



REPORT

Planning and Development Dept.

To: Chair and Members of the Design Review Subcommittee
Chair and Members of the Oberlin Planning Commission

From: Gary Boyle, Director of Planning and Development

Subject: Application Site Plan Approval and Conditional Use Permit
Proposed Gateway Hotel Complex
Oberlin College
7 North Main Street

Date: November 27, 2013

I. BACKGROUND:

Christopher Noble of Smart Hotels, LLC, on behalf of Oberlin College, has submitted an application for site plan approval related to the proposed construction of the Gateway Hotel project to be located at 7 North Main Street. The applicant proposes to demolish the existing Oberlin Inn complex, and construct a new hotel and conference center, a restaurant, a bar, retail space, College administrative offices, and a bank with a drive-through feature. An application for a “Conditional Use Permit” to accommodate the proposed bank drive-through operation has also been filed.

The Design Review Subcommittee at its meeting on September 18, 2013 considered the application for site plan/design review approval. After considerable discussion of the proposed building design, materials, colors, textures, etc., the Subcommittee moved to table this application. The applicant subsequently met with the Subcommittee at its meeting on November 6, 2013 to seek further input on the building design elements. The Subcommittee at that meeting again articulated concerns related to building design, materials, etc., and the Code’s design standards and guidelines.

The Planning Commission will recall that the applicant submitted a “preliminary” application for the Commission’s review at its meeting on July 17, 2013. The applicant subsequently filed a formal site plan application and application for “Conditional Use Permit.” In this regard, it is noted that the Commission conducted a “Public Hearing” on the requested “Conditional Use Permit” during the course of its meeting on September 18, 2013. After that hearing and discussion of merits of that application, the Commission moved to table that conditional use

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request. It is further noted that the Commission also reviewed the site plan application at its meeting on September 18th and also tabled that application.

The applicant subsequently submitted a “revised” site plan application, and that application was considered by the Commission at its meeting on October 23, 2013. The Commission moved to grant partial approval of that revised site plan subject to compliance with a number of conditions (please see “Appendix I” of this report). Those conditions, among other matters, include the requirement for further review and approval of the site plan and building design, materials, colors, etc. for the proposed bank building, approval of the building design, materials, colors, etc. for the proposed hotel complex, etc. The applicant will also need to obtain the Commission’s approval of a “Conditional Use Permit” for the proposed bank drive through facility.

II. REVISED BUILDING PLANS:

Please be advised that the applicant has recently submitted “revised” building plans for the proposed Gateway Hotel complex (please see “Appendix II” of this report).

Staff notes that the applicant’s “revised” building plan submittal includes some modification to the building’s entry oriented toward the intersection of College and Main Streets, the use of some sandstone material on the building’s first floor façade on Main Street, additional window openings on the second floor balcony area, the use of a darker tone for aluminum panels, an indication of the design/landscaping of a proposed activity area in “front” of the building along North Main Street, etc.

Staff further notes that the use of the proposed outdoor activity area or “outdoor café” area in front of the building along North Main Street will require the submission of an application for a “Conditional Use Permit,” and the review and approval of the same by the Planning Commission.

The applicant’s “revised” plans should be reviewed from the perspective of the Zoning Code’s design standards and guidelines found in Section 1357.06(1) of the Code (please see “Appendix III” of this report).

Lastly, it is noted that the applicant will need to submit a “revised” site plan for the proposed stand alone bank building as well as building design plans for review and approval in the future.

III. CONCLUSION:

The applicant proposes a significant redevelopment project in the City’s historic downtown district. The applicant has submitted “revised” building plans for the proposed hotel complex as part of the next step in seeking approval of this project. The applicant’s “revised” building plans should be reviewed from the perspective of the Zoning Code’s design standards and guidelines.

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As noted above, a number of matters related to site plan still require review and approval including the submission of a revised site plan for the proposed bank building, the building design of that building, compliance with City department requirements, obtaining approval of a “Conditional Use Permit” from the Planning Commission for the proposed bank drive through facility and proposed outdoor café, etc.

This report is hereby respectfully submitted for your consideration.

