



**REQUEST
PROJECT**

Concept Plan and Major Modifications
450 & 460 James Robertson Parkway

**Council District
Requested by**

19 – Kupin
Omar Bakeer, Smith Gee Studios, applicant; Jerry Zeitner,
450-460 BIDCO, LLC, owner.

Staff Reviewer

Lange

Staff Recommendation

Approve with conditions and defer without all conditions

Applicant Request

A request to approve a concept plan, and modifications for stoop and storefront frontage requirements and step-backs on 4th Avenue North, Gay Street, and James Robertson Parkway for a property located at 450 & 460 James Robertson Parkway zoned DTC (2.95 acres) and within the James Robertson Subdistrict of the DTC.

Project Overview

The proposal is an 11-story mixed-use, primarily residential building consisting of 261 units and 321 spaces of underground parking and a 10-story mixed-use building consisting of 4,442 square feet of hotel space, 3,664 square feet of commercial space, and 6,290 square feet of restaurant space.

Residential building amenities include two outdoor amenity terraces and a pool. Hotel amenities include an outdoor dining patio, lounge areas, and a pool. Site amenities include a public plaza between the residential building, hotel, and the existing hotel to the east, a courtyard with seating to the south of the residential building, and a public terrace above a paseo containing commercial uses located between the hotel and the residential building. The project will dedicate right-of-way to meet the MCSP along 4th Avenue N.

Plan Details

The project site is located at 450-460 James Robertson Parkway, at the northeast corner of James Robertson Parkway and Gay Street. The primary pedestrian entrance for the residential building is located at the northwest corner of the residential building along 4th Avenue N. Entrances for walk-up units are also located along 4th Avenue N. A secondary pedestrian entrance is located on the southwest portion of the building along James Robertson Parkway. The residential garage entrance is located off of a commercial driveway ramp along the western side of the building, with access from James Robertson Parkway and 4th Avenue N. Secondary access for the parking garage and service area is located along 4th Avenue N., adjacent to the loading dock. There is a vehicular loading/unloading zone in front of the primary pedestrian entrance to the residential building on 4th Avenue N. The main pedestrian entrance for the hotel will be located at the southeast corner of the building along Gay Street. There will be no direct access to the parking garage from the hotel.

A proposed paseo with commercial uses activates the space between the residential building and hotel, providing pedestrian access from an entrance on James Robertson Parkway and connecting to



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the public plaza. The proposed function of this plaza will be a viewing stair for performances. A pedestrian walkway to the adjacent existing hotel will also be provided from this plaza.

The proposed residential building is primarily brick, with matching brick veneer, and metal panel cladding. Guardrails will be metal mesh, and there will be accents of corrugated metal and aluminum framing for doors and windows, with clear glass storefronts. The material proposed for the residential entryways along 4th Avenue N. has not yet been specified. A decorative brick wall is proposed for the courtyard along James Robertson parkway in front of the residential building.

At the ground level, materials for the hotel building include aluminum composite panel, acrylic based concrete paneling, clear glass with aluminum framing, and a spandrel glass art wall are proposed. At the upper levels, the predominate material proposed is a prefabricated composite insulated wall panel with a finish to look like concrete. This material is not on the list of approved materials in the Downtown Code.

The primary materials for the paseo include aluminum composite panel and clear glass aluminum-framed storefronts.

CONCEPT REVIEW

- Could moving garage access to the east of the residential building (and removing the driveway to the west and corresponding curb cuts) be explored?
- How can proposed public plazas and open space be improved from a design standpoint to better activate the streetscape or internal spaces?

MODIFICATION REVIEW

1. Step-back Requirement

- Required: A 15' step-back, between the 4th and 8th stories, is required for all buildings 8 stories or greater on public fronting streets.
- Request:
 - 1. Provide a 12' step-back for the hotel building at the 8th story, along James Robertson Parkway and Gay Street.
 - 2. Provide a stepback at the 3rd floor for the residential building along 4th Avenue N.
- Analysis:
 - Staff finds that a 20% decrease in setback depth at the 8th story will have little visual impact at the street level. Given the grade change of the site, providing a stepback at the 3rd floor for part of the building is permissible.

2. Frontage Requirement

- Required: Entries shall not be recessed more than 4 feet from the façade of the building. Doors shall face the street.
 - Storefront Frontage:
 - West of 3rd Ave: 10'
 - Stoop Frontage
 - West of 3rd Ave: 10'



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- Request: To approve recessed entrances of 5'-7" for residential units along 4th avenue N. resulting in a 39% increase above the 4' maximum requirement. Side entrance doors are also proposed.
- Analysis: These modifications are being sought due to an existing utility easement along the entire 4th Avenue N. frontage that prevents external stoops. Due to the building façade thickness and internal stair layout of the units, a side entrance and deeper recess are necessary. Staff finds that the design still provides an activated streetscape, which aligns with the intent of the DTC.

NDOT RECOMMENDATION

Approve with conditions:

1. Coordinate meeting with road and traffic to discuss site access, drop-off, proposed valet operations. Per previous discussions, NDOT would prefer site access from the side streets of Gay and 4th. See NDOT traffic comments.
2. Coordinate with NDOT on scoping and submitting a MMTA. The grace period for the previous TIS scoping submittal has expired.
3. Continue to coordinate with NDOT on the access locations. Access should be prioritized to the side streets (Gay Street and 4th Ave N) 3.) Remove the Lay-by lane on Gay Street. Coordinate with NDOT on the proposed Valet circulation/operations.
4. All on-street parking spaces are to be shown per metro code (8'x23').
5. The proposed removal of the metered on-street parking spaces on James Robertson Pkwy and Gay Street will require approval from the Traffic and Parking Commission along with a relocation fee.
6. The dedicated loading area on 4th Ave N will require approval from the traffic and parking commission.
7. Additional Traffic comments will be forthcoming after scoping and MMTA submittal.

STAFF RECOMMENDATION

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

1. Final details for the hotel façade and Paseo façade materials will be reviewed by Planning Staff for compliance with Downtown Code list of permitted materials and will be subject to staff approval. If necessary, proposed materials may be re-referred to the DRC for review.
2. Final designs for the hotel spandrel glass art wall and the courtyard decorative brick wall must be provided for review and administrative approval by Planning Staff. Planning staff do not support the current design of the courtyard brick wall with the text "Howdy" and believes the design of this wall should be elevated to better align with the rest of the proposed development.
3. All overhead lines along the site's frontages shall be buried, as proposed.
4. Detailed designs for public open spaces, courtyards, and plazas must be submitted for review by Planning Staff.
5. Material specifications for residential entrance ways must be provided and reviewed by Planning Staff.
6. No portion of either building shall exceed subdistrict maximum height.