

D/DRC Case

1000 Lady Street

City Center Design/Development District

TMS# 09013-09-01, 09013-09-02, 09013-09-04, and 09013-09-22

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
Evaluation Sheet
Case # 4

ADDRESS: 1000, 1010, & 1014 Lady Street & 1218 Park Street

APPLICANT: Casey Gemunder, owner

TAX MAP REFERENCE: TMS# 09013-09-01, 02, 04, 22

USE OF PROPERTY: currently surface parking; proposed hotel

REVIEW DISTRICT: City Center Design/Development District (-DD)

NATURE OF REQUEST: Request for Certificate of Design Approval for new construction

PROJECT SUMMARY:

The proposal is for a 4-story, 144-room hotel and 37 on-site surface parking spaces. The building is 53' tall, with 1' setbacks, consistent with the current M-1 zoning classification. The building wraps the corner with vehicular access to the parking lot and an on-site drop off from Lady Street, and a one-way exit drive onto Park Street.

DESIGN GUIDELINES AND STAFF COMMENTS:

5.2 Architectural Style or Theme (guidelines)

No predetermined architectural style or design theme is required in Columbia's City Center; however, the design of a building should be compatible with its function and with its surroundings (context)... These projects should be sympathetic and compatible with surrounding buildings in terms of mass, scale, height, façade rhythm, placement of doors and windows, color, and use of materials without giving the feeling that new or renovated structures must duplicate an architectural style from the past to be successful.

(Staff comments)

The surroundings of this particular parcel are largely surface parking lots. The nearby buildings are mostly 2-3 story, primarily brick buildings. The proposed building is compatible with its surroundings.

5.3 Building Mass and Organization (guidelines)

The height and scale of new buildings in City Center should complement existing structures while providing a sense of human scale and proportion. New infill structure should be designed to provide storefront windows, doors, entries, transoms, awnings, cornice treatments, and other architectural features designed to complement existing structures without duplicating a past architectural style. This section outlines guidelines for building mass and organization.

While these guidelines do not address the regulation of uses within buildings, the City strongly encourages that- in retail and commercial areas of City Center- the ground level of buildings be developed with retail uses. Such uses draw activity to the street, thereby enlivening the area.

(Staff comments)

The proposed hotel adds massing to this important corner, and provides storefront features and active uses on the ground floor.

5.3.1 Building Height (guidelines)

Except for areas where existing structures are predominantly single story, the most fundamental guidance for building heights in City Center is that the minimum height for any new building in the district should typically be two stories, even if the building contains only one functional story (e.g., a Single-story, high-ceilinged commercial building). Low profile office buildings, commercial buildings, and residences will not yield the density, urban scale, and character desired for City Center, and should, therefore, be discouraged.

(Staff comments)

The 4-story, 53-foot tall building is consistent with the zoning and appropriate for this corner.

5.3.2 Façade Proportion and Rhythm (guidelines)

The width and pattern of façade elements can help pedestrians negotiate a street by providing a standard measure of progress. This is true regardless of the overall width of the building; for example, a building can extend for the full length of a block and still have a façade design that divides the building into smaller, pedestrian scale elements. The following guidelines deal with establishing a pedestrian-friendly rhythm in new buildings, while subsequent sections address façade detail.

- *The characteristic proportion (relationship of height to width) of existing façade elements should be respected in relation to new development.*
- *Whenever an infill building is proposed that is much “wider” than the existing characteristic facades on the street, the infill facades should be broken down into a series of appropriately proportioned “structural bays” or components typically segmented by a series of columns or masonry piers that frame window, door, and bulkhead components.*

(Staff comments)

Since the existing context is all surface parking, the development establishes a rhythm by providing a series of structural bays along both Lady and Park Streets, with a unique corner element.

5.3.3 Proportion of Openings (guidelines)

- *Maintain the predominant difference between upper story openings and street level storefront openings (windows and doors). Usually, there is a much greater window area (70 percent) at the storefront level for pedestrians to have a better view of the merchandise displayed behind as opposed to upper stories which have smaller window openings (40 percent).*

(Staff comments)

The applicant has provided the percentage calculations for both street elevations (below). While the street level facades are close to the recommendations for both Lady (62%) and Park (67%), the upper floors could use more fenestration, as they are at 20% (Lady) and 21% (Park). The window groupings in the “A” bays of red brick include solid recessed panels that add articulation. The “B” bays are simpler in design, but include a large proportion of flat unarticulated wall space. Adding windows and/or recessing the groupings of windows in the brick would better articulate the “B” bays of the upper façade.



Levels 2-4: 20%
 Level 1: 62%
Lady Street Elevation
 Not to Scale



Levels 2-4: 21%
 Level 1: 67%
Park Street Elevation
 Not to Scale

The red area denotes the building's pedestrian storefront. The areas of glazing are calculated from this portion.

5.3.5 Wall Articulation (guidelines)

- Long, blank, unarticulated street wall facades should not be allowed. Facades should instead be divided into a series of structural bays (e.g., masonry piers which frame window and door elements). This subdivision of the wall plane establishes a rhythm similar to many existing older buildings found in City Center.
- Monolithic street wall facades should be "broken" by vertical and horizontal articulation (e.g., sculpted, carved or penetrated wall surfaces defined by recesses and reveals). These features are characterized by: (a) breaks (reveals, recesses) in the surface of the wall itself; (b) placement of window and door openings; or (c) the placement of balconies, awnings, and/or canopies.
- Large unbroken facade surfaces should be avoided, especially at the storefront level. This can be achieved in a number of ways including: (a) dividing the facade into a series of display windows with smaller panes of glass; (b) constructing the facade with small human scale materials such as brick or decorative tile along bulkheads; (c) providing traditional recessed entries; (d) careful sizing, placement and overall design of signage; and (e) providing consistent door and window reveals.

(Staff comments)

The façade is broken up into structural bays, which are further articulated with piers that carry through to the ground floor. The building is horizontally articulated with a strong base of darker brick and a plinth further defining the ground floor. The groupings of windows on floors 2-3 on the "A" bays help define the middle and top of the building.

The ground floor is well articulated with storefront openings and muntin patterns that align with the window bays on the upper floors.

5.3.6 Roofs and Upper Stories (guidelines)

- Roofs may be flat or sloped. The visible portion of sloped roofs should be sheathed with a roofing material complementary to the architectural style of the building and other surrounding buildings.

