



A R C H I T E C T U R E

COMMUNITY PLANNING
AND DEVELOPMENT DEPT.

**Olympia Hilton Garden Inn
Design Review Narrative
Response to Olympia Municipal Design Criteria Chapters 18.110 and 18.145**

October 30, 2013

Project Description:

The site is located on a portion of a previously developed parcel. The original development was for a proposed Hotel and Office complex. The prior development was taken through the planning approvals and construction was completed on roads, sidewalks and underground utilities. The construction of the buildings did not happen. The land is under new ownership and DJ Architecture P.C. was given the task of placing a Hotel on a portion of the site. The Hotel proposed is a Franchise brand Hilton Garden Inn developed by Hilton. The Hilton Garden Inn brand features a full service hotel with restaurant. The building has been placed on the site with coordination to leave existing sidewalks, curb cuts, and underground utilities.

Chapter 18.110 Basic Commercial Design Criteria:

18.110.020 Frontage: The building faces two streets, Henderson Park Lane SE and Henderson Boulevard SE

18.110.030 Connections: A public sidewalk is existing on Henderson Park Lane and Henderson Boulevard. An accessible pedestrian path to the public way will be provided by a painted striped path from a sidewalk. The path will have a maximum running slope of 1:20 and a maximum cross slope of 1:48.

18.110.040 Fences and Walls: Fences and walls are not proposed for this project.

18.110.050 Pedestrian Amenities: Patterned materials are proposed for public entrances. The materials proposed is a non slip brick paving laid in a herringbone pattern. A covered bicycle parking area is proposed and located near the front entry. In addition to these amenities, the Hilton Garden Inn Standards require extensive well maintained landscaped areas.

18.110.060 View Preservation: The site is near the Interstate 5 interchange. There are no significant or outstanding views blocked by the building.

18.110.070 Building Location and Design: The prior site development consists of several pre-approved utility easements. Because of the locations of these easements which are located on all sides of the site, it left only on location that the building could be placed. The majority of the parking is off to the sides of the building. There are a few parking spaces near the corner, however because of the site topography, these parking spaces will be screened by a retaining wall and landscaping. The building is designed so that the main entrance does not have parking spaces in front and is clearly articulated with a porte-cochere. The entrance is obvious from the street. The base story of the building is composed of store front glazing with engaged columns. The effect is to provide differentiate of the first story from the guest tower which is behind the first floor lobby and public spaces. In addition to the pavilion, the meeting rooms are single



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story and set in front of the guest room tower behind. This provides visual relief from the street and provides a human scale where the pedestrian may view the building from the public sidewalk along Henderson Park Lane.

18.110.090 Street Walls: An abundance of store front glass is proposed for the street facing elevation. The glass is nine feet tall and clear so there is lots of opportunity for pedestrian views into the building. The 60% requirement is met.

18.110.100 Windows: There is more glazing on the first floor than the upper floors. The first floor store front glass is set 4 inches to provide relief. In addition to the setback, the windows are given more visual significance by the use of 'built out' columns that frame the ends of each window.

18.110.110 Projections into the Right-of-Way: There are no projections into the right-of-way proposed.

18.110.120 Roofs: The roofs of the buildings are all pitched and use composition shingles. Flat roofs at the lower portion of the building are treated with a cornice. Roof top mounted mechanical equipment will be hidden by screens so they will not be obvious from the pedestrian view point. The roof of the pavilion is capped with a cupola with windows. This roof form provides a significant relief in the roof line and helps to break up the taller roof of the guest tower located behind.

18.110.130 Corners: The building is composed of two elements. The guest room tower and the pavilion and meeting rooms. The Pavilion and meeting rooms are single story and provide roof features that are significantly different than the guest tower wing. This creates a more pedestrian friendly view of the building from the corner.

18.110.140 Consistency: Exterior cladding for the building is the same on all sides. Color, texture and detailing is consistent.

18.110.150 Colors and Materials: Colors and materials are consistent on all sides of the building. There are no highly tinted or mirrored glass proposed.

