

**MERRIWEATHER DISTRICT HOTEL
DESIGN ADVISORY PANEL REVIEW SUBMISSION**

FEBRUARY 7, 2019

PROJECT TEAM

HKS



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ASSOCIATES INC



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MERRIWEATHER DISTRICT HOTEL NARRATIVE

Project Philosophy and Goals

The Merriweather District is envisioned as a walkable urban neighborhood supporting the full range of “live, work and play” activities. As envisioned in the downtown master plan and Crescent Neighborhood Guidelines, the previously planned and approved residential, office, retail and restaurant offerings in this area are further enhanced by this proposed addition of a first class hotel.

The hotel will be a unique destination within the Merriweather District. It will be fully integrated with the District – a development of appropriate scale, massing and articulation anchoring the south east corner of the District's primary amenity space – the park. Programmatically it will complement the other uses in the District by providing a new component (hospitality) that strengthens the other projects with a range of offerings including not only lodging but also a restaurant, bar/ lounge and other amenities.

Architecture

In planning and developing the architecture of the hotel, we sought to follow the recommendations set forth in the Crescent Neighborhood Design Guidelines (CNDG). Complementing other tall buildings on within the district, the 15 story hotel brings additional urban density but locates it to the south and east of the overall parcel, closest to the Rt. 29 corridor. The height of the tower is articulated by a setback from the podium, allowing it at once to provide the desired urban density in the form of a tall building, but also 'scale down' to the surrounding streets and Park area. The tower is oriented in the north-south direction and is located to the east side of its site so as not to crowd the adjacent buildings and Park and to provide better views to the woodlands east and south.

As recommended by the CNGD, the massing of the building includes a base, middle and top, with the base or podium at scale with adjacent buildings. This four-story podium houses the public spaces as well as the back-of-house service program. In addition to the lobby, bar and restaurant at the ground floor there is a full level of meeting rooms and ballroom functions and another level with outdoor pool and related amenities. Above the podium is the eleven-story guestroom tower with 208 keys including some suites on the top floor.

The primary adjacent streets are Valencia Lane, Mango Tree Road and Sky Ribbon Road. The nature of these roads help to define the approach to the organization of program and to articulate of the facades of the hotel. With Valencia Lane acting as one of the primary access drives for the site, the vehicular drop-off and lobby entrance are located there, with convenient to the parking in the adjacent garage. A new passage in the garage, as well as designated crosswalks allow the hotel guest to easily traverse between the hotel and garage. The restaurant while integrated into the hotel, enjoys frontage on Mango Tree Road and has its own independent entry. This entry provides visibility from the park, allowing it to engage directly with the district. The lobby bar and lounge areas are placed in the northwest corner adjacent to the Park and with seating that spills out onto a patio area. Sky Ribbon, a secondary street to the east and rear of the parcel, provides service access and completes the urban grid of streets as endorsed by urban planning principles and in conformance with the Design Guidelines.

The streetscape itself also follows the Crescent Neighborhood Design Guidelines, including zones for landscape and for pedestrians outside and unimpeded by the café and outdoor dining areas along Valencia Lane and Mango Tree Road. Pedestrian sidewalks and landscape continue entirely around the parcel, except where vehicular access is required for drop off and loading. Enhanced paving around the public areas, planting and streetscape continues the planning established for the whole District as set out in the Streetscape section of the CNDG. The ESDs, designed to accommodate the hotel stormwater discharge, and additional planting, and are used to further enhance green zones at the east side of the building.

Above the street level, the main ballroom as well as the pool deck and terrace overlook the Park and create another level of interaction with the District and architectural interest.

The design aesthetic is in keeping with the overall design philosophy of the district. It is an architecture of clean lines and simple yet elegant details. The facades are composed of a distinctive palette of materials including brick and metal panel used in a harmonious composition with pleasing proportions. The facades include strong horizontals where there is a change of materials, and are further articulated with recesses and projections per the CNDG.

Upgraded masonry materials in subdued tones and articulation distinguish the podium and provide an enhanced experience at the pedestrian level. Large expanses of glass and operable glazed panels will allow the guests in the hotel to interact directly with the activity on the street and in the park on the north and west sides.

The tower façade design is simple and elegant with punched windows opening up to fully glazed expressions at the corners. The elevator core becomes a strong vertical element to unify the tower and the podium below through the use of form and materials, and creates a compositional play of 'solid and void'. The floor to ceiling fenestration at the guestrooms provides great views and conforms with the window requirements for a hotel as stated in the Design Guidelines.

Several forms of signage are also envisioned for the facility and are in accordance with the CNDG. These include tall building signs at the top of the tower identifying the hotel, as well as street level building signs. The lower level signage allows both vehicular and pedestrian traffic to identify and navigate access to the facility. All proposed signage would be of a size and type in compliance with guidelines and zoning.

Lastly, it is intended that the hotel will be Certified LEED Silver and the design, engineering, material selection and anticipated construction practices will all contribute to the goal of Sustainability as proscribed in the CNDG.

Envisioned as a 'crowning jewel' and landmark building for the district as a whole, the proposed hotel will provide a vibrant new destination for Downtown Columbia.

THE MALL IN COLUMBIA

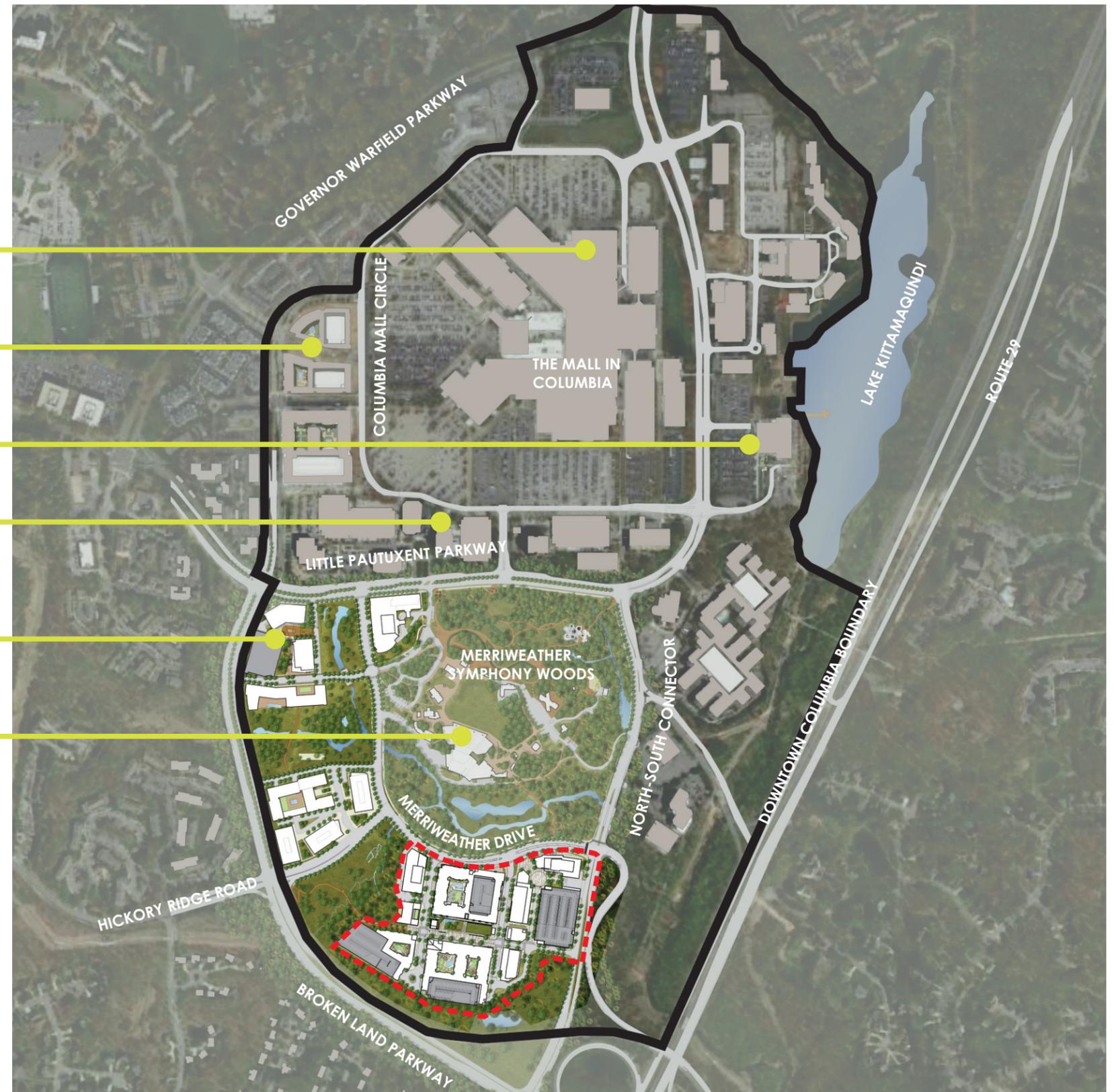
WARFIELD NEIGHBORHOOD

LAKEFRONT NEIGHBORHOOD

SYMPHONY OVERLOOK NEIGHBORHOOD

CRESCENT NEIGHBORHOOD

MERRIWEATHER POST PAVILION



*Crescent District Overall Plan at Full Buildout



VICINITY PLAN
Scale: NTS

AREA 4

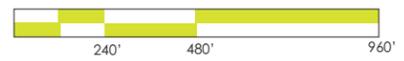
AREA 1

AREA 2

AREA 3



*Crescent District Overall Plan at Full Buildout



CRESCENT DISTRICT - OVERALL PLAN
 Scale: 1" = 480'-0"