(Staff comments)

The flat roof is appropriate.

- *Roof mounted mechanical or utility equipment should be screened. The method of screening should be architecturally integrated with the structure in terms of materials, color, shape and size. Equipment should be screened by solid building elements (e.g., parapet wall) instead of after-the-fact add-on screening (e.g., wood or metal slats).*

(Staff comments)

The applicant has provided information about the parapet heights, which vary from 36"-48", and the mechanical equipment will be mounted a minimum of 10' back from the parapet. This should be an adequate distance to not be visible from the right-of-way at this building height.

5.4 Site Planning (guidelines)

The manner in which a building and its accessory uses are arranged on a site are critical to how the building contributes to the overall quality of the built environment. This section outlines a series of site planning guidelines that will help establish a human scale, pedestrian-friendly quality in City Center.

5.4.1 Setbacks (guidelines)

In order to preserve the scale of the pedestrian environment and continue to foster the urban character of the City Center, the Design/Development District will have no minimum required front yard setback. The maximum setback for any new structure should be the average of the existing setback in the block and adjacent blocks where the project is to be constructed. In situations where the average is not established, the setback will be ten feet.

Although the criteria for setbacks will be the same throughout the City Center Design/Development District, some areas of the district have a more urban commercial character and others maintain a residential character. Each project still should be evaluated in context with its surroundings in order to properly decide whether a minimum or maximum setback should be used so that the overall character of the street is preserved.

(Staff comments)

The building is being set back 1-2 feet, to accommodate an additional 3' of building height above 50' per the zoning ordinance. This setback is appropriate for a hotel on a corner where pedestrian engagement is needed.

5.4.2 Street Orientation (guidelines)

The way that a structure is oriented to the street plays a big role in establishing the overall feeling of the street. As a general rule, buildings should be oriented so as to engage and maintain pedestrian interest. Following are specific directions on how this can be accomplished.

- *Storefronts should be designed to orient to the major street frontage. While side or rear entries may be desirable, the predominant major building entry should be oriented toward the major street.*
- *The front building facade should be oriented parallel to the street or toward a major plaza or park.*
- *Buildings on corners should include storefront design features for at least 50 percent of the wall area on the side street elevation.*

(Staff comments)

The building façades are oriented to the street frontages with storefront and parallel to both streets. The entrance is on the corner, addressing both streets.

5.6 Landscaping (guidelines)

The streetscape, which is installed and maintained by the public sector, is the most important landscape element in City Center, as described in Chapter 4. There will, however, be many opportunities for landscaping in conjunction with private development... Street trees and other streetscape improvements are planned for all streets in City Center. Where new development is planned for an

area not scheduled for installation of streetscape improvements within the succeeding year, the developer may be required to provide them. The City will provide design specifications on request; these specifications (including dimensions, materials, and planting methods) must be followed and will be subject to inspection.

(Staff comments)

The applicant will be working with staff on the right-of-way improvements, to include street trees.

4.4 Service and Loading Areas (guidelines)

Service and loading areas should be located to minimize their visibility from public streets. On blocks with multiple sides facing gateway streets, individual determinations of the more visually significant frontages will be required.

Refuse containers and actively-used service and loading areas must be screened from view by the buildings they serve or by solid masonry walls which are designed as an integral part of the building, finished with compatible materials and with a minimum height of six feet. If screening walls are located adjacent to public use areas, they must be buffered from view with a landscaped strip at least eight feet wide.

Wherever possible, ground-mounted mechanical equipment should be located within a screened service area. Where this is not feasible, mechanical equipment should be located where it is not visible from streets, sidewalks and adjacent properties.

Areas used for occasional service or loading (less than one day per week, or less than one hour per day) may be treated according to the guidelines for surface parking lots.

(Staff comments)

Trash access is located on the south end of the building, adjacent to the exit drive onto Park. Other services such as laundry, mechanical, electrical rooms are located in the east wing of the building, with rear access from the parking lot.

5.7 The Storefront (guidelines)

This section focuses on establishing "storefronts" that will help revitalize and unify City Center's commercial street frontages. It should be noted that the term "storefront" does not necessarily imply that a building has a retail commercial use; storefronts are simply the sides of the building that face the street and connect with the sidewalk.

5.7.1 Storefront Composition, Accessories, and Details **Entries and Doorways**

- *The main entry to a building, leading to a lobby, stair or central corridor, should be emphasized at the street to announce a point of arrival in one or more of the following ways: flanked columns, decorative fixtures or other details; recessed within a larger arched or cased decorative opening; covered by means of a portico (formal porch) projecting from or set into the building face (refer to zoning guidelines for allowable projections); punctuated by means of a change in roofline, a tower, or a break in the surface of the subject wall.*
- *Buildings situated at the corner of a public street should provide a prominent corner entrance to street level shops or lobby space, in a manner consistent with Main Entries, as described above.*
- *Commercial storefront entries are typically recessed and/or sheltered by a covered arcade structure, canopy, or awning. This provides more area for display space, a sheltered transition area to the interior of the store and emphasizes the entrance. Recessed entries should be retained and are strongly encouraged in new construction, although overly-deep entries (over 5-feet) should be avoided, as they may attract transients.*

(Staff comments)

The main entry to the building is a recessed corner entrance at the corner of Lady and Park Streets. There are steps to the corner entry, with an accessible entrance just off of Lady Street at the vehicular drop off, within a short distance from the sidewalk. A canopy projects at the corner, emphasizing the entrance.

The Park Street storefront includes an outdoor dining area for the hotel restaurant adjacent to the sidewalk. This terrace is a few feet above grade, is covered with a glass and steel canopy, and has a stainless steel cable-railing system to provide safety and transparency. Design elements might be considered to address privacy concerns given the height of dining tables and chairs above the sidewalk.

Door and Window Design (guidelines)

- *Doors to retail shops should contain a high percentage of glass in order to view the retail contents.*
- *Use of clear glass on the first floor is recommended.*
- *Storefront windows should be as large as possible, and no closer than 18 inches from the ground (bulkhead height). By limiting the bulkhead height, the visibility to the storefront displays and retail interior is maximized. Maximum bulkhead heights for new construction should be 36 inches.*

(Staff comments)

The front doors are glass. Clear glass is being used throughout the first floor, with a varying height bulkhead due to the grade change. The bulkhead is mostly within the recommended range of 18" - 36" above the sidewalk. The outdoor dining patio floor is 32" - 40" above the sidewalk as the grade drops.

