

This Narrative is a supplement to the latest design package to be presented at the 2nd DRC meeting. The package includes responses to all past and most recent review comments received, including from the Design Professional review comment letters, and follow-up meetings with him, and the board comments received at the DRC study session and DRC Meeting #1. Our Project Team has compiled a revised design package with revised and supplemental slides to further describe design improvements that have been incorporated based on that input.

The following is a brief recap and summary of all the review comments received, and explanations of the design response. The graphic slides in the design package will clarify in further detail.

1. Comment:

West Façade – still does not respond in a substantial enough way to the iconic symmetry of the east-facing façade of the San Augustine Cathedral. The plaza area created does not provide a large enough or special place to congregate and enjoy.

Response:

The street curb of the plaza has been reshaped to be symmetrical with the Cathedral centerline.

The parking structure wall has been recessed a total of 14' from the property line to create a deeper shaded alcove. This has a softened curved back wall, a raised planter with seating and large shade trellis the full length. The plaza finish will have colored patterned concrete similar to Cathedral Square.

2. Comment:

Shade and Glare – sun glare from south façade facing residential, and north portion of the first level west façade.

Response:

Louvered shade elements have been added in front of the windows on the south elevation. The plaza alcove shade trellis has been enlarged to 58' long by 12' wide. The retail spaces on the west façade include louvered 4' shade canopies, and cantilevered building overhangs. The sidewalk on Stone Ave. includes several shade trees to filter the western sun.

3. Comment:

Color – the yellowish/cream color did not play an important role in the chosen color palette.

Response:

The colors from the neighboring properties were collected, and the palette has been revised accordingly. The plaza alcove curved back wall has been designated to receive a stenciled mosaic finish. This will reinforce the objective to make this space a focal point of the west façade.

4. Comment:

Cornice – the proposed small cornice does not respond to its historic neighbors.

Response:

The proposed cornice has been revised to include a larger scaled cornice for the most prominent facades.

5. Comment:

The vehicle circulation at the porte cochere north entrance, and the 2 west garage entrances create conflicts with the pedestrian circulation on Ochoa St. and Stone Ave.

Response:

There are some factors that require vehicles and pedestrians to coexist by the nature of a destination hotel business. That said, there are several ways we have alleviated or reduced that;

- a. Ochoa St. has sidewalks both sides, and the porte cochere entrance has a wrap-around sidewalk to prevent pedestrians crossing traffic.
- b. Hilton has incorporated and promotes digital check-in, which allows guest to check in online, and park directly without on-site check-in or front desk access. This will vastly reduce vehicle traffic at the main entrance and promote foot traffic.
- c. The ground level parking access has been relocated off Stone Ave. to Corral St., to reduce the driveway conflict with the sidewalk on Stone Ave. and improve the pedestrian experience. Ground level parking (access on Corral St. for 37 stalls) will be designated for accessible parking, staff employees, and special visitors only, to reduce the amount of traffic at Corral St.
- d. Upper level garage (access on Stone Ave. for 97 stalls) will be designated for all regular hotel guests.

6. Comment:

For the same concerns as above could you eliminate 1 driveway on Stone Ave. into the garage completely and internalize all ramping.

Response:

We evaluated the option and sketch provided to revise the ramping internally and eliminate 1 driveway completely.

- a. The south driveway relocation suggestion could not be incorporated due to conflicts with the stair tower and trash chute and enclosure alignments, including guest and linen rooms above.
- b. Keeping the existing south drive location required a steeper ramp which eliminated the ability to park on the side slope causing a loss of 8 stalls.
- c. The short side steep ramp and transitions created an unsafe 90 degree turn at the top and bottom of ramp.
- d. The original ground level loop parking becomes a dead end with awkward ability to turn around and difficulty to use the accessible parking stalls.
- e. The final garage design was reviewed by a parking garage consultant, so parameters for optimum ramping and parking slopes had been confirmed.

7. Comment:

The existing bike lane needs to be included on Stone Ave.

Response:

The existing bike lane will be retained with the new plaza and driveway configuration, for the full length of the hotel block.

8. Comment:

The scale and detail features of neighboring buildings should be considered more in context with the proposed project.

Response:

The neighboring buildings have been studied and some elevated. The scale of the proposed project and some detailing has been incorporated to provide more compatibility with adjacent buildings. Those include the podium band at 30', the porte cochere overhang and canopies at 15', column massing, wall and column base, shadow boxed windows and cornices.

9. Comment:

The east and south walls of the project should have more architectural interest on the first two floor levels.

Response:

The east wall has added wall recesses and reveals, and color pattern to follow the window pattern above. The south wall has added planters, trellises and vines, and horizontal louvered elements at street level, further enhancing the pedestrian experience.

HILTON Dual Brand Hotel

141 SOUTH STONE AVENUE



Office Building
123 S. Stone Ave.
Historic Contributing Property



Scottish Rite Cathedral
160 S. Scott Ave.
Historic Contributing Property



La Placita
Parking Garage
211 S. Church Ave.
Noncontributing Property

Cathedral Square
Conference & Education Center
192 S. Stone Ave.
Noncontributing Property

St. Augustine Cathedral
192 S. Stone Ave.
Nat. Register of Historic Places



Diocese Building
192 S. Stone Ave.
Noncontributing Property

Residential Condominiums
201 S. Stone Ave.
Noncontributing Property



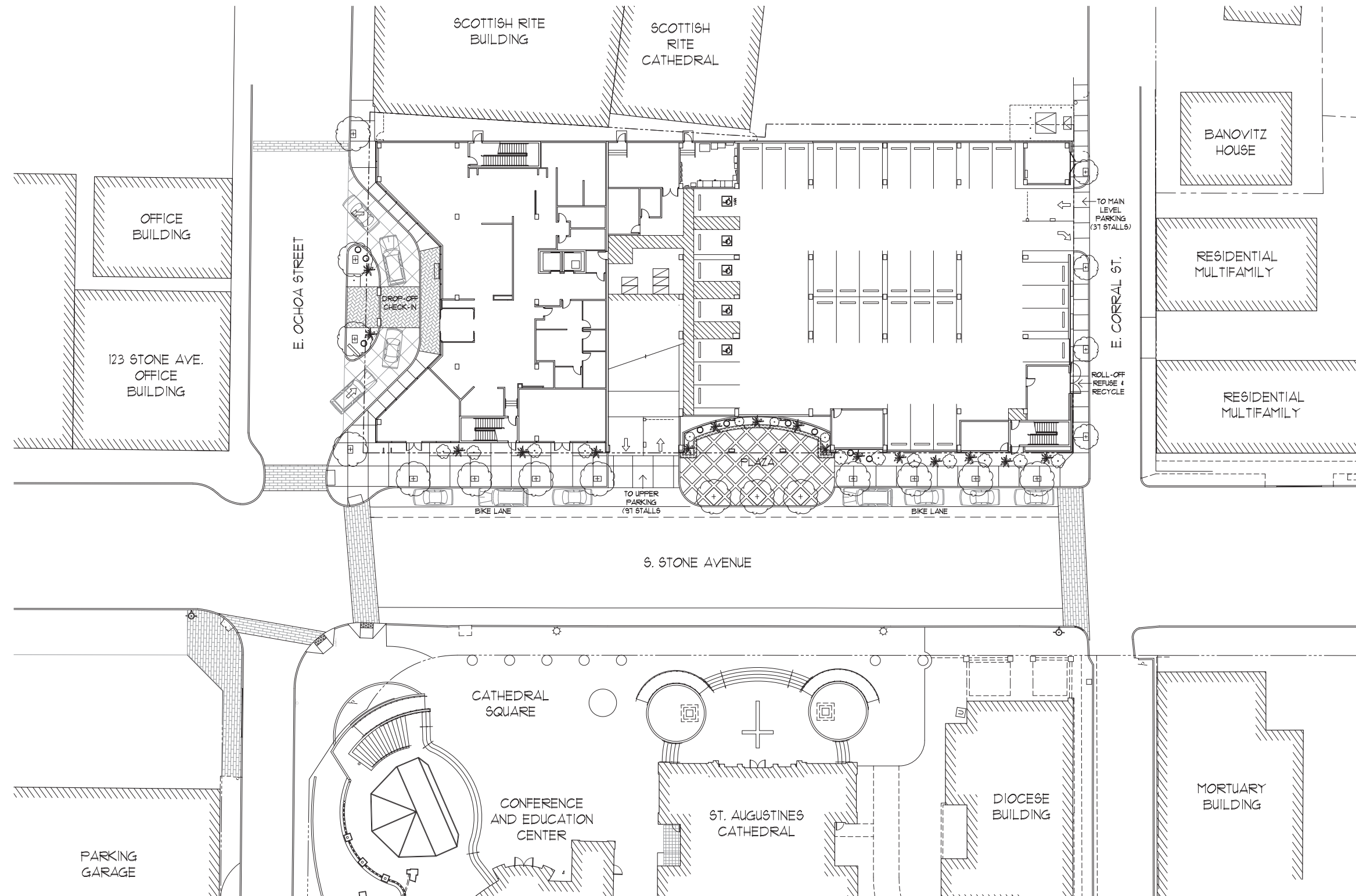
Blenman House
204 S. Scott Ave.
Historic Contributing Property