APPENDIX I

PARTIAL SITE PLAN APPROVAL
(OCTOBER 23, 2013)



October 28, 2013

Christopher Noble
Smart Hotels, LLC
20600 Chagrin Blvd., Ste. 705
Shaker Heights, OH 44122

Re: ***Application for Site Plan/Design Review Approval
and
Application for Conditional Use Permit
Proposed Gateway Hotel Complex
Oberlin College
7 North Main Street
City of Oberlin, Ohio***

Dear Mr. Noble:

This letter will confirm that the above-referenced application was considered by the Oberlin Planning Commission at its meeting on October 23, 2013. This application proposes the demolition of the Oberlin Inn complex, and the construction of a new hotel with 68 rooms, a conference center with a design capacity of 320 persons, a restaurant and bar, retail space (11,300 sq. ft. ±), College administrative offices (14,293 sq. ft. ±), a future jazz club in the basement level, and a separate bank building (2,550 sq. ft. ±) with two (2) drive through lanes. This application also proposes the development of off-street parking areas. An application for a Conditional Use Permit for the proposed bank drive-through feature was also considered during the course of a "Public Hearing."

After reviewing the "revised" site plan submittal, the Planning Commission moved to approve the "revised" site layout as illustrated on plans submitted by Neff and Associates, and received on October 15, 2013 subject to compliance with a number of conditions. Those conditions are outlined in the attached Appendix A. In this regard, you will note that the Commission's conditions of approval requires the approval of a "revised" site plan drawing for the bank building/drive through, submission of proposed building designs, materials, colors and textures, etc.

Mr. Christopher Noble

October 28, 2013

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Should you have any questions concerning this matter, please do not hesitate to contact us.

Sincerely,

Gary Boyle, AICP
Director of Planning and Development

Enclosure

cc: T. Reed, Oberlin College
D. Gibson, Chair, Oberlin Planning Commission
J. Wilson, Chair, Design Review Subcommittee
E. Norenberg, City Manager
R. Schnurr, Chief Building Official
Chief D. Kirin, Oberlin Fire Department
Chief T. Miller, Oberlin Police Department
J. Baumann, Public Works Director
S. Dupee, Director, OMLPS
R. Roberts, PE, City Engineer
D. Rucker, GMD Superintendent
J. Hade, Water Superintendent
S. Hoffert, WEPF Superintendent

APPENDIX A

OBERLIN PLANNING COMMISSION CONDITIONS OF PARTIAL SITE PLAN APPROVAL

Proposed Gateway Hotel Complex
Oberlin College
7 North Main Street

The Oberlin Planning Commission's approval on October 23, 2013 applies to the site plan submittal from Solomon Cordwell Buez and Neff & Associates, identified as Project Number 2012007, and stamped as received on October 15, 2013 illustrating the proposed location of the hotel, retail and administration building, and a separate bank building subject to compliance with the following conditions:

1. That this approval applies only to the site plan layout of the proposed buildings, parking areas, retention basin, truck loading zone, etc. as shown on the aforementioned plan set.
2. That a revised site plan design indicating a relocation of the proposed bank building to the north, and the proposed bank drive-through lanes connecting with "Parking Zone B" be submitted for the final review and approval of the Planning Commission.
3. That the proposed building design, materials, colors, etc. for the proposed hotel complex be submitted to the Design Review Subcommittee for review, and recommendation to the Planning Commission.
4. That the proposed building design for the hotel complex reflect an accentuated main hotel entrance near the intersection of Main and College Streets as required by the City's adopted design standards and guidelines.
5. That the proposed building design for the hotel complex reflect compatibility with downtown building architecture, materials and colors as required by the City's design standards and guidelines.
6. That the proposed building design, materials, colors, etc. for the proposed bank building be submitted to the Design Review Subcommittee for review, and recommendation to the Planning Commission.
7. That the applicant comply with all requirements of City departments related to utilities, storm water management, excavation permits, building permits, landscaping, etc.

