

**Design Review Board Application
Statement of Compliance**

Davidson Hyatt Hotel

The following is an outline format narrative addressing the requirement for compliance with each section of the Davidson Planning Ordinance:

- Planning Ordinance:
 - The proposed building will preserve Davidson's character and sense of community with the development of a contextually sensitive design through the use of appropriate materials and scale, appropriate street facing facades, entrances at the street and from on-site parking, retail lease space at the corner of Griffith Street and Davidson Gateway Drive and a public entry plaza adorned with public art. The project will encourage alternative means of active transportation via adjacency to public transportation, the installation of pedestrian crosswalks to adjacent development and public rights of way and a use that will support local business needing accommodations within a ¼ from the site. The development is located within existing walkable, mixed-use developments and near planned commercial centers so walking, bicycling, and riding public transit to these destinations are viable options. The development will employ energy efficient design and specific LEED criteria as outlined in the conditions. The project ensures that development builds up and not out, supporting economic growth without jeopardizing sense of community and will enhance Davidson's quality of life through design, a dynamic public realm, and seamless connections between the two.
- Section 2 – Planning Areas:
 - The project is consistent with every aspect of the Planning Area requirements except the (Hotel) use which was approved as part of the conditional use zoning process. The building type is a "Workplace" building. Engaging street facades will meet the criteria for percentage and type of glass allowing the lobby, meeting and dining spaces to be visible from the street. A leasable retail spaces also included to engage the corner of Davidson Gateway Drive and Griffith Street as well as the public entry plaza. The setback criteria are met by bringing the building to the street to create an activated street scape. Open space for the project includes natural areas to remain with additional planting as well as an urban plaza. The density of the project is consistent with adjacent development and provides a much needed temporary residential use to serve the college and local business conferencing needs as well as visiting family members for the residents of Davidson
- Section 4 – Design Standards
 - General Site requirements: The project is in compliance with all site requirements as follows:

**Design Review Board Application
Statement of Compliance**

Davidson Hyatt Hotel

- Pedestrian and vehicular Access
 - The primary entrance is from Griffith Street and the on-site parking.
 - An additional entrance can be provided to the lease space from Davidson Gateway Drive
 - Porte Cochere is located in the rear of the site accessed from the parking to side of the building
 - The building engages both existing streets and provides entry to parking from the secondary street.
- Building Location and Orientation
 - The Building fronts both public streets
 - The building is located at an intersection and no parking, loading or service areas are located at the corner.
- Building Height
 - The height of the building, which is four stories, is consistent with adjacent development. The proposed four story building is approximately 49' tall as compared to other three and four story building in the area which range from 47' to 57'
- Fencing is not proposed, however a low masonry screening wall is proposed to screen parking along Davidson Gateway Drive.
- Loading/service is not proposed for this project and mechanical equipment will be screened appropriately.
- Public Spaces
 - The urban plaza will provide a safe visible and easily accessible public amenity which will engage the street and encourage public use
 - The space is partially enclosed with building mass and incorporated raised planters, street trees and on street parking to help define the space.
- General Building Design Requirements
 - The project is a four story building approximately 49' tall
 - The massing and facade articulation is broken down with varying materials and colors and follows the urban design philosophy of "Base, Middle & Cap" referring to an accentuated base with an articulated cap or parapet. The proposed design includes a simplified Italianate cornice
 - Facade transparency will be achieved via an articulated base design with storefront window systems for a majority of the perimeter, concentrated at street facades.
 - Materials will be brick and stucco in varying colors and blend with adjacent development while creating an articulated scale appropriate for street scape buildings
- Specific Building Design Requirements

**Design Review Board Application
Statement of Compliance**

Davidson Hyatt Hotel

- Workplace Building Type:
 - The project is in compliance with all criteria outlined in the ordinance for workplace buildings
- Section 8 Parking and Driveways
 - Based on the proposed design and the conditions assigned to the project via the conditional use approval this project is in compliance with all parking and driveways criteria outlined in the ordinance
- Section 9 Tree Preservation, Landscaping & Screening
 - Based on the proposed design and the conditions assigned to the project via the conditional use approval this project is in compliance with all Tree Preservation, Landscaping & Screening criteria outlined in the ordinance and actually exceeds the requirements as follows:
 - Additional off-site planting to mitigate a previously installed inadequate planting buffer behind the adjacent Woodie's project.
- Section 10 Lighting
 - Based on the proposed design and the conditions assigned to the project via the conditional use approval this project is in compliance with all lighting criteria outlined in the ordinance and actually exceeds the requirements as follows:
 - LEED criteria will be met for all site lighting
- Section 22 Local Historic District
 - Not Applicable