

WORK SESSION DAV. COMMONS EAST HOTEL



College Town. Lake Town. *Your Town.*

Dav. Commons East - Hotel
Work Session Presentation
Jason Burdette, Planning Director
September 26, 2017



DCE HOTEL – CIRCLES @ 30 VICINITY



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DCE HOTEL – PROPOSED PLAN



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DCE HOTEL – PROPOSED CONDITIONS

SUMMARY

1. **Zoning:** Conditional Planning Area.
2. **Building Design:**
 - a. **Schematic Design:** Conditional Master Plan.
 - b. **Retail:** Retail Primary or Retail Secondary (DPO 16.3).
 - c. **Environmental Design:** LEED/Light Pollution Reduction criteria only, and commercially reasonable efforts for other sustainable features.
 - d. **Building Type:** Workplace building type.
 - e. **Height:** 2-4 Stories (49').
3. **Site Design:**
 - a. **Public Art:** Space reservation/Public Art Commission guidance.



DCE HOTEL – PROPOSED CONDITIONS

SUMMARY

3. Site Design:

b. Buffers and Trees:

i. Eastern Buffer:

1. Replanting Ratio: Relief from DPO 9.3.2; Replant at 1:1 ratio.
2. Tree Types & Caliper: Mix of tree species, min. 4-5 inch caliper.
3. Clearing Near Preserved Areas: Hand-held implements only.
4. Monitoring: Daily monitoring reports.

ii. Woodies Buffer: Replanted with DEC Hotel surplus trees.

- c. **Plaza:** Enhanced plantings, publicly-accessible, Design Review Board approval.
- d. **Crosswalk:** Two, patterned crosswalks across Davidson Gateway Dr.
- e. **Stream Crossing:** Will pay 50% of the bridge's construction costs (\$102,000).
- f. **Mid-Block Crossing:** Spinnaker Cove Dr. to the CSD property (\$61,000.00).
- g. **Benches:** Two along Griffith St. as part of public art experience.



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SUMMARY

3. Site Design:

- h. **Multi-Use Path:** 8.5'-14' sidewalk/path along Griffith Street.
- i. **Retaining Wall:** Maximum height 13', three tiered; max. tier height 5'.
- j. **Setbacks:** 0'
- k. **[Parking Lot] Walkway:** Requests relief from DPO 8.4.5 Pedestrian Access.
- l. **Transit Amenities:** Will construct two transit stops – each side of Griffith St.

4. Parking:

- a. **Required Parking:** 101 parking spaces; mix of on-site, shared, and on-street parking along project boundary. Note: On-street parking = publicly available.
- b. **Reciprocal Easement Agreement:** Per DPO 8.3.2.D permits up to 50% to be shared with Woodies.

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SUMMARY

4. **Parking:**
 - c. **Bicycle Sharing:** Installation of sharing station or bicycles for guests.
 - d. **Bicycle Parking:** 6 long term spaces/12 short-term spaces; public art focus.
5. **Construction Sequence:** Off-site improvements completed summer, weekends and school holidays.
6. **Impervious Coverage:** Will meet 52,360 square feet limit.
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.

DCE HOTEL – RECONCILED ISSUES/NOT CONDITIONS

SUMMARY

- **Parking:**
 - » Griffith St./CSD will not be required.
 - » 0.88 spaces/room = consistent.
- **LEED:**
 - » Certification will not be required.
 - » Light pollution reduction will be verified.
- **Tree Preservation:**
 - » Retaining NE corner white oak trees will not be required.
 - » Retaining wall impacts on proposed streetscape.
 - » White oaks species included in replantings.
- **Massing Studies:**
 - » Views from adjoining properties will not be required.
 - » Elevations approved by Design Review Board.

DISCUSSION



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ADDITIONAL SLIDES

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 1-11: Stakeholder/Public Engagement – Site Walk, Lunch & Learn/ Recorded (Feedback Collected)
- August 22: Board of Commissioners Work Session (Project Update/Feedback Received)
- August 28: Planning Board Meeting (Project Update)
- September 12: Board of Commissioners Meeting (Public Hearing)
- September 25: Planning Board Meeting (Recommendation)
- September 26: Board of Commissioners Work Session (Conditions Discussion)
- October 10: Board of Commissioners Meeting (Potential Decision)



CONTEXT & VICINITY



DCE HOTEL – CONTEXT





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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: 101 Parking Spaces [0.88 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**

