



## Dayton Hotel

Steering Committee Meeting

17 March 2022

**McGRATH**  
Property Group

## Project Updates

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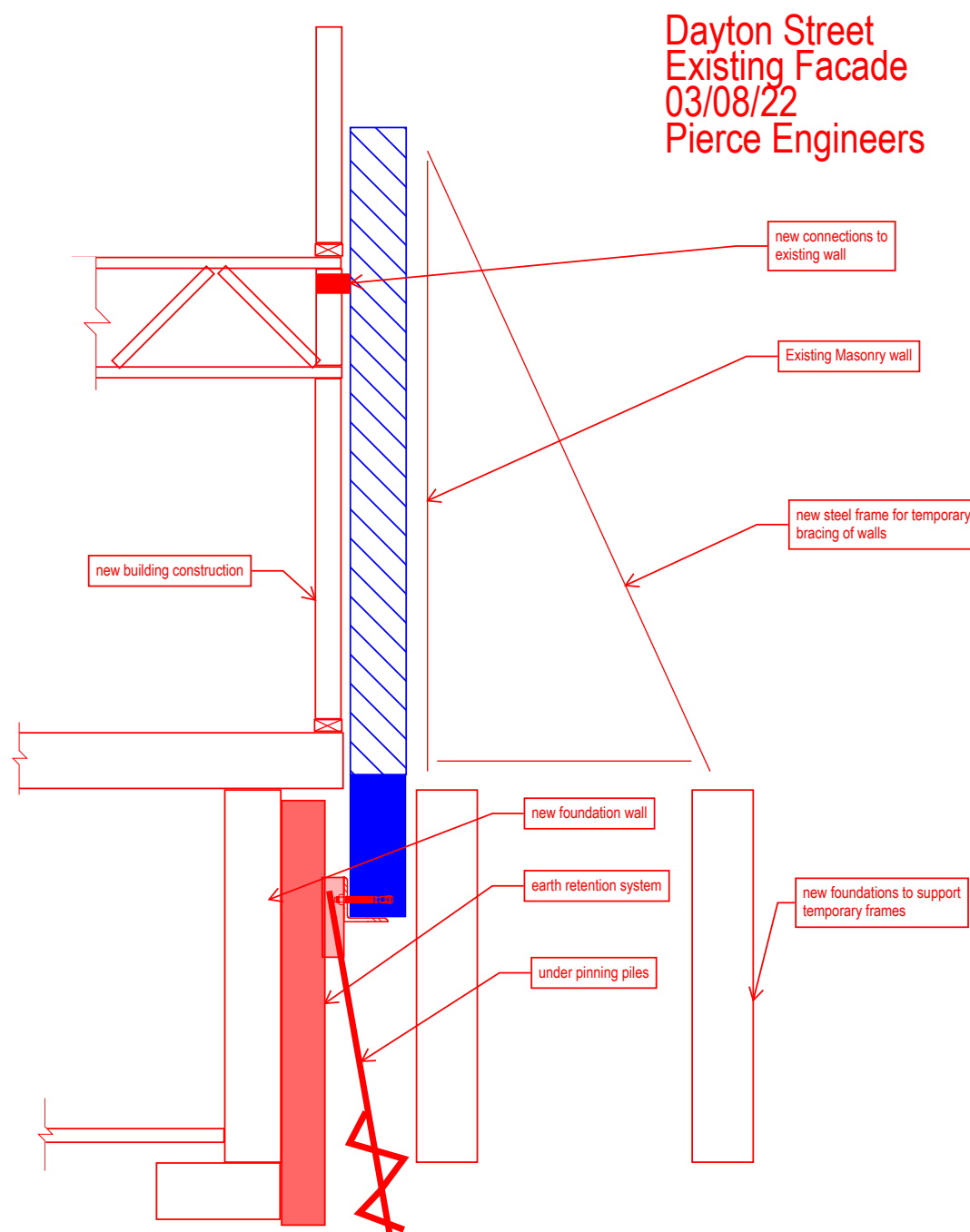
Dayton Street Warehouse Study

Development Assistance Team Meeting Feedback

New Approach to Dayton Street Design

# Option 1: Leave Existing Facade in Place | Structural

Analysis provided by Pierce Engineers



## Sequence of Work

- Complete a condition assessment of the wall and make any necessary repairs. (Generally, the wall appeared in decent condition, but a thorough review would be needed to ensure that it can withstand the construction operations)
- Temporarily stabilize existing wall with steel frames at 6' to 8' on center, these frames would need to be anchored to the wall and supported on new temporary foundations prior to demolition of the building.
- Demolish existing building, with care taken not to damage the wall during the demolition process.
- Re-support the weight of the existing foundation wall with underpinning piles (helical anchors)
- Install an earth retention system on the back side of the wall to prevent cave in during excavation for the basement. (Note it may be possible to design the earth retention to accommodate the weight of the wall and eliminate the underpinning piles, but an earthwork contractor would need to evaluate this.)
- Excavate and construct the new building behind the existing façade.
- Make new connections between the new building and existing wall to provide final lateral stability.
- Remove temporary steel braces.