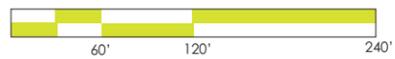


Crescent Neighborhood Area 3
 Columbia, Maryland
 DAP Submission - 02.07.2019





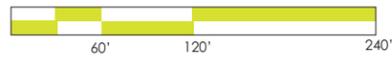
*Crescent District Overall Plan at Full Buildout



CRESCENT DISTRICT - AREA 3
Scale: 1" = 120'-0"



*Crescent District Overall Plan at Full Buildout

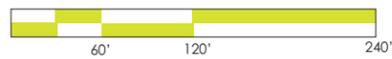
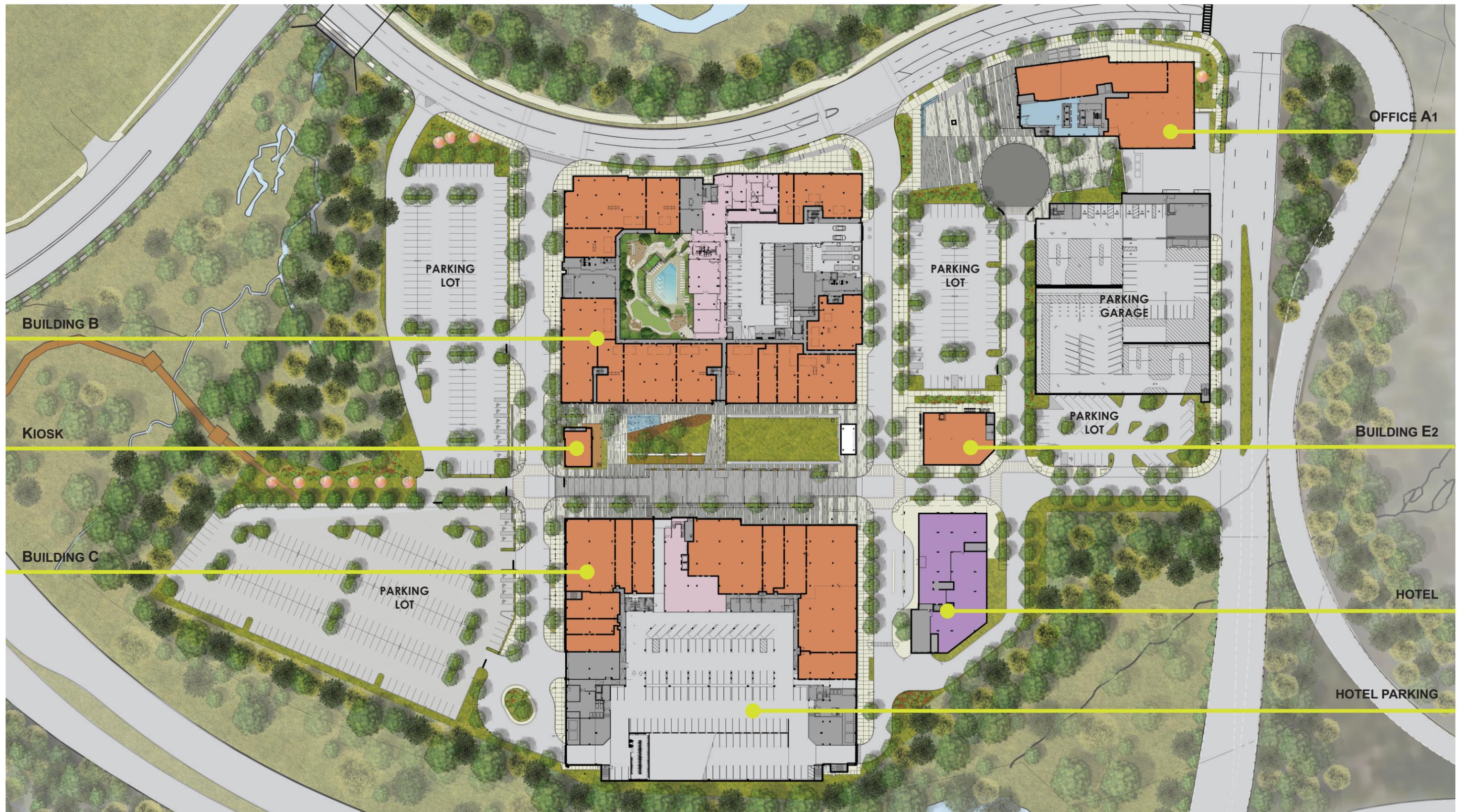


CRESCENT DISTRICT - AREA 3
Scale: 1" = 120'-0"





RENDERING
Overall Area 3



AREA 3 MASTER PLAN - PHASE 1
Scale: 1" = 120'-0"



RENDERING
View of South Crescent Park

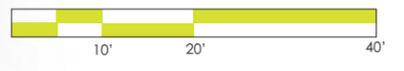


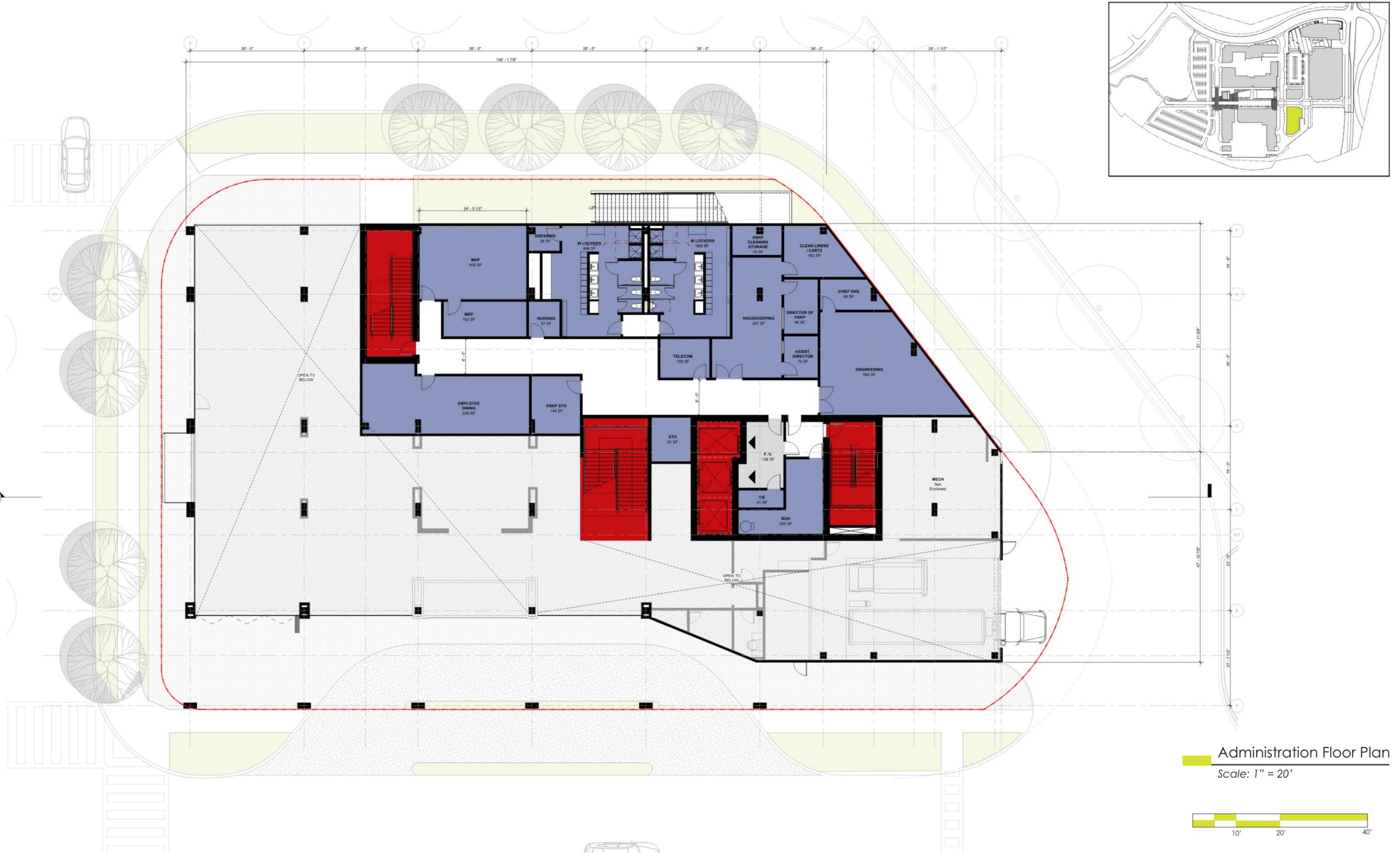
Crescent Neighborhood Area 3
Columbia, Maryland
DAP Submission - 02.07.2019



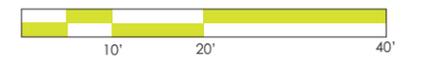


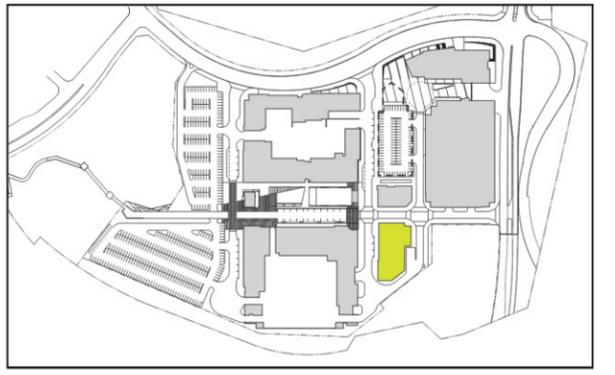
Lobby Floor Plan
Scale: 1" = 20'



