

DESIGN REVIEW BOARD (DRB) APPLICATION FORM

✓ Project Narrative ✓

Project Name: Home 2 by Hilton

Provide a **Project Narrative**. (Please attach additional sheets if needed)

See attached

Property Size in Acres: + - 2 AC

Proposed Building Use: Hotel

Building Square Feet: 62,000 (4 stories)

Number of Parking Spaces Required: 107 Number of Parking Spaces Provided 81

Is the project a redevelopment project? YES If yes, has 25% parking reduction been taken? YES

Are there existing buildings on site? NO Will existing buildings remain or be removed? —

APPLICATION SUBMITTAL REQUIREMENTS:

Board Review: 8 hardcopies of all documents + a digital copy must be filed by 12:00 noon on the deadline date.

Staff Review: 3 hardcopies of all documents are required to be submitted.

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant I
City of Beaufort Department of Planning & Development Services
1911 Boundary Street
Beaufort, South Carolina 29902
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E-Mail: jbachety@cityofbeaufort.org
Website: www.cityofbeaufort.org

**CITY OF BEAUFORT
DESIGN REVIEW BOARD
Staff Report
Meeting of February 11, 2016**

Case Number: 16-02 DRB.1
Project: Home2 by Hilton
Property Address: Parris Island Gateway & County Shed Road
Parcel #: R120 026 000 0160 0000 (a portion of this parcel)
Zoning: Highway Commercial
Design District: US 21 Design District
Type of Review: **Preliminary Review – New Construction**

Request:

The applicant is requesting to construct a new 107 room, 62,000 square foot hotel. The project is located on 2.15 acres on the northwest corner of Parris Island Gateway and County Shed Road

Background:

This project has come to the DRB in November 2015. At that time, the site and architecture was reviewed and was given **Preliminary Approval** to the site plan, along with the size, mass and scale of this building. The building has since been relocated to the opposite corner of the property.

Zoning Issues:

Zoning - Highway Commercial, US 21 Design District

Setbacks: Front (US 21): 15'
Side: 10'
Rear: 15'
Parris Island Gtwy: 15'

Percent Impervious: 65% maximum

Building Height: 50' maximum

Applicable Guidelines:

- The Design District Standards in Section 6.6 of the UDO apply to this project
- The 2014 Civic Master Plan, p. 189-190 depict this site and describe Parris Island Gateway as the “prominent external edge for infill development” in the Burton industrial area. The plan also shows a new road, not just a driveway, through this site, connecting County Shed Road with Trask Parkway. It suggests that buildings on this property address the rail trail, Trask Parkway, County Shed Road and Parris Island Gateway in some way.

Staff Comments & Suggestions:

General:

- This project is keeping within the intent of the Civic Master Plan for this area. It will certainly serve to activate this intersection and provide a node for future commercial

development. The new siting and disposition reinforce the connection to the rail trail. Staff appreciates the efforts that have gone towards this improved placement.

Site:

- **Vehicular Circulation:**
 - The proposed curb cuts as shown will require DOT approval and a Traffic Impact Analysis.
 - The proposed street alignment makes sense with the layout of the existing roads. Consider introducing parking along all internal roads in the future.
 - Consider moving the Pump Station further into the site (either north and/or west) so the corner parcel can be developed. Screening details will be required.
- **Pedestrian Circulation:**
 - A sidewalk connection through the site should be established.
 - A sidewalk will be required along County Shed Road and should connect to the existing sidewalk along Parris Island Gateway. Trees should be planted between the sidewalk and the travel lane. If the sidewalk is on private property, an access easement should be provided so that it can be used by the public. The DRB has the authority to waive the requirement for a sidewalk if it deems that appropriate.
- **Parking:**
 - There are 81 parking spaces shown; 107 is required, however for redevelopment sites, a 25% reduction is permitted, so this meets the city's parking requirement.
- **Trees:**
 - A tree survey is required. For any Grand Trees 24" caliper or greater, a certified arborist report is required for trees to be removed or retained and impacted by construction.
- **Stormwater:** Is the stormwater pond in the rear going to be designed to accommodate the entire parcel?
- A landscape plan is required showing existing trees to be preserved and removed, and new landscaping meeting the mitigation requirements.
- All mechanical equipment, trash/recycling receptacles, and propane tanks must be shown on the plan. They must be screened from view and details of the screening shall be provided.
- A bike rack will be required and should be shown on the site plan.
- A lighting plan, showing building and site lighting, will be required. Full-cut off fixtures are required for parking lot lighting.

