

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

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

SPRC Meeting #4

November 18, 2013

Planning Commissioners in Attendance: Brian Harner, Chris Forinash, Karen Kumm Morris, Steve Cole, Nancy Iacomini, Rosemary Ciotti

MEETING AGENDA

This was the fourth SPRC meeting for the 2401 Wilson Hotel Site Plan and 16th Street URD projects. The applicant gave a presentation on the architectural changes made to the proposed hotel in response to the input of the SPRC. Staff then presented a consolidated list of issues identified by the Committee during the review process. The applicant then responded to the issues mentioned in the staff document, and how they were addressed, not addressed, or not able to be addressed (attached).

SPRC DISCUSSION

Hotel Architecture Follow-up

- General comments that the architecture of the hotel has much improved since the original plan
- Some disagreement among SPRC members about the level of satisfaction with the rear façade. One suggestion for faux windows, others thought not necessary.
- Suggestion that proposed landscaping plan be amended before the PC hearing to show more screening planting and shade trees in the rear of the houses to further mask the hotel from the community.
- Discussion of previously-proposed sculptural element at the Adams/Wilson corner.
 - Applicant responded that the blank space at the pedestrian level had been significantly narrowed, reducing the need for additional decoration. Applicant would prefer to reserve the area for signs.
- Suggestion that they would still like to see something distinctive at the corner.
- Suggestion that the previous proposal the ground floor looked like it had more glass than current proposal.
 - Applicant stated that it was spandrel glass in the previous proposal hiding the second floor slab, and that the clear height had not changed. However, they will look at adjustments that can lighten the ground floor retail façade.

- Several comments that the “tower” element is confusing, the drawings are not making it clear exactly what is behind it, and how it will look interacting with the rest of the façade. Suggestion that such details be provided for the Planning Commission hearing.

Comments from SPRC re: Issues Summary document prepared by staff

- Suggestion that maintenance of the cul-de-sac should be the responsibility of the hotel, not homeowners or County. Similar for the planted buffer between the URD and the hotel.
- Hours of use of the outdoor patio in the rear of the hotel should end at 9 or 10 p.m.
- Discussion of how to best indicate to a motorist unfamiliar with the area that the fire truck emergency-drive through is only for emergencies.
 - Applicant suggested bollards at both ends of the access.

Wrap Up Comments

- General comments that hotel architecture has much improved and that the project can move forward to the conditions.
- Concern about the proposed hotel density, and a recommendation to install the new in-building wireless system.
- Suggestion that the landscaping of the cul-de-sac can be improved, and expression of concern over construction noise and that the applicant communicate frequently to the community.
 - Applicant stated soil tests are nearly complete and pile driving will probably not be necessary, except briefly during the sheeting and shoring phase.
- A suggestion that detailed pedestrian and street cross-sections be provided for commission meetings
- Suggestion that windows at ground level be as active as possible, that drop-offs not block Wilson Boulevard, and suggestion of community meeting space to be made available to civic associations.

NEXT STEPS

- The HALRB will review the URD as an informational item at their December hearing. The GLUP amendment, rezoning, site plan, and URD are tentatively scheduled to be heard at the February Planning Commission and County Board meetings.