

**PROJECT DESCRIPTION**

PROPOSED 6 STORY HOTEL BUILDING WITH 1 STORY OF COMMON SPACE, DINING, KITCHEN, SUPPORT SPACE RETAIL/RESTAURANT AND PARKING GARAGE; 6 STORIES OF HOTEL ROOMS WITH A ROOF-TOP BAR LOCATION ON THE 5TH FLOOR. PARKING IS LOCATED ON THE FIRST AND SECOND FLOORS THAT IS ONLY VALET ACCESSIBLE. THE LOBBY IS LOCATED ON THE FIRST FLOOR WITH ACCESS FROM FORE STREET. THE RESTAURANT IS ALSO LOCATED ON THE CORNER OF FORE AND INDIA STREET FOR EASY PEDESTRIAN ACCESS.

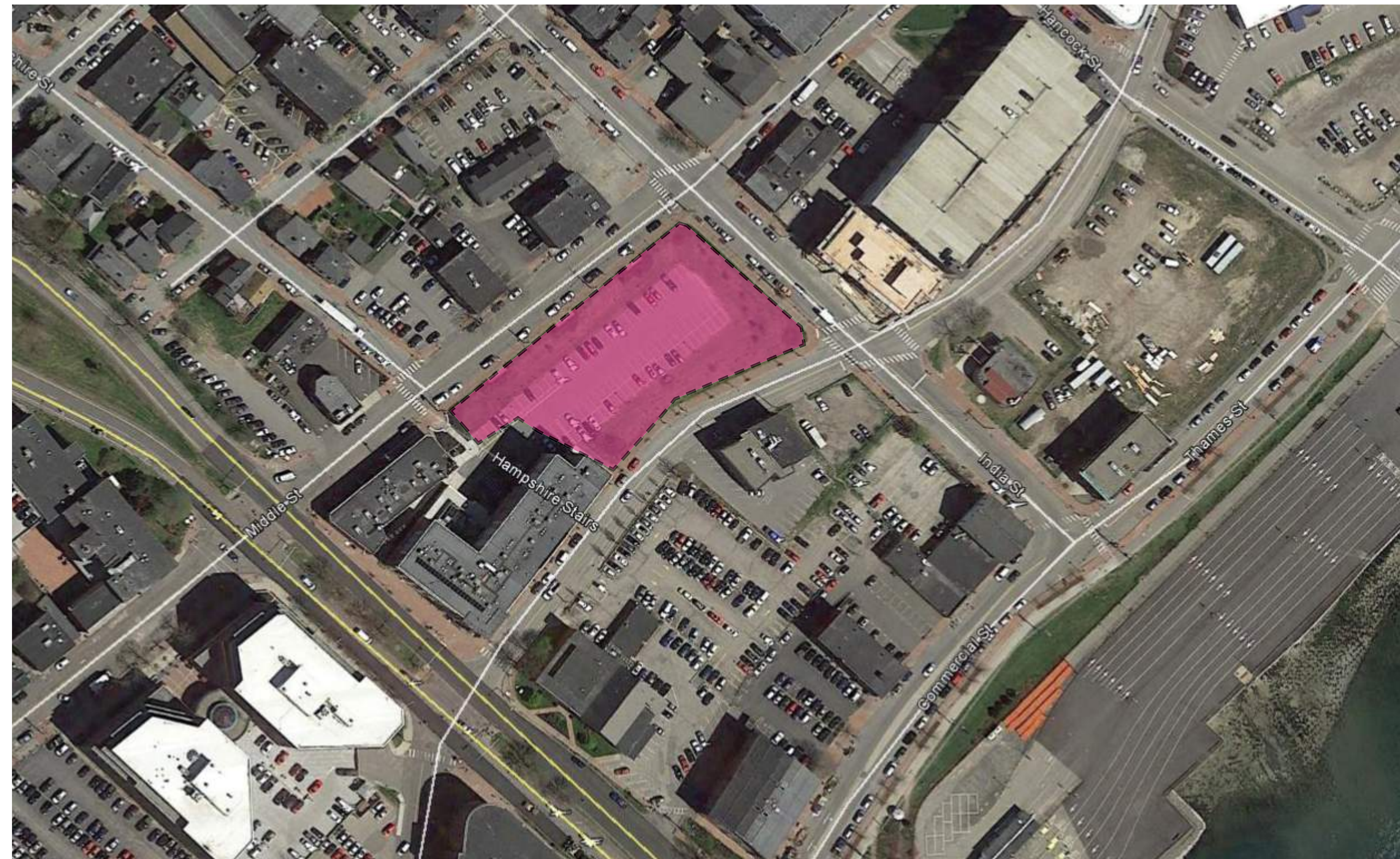
ZONE: 'INDIA STREET FORM BASED CODE'  
BUILDING AREA: SEE BUILDNG PROGRAM

**ZONING REQUIREMENTS**

- THE BUILDING MEETS THE FOLLOWING ZONING REQUIREMENTS BASED ON THE INDIA STREET FORM BASED CODE.
- OUR BUILDING IS LOCATED IN A URBAN ACTIVE DISTRICT AND A URBAN TRANSITIONAL DISTRICT.
  - THE BUILDING HEIGHT IS LESS THAN THE 65' FEET AND 6-STORIES FOR THE UA DISTRICT AND 50' AND 4-STORIES FOR THE UT DISTRICT.
