

DCE - HOTEL STAKEHOLDER FEEDBACK



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Dav. Commons East - Hotel
Work Session Presentation – Public Feedback
Trey Akers, Planning Dept.
August 22, 2017

DCE HOTEL – STAKEHOLDER MEETINGS

SCHEDULE

- **7/31/17 - Joint Work Session**
- **8/4/17 - Site Walk**
- **8/4/17 - Lunch & Learn**
- **8/10/17 - West Davidson**
- **8/10/17 - Spinnaker Cove**
- **Various - Additional Stakeholders [Calls, Emails, Meetings]**

Participants: Area neighbors/landowners, interested citizens, project team members, and CSD + Davidson Day parents and staff.

DCE HOTEL – STAKEHOLDER FEEDBACK

HIGHLIGHTS

- **Uses:** Hotel, Meeting Spaces, Bistro, Retail
 - Visitors: Consistent Stream
 - Destination: Plaza, Retail
 - Ok Use, Wrong Location
- **Parking:** Proposed Amount Not Sufficient, On-Street Concerns/Support
- **Traffic:** Challenges with Any Development (Peak School Periods)
- **Safety:** Visitors (School Children, West Davidson Elderly), Ped. Mobility
- **Scale:** Height Reduction Welcome/Not Enough, Massing Slows Traffic
- **Site:** Tree Canopy Loss, Buffer, Light Pollution, Runoff/Hardscape, LEED

DCE HOTEL – STAKEHOLDER FEEDBACK

SITE & BUILDING COMMENTS

- **Multi-Use Path:** Extend Entire Length of Griffith St.
- **Trees/Buffer:** Preserve Three White Oaks/NE Corner, Est. Tree Mix
- **Light Pollution:** Cut-off Fixtures, LEED Certification
- **Stormwater Runoff:** Lake Davidson, LEED Certification
- **Loss of Green Space:**
 - Open Space/Habitat Restoration via LEED
 - Augment Plaza Plantings
- **Bicycle Sharing:** Host Station/Provide Cycles
- **Architecture/Public Art:** Residential Feel Important, Host CSD Artwork
- **Massing/Vantage Point:** Study View from Southeast/East
- **Construction Sequencing:** Street/Pedestrian Improvements in Summer

DCE HOTEL – STAFF ANALYSIS RECOMMENDATIONS

SUMMARY

- **Retail:** Define Allowed Types
- **Public Art:** Plaza Opportunity
- **Building Design:** High Standards/Green Building
- **Eastern Buffer:** Additional Replanting/Woodies
- **Infrastructure:**
 - Connections: Crosswalks, Stream Crossing to Park, Mid-Block Crossing
 - Parking: Griffith Street Improvements (CSD)
 - Transit Amenities: Designated Stop/Bench

DCE HOTEL – STAKEHOLDER FEEDBACK

RECOMMENDATIONS

- **Multi-Use Path:** Illustrate Entire Length of Property on Griffith St.
- **Trees:** Explore Preservation of Three White Oaks/NE Corner
- **Plaza:** Augment Plaza Plantings
- **Bicycle Sharing:** Host Station/Provide Cycles
- **Architecture/Public Art:** Residential Feel Important, Host CSD Artwork
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DISCUSSION/DIRECTION

CONTEXT & VICINITY



DCE HOTEL – CONTEXT





DCE HOTEL – CIRCLES @ 30 VICINITY

DCE HOTEL – CONTEXT



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DCE HOTEL – CIRCLES @ 30 VICINITY

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DCE HOTEL – VICINITY



DCE HOTEL – VICINITY



PLANS & POLICIES



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DCE HOTEL – PUBLIC PLANS & POLICIES

HIGHLIGHTS

- **General Principles for Planning in Davidson (2015)**
 - Character, Community
 - Well-Scaled Infill Balancing Residential/Commercial
 - Vibrant Pedestrian Streets & Public Spaces
- **Davidson Comprehensive Plan (2010)**
 - Core Values: Character/Small Town, Economic Sustainability
- **Targeted Growth Plan (2010)**
 - Development: Balanced in Type/Revenue, High-Quality Pedestrian Environments
 - Regional Commercial Area
- **Circles @ 30 Small Area Plan (2013)**
 - Griffith Street: 2-4 Story Buildings, Required Retail
 - Davidson Gateway Drive: 2-3 Stories

