

DCE - HOTEL STAKEHOLDER FEEDBACK



College Town. Lake Town. *Your Town.*

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.



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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
- **Massing/Vantage Point:** Study View from Southeast/East



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DISCUSSION/DIRECTION

CONTEXT & VICINITY



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DCE HOTEL - CONTEXT





Davidson

DCE HOTEL – CIRCLES @ 30 VICINITY

DCE HOTEL – CONTEXT



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DCE HOTEL – CONTEXT

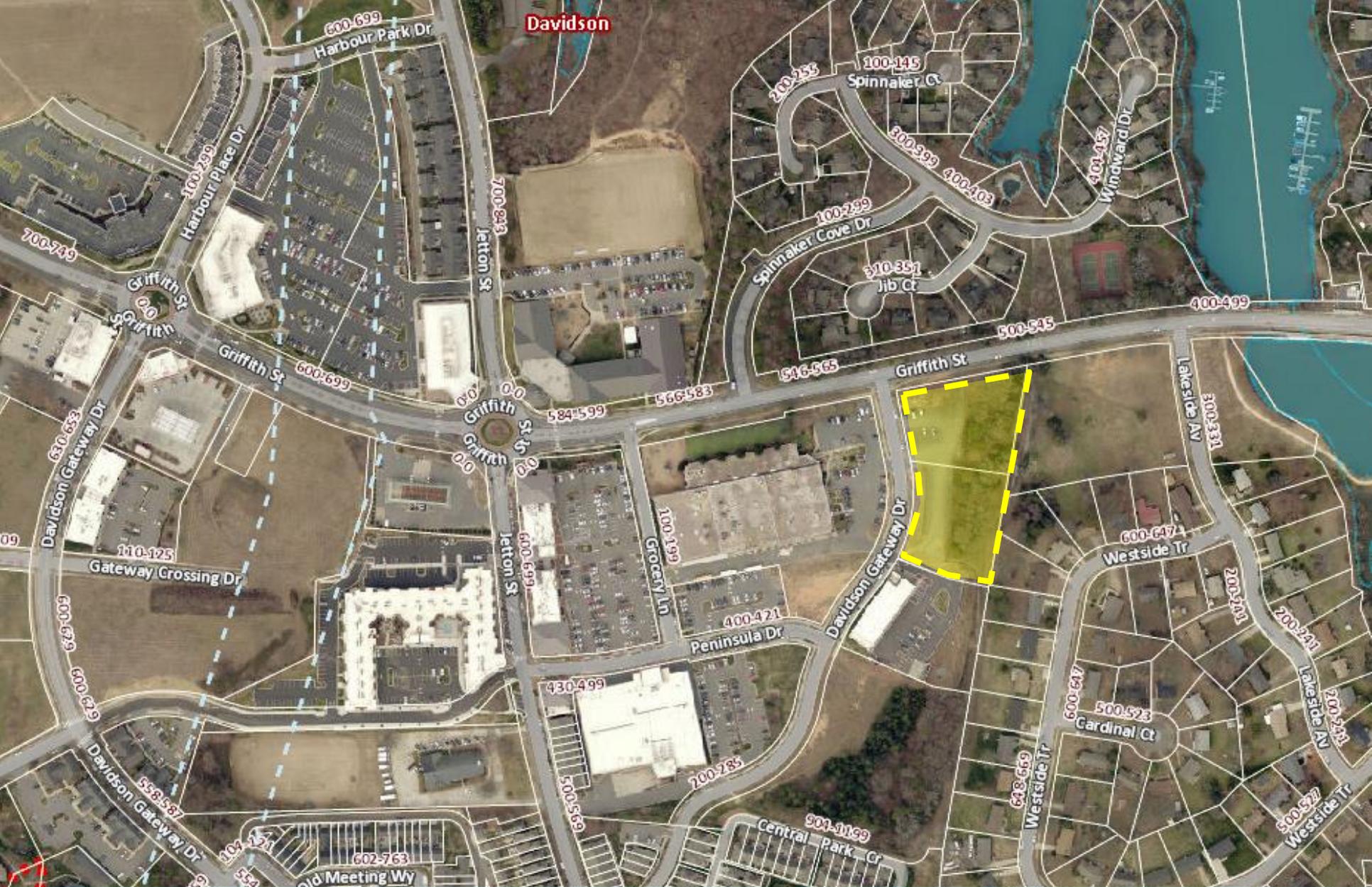


DCE HOTEL – CONTEXT



DCE HOTEL – CONTEXT





Davidson

DCE HOTEL – CIRCLES @ 30 VICINITY

DCE HOTEL – VICINITY



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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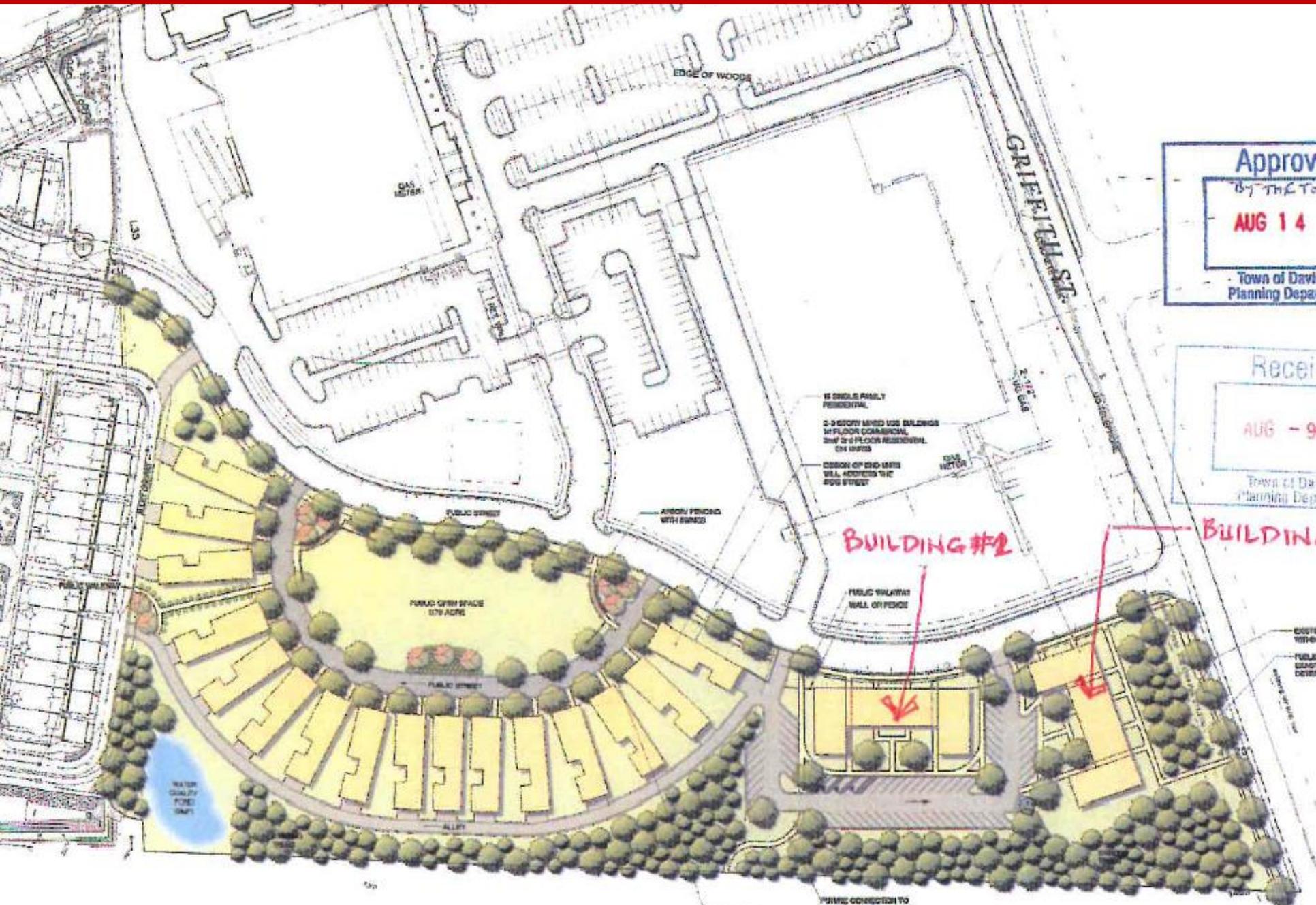
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DCE HOTEL – PREVIOUS PLANS

