



Legislation Details (With Text)

File #: AR DP 16-00296-A1MN18 **Version:** 1 **Name:**

Type: Planning Case **Status:** Passed

File created: 4/19/2018 **In control:** Downtown Review Board

On agenda: 5/2/2018 **Final action:** 5/2/2018

Title: An amendment to the Hilton Garden Inn development plan to allow multiple changes to the previously approved building, including: 1) the addition of an 11th floor restaurant through use of the Form-Based Code's Density Bonus provisions; and 2) numerous changes to the building façade. The site is located at 125 North Cascade Avenue.

(Quasi-Judicial)

Presenter:
Ryan Tefertiller, Urban Planning Manager

Sponsors:

Indexes:

Code sections:

Attachments: 1. Hilton Garden Inn DRB Staff Report 050218, 2. Figure 1 - Development Plan, 3. Figure 2 - Project Statement, 4. Figure 3a - ltr, 5. Figure 3b - ltr

Date	Ver.	Action By	Action	Result
5/2/2018	1	Downtown Review Board	approved	Pass

An amendment to the Hilton Garden Inn development plan to allow multiple changes to the previously approved building, including: 1) the addition of an 11th floor restaurant through use of the Form-Based Code's Density Bonus provisions; and 2) numerous changes to the building façade. The site is located at 125 North Cascade Avenue.

(Quasi-Judicial)

Presenter:
Ryan Tefertiller, Urban Planning Manager

Proposed Motion:

Approve the proposed amendment to Hilton Garden Inn development plan along with the granting of density bonus points to allow the addition of an 11th story to the building based on the findings that the requirements found in section 3 of the Form-Based Code are met once the following technical modifications are addressed:

1. Add the file number (AR DP 16-00296-A1MN18) to all plan sheets as well as the amendment history box.
2. Clarify the scope of the amendment with clouding and plan notes.

3. Clarify the implications of phasing on the plan's building elevations through plan notes and labels.