Banovitz House
21 E. Corral St.
Historic Contributing Property



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141 SOUTH STONE AVENUE

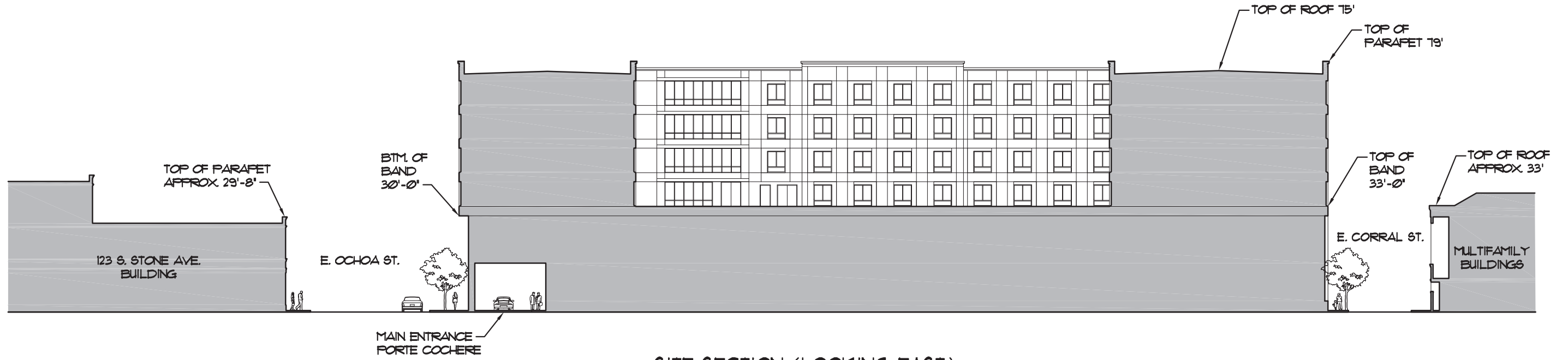


SITE PLAN
June 28, 2019

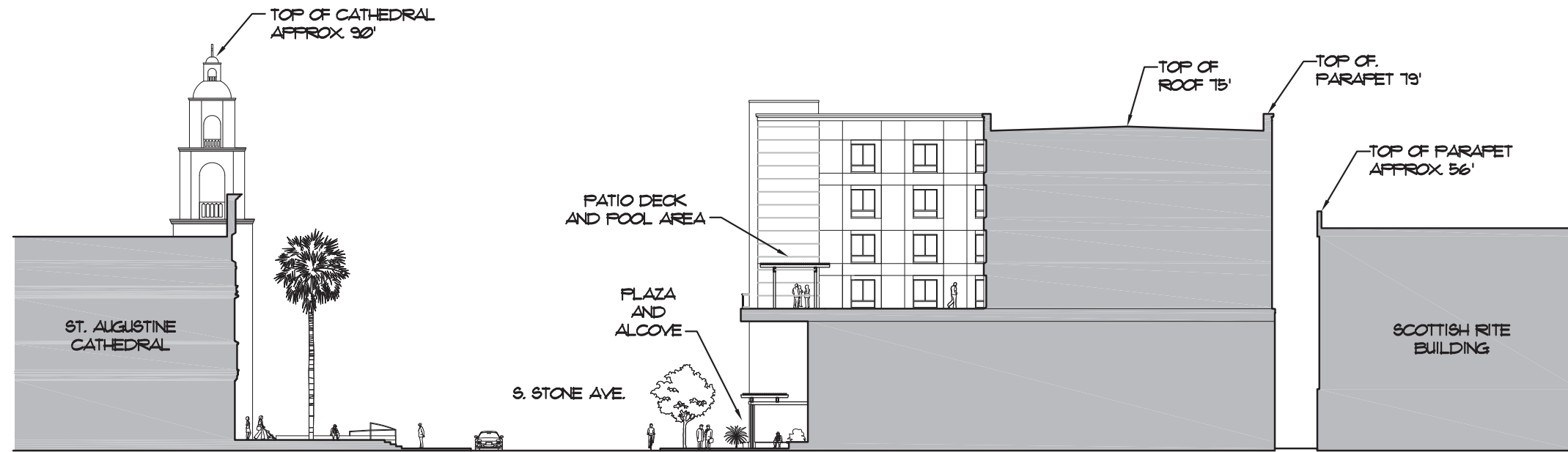


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141 SOUTH STONE AVENUE



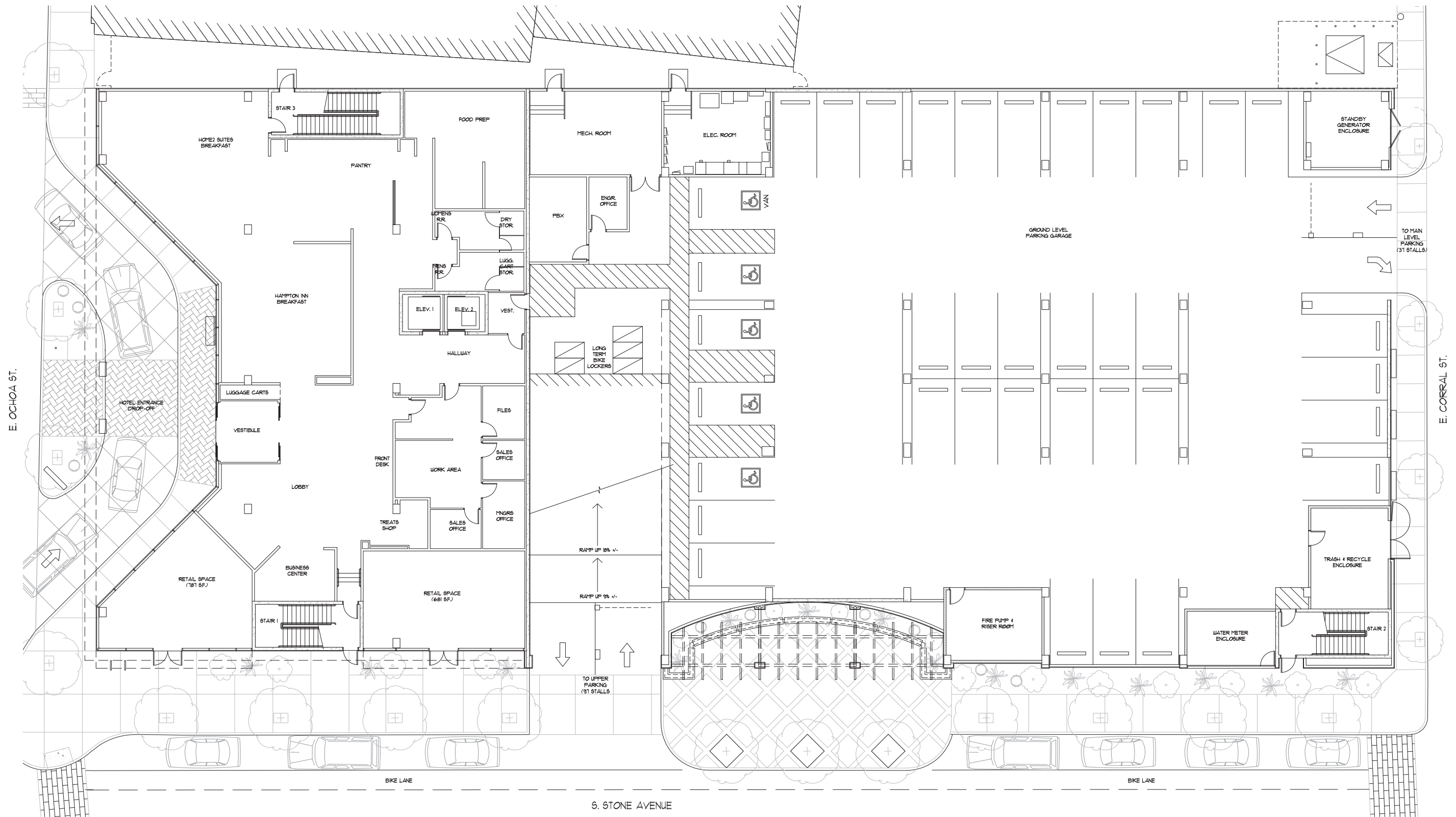
SITE SECTION (LOOKING EAST)