18.110.160 Lighting: There are several ground mounted lights at the corners of the building oriented to throw light onto the first floor of the building. In addition to the ground mounted lights, there are also lights located on the Pavilion lower roof and are oriented to cast a light up the walls of the guest tower wing. In addition to external lights, the pavilion is capped with a cupola that has glass on all four sides. The interior lights of the rooms inside will bounce light off the ceiling of the cupola and create a soft glow at the windows. The effect is a visual pedestrian amenity and also helps define the massing of the building at night. This is a unique feature of the Garden Inn Hotel.

18.110.170 Parking Structures: A parking structure is not part of this project.

18.110.180 Plant Selections: The Hilton Garden Inn design standards require a high quality landscape. The landscape proposed for this project consists of plants that are well suited for the climate, and have low maintenance. Invasive species are not proposed.



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18.110.190 Screening Site Services: There will be screening walls constructed around the refuse collection area. Also screening walls will be constructed to obscure ground mounted mechanical equipment. The screening walls will be made of durable concrete block and clad with similar materials and colors as the building walls.

Hilton has stringent guidelines for the Garden Inn. Per Hilton guidelines we have provided screens on the roof to hide all roof mounted mechanical equipment. In addition to hiding the equipment, the screens also have a secondary function of blocking sounds from the mechanical fans. The effect is that both sound and noise from the mechanical equipment are screened from the nearby properties.

The Garden Inn has a makeup air and exhaust fan that serves the kitchen area. Because the exhaust fan is near guest room windows, Hilton guidelines are strict that the smells from the exhaust are kept to a minimum. This is achieved by using add on charcoal filters. Hilton has not received any sound or smell issues from guests when the site obscuring screens and charcoal filters are installed.

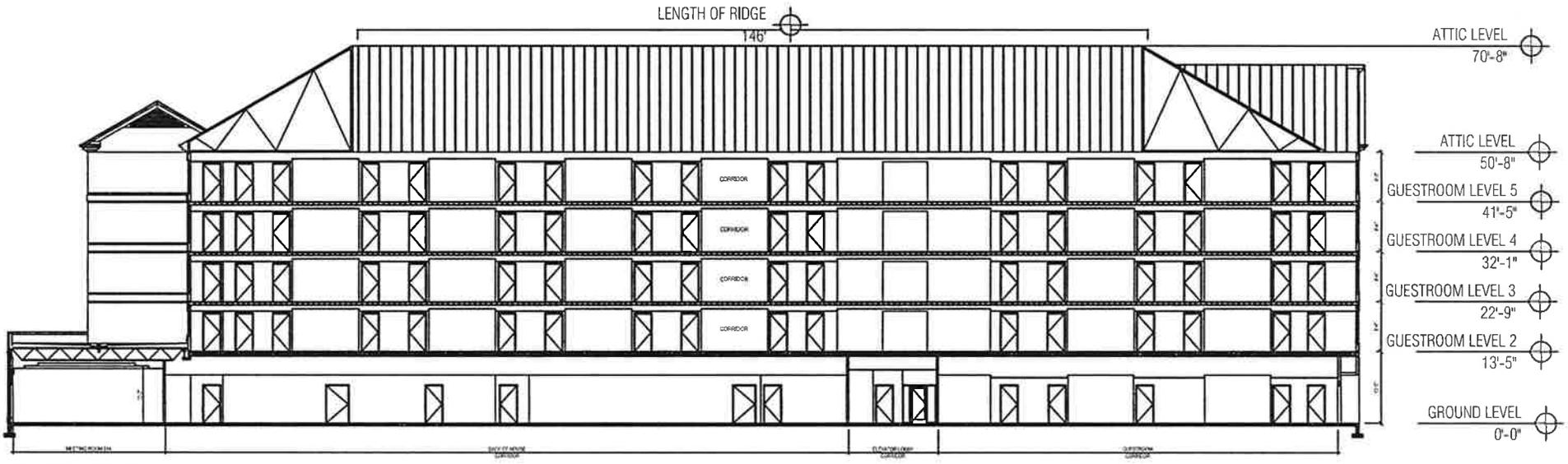
18.110.200 Screening Blank Walls: There are no lengthily expanses of blank walls. Sidewalks along the building are set back to allow for a landscape bed. Trees and or shrubs are proposed along all four sides of the building.

