

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

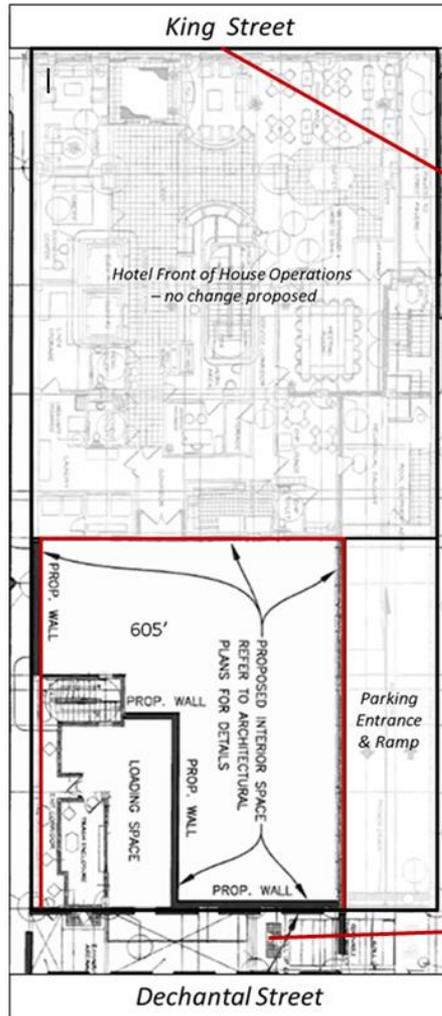
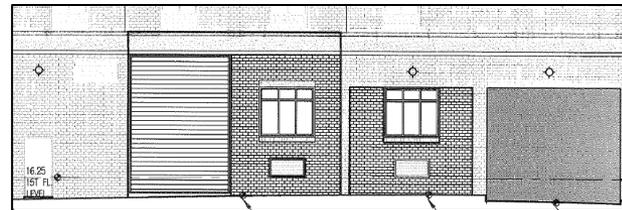
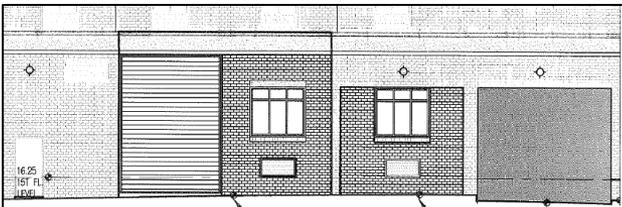
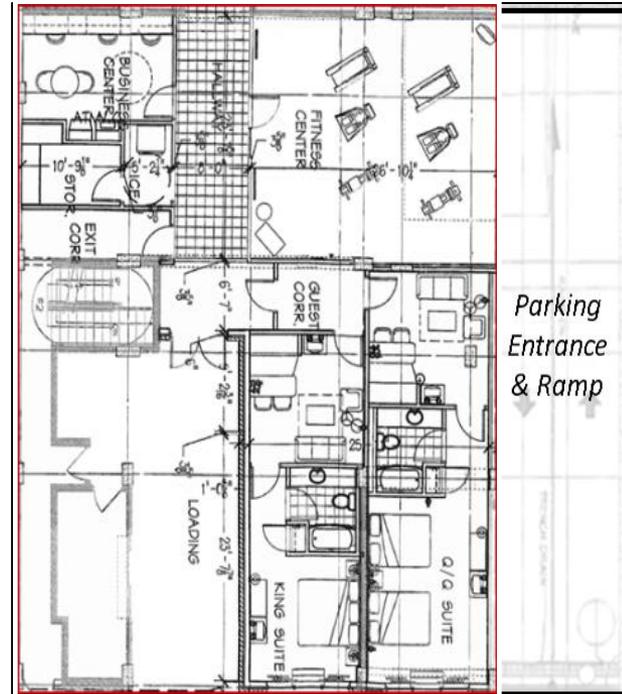
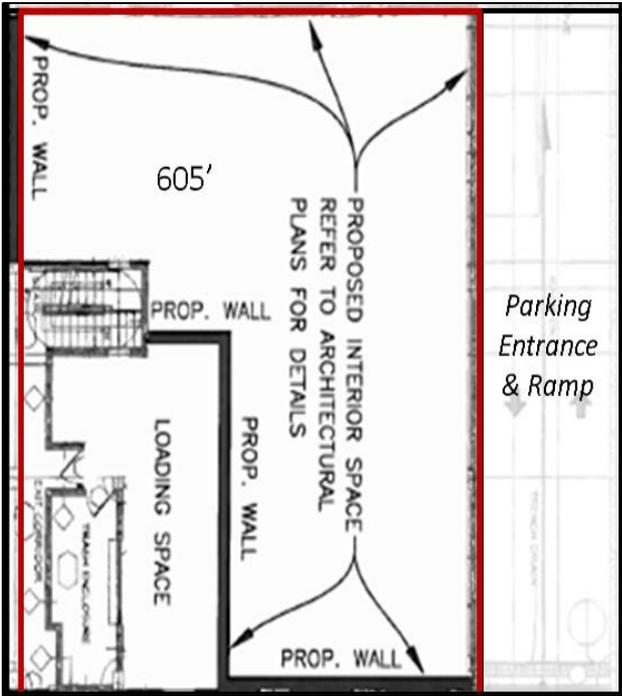