SITE SECTION (LOOKING NORTH)

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141 SOUTH STONE AVENUE

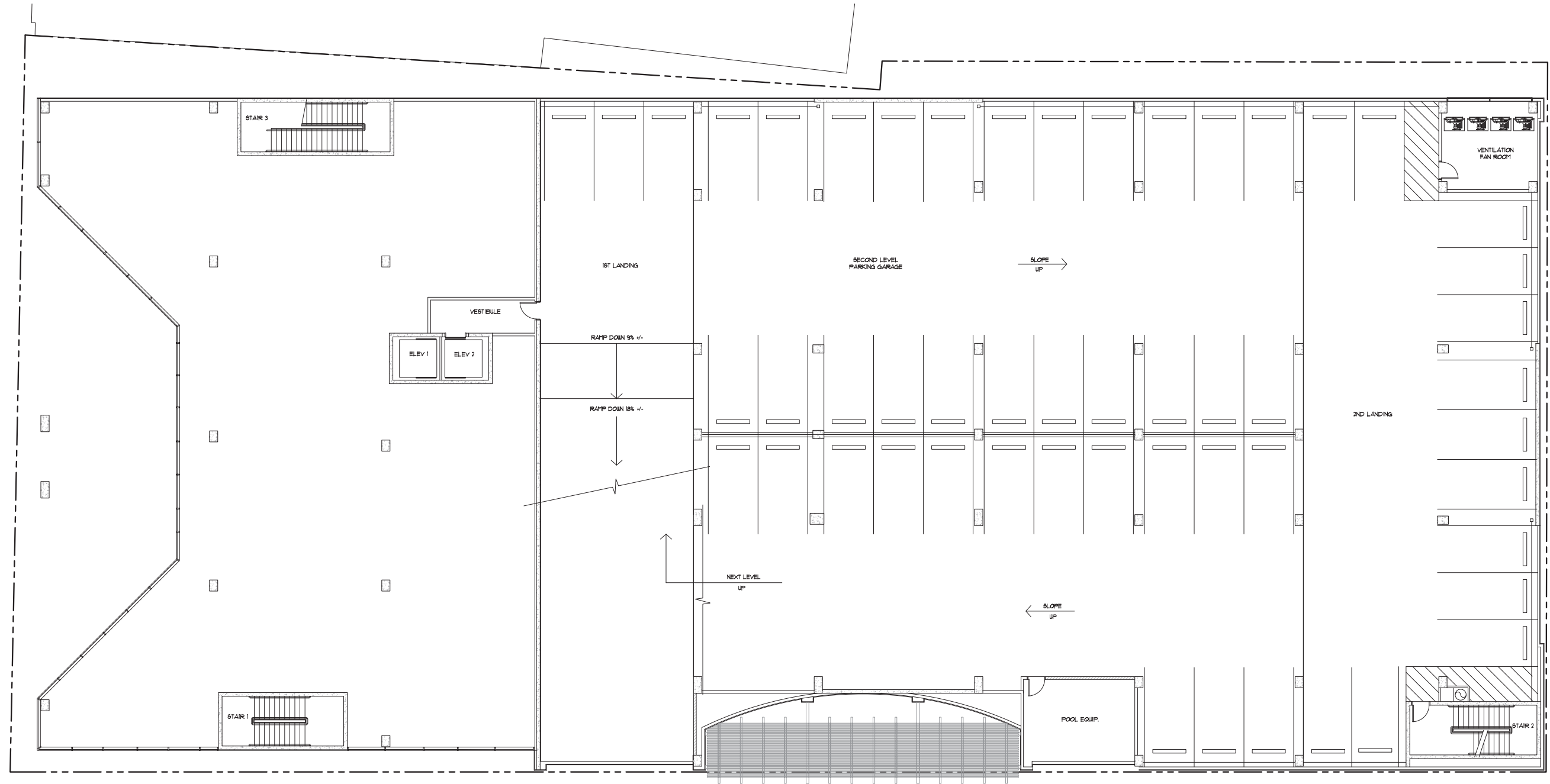


FLOOR PLAN - 1st LEVEL GARAGE

June 28, 2019

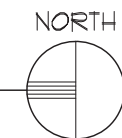
HILTON Dual Brand Hotel

141 SOUTH STONE AVENUE



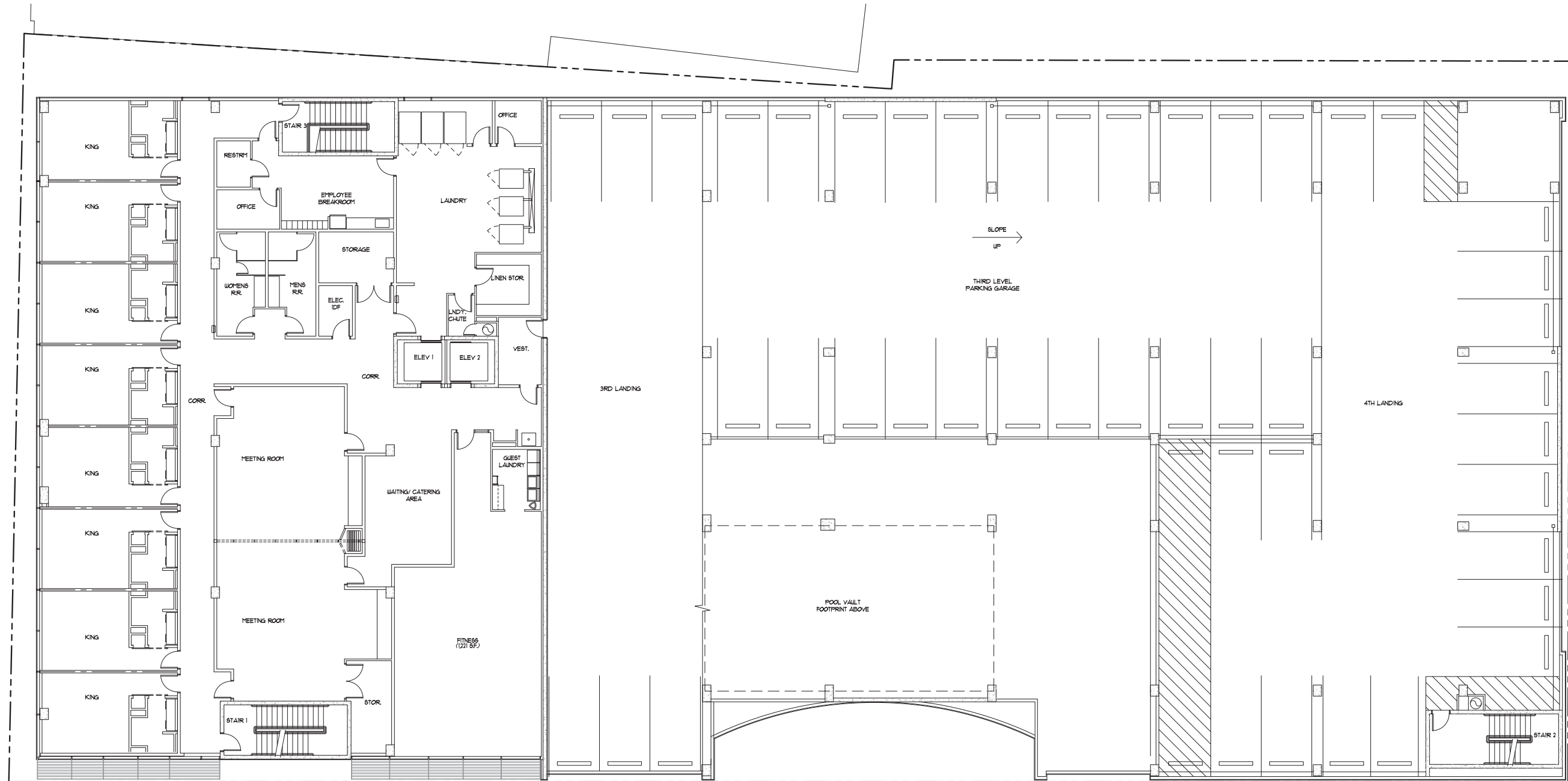
FLOOR PLAN - 2nd LEVEL GARAGE

June 5, 2019



HILTON Dual Brand Hotel

