

DAVIDSON COMMONS EAST HOTEL



College Town. Lake Town. *Your Town.*

Dav. Commons East - Hotel
Board of Commissioners Presentation
Jason Burdette, Planning Director.
November 14, 2017

DCE HOTEL PRESENTATION – OVERVIEW

TOPICS COVERED

1. **Overview:** Process/Timeline
2. **Context:** Project Site Location/Vicinity
3. **Proposed Plan:** Renderings, Site/Building Details
4. **Proposed Conditions:** Review & Update to Proposed Conditions
5. **Public Hearing:** Summary of Feedback [Sept. 2017]
6. **Planning Board Recommendation:** Overview of Decision
7. **Staff Recommendation:** Overview of Staff Decision



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: Revised Conditional Master Plan Amendment Application Submitted (14.5.4)
- July 31: Joint Work Session (Board of Commissioners/Planning Board)
- 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 24: Board of Commissioners Work Session (PB Rec., Conditions, Parking, Landscape Discussed)

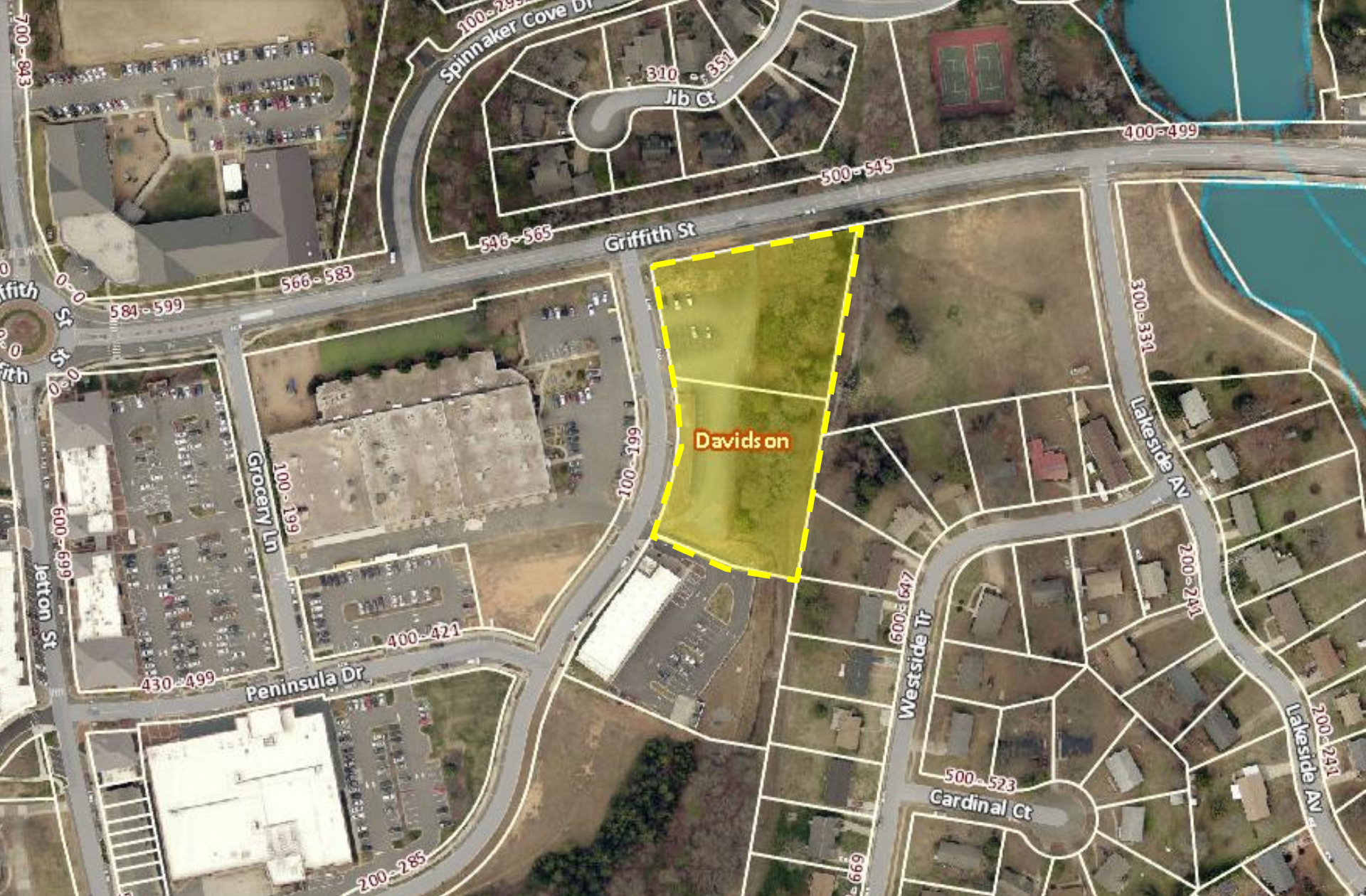


CONTEXT & VICINITY



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DCE HOTEL – CONTEXT





DCE HOTEL – CIRCLES @ 30 VICINITY

PROPOSED PLAN



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DCE HOTEL – PROPOSED PLAN



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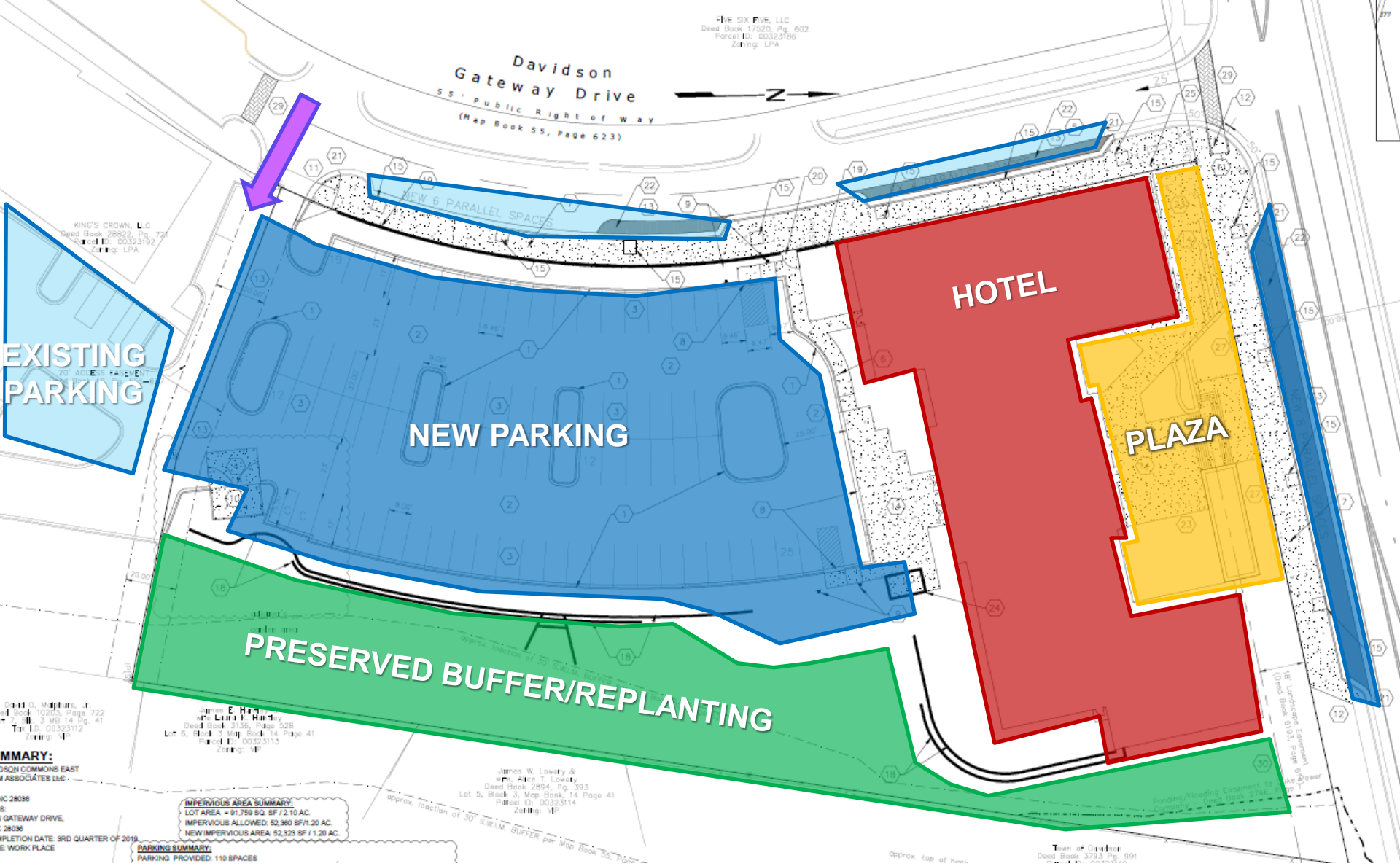
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DCE HOTEL – PLAN DETAILS

