

Narrative

Element Hotel



Final Development Plan

Purpose of Request/Overview

Glacier House Hotels (the “Developer”) requests approval of the attached Final Development Plan (“FDP”) for a new hotel project in Superior, Colorado. The Developer’s plan is to develop a 2.6 acre site, located just east of the intersection of Marshall and McCaslin, off the Denver Boulder Turnpike. Approval of this FDP is necessary in order to facilitate the proposed improvements for which a building permit application will be submitted to the Town of Superior. The Developer seeks to build a 4 story, approximately 80,000 square foot Element Hotel with 121 guest rooms.

Description of Proposal

Surrounding Area and Context

Reference sheet A2

The project is located on the Boulder Valley Ice site, near the intersection of McCaslin Blvd. and Marshall Road. The Denver Boulder Turnpike runs in a northwest direction to the east of the site. Old Chicago Pizza, along with other retail outlets is located to the north. A multi-tenant building is planned to the west and was recently approved by Town of Superior. The property to the south is not developed. Onsite sidewalks will provide circulation around the entire building. Two accessible routes are planned to the public way (Marshall Road). From there, guest can travel west to McCaslin Blvd. An accessible route will also connect the future development to the east and the driveways have been design for future connections. No connectivity is proposed Superior Plaza Way. Vehicular access to Superior Plaza Way is not necessary for the operation of the Hotel in Phase 1 or Phase 2. There is no pedestrian or bike connectivity to Superior Plaza Way as there is no sidewalk or bike path adjacent to the project. All pedestrian and bike traffic can access Superior Plaza Way via Marshall Road and ultimately through the

CenterPoint project to the west. There is no pedestrian or bike connection to the parking lot to the west as there is nowhere to connect per the plan for that parcel. There is future vehicular, pedestrian and bike access to the phase 2 parcel to the east. This will be part of a separate FDP. There is future vehicular, pedestrian and bike access to the Future Park and developments to the south once Marshall Way is fully improved.

The approved CenterPoint FDP is located north of Marshall Road on the west side of the Element Hotel site. The CenterPoint project is currently under construction. Final backgrounds for the CenterPoint development are shown on this FDP for context.

Town of Superior Park 1 is located immediately south of Marshall Road. Town of Superior Park 2 is located immediately south of the Element Hotel site. The park FDP's are currently under preparation by consultants to the Town of Superior, but not yet been formally submitted to the Town as an FDP. The Element Hotel FDP incorporates and shows the most recently available background information for Park 1 and 2.

An FDP for Marshall Road (FDP1 Phase 4) shows the improvements for Marshall Road adjacent to the hotel site. Backgrounds for the Marshall Road development are shown on this FDP for context. It should be expected that minor coordination revisions to driveway cut geometry, water and reuse connections to FDP1 Phase 4 may be required.

The remaining portion of Block 1, Lot 3, to the east, is to be subdivided and will be part of a future FDP. The subdivision is going to be part of the Preliminary/Final subdivision plat submitted concurrently with the FDP for STC Parks 1 and 2. This plat is entitled Superior Town Center Filing No. 1B Replat No. 3. The subdivision plat has already been submitted to the Town and is expected to be reviewed and considered on a similar timeframe as the Element Hotel FDP. There will be a cross access easement dedicated with the subdivision from Marshall Street to the eastern parcel (Lot 3B). Once parcels are in separate ownership there will be blanket cross access, parking, and utility easements as part of the real estate agreement.

Site and Circulation

Reference sheet A3

Access to the site is provided by two driveways off of Marshall Road. Guests will enter from the south at the east entrance and be directed to check in on the east side under a large canopy. This arrival area will be enhanced with colored, stamped concrete. This treatment will also be used at accessible routes that cross drive aisles (see sheet A-3). The west driveway entrance will provide right in, right out access. The hotel floor plan has been designed to be positioned in the center of the site to allow circulation for Fire Department access and parking around the entire building. 127 parking spaces have been provided and guest will be able to enter the building from all sides. The "L" configuration of the building surrounds a resort style pool, located to the southwest to take advantage of the sun exposure. This area also has a large patio and seating area that communicates with the lounge area inside the hotel. An area for snow storage has been provided at the parking spaces on the south of the site, next to the east driveway entrance. Snow removal will be the Developer's responsibility and will be conducted by contracting with a snow removal company. A trash and recycling enclosure has been provided in the northwest corner of the site. A 50/50 split of the area for trash and recycling will be provided as required by the Town Code.

