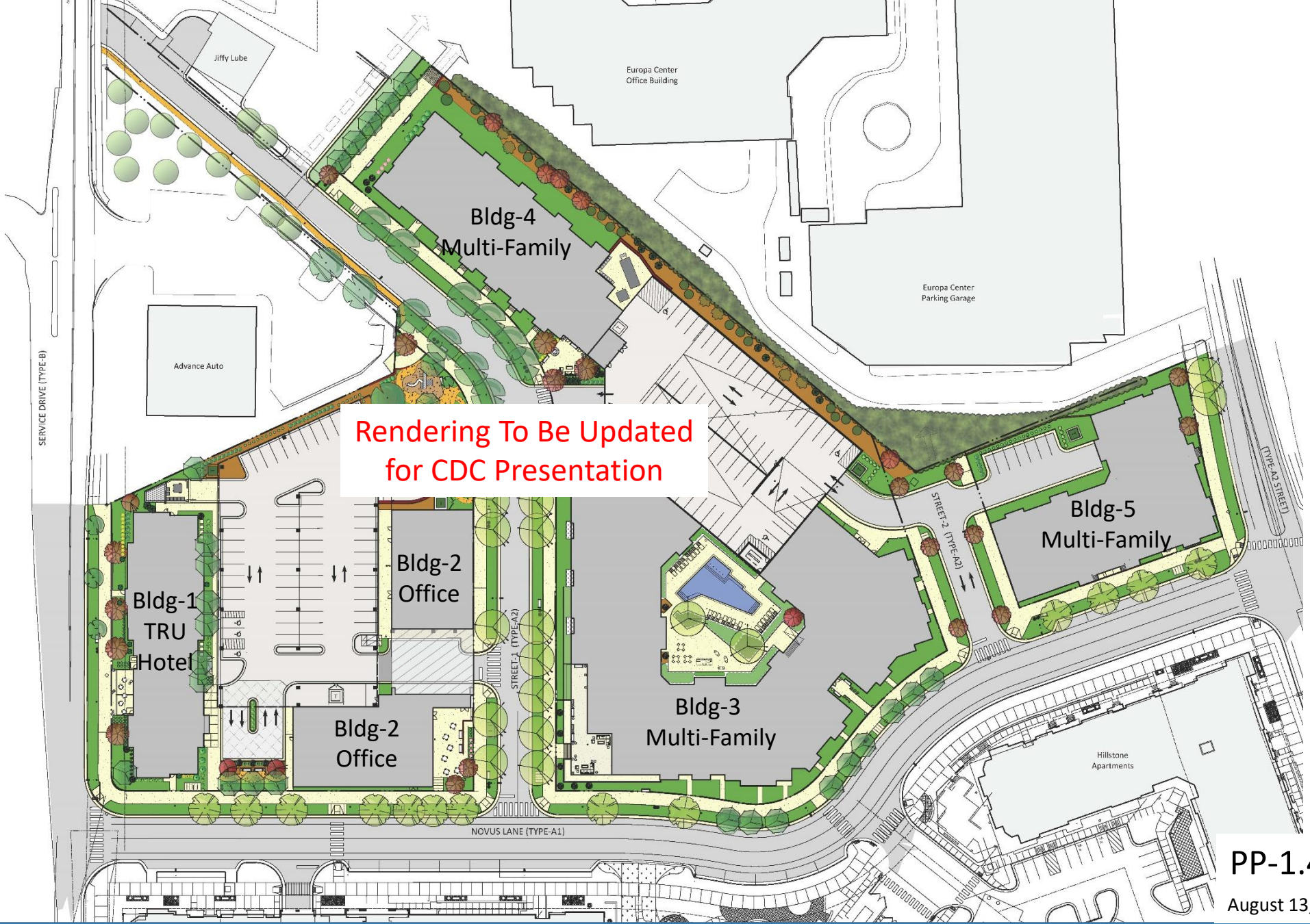


Phase I Parking Deck

Elevations and Materials

January 22, 2019



Rendering To Be Updated
for CDC Presentation

PP-1.4a