PREVIOUS DEVELOPMENT PLANS



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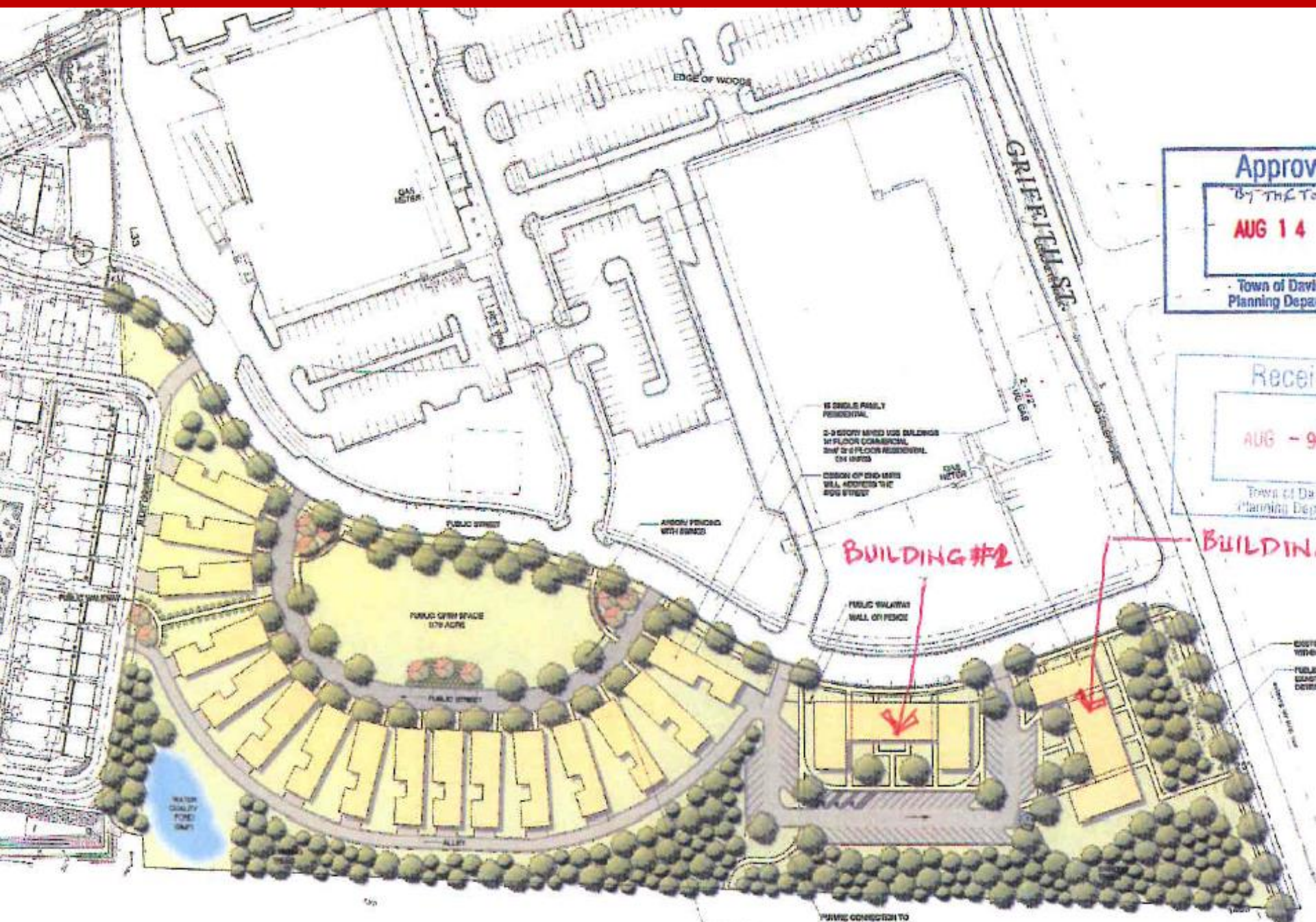
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DCE HOTEL – PREVIOUS PLANS

