



SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

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

SPRC Meeting #2

September 19, 2013

Planning Commissioners in Attendance: Brian Harner, Chris Forinash, Erik Gutshall, Karen Kumm Morris

MEETING AGENDA

This was the second SPRC meeting for the 2401 Wilson Hotel Site Plan and 16th Street URD projects. Staff gave a brief summary of what has happened since the first SPRC in June, including the applicant's presentation of the proposed URD to the Design Review Committee (DRC) of the HALRB in August. The applicant subsequently made revisions to the URD design in response to DRC comments, and have a concrete proposal with finalized statistics on bulk, height, and setbacks, which exhibits staff posted on the SPRC website. In particular, the proposed houses will not exceed the 35 foot single-family dwelling height limit. The applicant gave detailed overview of the architecture and proposed materials for the hotel and URD, including several options for treatment of the rear façade of the hotel.

SPRC DISCUSSION

Architecture--Hotel

- There was concern that the proposed metal paneling on the hotel will not wear well over the life of the material, and if there was a potential to show stains.
 - Applicant stated that paneling can be repainted or refreshed after about 20 years, but that wear is generally not a problem with the material they are proposing.
- There were suggestions that the articulation of the base, middle and top could be better defined.
- It was suggested that the building, especially the window articulation, emphasized the horizontal width of the building frontage, and that the building looks "long".
- Concern expressed about terminus of view from North Adams Street south of the subject site.
- There was considerable discussion about the corner "tower" of the hotel, and the amount of blank wall involved at such a prominent corner. There were suggestions of larger window area, planting, or some design treatment. There was general comment that the large blank area negatively impacted the pedestrian experience walking westward at the corner of Adams Street.

- General dissatisfaction with the building's ground level façade on Adams Street, a pedestrian gateway to the Lyon Village neighborhood. Comments that it was too institutional and unfriendly, etc., and that the bicycle and service entrances could be made more attractive.
- A suggestion to consider some precast architectural elements.
- Cornice line at roof too heavy.
- The proposed canopies might spill light into public streets and adjacent properties, examine type of lighting used
- North Façade: Several comments that the north façade windows look somewhat institutional, and could have a more residential character. Some comments that "option D" was preferable. General agreement that the north façade should be quiet and generally fade into the residential community behind, but at the same time is not bland. Some comments that gray brick is too institutional. Red or yellow would be more residential. Continuing general concerns about stretch of blank wall on the north property line.
- There was also continuing concern that the tapering to the north property line was not sufficient.

Architecture—URD

- The community had wanted the proposed SFDs do be a step down from the hotel to the neighborhood beyond, meant to screen the hotel behind. Placement of rear detached garages could help hide the hotel, as well. Suggestion to make the garages as tall as the Zoning permits (25 feet).
 - Applicant stated that one-level garages were the default, and a purchaser could option to have a two-story garage. Also, because the garages were set far back from 16th Street, a pedestrian looking from the north would not perceive much difference in height between a one story and a two story garage.
- Suggestions that the rear yards be landscaped strategically for screening purposes, and that a traditional back yard may not be the best solution for the site.
- Suggestion that garages could be attached to the house.

NEXT STEPS

- For staff follow up: Staff to find out if direct route from lobby to the bike room is required either by code or TDM condition.