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



Approved
By THE TOWN
AUG 14
Town of Davidson
Planning Department

Received
AUG - 9
Town of Davidson
Planning Department

BUILDING #1

BUILDING #2

PUBLIC WALKWAY
WALL ON FENCE

GAS METER

EDGE OF WOODS

GRIFFITH ST.

15 CIRCLE FAMILY
RESIDENTIAL
2-3 STORY MIXED USE BUILDINGS
BY FLOOR COMMERCIAL
THAT IS 2ND FLOOR RESIDENTIAL
ON 1ST FLOOR
CORNER OF 15th STREET
WILL ADDRESS THE
SIDE STREET

APRON PAVED
WITH STONE

PUBLIC STREET

PUBLIC OPEN SPACE
1079 ACRES

PUBLIC STREET

WATER QUALITY
TREATMENT

PRIVATE CONNECTION TO

DCE HOTEL – PREVIOUS PLANS

SUMMARY

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DAVIDSON COMMONS EAST - 2010



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PUBLIC INPUT SESSION



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DCE HOTEL – PUBLIC INPUT SESSION

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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



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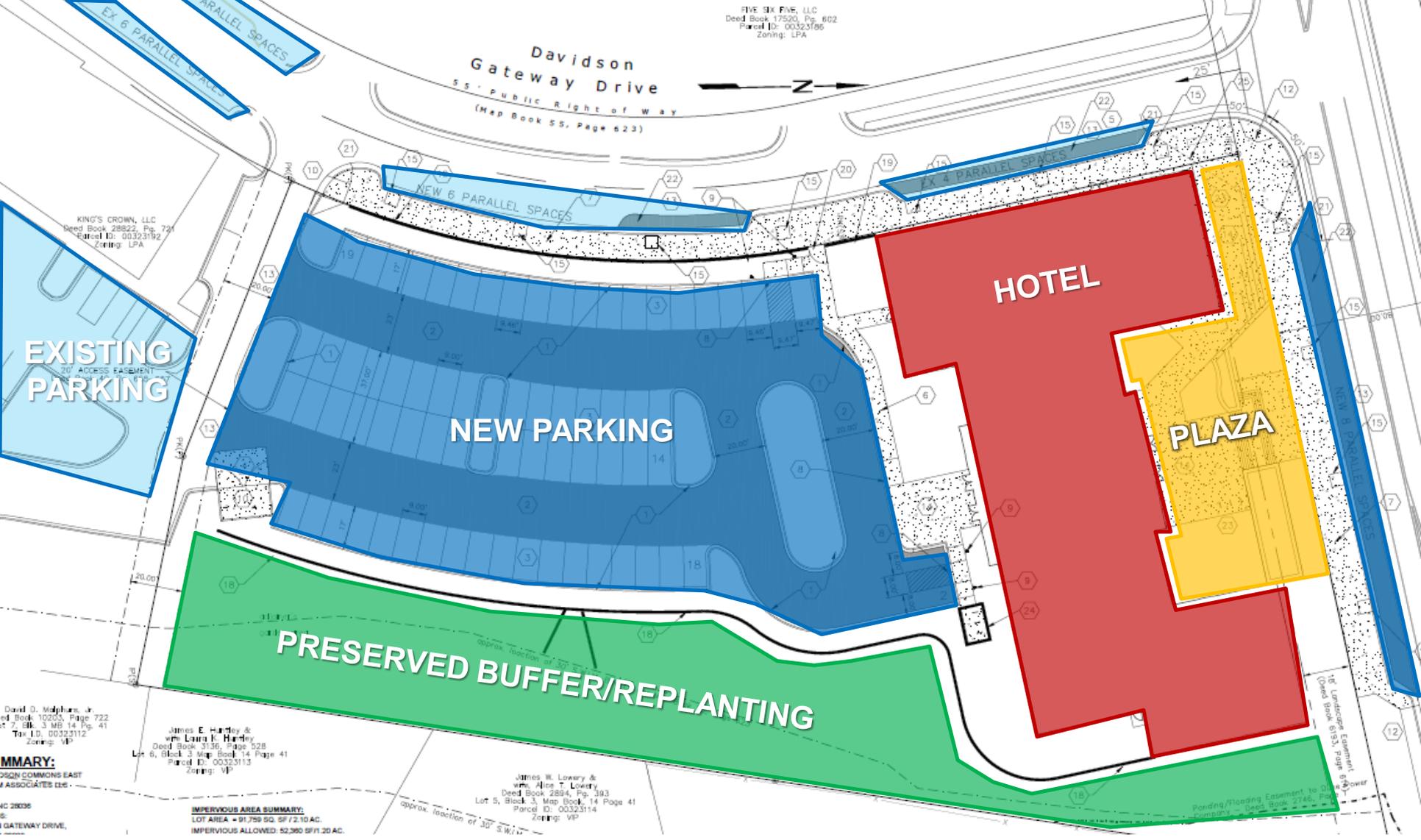
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DCE HOTEL – PLAN DETAILS

