

PUBIC HEARING DAV. COMMONS EAST HOTEL



College Town. Lake Town. *Your Town.*

Dav. Commons East - Hotel
BOC Public Hearing Presentation
Trey Akers, Planning Dept.
September 12, 2017

DCE HOTEL – PROCESS/TIMELINE

2015 Concept Discussed

- Oct. 6: Applicant Informally Proposes Hotel Concept

2016 Concept Explored

- April - August: Site Review/Sketch Plan Created
- August 26: Preliminary Sketch Plan Submitted (DPO 14.5.2)
- September: Application Review, Public Input Session (PIS) Materials Prepared
- October 3: Public Input Session, Prelim. Staff Analysis Produced, Feedback Collected
- November - February 2017: Transportation Impact Analysis Undertaken

2017 Concept Refined/Approval Sought

- Mid-February: Transportation Impact Analysis (TIA) Finalized, Accepted by Staff
- March - May: Revised Design Discussed (TIA, PIS Feedback)
- May 31: Conditional Master Plan Application Submitted (14.5.4)
- July 31: Joint Work Session
- August 4: Public Engagement – Site Walk, Lunch & Learn/ Recorded (Feedback Collected)
- August 1-11: Stakeholder Engagement
- August 22: Board of Commissioners Work Session (Project Update/Feedback Received)
- August 28: Planning Board Meeting (Project Update)
- September 25: Planning Board Meeting (Recommendation)
- September 12: Board of Commissioners Meeting (Public Hearing)
- October 10: Board of Commissioners Meeting (Potential Decision)



CONTEXT & VICINITY



DCE HOTEL – CONTEXT





DCE HOTEL – CIRCLES @ 30 VICINITY

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 (49'), 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

- **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

- **Adjacent Uses/Buffer**

- Existing: Mature Tree Cover/Eastern Border [Woodies Precedent]
- Proposed: Retained/Replanted Eastern Border [1:1 # Removed on Griffith]
 - 22 + 18 Removed (Griffith + Eastern Boundary): 40 Total
 - 6 Proposed Replanted in Eastern Buffer [Woodies 34?]

DCE HOTEL – APPLICANT PROPOSED CONDITIONS

SUMMARY

- **Building Type:** Workplace
- **Height:** Four Stories (49')
- **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 1:1 Removal/Replanting Ratio (Details Needed)
- **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)
 - Alternative, on-street alignment proposed (No Bridge)

DCE HOTEL – ADDITIONAL TOPICS

SUMMARY: POTENTIAL IMPROVEMENTS

- **Retail:** Define Allowed Types [Agreed]
- **Public Art:** Plaza Opportunity [Agreed]
- **Building Design:** High Standards/Green Building [Not Agreed, Details Missing]
- **Eastern Buffer:** Additional Replanting/Woodies [Agreed, Details Missing]
- **Infrastructure:**
 - **Connections:** Crosswalks, Stream Crossing to Park, Mid-Block Crossing
[Agreed 1 Crosswalk, Alt. Path Alignment, Proportion of Mid-Block]
[Not Agreed 2 Crosswalks, Requested Alignment/Bridge, Full Mid-Block Crossing]
- **Parking:** Griffith Street Improvements at CSD Block [Agreed]
- **Transit Amenities:** Designated Stop/Bench
[Benches Agreed, Stop Location Identified]
[Not Correct Location; Stop Construction Not Agreed]

DCE HOTEL – STAKEHOLDER FEEDBACK

RECOMMENDATIONS

- **Multi-Use Path:** Illustrate Entire Length of Property on Griffith St.
[Agreed 1 Crosswalk, Alt. Path Alignment]
[Not Agreed Requested Alignment/Bridge]
- **Trees:** Explore Preservation of Three White Oaks/NE Corner [Not Agreed]
- **Plaza:** Augment Plaza Plantings [Agreed, Details Missing]
- **Bicycle Sharing:** Host Station/Provide Cycles [Agreed, Details Missing]
- **Architecture/Public Art:** Residential Feel Important, Host CSD Artwork
Architecture: [Agreed, Details Missing]
Public Art: [Agreed]
- **Massing/Vantage Point:** Study View from Southeast/East [Not Agreed]
- **Construction Timing:** In Summer/Minimize School Disruption [Not Agreed]

