

# DCE HOTEL – CONDITION SUMMARY

9/22/17

## 1. APPLICANT PROPOSED CONDITIONS

The proposed conditions can be summarized as follows:

1. **Zoning:** The applicant requests the Conditional Planning Area designation.
2. **Building Design:**
  - a. **Schematic Design:** The applicant proposes the attached Conditional Master Plan.
  - b. **Retail:** The applicant agrees to designate the retail component as Retail Primary or Retail Secondary (DPO 16.3).
  - c. **Environmental Design:** The applicant does not agree to LEED certification. The applicant proposes meeting LEED/Light Pollution Reduction criteria only, and making commercially reasonable efforts for other sustainable features.
  - d. **Building Type:** The applicant proposes a Workplace building type.
  - e. **Height:** The applicant proposes a height of 2-4 Stories.
3. **Site Design:**
  - a. **Public Art:** The applicant proposes to reserve space for art and to work with the Public Art Commission in finding a suitable on-site location; the applicant will not make a financial contribution to public art.
  - b. **Buffers and Trees:**
    - i. Eastern Buffer:
      1. Replanting Ratio: The applicant requests relief from DPO 9.3.2 Preservation of Existing Vegetation. The applicant proposes to replant all mature trees removed at a 1:1 ratio, including three oak trees.
      2. Tree Types & Caliper: The applicant proposes to plant a mix of tree species, including large/maturing evergreen and deciduous species, with a minimum 4-5 inch caliper at time of planting.
      3. Clearing Near Preserved Areas: The applicant proposes utilizing only hand-held implements to clear vegetation outside of preservation areas to minimize remaining vegetation damage.
      4. Monitoring: The applicant agrees to daily monitoring reports for tree protection during construction.
    - ii. Woodies Buffer: The applicant proposes replanting some of the surplus trees on the Woodies site to help address their buffer issues.
  - c. **Plaza:** The applicant agrees that the plaza design, including enhanced plantings, will be subject to approval of the Design Review Board; the applicant also agrees that the plaza will be publicly-accessible.
  - d. **Crosswalk:** The applicant agrees to the construction of two, patterned crosswalks across Davidson Gateway Dr.
  - e. **Stream Crossing:** The applicant does not agree to construct the multi-use path bridge. The applicant proposes paying 50% of the bridge's construction costs, not to exceed \$102,000.
  - f. **Mid-Block Crossing:** The applicant proposes making a \$61,000.00 contribution towards a mid-block crossing across Griffith St. from Spinnaker Cove Dr. to the CSD property.

- g. **Benches:** The applicant agrees to construct two benches along Griffith St. as part of the public art experience.
  - h. **Multi-Use Path:** The applicant proposes construction of an 8.5' sidewalk/path in front of the building along Griffith Street, and agrees to pay 50% of the bridge costs connecting the path to Roosevelt Wilson Park.
  - i. **Retaining Wall:** The applicant proposes a retaining wall as described in the conditions [i.e. 13'-60' from the eastern boundary; maximum height 13', tiered three times; maximum height of any tier 5'.
  - j. **Setbacks:** The applicant proposes 0' setbacks.
  - k. **[Parking Lot] Walkway:** The applicant requests relief from DPO 8.4.5 Pedestrian Access, which requires provision of a sidewalk through a parking lot greater than 36 spaces.
  - l. **Transit Amenities:** The applicant agrees to the construction of two transit stops – one each on the south and north sides of Griffith St.
4. **Parking:**
- a. **Required Parking:** The applicant proposes counting 101 parking spaces towards their requirements, including a mix of on-site, shared, and on-street parking along the project boundary. Note: On-street parking is public and not exclusively available to the proposed project.
  - b. **Reciprocal Easement Agreement:** The applicant proposes to utilize shared parking with Woodies, per an existing civil agreement. DPO 8.3.2.D permits 50% to be shared.
  - c. **Bicycle Sharing:** The applicant agrees to construct a bicycle sharing station and/or make available bicycles to hotel patrons.
  - d. **Bicycle Parking:** The applicant agrees to provide 6 long term spaces and 12 short-term spaces, and to incorporate public art into some of the bicycle parking designs.
5. **Construction Sequence:** The applicant agrees to conduct all construction staging on the site and off-site improvements shall be completed during summer, weekends and school holidays.
6. **Impervious Coverage:** The applicant agrees to meet the 52,360 square feet impervious coverage limitation.
7. **Uses:** The applicant proposes the following uses: Hotel, Commercial Services, Restaurant and Retail, Primary and Secondary.
8. **Ordinance Modifications:** The applicant proposes standards for establishing vested rights.
9. **Amendments:** The applicant proposes standards for plan amendments.
10. **Plat Notes:** The applicant proposes standards for recording the plat notes.

## 2. RECONCILED ISSUES NOT ADDRESSED AS CONDITIONS

- **Parking:** On-street construction along Griffith St. in front of CSD will not be required. The proposed 0.88 parking spaces per room is consistent with this use type.
- **LEED:** Certification for green building design will not be required. Light pollution reduction will be addressed as part of the building/site design.
- **Tree Preservation:** Retaining the three white oak trees in the property's NE corner will not be required. Preservation would likely require a retaining wall that would negatively impact the proposed streetscape. Three white oaks will be among those species replanted in the site's eastern buffer.
- **Massing Studies:** Depiction of the proposed building elevations from adjoining properties will not be required as part of conceptual master plan approval. Elevations will be approved as part of the standard Design Review Board process for individual building plans.