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 (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: 111 Parking Spaces [0.97 Spaces/Room]
 - Includes Surface, On-street Existing + New, Shared/Woodies
 - Homewood Suites: 84% Capacity on Sold-Out Night

- **Open Space/Parks**

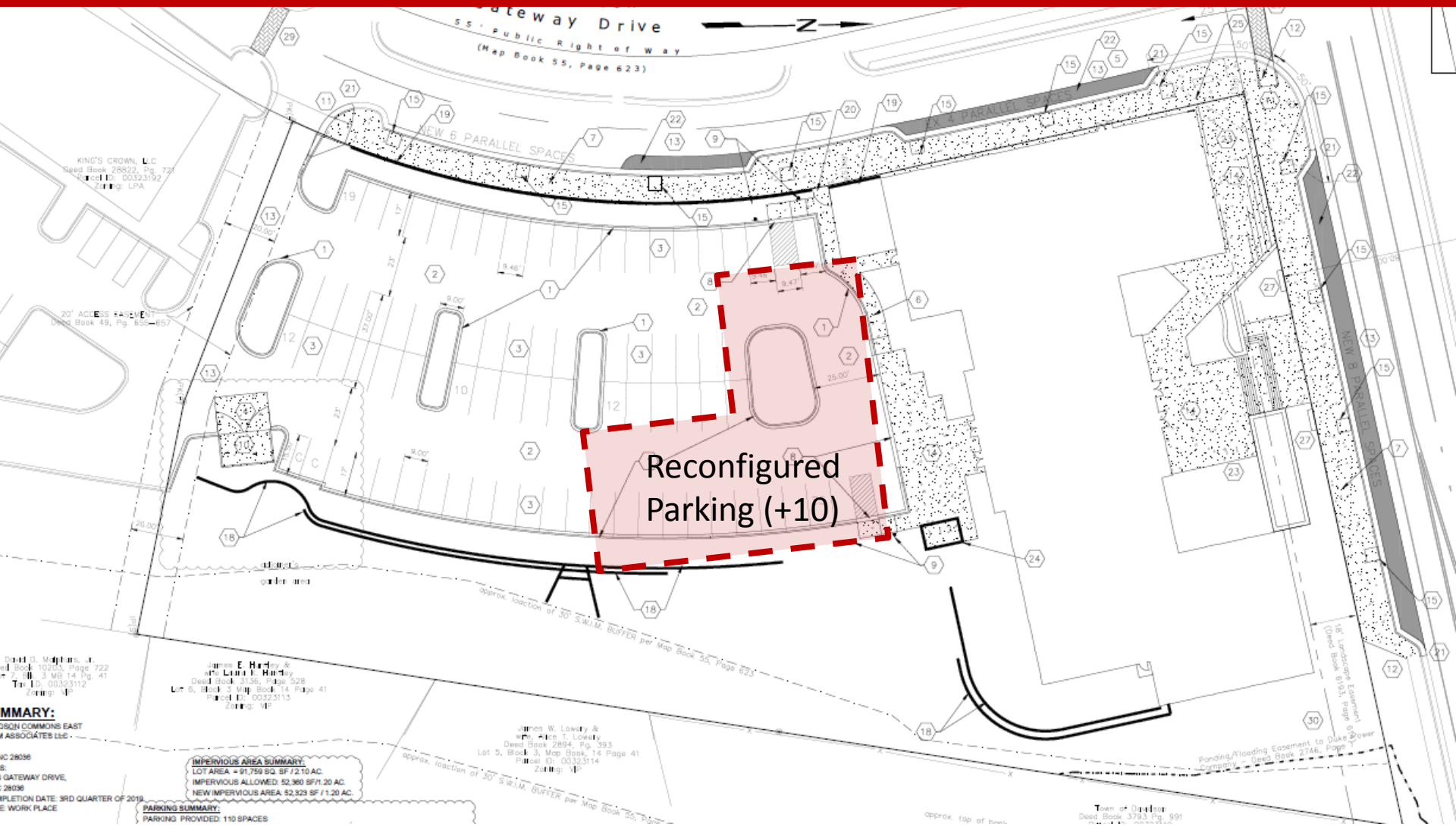
- Required: 3,375 SF [Includes Adjacent Park Discount of 25%]
- Proposed: 7,311 SF Plaza