5.7.2 Exterior Walls/Materials (guidelines)

The design element for exterior walls involves two aspects- color and texture. If the building's exterior design is complicated with many design features, the wall texture should be simple and subdued. If the building design is simple (perhaps more monolithic), a finely textured material, such as patterned masonry, can greatly enrich the building's overall character.

Recommended Materials (guidelines)

Storefront materials should be consistent with the materials used on significant (historically correct) adjacent buildings. The following materials are considered appropriate for buildings within City Center. The number of different wall materials used on anyone building should, however, be kept to a minimum (ideally, two or less).

Building Walls: clear glass, glass block (storefront only)...stucco/exterior plaster (smooth trowled), new or used face-brick, cut stone, rusticated block (cast stone), clapboard...

(Staff comments)

The primary materials on the ground floor are brick and aluminum storefront system, which are recommended. There are some cement fiber accent panels as well, which have been approved on other projects in the district.

5.8 The Upper Façade (guidelines)

The upper façade of the building is distinct from the street-level storefront, and the design qualities differ. The upper façade consists of the following components: The cornice and fascia that cap the building front; the building's upper stories, the windows, which provide articulation and interest to the upper architecture, and the piers, which extend to the ground level to visually support the façade and frame the storefront... the following paragraphs provide general guidance for the development and/or renovations of the upper facades of the buildings in City Center.

5.8.1. Cornice and Fascia

A cornice or fascia creates a strong roof line and gives a finished appearance to the building façade... The new cornice or fascia should be designed in proportion with the overall mass of the building.

(Staff comments)

There is a simple trim cap at the top of the parapet. The "A" red brick bays of the building have more defined top due to the recessed brick panels.

5.8.2 Wall Materials (Upper Façade)

Wall materials should be selected to coordinate with neighboring structures and to complement the design of the storefront.

(Staff comments)

There are 3 brick colors on the building, more than is typically recommended; however, this contributes to the building's design concept of having distinct, alternating bays that break up the façade along the block, and further defines the base.

A secondary material, Nichiha cement-fiber panels, have been approved on other projects in City Center. While a departure from anything in the district, the faux half-timbering detail adds texture and unique detailing to the corner of the building. A primary consideration for determining whether the materials are appropriate are the specific properties such as texture and depth of openings. The applicant has provided the window depths at 3" for both the brick punched windows and for the cement fiber panels; 4" is what staff generally recommends for a minimum depth.

The rear elevations continue the alternating bays, with brick and a stucco to match the brick color. This continues the design concept while concentrating the higher finish materials on the street-facing sides of the building.

5.8.3 (Upper Façade) Windows

Upper story window should create a sense of scale and add articulation and visual interest to the upper façade.

(Staff comments)

The windows on the upper façade are better articulated on the "A" brick bays than on the "B" bays, as they are within recessed panels and have additional detailing and trim. The "B" bays, while an intentionally simpler design, could benefit from more and/or larger windows to increase the proportions of glass to blank wall.

The windows both in the brick and the cement fiber panels are shown recessed at 3". Typically, a minimum 4" recess has been the standard requirement to adequately articulate visual depth of windows in a façade.

The anodized aluminum windows have simulated divided lights, with ½" exterior profiles.

5.8.4 Piers

The piers that frame the storefront and visually anchor the upper facade play an essential role in creating the unified architectural framework which organizes the street level's virtual diversity... the piers' width and spacing should give support to the façade. Piers which segment the storefront are recommended on wide buildings to improve proportional balance. To emphasize the piers' integral role in defining the architectural character of the upper façade, they should be treated with the same surface material.

(Staff comments)

The piers are articulated along the storefront, dividing the first floor into segments and helping visually tie the upper floors to the base of the building.

5.10.2 Surface Parking

New surface parking lots should be designed to minimize the negative impact of large paved surface on the quality of the visual environment. New surface lots should be designed according to these guidelines [when the landscape ordinance does not apply].

(Staff comments)

The applicants are working with staff to fully meet the landscape ordinance for the property.

STAFF RECOMMENDATION:

Staff finds that the proposal substantially meets the City Center Design Guidelines, and recommends approval conditional upon the following items be reviewed and approved by staff:

- Increase upper floor glazing percentages on the “B” bays facing Lady and Park Streets
- Increase upper floor window depths to minimum 4” depth, at least on the brick façade
- Work with Forestry and Beautification to incorporate more shade trees on Lady Street.
- All other details deferred to staff.



CAMBRIA HOTEL IN THE VISTA

D/DRC SUBMITTAL

JANUARY 29, 2020
(REVISED MARCH 3, 2020)



**CAMBRIA HOTEL
IN THE VISTA**
TABLE OF CONTENTS



1

CONTEXT

- » a. Tax Map / Zoning
- » b. Vicinity / Site Context
- » c. Parking Assessment

2

SITE

- » a. Existing Site
- » b. Hotel Site Plan
- » c. Landscaping Plan

3

EXTERIOR DESIGN

- » a. Vista Area Context and Hotel Branding
- » b. Building Massing and Height
- » c. Vista Facade Rythm
- » d. Elevations
- » e. Glazing Percentages
- » f. 3D Renderings
- » g. Materials List
- » h. Detail List