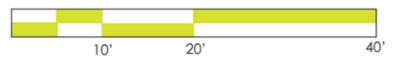


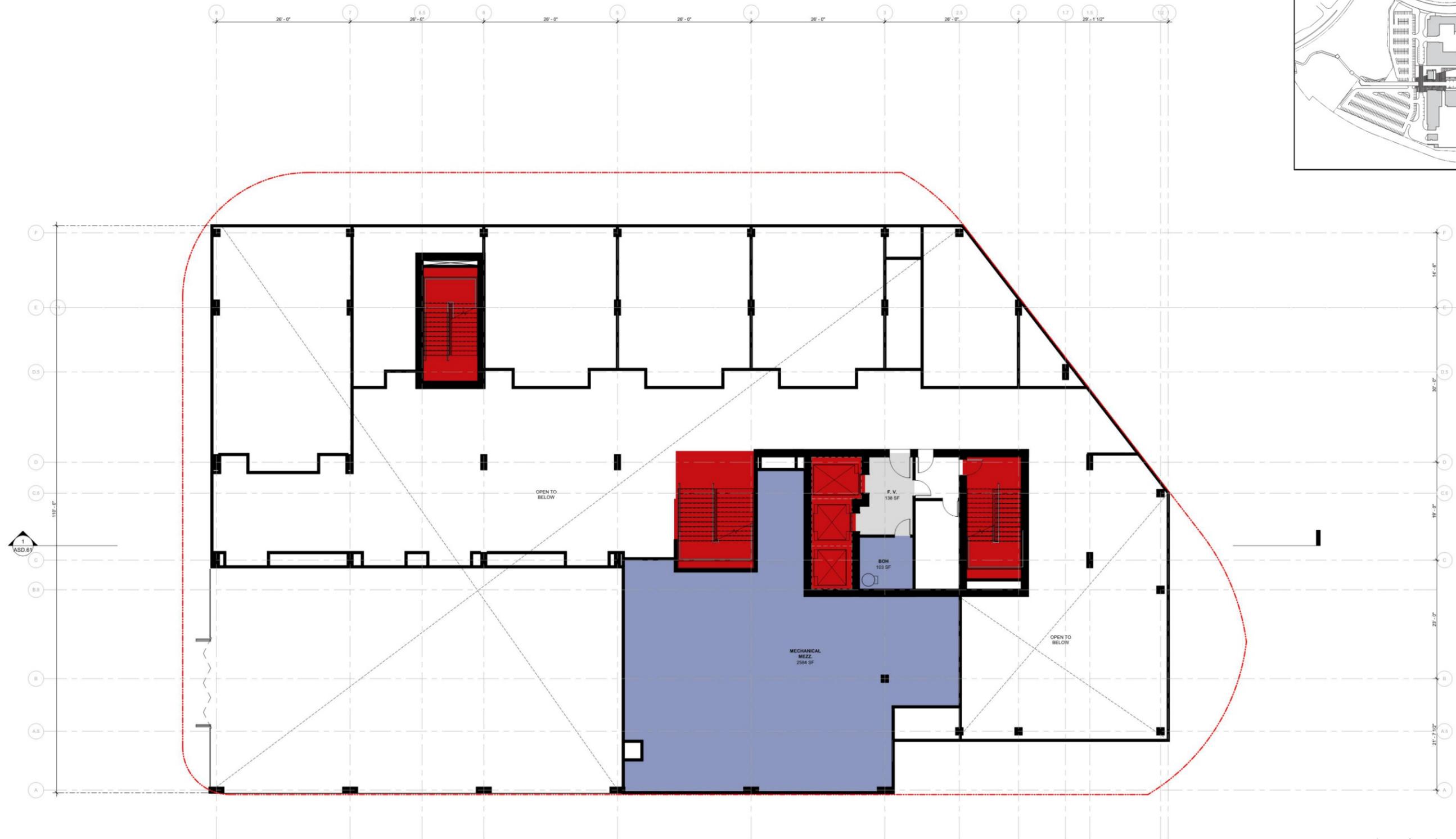
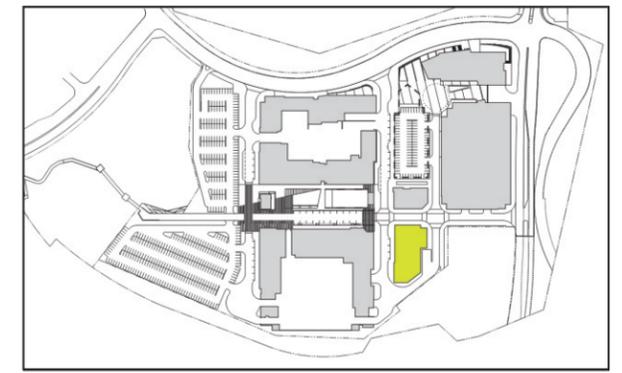
Administration Floor Plan
Scale: 1" = 20'



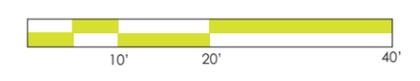


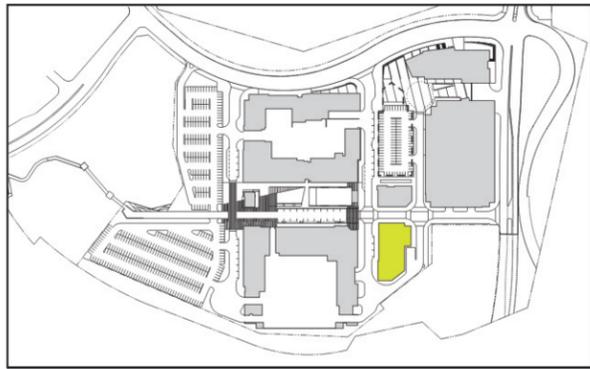
Meeting Floor Plan
Scale: 1" = 20'



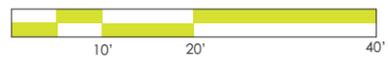


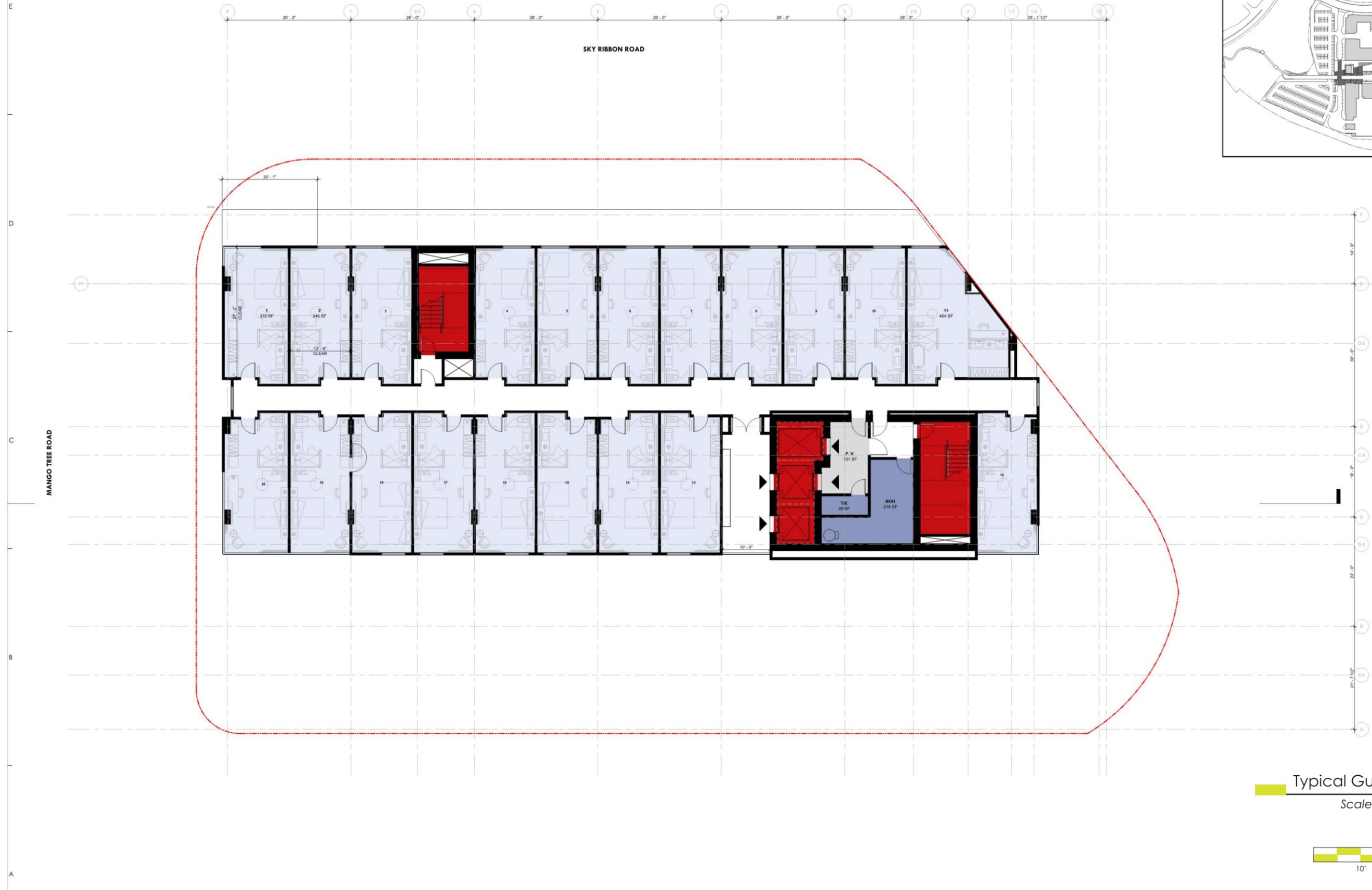
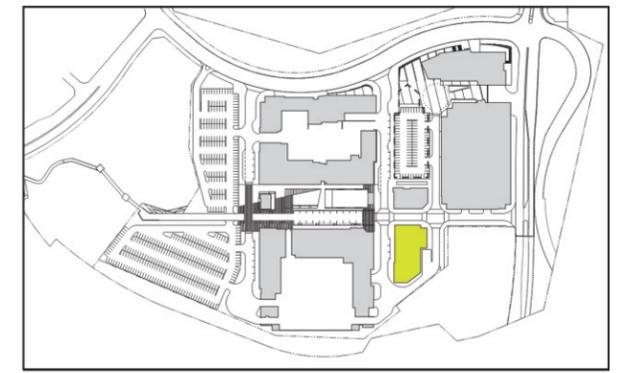
Mechanical Mezzanine Floor Plan
 Scale: 1" = 20'