- **Water Quality**

- Required: 52,360 SF
- Proposed: 52,323 SF



DCE HOTEL – PROPOSED PLAN PARKING UPDATE



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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]
 - Removed 36 Trees: 22 + 15 (Griffith + Eastern Boundary)
 - Replanting 103 Trees: 6 Ex. Lg. Trees, 69 Lg. Trees, 28 Sm. Mature Trees





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DCE HOTEL – PROPOSED CONDITIONS

SUMMARY

1. **Zoning:** Conditional Planning Area.
2. **Building Design:**
 - a. **Schematic Design:** Conditional Master Plan.
 - b. **Uses:** Hotel, Commercial Services, Restaurant and Retail, Primary and Secondary.
 - c. **Retail:** Retail Primary or Retail Secondary (DPO 16.3).
 - d. **Environmental Design:** LEED/Light Pollution Reduction criteria only, and commercially reasonable efforts for other sustainable features.
 - e. **Building Type:** Workplace building type.
 - f. **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.~~

*Additional plantings
undertaken by Town
10/2017.*

- 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.



DCE HOTEL – PROPOSED CONDITIONS

BRIDGE TO ROOSEVELT WILSON PARK

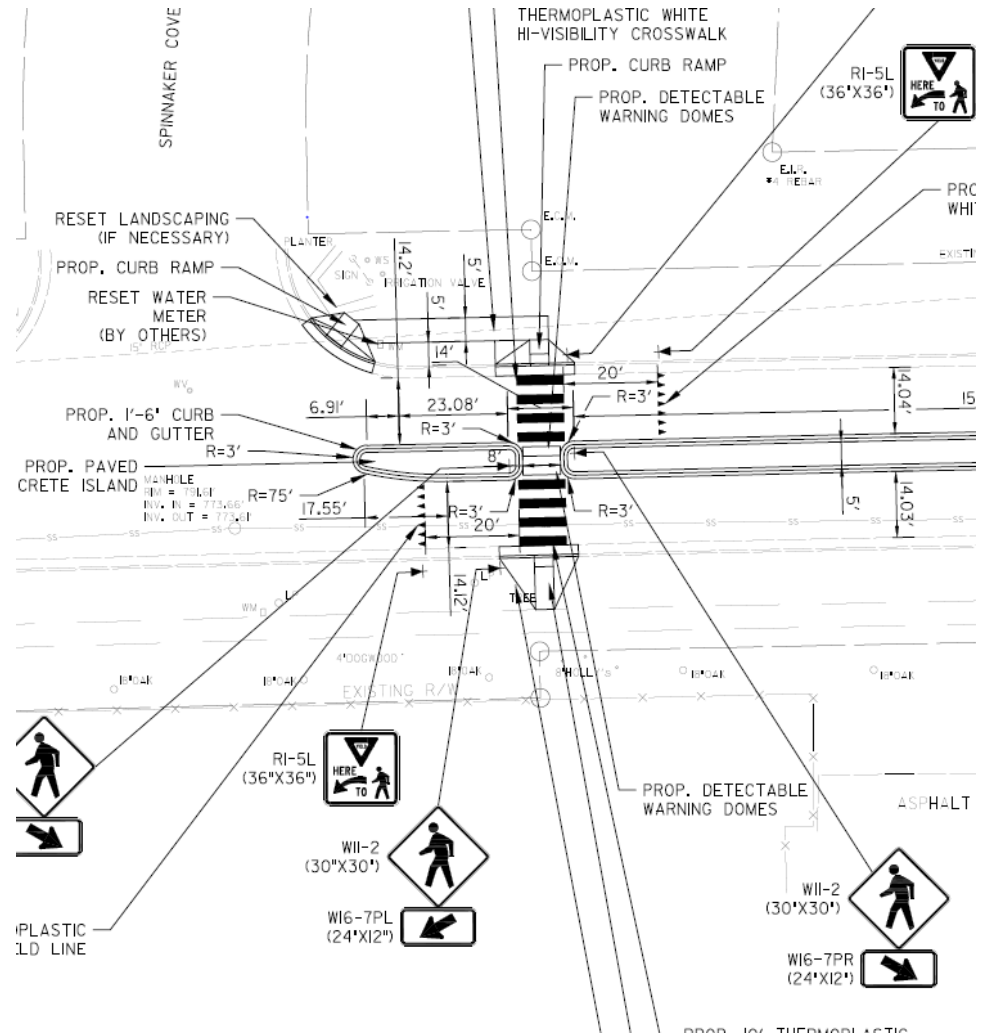


DCE HOTEL – PROPOSED CONDITIONS

MID-BLOCK CROSSING