August 13, 2018



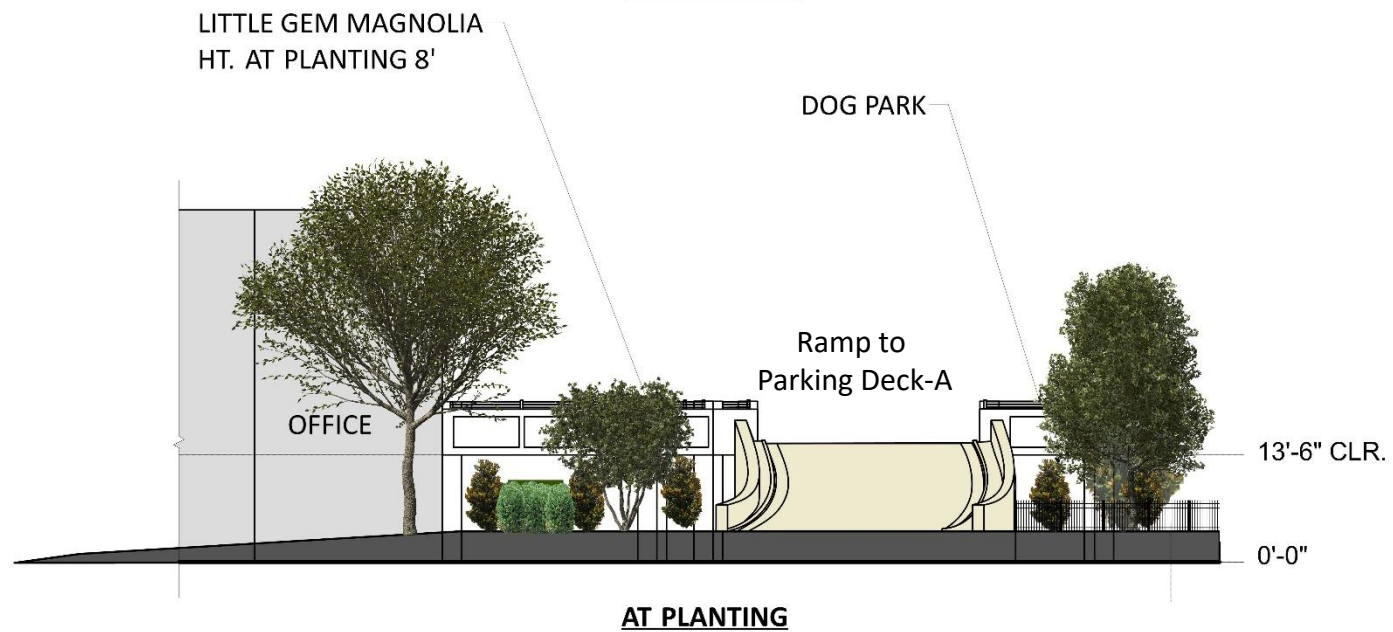
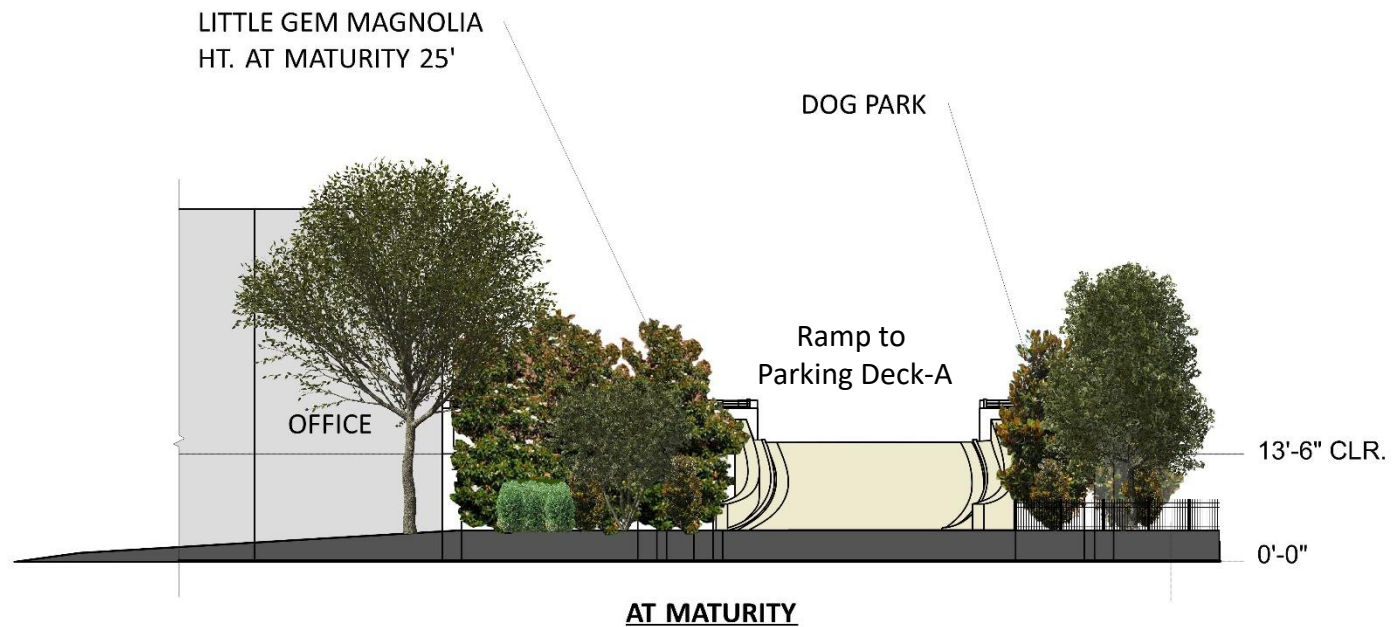
NOTE: TRU HOTEL & OFFICE BUILDING
ELEVATIONS SHOWN FOR CONTEXT ONLY

