Request	**DTC Concept Plan and Modifications**
Project Name	**8th and Demonbreun**
Council District	19 – O'Connell
Requested by	Matthew Hamby, with Kimley-Horn;
Staff Reviewer	Hammer
Staff Recommendation	*Approval with conditions and defer without all conditions*

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APPLICANT REQUEST

A request for concept review, as well as to modify various standards of the DTC for property located at 127 and 131 8th Avenue South (0.61 acres), north of Demonbreun Street, and within the Sobro Subdistrict of the DTC.

PROJECT OVERVIEW

The project proposes a 34-story hotel building consisting of 750 hotel keys, 10,300 square feet of retail and restaurant space, 250 below-grade parking spaces, and a rooftop pool/amenity area.

PLAN DETAILS

The general bounds of the property include Demonbreun Street to the south, Alley #115 to the west, and 8th Avenue S to the east. The project fronts onto Demonbreun Street, where the main entries to the retail/restaurant space is located, with the hotel lobby entrance accessed from an internal porte cochere accessed from 8th Avenue S and the alley. 8 feet of the project encroaches over the top of the alley which is 29 feet in right-of-way. The parking garage entry and loading/trash areas are located on the alley. Rideshare operations will be conducted within the internal porte cochere.

CONCEPT REVIEW

- How is the proposed architectural massing fitting within and contributing to the surrounding context?
- How can the indefinite visibility of the north and west facades positively impact the design and articulation of these facades?
- Given the proposed hotel use, how will vehicular, rideshare, pedestrian, and bike circulation function adjacent to this site and minimize adverse congestion impact to the surrounding area?

A. DTC MODIFICATION REQUEST SUMMARY

1. **Step-back – Demonbreun Street and 8th Avenue South**
   - Required: A step-back of 15' minimum between the 4th and 8th stories is required for buildings 8 stories or greater along public streets.
   - Proposed: Eliminate the step-back requirement along both Demonbreun Street and 8th Avenue S.
   - Analysis: The DTC requires buildings in the Sobro subdistrict, that are greater than 8 stories, to have a 15-foot step-back at some point between the 4th and 8th stories. This project proposes to waive the step-back requirement along both Demonbreun Street and 8th Avenue S, due to the massing configuration of the building. The intent of a

step-back is to allow light and air to reach the street for the benefit of pedestrians and to define the public realm at a pedestrian-scale. The incorporation of a void at the 8th level breaks up the massing and the upper levels pull back slightly from the property to create a gesture without fully stepping the façade back.

2. **Build-to Zone – Below-Grade Encroachment – 8th Avenue South**
   o <u>Required</u>: The Build-to Zone is the specified depth along a property's street frontage(s) in which the required minimum façade width must be located. This depth in the Sobro subdistrict is noted as 0-10 feet. Any encroachments into the right-of-way must follow the Mandatory Referral process.
   o <u>Proposed</u>: an encroachment 6'-4" in width, below grade on 8th Avenue South for 3 levels of underground parking.
   o <u>Analysis</u>: This encroachment is the minimal necessary to accommodate an efficient below-grade configuration within the existing property lines. The encroachment is proposed, in part, due to the dedication required to meet the MCSP. Parking counts have been limited to one for every three hotel rooms in order to minimize the parking on-site and the scope of this encroachment.

3. **MCSP – Demonbreun Street**
   o <u>Required</u>: 10-foot sidewalk and 4-foot planting strip along all Demonbreun frontage.
   o <u>Proposed</u>: 13-foot sidewalk with no planting strip for the western 30 feet of frontage to accommodate a protected bike lane on Demonbreun, and compliance with the requirement for the remaining length of frontage.
   o <u>Analysis</u>: The 1 foot less of sidewalk corridor is for a small portion of the frontage adjacent to the alley. The impact on pedestrians is limited due to the lack of street trees along this section of frontage (a result of the distance from the alley), as pedestrians will perceive a 13-foot sidewalk within the 30 feet of frontage that transitions into a 10-foot sidewalk and 4-foot planting strip for the larger eastern portion of the frontage. NDOT is supportive of this compromise, which will allow the installation of protected bike lanes along Demonbreun Street, rather than the existing configuration with no protections.

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 must apply for and obtain approval of a mandatory referral to encroach over the alley right-of-way, including any and all agreements NDOT deems necessary to allow for required functionality.
2. 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. Applicant shall provide dimensioned plans for all levels of the building, including levels listed as mezzanines, to demonstrate compliance.
3. The applicant shall coordinate with NDOT on any proposed traffic improvements that result from the project TIS.

4. If implementation of final TIS recommendations has a substantial effect on the building or site design, revisions to these plans shall be reviewed by the DTC DRC.
5. All overhead lines along the site's frontages shall be buried.