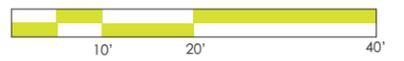


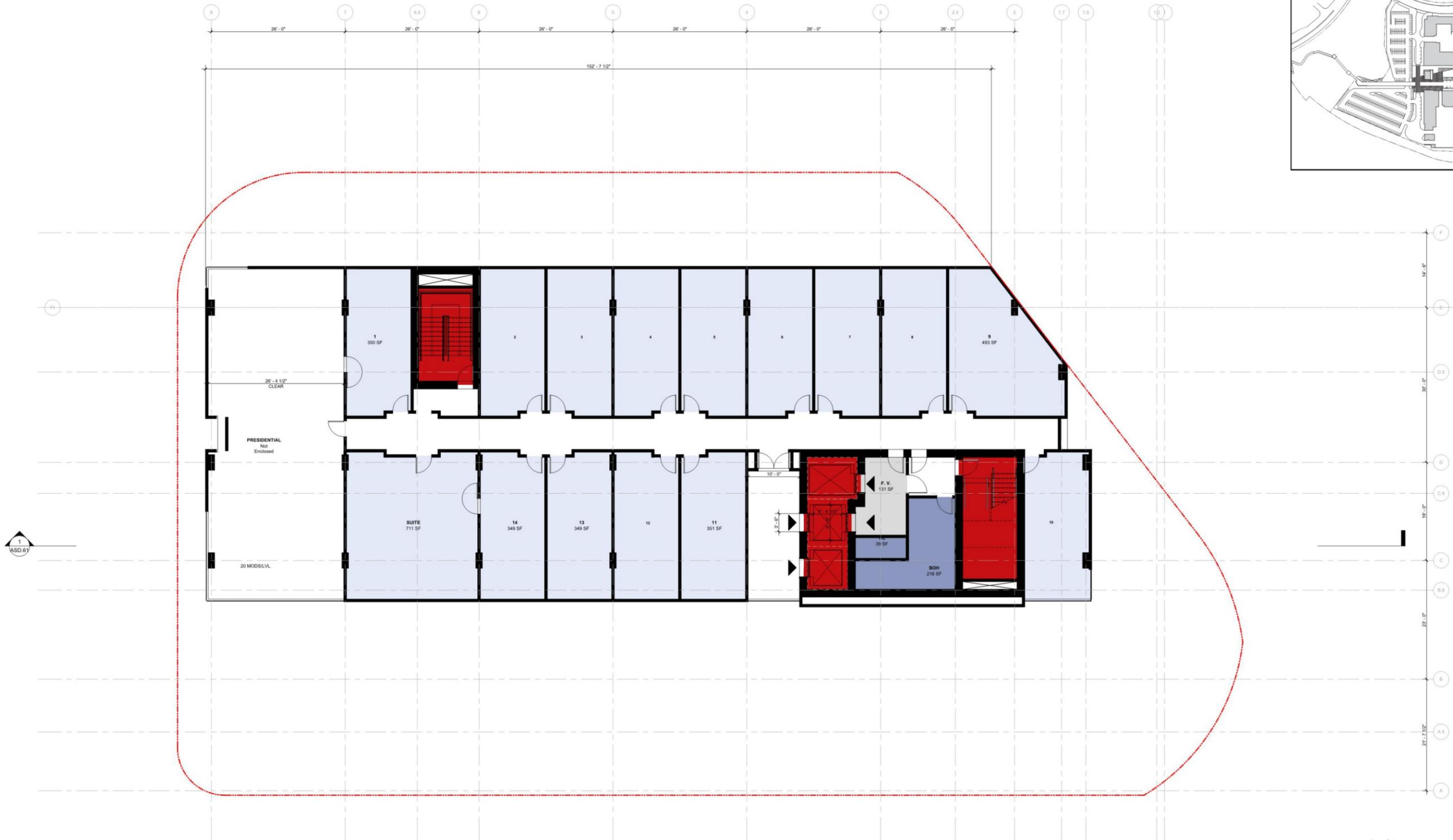
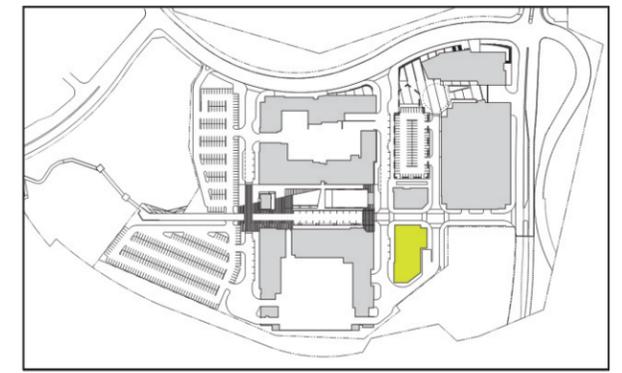
Amenity Floor Plan
Scale: 1" = 20'



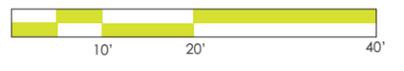


Typical Guest Room Floor Plan
Scale: 1" = 20'

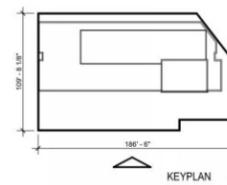




Suite Level Floor Plan
Scale: 1" = 20'



TALL BUILDING SIGNAGE:
186 LINEAR FEET (1 SF) = 186 SF
BUILDING SIGNAGE:
186 LINEAR FEET (2 SF) = 372 SF



CORRUGATED METAL SCREEN WALL

COMPOSITE METAL PANEL OR CEMENTITIOUS PANEL

COMPOSITE METAL PANEL OR CEMENTITIOUS PANEL OR EIFS

VISION GLASS

GLAZING SYSTEM

COMPOSITE METAL PANEL COLUMN WRAP

GLASS GUARDRAIL

COMPOSITE METAL PANEL

GLASS GUARDRAIL

COMPOSITE METAL PANEL

PROPOSED SIGNAGE LOCATION 12 SF
OPERABLE GLASS WALL SYSTEM

PROPOSED TALL BUILDING SIGNAGE LOCATION 186 SF

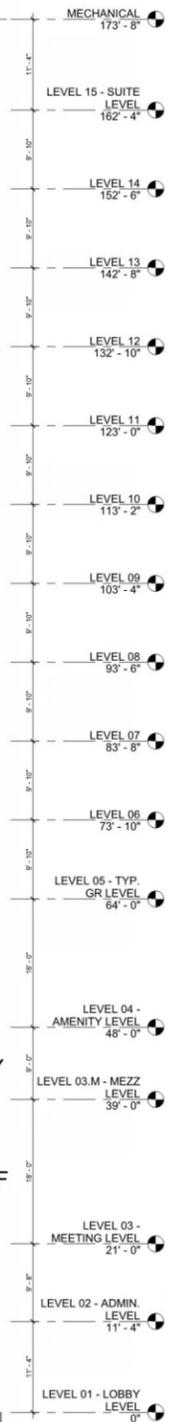
GLAZING SYSTEM

BRICK MASONRY

GLAZING SYSTEM

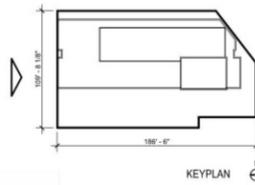
BRICK MASONRY

PROPOSED SIGNAGE LOCATION 370 SF



Building Elevation - West
Scale: NTS

TALL BUILDING SIGNAGE:
 109 LINEAR FEET (1 SF) = 109 SF
 BUILDING SIGNAGE:
 109 LINEAR FEET (2 SF) = 218 SF



CORRUGATED METAL
 SCREEN WALL

PROPOSED TALL
 BUILDING SIGNAGE
 LOCATION 100 SF

COMPOSITE METAL PANEL
 OR CEMENTITIOUS PANEL

GLAZING SYSTEM

VISION GLASS

COMPOSITE METAL PANEL

BRICK MASONRY



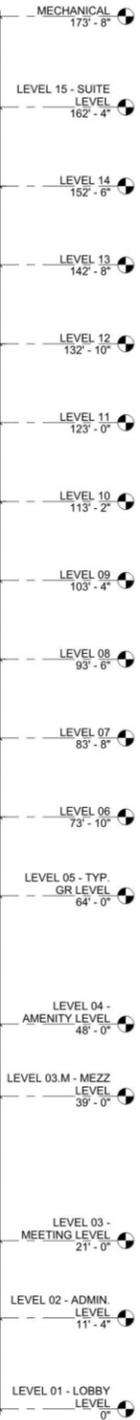
COMPOSITE METAL
 PANEL COLUMN
 WRAP

GLASS GUARDRAIL

PROPOSED SIGNAGE
 LOCATION 45 SF

GLAZING SYSTEM

GLASS GUARDRAIL

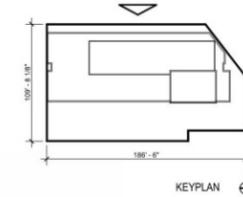


Building Elevation - North

Scale: NTS

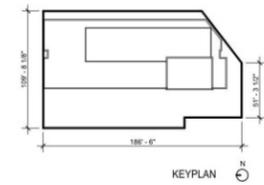
CORRUGATED METAL SCREEN WALL

TALL BUILDING SIGNAGE:
186 LINEAR FEET (1 SF) = 186 SF
BUILDING SIGNAGE:
186 LINEAR FEET (2 SF) = 372 SF



Building Elevation - East
Scale: NTS

TALL BUILDING SIGNAGE:
 51 LINEAR FEET (1 SF) = 51 SF
 BUILDING SIGNAGE:
 51 LINEAR FEET (2 SF) = 102 SF



CORRUGATED METAL
 SCREEN WALL

PROPOSED TALL
 BUILDING SIGNAGE
 LOCATION 50 SF

EIFS (MEDIUM FINISH)

