

Primary Differences Between PUD Application Plans and HPRB Concept Submission Plans

Height and Setbacks

The overall height of the building is taken from the edge of curb opposite the centerline of the main address of the building.

The height of the building at the application of the PUD (filed July 29, 2011) was 92'-0" and the only setback was at the south end of the buildings on Champlain, where the height above the zoning measuring point was 55'-0".

The height of the building at the time of the HPRB concept submission (filed January 27, 2012) is 90'-0" measured from the same point. The uppermost setback (6'-0") is at 81'-0", the next setback (12") is at 72'-0". The proposed Addition on the southernmost property line (furthest down Champlain Street) is 54'-0" above the point at which zoning height is measured.

Elevations

The Elevations have been changed to reflect a change in direction of the façade materials, and provide setbacks on the upper floors to address the massing of the building. Where the PUD submission presented a fairly monolithic precast (limestone) palette the current design presents a smaller scale material, more similar to the modular brick of the church, we are proposing to use several shades of ironspot brick.

The PUD submission showed vertically oriented windows with integral PTAC units. We are currently proposing the group the windows in fours to reduce the overly repetitive pattern of single unit punched openings. On the Champlain Street elevation we have a strong corner element to differentiate the massing of the new building from that of the Church. This element will be primarily clad in dark grey ironspot, with the windows and transoms set back about 9" to give a more modeled look. The next portion of the façade shows the grouped windows. These modularized windows group four rooms into one opening. The window group is set off from the medium red ironspot with a deep reveal, setting the window and its associated support structure away from the surface of the surrounding material, by providing a way for light to create shadow and help break down the surface plane. This modulation repeats itself around the other four facades of the building. The last portion of the building toward the south along Champlain Street reverts to a single punched opening for each room, closer the vernacular presented by neighboring buildings. This portion of the building steps down four floors from the highest level to approach the scale of buildings to the south.

There are two setbacks in the current scheme, one at the eighth guest room floor, about 12" and another at the ninth of about six feet. The lower set back is capped with a limestone cornice and bracketry at the pilasters. The upper setback is set off with shading devices for the balconied hotel rooms on the top floor.

The new building attempts to address the street front much the same way the existing church does. By varying the distance from the sidewalk and the heights of the structures the new building presents a play of light and shadow at the base which is sympathetic to the pedestrian scale of the church.

Primary Differences Between 7/29/2011 PUD Application and 1/27/2012 HPRB Concept Submission

March 2012

<u>Page/Drawing</u>	<u>July 2011 PUD Application</u>	<u>January 2012 HPRB Concept Submission</u>
Site Plan	Drive entrance located opposite large church window on Champlain Street	Drive entrance moved South down Champlain to a position opposite existing rear door of church
Lower Parking Levels 2-5	No Change	No Change
First Parking Level		Elevators moved to facilitate upper level setback. Drive aisles moved to facilitate elevator move. Public utility vaults added along Champlain Street
Spa & Health Club Level	Spa and Health Club	Spa and health club areas reduced to allow additional back of house areas and toilet facilities
Lobby/Ground Floor	Spa annex and side hotel check-in area are located on this floor as well as lounge space	Spa annex removed, replaced with enclosed pool and juice bar. Lower level of duplex units added with secondary lobby area reduced in size. Small (428 square feet) retail outlet added. Circulation between buildings rationalized to provide better circulation. Circulation improved between Church and new building (the "Addition"). The loading area has been revised to allow the passage of the largest box trucks through the alley, unimpeded by the sharp turns currently there which makes navigation of those vehicles impossible today. There are three bays capable of servicing trucks up to 55 feet long.
First Floor / Church Sanctuary Level	Church sanctuary as function/flexible/restaurant/lounge space, new building as bar/restaurant and pool, as well as 7 guest rooms	Sanctuary still used as function/flexible/restaurant/lounge and reception/lobby area with major link to check-in area in the new building. The main kitchen is in the new building on this floor. New building also has 12 guest rooms.
Second Guest Room Floor	29 guest rooms	no change
Third Floor Guest/ Church Balcony	29 guest rooms, church balcony provides flexible space	29 guest rooms, church balcony slightly reconfigured to provide more flexible lounge function space
Fourth Guest Room Floor	29 guest rooms	no change
Fifth Guest Room Floor	29 guest rooms	no change
Sixth Guest Room Floor	26 guest rooms	no change
Seventh Guest Room Floor	26 guest rooms	no change
Eighth Guest Room Floor	26 guest rooms	no change
Ninth Guest Room Floor	26 guest rooms	21 guest rooms
Deck	Roof deck	Roof deck reconfigured slightly to allow for the setbacks and additional planting.