

Winslow Hotel Project PLN50880 SPR

DRB review - January 7, 2019

Summary of Decision and Site Plan Approval:

The DRB approves the site plan with the following conditions/recommendations as identified in the checklists below.

The DRB review three sets of guidelines identified for this project:

1. Mixed Use Town Center and High School Road Districts/General Design Guidelines
2. Mixed Use Town Center/Core District Design Guidelines
3. Commercial and Mixed-use Design Guidelines for all Zoning Districts

DRB approved checklists #1 and 2 above without conditions or changes.

DRB approved checklist #3 above with the following conditions/recommendations;

Landscaping - Checklist item # 9 Soften the impact of the built environment.

Applicant agrees in principle to provide two feet of landscaping along an east-west direction adjacent to the parking lot. Applicant further agrees to provide for DRB approval a revised parking layout to increase landscaping.

Building materials (colors and palette) checklist item # 9, 15: relating to scale of building and softening impact on surrounding uses.

Applicant has not made a final decision on building materials and colors. Applicant is leaning towards unfinished cedar with reverse Board and batten exterior. Applicant agrees to provide a description of materials palate for DRB review in the next several weeks.

Roof Drainage including downspouts and gutters. Checklist item # 9, 15: relating to scale of building and softening impact on surrounding uses.

Applicant states that the roof drainage is critical to the performance of this building (to meet LEED guidelines) and will propose a zoned roof drainage system. If water is removed from roof via internal building system, no further DRB review is required.

If applicant proposes and external drainage system (i.e., downspouts and gutters), the DRB would like to review proposed system for building scale, building articulation and impact on surrounding uses.