

I. Background

On July 1, 2010, Barghausen Engineers, on behalf of Kaylan Hospitality, filed a complete Type I commercial design application with the City of DuPont to construct a four floor, 116 room hotel totaling 75,421 square feet of building area, 102 parking stalls and related site improvements on a 2.1 acre parcel. The site is bounded on the north by Station Drive; the east by the Better Business Bureau building; the south by Barksdale Avenue, and the west by undeveloped land. The site includes Lot 2 of Barksdale Station, Pierce County parcel number 3000500021. The application was determined complete for processing on July 6, 2010.

II. Facts

- a. A Type I Commercial Design review is required for the proposed use per DMC 25.70 because the site is located in a Commercial zone.
- b. The commercial design application was routed to the Departments July 6, 2010, with comments due to Planning on July 20, 2010.
- c. The landscape plan will be reviewed concurrently for compliance with applicable requirements with the related Land Use Application, City File Number LU 10-01.
- d. DMC 25.70.020(2)(a) requires sites be developed in a coordinated manner, complementing adjacent structures through placement, size and mass. The requirement is met. The site is currently vacant, bordered by Station Drive, private road to the north, an office/retail sales office building to the east, Barksdale Avenue to the east, and vacant land to the west.
- e. DMC 25.70.020(2)(c) requires sites be designed to create an identifiable pedestrian downtown character while avoiding the appearance of automobile dominations, avoiding long rows of uninterrupted parking, and designing parking areas to be partially screened from view. The requirement is met. The parking lot will be screened from Station Drive by the building. No parking row is longer than 12 stalls.
- f. DMC 25.70.030(2) requires onsite parking areas be located either in the rear or at the sides of buildings. Parking lots located at the sides of buildings but fronting any street must be screened. The requirement is not met. Parking stalls visible from Station Drive are not screened. A moderate buffer per DMC 25.10.020 shall be installed in the landscape island located between the north-most parking stall and Station Drive on each side of the building.

- g. DMC 25.70.030(2)(d) requires shrubs in the parking areas be provided at a density of five shrubs per 100 square feet. Groundcover shall be selected and planted in the parking lot to provide 90 percent coverage within three years of planting. Landscape plans submitted with the Land Use Application (City File Number LU 10-01) indicate the requirement will be met.
- h. DMC 25.70.030(3)(a) requires landscape planters not less than eight feet wide shall be provided in interior parking areas so that no row of parking is more than 12 stalls. Shrubs and ground cover must be provided in the required landscape areas. The requirement is met. No row of parking contains more than 10 stalls.
- i. DMC 25.70.030(3)(b) requires a six-foot wide landscape planter at the end of each parking aisle. The requirement is not met. Landscape plans indicated all proposed landscape planters are at least six feet wide. However, the parking stall at the south-west corner of the site is not bounded by a landscape island.
- j. DMC 25.70.030(3)(d) requires all parking lots must contain five-foot wide clearly marked (with paint or special paving material) pedestrian connections from parking areas to building area. This requirement is not met. The site plan should show a five (5) foot wide painted pedestrian route from the south-most parking area to the adjacent two sidewalks to facilitate pedestrian movement per DMC 25.70.030(3)(d).
- k. DMC 25.70.030(3)(f) requires pedestrian scaled lighting be provided in parking lots and open landscaped areas for greater visibility and security. The requirement cannot be verified. A Lighting Plan was not provided.
- l. DMC 25.70.030(3)(g) requires an average of one tree for every four parking stalls. The requirement is met. 102 stalls are proposed for a requirement of 25 trees. 25 trees are proposed.
- m. DMC 25.70.070(3)(a) requires buildings be a minimum of 18 feet in height, and a maximum of 50 feet. The requirement is met. The proposed building is 50 feet in height.
- n. DMC 25.70.070(4) and 25.70.070(5) list requirements for building modulation and design elements for buildings facing public streets or parking lots. Buildings over 60 feet in length shall be divided along the facade abutting a public street or parking lot at regular intervals. The requirement is met. Elevation drawings show building modulation, parapets, stepping-back of the second floors and a variety of pitched roof building entrance features.
- o. DMC 25.70.070(6)(b) requires that blank walls more than 15 feet in length, and between two feet and eight feet in elevation, without a window, entry, architectural feature, or modulation should not face public open spaces, street rights-of-ways, and parking lots. Where such walls are unavoidable, they shall be treated with a minimum of two ways; planters or trellises with vines, landscaping that covers 30 percent of wall area within three years of planting, special