ADVANCED AUTO GARAGE ELEVATION 1/16" = 1' 0"



NOTE: TRU HOTEL & OFFICE BUILDING
ELEVATIONS SHOWN FOR CONTEXT ONLY

STREET - 1 GARAGE ELEVATION 1/16" = 1' 0"



PP-1.4c

November 25, 2018



NOTE: TRU HOTEL & OFFICE BUILDING
ELEVATIONS SHOWN FOR CONTEXT ONLY

NOVUS LANE GARAGE ELEVATION 1/16" = 1' 0"

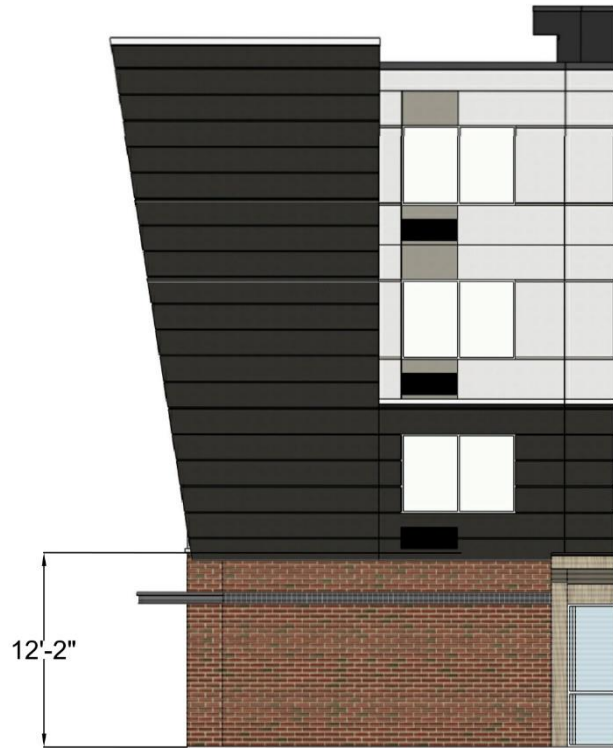
Add'l. Design Alternatives per Staff Review

January 22, 2019

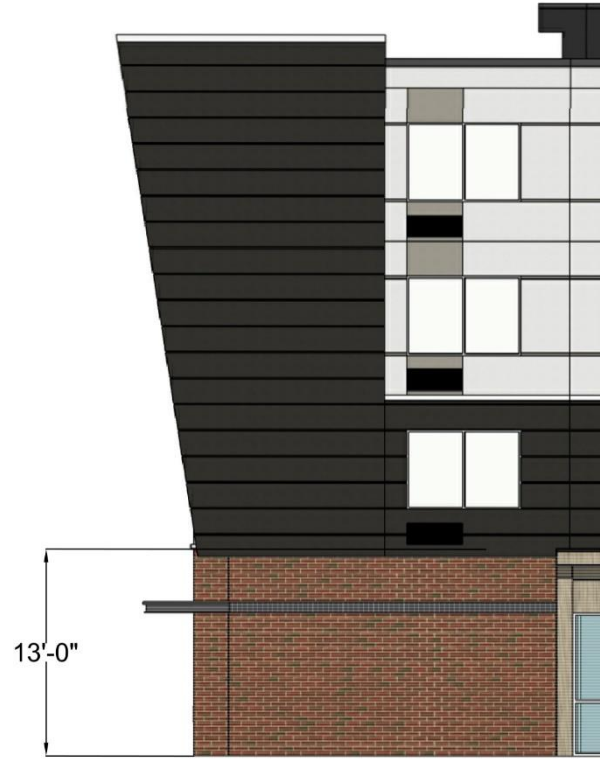
DA-15: A request to approve a minimum Street Level Floor Height of 12'-2" for Phase-1 Bldg.-1 TRU Hotel,

DA-16: A request to approve planters in-lieu of parking tree islands Phase-1 Surface Parking,

DA-17: A request to allow Building-5 GFE for residential uses to be a maximum of 7 feet above the sidewalk elevation along Street-2 at Novus Lane Intersection



Proposed Ground Floor Story Height



**Ground Floor Story Height
Per Section 3.11.2.4 (3) (c)**



Requirement:

Sect. 3.11.2.4 – Walkable Mixed Use (3)(c)
Ground Story Height – Nonresidential 13'-0"

Site Conditions:

- Increasing floor height requires an increase in stairwell size and adds 2' to overall width of building and a subsequent increase and customization of the size of the floorplate and rooms,
- Adjacent overhead 3-phase power clearances limit expansion of building footprint towards Fordham service drive,
- Increasing ground floor height will increase the overall building mass while decreasing the transparency percentage of the project at street level.
- Increasing ground floor height and the stairwell size increases the size of the un-fenestrated stairwell masses.

