

Hampton Inn Amendment

DSUP#2013-0017

City Council



March 15, 2014

Site Context



Requests

- Two Special Use Permit requests:
 - Reduction of required parking spaces from 56 to 41
 - Reduction of one loading space
- Applicant also proposes to add 2 hotel rooms
- Increases the number of rooms from 80 to 82
- Reduces the parking ratio from .7 spaces/room to .5 spaces/room



Project Description

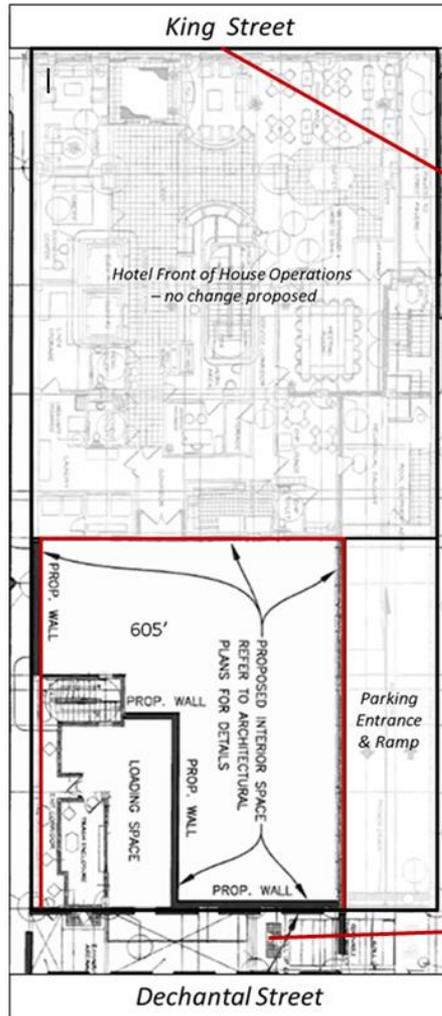
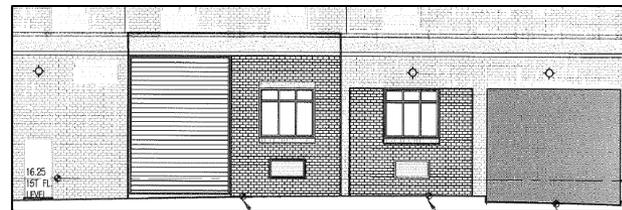
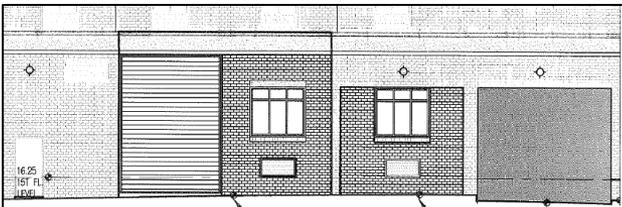
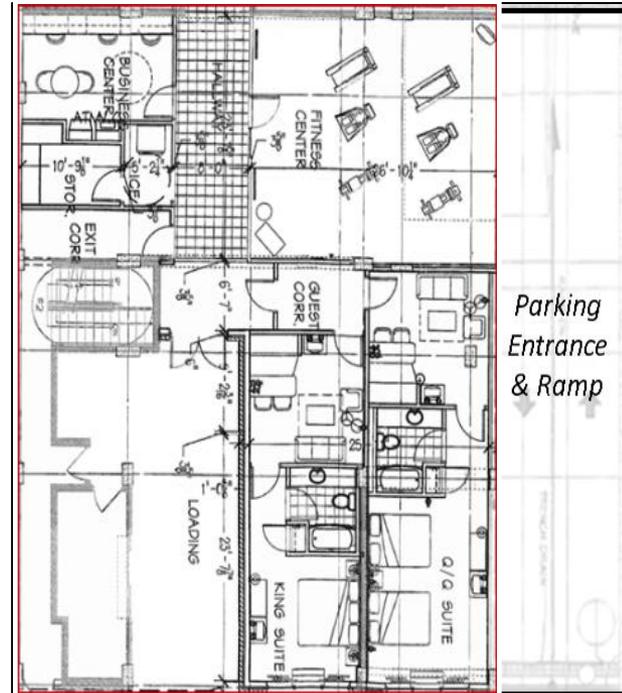
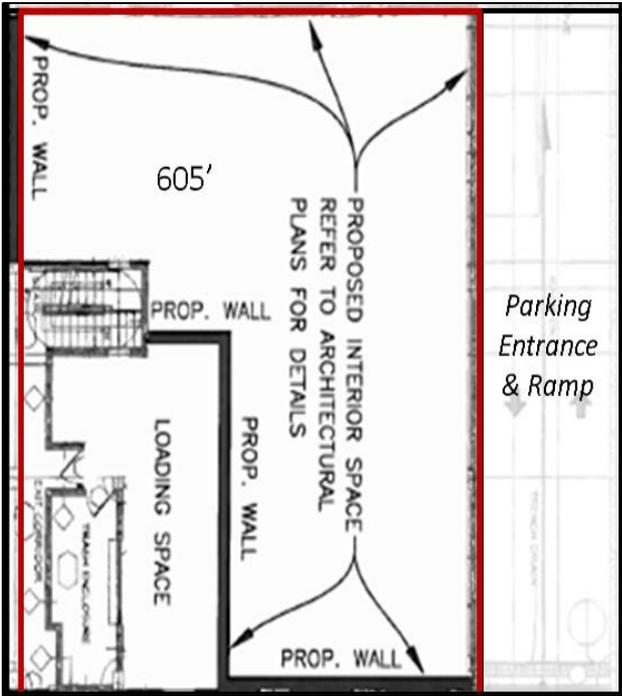