The enclosure will be of materials found elsewhere on the building. Landscaping will surround the enclosure.

Per the Superior Town Center Traffic Study, 300 hotel rooms were accounted for in both the Element Hotel parcel and the phase 2 parcel to the east. The Element Hotel is 121 rooms which leaves 179 rooms available for development to the east. These trips include employee trips. The traffic that is expected as part of the hotel is listed below. This is based on the 121 guest rooms. The total daily traffic is calculated at 990 vehicle trips per day with an AM peak of 65 vehicle trips per hour and a PM peak of 74 vehicle trips per hour.

Time Period	Hotel
Average Daily, Inbound (vtpd)	495
Average Daily, Outbound (vtpd)	495
Total Daily	990
AM Peak Hour, Inbound (vtph)	38
AM Peak Hour, Outbound (vtph)	27
Total AM Peak	65
AM Peak Hour, Inbound (vtph)	38
AM Peak Hour, Outbound (vtph)	36
Total PM Peak	74

vtpd – vehicle trips per day, vtph - vehicle trips per hour

Architectural Design / Hotel Concept

Reference sheets A7, A8, A9, and A10

The hotel has been designed in an “L” shaped configuration, providing maximum exposure to potential guests traveling in both directions on US 36. The primary, iconic entrance feature faces east and has signage that will be visible from cars traveling from Denver (see sheet A7). The long north elevation will maximize guest room views to the north and also has signage and will be visible from cars traveling from Boulder (see sheet A7). This “L” shaped building configuration and orientation provides an ideal location for maximum sun exposure for the pool and outdoor patio located on the southwest side (see sheet A8). Most guests will exit the turnpike and approach the hotel from the north on McCaslin Blvd. From there and looking east they will see the west elevation of the hotel and signage (see sheet A8), before turning east onto Marshall Road. From Marshall, guest will enter the property and be directed by signage to the front entrance of the hotel. Considering how guests will arrive, the hotel has been designed so there is not a back to the building. The Element hotel’s exterior is designed with stark, clean lines derived from 3 primary materials; including, EIFS and high pressure laminate rain screens that mimic wood grain. A cultured “Back Forrest” limestone has been used at the ground level to create a base for the building and give it a pedestrian scale. The hotel’s design will complement that of a recently approved Multi-Tenant building located to the west. The colors include 4 shades of EIFS ranging from white to grey and were selected to blend with the proposed buildings nearby. A fifth color of green EIFS is also used at the

ceiling of the entry feature. This green color matches the project signage and also represents to its guests that the Element Hotel is sustainable or “Green”. The EIFS on the hotel is contrasted by two colors of a high pressure laminate rain screen (“Trespa”), which covers about 10% of the building. This material has a wood like finish and gives a warm, natural feel to the building. It has been placed on the building both horizontally and vertically to create a hierarchy of volumes. All of the mechanical units will be located on the roof and will be screened from view by the building parapets (see sheet A7 and A8). The use of oversized windows in the public areas of the hotel invite an abundance of natural light into large open spaces, including an impressive 16-foot wall of windows that fills the lobby with sunlight. This bright, airy environment is great for guests and helps conserve energy too. An open, uninterrupted layout allows guests to move freely from one space to another, whether they’re starting their day with breakfasts, working or relaxing at evening receptions. The Element provides guests with spacious guestrooms featuring fully-equipped kitchens and spa-inspired bathrooms. User-friendly layouts and modular furniture encourage guests to adapt the space to meet their needs. Sustainable eco-friendly materials are incorporated in the Element design. Rooms feature carpets with up to 100% recycled content and low VOC paints improve indoor air quality. Low-flow faucets and fixtures help save water, compact fluorescent light bulbs use about 75% less energy than standard incandescent bulbs, and energy-efficient appliances use approximately 30% less energy. Element reduces waste by offering silverware and glassware instead of plastic utensils and paper cups, filtered drinking water eliminates the need for plastic bottles, and all natural bathroom amenities are stored in a dispenser system instead of disposable bottles. Recycling bins are located in every guestroom and common areas of the hotel. The pool uses natural saline, a healthier and more eco-friendly alternative to chlorine.