4

FLOOR PLANS

- » a. First Floor Plan
- » b. Second - Fourth Floor Plans



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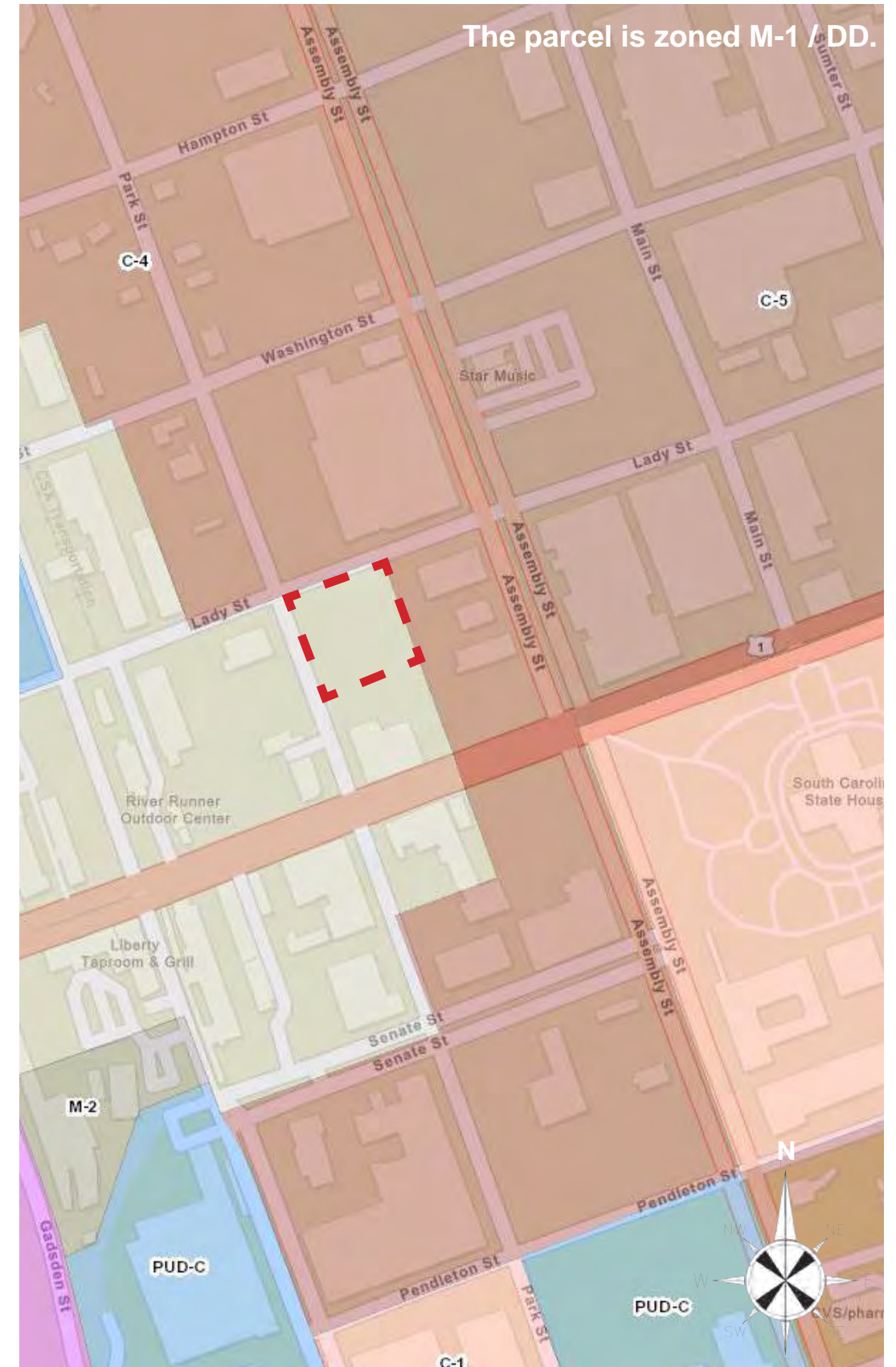
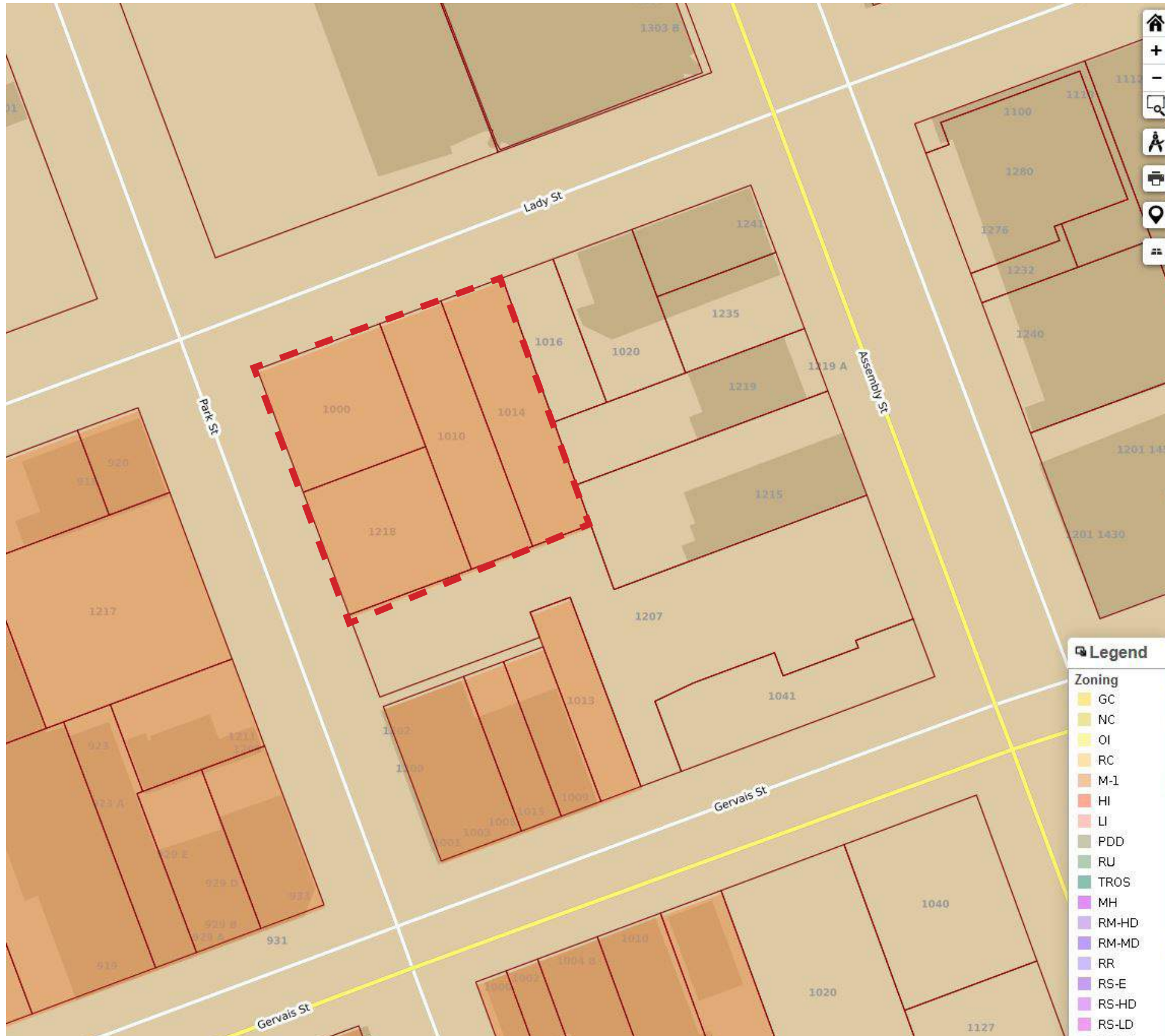
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1