- materials, display windows or other treatments approved by the city. The requirement is met. Exterior wall sections include canopies, pitched roof entrance features windows and architectural features.
- p. DMC 25.70.070(7)(d) requires roof mounted mechanical equipment be screened from view. This requirement is met with a flat roof design and parapets blocking view of rooftop mounted equipment.
 - q. DMC 25.70.070(8) suggest a various materials such as masonry, brick, wood siding and other materials be used in the building and roof elements. The requirement is met. The building includes a mix of exterior materials including stone veneer, cement lap siding, cement shingle siding, cement board and batten siding, wood trim and entrance features to meet the intent of this regulation.
 - r. DMC 25.70.070 (9)(b) requires the building shell to be earth tones, light green, taupe, brown, red-brown, buff, gray, cream, white, natural wood, brick, stone, or similar color. This requirement is met. Earth tone colors including brown, gray and red and red stone is proposed.
 - s. DMC 25.70.070(10) states building service elements and utility equipment should be contained within the building envelope so as to not encroach on pedestrian areas. The requirement is met. No utility equipment is proposed within any pedestrian area.
 - t. DMC 25.70.070(10)(c) requires all on-site service areas be screened from public view using either materials matching the main building, a solid hedge or other screening (chain link fencing is not permitted). The requirement cannot be verified. A trash enclosure is shown on the site plans, however, it does not match between the landscape, building and civil drawings. Drawing details were not provided. The trash enclosure shall match between the landscape, architectural and civil drawings and be constructed with materials and colors matching the building. The gates shall have a steel frame with steel panels painted to match the building consistent with DMC 25.70.070(10)(c).
 - u. DMC 25.70.070(12)(h) states parking area lighting shall not exceed 15 feet in height at entries and where parking is adjacent to buildings. Elsewhere on the interior of the parking lot lighting fixtures shall not exceed 25 feet in height. The requirement cannot be verified. Light fixture elevation data shall be submitted with the Civil Construction permit to verify compliance with DMC 25.70.070(12)(h).
 - v. DMC 25.100.050 requires trash enclosure service openings be 10 feet wide and designed such that refuse and recycling bins are not visible from public streets, on-site access route or parking, or the enclosure shall be fully gated. If gated, a separate three-foot wide pedestrian opening is required unless the service gate includes an automated closing assembly. The requirement is met. Submitted drawings show an enclosure with two service gates and one pedestrian gate accessed from the driveway.

III. Findings

The application will meet all applicable commercial design requirements of DMC 25.70 if all recommendations in this decision are adopted and fully implemented.

IV. Decision

The Hampton Inn & Suites Type I Commercial Design application, City File Number ADM 10-01, meets the applicable Commercial Design regulations of DMC 25.70 and is hereby approved with the following conditions:

1. A moderate buffer shall be installed in the landscape island located between the north-most parking stall and Station Drive on each side of the building per DMC 25.10.020.
2. The parking stall at the south-west corner of the site shall be changed to a landscape island consistent with DMC 25.70.030(3)(b) and be revised to match the landscape, architectural and civil drawings regarding parking lot landscaping island size and location, number of parking stalls and size of recycling/refuse enclosure.
3. The site plan shall show a five (5) foot wide painted pedestrian route from the south-most parking area to the adjacent two sidewalks to facilitate pedestrian movement per DMC 25.70.030(3)(d).
4. A Lighting Plan shall be submitted with the building and civil construction permits to verify compliance with DMC 25.70.030(3)(f) regarding pedestrian scale exterior lighting.
5. The architectural, landscape and civil construction drawings shall be revised to show the same recycling/trash enclosure size and location, and number of parking stalls.
6. The recycling/trash enclosure shall be constructed with materials and colors matching the building. The enclosure gates shall have a steel frame with steel panels painted to match the building consistent with DMC 25.70.070(10)(c).
7. Light fixture elevation data shall be submitted with the building and civil construction permits to verify compliance with DMC 25.70.070(12)(h).

V. Appeal of Decision

Any "party of record" with standing may appeal this decision to the DuPont Hearing Examiner per DMC 25.175.010(4). Said appeal must be filed within 14 days of this decision in the manner more specifically set forth in DMC 25.175.060.

Dated this 2nd day of August, 2010.

Dawn Masko

Dawn Masko
City Administrator
Community Development Director