



**REQUEST
PROJECT**

Concept Review and Modifications Review
Christ Church Cathedral Addition

**Council District
Requested by**

19 – O’Connell
James Nyquist, Benesch, applicant;
Wardens & Vestry of Christ Episcopal Church, owner.

Staff Reviewer

Yoo

Staff Recommendation

Approve with conditions and defer without all conditions

Applicant Request

A request to approve a concept plan and modifications to various DTC requirements for properties located at 109 9th Avenue North and 900 Broadway, zoned DTC (0.9 acres), and within the Core Subdistrict of the DTC. The historic church structure is within the Upper Broadway Subdistrict.

Project Overview

The project proposes an 15,551 square foot addition to the existing church structure located at 900 Broadway, along with some circulation updates to the existing parking lot on site. There is currently an existing single-story structure (the former Commerce Union Bank) at 109 9th Avenue North that is proposed to be removed in order to accommodate the proposed addition.

Plan Details

The proposed addition has two entry points at grade, one from 9th Avenue North to the upper level, and one to the lower level from the parking lot on the west side of the site. The upper level of the addition (7,411 SF) includes an Entry Hall and Fellowship Hall, with related support spaces. The lower level of the addition (8,140 SF) includes Classrooms, a Youth & Outreach Open Area, and related support spaces. The project includes updates to the parking lot to create a new circulation loop and add new plantings; with a proposed widening (to 24’) of the existing drive entry/exit to the parking lot off of Broadway.

CONCEPT REVIEW

- Are the size, scale, proportion, and material palette of the proposed addition successfully compatible with the existing civic structure, adequately differentiated but also protective of the integrity of the original church?

MODIFICATION REVIEW

1. Civic Frontage

○ Required:

- a) 0’-10’ build-to zone along 9th Avenue North;
- b) Adherence to MCSP standards for 9th Avenue North, which calls for a 8’ pedestrian zone and 4’ green zone adjacent to curb.
- c) Shade-producing street trees shall be planted in the public right-of-way along the length of the lot frontage at a maximum spacing of fifty feet.

○ Request:

- a) 15’ build-to zone at entry vestibule along 9th Avenue North;



Downtown Code DRC Meeting of 6/1/2023

- b) Proposed 8'-6" pedestrian zone adjacent to curb and 3'-6" planting zone adjacent to the proposed addition;
- c) Proposed planting plan shows a continuous planting strip adjacent to the new addition with two trees planted on either side of the new entry on 9th Avenue North.
- o Analysis: Any Civic Frontage is reviewed as a modification per page 78 of the DTC. Staff finds that the form of the proposed addition successfully relates to the existing structure and the larger build-to zone at the entry provides relief for the existing building façade to turn the corner before the new addition connects to the existing church. The proposed material palette relates to the darker color scheme of the original structure while the clean, simple forms and glazing add a modern feel to help differentiate the new structure from that of the original. Additionally, the applicant has been in contact with Metro Historical Commission staff regarding the proposed demolition of the existing structure, and the addition to the historic church. Planning Staff and NDOT find the proposed MCSP modifications showing the planting zone adjacent to the new building as acceptable given this allows for clear continuity with the existing structure and planting zones along 9th Avenue North, provides a buffer between the new building addition and the sidewalk, and maintains existing clear space dimensions around the existing light pole in the sidewalk. The proposed planting strip, along with the two small trees at the new 9th Avenue entry point, provide a variety of plant types to add color and texture along the length of the new addition on 9th Avenue North.

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. Prior to Final Site Plan approval, final material palette and color selections will be reviewed by Planning Staff and may need to be considered by the DTC Design Review Committee.
2. Prior to Final Site Plan approval, the applicant shall comply with NDOT recommendations related to improvements along 9th Avenue North.
3. Prior to Final Site Plan approval, applicant shall contact the Metro Historical Commission regarding documentation and salvage of the Commerce Union Bank structure prior to demolition.