



**REQUEST
PROJECT**

Concept Review and Modifications Review
CitizenM Hotel

Council District

19 – O’Connell

Requested by

CB Ragland, applicant; 109 12th Avenue, LLC, owner.

Staff Reviewer

Islas

Staff Recommendation

Approve with conditions and defer without all conditions

Applicant Request

A request to approve a concept plan, and modifications to step-back for property located at 109 12th Avenue South, zoned DTC (0.29 acres), and within the Gulch South Subdistrict of the DTC.

Project Overview

The proposal is a 10-story hotel building consisting of 268 keys and 7,200 square feet of front-of-house space including a lobby, bar, bakery, dining space, “living room” lounge spaces, and a gym. Outdoor amenities include a rooftop pool, lounge areas, and a bar. No on-site vehicular parking is proposed.

Plan Details

The project site is located at the northwest corner of 12th Avenue South and McGavock Street. The site also has frontage on an alley. The pedestrian entrance to the building will be located at the corner of 12th and McGavock and will provide access to the hotel’s lobby, bar, and lounges. A lay-by-lane is proposed on the building’s 12th Avenue frontage. The building’s trash pick-up and loading zone will be accessed from the alley.

The proposed project includes one 10’ x 50’ loading zone. Section 17.20.130 of the Metro Zoning Code requires two loading spaces. However, this section allows the Zoning Administrator and Chief Engineer to consider alternate solutions. For this project, the Zoning Administrator and the Chief Engineer have determined that one 10’ x 50’ loading zone is sufficient.

The proposed building includes the following materials: metal panel, vision and non-vision glass, glass reinforced concrete (GRC) panel, and brick. An art piece, integrated into the building’s design, is proposed at the northwest corner.

CONCEPT REVIEW

- Are the proposed ground floor plan and façade treatments successfully activating 12th Avenue South and McGavock Street?
- Is this approach an appropriate way to incorporate art into a new building’s design? Is there one option that is more successful than the others?



Downtown Code DRC Meeting of 7/6/2023

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 10th story, along 12th Avenue South and McGavock Street.
- 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.

NDOT RECOMMENDATION

Approve with conditions:

1. A traffic impact study was submitted and has been reviewed. NDOT is currently working with the applicant to identify appropriate pedestrian infrastructure improvements within the vicinity of the project. Any appropriate pedestrian infrastructure improvements identified will need to be agreed upon with NDOT prior to any final plan approval.
2. After further discussions with the applicant, NDOT is in general agreement on the proposed Lay-by-lane on McGavock Street. The Lay-by-lane design shall be vetted with NDOT and will require approval from the Traffic & Parking Commission.
3. Provide an adequate pedestrian path of travel (5 feet) around all vertical obstructions within the sidewalk along the frontages of this development.
4. Install Turning Vehicles Yield to Pedestrian 'R10-15' signage at all signalized intersections within the study area. Consider similar signage at the stop-controlled intersections.
5. Provide and/or improve all pedestrian components within the study area, which includes crosswalks, pedestrian signal heads, push buttons, pedestrian curb ramps, and detectable warning mats.
6. With the final: Callout the following per NDOT ST- detail sections: access and ADA ramps, sidewalks, curb & gutter. All ROW frontages shall adhere to the Major Collector Street Plan(MCSP). Dedicate ROW along all frontages to accommodate MCSP requirements. Provide call outs on final site plan for MCSP requirements. Show 'Now Entering Private Drive' signage where applicable off public roads into site. Provide internal stop control at private or public intersections. Where there may be potential vehicular or pedestrian sight distance issues, provide stopping sight distance exhibits at any relevant intersections and accesses. Provide adequate sight distance spacing at all access ramps and public streets with on-street parking. Dimension ROW pavement widths for clarity. Provide a loading/unloading and waste plan for each aspect/phase of the total development. Provide any truck turning movements relevant to loading/unloading waste plan activities. Any truck loading/unloading bays shall accommodate anticipated truck depths. Submit MR encroachments to NDOT. Apply to T&P commission for any curbside uses proposed. Note: A private hauler will be required for site waste/recycle disposal. Comply w/ NDOT traffic comments.

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:



Downtown Code DRC Meeting of 7/6/2023

1. The configuration of the proposed art piece at the corner of 12th and McGavock, as approved by the DTC DRC at the Concept Plan stage, shall be incorporated into the Final Site Plan submittal.
2. Prior to Building Permit approval, final art will be reviewed by Planning Staff and may need to be considered by the DTC DRC.
3. All overhead lines along the site's frontages shall be buried.
4. The applicant shall comply with NDOT's recommendations and with any proposed traffic improvements that result from the project TIS.
5. 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.