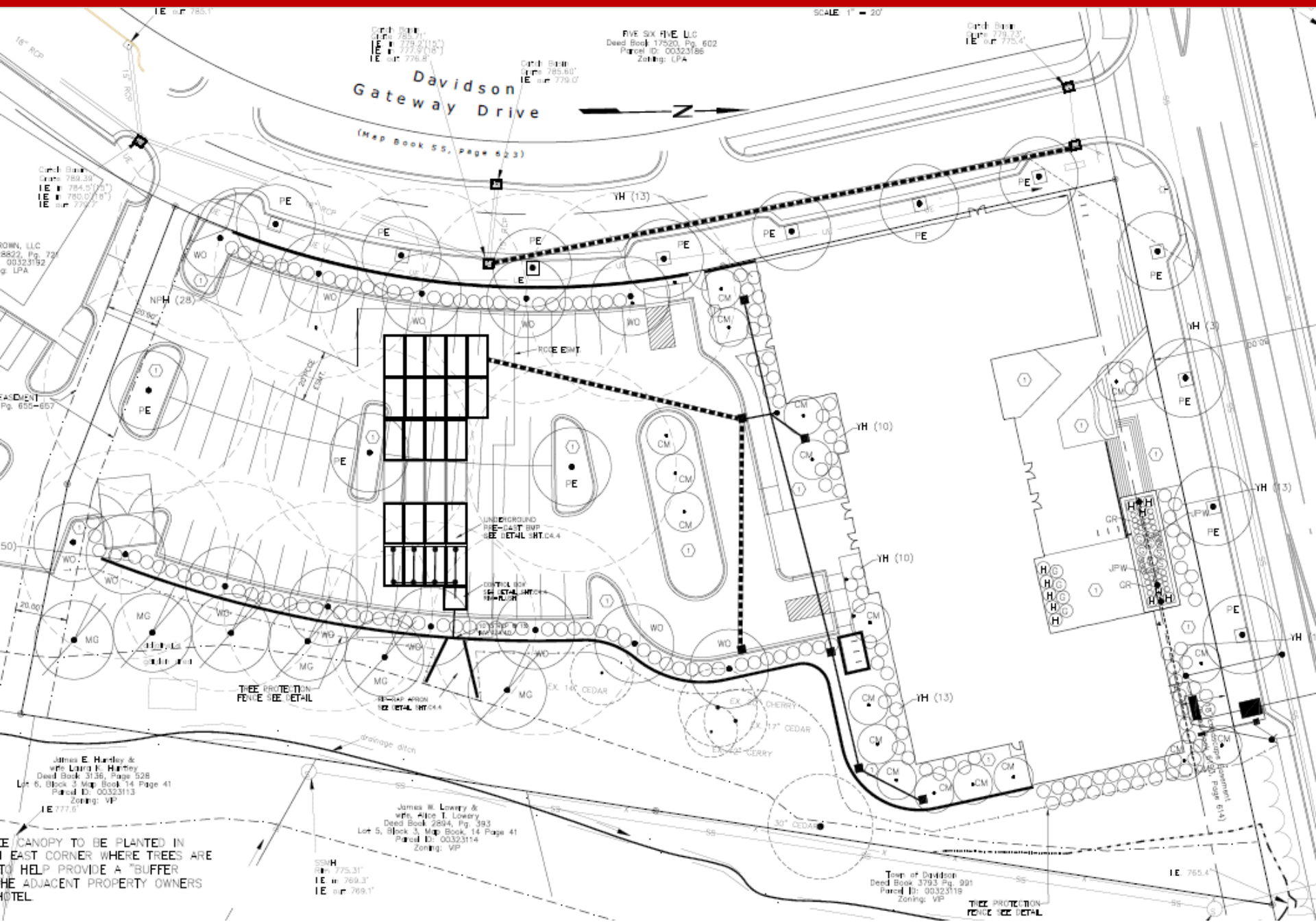
- Existing: Stands of Mature Trees, Frame Street
- Proposed: Replace with Formalized Streetscape, Replant Eastern Buffer
 - Tradeoffs: Plaza/Pedestrian Realm, Retail Viability, Parking Capacity, Consistency with Existing/Adjacent Properties + New Buildings

- **Adjacent Uses/Buffer**

- Existing: Mature Tree Cover/Eastern Border [Woodies Precedent]
- Proposed: Retained/Replanted Eastern Border [1:1 # Mature Removed]
 - 22 + 15 Removed (Griffith + Eastern Boundary): 36 Total



PROPOSED LANDSCAPE PLAN



PROPOSED STREET SECTIONS