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 Chicago, IL 60607
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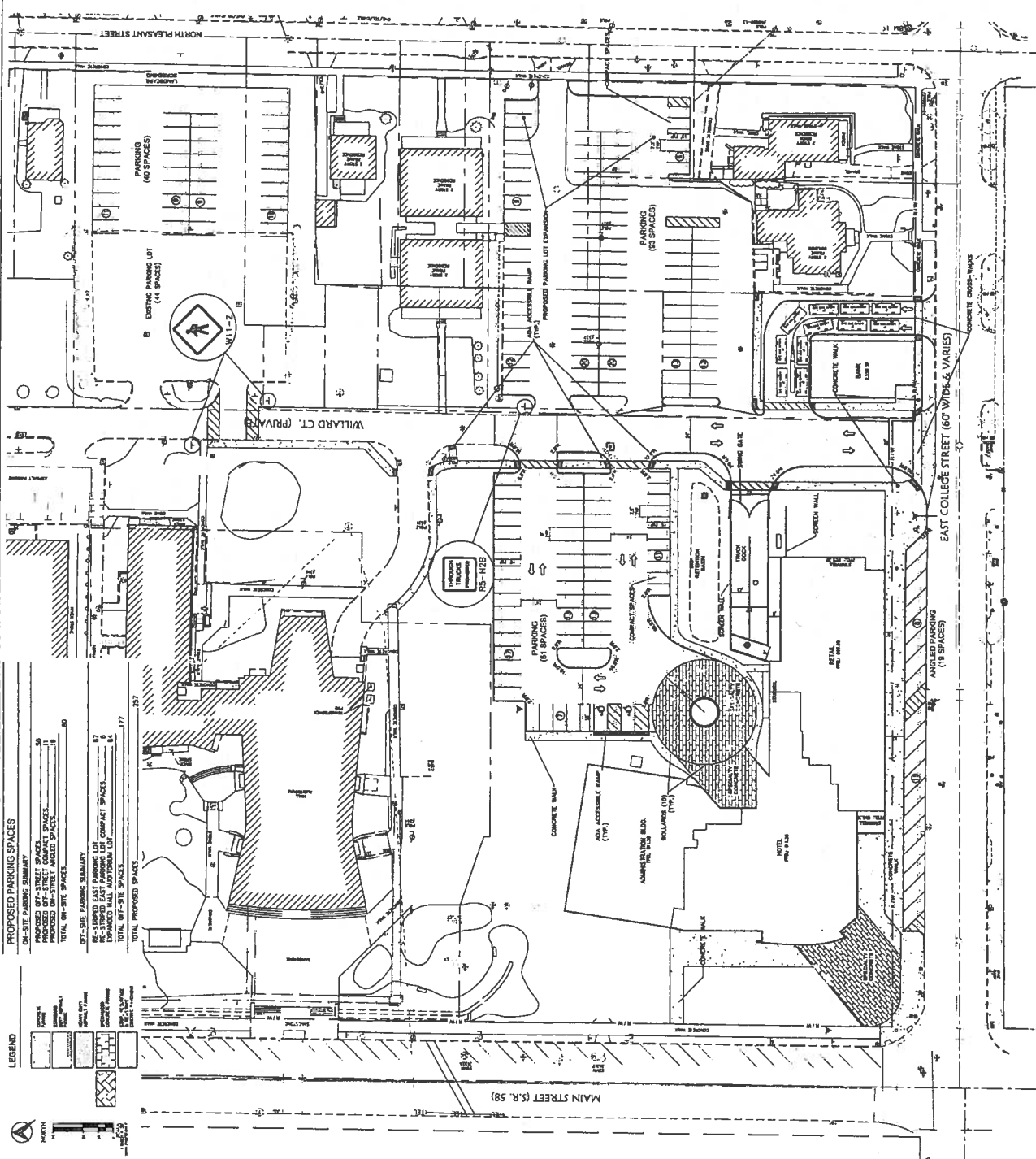
OBERLIN COLLEGE
 GATEWAY BUILDING

CHICAGO, OHIO
 100 East Main Street

DATE: 08/27/07
 DRAWN BY: [Name]
 PROJECT NUMBER: 2012007

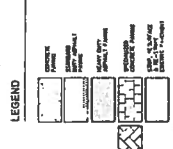
SCALE: 1" = 20'-0"