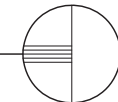
141 SOUTH STONE AVENUE



FLOOR PLAN - 3rd LEVEL GARAGE

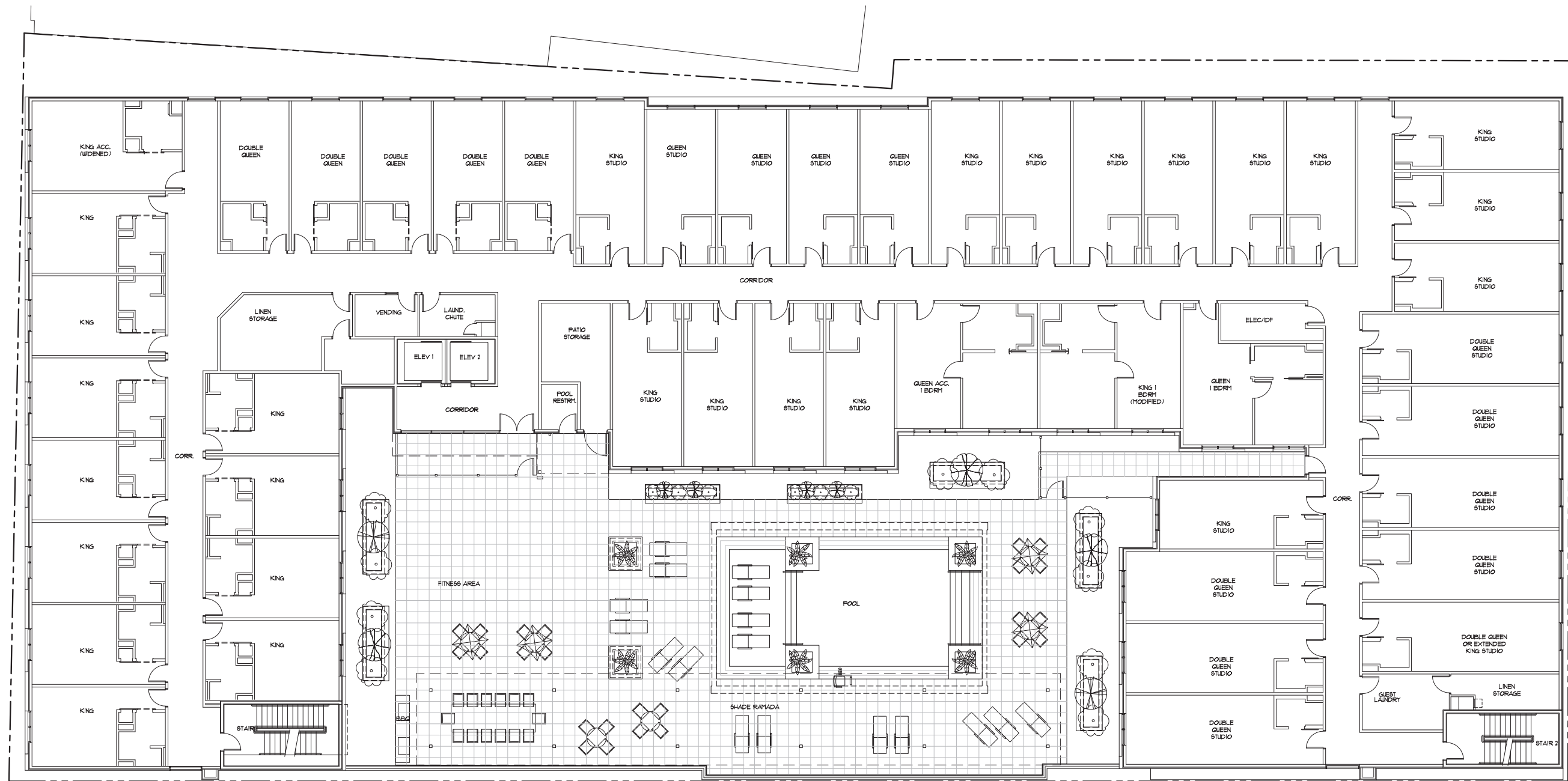
June 5, 2019

NORTH



HILTON Dual Brand Hotel

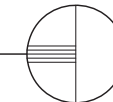
141 SOUTH STONE AVENUE



FLOOR PLAN - 3rd LEVEL HOTEL

June 5, 2019

NORTH



HILTON Dual Brand Hotel

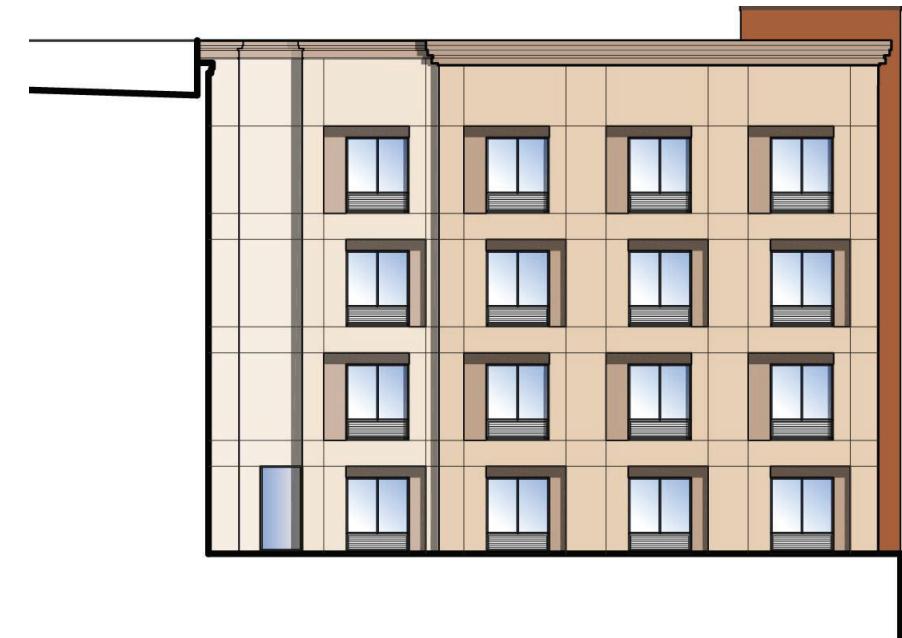
141 SOUTH STONE AVENUE



NORTH ELEVATION (FACING E. OCHOA ST.)

