

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

SP #404 2401 Wilson Boulevard Hotel & U-3350-12-1 16th Street URD

SPRC Meeting #1

June 17, 2013

Planning Commissioners in Attendance: Brian Harner, Chris Forinash, Charles Monfort, Steve Cole, Nancy Iacomini, Rosemary Ciotti

MEETING AGENDA

This was the first SPRC meeting for the 2401 Wilson Hotel Site Plan and 16th Street URD projects. Staff gave an introductory presentation about the existing sites and existing Zoning and General Land Use Plan contexts, as well as adopted plans and policies for the sites, including the Special GLUP Study conducted for the site in 2011. The applicant gave an overview of the project architecture and urban design, including the relationship of the proposed hotel site to the approved office building across Adams Street.

SPRC DISCUSSION

Land Use & Zoning

- What are the proposed lot width modifications for the URD?
 - “R-6” requires 60 feet of lot width, applicant’s proposed lots range from 43’ to 48’ in width at their narrowest points. The existing lots are about 50 feet in width each. The applicant is being required to dedicate land on proposed Lot 4 for widening of Adams Street.
- What are the proposed setbacks for the proposed houses? Will they need modifications as well?
 - As currently proposed, the applicant’s proposed house design will require setback modifications from the front and side yard setbacks. The side yard setbacks add up to 15 feet (instead of the required 18). Front yard setbacks are approximately 21 feet. Further changes to proposed setbacks may result from participation with HALRB process.
- Discussion that any change from houses to apartments or townhouses would need a rezoning, and a change in the GLUP, which the Special GLUP study recommended no change.
- For the hotel, what is the gap between the applicant’s proposed number of units and the density staff says is possible?
 - The gap is about 54 hotel units. This includes all the usual bonuses for hotel development. The applicant had assumed Affordable Housing bonus was

available, but then were told it is not available for hotels, and are awaiting a decision of the County Attorney. Other bonus tools, such as park contribution are possible, and under discussion.

- Staff stated that a revised treatment of the rear step-back would have an effect on the total unit count.

Site Design & Characteristics

- What is the relationship of the URD to the HALRB process?
 - In order to present to the SPRC a finalized design of the proposed houses (which may affect setbacks), staff will bring the URD to the Design Review Committee for comment before the next SPRC (with architecture discussion) is scheduled.
- Comments that Townhouses or a garden apartment would be more appropriate as a transition from the hotel to the community
- Several comments that the houses in the URD are too large for their lots, not only do they maximize the “R-6” regulations, they also go beyond them, including possibly height. Also concerns about the one house on the larger lot that is significantly bigger than the others. Concern that the size of the houses are being driven by a desire to mask the hotel, and not that the houses fit in with the prevailing character of the residential neighborhood. The houses could be a bigger eyesore than the back of the hotel. Concern that this would establish a precedent for future URD development.
 - Applicant responds that size were a response to the community to screen the hotel. The URD development technique allows modification not permitted by right without a rezoning.
- General comments that the use as hotel was good for the neighborhood.
- Several comments that the hotel massing on Wilson Boulevard was good.
- Concern about the rear façade of the hotel should be stepped back further to provide a better transition to single-family houses.
- Does the hotel line-up with the AUSA building next door for a consistent streetscape.
 - The facades line up, but the AUSA has columns that project into the sidewalk space we do not want to replicate here.
- Question if the hotel could be closer to the curb on Adams Street? Is the placement of the building in relation with the sidewalks consistent with staff direction?
- Questions on who would maintain the shared access alley?
 - The Homeowners would be responsible for the maintenance.

NEXT STEPS

- For staff follow up: Would like to know staff’s direction to the applicant re: placement of the building to the sidewalks.
- Finalize URD design, and resulting setbacks and massing, with a DRC meeting before returning to SPRC. Staff will also provide an analysis on how URD compares with a theoretical by-right development in this area. Have there been other approved URDs with height modifications?

- For applicant follow up: A shadow study, and the applicant to bring alternative designs of the rear façade, including an option with windows, an option where the rear is of the same material as the front façade, and more materials details.