C5.0



PROPOSED PARKING SPACES

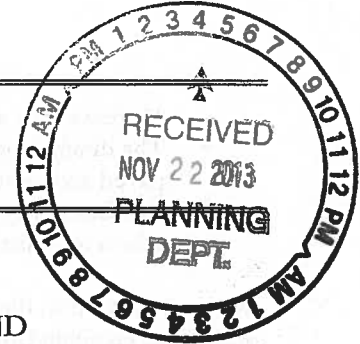
ON-SITE EXISTING SUMMARY	50
PROPOSED OFF-STREET COMPACT SPACES	13
PROPOSED OFF-STREET ANGLED SPACES	19
TOTAL ON-SITE SPACES	82
OFF-SITE PARKING SUMMARY	177
WE-SIBROD EAST PARKING LOT - COMPACT SPACES	84
UP-ANGLED HALL AUTOMOBILE LOT	93
TOTAL OFF-SITE SPACES	177
TOTAL PROPOSED SPACE	259



APPENDIX II

REVISED BUILDING PLAN SUBMITTAL

**SMART HOTELS
MEMORANDUM**



DATE: 11/22/2013
TO: GARY BOYLE, AICP DIRECTOR OF PLANNING AND DEVELOPMENT, CITY OF OBERLIN, OH
FROM: CHRISTOPHER NOBLE
CC: R. WATTS, T. REED, OBERLIN COLLEGE
RE: OBERLIN COLLEGE GATEWAY BUILDING – REVISED BUILDING DESIGN

Pursuant to the meetings with the City’s Design Review Committee and all of the building design suggestions we have received, Oberlin College’s Trustees have instructed the Gateway design team to re-evaluate the building design and have thereupon instructed a significant number of changes to be incorporated. Those changes, represented on the attached renderings, which are constructed to more accurately show the building in context, include:

1. Changes to the Entryway

- The original entry corner “fin” /angled column has been eliminated. This more fully opens the entry, both physically to pedestrians as well as visually. Two thin V-shaped columns take the place of the angled column.
- The amount of glazing has increased around the entry to provide greater visual connection between the inside and outside of the building in the areas adjacent to the entry doors.
- The ballroom window system wraps into the Event Room terrace on the second floor above the entry to provide a panoramic view of downtown. This opening up of the façade increases the sense of monumentality at the entry and simultaneously, by eliminating a blank façade element, more clearly pronounces “front”.
- On the Event Room terrace over 50 sq ft of added windows punctuate the Oberlin red wall material and decrease its overall mass and appearance. We feel that the splash of traditional color that remains is a critical balancing and enlivening element of the design.

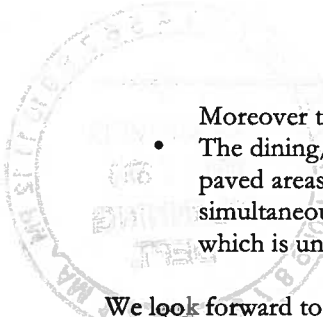
2. Changes to Materials

- Sandstone has been added to the west/restaurant outdoor dining plaza façade in lieu of the okoskin material. The specific stone we are proposing is called Birmingham Buff and is quarried by Cleveland Quarries in Lorain County.
- The metal panel material has been simplified and changed to a zinc patina aluminum panel which has a much warmer tone and feel than the metal panels we previously specified. It will be quite different and unique compared to other metal panels on campus, while still being contextual and in alignment with Oberlin’s aluminum heritage.