SCALE: 1/20" = 1'-0"

June 28, 2019



NORTH ELEVATION (INSIDE POOL/PATIO AREA)

SCALE: 1/20" = 1'-0"

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141 SOUTH STONE AVENUE



WEST ELEVATION (FACING S. STONE AVE.)

SCALE: 1/20" = 1'-0"

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141 SOUTH STONE AVENUE



SOUTH ELEVATION (FACING E. CORRAL ST.)

SCALE: 1/20" = 1'-0"

June 28, 2019



SOUTH ELEVATION (INSIDE POOL/PATIO AREA)

SCALE: 1/20" = 1'-0"

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EAST ELEVATION (FACING SCOTTISH RITE PROP.)

SCALE: 1/20" = 1'-0"

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PERSPECTIVE FROM NORTHWEST

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PERSPECTIVE AERIAL FROM WEST

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PERSPECTIVE FROM WEST

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SCOTTISH RITE
BUILDING

ELEVATION LOOKING SOUTH



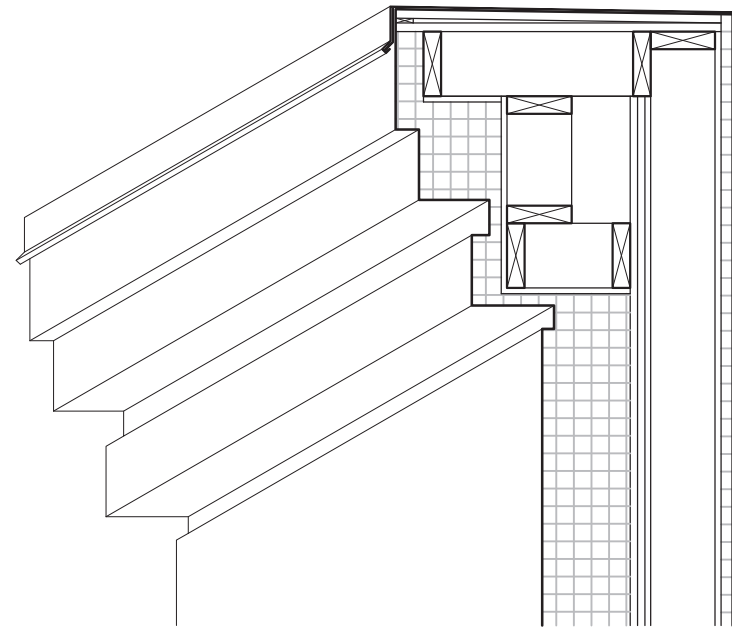
123 STONE AVE.
OFFICE BUILDING

E. OCHOA STREET

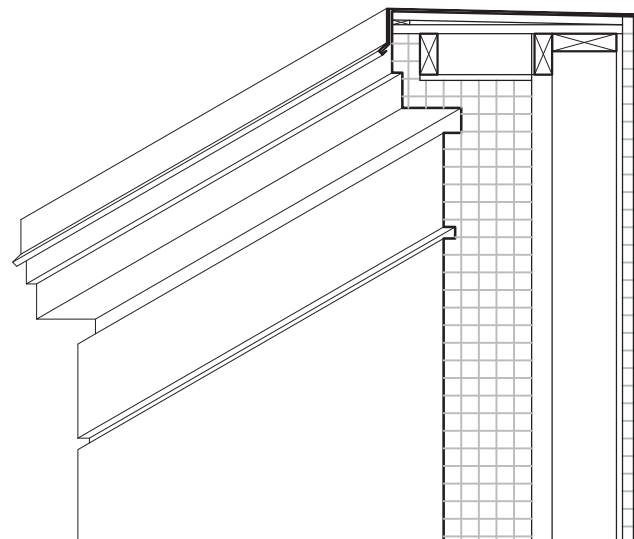
ELEVATION LOOKING EAST

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PRIMARY CORNICE

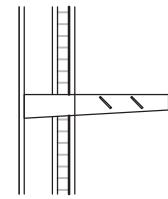


SECONDARY CORNICE

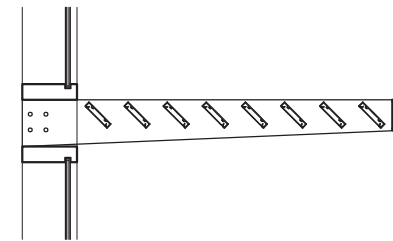
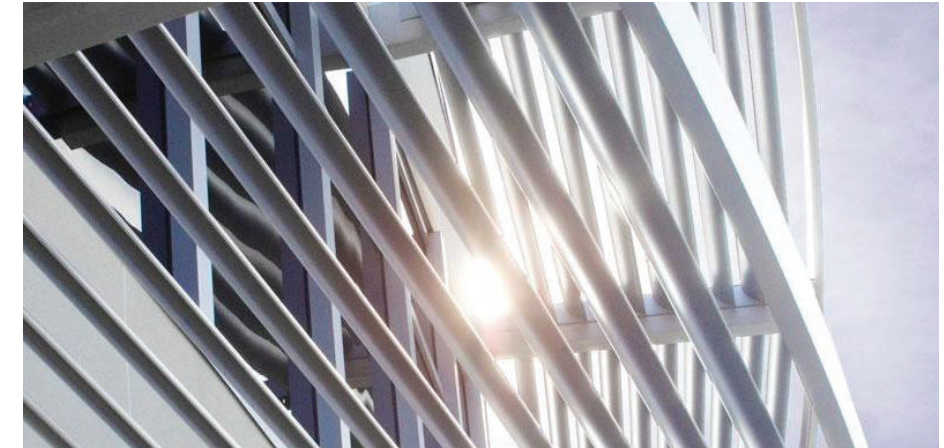