GLAZING SYSTEM

BRICK MASONRY

GLASS GUARDRAIL

COMPOSITE
 METAL PANEL

BRICK MASONRY

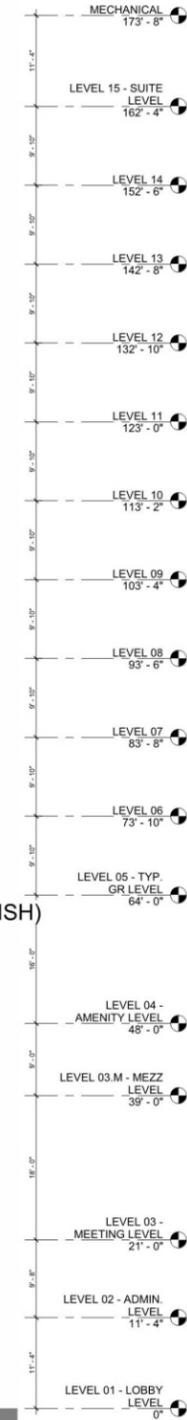
ROLLING DOOR

EIFS (MEDIUM FINISH)

VISION GLASS

EIFS (MEDIUM FINISH)

GLASS
 GUARDRAIL



Building Elevation - South
 Scale: NTS



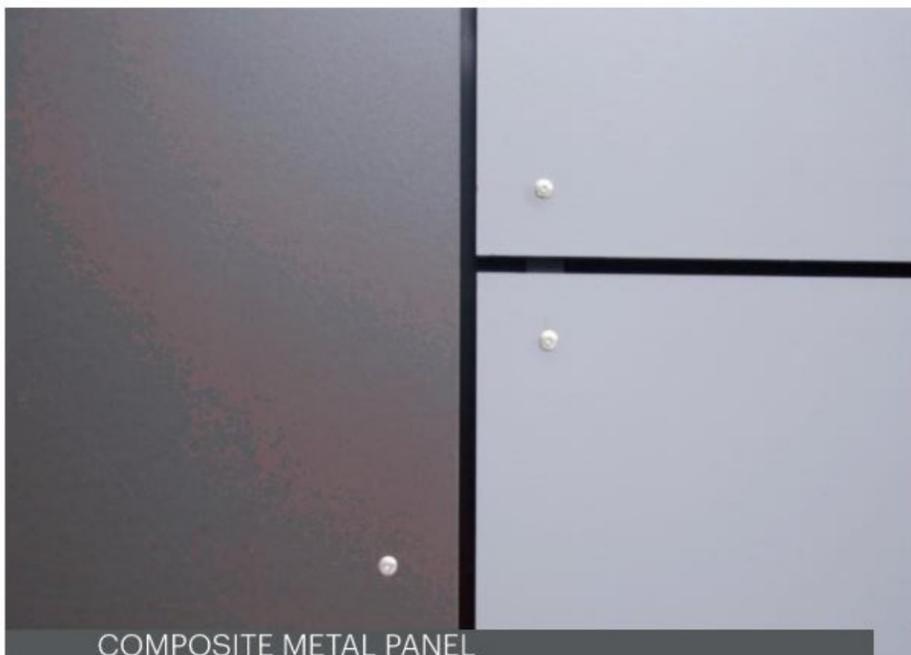
WOOD SOFFIT



BRICK COLOR AT BASE