Signage

Reference sheets A4 and A10

The hotel will have signage on the all four sides of the building to guide guests arriving on the Denver Boulder Turnpike and as they approach from McCaslin Blvd. and Marshall Road. There will also be a monument sign off of Marshall Road at the east entrance to the site and a directional sign onsite, directing guests to the main entrance on the east side of the building. All building and monument signs will conform to the Town of Superior sign codes (see sheet A4 and A10).

Utilities

Potable Water:

The Element Hotel FDP has access to an existing water main in Superior Plaza Way to the north of the project. Hydraulic modeling results performed by the Town’s consultant indicate that the existing water line infrastructure can provide sufficient fire flows to serve the anticipated development on The Element Hotel FDP. In anticipation of the need for a future looped connection to provide fire flow redundancy, and service to the park site south of Marshall Road (by separate FDP), an 8 inch water main will be sleeved across Marshall Road (by separate FDP) at the southwest corner of the project. A separate FDP or FDP’s will include extending this water main into the park site, and south across Coal Creek to Creek View Drive. It is anticipated that the timing of this extension will coincide with construction of the park. The STC Utility study projected 65,000 Gallons per Day (GPD) domestic water usage for hotel uses within the entire development (using an assumed 500 room projection at 130 GPD per room). This project proposes 121 guest rooms and would therefore use approximately 25 percent of the projected

water use for hotel use. The Element Hotel project proposes an 8 inch water main through the site with a future stub to phase 2 to the east.

Sewer:

The Element Hotel FDP has access to an existing sewer main in Superior Plaza Way to the north of the project. The project proposes a new 8” sewer connection into a new manhole at the existing sewer main to serve the Element Hotel.

Water and Sewer Use Table”

The total number of gallons of water per day and the total number of gallons per day of sewage to be treated are tabled as follows:

WATER CALCULATIONS			
PIPE LENGTH CALCULATION			
PIPE LENGTH - TAP TO METER	50.0	FT.	
PIPE LENGTH - METER TO LAST FIXTURE	375.0	FT.	
VERTICAL PIPE LENGTH - TAP TO HIGHEST OUTLET	32.0	FT.	
FITTINGS & VALVES AT 50%	203.5	FT.	
TOTAL PIPE LENGTH	660.5	FT.	
PRESSURE LOSS CALCULATION			
	SIZE		
STATIC HEAD LOSS (RISE * 0.43)	13.76	P.S.I.	
TAP TO METER LOSS	0.00	P.S.I.	
THRU METER LOSS	3" WM 4.00	P.S.I.	
BACKFLOW PREVENTER LOSS	3" RPBP 10.00	P.S.I.	
REDUCED PRESSURE VALVE	0.00	P.S.I.	
MINIMUM FIXTURE PRESSURE LOSS	15.00	P.S.I.	
TOTAL PRESSURE LOSS	42.76	P.S.I.	
WATER FLOW CALCULATION			
TOTAL FIXTURE UNITS	399.0	F.U.	
FUTURE FIXTURE UNITS	0.00	F.U.	
TOTAL FIXTURE UNITS	399.0	F.U.	
TOTAL GPM	130.00	G.P.M.	
<u>ADDITIONAL WATER GPM LOADS</u>	0.00	G.P.M.	
TOTAL GPM	130.00	G.P.M.	
AVAILABLE WATER PRESSURE CALCULATION			
STREET PRESSURE (ASSUMED -REGULATED)	70.00	P.S.I.	
TOTAL SYSTEM LOSSES	42.76	P.S.I.	
AVAILABLE PRESSURE FOR PIPE FRICTION	27.24	P.S.I.	
MAXIMUM ALLOWABLE DESIGN FRICTION LOSS PER 100FT PIPE			
AVAILABLE PRESSURE FOR PIPE FRICTION	27.24		
TOTAL PIPE LENGTH	660.5	4.12	P.S.I./100 F.T.

