



Request	DTC Concept Plan and Modifications
Project Name	900 Division Street
Council District	19 – O’Connell
Requested by	Roy Hasle, with Barge Design Solutions;
Staff Reviewer	Yoo
Staff Recommendation	<i>Approve with conditions and defer without all conditions.</i>

APPLICANT REQUEST

A request for concept plan review, and to modify two standards of the DTC for property located at 900 Division Street (0.26 acres), west of 9th Avenue S, and within the Gulch South Subdistrict of the DTC.

PROJECT OVERVIEW

The project proposes a 7-story hotel building consisting of 22 multi-bedroom units, 3,669 square feet of retail space, 30 below-grade parking spaces, and a rooftop pool/amenity area.

PLAN DETAILS

The general bounds of the property include Division Street to the south, Allen #231 to the west, and 9th Avenue S to the east. The project fronts onto Division Street, where the main entries to the retail/restaurant space and lobby are located. The parking garage entry is located on 9th Avenue South on the low side of the site, and loading is at the west site of the building on the alley on the high side of the site. Rideshare operations will be conducted within the parking garage.

CONCEPT REVIEW

- How is the proposed architectural massing fitting within and contributing to the surrounding context?
- Given the proposed hotel use and high-volume suite capacity, how will vehicular and pedestrian circulation function on site and minimize adverse congestion impact to the surrounding area?



Downtown Code DRC Meeting of 3/3/2022

DTC MODIFICATION REQUEST SUMMARY

1. Sill Height – 9th Avenue South

- Required: For storefront frontage, the maximum sill height is 3 feet above grade.
- Proposed: Along 9th Avenue South, the building's east façade glazing has sill heights above the maximum of 3 feet above grade – ranging from less than 3 feet above grade to over 9 feet above grade.
- Analysis: Given that the sill heights are maintained at less than 3 feet above grade at the corner glazing right at the intersection of Division Street, and that the larger sill heights are further north on 9th Avenue South due to the grading of the site (away from the intersection), Planning Staff finds this modification to be acceptable.

2. Mechanical Screening – Division Street

- Required: Loading docks, service entrances, and maintenance areas shall be shielded from view from adjacent public streets, pedestrian corridors, and open spaces.
- Proposed: Screening is not currently shown to shield the loading area located on Alley #231 from Division Street.
- Analysis: Planning staff recommends that appropriate screening is incorporated into the site plan per DTC standards.

STAFF RECOMMENDATION

The project generally aligns with the goals and objectives of the Downtown Code. Staff recommends approval with the following conditions and deferral without all conditions:

1. The applicant shall remove the signs for rideshare operations from the ROW and conduct all rideshare within the garage off 9th Avenue S. The applicant shall coordinate with NDOT on any proposed site plan improvements that may result from the project TIS.
2. If implementation of final NDOT recommendations results in updates to the building or site design, revisions to these plans shall be reviewed by the DTC DRC.
3. The proposed project will meet all building and zoning code requirements for hotel use including, but not limited to, including the correct number and distribution of ADA accessible hotel rooms; any necessary lobby provisions, etc. If the proposed use changes, the project shall come back before the DTC DRC to review the proposed update.
4. The applicant shall design screening for the loading area on the alley, to help shield views from Division Street.