Design Alternative-15:

- Approve a minimum Ground Floor Height of 12'-2", 10-inches less than required.

Mitigating Factors:

- A decrease in the un-fenestrated mass at the building corners,
- An increase in the transparency percentage,
- Minimize building footprint and impervious area, maximize landscaped area,
- Avoiding added building costs aids in preserving targeted overnight room rates,
- Avoiding added building costs helps to balance other previously approved exterior façade modifications.

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1 PROPOSED - FRONT "SOUTH" ELEVATION (ENTRANCE/PARKING/DROP-OFF FACADE)
A1 1/4" = 1'-0"



1 EXTENDED - FRONT "SOUTH" ELEVATION (ENTRANCE/PARKING/DROP-OFF FACADE)
A1 1/4" = 1'-0"

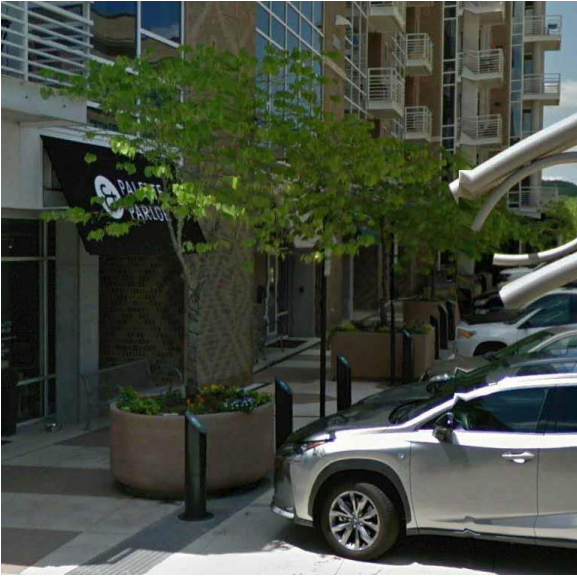


REVISION			DATE
NO.	DATE	COMMENTS	
1			
2			
3			
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7			

DRAWN BY
CHECKED BY
PROJECT DATE
PROJECT NUMBER

TRU by Hilton

DA-15



Requirement:

Sect. 3.11.4.2.C.3.a Landscaping Standards | Surface Parking Lots

A landscaped interior island must be provided every 10 parking spaces.

Site Constraints:

- Due to the building massing and street frontages, structured parking is necessary,
- Phasing requirements interpret the Phase-1 parking as 'surface' parking with tree islands until such time as the 2nd level is built,
- Footings required for the Phase-2 deck level conflict with tree islands and add extraordinary expense for curb, storm drainage and future demolition.

Design Alternate 16:

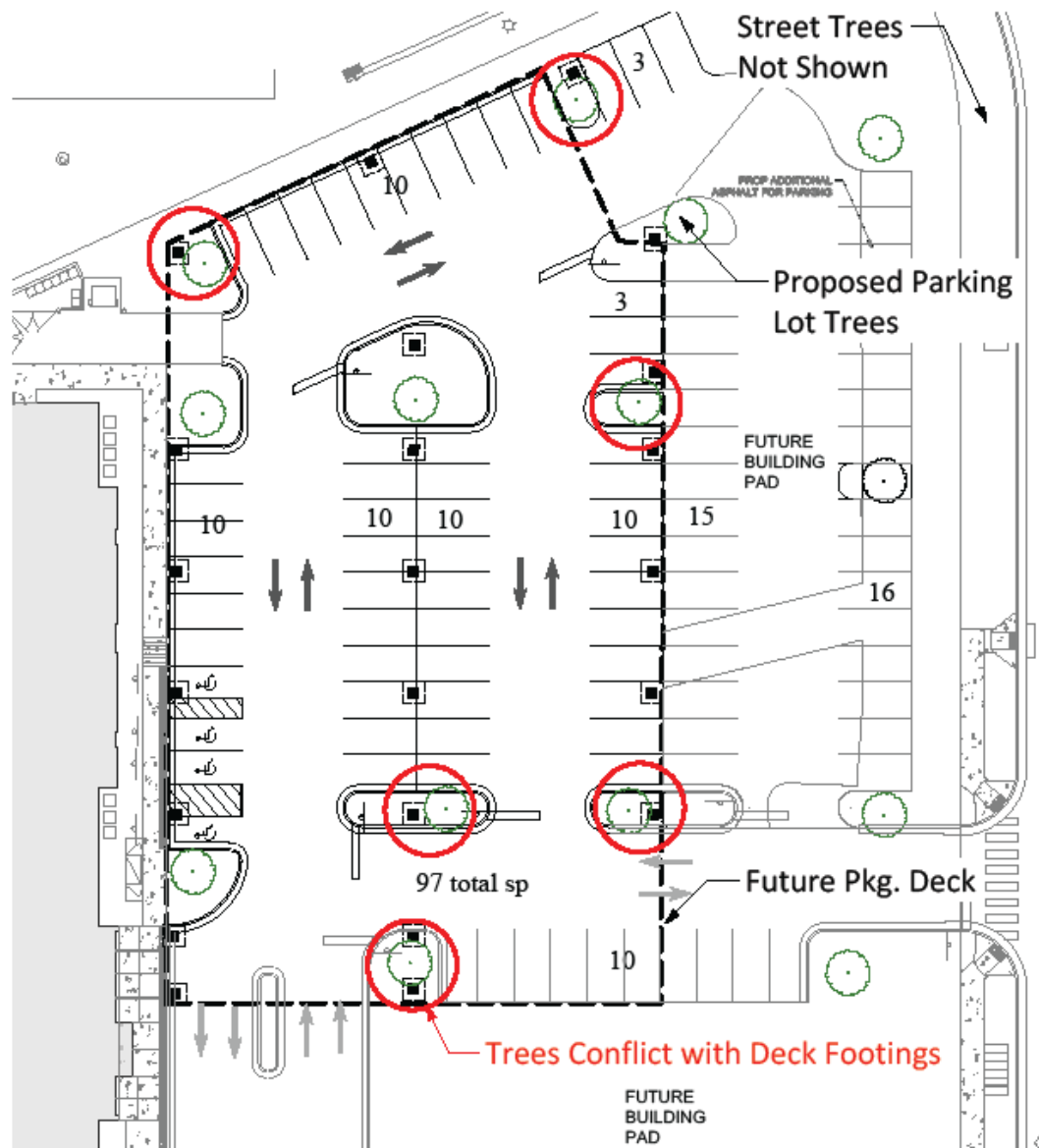
Approve the use of eight 60" O.D. tree planters in-lieu of tree islands.