Building:

- The general size, mass and scale of this building meets the requirements of the UDO.
- **Orientation & Articulation:**
 - *General Note: Staff maintains that just because a building is "modern" or not "neo-traditional" doesn't exempt it from design standards; modern building can and should still be well designed, well detailed and well proportioned.*
 - The building façade along the Spanish Moss Trail is fairly unarticulated. It also still contains the small windows that the board commented about previously. More windows should be added to this façade to increase the opacity, particularly

in the stuccoed area. These rooms will have views of the water so anything (more glazing, balconies/balconettes) to accentuate that seems like it would be beneficial.

- Consider the detail and proportions of the portico. Bay openings should be square or vertical in proportion, and the column size should be in proportion with the top beam/parapet. Consider making the columns slightly larger and adding two to create a 3-bay portico.
- Along County Shed road (called Ice House road in the submission), this elevation is unarticulated. Since it faces a street, it should have more articulation per the design standards. The South Elevation – Option shown on A502 is better; is it possible to make any of those actual windows? These are guestrooms, so that does appear to be possible.
- Building Hierarchy – there is a corner tower element with the signage, however, that is not where the entry is. Typically, accentuated towers signify entries into buildings. It appears that this is where a courtyard will be? Perhaps coordination with the landscape plan will help articulate this element.
- Regarding the beacon on the tower, does this glass let light come into the building? Will it be illuminated at night? Is the intent to have the background green or cream? It's shown both ways on the different options. If green, that would be considered signage.
- What is a smoke hut? There appear to be some smaller accessory structures on the site. Please label the site plan for the next submission.
- Is it possible to move the dumpster enclosure more internalized to the site and off of the public right-of-way?
- **Materials and Details:**
 - The color and material palette seems appropriate.
 - Regarding the rhythm of the windows, consider using a more regular rhythm. Compare the right-most stucco area on the East elevation with the left-most stucco area on the west elevation. The east elevation has 4 windows centered in that space. The west elevation has the windows jammed against one side, with a large gap on the other side. Elements like this, though it's a modern building, should be rationalized and thought through.
 - Signage: Signage is handled via a separate application. If this parcel is envisioned to ever have 5 or more tenants, a master sign plan should be created.
- Mechanical equipment – All rooftop mechanical equipment should be screened; it cannot be visible from the street. Also, are you still considering using solar panels on the roof? These should be shown as well.

Staff Recommendation

Staff recommends that the DRB grant Preliminary approval to the site plan and building, with staff recommendations regarding building details incorporated into the next submission. The next submission will also require full civil drawings including those items listed above.

Thomas A. Michaels Jr, F.A.S.
PO Box 58
Port Royal, South Carolina 29935

Project Narrative: Home 2

The project will consist of a new 107 room hotel based upon the style guidelines and prototype of the Home 2 by Hilton. The following is a brief narrative of the project which highlights key aspects of the design and incorporates comments by the DRB received from the previous meeting in December.

Zoning District

HC – Highway Commercial

Site Design:

In the previous submittal, the hotel was located at the corner of Parris Island Gateway and Icehouse Road. Through further study of the site, the hotel has been relocated to the west side of the property facing Highway 21. By doing this, the main façade address highway 21 with the franchises tower element and main signage. This allows for the front of the hotel to be an exterior seating area and pedestrian entry which connects directly to the Spanish Moss Trail. The connection includes a bike rack, seating and drinking fountain.

The vehicular access to the hotel is located at a covered drop-off to the east side of the building. The site is accessed from Highway 21 over a new tunnel containing the Spanish Moss Trail. This allows for connectivity to Icehouse Road and the parking area. The east side of the property includes connectivity to the remainder of the site and future development. The parking area contains 86 spaces for the hotel (using the 25% reduction) as well as locations for electrical car charging.

Details for the dumpster screening are illustrated on prototype sheet A0.02.

Building Design

The building design is based upon the Home 2 prototype with the following modifications. The main drop-off is relocated to the east side of the building. By doing this, an exterior seating area and trellis was added to create the pedestrian connection to the Spanish Moss trail. Details of the trellis can be seen on prototype drawing A6.11. This seating area also connects to the outdoor pool area to the West. The windows on this elevation have been modified to be vertically oriented or square. The horizontal windows have been eliminated.

The East elevation includes the vehicular drop off and an outdoor seating area. The trellised area has been enlarged from the prototype where this area was seating only.