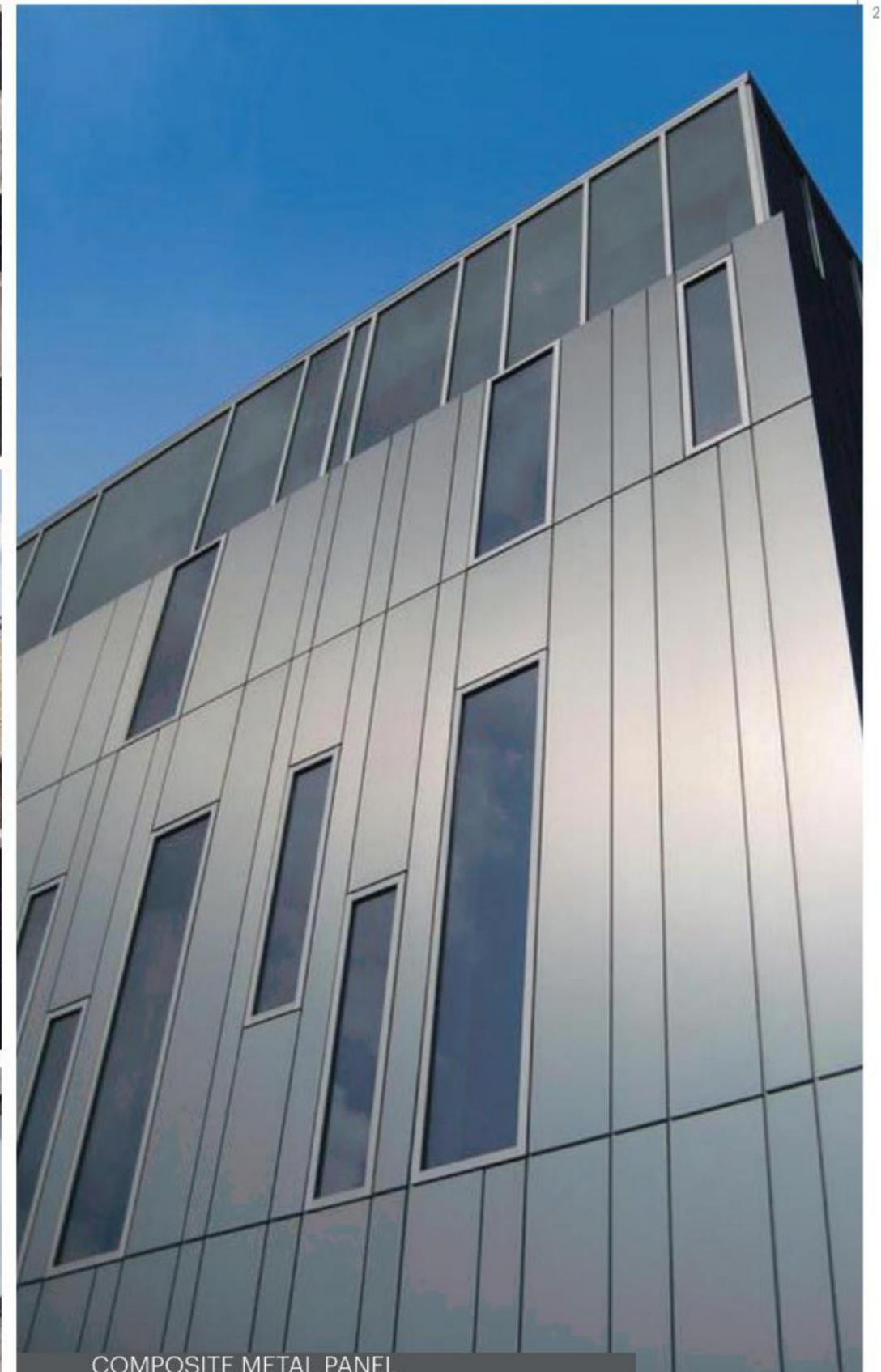
DARK GRAY BRICK AND COURSING



COMPOSITE METAL PANEL



LIGHT GRAY BRICK AND COURSING

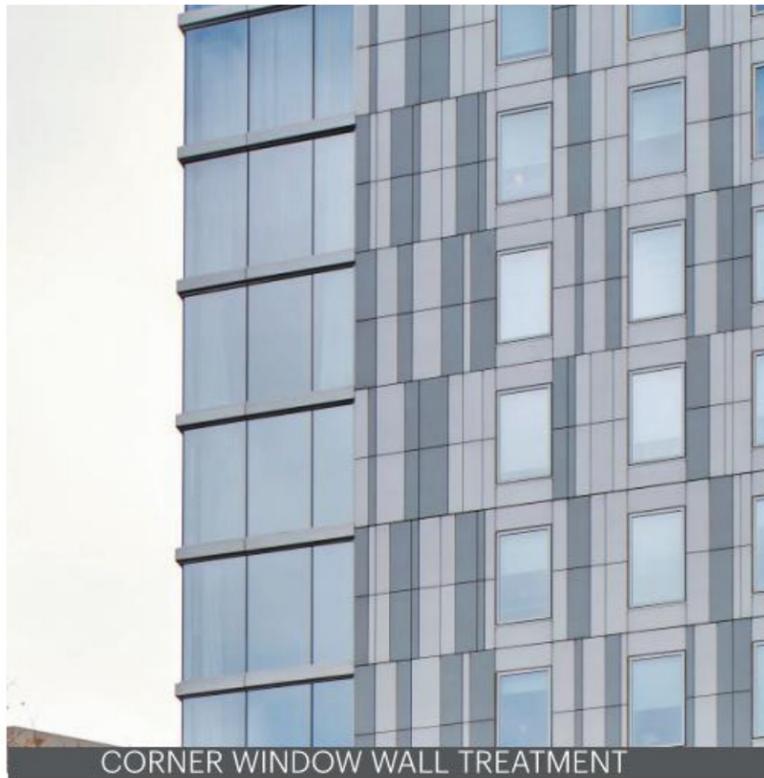


COMPOSITE METAL PANEL

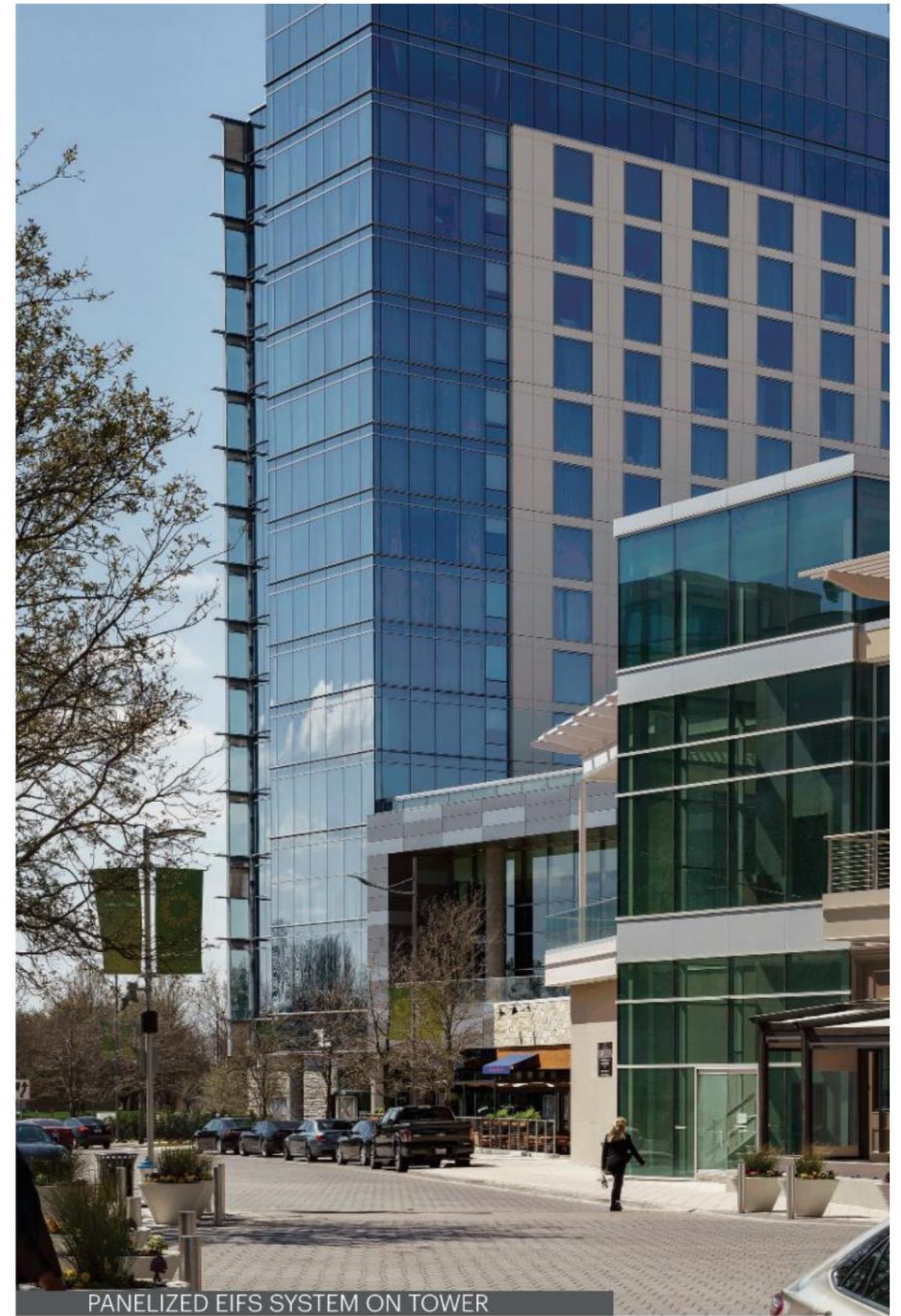
Building Materials



GLAZING SYSTEM AT PORTE COCHERE



CORNER WINDOW WALL TREATMENT



PANELIZED EIFS SYSTEM ON TOWER