Mitigating Factors:

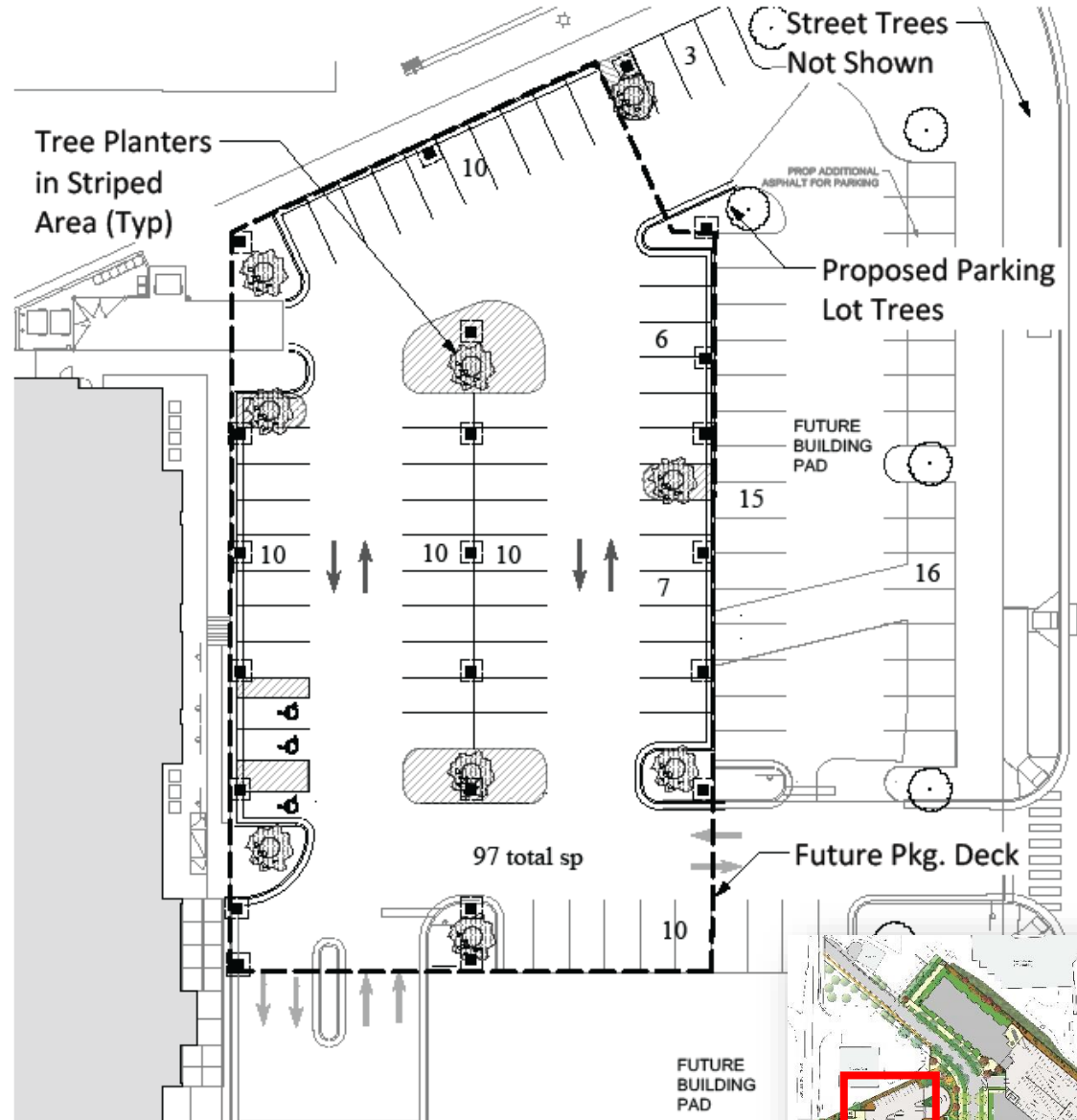
1. Tree planters offer visual relief and shading for the interim condition while allowing for the footings to be constructed for phase-2 parking deck.
1. Planters will be reused for 2nd level deck landscaping otherwise not required by the FBC.