The South elevation which faces Icehouse road is the rear of the building. An exit trellis has been added to match the East and North elevations to help create a continuity of the pedestrian scales of the building. This access primarily serves as an exit for occupants and is not a primary entry.

The West elevation is similar to the prototype and does not include any modifications other than materials which are 2 different shades of brick and 2 different shades of stucco. These areas are illustrated on the elevations and colored renderings.

Tree Preservation

The development of the site will require some tree removal. Although the site is mostly cleared as it was previously developed with a trailers.

Wetlands

The proposed parcel does not contain any wetlands.

Fire Protection & Emergency Access

Access to the new building via vehicle is provided for 100% of the building sides from the parking lot and existing adjacent roads. The new building will be sprinkled. The site will be served by proposed fire hydrants connected to the BJWSA water system. A new fire department connection will be provided for the building.

Utilities

Existing offsite water and sewer, owned and maintained by BJSWA, will be confirmed and utilized for the subject property development. The new water line will contain domestic service for the new building, fire service for the new building, a new hydrant, and irrigation services for the lot. The new sewer main will provide services to the new building along with a service for the grease interceptor.

Electrical service will be provided by South Carolina Electric and Gas. A new transformer will likely be required onsite to serve the subject property.

Telephone and Cable services will be provided by Hargray Communications.

Stormwater Drainage

The subject property is located on a portion of a larger tract. It's anticipated the larger tract will be master-planned for stormwater treatment on the western portion of the property. The subject parcel will drain to this treatment area designed to meet or exceed SCDHEC/OCRM and City of Beaufort standards. On-site runoff will be collected in a series of grate inlets and conveyed directly into the master drainage pipe/ditch conveyance network located internal to the property.

Maintenance Responsibilities

The owner will be responsible for maintaining the development in accordance with all City requirements and guidelines.