Chapter 18.145. Commercial design review freeway corridor district:

18.145.020 Landscape screening adjacent to freeways: The building is set back from the freeway that is more than 10 foot wide. There is vacant land buffering the project site and there are tall evergreen trees that also restrict views of the building from the freeway.

18.145.030 Security and site Lighting: There will not be any lights that shine towards the freeway. Site lighting is provided by pole mounted lights that are fitted with light cutoff shields that will keep light from shining onto neighboring property. A photo-metric study has been completed to confirm this condition is met.

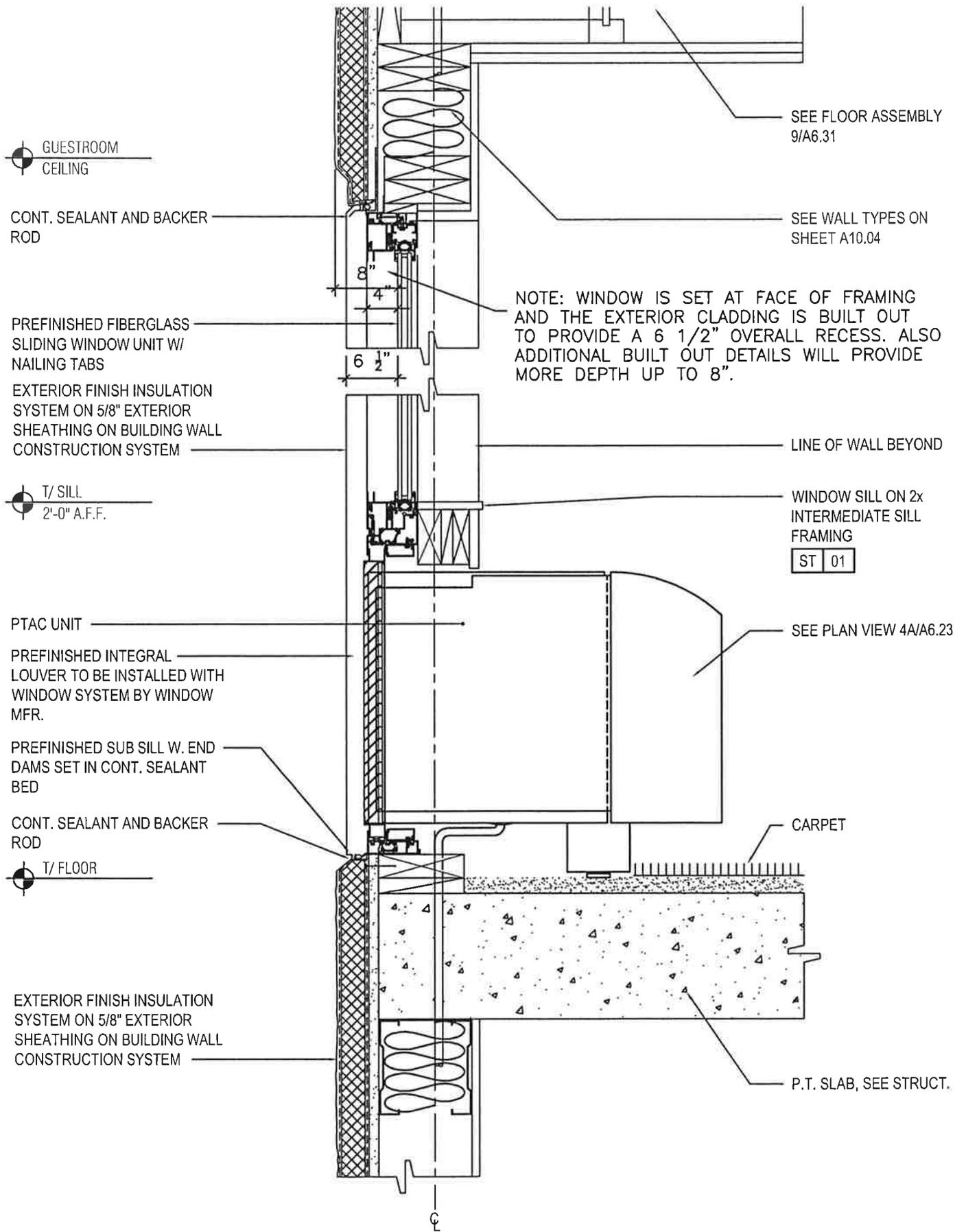
18.145.040 Signs- Adjacent to freeway: Hilton standards set requirements for the franchise signage. There are no signs proposed that will be adjacent to the freeway. Signage will be mounted on the upper floors of the building.