DA-16

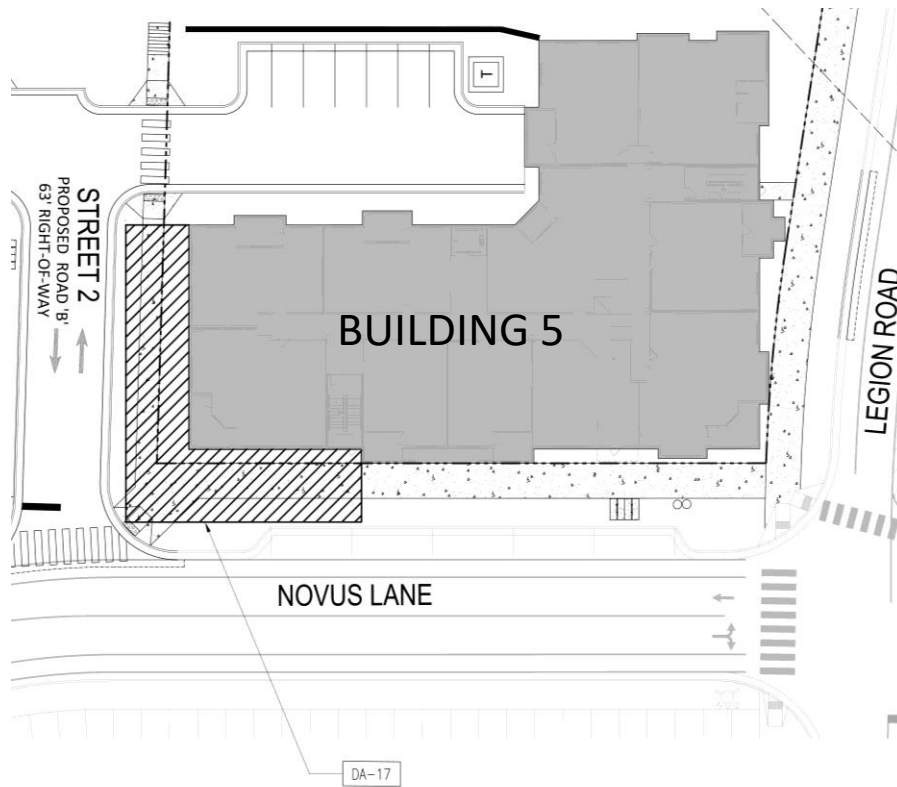


Tree Islands per FBC



Tree Planters per DA-16





Requirement:

Sect. 3.11.2.4.3.E Ground Floor Elevation for residential uses shall be a minimum of 2 feet and a maximum of 4 feet above the sidewalk elevation.

Site Constraints:

1. Grade elevations vary substantially across the site – Ten feet (10') from the south side of Bldg. 5 facing Legion Rd. to the north side of Bldg. 5 facing Street 2.
2. Significant roadway and sidewalk elevation changes at Novus Lane between Legion Road and Street 2.
3. The building cannot not functionally accommodate the required changes in elevation internally.