Figure 2: Hampton Inn, King Street View



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

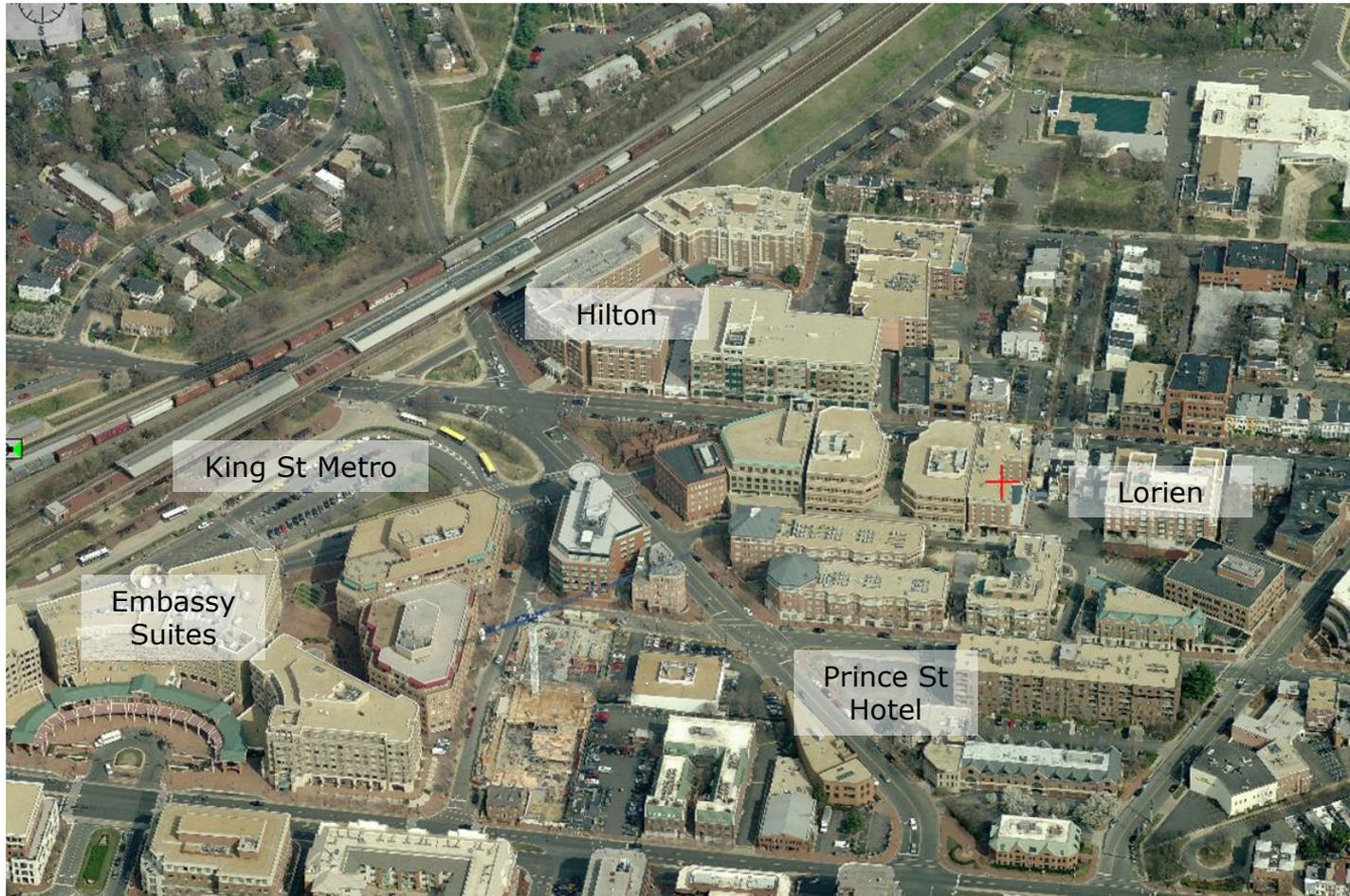


Conclusion

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*