Source: Michigan Complete Streets Coalition



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DCE HOTEL – PROPOSED CONDITIONS

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 6'.
- 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:** 111 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.

DCE HOTEL – PROPOSED CONDITIONS

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. **Amendments:** The applicant proposes standards for plan amendments.
- 8. **Plat Notes:** The applicant proposes standards for recording the plat notes.



DCE HOTEL – PUBLIC HEARING COMMENTS

SUMMARY

- **Use/Location:**
 - Appropriate Use/Wrong Location
 - Not Permitted in Underlying LPA
 - Viability of Hotel
 - Differs from Previously Approved Plan
- **Traffic:** Existing School Issues Exacerbated
- **Safety:** Proximity to Schools
- **Homeowner Concerns:**
 - Adjacency To Existing Residential
 - Buffer Screening

DCE HOTEL – PLANNING BOARD RECOMMENDATION

SUMMARY

- **Issues:**
 - » Previous Plan Efforts (Inconsistency with Core Values, Goals);
 - » Height Differential Between Proposal/Adjacent Properties;
 - » Traffic Generated by Proposed Use;
 - » Amount of Parking Proposed;
 - » Planning Principles (Inconsistency with Items 1, 4, 5, 6);
 - » Watershed Effects.
- **Approval Not Recommended**