HILTON Dual Brand Hotel

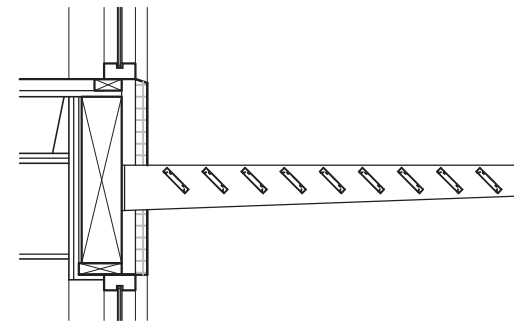
141 SOUTH STONE AVENUE



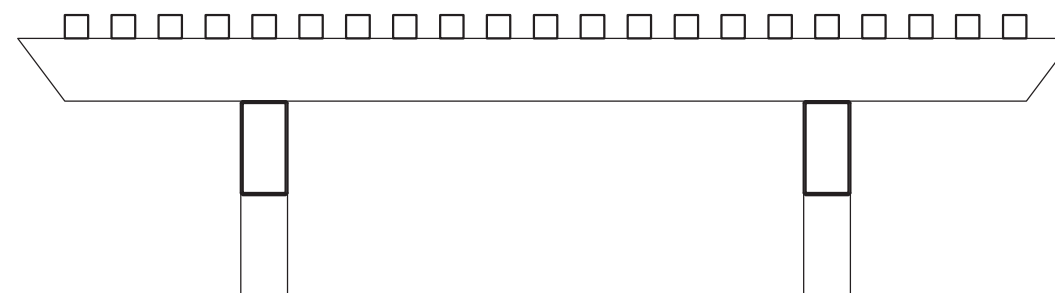
SHADE LOUVERS



LOUVERED SHADE CANOPY



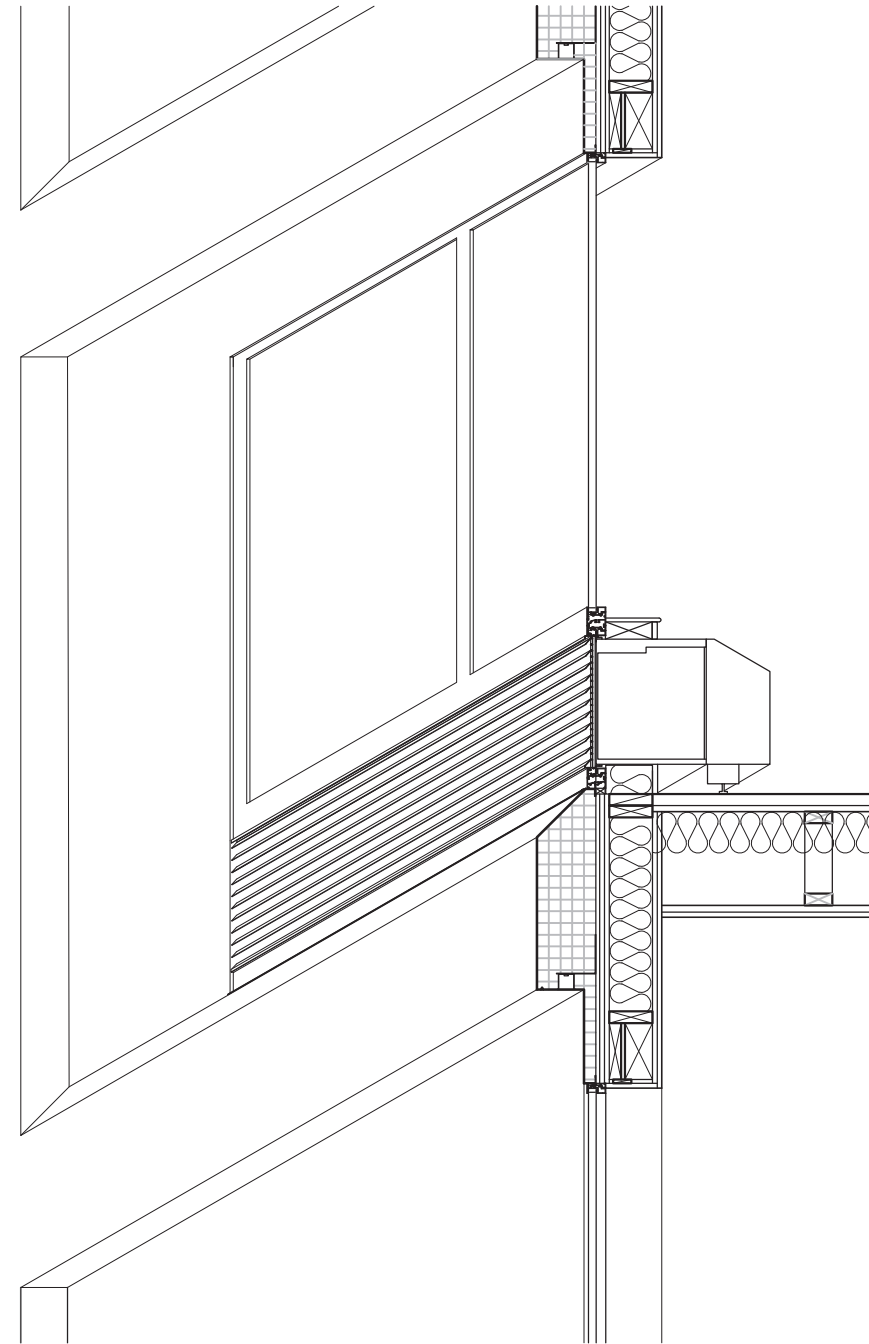
LOUVERED SHADE CANOPY



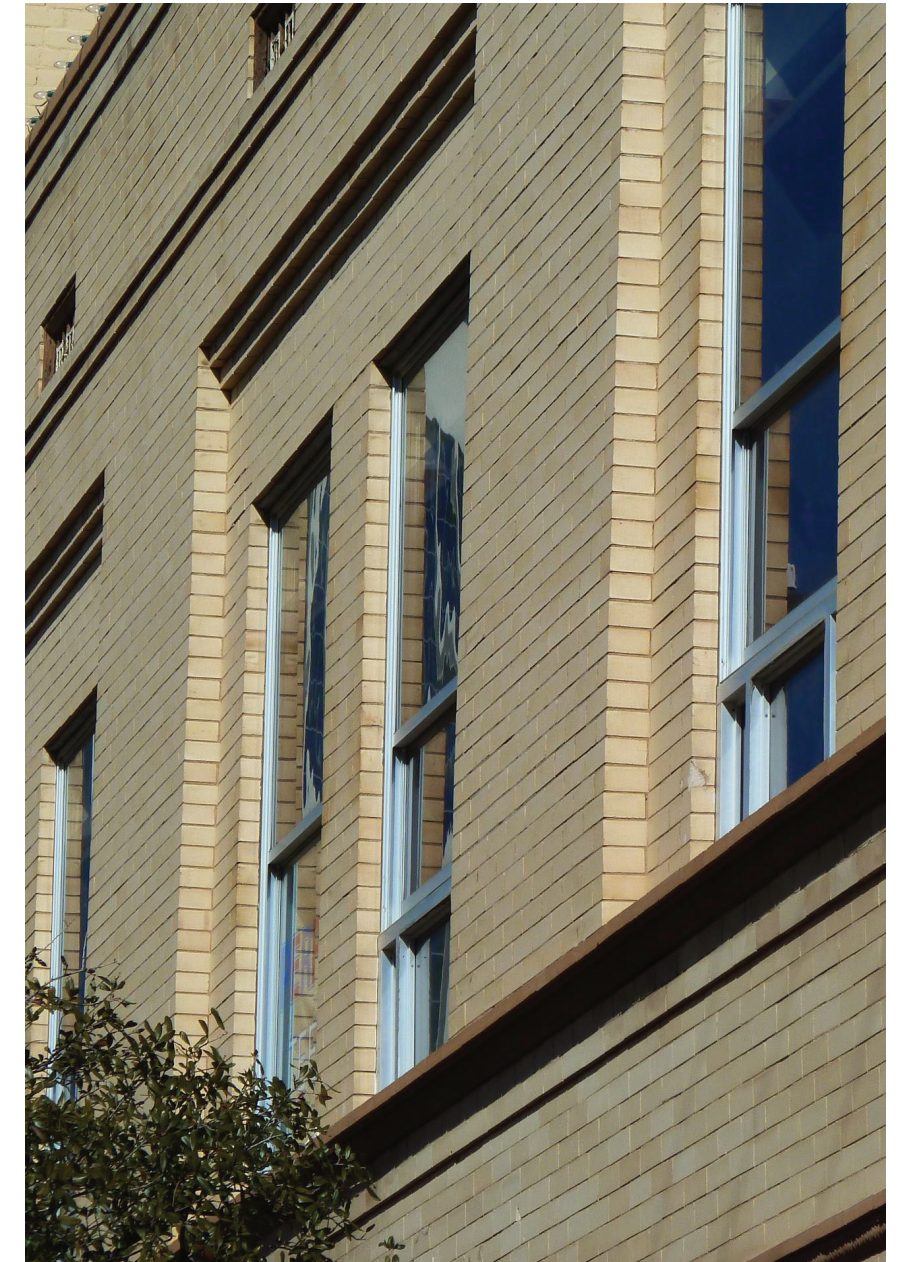
SHADE TRELLIS

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141 SOUTH STONE AVENUE

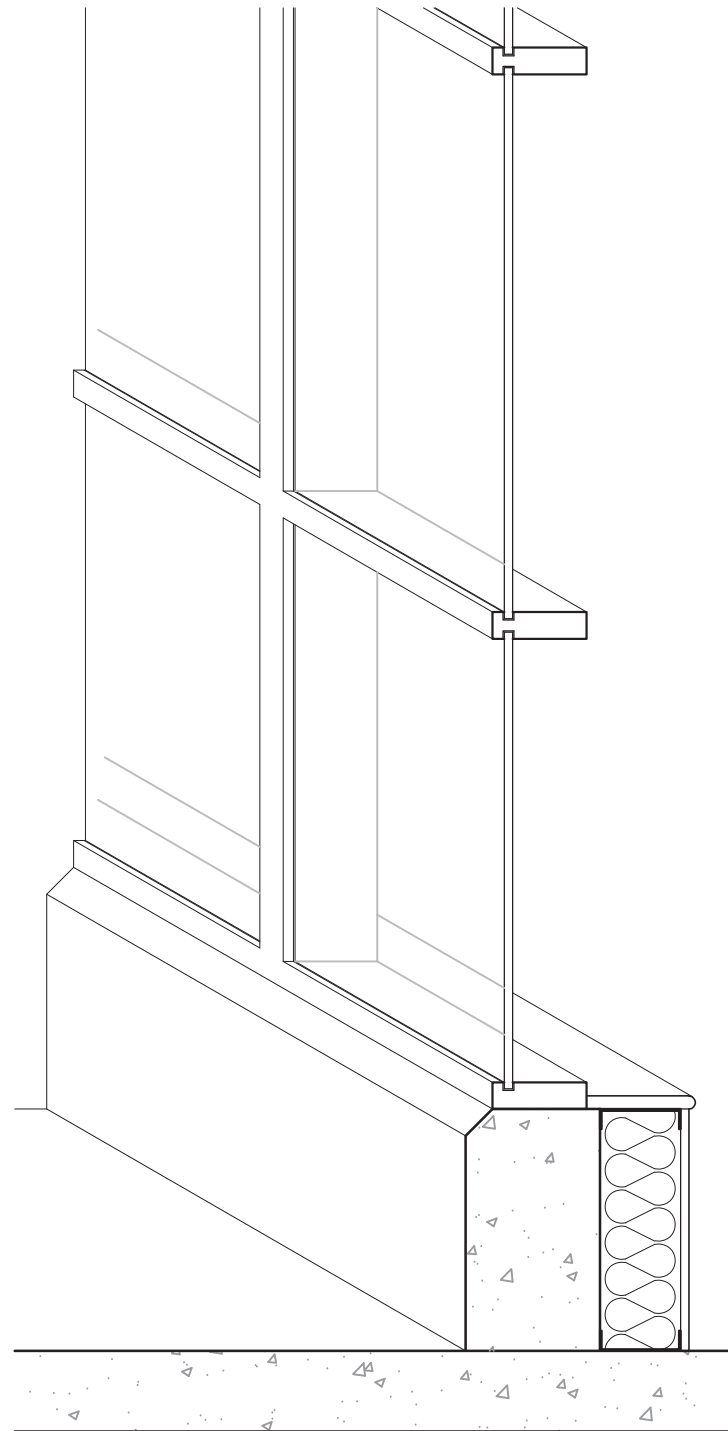


WINDOW SHADOW BOX



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WALL AND COLUMN BASE

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141 SOUTH STONE AVENUE



**Color of
St. Augustine Cathedral**

Building Color Palette

SW 6356
Copper Mountain

SW 6354
Armagnac

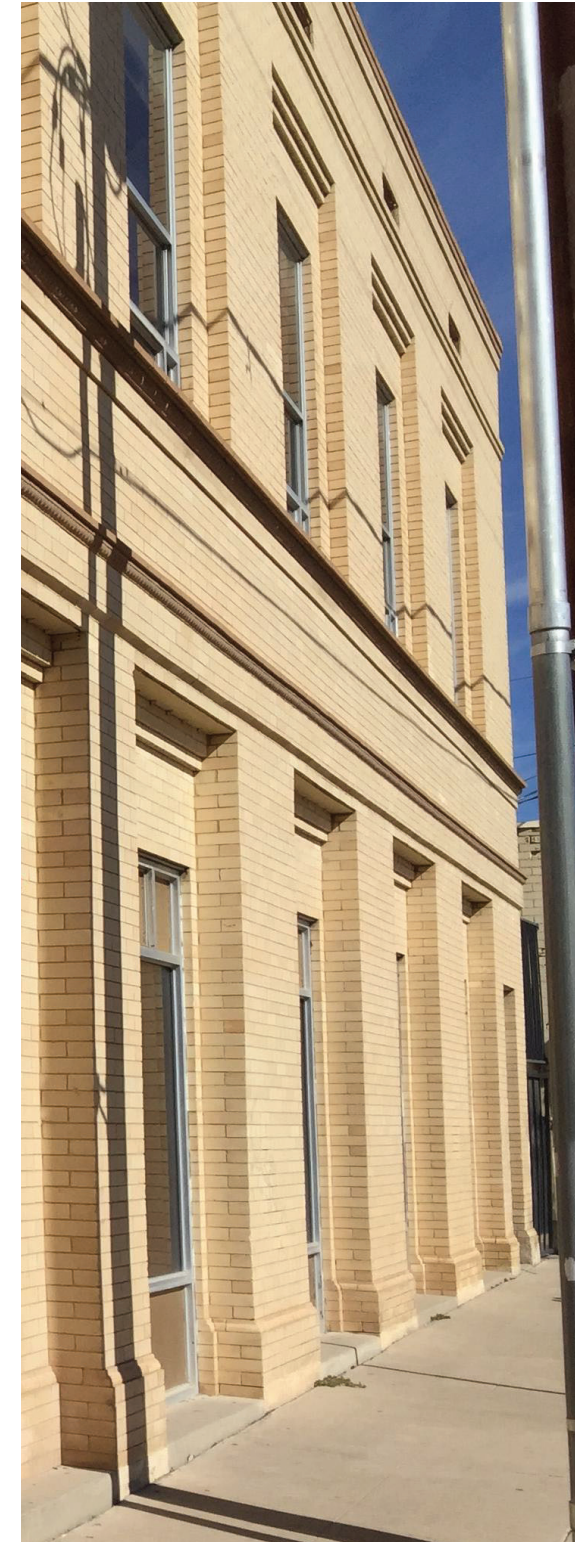