  - LOT SETBACKS IS 10'-0" FOR ALL STREETS AND 75% OF BUILDING FACADE NEEDS TO BE WITHIN THE 10'-0" SETBACK AREA.
  - THE MAX. BUILDING LENGTH ALONG FORE STREET IS ALLOWED TO BE 200', WHICH OUR BUILDING MEETS THIS REQUIREMENT. PARKING STRUCTURE IS NOT CONSIDERED PART OF FORE STREET.
  - THE MAX. BUILDING LENGTH ALONG INDIA STREET IS ALLOWED TO BE 150', WHICH OUR BUILDING MEETS THIS REQUIREMENT.
  - THE MAX. BUILDING LENGTH ALONG MIDDLE STREET IS ALLOWED TO BE 50', WHICH OUR BUILDING MEETS THIS REQUIREMENT.

**BIKE STORAGE SUMMARY**

BIKE PARKING CODE REQUIREMENT: 2/10 GUESTROOMS  
EXISTING BIKE PARKING PROVIDED: 2/10 GUESTROOMS = 22 - HAMPTON INN HOTEL  
BIKE PARKING REQUIRED: 126 ROOMS 2/10 GUESTROOMS = 26 REQUIRED  
BIKE PARKING PROVIDED: = 20 PROVIDED  
TOTAL BIKE STORAGE: 20-NEW 22-EXISTING = TOTAL 42



