



**Request**  
**Project Name**  
**Council District**  
**Requested by**

**DTC Modification**  
**701 8<sup>th</sup> Avenue South**  
19 – O’Connell  
Brendan Boles, Kimley-Horn Associates

**Staff Reviewer**  
**Staff Recommendation**

Hammer  
*Disapprove*

**APPLICANT REQUEST**

The request is to modify the amount of frontage that height at key intersections applies to for property located at 701 8<sup>th</sup> Avenue South (0.33 acres), within the Gulch South subdistrict of the DTC.

**DTC MODIFICATION REQUEST SUMMARY**

1. Gulch South Subdistrict Intersection Height Entitlement Radius
  - o Required: 20 stories of building height (28 maximum with bonus height) permitted for frontage within 150 feet of the intersection of 8<sup>th</sup> and Division Street.
  - o Proposed: Allow 20 stories of building height (28 maximum with bonus height) for an additional 118.8’ of frontage on 8<sup>th</sup> Avenue South.

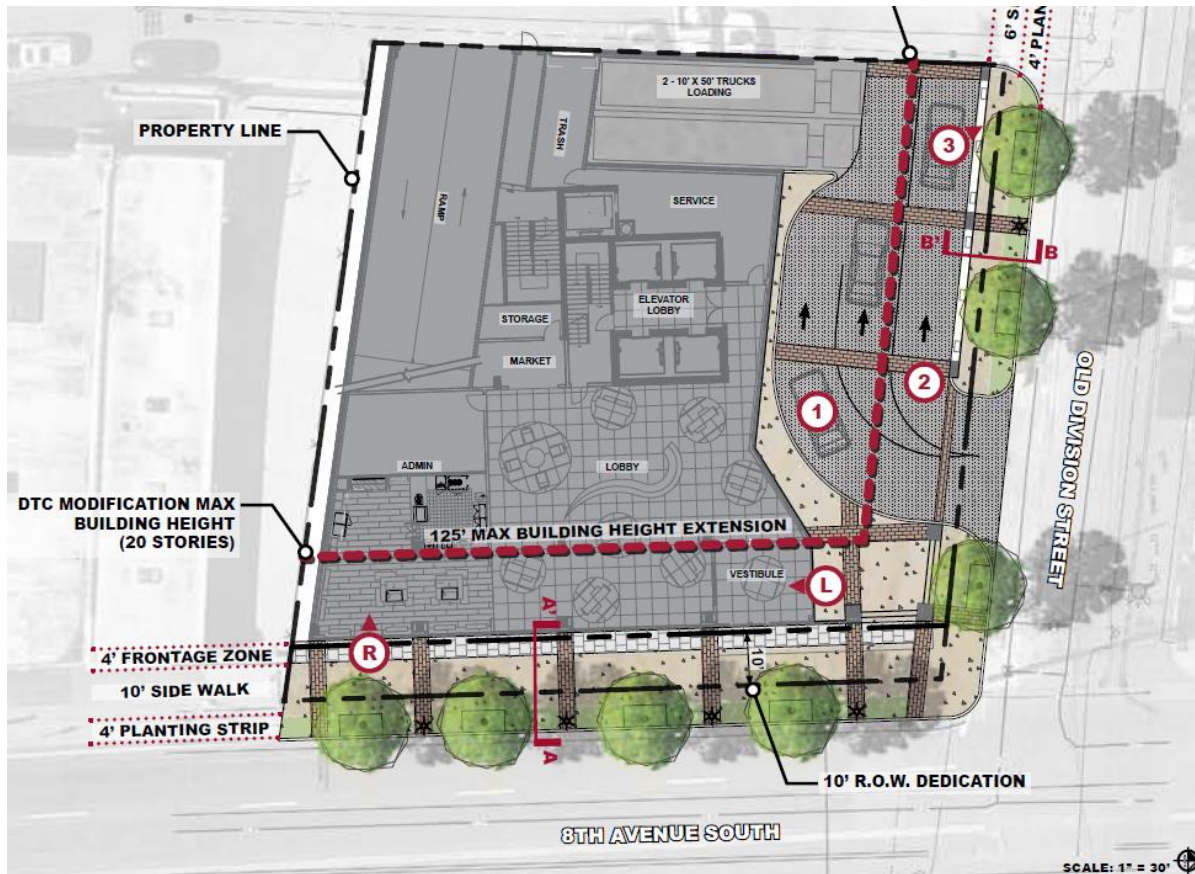


Figure 1: Site Plan



# Downtown Code DRC Meeting of 9/2/2021



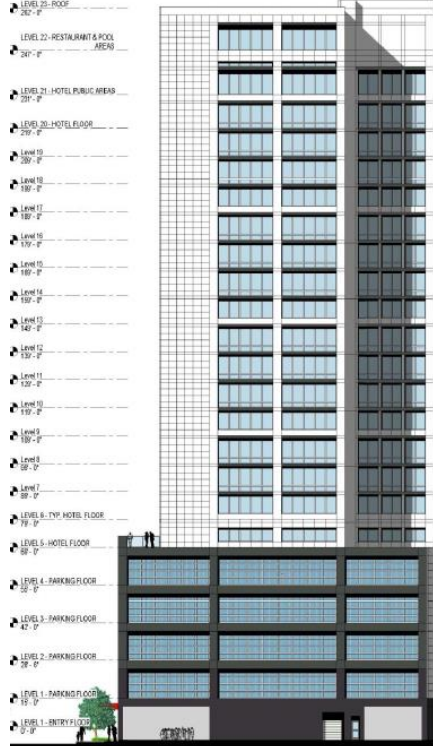
**Figure 2: East Elevation**



**Figure 3: North Elevation**



**Figure 4: South Elevation**



**Figure 5: West Elevation**



## Downtown Code DRC Meeting of 9/2/2021

### PROJECT OVERVIEW

701 8<sup>th</sup> Avenue South (Shades Hospitality) proposes a 22-story hotel consisting of approximately 237 keys, 2,250 square feet of retail/restaurant space and 148 structured parking spaces.

### PLAN DETAILS

701 8<sup>th</sup> Avenue South is located on 8<sup>th</sup> Avenue South, south of Gleaves Street and north of Division Street. The site is also adjacent to two other rights-of-way, Old Division Street and Alley #153. Porte cochere access is proposed from Old Division Street, which is considered by the DTC to be an alley, not a street. Loading and garage access is proposed from Alley #153. The hotel lobby and a small coffee/wine bar are proposed on the ground floor along 8<sup>th</sup> Avenue South. The project proposes to utilize the LEED ND bonus for an additional two stories for a total of 22 stories. The property is already located at the eastern extent of the existing Gulch LEED ND neighborhood.