SW 6094
Sensational Sand

SW 6113
Interactive Cream

SW 0035
Indian White

SW 6074
Spalding Gray

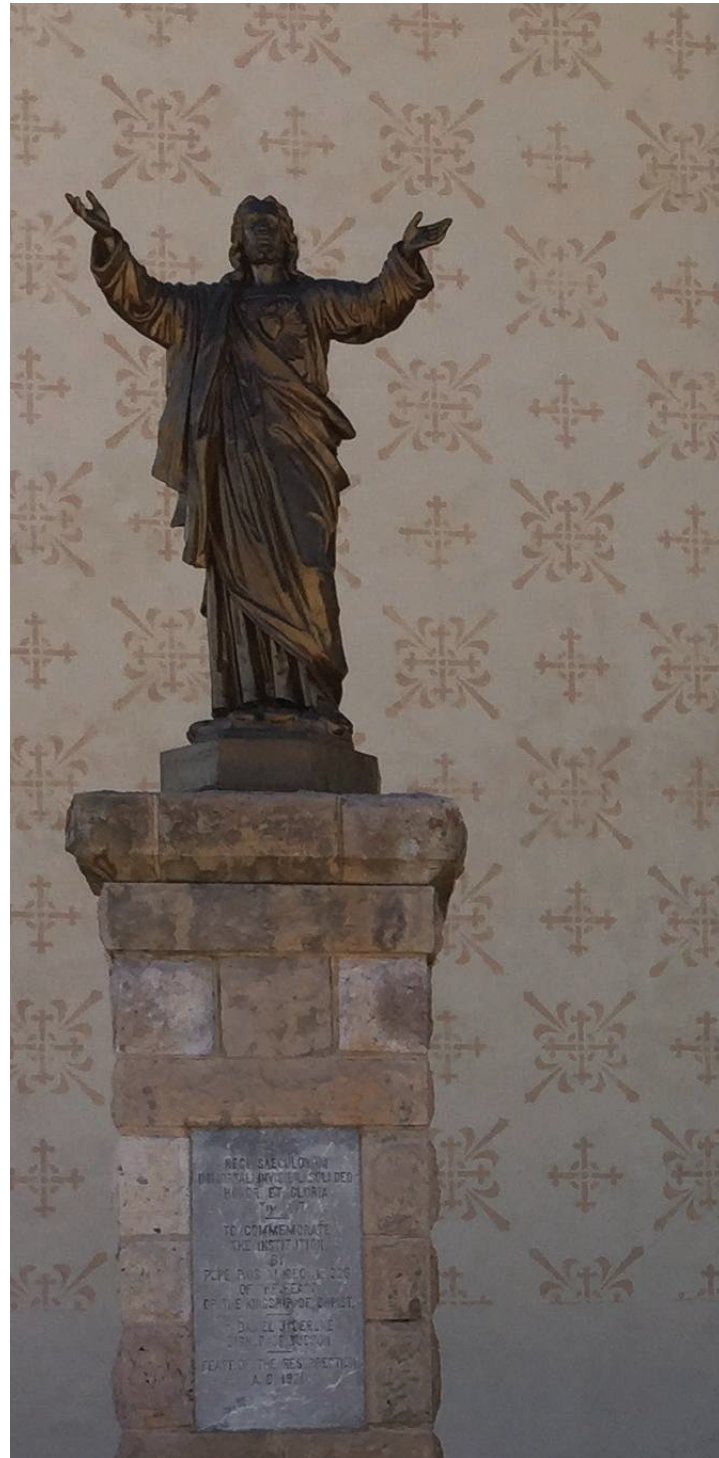
SW 7020
Black Fox



**Color of
123 S. Stone Ave.**

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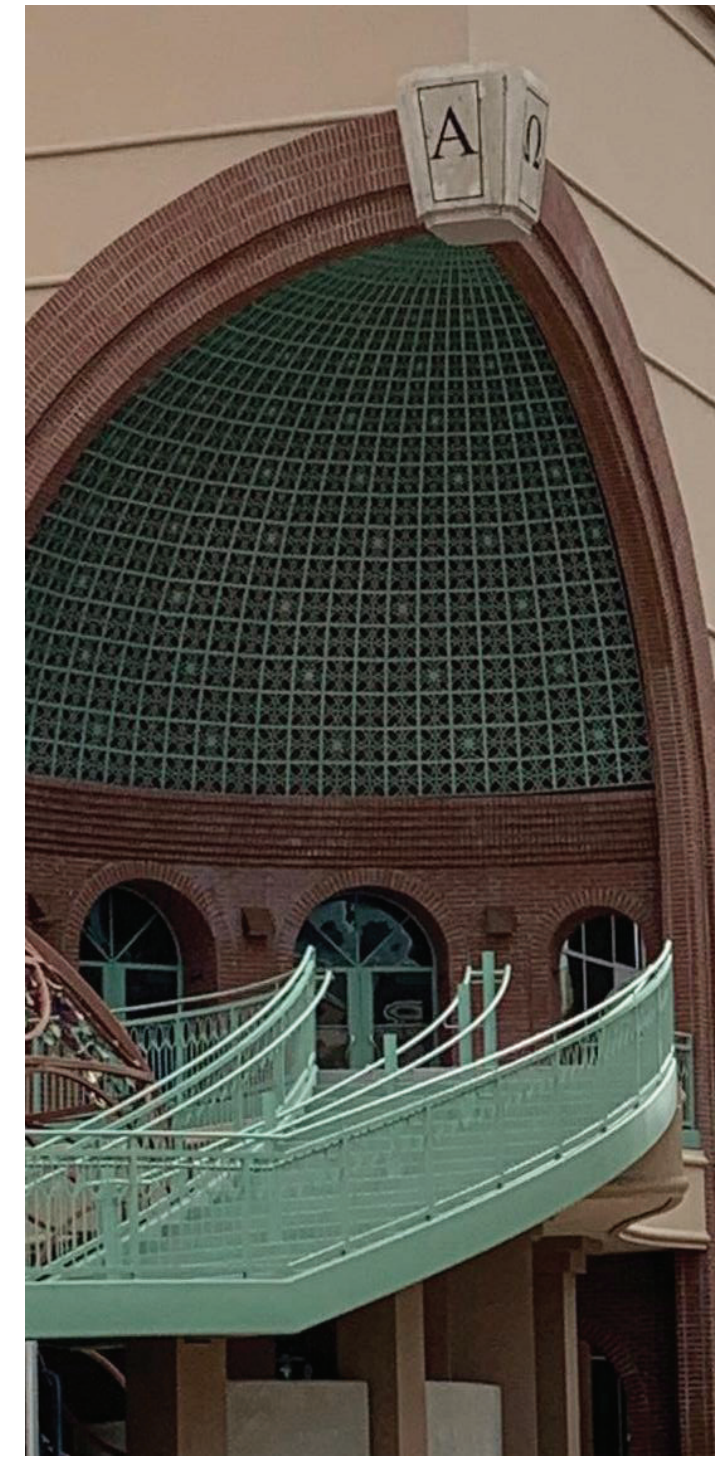
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**Stencil Pattern at
St. Augustine Cathedral**



**Plaza Alcove
Stencil Pattern Concept
(style and color to be
determined)**



**Mosaic Pattern at
Cathedral Square**

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141 SOUTH STONE AVENUE



Quercus buckleyi
Red Rock Oak



Russelia equisetiformis
Firecracker Bush



Euonymus japonicus 'Microphyllus'
Boxleaf Euonymus



Agave desmettiana