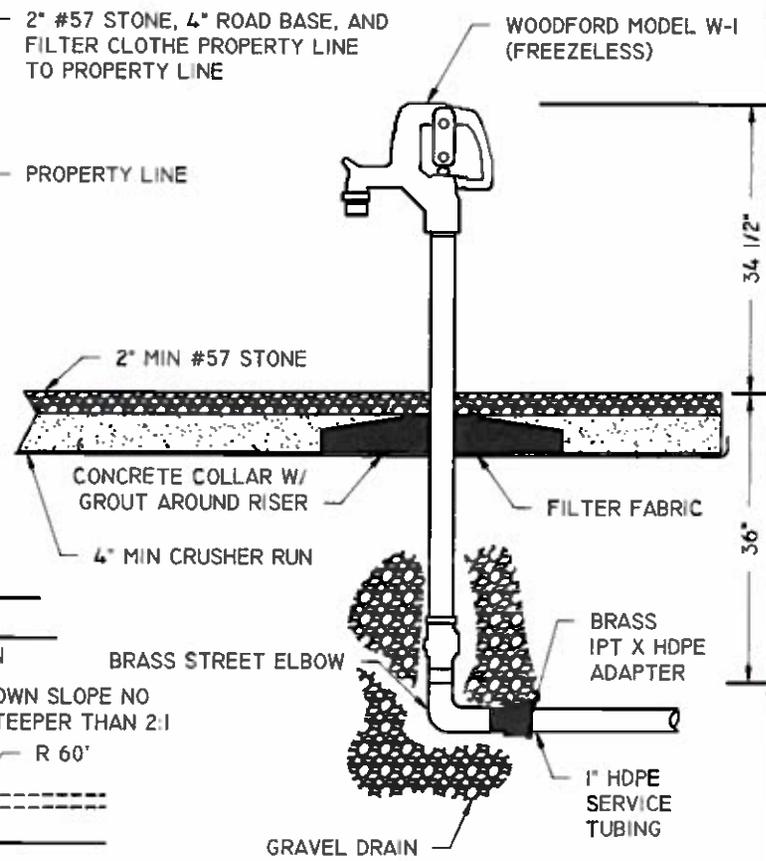
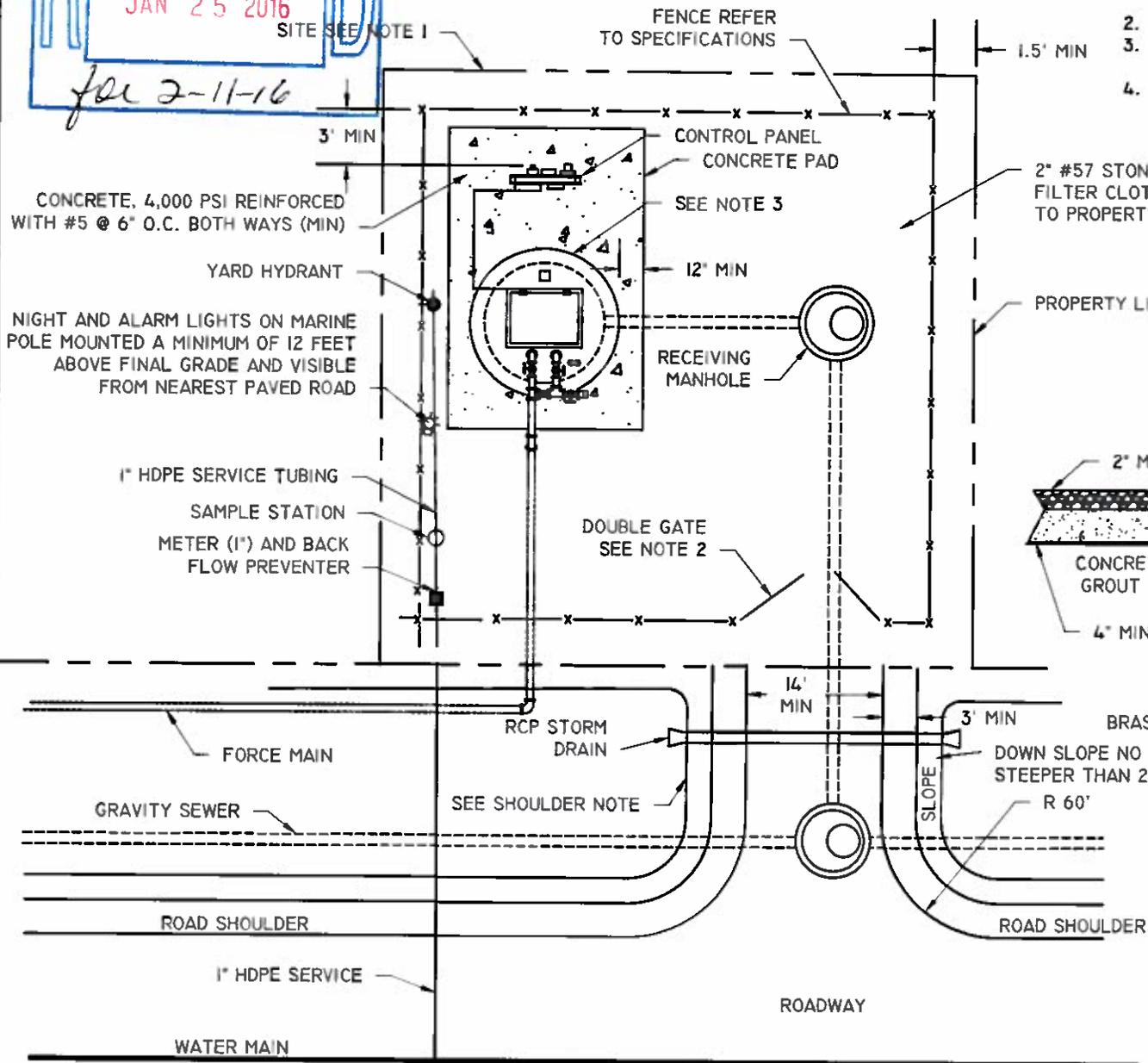
Dedicated Improvements

All proposed improvements, outside of water and sewer services, will be owned and maintained as described above.

16-02 DRB.2

RECEIVED
 JAN 25 2016
 for 2-11-16

- NOTES:
1. SITE DIMENSIONS ARE BASED ON WETWELL DIAMETER:
 6'-8" DIA = 40'X40'
 10' DIA = 50'X50'
 2. DOUBLE GATES SHALL HAVE 16' MIN OPEN WIDTH.
 3. IF WETWELL TOP IS PRECAST, INSTALL 1/2" EXPANSION JOINT MATERIAL BETWEEN WETWELL AND SLAB.
 4. ACCESS ROAD SHOULDERS WITH IN 16' OF STORM DRAIN PIPE SHALL NOT SLOPE TOWARD DITCH.