SUMMARY

- **2007 Davidson Commons East**
 - Lots 4AB: 2 Commercial/Mixed-Use Buildings [Residential/Office/Retail Condos]
 - Lots 4CD: 16 Detached Homes
- **2008 Davidson Commons East – Plan Amendment**
 - Lots 4AB: Increased Proportion of Commercial Uses
- **2010 Davidson Commons East**
 - Lots 4CD: 2 Commercial/Mixed-Use Buildings + Athletic Field
- **2013 Woodies Automotive**
 - Impervious Coverage, Parking

DAVIDSON COMMONS EAST – 2007/2008



DCE HOTEL – PREVIOUS PLANS

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DAVIDSON COMMONS EAST - 2010



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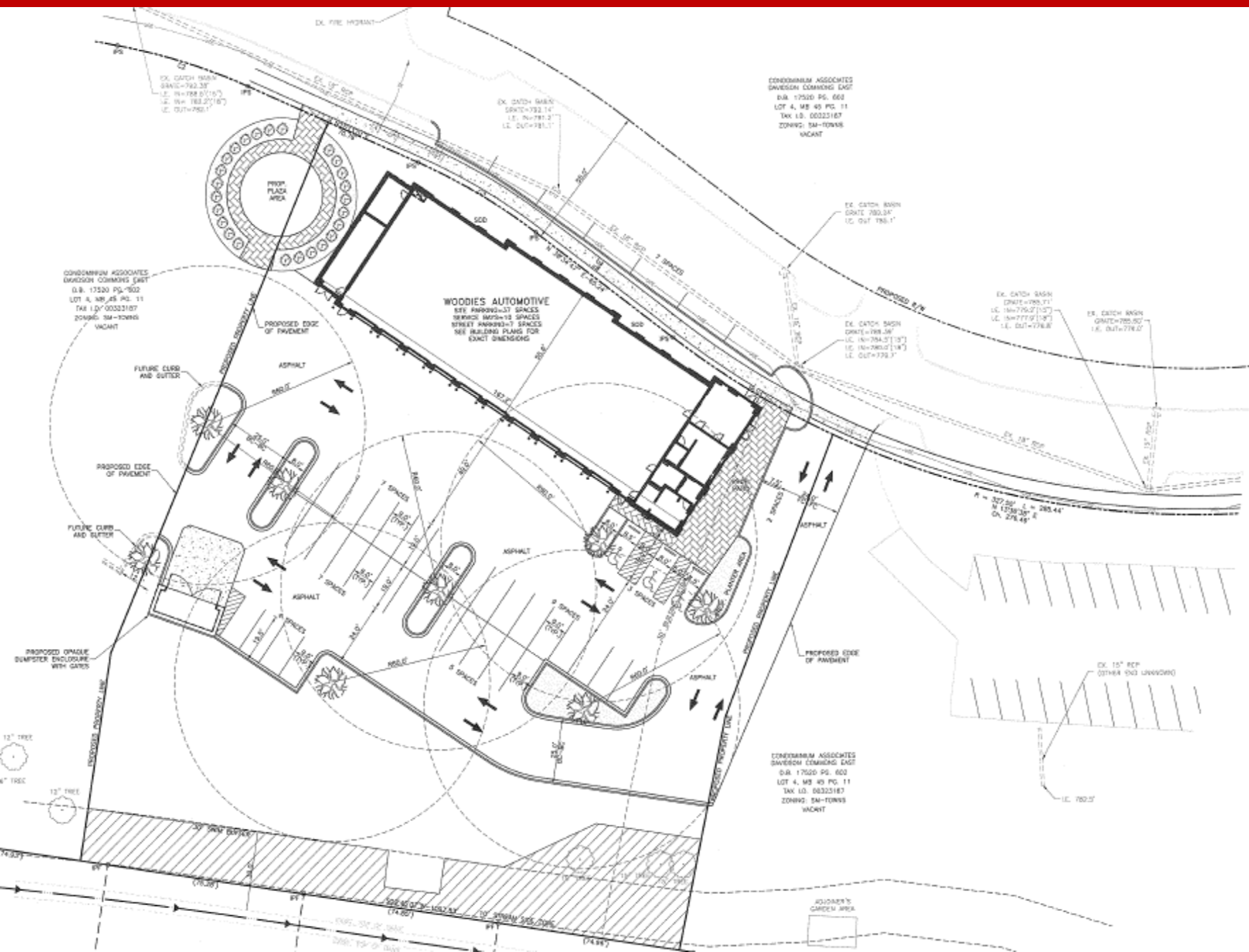
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WOODIES AUTOMOTIVE - 2013



