

Urban Design Review Panel Comments

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Date	July 24, 2019	
Time	2:00	
Panel Members	Present Chris Hardwicke (Co-Chair) Beverly Sandalack Michael Sydenham	Distribution Chad Russill (Chair) Gary Mundy Eric Toker Colin Friesen Terry Klassen Ben Bailey Glen Pardoe Ryan Agrey Jack Vanstone
Advisor	David Down, Chief Urban Designer	
Application number	PE2018-00452	
Municipal address	614 6 Avenue SW	
Community	Downtown Commercial Core	
Project description	Hampton Inn by Hilton	
Review	first	
File Manager	Richard Goecke	
City Wide Urban Design	Xia Zhang	
Applicant	Triple One	
Panel Position	Endorse	

Summary

The panel felt that the submission was well documented and presented. The building is a creative solution for a hotel on a tight urban site. The design fits well with its context while still celebrating its presence through subtle architectural expression at the entrance and penthouse levels. The site access through the porte-cochère works well and allows for drop-off activities behind the storefront retail use.

The following urban design elements itemize the Panels' recommendations. The most significant recommendation is the consideration of wayfinding to the Plus 15 from the street. The Panel feels that this important public connection could be strengthened while increasing the legibility of the hotel's rear entrance.

Applicant Response

Sept 30, 2019

The proponent welcomes the Panels' recommendations. Below provided is the blue lined design teams response to the highlighted Urban Design Element comment sheets where the Panel has made recommendations. Included is the design teams intention to strengthen and increase legibility to the Plus 15 from the street.

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Urban Design Element	
<p>Creativity <i>Encourage innovation; model best practices</i></p> <ul style="list-style-type: none"> Overall project approach as it relates to original ideas or innovation 	
UDRP Commentary	The proposal is innovative in the way the hotel program responds to a small site. The entrance and circulation work well.
Applicant Response	
<p>Context <i>Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities</i></p> <ul style="list-style-type: none"> Massing relationship to context, distribution on site, and orientation to street edges Shade impact on public realm and adjacent sites 	
UDRP Commentary	The building relates to its context while celebrating its hospitality role through subtle architectural expression.
Applicant Response	
<p>Human Scale <i>Defines street edges, ensures height and mass respect context; pay attention to scale</i></p> <ul style="list-style-type: none"> Massing contribution to public realm at grade 	
UDRP Commentary	The project contributes to a continuous street wall and fits within the existing height regime. The massing steps back at grade to provide additional space at the public realm.
Applicant Response	
<p>Integration <i>The conjunction of land-use, built form, landscaping and public realm design</i></p> <ul style="list-style-type: none"> Parking entrances and at-grade parking areas are concealed Weather protection at entrances and solar exposure for outdoor public areas Winter city response 	
UDRP Commentary	The project is well-integrated with the public realm. Loading and parking are accessed through the laneway. The porte-cochère allows for weather protected hotel guest access and drop-off. The articulated soffit acts as a canopy for additional weather protection at the front of the building. The Panel recommends reconsidering the placement of the planter in the middle of the public realm and incorporating a planter along the building face.
Applicant Response	The proposal intends to place the planter along the building face to allow for an expanded pedestrian sidewalk.
<p>Connectivity <i>Achieve visual and functional connections between buildings and places; ensure connection to existing and future networks.</i></p> <ul style="list-style-type: none"> Pedestrian first design, walkability, pathways through site Connections to LRT stations, regional pathways and cycle paths Pedestrian pathway materials extend across driveways and lanes 	
UDRP Commentary	The Panel recommends that the design team develop the bridge connection to the Plus 15 with a similar treatment to the faceted front entrance to celebrate the rear entrance to the hotel and provide wayfinding cues.
Applicant Response	The design team will look to integrate elements that compliment the front entrance features and help to communicate the hotels image.
<p>Animation <i>Incorporate active uses; pay attention to details; add colour, wit and fun</i></p> <ul style="list-style-type: none"> Building form contributes to an active pedestrian realm Residential units provided at-grade Elevations are interesting and enhance the streetscape 	
UDRP Commentary	The building is animated and contributes to an active pedestrian realm through its faceted articulation at grade, coloured soffit and the location of street related retail with a transparent storefront condition. The columns supporting the overhang appear to be undeveloped from a design perspective. The Panel recommends that the columns work with the faceted articulation to contribute to the animation of the building. Other than the faceted soffit the overall colouration of the facades is dull. The panel recommends investigating the colour pallet of the rainscreen wall to add to the animation of the project.
Applicant Response	The design is investigating the colour palette with the intention adding animation to the building envelope.
<p>Accessibility <i>Ensure clear and simple access for all types of users</i></p> <ul style="list-style-type: none"> Barrier free design Entry definition, legibility, and natural wayfinding 	
UDRP Commentary	No accessibility issues were identified, other than the possible impact of the planter in the sidewalk area, which is suggested to be placed against the building face as noted earlier. Entry legibility and natural wayfinding is good with the exception of navigation to the plus 15 from the street. The panel also asked about the possibility of the lobby entrance door from the port