CONTEXT

CAMBRIA HOTEL IN THE VISTA

TAX MAP / ZONING



CAMBRIA HOTEL IN THE VISTA

VICINITY / SITE CONTEXT



CAMBRIA HOTEL IN THE VISTA PARKING ASSESSMENT



1000 LADY STREET SITE

400 FT PERIMETER:

165 ON-STREET PARKING SPACES

1 VISTA CENTER GARAGE

2 ADJACENT SURFACE PARKING LOT

600 FT PERIMETER:

3 WASHINGTON ST. CITY GARAGE PUBLIC PARKING

4 CAPITOL CENTER PUBLIC PARKING

5 CORNER OF ASSEMBLY AND GERVAIS SURFACE PARKING LOT

6 LINCOLN ST. CITY GARAGE PUBLIC



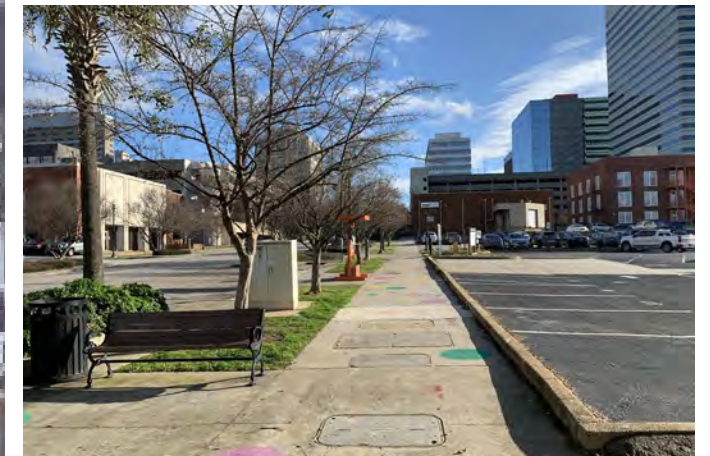
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2 | SITE

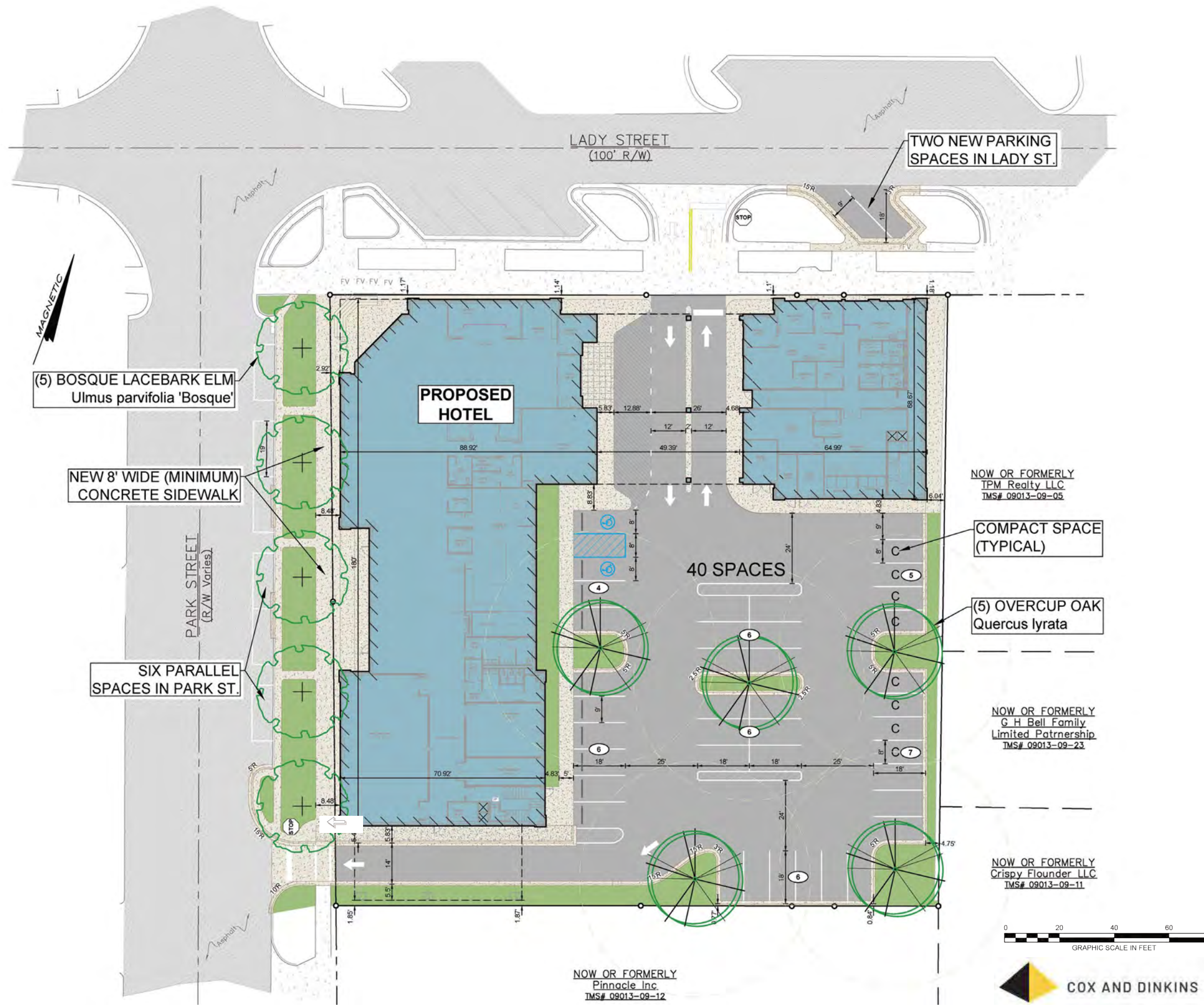
CAMBRIA HOTEL IN THE VISTA EXISTING SITE

This plat reflects the existing conditions of the site at the corner of Lady and Park Streets - a site currently occupied by surface parking lots void of any trees.



