

STAFF REPORT

Case Number: 18-SP-13
Request: Detailed Site Plan for a Hotel and Parking Garage
Address: 5000 and 5050 Alpha Road
Lot Size: Approximately 4.29 Acres
Petitioner: BV Eagle Alpha LLC / Steve May

Existing Conditions

This 4.29-acre site is located at the southeast corner of Alpha Road and Cambridge Concourse Drive, approximately 265 feet west of Inwood Road. The site is bordered to the west and north by light industrial and commercial uses and to the south by a multi-family building that is currently under development. The subject site zoned is Planned Development District No. 80 (PD-80).

Zoning / Proposed Request

The property surrounded by Alpha Road, Inwood Road, Simonton Road and Cambridge Concourse Drive was subject to a zoning amendment in May 2017 and was approved with Ordinance No. 3442. The zoning amendment revised PD-80 to expand the palette of allowed uses to include compatible commercial uses, such as hotels, and with residential, institutional and community serving uses allowing for a mixed use development known as “Bridgeview”. The approved amendment to PD-80 included an associated Conceptual Site Plan.

Phase One of the Bridgeview development, consisting of the multi-family development to the south along Simonton Road, was approved in September 2017 with Resolution 2017-101 and is currently under construction.

With this Detailed Site Plan, the applicant is proposing to continue the development of Bridgeview with the hotel and parking garage portion; this represents Phase Two of this mixed use development.

Site Design

The overall approved Conceptual Site Plan for the Bridgeview development (13.95 acres) proposes to create a mixed use area with a variety of uses (hotel, office, retail / restaurant) and large plazas connected to an interior open space that will function as a gathering space. This proposed Detailed Site Plan for Phase Two is consistent with the approved Conceptual Site Plan.

The applicant is proposing to divide the northwest portion of the overall parent tract into two lots to accommodate the hotel on the northern lot, and the parking garage immediately south of the hotel.

Hotel

The northern lot, Lot 3R, will be comprised of 1.46 acres and will have primary access from Alpha Road and secondary access from Cambridge Concourse Drive. The hotel will contain approximately 87,667 square feet and will accommodate 155 rooms. The first floor of the hotel will include the lobby and reception area, a food service area, meeting rooms (approximately 2,700 sf), a bar (approximately 2,000 sf) and a health club. The hotel will be L-shaped and will contain the outdoor pool in the courtyard on the western side of the hotel. The main building entry and porte-cochere will be on the eastern side of the building and will face the internal driveway connecting to Alpha Road. The hotel will be setback at least 10 feet from Alpha Road and 29 feet from Cambridge Concourse. The hotel will have six stories and will be 65 feet in height.

The applicant is proposing a contemporary architectural style for the hotel, with large openings, clean surfaces and continuous lines to add a specific rhythm to the façades.

All elevations of the hotel will be a combination of stone, brick, cementitious panels, stucco and metal accents. All façades will be at least 50% masonry product of manufactured stone and brick. Stucco and cementitious panels will be allowed as a secondary material and will be applied on limited continuous surfaces on the upper levels. Metal accents will be used for windows and openings. All façades will have large fenestration areas at the first floor, and a glass storefront tower is proposed on the eastern façade.

Parking Garage

The southern lot, Lot 1R, will be comprised of 2.83 acres and will have primary access from Cambridge Concourse Drive and from the internal driveway connecting to Alpha Road. The parking garage proposed on this lot will serve the needs of the entire mixed use development including the hotel proposed with this Detailed Site Plan and the office and retail/restaurants proposed to be developed in the future phases.

The parking garage will contain approximately 507,520 square feet and will accommodate 1,435 parking spaces. The parking garage will have 9 levels, with one underground level, and will be 91 feet in height. The underground level will include an underground passage that will connect the parking garage to the future office building. The parking garage will have vehicle access points, two from Cambridge Concourse Drive and one from the internal driveway. There is one pedestrian access point proposed from the internal driveway on the northeast corner.

The applicant is proposing a contemporary architectural style for the parking garage consistent with the overall theme of the contemporary architectural style for the entire Bridgeview development. The parking garage will be a concrete structure and will have finishing materials on all façades. All elevations will contain glass curtain wall systems, perforated metal panels and other types of finishing materials to match the architecture and finishes of the adjacent buildings.

Landscape and Open Space

This development proposes extensive landscaping to create a community with an urban feel, to encourage the use of outdoor public spaces and contribute to the “desired synergistic land use mix” proposed for the Bridgeview mixed use development.

The proposed Landscape Plan contains approximately 29% landscaped open space for the two lots combined. Canopy trees will be planted along Cambridge Concourse Drive and Alpha Road, as well as around the parking garage. Currently there are 23 large canopy trees on site that will have to be removed to accommodate the development of the site. The applicant is proposing to install 47 new trees, a combination of Oak and Cypress trees.

A 10-foot wide trail will be installed on the west side of the site along Cambridge Concourse Drive and on the north side along Alpha Road, this being the first portion of the trail network on the East Side. Six-foot wide sidewalks are proposed along Simonton Road and Inwood Road. A small plaza is proposed between the hotel and the parking garage.

All utilities will be placed underground.

Signage

The applicant submitted a sign packet with the zoning amendment. The package contains standards for all wall signs and monument signs for the hotel portion of the development. The sign package allows for 3 wall signs (maximum 350 square feet in area) and one monument sign along Alpha Road. The proposed signage will be subject to staff approval.

Staff Recommendation

Staff recommends approval of the proposed Detailed Site Plan.