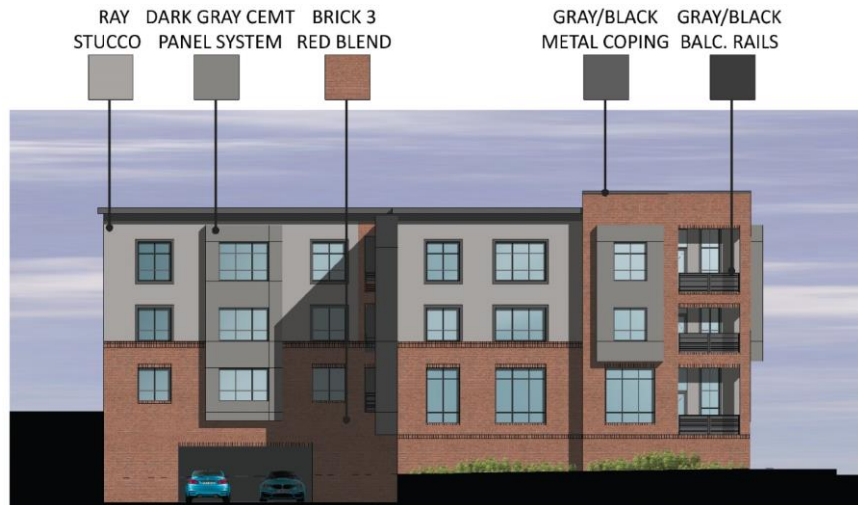
Design Alternate 17:

Exception to Ground Floor Elevation Requirements for Bldg. 5 at Street 2 and portion of Novus lane. Allow GFE for residential uses to be a maximum of 7 feet above the sidewalk elevation.

Mitigating Factors:

1. Enhanced landscape planting provided at building perimeter where GFE exceeds 4 feet.
2. Maximum architectural façade in the Build to Zone.
3. Concealment of the lower level parking.





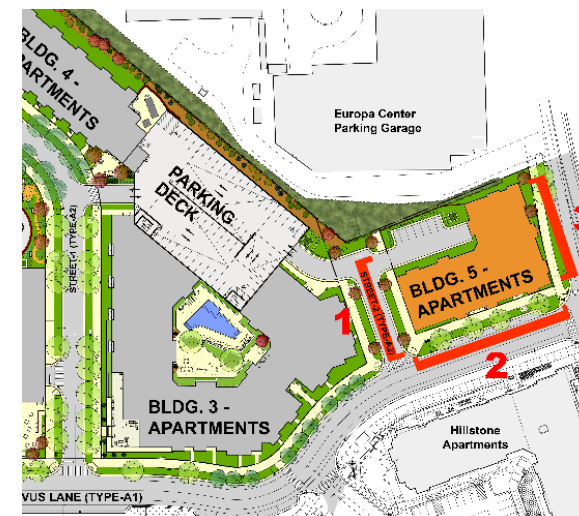
Building 5 Approved Elevation 1 – Street 2



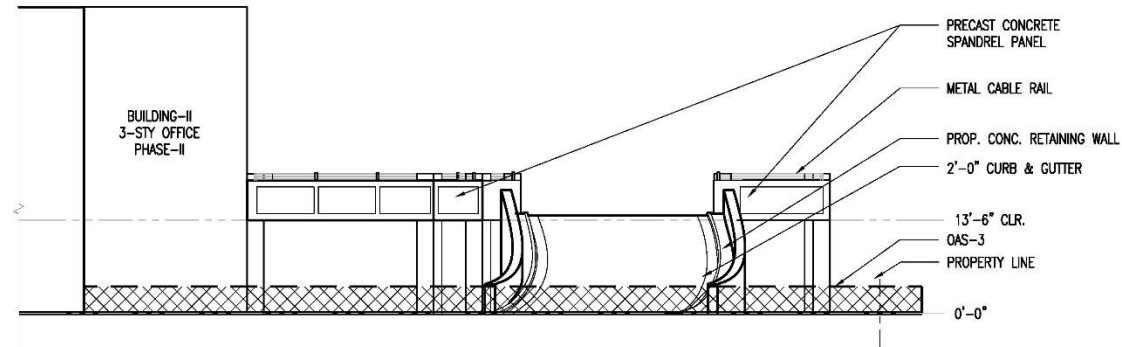
Building 5 Approved Elevation 2 – Novus Lane



Building 5 Approved Elevation 3 - Legion Road



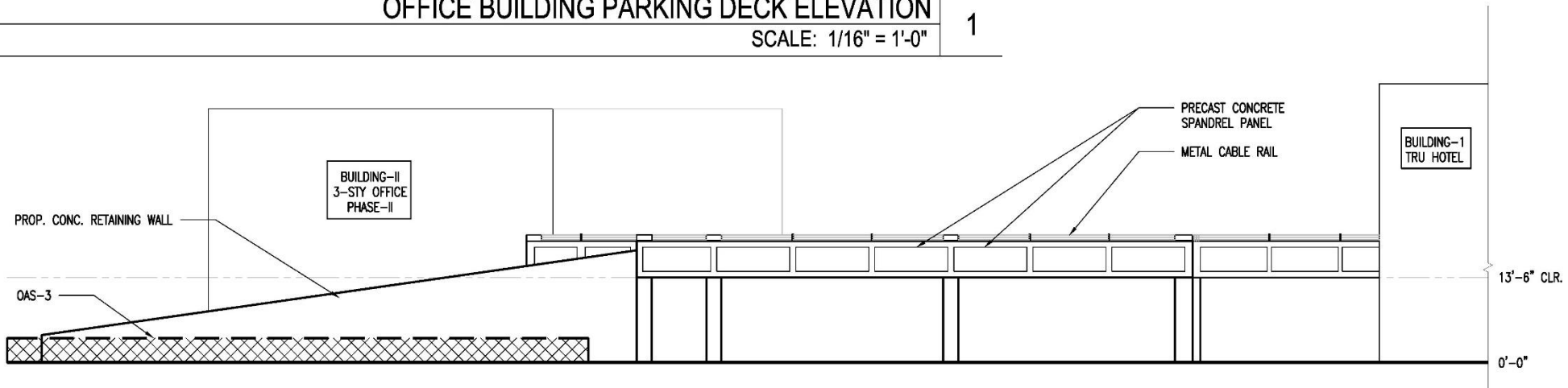
Following Slides from Last Meeting for Reference Only if Needed