3. Changes to the Site Plan/Cass Gilbert Setback Area

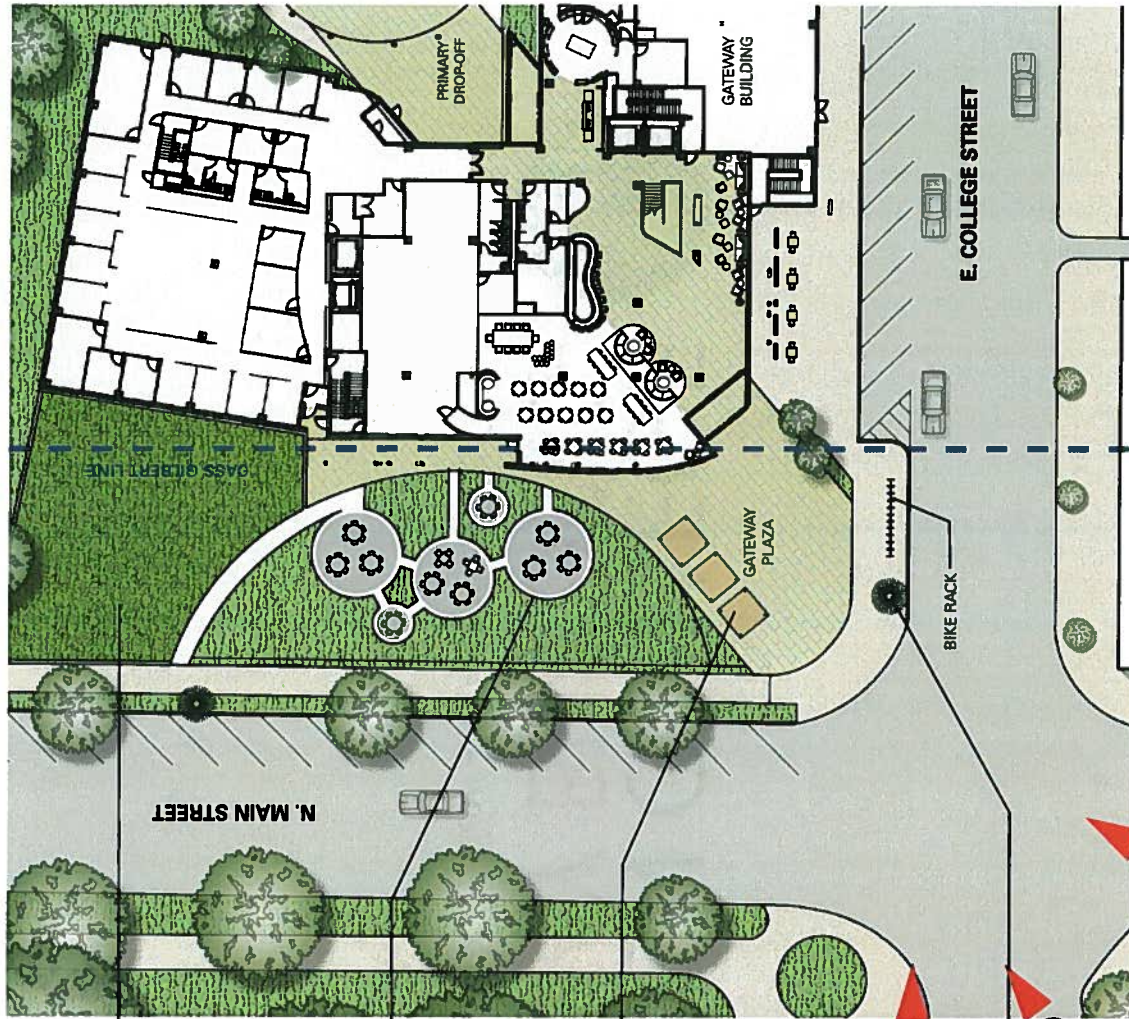
- The setback area in front of the building entry hardscape includes the opportunity to provide seasonal and or temporary event/vendor and or programmed activities, pooling pedestrians.

MEMORANDUM



- Moreover the area is an ideal location for public art installations and performing artists.
• The dining/soft/landscape area of the setback is conceived as a group of dining “pods” – paved areas naturally organized in the landscape, which provide activity in the setback while simultaneously allowing strong pedestrian connection to the sidewalk along Main Street, which is unlike the condition as it exists at the Inn today.

We look forward to the opportunity to present this revised design to the Design Review Committee and to the Planning Commission. We appreciate your time and that of the Committee in suggesting the changes you have and truly feel that these modifications result in a much stronger and more integrally connected Gateway Design.



