

Murphy, Brad

From: Nate Novak [Nate Novak@jjr-us.com]
Sent: Friday, September 28, 2007 5:02 PM
To: Murphy, Brad; Cooper, Jonathan D - WHS
Cc: denny.meikleham@lodgeworks.com; White, William F (22246); nlb@alexandercompany.com; ajw@alexandercompany.com; tcm@alexandercompany.com; Don Marvin; jeff.krehbiel@krehbielarchitecture.com
Subject: Hyatt site plans for Plan Commission

Brad, Jonathan – for your distribution.

Attached please find 2 options for the Hyatt Place drop-off we plan to talk through at Monday's Plan Commission meeting

The dimensions of these plans are very similar however the location of the drop-off and sidewalk are different. For lack of better terms, I'll refer to them as "*Sidewalk Shift*" and "*Sidewalk Non-shift*"

Both options have the following criteria in common, all of which was decided and agreed upon with City Staff at a meeting Tuesday morning (Sept. 25, 2007)

Drop-off land dimension shall be a minimum of 18'-0"
 Guest unloading buffer shall be a minimum of 2'-0" (this is between the face of curb and the sidewalk)
 Public sidewalk shall be a minimum of 10'-0"

The difference between the plans is outlined below

Sidewalk Shift

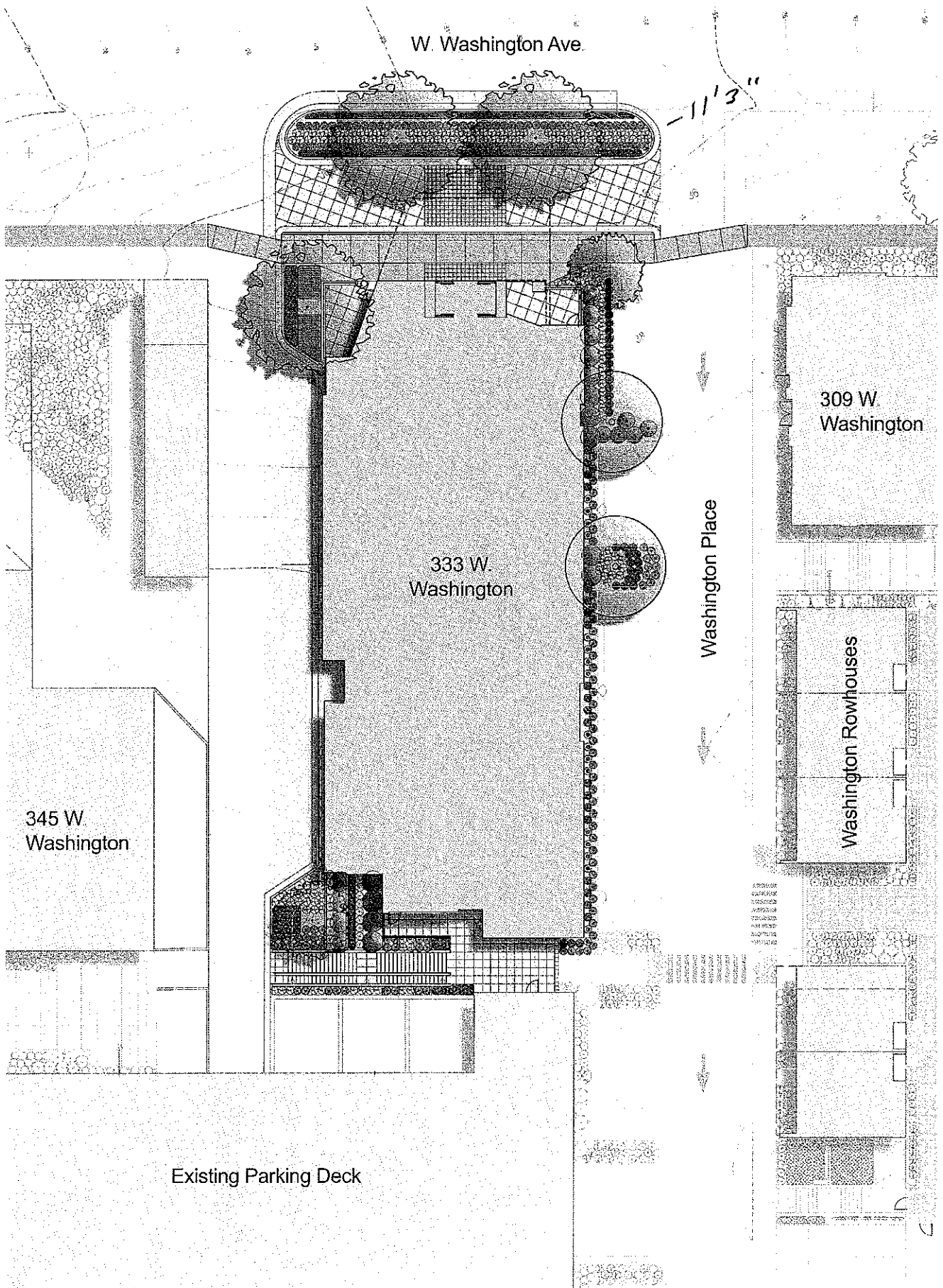
In this option you can clearly see the team has tried to maintain as much green space in the terrace as possible. It was recommended to the team to try and maintain ~ 12'-0" of terrace. To do this, we have modified the building entrance by pulling the vestibule and building façade back into the building ~3'-10". To maintain the dimensions listed above in addition to the 12' terrace, the sidewalk shifts its alignment south into the site (though still in the right of way). The terrace actually measures slightly less than 12' at 11'-3" which is a compromise from the suggested 12'. Our compromise is the result of the following building analysis

The hotel needs to maintain square foot areas on floors 2-11 to efficiently layout rooms and hotel services. The room layout starts to drive the building structural column locations based on the SF efficiency. The previous vestibule protruded beyond the first row of structural columns under the porte cochere. To accommodate this new design, the team pulled the vestibule back to be flush with this row of columns. The 9" dimension needed to accommodate the 12' terrace means modifying the column locations which then compromises the efficiency of the room and services layout. A revised column location would result in fewer rooms per floor which would drive the hotel to potentially add a floor to make up the density needed to be economically feasible. Hence the compromise in the terrace

Sidewalk Non-shift

This option maintains the sidewalk in its current alignment (aligned with the walk east and west). It maintains the dimensions suggested above but causes the terrace to be reduced to ~ 6'-10". The building remains unchanged in this option. This option simply illustrates how the suggested dimensions would affect the layout if it is desirable to maintain the sidewalk in its current alignment.

Nathan J. Novak, LEED-AP®
 Associate
 Landscape Architect



07345