CAMBRIA HOTEL IN THE VISTA

HOTEL SITE PLAN



The hotel is designed for 144 keys/rooms and is allowed a 50% reduction in parking requirements since there are 165 on-street parking spaces within 400' of the site. This results in a need for 72 parking spaces.

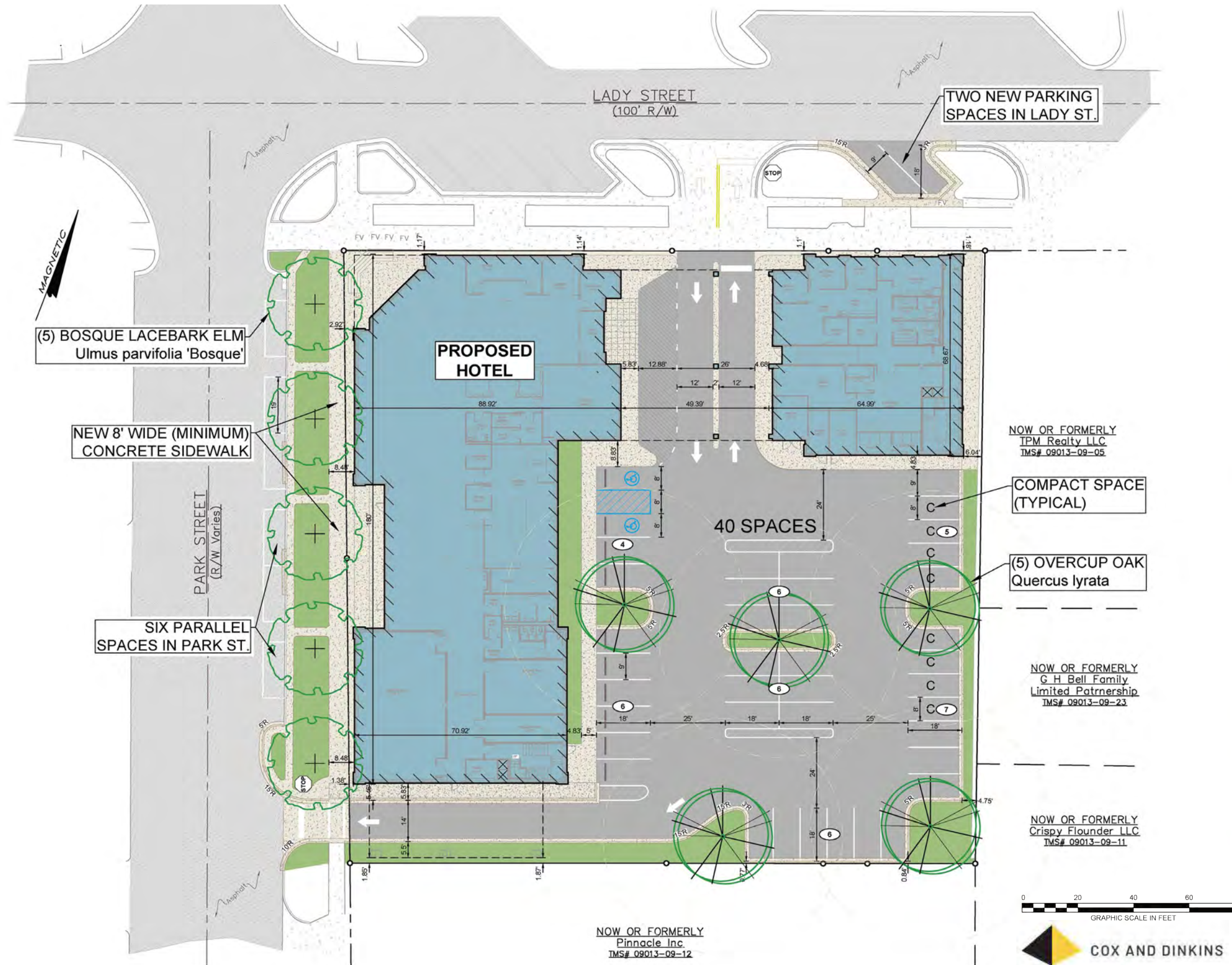
Due to the extraordinary and exceptional conditions on the site (BOZA variance application has been submitted), there will be 40 parking spaces on-site with additional parking available off-site. Trees will be added in the parking area to meet landscaping requirements.

Major vehicular access (drop-off/entry and exit) will be off Lady Street where there is an exiting curb cut and drive.

The additional vehicular exit to Park Street will result in eliminating 2 parallel parking spaces that will be added back to Lady St. as indicated.

Five (5) trees will also be replaced along Park St. that are currently undersized and the existing sidewalk will be enlarged to 8' for an improved pedestrian experience.

CAMBRIA HOTEL IN THE VISTA LANDSCAPING PLAN



OVERCUP OAK
Quercus lyrata



BOSQUE LACEBARK ELM
Ulmus parvifolia 'Bosque'