PUBLIC INPUT SESSION



DCE HOTEL – PUBLIC INPUT SESSION

DCE HOTEL – PUBLIC INPUT SESSION



DCE HOTEL – PUBLIC INPUT SESSION

SUMMARY

- **Occurred October 3, 2016**
 - 75+ Persons Attended
 - Feedback Collected/Recorded/Given to Project Team
- **Topics Identified:**
 - Transportation: Traffic, Parking
 - Safety: Public Safety Response, Proximity to School
 - Environmental: Stream Impacts
 - Aesthetics: Six Stories/Compatibility
 - Amenities: Lodging, Meeting Spaces, Restaurant, Retail

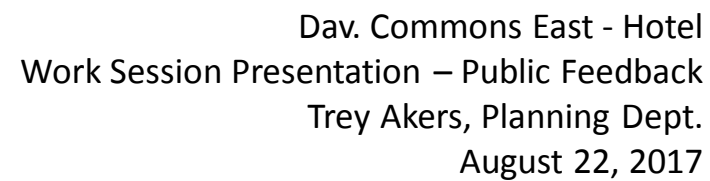
PROPOSED PLAN

DCE HOTEL – PROPOSED PLAN



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DCE HOTEL – PLAN DETAILS

SUMMARY

- **Land Use**

- Proposed: Hotel/Inn; Commercial Services; Restaurant; Retail
- Existing in Vicinity: All Requested Uses

- **Building Type, Height, & Setbacks**

- Proposed: Workplace Building, Four Stories, 0' Setbacks
- Existing in Vicinity: Workplace, Storefront Two to Five Stories (36' - 59'), 0' Setbacks

- **Streetscape**

- Proposed: Formalized, 10' - 13'
- Existing in Vicinity: Formalized, 8' - 15' +



DCE HOTEL – PLAN DETAILS

SUMMARY

- **Parking, Access, & Transportation**

- TIA: Minimal/No Change; Less Impact than Two Commercial Buildings
- Required: 149 Parking Spaces [1.3 Spaces/Room]
- Proposed: 113 Parking Spaces [0.98 Space/Room]
 - Includes Surface, On-street Existing + New, Shared/Woodies
 - Homewood Suites: 84% Capacity on Sold-Out Night

- **Open Space/Parks**

- Required: 3,375 SF [Includes Adjacent Park Discount of 25%]
- Proposed: 7,311 SF Plaza

- **Water Quality**

- Required: 52,360 SF
- Proposed: 52,336 SF

DCE HOTEL – PLAN DETAILS

SUMMARY

- **Adjacent Uses/Buffer**

- Existing: Mature Tree Cover/Eastern Border [Woodies Precedent]
- Proposed: Retained/Replanted Eastern Border [1.5x # Removed on Griffith]

- **Tree Canopy/Griffith**

- Existing: Stands of Mature Trees, Frame Street
- Proposed: Replace with Formalized Streetscape, Replant Eastern Buffer
 - Tradeoffs: Plaza/Pedestrian Realm, Retail Viability, Parking Capacity, Consistency with Existing/Adjacent Properties + New Buildings

DCE HOTEL – APPLICANT PROPOSED CONDITIONS

SUMMARY

- **Building Type:** Workplace
- **Height:** Four Stories
- **Impervious Coverage:** 52,336 SF (Allowed 52,360 SF Max.)
- **Uses:** Hotel/Inn, Commercial Services, Restaurant, & Retail Primary/Secondary
- **Setbacks:** 0'
- **Parking:** 113 for 115 Rooms (DPO Requires 149 for 74,500 SF)
- **Bicycle Parking:** 6 Long-Term, 12 Short-Term (DPO Requires 13 LT, 26 ST)
- **Tree Canopy:** Proposes to Meet DO 9.3.1.A via Eastern Buffer Replantings
- **Surface Parking Walkway:** Requests Relief from DPO 8.4.5 to Max. Impervious Coverage Requirements
- **Pedestrian Trail:** Proposes to Remove Trail to Park (Shown on 2007 Plan)

