Kully, with Flank Inc.

Staff Reviewer

Wallace

Staff Recommendation

*Approve with conditions and disapprove without all
conditions*



1 inch = 50 feet



Downtown Code DRC Meeting of 12/6/2018

APPLICANT REQUEST

A request for A.) Approval for modifying various standards of the DTC, and B.) Recommendation for overall height modification to the Planning Commission for property located at unnumbered and 1101 Grundy Street (0.37 acres), between Grundy and Porter Streets, and within the Gulch South subdistrict of the DTC.

A. DTC MODIFICATION REQUEST SUMMARY

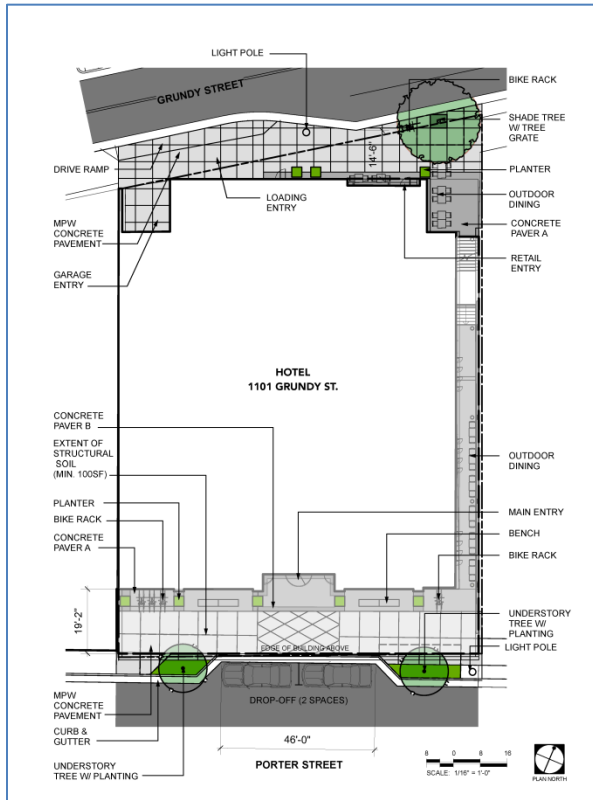
1. Stepback
 - Required: 15 foot minimum stepback is required for buildings 8 stories or greater along public streets between the 4th and 8th stories.
 - Proposed: No stepback is provided along Grundy and Porter Streets in favor of approximately a 15 foot stepback along the east and west facades.
2. Porter Street Build-to Zone
 - Required: The building must be built to within 0-10' along Tertiary Streets.
 - Proposed: The building proposes a 15' Build-to-Zone for the first and second floor along Porter Street.
3. MCSP Porter Street
 - Required: 8 foot clear sidewalk and 4 foot planting strip at back of curb.
 - Proposed: Accommodation for a lay by lane of approximately 6 feet in width with 8 foot clear sidewalk and 4 foot planting strip

B. OVERALL HEIGHT MODIFICATION REQUEST SUMMARY

4. Overall Height
 - 10 stories - Maximum Height permitted for general Gulch Subdistrict
 - 16 stories – Maximum Height with provisions made through Bonus Height Program
 - 20 stories – Requested Height as part of Overall Height Modification



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Site Plan



Perspective Rendering from 11th Ave N.



ESa | 1101 GRUNDY HOTEL

VIEW OF ENTRY ON PORTER ST.



Street View Perspectives



ESa | 1101 GRUNDY HOTEL

West Elevation



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PROJECT OVERVIEW

The project proposes a 20-story mixed-use hotel consisting of approximately 250 guest rooms, 5,000 square feet of meeting space, 2,500 square feet of street level restaurant, a rooftop pool and bar, approximately 625 square feet of retail space facing Grundy Street, and an underground valet-accessed parking garage accommodating approximately 30 vehicles.