WINDOW WALL GLAZING SYSTEM



PROPOSED TOWER EIFS COLOR



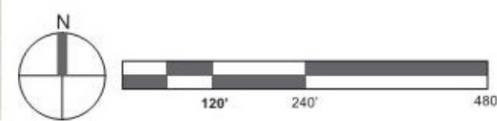
PROPOSED PODIUM EIFS COLOR

Building Materials

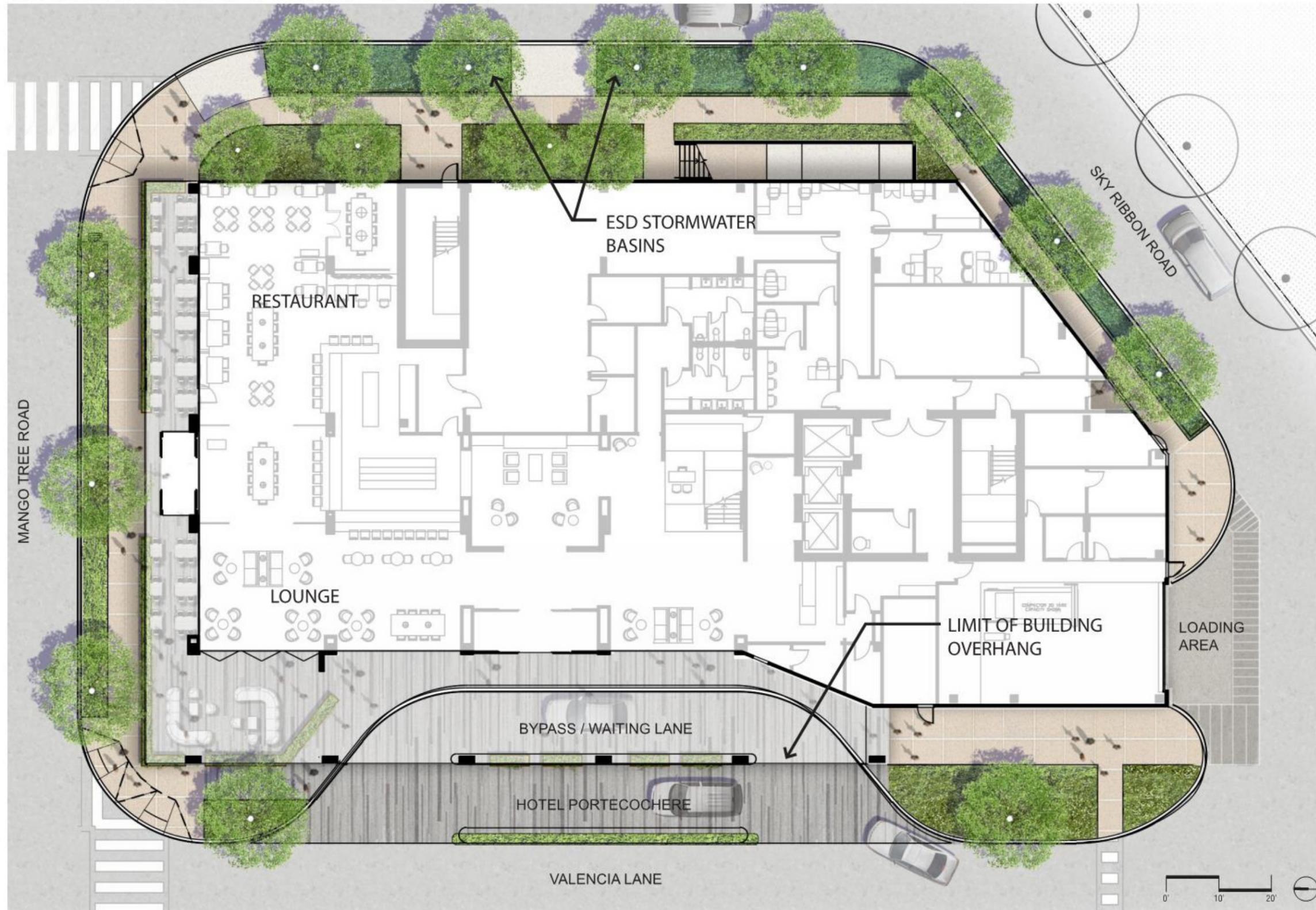
OVERALL SITE PLAN



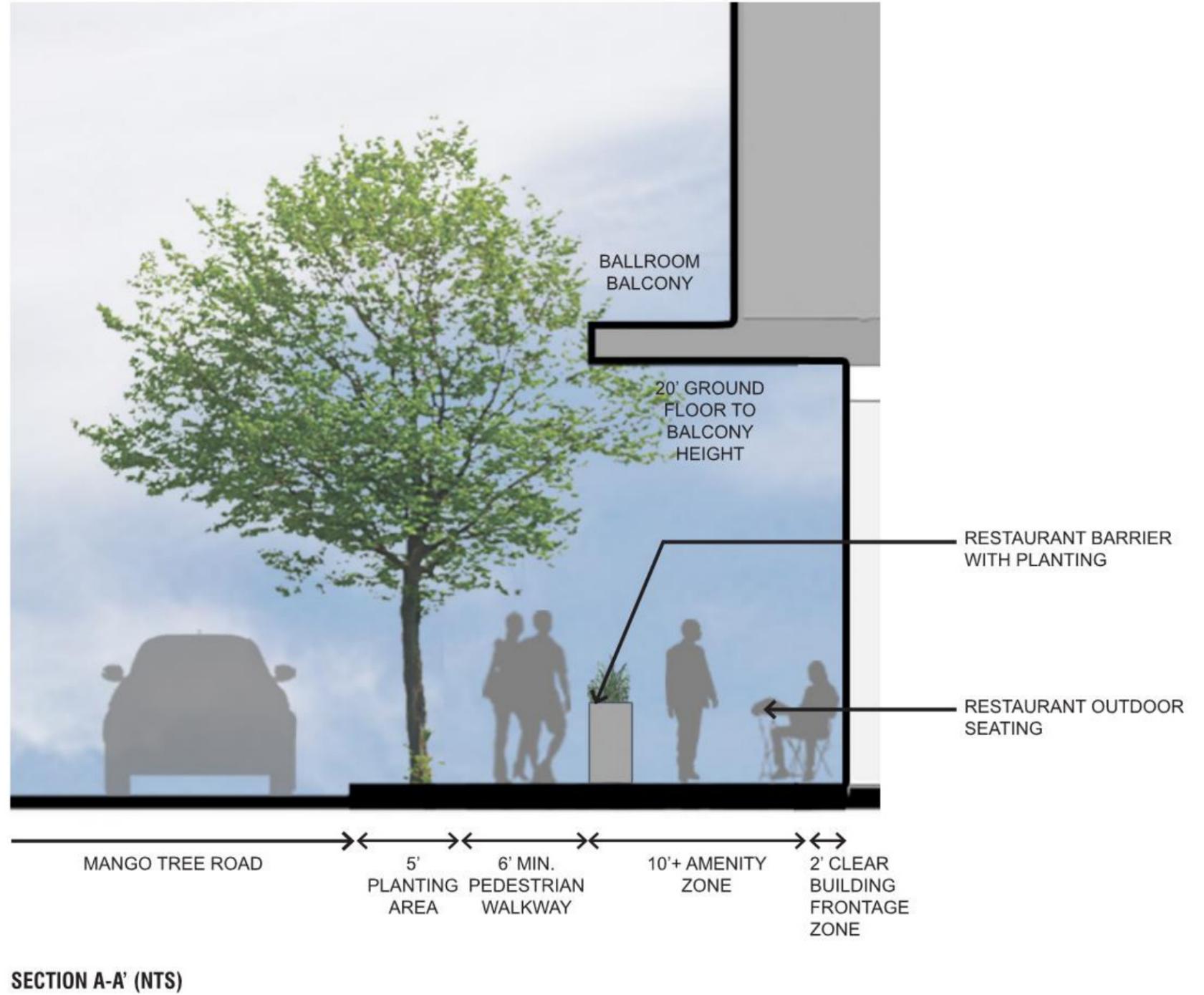
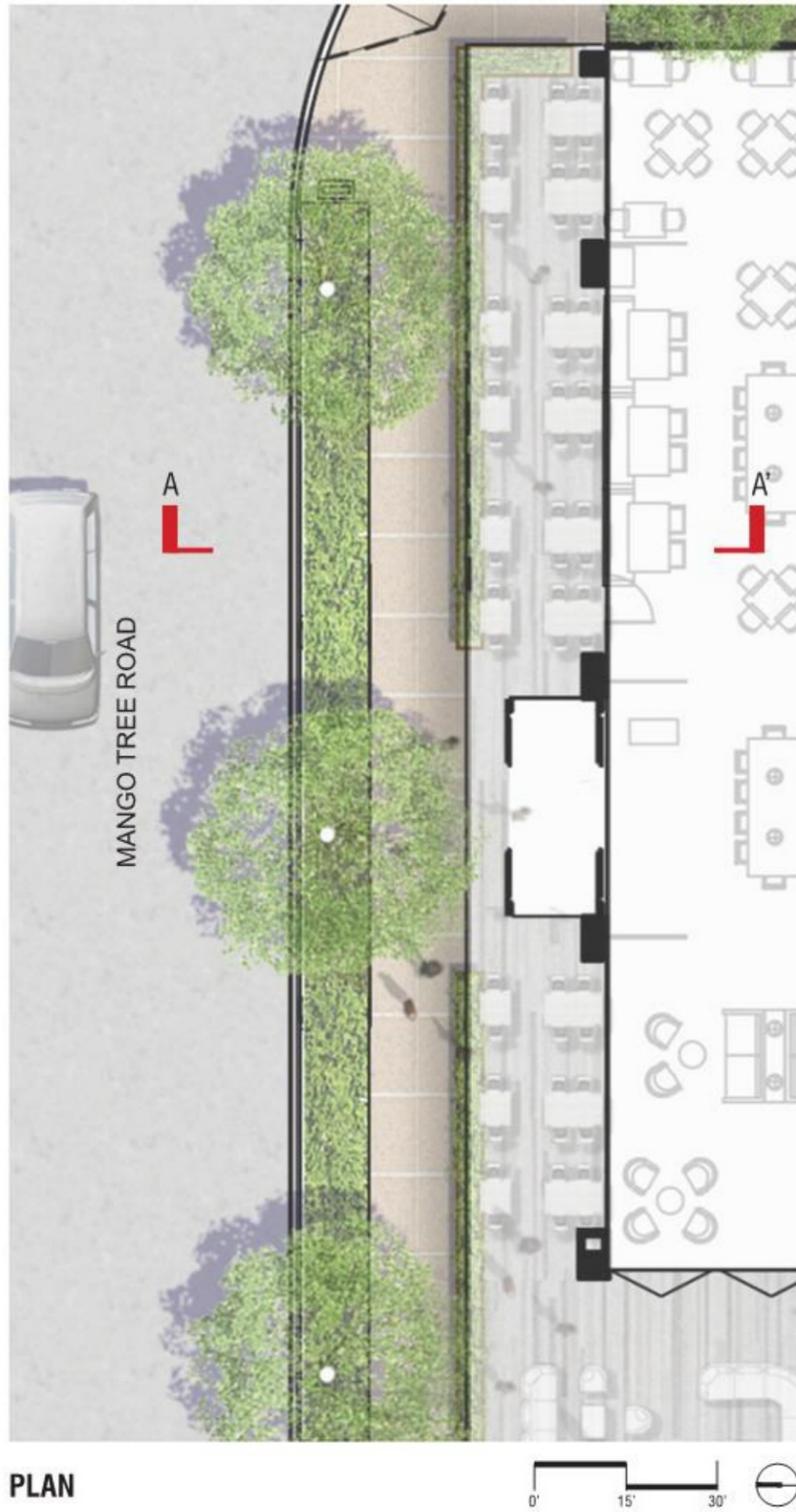
PHASE 1 - SDP 17059
PHASE 2 - SDP 18005