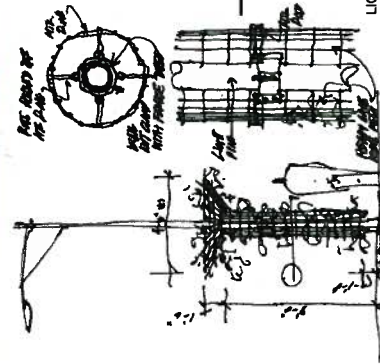
HERB GARDEN



OUTDOOR CAFE PODS



TEMPORARY TENTS FOR PUBLIC ACTIVITIES



LIGHTING

11.22.2013

2012007

ENLARGED LANDSCAPE PLAN
GATEWAY BUILDING
 Oberlin College

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OBERLIN COLLEGE GATEWAY BUILDING



Design and Planning Review - November 22, 2013



BEFORE

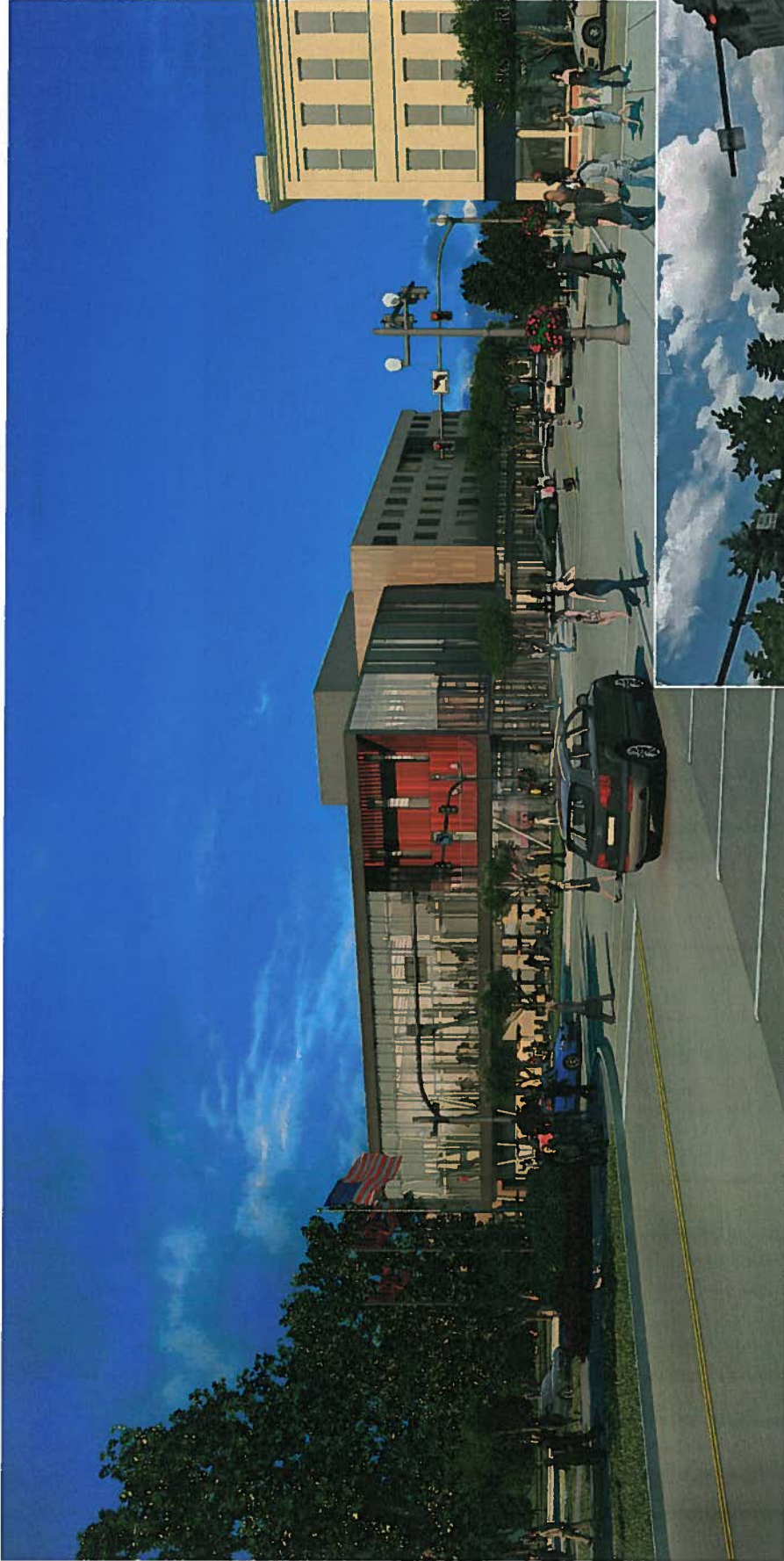
**PERSPECTIVE
GATEWAY BUILDING**
Oberlin College

