

Date: December 5, 2011  
Project: 900 New Hampshire -  
Project No.: DV.011.003

## 900 NH Revisions to date:

12/05/2011

### 1. Height:

- Reduced parapet height: Total Height reduced to 74' & 52'
- Reduced the building by 22' (2 stories) at the alley as a transition to the residences and commercial structures to the east. This includes a 10' (1 story) additional reduction in height which was not originally planned for.
- Reduced number of income producing hotel rooms to reduce the building height.
- Stepping the building at the alley helps to relate in scale to the existing 2-3 story surroundings.
- Reduced Floor to Floor heights keep the overall scale down compared to existing surrounding structures.

### 2. Massing:

- Revised the Ninth Street and New Hampshire Street elevations
- Revised massing into smaller bays to provide a rhythm that is more compatible with downtown streetscape
- Provided more verticality of building materials and patterns per staff's recommendation.
- Recessed courtyard along alley to create open space
- Located highest portion of the building on the hard corner per Downtown Design Guidelines.

### 3. Materials:

- Alternate materials are being pursued such as metal panel or cement panel used as rain screen in lieu of proposed Ceramic Tile.
- Revised materials along alley to break up massing and provide transition from commercial materials to residential type materials as the building approaches the alley.
- Looking into alternate window types as recommended by HRC staff.

### 4. Signs:

- Replace building signage at top of Northwest building corner with compatible Blade signs
  - This allowed for an overall reduction in building height
- Relocated hotel signage to face New Hampshire Street and placed it at pedestrian level.

**5. Storefronts:**

- Redesigned storefronts to meet traditional 3 part layering at pedestrian level as suggested by staff.
- Redesigned storefronts address pedestrian scale at hard corner and commercial uses on the ground floor.

**6. Parking:**

- Providing approximately off street 120 spaces although not required by zoning. Most of these are below grade to serve the Hotel and Apartments.

**7. Mechanical Noise:**

- Apartment: condensing units will be on the roof and are residential scale
- Hotel: Thru wall units are same noise level on each side of the wall
  - Highest technology for customer satisfaction
- Specifying the quietest units possible

**8. Alley and Traffic:**

- Revised parking garage to keep project generated traffic on site and does not load onto the alley
- Eliminated additional traffic on alley
- Created one way traffic onto the site for the hotel drop off which will increase pedestrian safety around the site.
- Screened hotel drop off so vehicle lights are not shining in rear windows across the alley
- Loading dock to decrease truck traffic for market
- Reducing the building foot print to add two feet to the alley width
- Revised alley elevations to “soften” the alley facades with additional openings and plantings

**9. Structural Concerns:**

- Offered to rebuild adjacent Social Services League .

**9. Additional concerns:**

- Additional Landscaping
- Bicycle parking will be accommodated.
- Seeking LEED certification
- Public Meeting requested with developers present which was held 11/17/2011
- Seeking viable Market tenant to have produce available