Smooth Agave



Euphorbia antisyphilitica
Candelilla



Lophocereus schottii monstrosus
Totem Pole Cactus



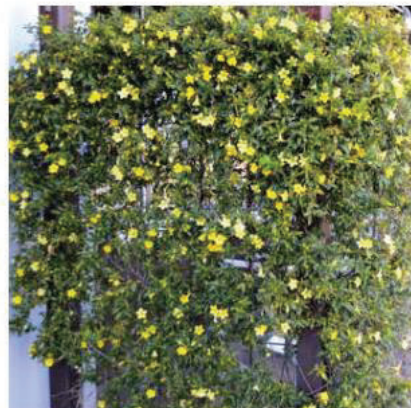
Pedilanthus macrocarpus
Slipper Plant



Aloe barbadensis
Aloe



Nassella tenuissima
Mexican Feather Grass



MacFadyena unguis-cati
Cat Claw Vine



Campsis Radicans
Trumpet Creeper



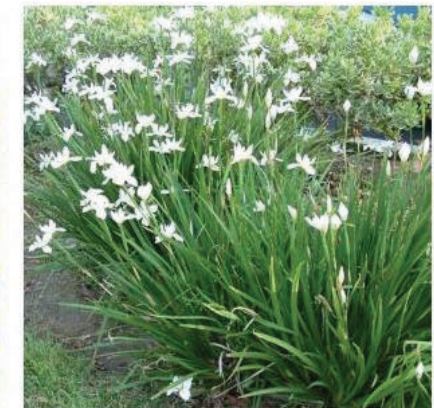
Lantana x 'New Gold'
New Gold Lantana



Lantana montevidensis
Trailing Lantana



Gaillardia x grandiflora 'Arizona Sun'
Arizona Sun Blanket Flower



Dietes iridioides
Butterfly Iris

141 S STONE AVE. - HILTON DUAL BRAND HOTEL | PLANT PALETTE

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NORRIS DESIGN
Planning | Landscape Architecture | Branding