



**REQUEST
PROJECT**

Concept Plan
531-533 Lafayette

**Council District
Requested by**

19 – Kupin
Antonio Fiol-Silva, SITIO a + u, applicant; EM 531
Lafayette LLC, owner.

Staff Reviewer

Hammer

Staff Recommendation

Approve with conditions and defer without all conditions

Applicant Request

A request to approve a concept plan for property located at 531 and 533 Lafayette Street zoned DTC (1.37 acres), and within the Lafayette Subdistrict of the DTC. Applicant has provided updated plans, dated 8/29/23, for review.

Project Overview

The proposal is a 14-story residential building consisting of 385 units and 300 spaces structured parking. Outdoor amenities include a rooftop pool, outdoor lounge areas, and a ground level pass-through between Lafayette Street and 6th Avenue South. The project will dedicate right-of-way to meet the MCSP and establishes an additional 10' half right-of-way for a new alley called for by the Pie Town Study to the immediate south of the project.

Plan Details

The project site is located on Lafayette Street and 6th Avenue South but does not include the property at the intersection of these two streets. The primary pedestrian entrance is on Lafayette Street, with entrances for walk-up units located on 6th Avenue South. The site also has frontage on Alley #71, which is proposed to provide access into the vehicular parking and loading area. 50 spaces of bicycle parking will be provided with at least 10 spaces located outside the building and 40 spaces located within a room within the building envelope. A lay-by lane is shown on the alley for drop-offs and deliveries.

The proposed building primarily uses brick, metal panel, and fiber cement paneling as façade materials, with clear glass storefronts and upper-level fenestration. To meet the DTC requirements for structured parking, the proposal fully lines the parking on both Lafayette Street and 6th Avenue South with the lobby and residential uses. The parking is not lined on façades fronting the majority of Alley #71 – which is highly visible from Lafayette Street – and new unnumbered alley.

CONCEPT REVIEW

- How can a project address adjacent alleys when the alley façade is highly visible?
- How can stoop frontages best be integrated into the street frontage to encourage activity?



Downtown Code DRC Meeting of 9/7/2023

NDOT RECOMMENDATION

Approve with conditions:

1. Final construction plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions. In general, with a final: Callout roadway sections, ramps, sidewalks, curb & gutter, etc. per NDOT detail standards. Dimension ROW pavement widths for clarity. Note: A private hauler will be required for waste/recycle disposal. Additional 1-1/2" mill and overlay may be required to cover full extents of utility work in public ROW. (cont.) Extents to be coordinated in field with NDOT inspector.
2. On 6th Avenue S, provide "do not enter" signage at the proposed alley.
3. On the property frontage on Lafayette, a R7-4 'No standing any time' sign should be installed.
4. With the building permit plan set submittal, include the following off-site improvement as identified through the traffic impact study:
5. Add pedestrian-scale lighting at/around the intersection of Lafayette & Rep. John Lewis Way to improve the safety and visibility in this area.

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 metal panel screening of the parking garage facades shall be reviewed by Planning Staff. If necessary, the screening may be re-referred to the DRC for review.
2. Interim configuration of the Lafayette Street curb line and furnishing zone to be determined in consultation with NDOT.
3. All overhead lines along the site's frontages shall be buried, as proposed.
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.