**WAIVER REQUESTS**

1. WE ARE REQUESTING A WAIVER FOR THE 3-MODULE 3-DOOR ACCESS ALONG THE INDIA STREET ELEVATION. INDIA STREET FORM BASED CODE REQUIRES 3-MODULES WITH 1-DOOR ACCESS PER MODULE. DUE TO THE SITE CONSTRAINTS ALONG THIS ELEVATIONS WHERE WE HAVE 8'-0" OF GRADE CHANGE THAT SLOPES FROM THE HIGH POINT OF THE CORNER OF MIDDLE AND INDIA STREETS TO THE LOW POINT OF FORE AND INDIA STREETS. DUE TO THE SLOPE/GRADE CHANGES ALONG THIS ELEVATION, WE ARE PROPOSING OF HAVING 2-DOOR ACCESS POINTS IN LIEU OF THE REQUIRED 3-DOOR ACCESS.
2. WE ARE REQUESTING A WAIVER FOR THE 1-MODULE 1-DOOR ACCESS ALONG THE MIDDLE STREET ELEVATION. INDIA STREET FORM BASED CODE REQUIRES AT LEAST 1-MODULE WITH 1-DOOR ACCESS PER MODULE. DUE TO THE BUILDING SITE CONSTRAINTS ALONG INDIA STREET WITH THE 8'-0" OF SLOPE FROM MIDDLE STREET TO FORE STREET THIS HAS AFFECTED OUR BUILDING ELEVATION ALONG MIDDLE STREET.
3. WE ARE REQUESTING A WAIVER FOR THE BUILDING ORIENTATION TOWARDS INDIA STREET. THE INDIA STREET FORM BASED CODES CONSIDERS INDIA STREET THE MAIN STREET OF THE SURROUNDING NEIGHBORHOOD. THE MAIN HOTEL ENTRANCE IS ALONG FORE STREET, BUT WE HAVE MULTIPLE ENTRANCES ALONG INDIA STREET FOR THE PROPOSED RESTAURANT AND COFFE SHOP. OUR UNDERSTANDING IS THAT THE CITY BELIEVES THAT SINCE OUR HOTEL ENTRY IS ALONG FORE STREET, THIS IS CONSIDERED THE MAIN BUILDING ORIENTATION.

**HOTEL AREA SUMMARY**

| <b>Guestroom Floors Summary</b>   |          |           |           |           |           |           | Total      |
|-----------------------------------|----------|-----------|-----------|-----------|-----------|-----------|------------|
|                                   | 1        | 2         | 3         | 4         | 5         | 6         |            |
| STUDIO                            |          |           |           |           |           |           |            |
| Type A - Queen Studio             | 0        | 22        | 25        | 25        | 10        | 10        | 92         |
| Type SC - Queen Studio Connecting | 0        | 2         | 4         | 4         | 4         | 4         | 18         |
| Type SA- Queen Studio Accessible  | 0        | 2         | 4         | 4         | 3         | 3         | 16         |
| <b>Total</b>                      | <b>0</b> | <b>26</b> | <b>33</b> | <b>33</b> | <b>17</b> | <b>17</b> | <b>126</b> |

| <b>Building Program</b>   |               |           |        |
|---------------------------|---------------|-----------|--------|
| Level                     | Area (GSF)    | SITE AREA | 47,473 |
| Lobby Level               | 10,630        |           |        |
| Level 02                  | 13,576        |           |        |
| Level 03                  | 15,762        |           |        |
| Level 04                  | 15,762        |           |        |
| Level 05                  | 11,212        |           |        |
| Level 06                  | 8,492         |           |        |
| <b>TOTAL BUILDING GSF</b> | <b>75,434</b> | GSF       |        |

| <b>Proposed Parking</b>                           |            |
|---|------------|
| <b>VALET PARKING GARAGE</b>                       |            |
| Standard Valet Stalls                             | 68         |
| Stacked Valet                                     | 12         |
| Subtotal  | 80         |
| <b>VALET SURFACE PARKING</b>                      |            |
| Standard Valet Stalls                             | 34         |
| Stacked Valet                                     | 6          |
| Subtotal  | 40         |
| <b>ON-SITE PARKING TOTAL</b>                      | <b>120</b> |
| <b>REQUIRED PARKING</b>                           |            |
| <b>Proposed Hotel</b>                             |            |
| 126 Guestrooms: 1 Stall / 4 Rooms = 32 Stalls     |            |
| Rooftop Bar @ 1,287sf: 1 Stall / 150sf = 9 Stalls |            |
| <b>Existing Hampton Inn</b>                       |            |
| 122 Guestrooms: 1 Stall / 4 Rooms = 31 Stalls     |            |
| Meeting Space @ 957sf: 1 Stall / 125sf = 8 Stalls |            |
| <b>Required Parking Stalls</b>                    | <b>80</b>  |