11.22.2013

2013007



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AFTER



BEFORE

**PERSPECTIVE
GATEWAY BUILDING**
Oberlin College

11.22.2013
2012007



BEFORE

11.22.2019

2012007

**PERSPECTIVE
GATEWAY BUILDING**
Oberlin College



AFTER

BEFORE



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**PERSPECTIVE
GATEWAY BUILDING**
Oberlin College

11.22.2013

2012007



BEFORE

**PERSPECTIVE
GATEWAY BUILDING**
Oberlin College

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AFTER



BEFORE

PERSPECTIVE
GATEWAY BUILDING
 Oberlin College

11.22.2013

2012007



**VIEW OF SOUTH-WEST CORNER
GATEWAY BUILDING**
Oberlin College

11.22.2013

2012/07



**VIEW OF SOUTH-WEST CORNER
GATEWAY BUILDING**
Oberlin College

11.22.2013

2012007



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**VIEW OF WEST FACADE
GATEWAY BUILDING**
Oberlin College

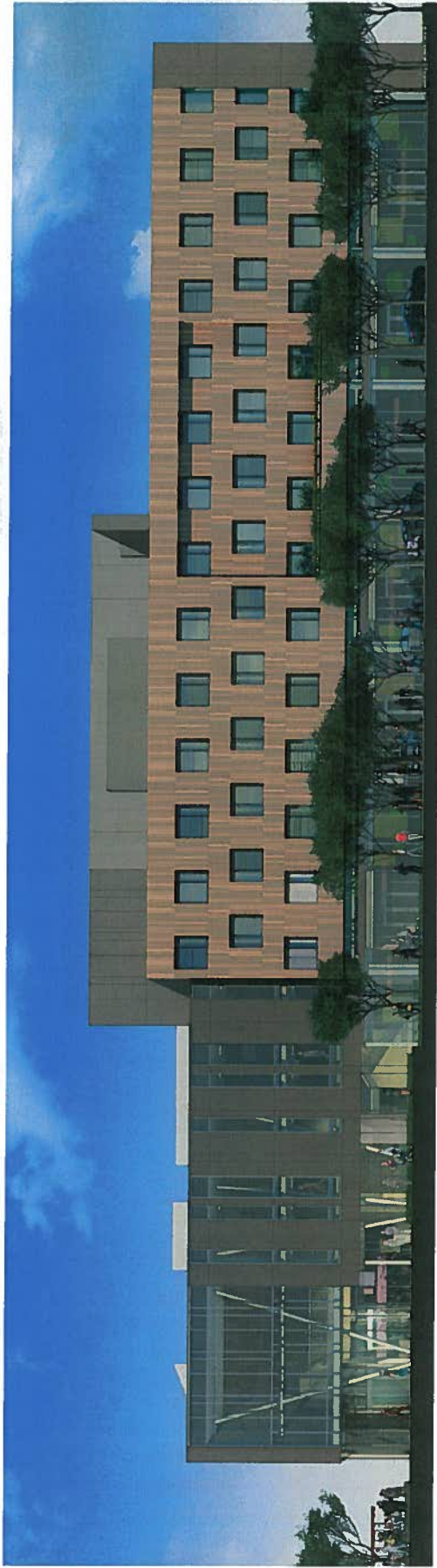
11.22.2013

2012007



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**VIEW OF NORTH FACADE
GATEWAY BUILDING**
Oberlin College