Figure 2: Hampton Inn, King Street View



Figure 3: Hampton Inn, Dechantal Street View

Lobby Level Reconfiguration



Community Outreach

Meetings

- 2/24/14: Upper King Street Neighborhood Association (UKSNA)
- 2/26/14: Federation of Civic Associations

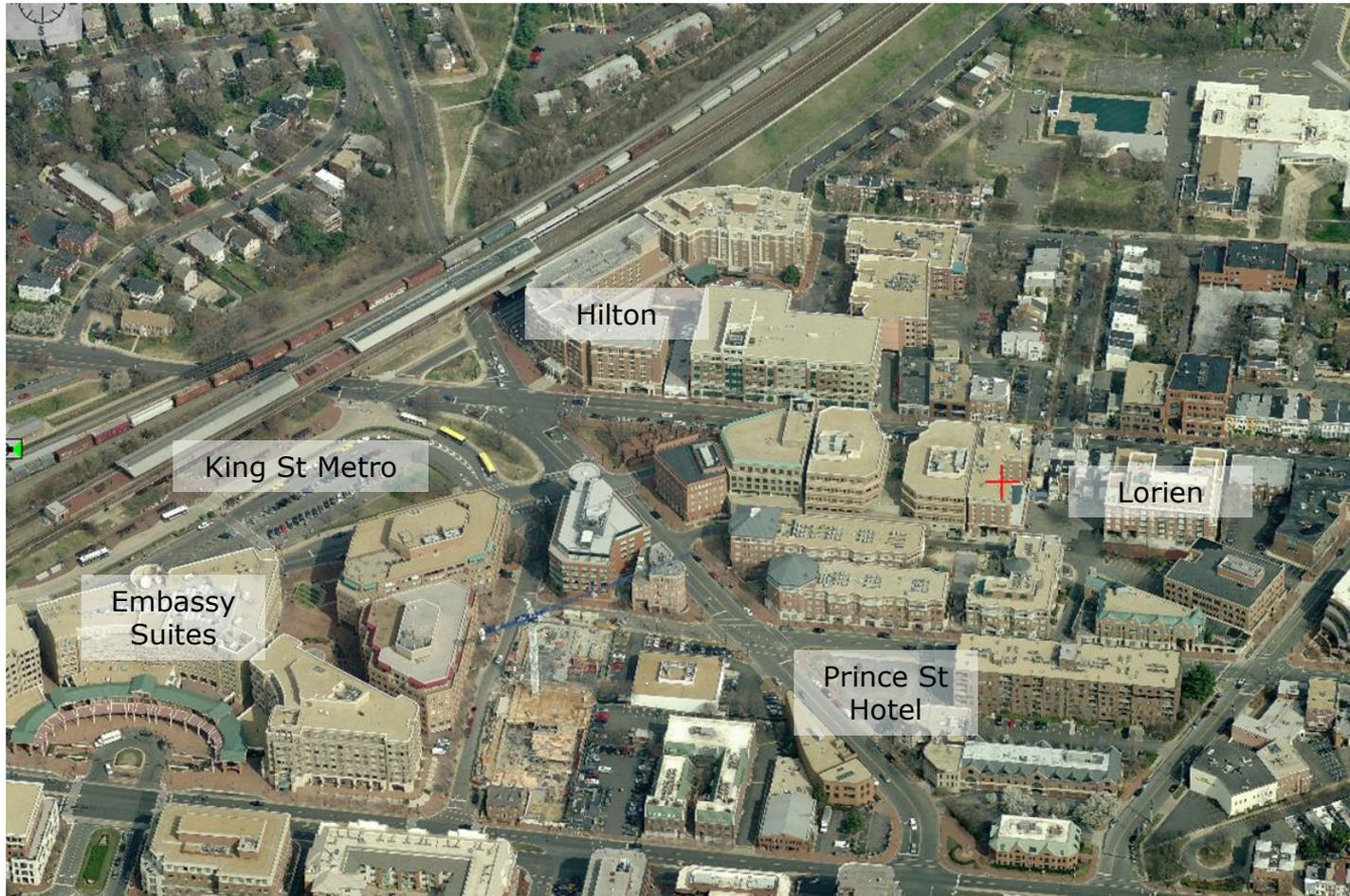


Conclusion

Staff recommends APPROVAL with conditions



Neighborhood



Parking & Loading Ratios

| Hotel | Address | Rooms | Parking Spaces | |
|-------------------------------------|------------------|-------------|--------------------|---------------|
| | | | Provided | Ratio |
| Hampton Inn | 1616 King St | 80 (82)* | 56 (41)* | .70 (.50)* |
| The Lorien | 1600 King St | 107 | 75** | .70 |
| Prince St Hotel - Hilton Garden Inn | 1620 Prince St | 109 | 32 + 12 offsite | .40 |
| Hilton Alex. Old Town | 1767 King St | 178 | 106 | .60 |
| Marriott Residence Inn | 1456 Duke St | 240 | 205 | .85 |
| Embassy Suites Alex. | 1900 Diagonal Rd | 267 | 184 | .69 |

**Requesting 7 parking space reduction, a two hotel room increase, and one loading space reduction*
*** Valet parking only with the potential for stacked parking, as needed*

| Hotel | Address | Rooms | Loading Spaces | |
|-------------------------------------|----------------|----------|----------------|----------|
| | | | Required | Provided |
| Hampton Inn | 1616 King St | 80 (82)* | 2 | 2 (1)* |
| The Lorien | 1600 King St | 107 | 4 | 2 |
| Prince St Hotel - Hilton Garden Inn | 1620 Prince St | 109 | 3 | 1 |

**Requesting 7 parking space reduction and 2 room increase, and one loading space reduction*
*** Valet parking only with the potential for stacked parking, as needed*