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
- **Building Design:** High Standards/Green Building
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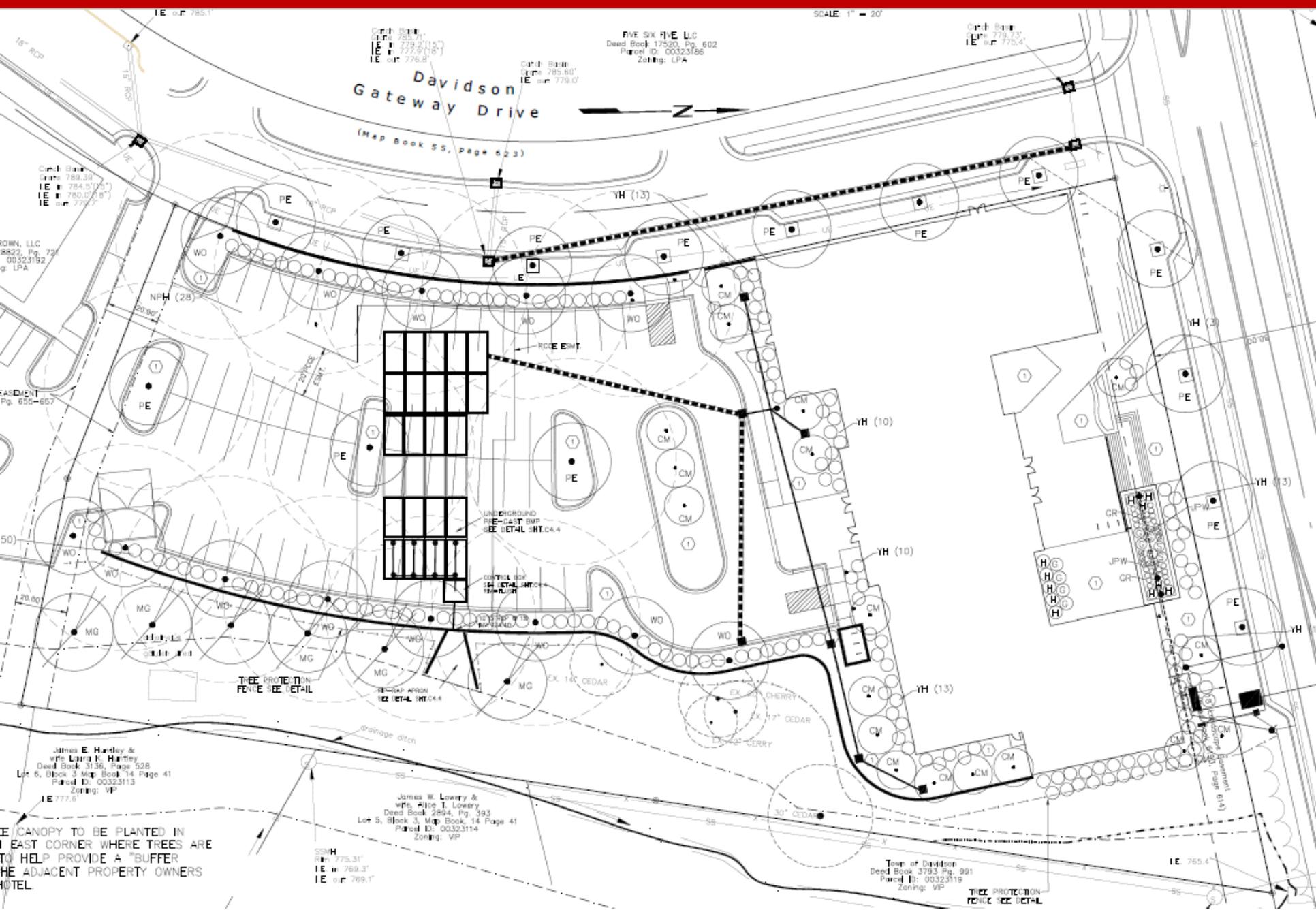
ADDITIONAL SLIDES



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PROPOSED LANDSCAPE PLAN



Davidson
Gateway Drive
(Map Book 55, Page 523)

FIVE SIX FIVE LLC
Deed Book 17520, Pg. 602
Parcel ID: 00323185
Zoning: LPA

SCALE 1" = 20'

Civil Book
Grave 780.30
IE # 784.01747
IE # 780.0191
IE # 779.0191

ROWN, LLC
8822, Pg. 73
00323192
g LPA

ASSESSMENT
Pg. 630-637

James E. Handley &
wife Laura B. Hurmy
Deed Book 3136, Page 528
Lot 6, Block 3, Map Book 14, Page 41
Parcel ID: 00323113
Zoning: VP
IE # 777.6

James W. Lowery &
wife Alice I. Lowery
Deed Book 2894, Pg. 393
Lot 5, Block 3, Map Book 14, Page 41
Parcel ID: 00323114
Zoning: VP