### ANALYSIS

#### Gulch South Subdistrict Intersection Height Entitlement Radius

The Gulch South subdistrict links building height to a hierarchy of streets. Most of the subdistrict, listed as “Subdistrict General” in the standards, is entitled to 10 stories, with the ability to earn an extra six stories through the bonus height program. Properties along key east-west streets connecting the Core and SoBro to a rapidly growing Midtown (Broadway, Church, Demonbreun) are entitled to 15 stories, with the ability to earn 6 more stories for a total of 21 stories.

Additionally, frontage located at several key intersections, including 8<sup>th</sup> Avenue South and Division Street, are entitled to up to 20 stories, with the potential to earn 8 more stories for a total of 28 stories.

This applies to frontage 150’ from the key intersection. The property in question has approximately 4.25’ of frontage within 150’ of the intersection and is requesting to apply the 20-story height at key intersections entitlement to remainder of the property.

The intent of this standard is to frame important intersections with additional height. The property does not touch the intersection of 8<sup>th</sup> Avenue South and Division Street and has a mere 4.25’ of frontage within the 150’ radius from that intersection. Expanding the amount of applicable frontage from 4.25’ to 123.05’ on the basis that the height is marking the important intersection is not consistent with the intent. Additionally, the proposed design has significant issues, including a bulky massing with four levels of unlined structured parking with a ubiquitous use of “synthetic stucco”.



**Figure 6: Portions of Property within 150’ of Intersection of 8<sup>th</sup> and Division (noted in black)**



## **Downtown Code DRC Meeting of 9/2/2021**

While it has been noted that other tall buildings are planned within the general area, those projects are either utilizing the bonus height program or have received an overall height modification as part of the intense design process where additional height is earned by going above and beyond the bonus height program and providing truly exceptional architecture and site design.

### **STAFF RECOMMENDATION**

Staff recommends disapproval of the application as submitted.