PLAN DETAILS

The general bounds of the property include Grundy Street to the north, Porter Street to the south, 1107 Grundy Street to the west, and 1100 Porter Street to the east. The site contains two street frontages. Porter Street, along the southern frontage, is a small segment of right-of-way that connects 11th and 12th Avenues North. Grundy Street, along the northern frontage, is a longer segment of right-of-way that links 11th Avenue North with George L. Davis Boulevard.

Service loading and access to underground parking is accessed from Grundy Street and a valet and drop-off area is proposed along Porter Street.

Pedestrian access is received from both streets. A main lobby entrance to the hotel and storefront entry to the restaurant is provided from Porter Street while a secondary entrance to the hotel and storefront entry to retail is provided from Grundy Street. In addition, the project proposes an arcade-like pedestrian connection through the site that connects Grundy Street to Porter Street.

A. DTC MODIFICATIONS ANALYSIS

Grundy and Porter Street Stepback

The DTC requires buildings greater than 8 stories to have a 15 foot stepback occur at some point between the 4th and 8th story on both street frontages. The proposed project does not meet this stepback requirement on either street. In lieu of stepping the building back 15 feet from the north and south side of the building, the applicant favors stepping the building back approximately 15 feet along the east and west sides of the building.

The stepback along the sides of the building offers a slender, vertical building with open air and light between neighboring properties on either side. The side stepback also results in a more expressive design with all four sides of the building having windows, recessed balconies, and creative design features in lieu of a blank, sheer wall effect often seen in mid-block buildings.

Porter Street Build-to-Zone

Buildings with storefront frontage along tertiary streets are required to have a 0-10' build-to-zone. The Porter Street entry is recessed 19 feet at the first and second level so that the building cantilevers over an outdoor space.

The remainder of the building, levels 3 through 20, are located at the required build-to line maintaining a consistent street wall and block face along the street. The proposed building recess and cantilever offers a dynamic interaction between the building and the public realm at the ground floor. The outdoor space created by the recess and cantilever offers to enhance the pedestrian experience along Porter Street with high quality material and surface treatment. Furthermore, the recess extends the sidewalk area creating more space for pedestrians to navigate along an already constrained street.

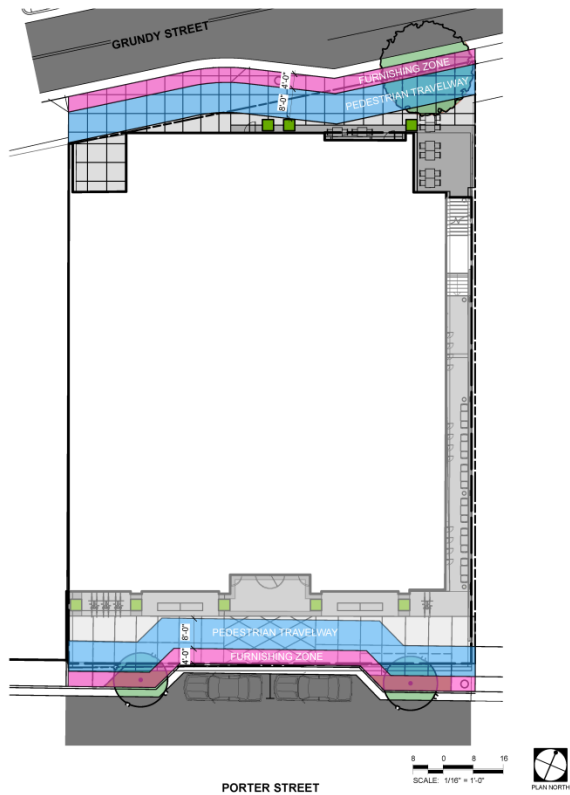


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MCSP

The Major and Collector Street Plan identifies Porter Street as a constrained right-of-way. The standard cross section dimension calls for an 8 foot clear sidewalk and 4 foot furnishing zone at the back of curb.