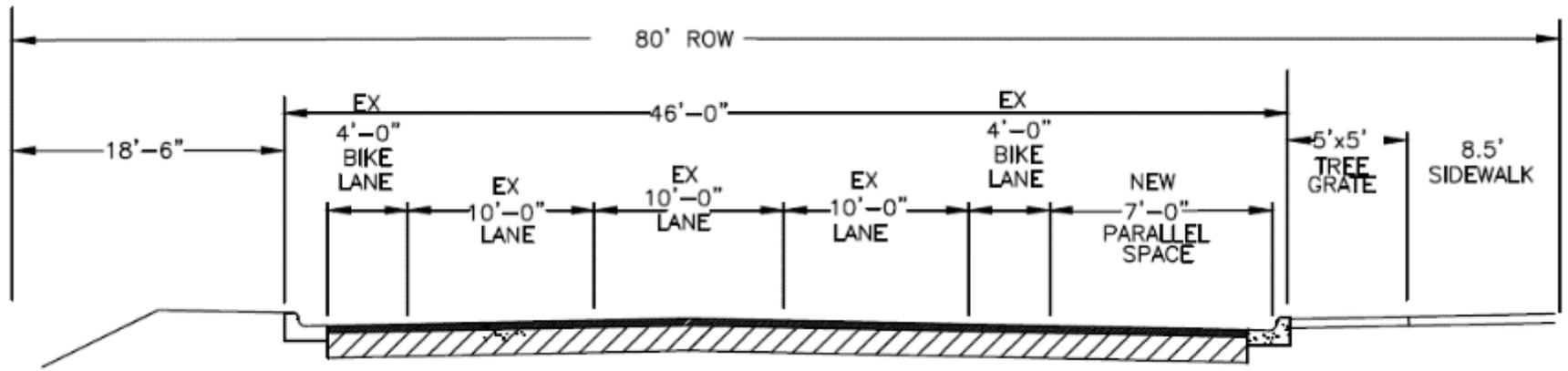
SMH
R# 775.31
IE # 769.3
IE # 769.1

Town of Davidson
Deed Book 3793, Pg. 991
Parcel ID: 00323119
Zoning: VP

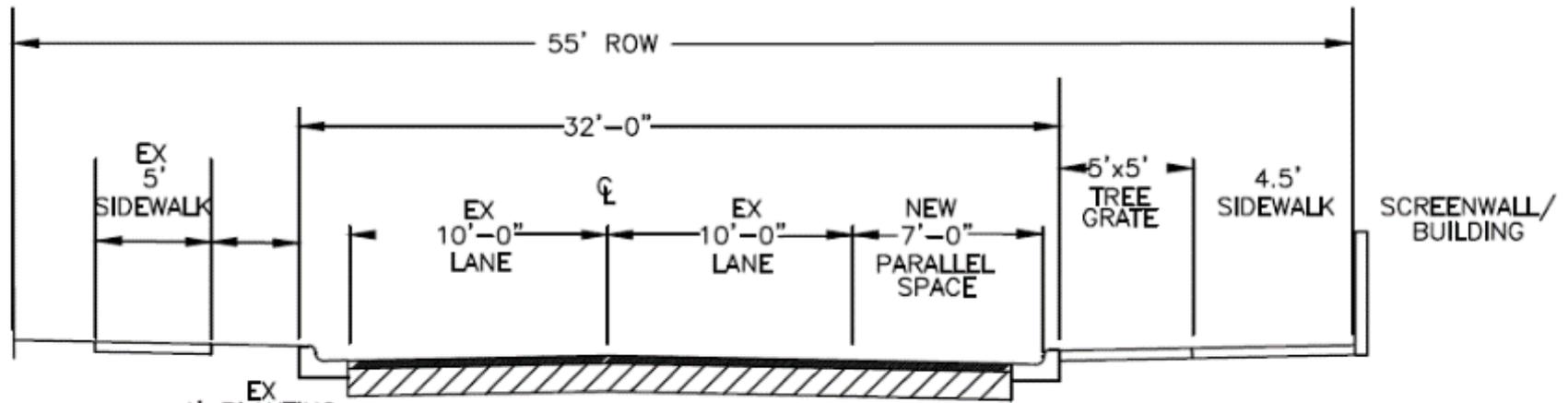
IE CANOPY TO BE PLANTED IN
EAST CORNER WHERE TREES ARE
TO HELP PROVIDE A "BUFFER"
TO THE ADJACENT PROPERTY OWNERS
HOTEL.

TREE PROTECTION
FENCE SEE DETAIL

PROPOSED STREET SECTIONS



GRIFFITH STREET - NTS



DAVIDSON GATEWAY DRIVE - NTS