DCE HOTEL – STAFF RECOMMENDATION

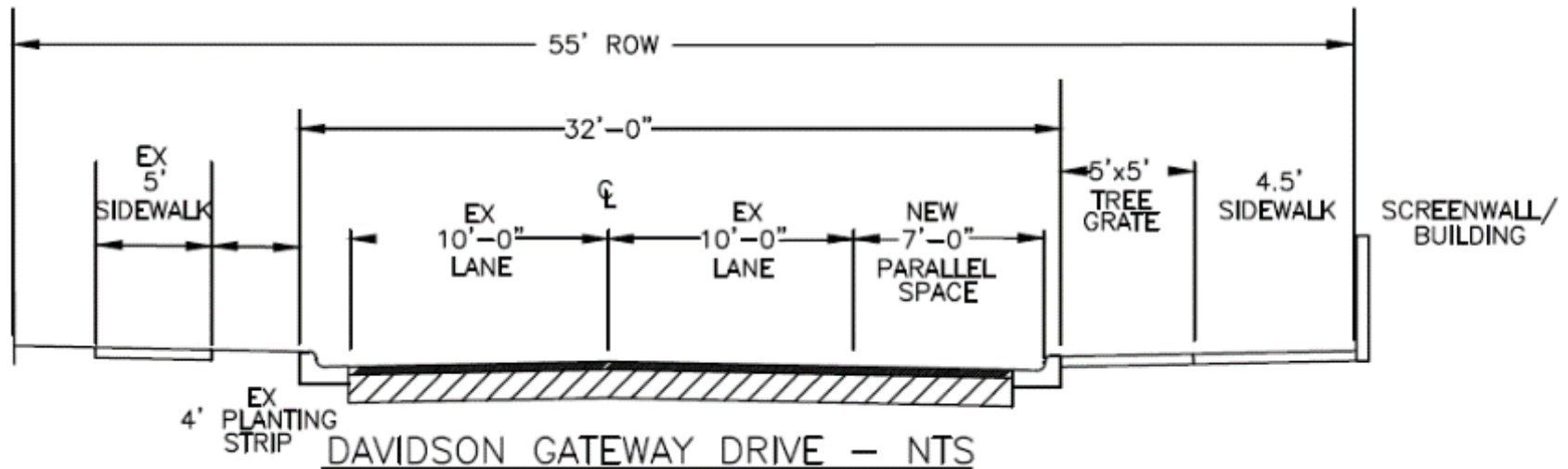
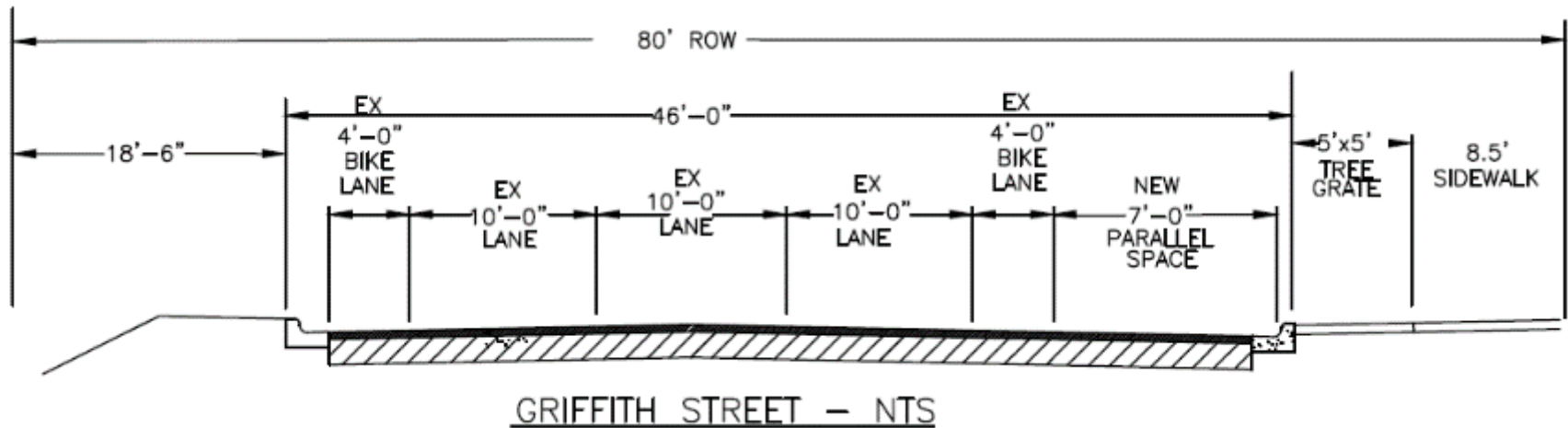
SUMMARY

- **Consistency with Circles @ 30:** Use, building type, and site design standards.
- **Plan/Policy Alignment:** Planning Principles, Comp. Plan.
- **Parking:** 0.97 spaces/room consistent with hotel uses.
- **Conditions:**
 - » Active Retail
 - » Address Light Pollution
 - » Provide Substantial Vegetative Screening
 - » Transit Stops & Bicycle Parking/Sharing Facilities
 - » Multi-Use Path on Griffith Street; Pay Half Bridge Cost
 - » Public Art Space Reservation
 - » Enhanced Plaza Design/Design Review Board Approval
 - » Mid-Block Crossing on Griffith Street; Two Crosswalks Davidson Gateway Drive
 - » Construction Sequencing
- **Approval Recommended:** Condition Language Revisions Complete

DISCUSSION

ADDITIONAL SLIDES

PROPOSED STREET SECTIONS



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