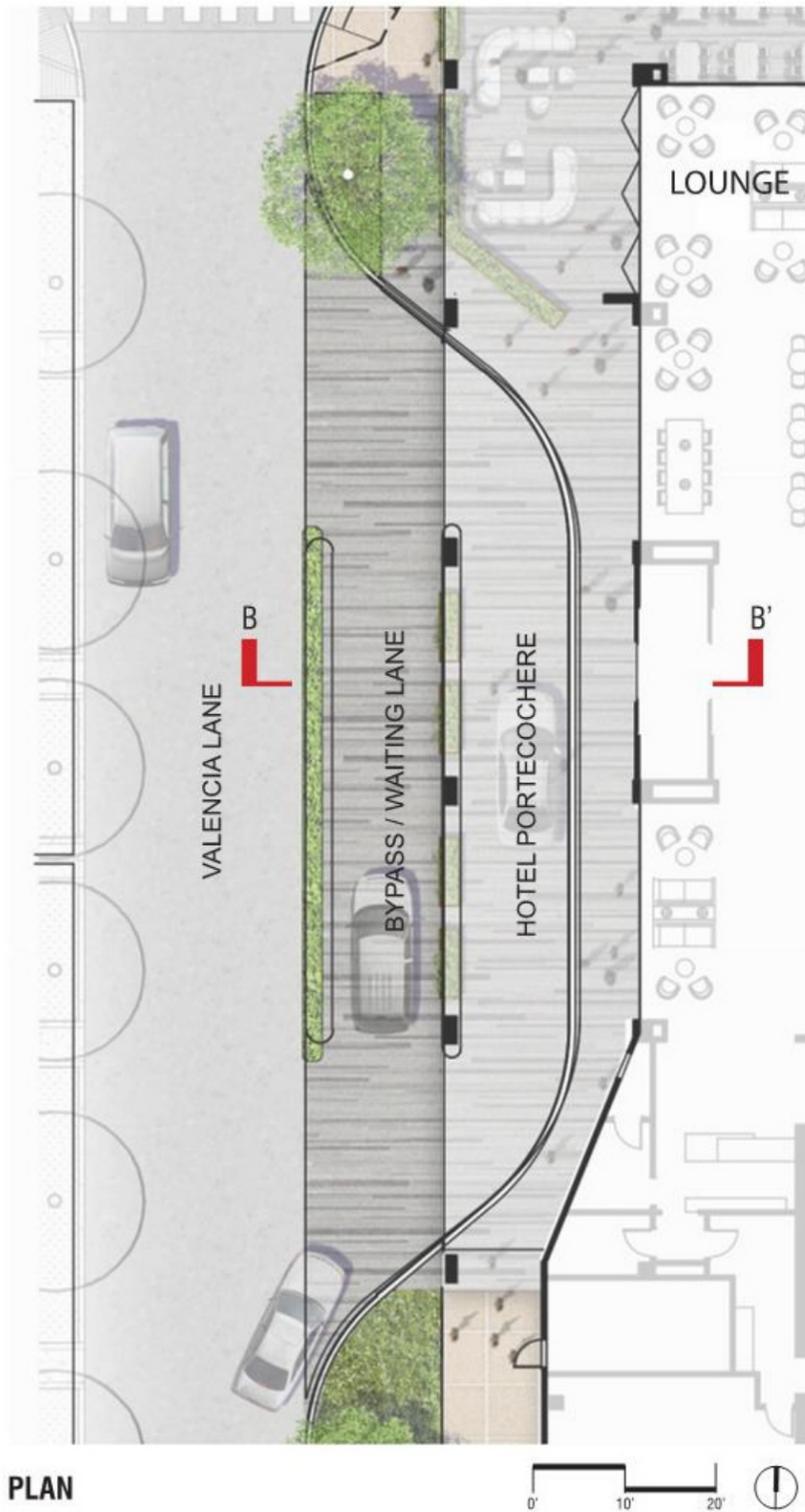
SITE PLAN PROPOSAL



MANGO TREE ROAD STREETScape

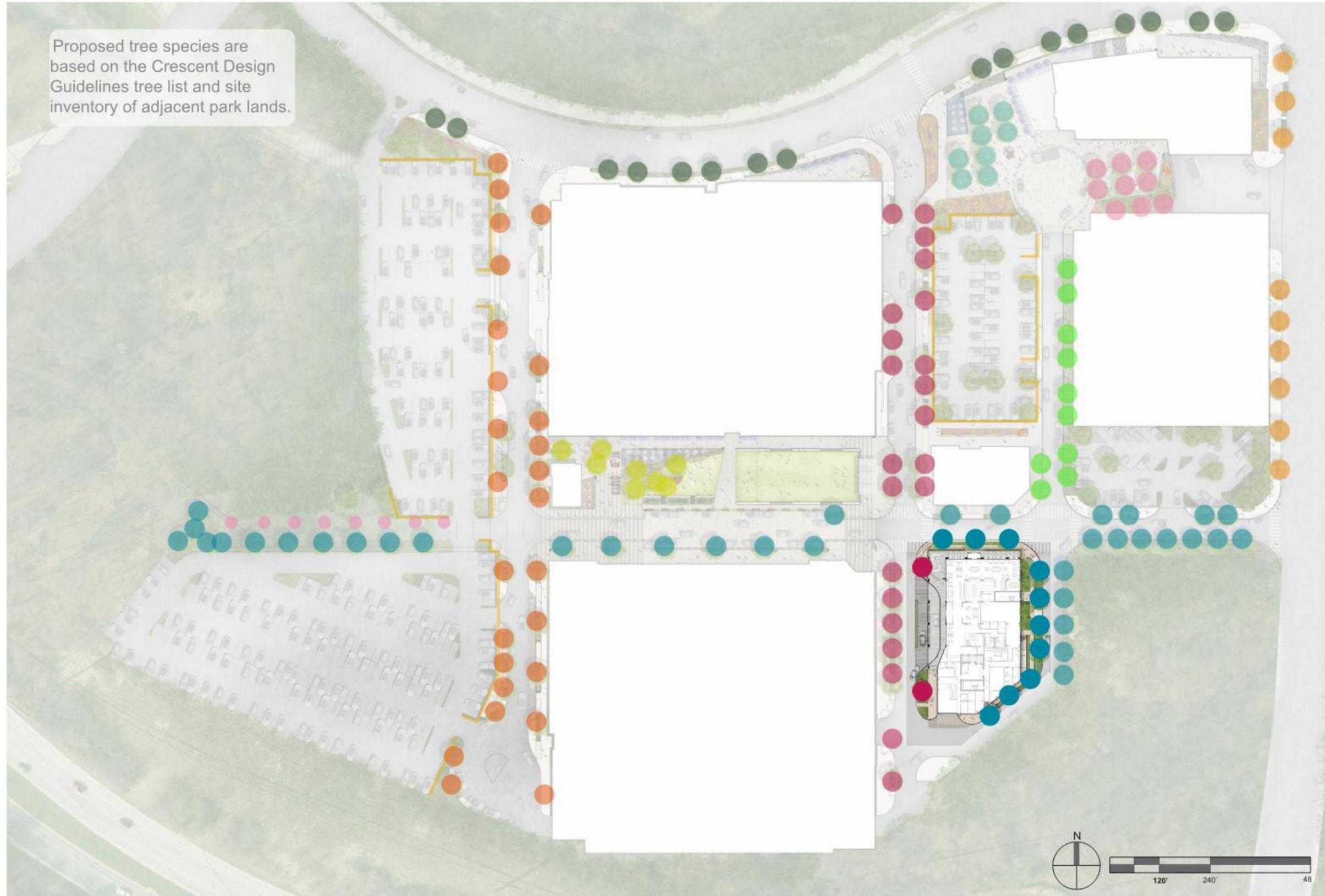


VALENCIA LANE STREETScape



SITE PLANTINGS

Proposed tree species are based on the Crescent Design Guidelines tree list and site inventory of adjacent park lands.



LEGEND

- American Elm
 
- Bosque Elm
 
- Red Maple
 
- Willow Oak
 
- London Plane
 
- Honey Locust
 
- Perkins Pink Yellowwood
 
- Sugar Maple
 
- Ginkgo Biloba
 
- Evergreen Hedge
 

ESD LOCATIONS



LEGEND
■ ESD - PIT

ESD - MICRO BIORETENTION PLANTER

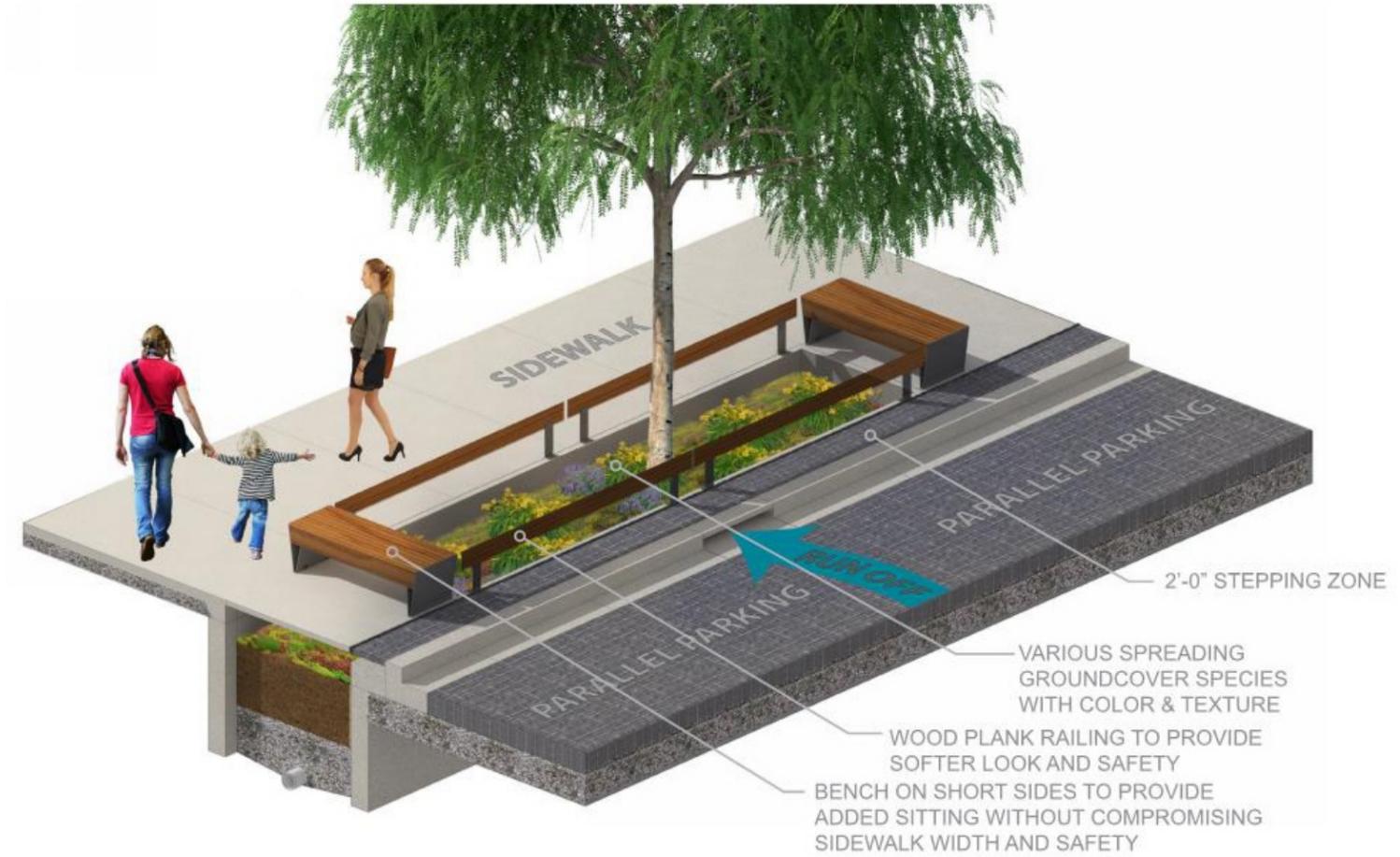
WOOD PLANK RAILING

Typical



WOOD PLANK RAILING WITH BENCH

Located along store frontage



PROPOSED PLANTING PALETTE

Selection Criteria: Drought Tolerant | Shade Tolerant | Water Tolerant | Spreading | Seasonal



THANK YOU

QUESTIONS + ANSWERS