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	cochere being enhanced to provide a much wider and more open doorway directly facing the port cochere as opposed to the smaller offset door proposed in the plan.
Applicant Response	Plus 15 signage will be added at the street to indicate connection to the Plus 15 system. The entrance door will be widened and angled towards porte cochere to provide for a more legible, expanded and enhanced entry sequence.
Diversity Promote designs accommodating a broad range of users and uses	
<ul style="list-style-type: none"> • Retail street variety, at-grade areas, transparency into spaces • Corner treatments and project porosity 	
UDRP Commentary	The building is a hotel and promotes as wide a range of users as possible given its program. Retail is located at the street edge.
Applicant Response	
Flexibility Develop planning and building concepts which allow adaptation to future uses, new technologies	
<ul style="list-style-type: none"> • Project approach relating to market and/or context changes 	
UDRP Commentary	As the proposal is a hotel the Panel felt that flexibility was not applicable from an urban design perspective.
Applicant Response	
Safety Achieve a sense of comfort and create places that provide security at all times	
<ul style="list-style-type: none"> • Safety and security • Night time design 	
UDRP Commentary	With the exception of the rear lane the building provides passive surveillance to the street and drop-off locations. A lighting plan was not provided. The Panel encourages the proponent to ensure that adequate lighting is provided in the laneway as well as the drop-off and front entrance of the building.
Applicant Response	The project will follow the hotel brand standards that call for even warmly well lit exterior environments.
Orientation Provide clear and consistent directional clues for urban navigation	
<ul style="list-style-type: none"> • Enhance natural views and vistas 	
UDRP Commentary	Directional cues to the Plus 15 staircase are needed to aid in navigation. Ideally the staircase would be visible from the street. Plus 15 signage should be added at the street to indicate the connection to the Plus 15 network.
Applicant Response	Plus 15 signage will be added at the street to indicate connection to the Plus 15 Network.
Sustainability Be aware of lifecycle costs; incorporate sustainable practices and materials	
<ul style="list-style-type: none"> • Site/solar orientation and passive heating/cooling • Material selection and sustainable products 	
UDRP Commentary	The proponent has indicated a number of sustainability strategies in their submission. The Panel has no further recommendations regarding sustainability from an urban design perspective.
Applicant Response	
Durability Incorporate long-lasting materials and details that will provide a legacy rather than a liability	
<ul style="list-style-type: none"> • Use of low maintenance materials and/or sustainable products • Project detailed to avoid maintenance issues 	
UDRP Commentary	The proponent has indicated a selection of durable materials in their submission. The Panel recommends using quality unit pavers instead of stamped concrete for the driveway entrance given the limited durability of stamped concrete. Ideally the pavers would extend to the curb to signify the entrance to the hotel in the streetscape.
Applicant Response	With the projected commercial traffic the proponent is concerned with the resiliency of unit pavers in Calgary's freeze-thaw climate. The stamped concrete will be saw cut and stained to mitigate cracking and provide for the faceted pattern design treatment.