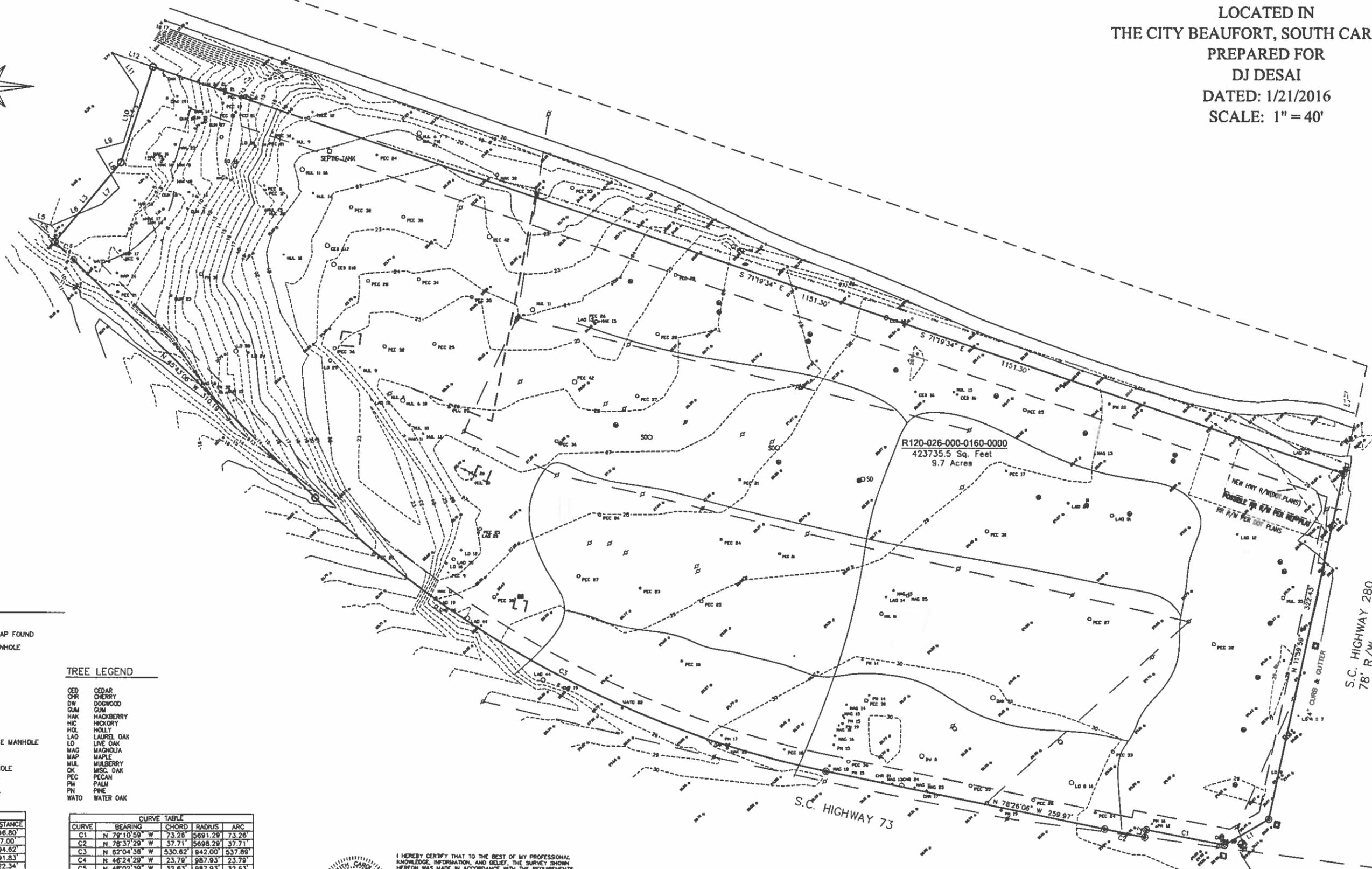
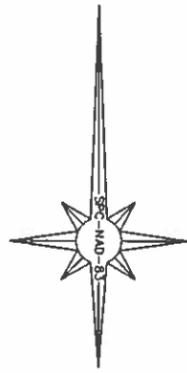


YARD HYDRANT

RECOMMENDED LAYOUT
 DEVELOP SITE SPECIFIC LAYOUT

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
PS SITE PLAN		
DATE 07/01/09	DRAWN BY: BMC	DRAWING # S-12
SCALE: N.T.S.	APPROVED BY: ERS	