BUILDING SECTION

1/4" = 1'-0"

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VAE.01

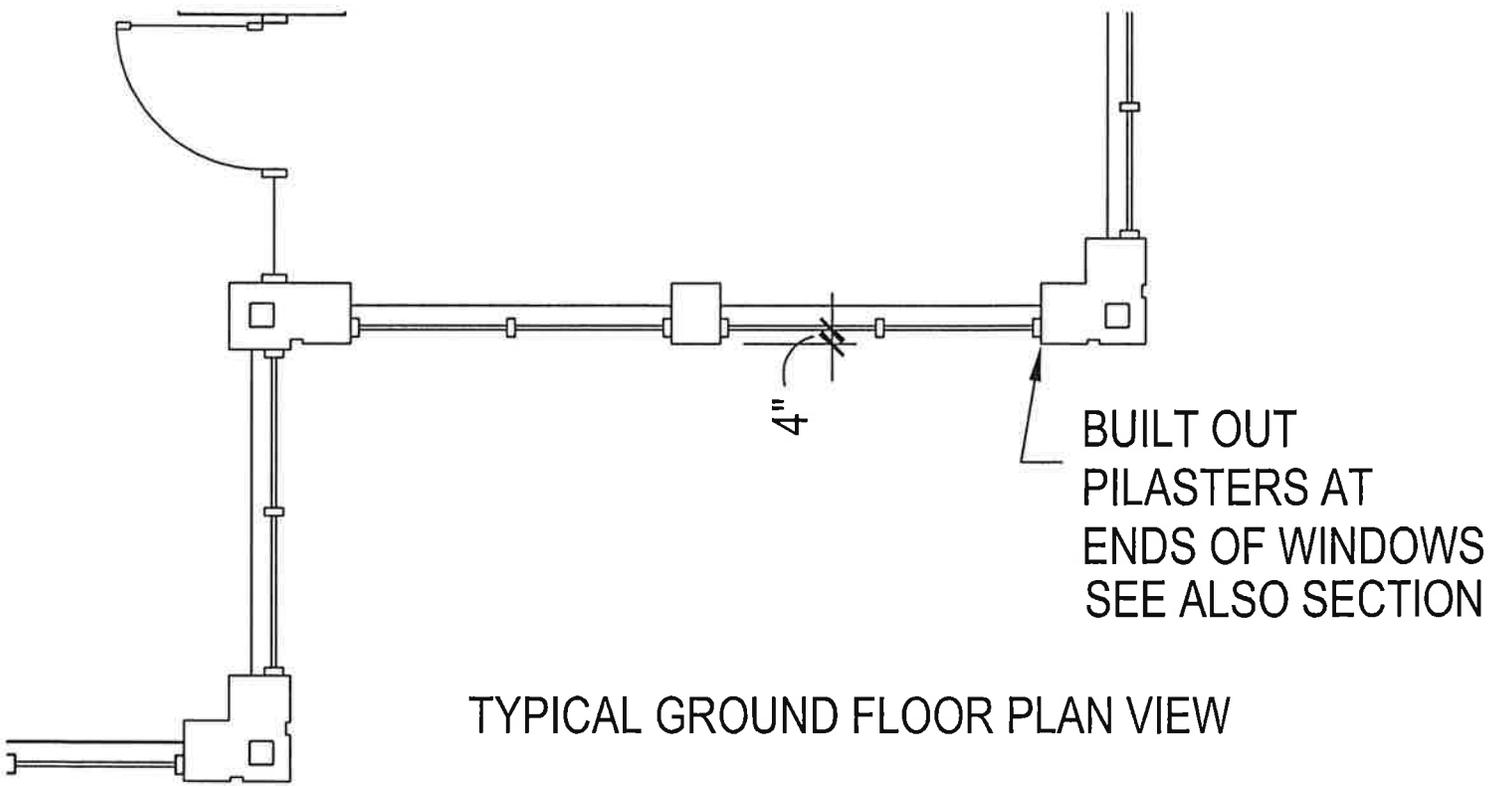


GUEST ROOM WINDOW SECTION

1 1/2" = 1'-0"