Irrigation

The Element Hotel FDP proposes irrigation within the hotel site. The irrigation will initially be tied into domestic water that will be extended from Superior Plaza Way. Eventually it will be reconnected to the reuse line installed under Marshall Road, once Park 1 is constructed and the connection to McCaslin is made. The initial connection requires a backflow preventer, but since it will ultimately be connected to reuse it is purple pipe.

Reuse Water

Future irrigation for the Element Hotel FDP will be fed from a reuse system extended from McCaslin Boulevard through Park 1. A sleeve will be provided under the Marshall Road extension between Park 1 and Element Hotel site.

Storm Drainage:

There are multiple sump inlets designed throughout the project site to capture storm water. The design intent of the storm drainage system is to provide capacity within the storm drain system to convey the 100-year storm event. The inlets will be connected by 12 inch, 18 inch,

and 24 inch diameter pipes directed south into a water quality pond on the south end of the site. There is an outlet structure proposed to outlet into Park 2 along with a weir design into the water quality basin for emergency outfall.

A concrete scupper will also be installed at the northwest corner of the Element Hotel to convey storm water from the Town-owned parking lot in Block 1, Lot 2 (CenterPoint) to the onsite storm drain system.

The Master Drainage Report for Superior Town Center outlines the overall drainage parameters for development north of Coal Creek, including but not limited to the Element Hotel site. The report states that storm water detention is not required, but water quality treatment is required.

Dry Utilities:

The dry utilities will be brought to the Element Hotel from the existing Right-of-Way and Easements for Superior Plaza Way to the north. The existing building that is to be demolished is served from this location. The exact alignment of services to the hotel will be determined by Xcel.

Landscaping

Reference sheets A11, A12 and A13

The landscape plan illustrates the commitment of the owner to design a landscape that fits into the surrounding character of the site while adhering to the Town of Superior Town Center Design Guidelines. Included in the design of the site we have proposed contextual plantings, including a mix of deciduous native shrubs, ornamental grasses, evergreens and low water use plants that thrive in the front range climate.

The streetscape and entry design along Marshall Road is defined by regular and ordered spacing of deciduous shade trees (at 40 o.c.) and a groundcover of sod. A detached sidewalk will create an inviting entrance into the project for pedestrians while connecting to the surrounding sites and neighborhood uses.

Irrigation

Reference sheets A14 and A15

The creation of a sense of arrival for guests with a welcoming entry is the intent around the drop off area to the hotel. Enhanced ornamental plantings that will provide color and texture which will add to the overall guest experience.

Lastly, plantings have been carefully planned and coordinated with all site utilities and parking for visual screening as well as around site amenities and site circulation pathways to provide a sense of privacy for guests.

Exterior Lighting

Reference sheets A16 and A17

All fixtures used on the project will be LED to conform to the Town's future lighting requirements. Architectural lighting has been selected to match the character of the building architecture. All lighting fixtures including sconces at building entrances, bollards where sidewalks need additional illumination, and pole mounted lighting which covers the parking lot and some sidewalks at the edge of the parking lot are night sky compliant and full cutoff.

Hours

The hotel will be open 24 hour per day with an attendant available at all time to service guest. The peak hours for the hotel are from 7:00 PM to 7:00 AM.

Property Maintenance

The property maintenance for the hotel and associated parking area will be provided by the Developer.

Construction Phasing

Once the Developer pulls building permit, work on the site grading and utility infrastructure will start immediately, followed by the building construction. Access to the construction site will be through the Marshall Road alignment. Coordination with the construction of Marshall Road will be required. Phase 2 to the east will be utilized as a staging area and for construction trailers. A traffic control plan will be developed to limit the impact of the utility tie-ins on Superior Plaza Way. These connections will be made during off peak times for Superior Plaza Way and the surrounding parking lot.

Exception Requests for Development

There are a few deviations in the overall development plan that will require approvals. In particular, the following items:

Wall Signage – The wall signage for the Element Hotel exceeds the maximum allowed in the Design Guidelines in Height/Placement on the building; however, the guidelines are not specific to hospitality. The hotels design and standards require the signage to be placed nearest the top of the common parapet. While this does not meet the “at or below floor line of second floor”, the signage will not protrude past any parapet tops. Reference sheet A10 of 19 for locations and styles.

Marshall Road Setback – The setback from Marshall Road, was previously approved for the PD, is for a 0-35 foot setback. The proposed setback for the proposed Element Hotel exceeds the 35 foot maximum setback and is labeled as 61ft +/- to 73ft +/-.