TREE & TOPOGRAPHIC SURVEY
SHOWING
R120-026-000-0160-0000
LOCATED IN
THE CITY BEAUFORT, SOUTH CAROLINA
PREPARED FOR
DJ DESAI
DATED: 1/21/2016
SCALE: 1" = 40'



LEGEND

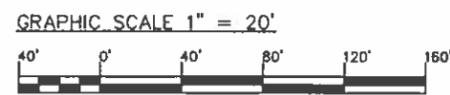
- BENCHMARK
- 1" PIPE WITH CAP FOUND
- CURB INLET MANHOLE
- ELECTRIC BOX
- CONCRETE PAD
- ELEC. METER
- GRATE INLET
- GAS METER
- POWER POLE
- STORM DRAINAGE MANHOLE
- SIGN
- SANITARY MANHOLE
- TELEPHONE BOX
- SEWER STUBOUT

TREE LEGEND

- CD CEDAR
- CH CHERRY
- DW DOGWOOD
- DU DUM
- HAK HACKBERRY
- HIC HICKORY
- HOL HOLLY
- LAO LAUREL OAK
- LO LIVE OAK
- MAG MAGNOLIA
- MAP MAPLE
- MUL MULBERRY
- MOC MISC. OAK
- PEC PECAN
- PA PALM
- PI PINE
- WAT WATER OAK

LINE	BEARING	DISTANCE
L1	S 59°50'18" W	46.80'
L2	S 11°11'09" W	7.00'
L3	N 39°54'30" E	94.62'
L4	N 18°32'47" E	91.83'
L5	S 71°33'54" E	22.34'
L6	N 68°45'39" E	50.34'
L7	N 47°02'43" E	21.56'
L8	N 30°48'59" W	40.87'
L9	N 72°24'51" E	25.86'
L10	N 18°27'41" E	48.31'
L11	N 34°29'39" W	42.44'
L12	N 71°19'34" W	39.29'

CURVE	BEARING	CHORD	RADIUS	ARC
C1	N 78°10'59" W	73.26'	5691.29'	73.26'
C2	N 78°37'29" W	37.71'	5698.29'	37.71'
C3	N 62°04'36" W	530.62'	942.00'	537.89'
C4	N 46°24'29" W	23.79'	987.93'	23.79'
C5	N 48°02'39" W	32.63'	987.93'	32.63'



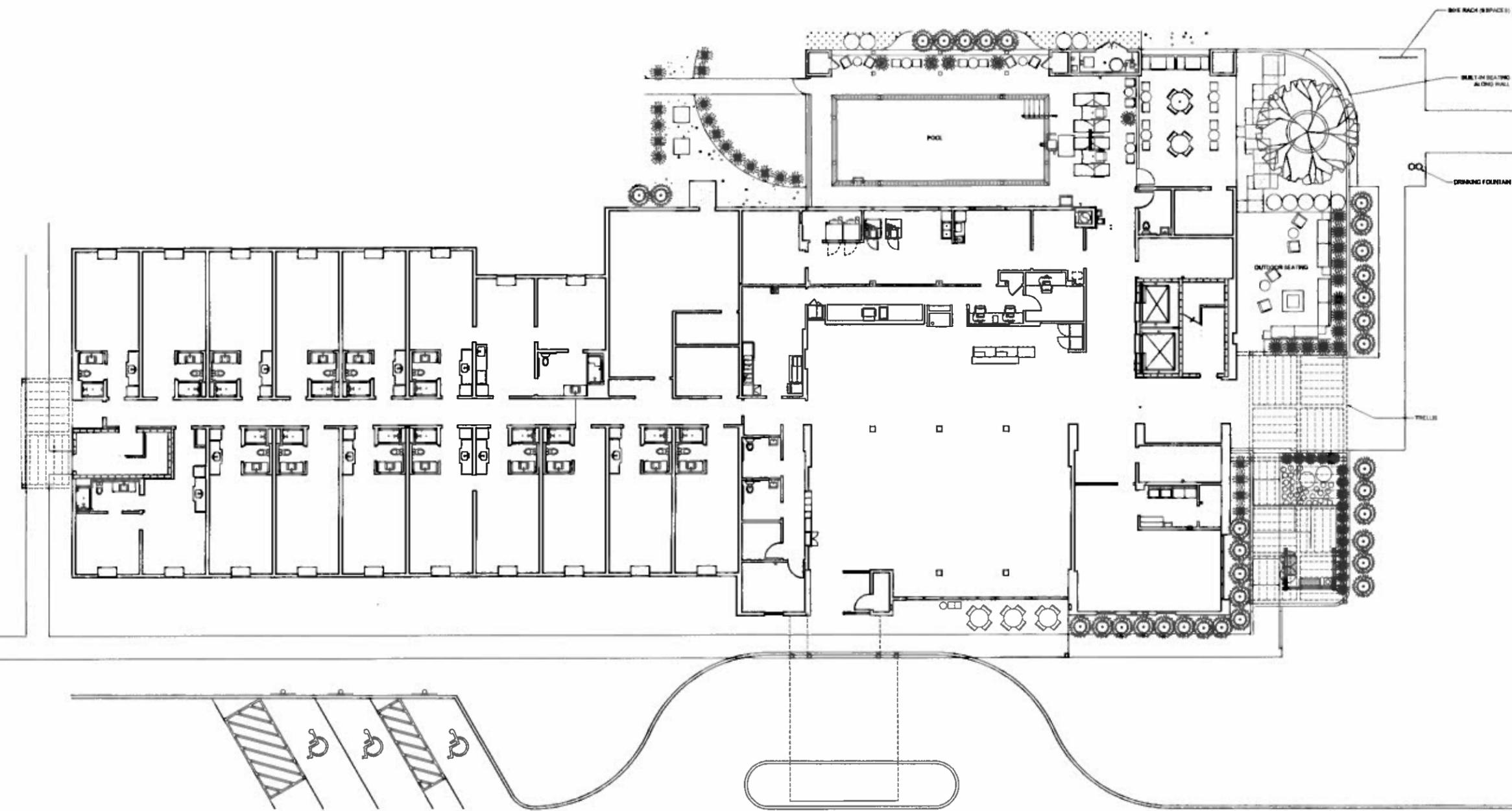
I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR THE SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