DISCUSSION

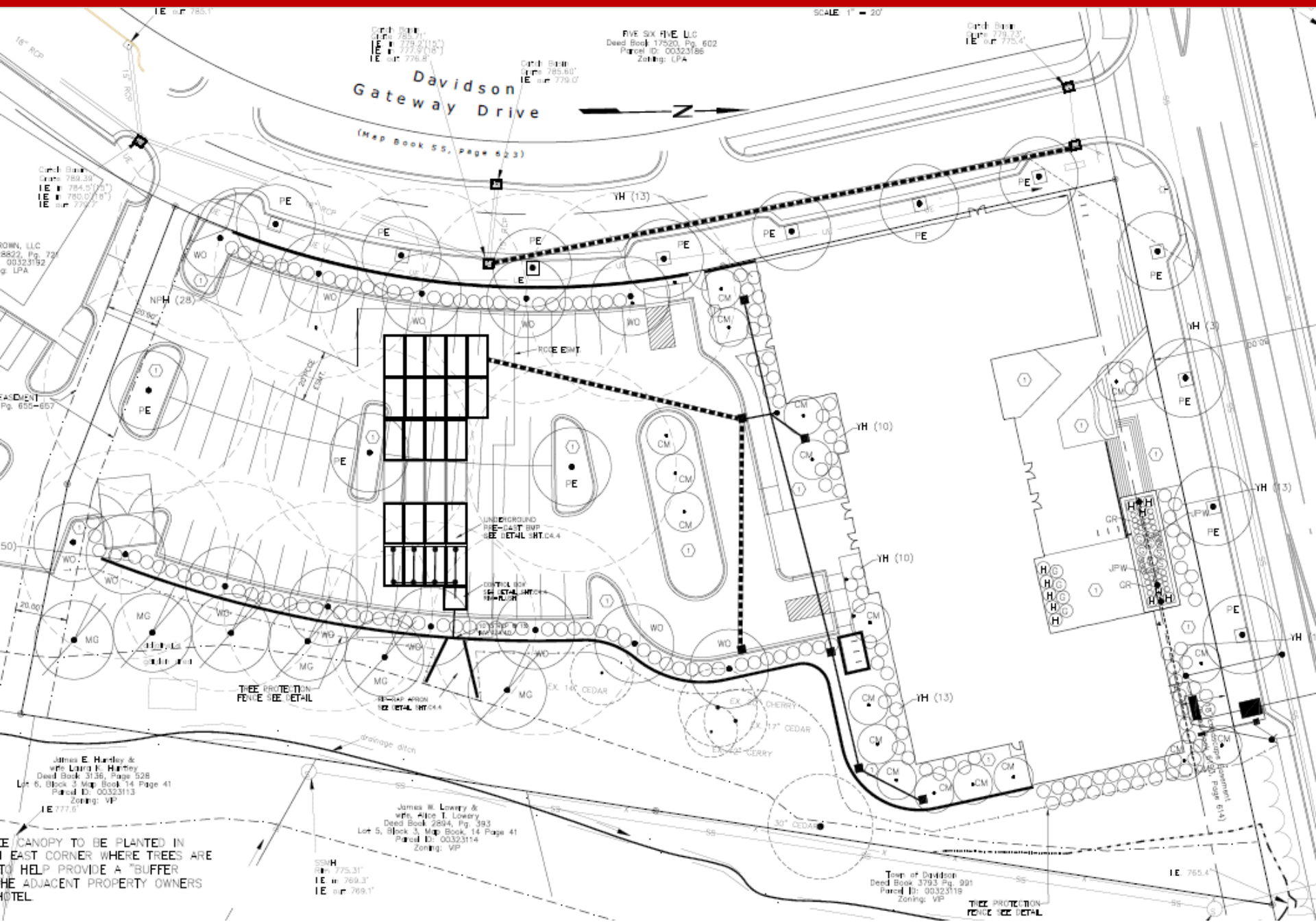


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ADDITIONAL SLIDES

PROPOSED LANDSCAPE PLAN



PROPOSED STREET SECTIONS

