



**REQUEST
PROJECT**

Concept Review and Modifications Review
1213 Grundy Street

Council District

19 – Kupin

Requested by

Lee Davis, ESa, applicant; 1033 Demonbreun St #800.

Staff Reviewer

Cook

Staff Recommendation

Approve with conditions and defer without all conditions

Applicant Request

A request to approve a concept plan and modifications to a step-back and the MCSP for a property located at 1207 Grundy Street, zoned DTC (0.79 acres), and within the Gulch South Subdistrict of the DTC.

Project Overview

The proposal is a 16-story hotel building consisting of 144 hotel keys, 168 timeshares, and 14,900 sf of retail space. Three levels of underground garage parking are being provided.

Plan Details

The project site is located on the south side of Grundy Street approximately 107 feet from the southeast intersection of George L Davis Blvd. The site has frontage on two alleys, one to the east and one to south of the property. The pedestrian entrance to the building will be located on Grundy Street and will provide access to the lobby and retail areas. A lay-by-lane is proposed the sites Grundy frontage. The building's trash pick-up, loading zone, and parking garage will be accessed from the alley. There is a 5-foot sidewalk and planting strip on the western edge of the site that provides access to the ingress-egress at the back of the property and to the adjacent property's ingress-egress. The sidewalk is intended to be gated between the two ingress-egress points.

The proposed building includes the following materials: precast concrete, travertine detailing, glass, aluminum mullions. The Bonus Height Program will be used to achieve an additional 6 stories beyond the 10-story limit of the South Gulch Subdistrict by providing underground parking, pervious surface, and LEED Silver.

CONCEPT REVIEW

- How will the project's streetscape accommodate both vehicular and pedestrian needs along the Grundy Street frontage?
- Could lighting be incorporated into the plan for the interior sidewalk servicing ingress-egress?



Downtown Code DRC Meeting of 6/6/2024

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: Provide a 15' step-back at the 2nd story (approximately 28' above grade), along the Grundy Street frontage.
- Analysis: Staff finds that given the proposed height of the building, the modification request meets the general intent of the DTC step-back requirement – allowing light and air to reach the street for the benefit of pedestrians. The modification helps the project's massing compliment the massing of adjacent buildings to the east.

2. MCSP Planting Strip Requirement

- Required: The MCSP requires a 4-foot planting strip between the back of curb and sidewalk.
- Request: Use a portion of the planting strip to provide a lay-by-lane for drop-off and pick-up.
- Analysis: Staff can support use of a lay-by lane at this location and the modification of the planting strip so long as the pedestrian travel way is fully preserved.

NDOT RECOMMENDATION

1. Awaiting the MMTA submittal. Comments forthcoming. Off-site improvements/mitigations are expected.

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. The applicant shall comply with NDOT's recommendations and with any proposed traffic improvements that result from the project MMTA.
2. If implementation of final MMTA and MSCP recommendations has a substantial effect on the building or site design, revisions to these plans shall be reviewed by the DTC DRC.