Superior Plaza Way Setback – The setback from Superior Plaza Way, was previously approved for the PD, is for a 10 foot setback. The space for the refuse enclosure is limited for development. Therefore, the refuse enclosure has been designed to maintain 8 feet for a setback.

Landscape Island Plantings – Two landscaped parking lot islands are lacking deciduous trees per the PD landscape requirements. The deciduous trees have been omitted in these islands to accommodate the monument sign and directional sign.

Drawing Narrative

Sheet A1 – Cover Sheet

The purpose of this sheet is to show the overall project location on a key map, list project consultants and owner, state legal description, and provide signature blocks.

Sheet A2 – Site Context Plan

The purpose of this sheet is to show the FDP limits in relation to adjacent areas. In particular, the linework for the approved (but not yet constructed) commercial development on Block 1, Lots 1 and 2 CenterPoint, pending Park 1 FDP, and pending Lot 1 Block 3 FDP are shown on this and subsequent plans.

Sheet A3 – Site Plan

The purpose of this sheet is to show the overall site development scope that includes a 4 story hotel, supporting parking, on-site amenities including outdoor pool, lounge seating, 50/50 split refuse and recycling enclosure area.

Sheet A4 – Architectural Details

The purpose of this sheet is to show various on-site amenities that include directional signage, monument signage at the main entrance, tables & chairs, along with scattered refuse containers. Onsite bicycle parking is available to accommodate those utilizing the neighboring trails and pathways.

Sheet A5 – Drainage Plan

This drawing shows the vertical design for the site along with the proposed storm drain system, water quality pond, and drainage areas. The design is to capture storm water via catch basins and storm drain and convey storm water to a water quality ponds on the south side of the site. The site will ultimately discharge to the future park to the south.

Sheet A6 – Overall Utilities Plan

This drawing shows the domestic and reuse water line through the project. They are stubbed to the future hotel parcel to the east and will be extended by separate FDP. The domestic water line will connect to Marshall Road and to the existing line in Superior Plaza Way. The reuse water line will connect to the reuse line in Marshall Road. The sewer for this project will connect to the existing sewer in Superior Plaza Way. This also shows the dry utility connections which will come for Superior Plaza Way.

Sheet A7 – Building Elevations (South & West)

The purpose of this sheet is to show the overall massing and scale of the building in relationship to the plan designed for the four story hotel. Various materials and samples can be viewed on the color presentation board.

Sheet A8 – Building Elevations (North & East)

The purpose of this sheet is to show the overall massing and scale of the building in relationship to the plan designed for the four story hotel. Various materials and samples can be viewed on the color presentation board.

Sheet A9 – Pool Building & Architectural Details

The purpose of this sheet is to show the proposed building structure for the pool building and the associated details for the pool fencing and gates.

Sheet A10 – Architectural Details

The purpose of this sheet is to show the proposed building signage and relationship to size as positioned on the elevation.

Sheet A11 – Landscape Plan

The purpose of this sheet is to show placement of landscape elements within the project limits.

Sheet A12 –Landscape Plan

The purpose of this sheet is to show placement of landscape elements within the project limits.

Sheet A13 – Landscape Schedules

The purpose of this sheet is to list the selected species and planting quantities as depicted on the previous sheet. Typical planting details and notes are included, as well as the selected color for the concrete median splash guards.

Sheet A14 –Irrigation Plan

This sheet shows the general arrangement of irrigation piping to serve the ROW landscaping in Marshall Road. The point of connection and controller location is indicated on at the existing Marshall Road median.

Sheet A15 –Irrigation Plan

This sheet shows the general arrangement of irrigation piping to serve the ROW landscaping in Marshall Road. The point of connection and controller location is indicated on at the existing Marshall Road median.

Sheet A16 – Lighting Plan

This sheet shows layout and point-by-point lighting distribution for site lighting including lighting in the parking lot, on the sidewalks and at building entrances.

Sheet A17 – Lighting Cut Sheets & Details

This sheet depicts typical cut sheets for pole mounted parking lot luminaires, bollards which will be located next to a few sidewalk areas and building mounted fixtures that will be used for this project.