

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.

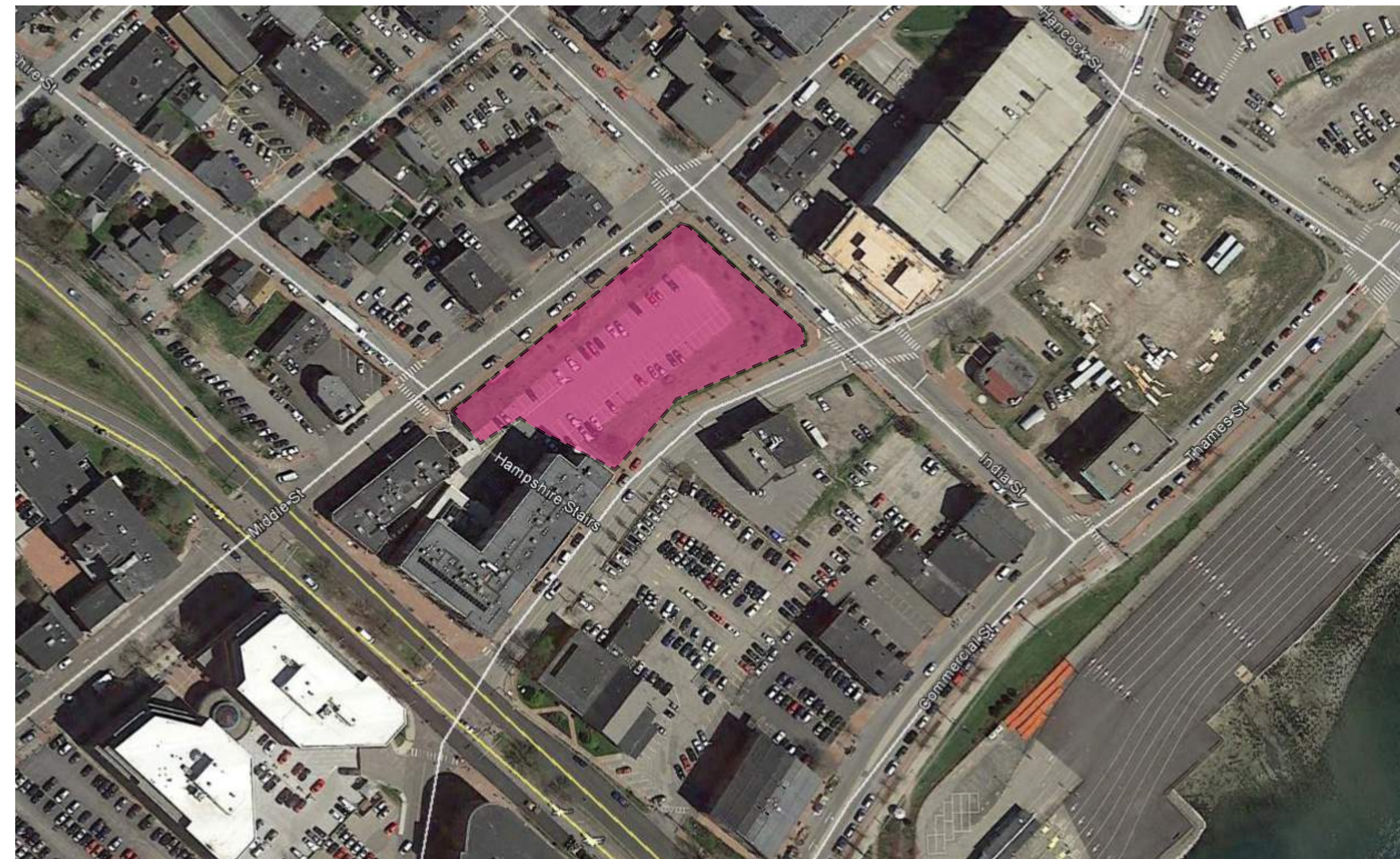
- OUR BUILDING IS LOCATED IN A URBAN ACTIVE DISTRICT AND A URBAN TRANSITIONAL DISTRICT.
- THE BUILDING HEIGHT IS LESS THAN THE 65' FEET AND 6-STORIES FOR THE UA DISTRICT AND 50' AND 4-STORIES FOR THE UT DISTRICT.
- LOT SETBACKS IS 10'-0" FOR ALL STREETS AND 75% OF BUILDING FACADE NEEDS TO BE WITHIN THE 10'-0" SETBACK AREA, WHICH OUR BUILDING MEETS.
- 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.

BIKE STORAGE SUMMARY

BIKE PARKING CODE REQUIREMENT: 2/10 GUESTROOMS
EXISTING BIKE PARKING PROVIDED: 2/10 GUESTROOMS = 22 - HAMPTON INN HOTEL
BIKE PARKING REQUIRED: 128 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 AMOUNT OF REQUIRED GLAZING ALONG THE INDIA STREET ELEVATION. THE INDIA STREET FORM BASED CODE REQUIRES 60% - 90% OF THE ELEVATION TO BE GLAZING. WE CURRENTLY DO NOT MEET THE REQUIREMENT FOR 60% MINIMUM OF FENESTRATION-FOR THE ELEVATION 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 AT LEAST 33% OF GLAZING ALONG THE INDIA STREET ELEVATION. FOR MIDDLE STREET WE DO NOT MEET THE 60% MINIMUM FENESTRATION ALONG THIS ELEVATION.
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. WE CURRENTLY DO NOT HAVE OUR MAIN BUILDING ACCESS ALONG THIS STREET DUE TO THE SITE CONSTRAINTS ALONG THIS ELEVATION 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. WE ARE PROPOSING OF HAVING OUR MAIN HOTEL ENTRY ALONG FORE STREET, BUT WE HAVE PROVIDED A MAIN POINT OF ENTRY AT THE CORNER OF FORE AND INDIA STREET FOR A PROPOSED RESTAURANT TENANT.



VICINITY MAP
NOT TO SCALE

HOTEL AREA SUMMARY

Guestroom Floors Summary							Total
	1	2	3	4	5	6	
STUDIO							
Type A - Queen Studio	0	22	25	25	8	9	89
Type SC - Queen Studio Connecting	0	3	5	5	5	5	23
Type SA - Queen Studio Accessible	0	2	4	4	3	3	16
Total	0	27	34	34	16	17	128

Building Program		Area (GSF)	SITE AREA	47,473
Level				
Lobby Level		12,227		
Level 02		14,080		
Level 03		16,617		
Level 04		16,617		
Level 05		11,212		
Level 06		8,492		
TOTAL BUILDING GSF		79,245	GSF	

Proposed Parking		REQUIRED PARKING
VALET PARKING GARAGE		Proposed Hotel
Standard Valet Stalls	68	128 Guestrooms: 1 Stall / 4 Rooms = 32 Stalls
Stacked Valet	12	Rooftop Bar @ 1,287sf: 1 Stall / 150sf = 9 Stalls
Subtotal	80	Existing Hampton Inn
VALET SURFACE PARKING		122 Guestrooms: 1 Stall / 4 Rooms = 31 Stalls
Standard Valet Stalls	34	Meeting Space @ 957sf: 1 Stall / 125sf = 8 Stalls
Stacked Valet	6	Required Parking Stalls
Subtotal	40	80
ON-SITE PARKING TOTAL	120	