Planning staff, along with Public Works, coordinated with the applicant to arrive at a workable solution that accommodates a drop-off area with the least amount of disruption to the sidewalk corridor. The design scenario below illustrates a pull-off lane within the Porter Street right-of-way versus an internalized driveway that would otherwise disrupt the sidewalk with two curb cuts. While the pull-off lane does disrupt the furnishing zone, the pedestrian travel way remains continuous and the resulting design of the pull-off lane generates a space that is pedestrian-centric.





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B. OVERALL HEIGHT MODIFICATION ANALYSIS

The process for an Overall Height Modification is outlined in the DTC as follows:

1. The Executive Director of the Planning Department shall determine whether the development has made reasonable efforts to sue all appropriate bonuses available in the Bonus Height Program.
2. The applicant shall hold a community meeting providing notices to all property owners within 300 feet.
3. The Planning Commission shall review the modification request and may grant additional height for exceptional design, including but on limited to unique architecture, exceptionally strong streetscape, and improvement of the project's relationship to surrounding properties.

Bonus Height Program

A Determination Letter, signed by the Executive Director of the Planning Department, is attached to this staff report and states the development has made reasonable efforts to use all appropriate bonuses available in the Bonus Height Program. Efforts include fulfilling requirements of the LEED, Pervious Surface, and Underground Parking bonuses.

Community Meeting

The applicant held a community meeting on November 26 and sent notices to properties within 300 feet with no members of the community appearing in opposition.

Unique Architecture

The following architectural qualities contribute to unique design:

- The design sets a precedent for projects proposed at mid-block. The proposed side setbacks result in a building with windows, recessed balconies, and architectural treatment on all 4-sides, which is not common for buildings located at mid-block.
- Furthermore, the massing proposes a tower element that is recessed along its sides so that resulting design produces a slender building and allows for light and air to penetrate between adjacent properties and onto Porter and Grundy Streets.
- A void in the massing at Porter Street at the first and second floors produces a unique cantilever condition above an open outdoor space at the street. This adds architectural expression and promotes a more interesting interaction between the private and public realms.
- Proposed materials are of high quality and inspired from the Gulch environs.
- The project proposes accenting the facades of the building with planter boxes and plantings.

Enhanced Streetscape

- Along Porter Street, the building is recessed so that a void is formed at the first and second levels of the building. The space generated by the void interacts with and blurs the distinction between the public/private realms. The voided area also extends the sidewalk area into the property creating more walkable area along Porter Street, which is a constrained and narrow right-of-way.
- The high quality of material proposed in the underside of the cantilever, wall plane, and ground surface enhances the streetscape environment.



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- The building design considers views experienced from 11th Avenue North with an arcade-like area along the east side of the building. This area consists of outdoor dining that interacts with 11th Avenue North.
- Along Grundy Street, a small retail component, outdoor seating area, and landscaping enhance the streetscape.

Improvement of Project's Relationship to Surrounding Properties

- Because windows, recessed balconies, and architectural treatment are provided on all 4-sides, the general aesthetic of the building may be viewed and experienced by pedestrians from various points throughout the Gulch and does not produce a sheer wall effect commonly found in mid-block buildings.
- Additionally, a proposed mural along the west side of the building takes advantage of the required elevator shaft and stairwell. The mural may be visible and experienced by pedestrians from various points within the Gulch neighborhood.

STAFF RECOMMENDATION

The project offers unique qualities and architectural expression in its site design, building massing, and overall aesthetic and sets a precedent for design of mid-block buildings. Points of concern remain with the design of vehicular access along Grundy Street and require further consideration in coordination with Public Works and Planning.

Staff recommends approval with the following conditions and disapproval without all conditions:

1. Applicant is encouraged to coordinate with Metro Arts Commission on final design of mural design.
2. Applicant shall continue to work with Public Works and Planning on a design of vehicular access points along Grundy Street. A final design shall mitigate conflicts between pedestrians and vehicular traffic.
3. As the development process progresses, the applicant shall provide documentation for LEED gold, according to the requirements of the LEED section of the Bonus Height Program.