DCE HOTEL – ADDITIONAL TOPICS

SUMMARY: POTENTIAL IMPROVEMENTS

- **Retail:** Define Allowed Types
- **Public Art:** Plaza Opportunity
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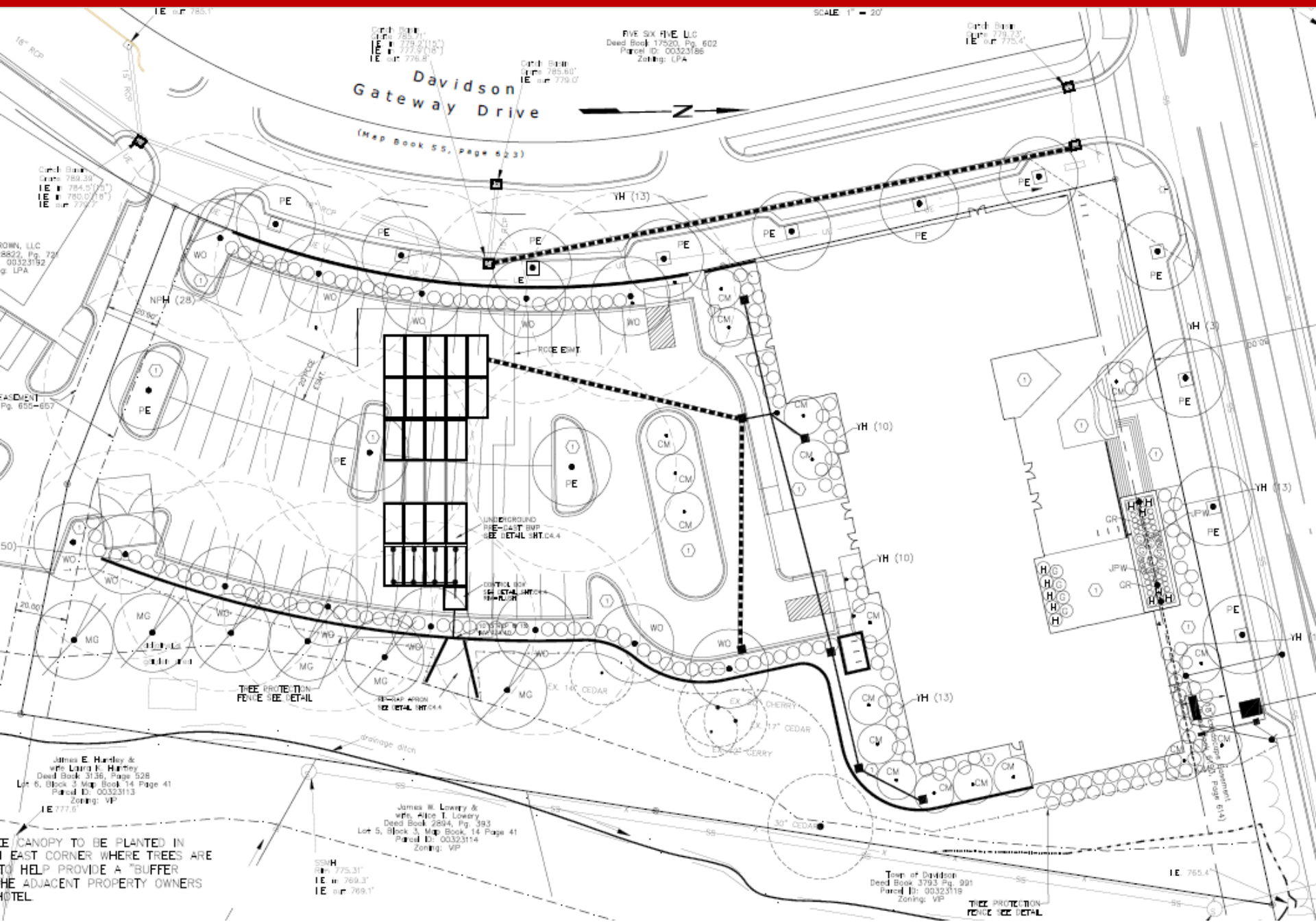
ADDITIONAL SLIDES



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PROPOSED LANDSCAPE PLAN



PROPOSED STREET SECTIONS