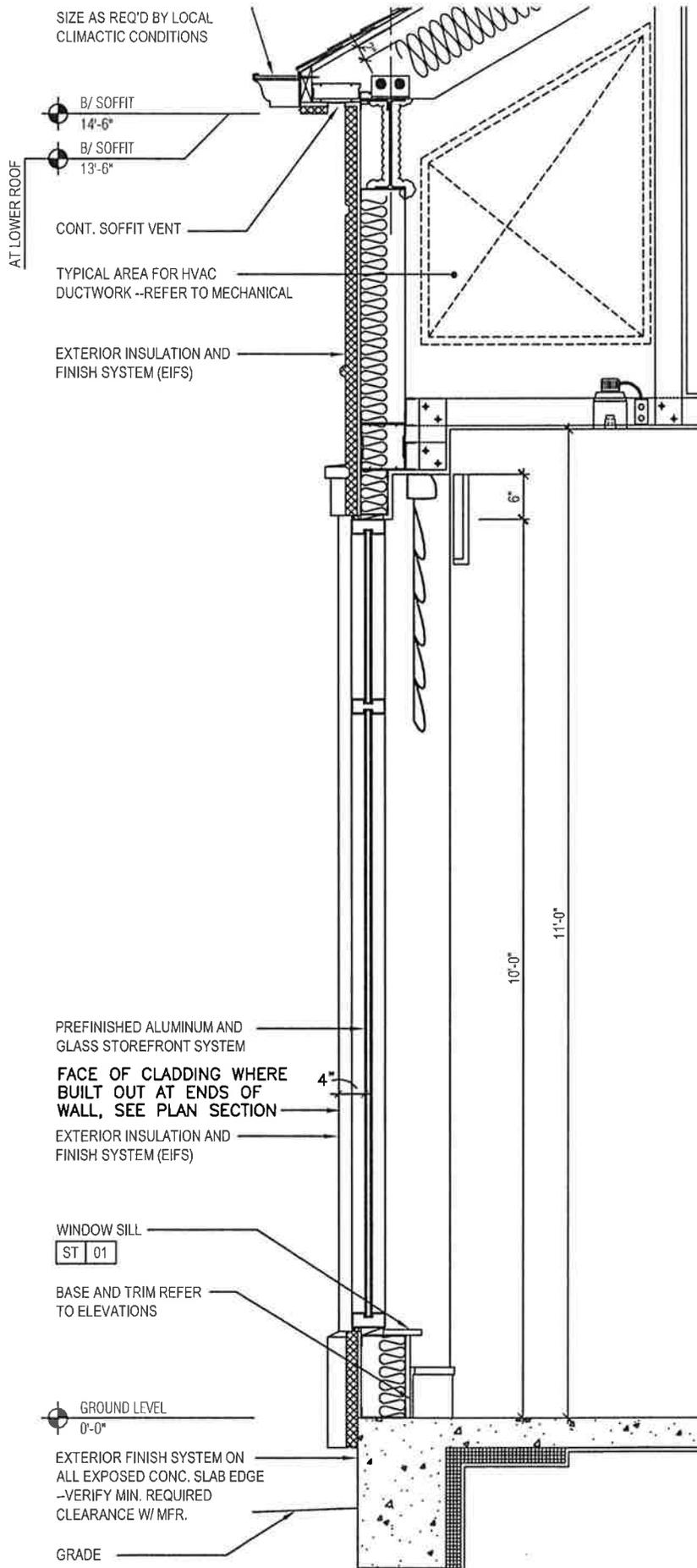
AT PTAC UNIT

4D
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BUILT OUT
PILASTERS AT
ENDS OF WINDOWS
SEE ALSO SECTION

TYPICAL GROUND FLOOR PLAN VIEW



WALL SECTION GROUND FLOOR

3/4" = 1'-0"

AT PAVIL