SOUTH ELEVATION



WEST ELEVATION



© 2013 Solomon Cordwell Buenz

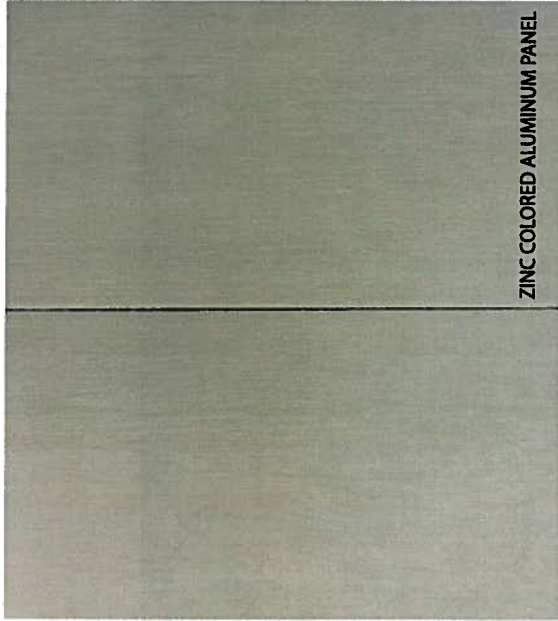
GATEWAY BUILDING
Oberlin College

11.22.2013

2012007



EXTERIOR ALUMINUM
VENETIAN BLINDS



ZINC COLORED ALUMINUM PANEL



EXTRUDED GLASS FIBER CONCRETE PANEL (OKO SKIN)



STAINED RECLAIMED WOOD



BIRMINGHAM BUFF SANDSTONE

APPENDIX III

ZONING CODE DESIGN STANDARDS
AND GUIDLINES

1357.06 STANDARDS FOR SITE PLANS.

- (l) The design of buildings, signs, and other structures illustrated on the site plan shall be according to the following standards and guidelines:
1. Materials shall be appropriate for the use of the proposed structures, weathering, and the relationship to other materials, including those used on adjacent structures.
 2. Colors and textures shall be appropriate for the size and scale of proposed structures, weathering, and the relationship to other colors and textures, including those used on adjacent structures.
 3. Architectural details and ornamentation shall be meaningful to the overall design and appropriate for the size and scale of proposed structures, weathering, and the relationship to other architectural details and ornamentation, including those used on adjacent structures. Detailing such as trim, moldings, bands of contrasting siding or brick, and varying textures of concrete or stone are encouraged as part of an overall design which is in scale with the building and carefully related to other elements.
 4. Mechanical equipment shall be of appropriate size and scale in relation to rooftop appearance, sidewall openings, sound levels, smoke and other nuisances. The location, color, size, type, and screening of mechanical equipment, whether on the roof, walls, or ground, shall be designed to be concealed, and/or to be compatible with or attractively complement the other elements of the structures and site improvements.
 5. Windows, doors, and other openings shall be so located on the facades and be of such dimensions as are appropriate for the style, scale, and orientation of the building and in a pattern which contributes to a balanced facade appearance. Customer entrances should be accentuated. Decorative elements, caps, brickwork, and trim are encouraged around windows and doors to add interest to the overall design.
 6. Architectural styles similar to or compatible with existing historical buildings of similar use adjacent to or across the street from the site shall be encouraged. Compatibility and complementarity among existing and proposed new structures shall be encouraged in all locations.
 7. Scale of new construction similar to that of the majority of surrounding buildings is encouraged.
 8. Varied roof lines, roof details and features such as dormers, turrets, eave breaks, and overhangs are encouraged in new construction as a means to break up the mass of large buildings and to provide visual interest.
 9. Wall-mounted signs shall be designed to fit within and complement the architectural forms, colors, and textures of the building, shall fit within any architectural space specifically designed for signs, and shall not cover architectural features. Signs located as part of a series of signs (as in a shopping center), shall be designed with compatibility of location, size, shape, style, material, illumination, and color with other signs in the series. Sign colors shall complement the color of the building facade on which the sign is mounted, letters and symbols shall be in scale with the building and its features. Excessive information and clutter is discouraged.
 10. Freestanding signs shall be designed to fit within and complement the characteristics of the site, building, and wall signs in terms of color, materials, texture, scale.
 11. Alterations and additions to existing buildings shall be compatible in scale, material, color, placement, and character with the existing buildings.
 12. Distinctive architectural features of existing buildings should not be altered or removed unless replaced with features of similar composition, texture, color, design, and other characteristics. Restoration of historic features and building characteristics shall be encouraged.
 13. Side and rear walls shall be so designed as to relate to and be compatible with the front or main entry wall and overall design of the building, although they may be less detailed and articulated.
 14. Site features such as fences, walls, and signs compatible in color, texture, scale, materials and other characteristics with the main building shall be encouraged.