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3

EXTERIOR
DESIGN

CAMBRIA HOTEL
IN THE VISTA
VISTA AND BRAND



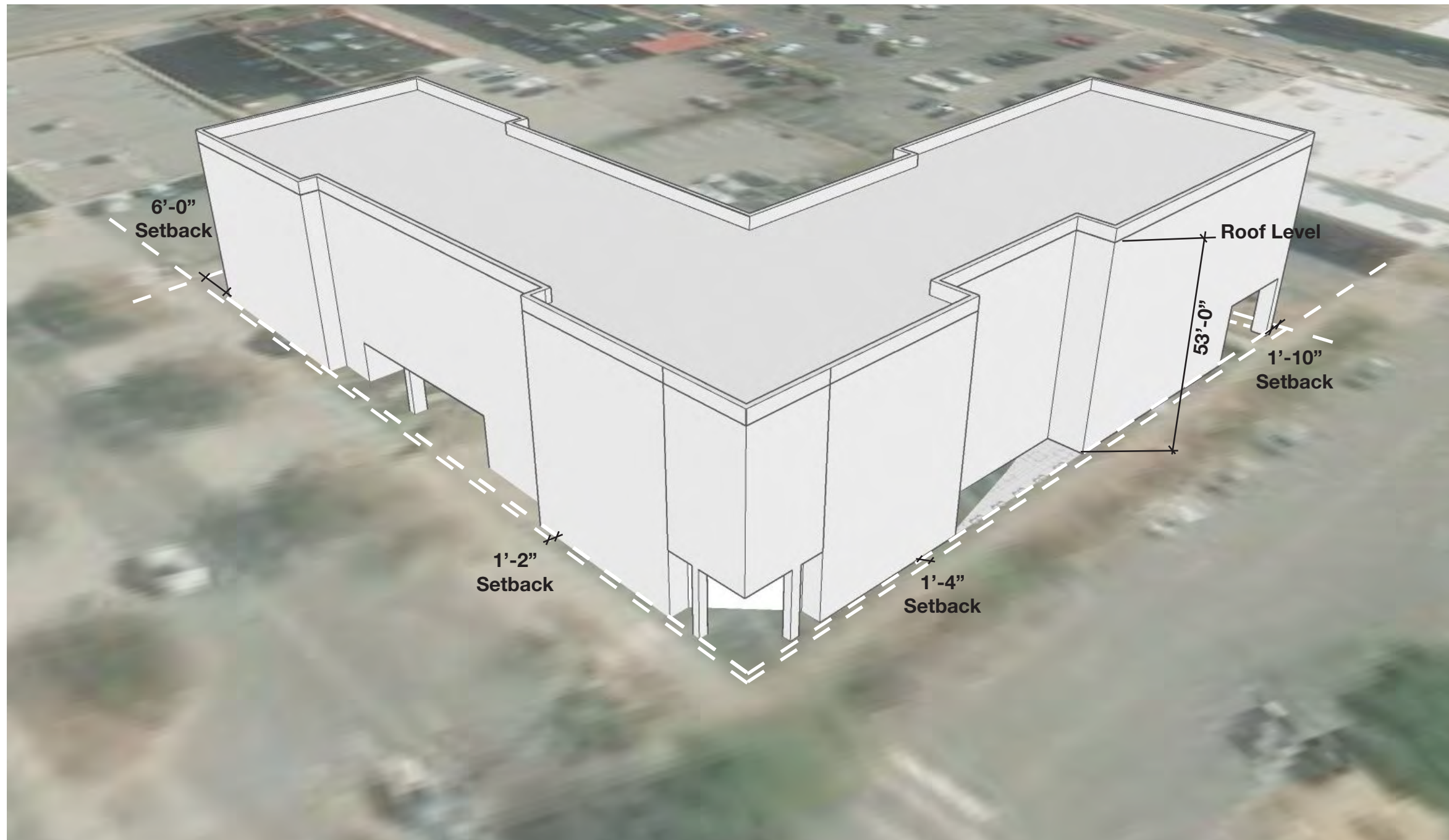
CAMBRIA HOTEL IN THE VISTA

BUILDING MASSING AND HEIGHT

In keeping with the zoning requirements for this site (classified as M-1), the maximum height is indicated as 50'-0". Note "c" allows for an increase up to 75'-0" provided there is an increase of 1'-0" setback in side, front, and rear yards... for each additional 3'-0" in height.

With a building height of 53'-0", a 1'-0" minimum setback will be required at each side.

The proposed parapets range in height from 36"-48" above the proposed roof level. Rooftop mechanical units will set a minimum of 10'-0" from the parapets to minimize visibility of the units from the street.



CAMBRIA HOTEL IN THE VISTA

VISTA FACADE RHYTHM



The typical facade rhythm in the Vista is created by buildings of various widths, heights, and brick colors.

CAMBRIA HOTEL
IN THE VISTA
 FRONT ELEVATIONS



North Elevation View From Lady Street
 Not to Scale



West Elevation View From Park Street
 Not to Scale

CAMBRIA HOTEL
IN THE VISTA
BACK ELEVATIONS



South Elevation View From Parking Lot
Not to Scale



East Elevation View From Parking Lot
Not to Scale

**CAMBRIA HOTEL
IN THE VISTA**
GLAZING PERCENTAGES



Levels 2-4: 20%
Level 1: 62%

Lady Street Elevation
Not to Scale



Levels 2-4: 21%
Level 1: 67%

Park Street Elevation
Not to Scale

The red area denotes the building's pedestrian storefront. The areas of glazing are calculated from this portion.

CAMBRIA HOTEL
IN THE VISTA
3D RENDERINGS



Corner at Lady Street

CAMBRIA HOTEL
IN THE VISTA
3D RENDERINGS



Corner at Park Street

CAMBRIA HOTEL
IN THE VISTA
3D RENDERINGS



Courtyard View

CAMBRIA HOTEL IN THE VISTA

MATERIALS LIST (STREET ELEVATIONS)

1. Brick #1: Boral Indigo Red Modular



2. Brick #2: Taylor Oyster Gray WC



3. Brick #3: Meridian Dark Grey WC



4. Wood-look Fiber Cement Panel:
Nichiha VintageWood Ash



5. Wood-look Fiber Cement Panel:
Nichiha VintageWood Cedar



Typical façade materials include red and buff field bricks, grey accent brick, and aluminum storefront windows. Brick colors will be in keeping with the surrounding context.



Contrasting elements keeping in with surrounding street rhythm

CAMBRIA HOTEL IN THE VISTA

MATERIALS LIST (REAR ELEVATIONS)