JOHN H. GRAY, P.L.S. # 26954

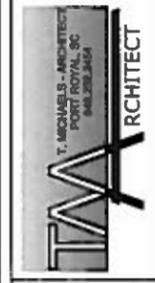
BENCHMARK FOUND BENCHTE IN POWER POLE ELEV: 11.82 (NAV088)



Enlarged outdoor space



RELEASED FOR CONSTRUCTION
NOT FOR CONSTRUCTION



NEW HOTEL
BEAUFORT, SOUTH CAROLINA



No.	Issue / Revision Description	Date

Sheet Title
ELEVATIONS

Drawn By: T. Michaels
CHKD By: T. Michaels
Project ID: 15089

Sheet No.
A201



View from Highway 21



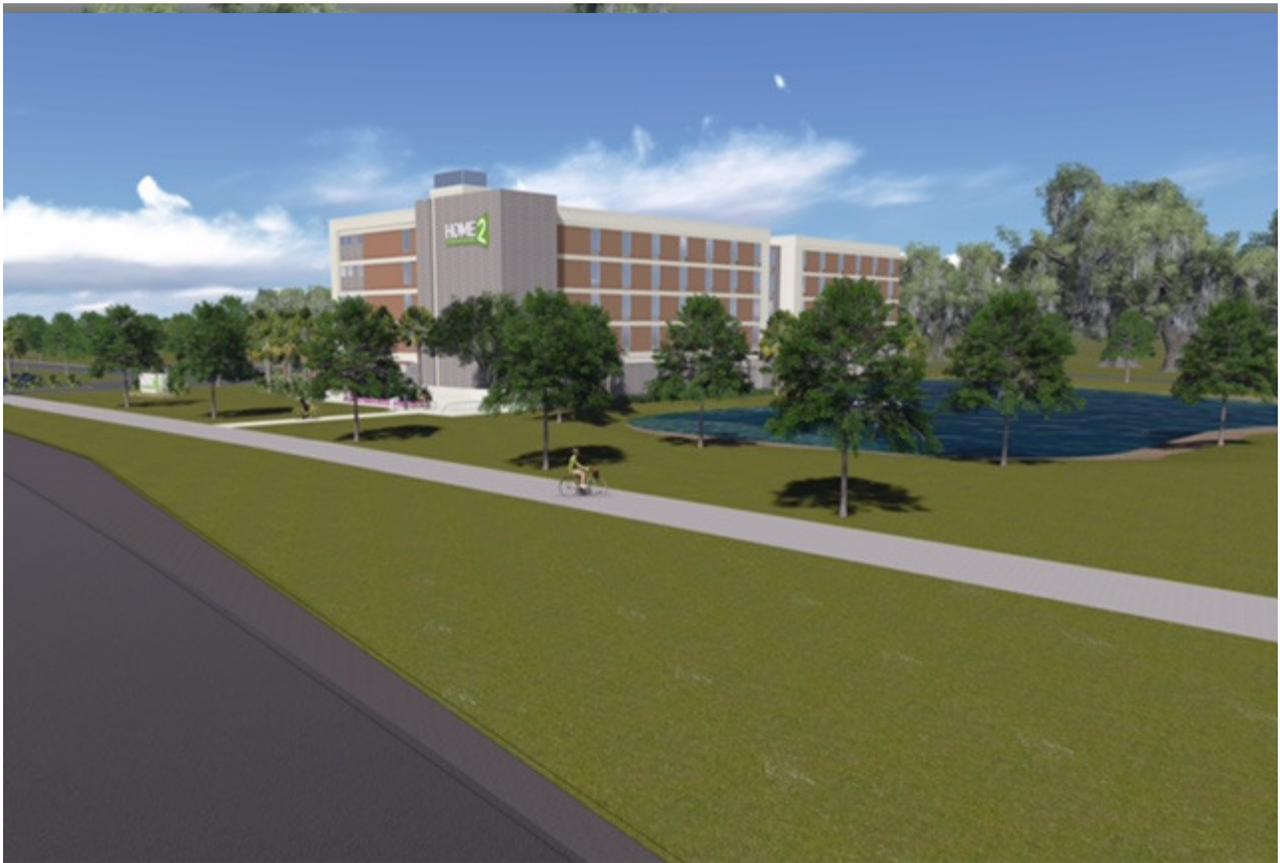
View from East



Ariel view from East



Ariel view from West



View from Highway 21



Long view from East



Ariel view of pool and outdoor area

RELEASE FOR CONSTRUCTION