OFFICE BUILDING PARKING DECK ELEVATION

SCALE: 1/16" = 1'-0"

1

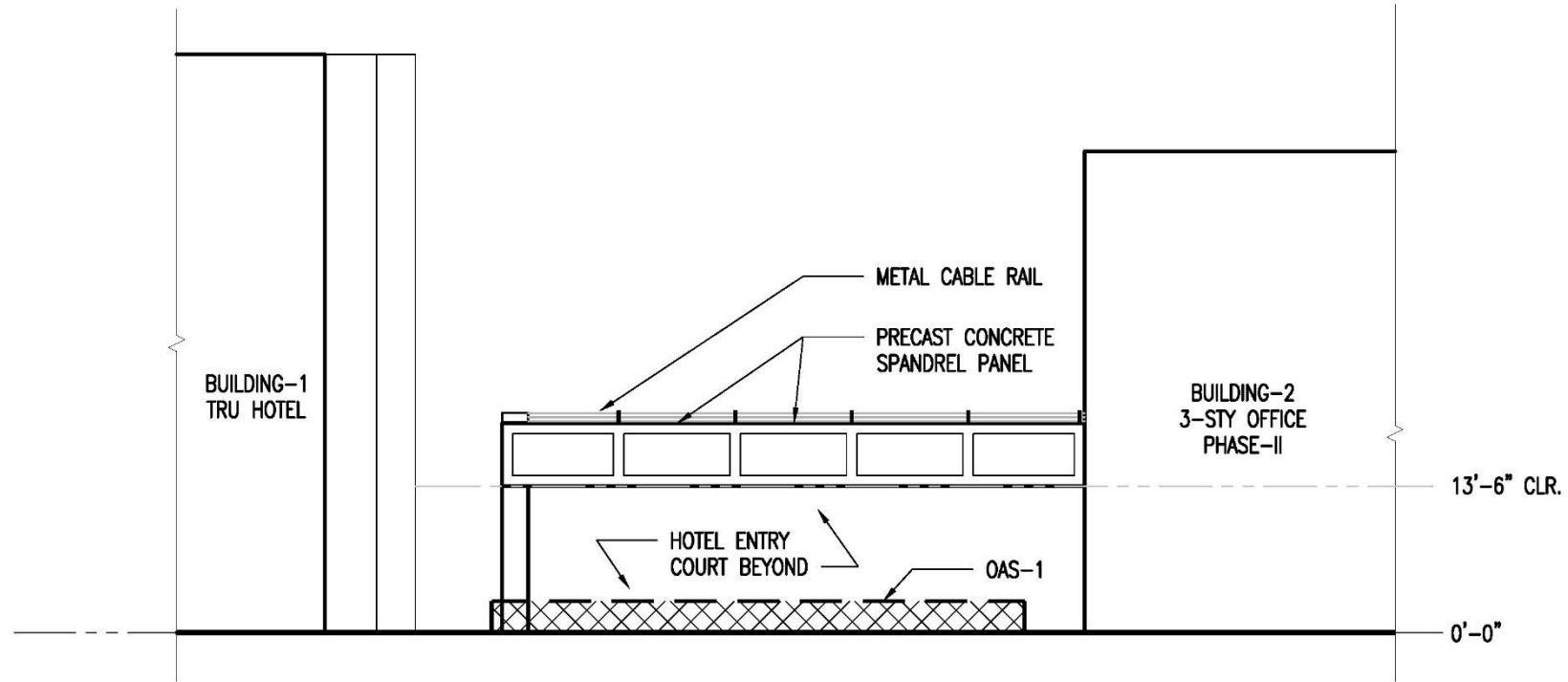


OFFICE BUILDING PARKING DECK ELEVATION

SCALE: 1/16" = 1'-0"

2

November 25, 2018



OFFICE BUILDING PARKING DECK ELEVATION

SCALE: 1/16" = 1'-0"

3

November 25, 2018