1. Brick #1: Boral Indigo Red Modular



2. Brick #2: Taylor Oyster Gray WC



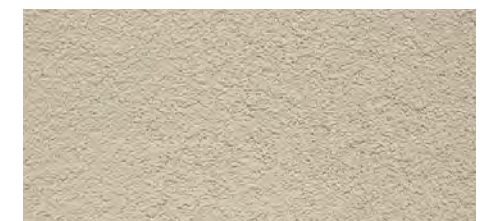
3. Brick #3: Meridian Dark Grey WC



4. Wood-look Fiber Cement Panel:
Nichiha VintageWood Ash

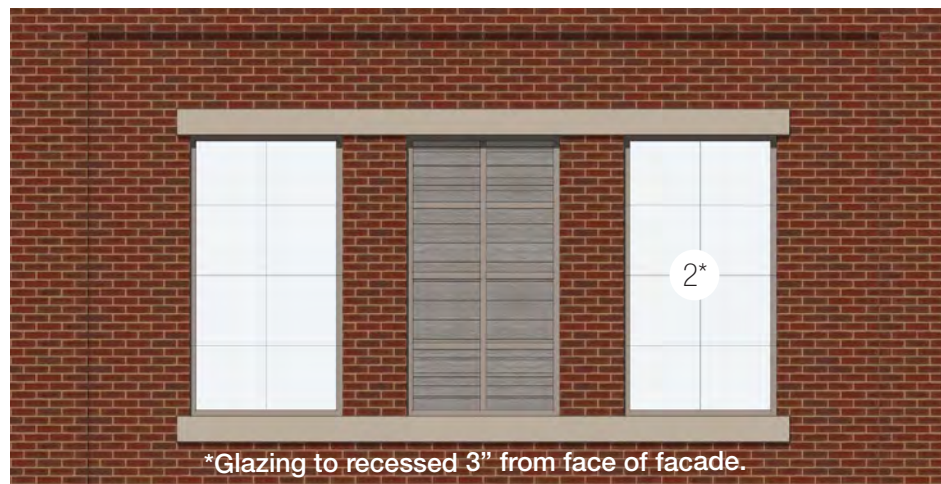


5. Stucco: Color to match
Brick #2



Contrasting elements keeping in with surrounding street rhythm

CAMBRIA HOTEL IN THE VISTA DETAIL LIST



Typical anodized aluminum windows in wood-look panel and brick exterior walls.



Anodized aluminum entrance.



Stainless cable railings system at outdoor dining area.

1. Stainless Cable Railing System



2. Clear Anodized Aluminum Windows



3. Clear Anodized Aluminum Entrances





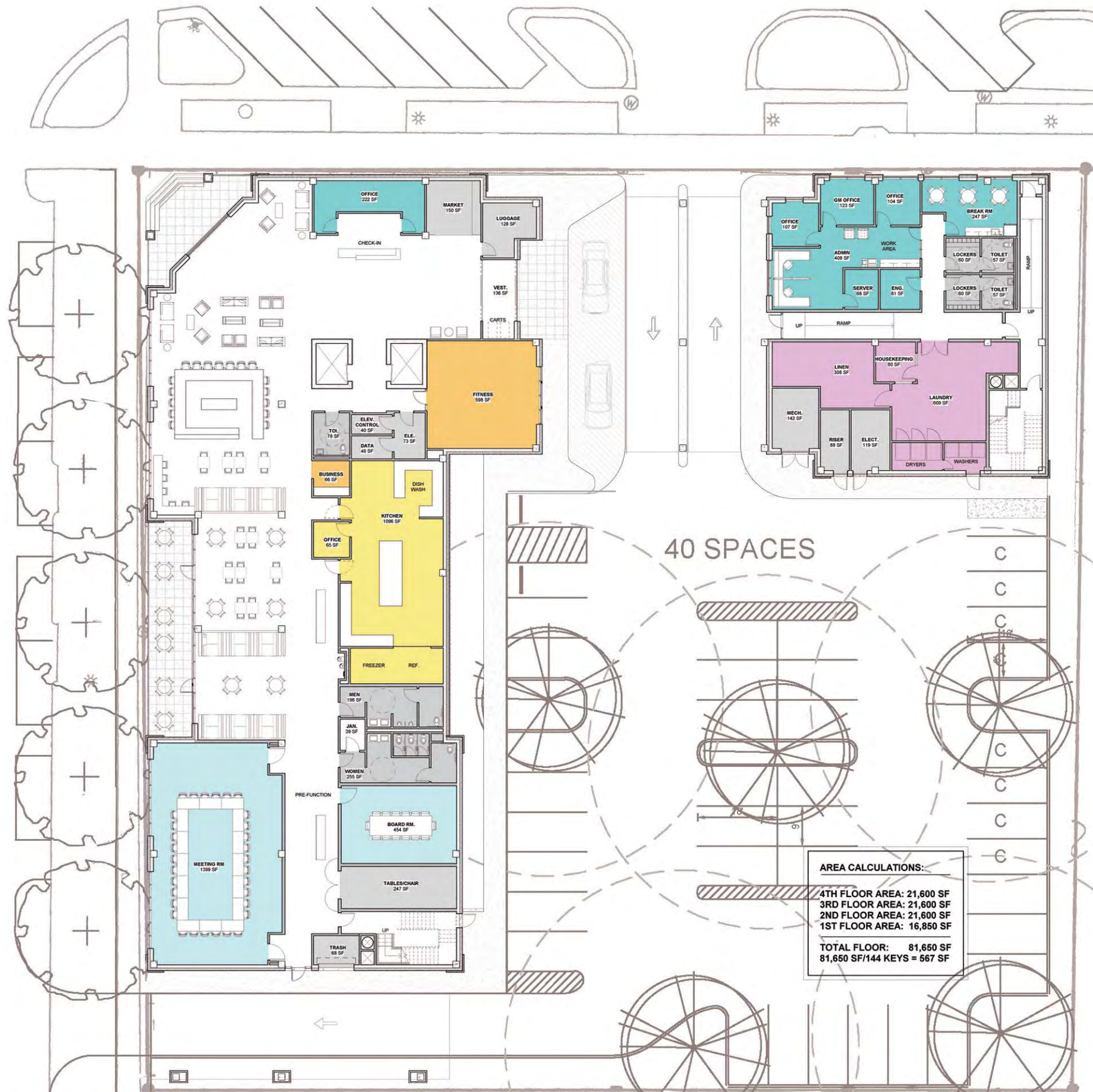
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4

FLOOR
PLANS

CAMBRIA HOTEL IN THE VISTA FLOOR PLAN CONCEPTS



- ADMINISTRATION
- DOUBLE QUEEN STANDARD
- HOUSEKEEPING
- KING 1 BEDROOM SUITE
- KING 1 BEDROOM SUITE 2
- KING ADA
- KING STANDARD
- KITCHEN
- MEETING
- SERVICES
- TOI

First Floor Plan
Not to Scale



CAMBRIA HOTEL IN THE VISTA FLOOR PLAN CONCEPTS



- ADMINISTRATION
- DOUBLE QUEEN STANDARD
- HOUSEKEEPING
- KING 1 BEDROOM SUITE
- KING 1 BEDROOM SUITE 2
- KING ADA
- KING STANDARD
- KITCHEN
- MEETING
- SERVICES
- TOI

	KEYS/FLOOR			
4TH FLOOR	27 K	19 Q-Q	2 K-SUITE	48
3RD FLOOR	27 K	19 Q-Q	2 K-SUITE	48
2ND FLOOR	27 K	19 Q-Q	2 K-SUITE	48
TOTAL/TYPE	81 K	57 Q-Q	6 K-SUITE	144
				KEYS TOTAL



Second-Fourth Floor Plans
Not to Scale