NOT FOR CONSTRUCTION



NEW HOTEL
BEAUFORT, SOUTH CAROLINA



2 EAST ELEVATION
A501 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION (HIGHWAY 21)
A501 SCALE: 1/8" = 1'-0"

No.	Issued / Revision	Description	Date

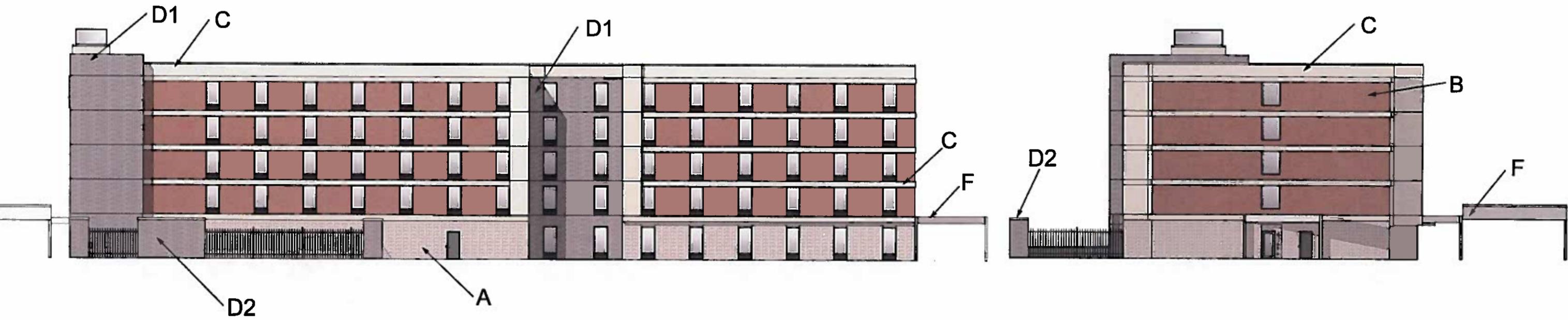
Sheet Title
ELEVATIONS

Drawn By: T. Michaels
Chkd By: T. Michaels
Project ID: 15050

Sheet No.
A501

WEST ELEVATION

SOUTH ELEVATION (ICEHOUSE RD.)



EAST ELEVATION

NORTH ELEVATION (HWY 21)



16-02 PRB.2
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- A**



BRICK
- B**



STUCCO
- C**



STUCCO
- D1**



BRICK
- D2**



BRICK
- F**



METAL