## Risks of the Work

- Care would need to be taken during the demolition and construction operations to avoid damaging temporary frames or existing façade. If the frames or walls are damaged, it could lead to a collapse of the wall.
- If the earth retention system deflects during construction, it could possibly tilt the wall out of plane and/or lead to a collapse of the wall.
- Since the existing façade and new building would be supported on different foundations, there could be differential settlement which could lead to leaks or other cosmetic damage.
- The existing wall would likely need to be waterproofed and insulated to meet current codes, this could be difficult as this would be blind side work completed as the new structure goes up.



## **Option 1: Leave Existing Facade in Place | Construction**

Cost estimate provided by Stevens Construction

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**\$350k for structural system to support wall as described.**

### **Concerns**

- Uncertain foundation under existing wall. Could add significant cost or make stabilizing wall unfeasible.
- Large openings in facade increase risk of wall failure
- Risk of settlement of support foundations could lead to wall instability and collapse.
- Wall and building will be on different foundations. Potential for differential settlement issues in the future.
- Construction of new building in close proximity to free standing wall creates potential for unsafe working conditions.

## Option 2: Disassemble and rebuild facade

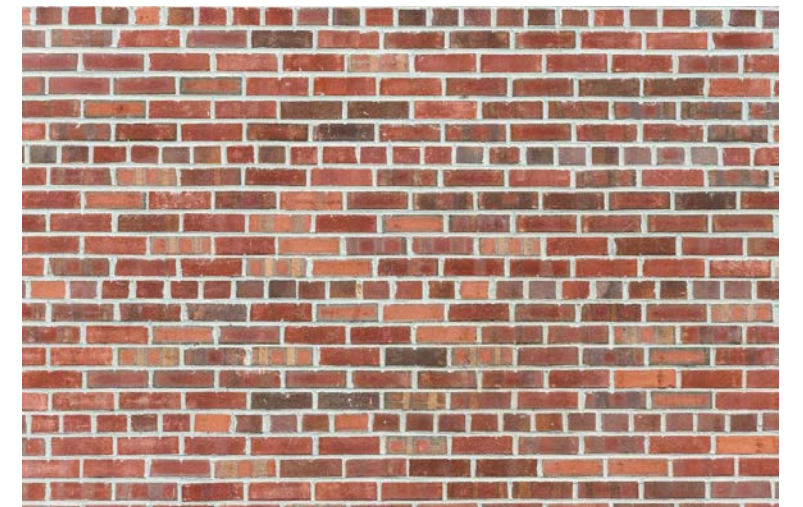
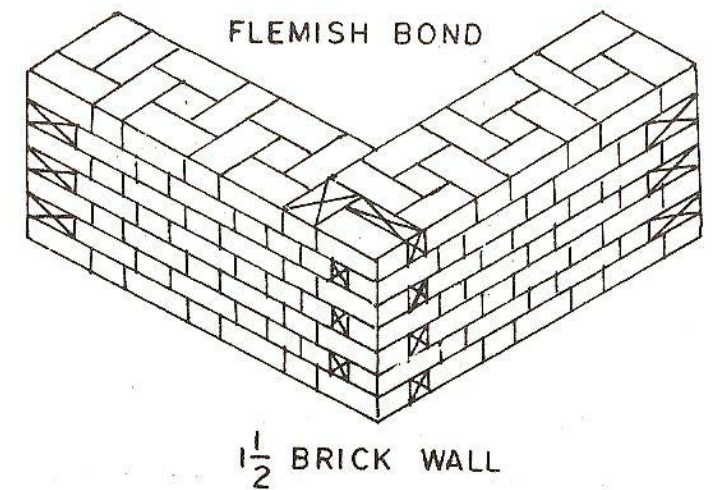
Analysis provided by Rural Masonry Company, Inc.

*“In regards to the facade at the front of 615 E Dayton St with head course construction which was typical construction for the time, this will be a very hard demolition and the amount that can be salvaged will not amount to much.”*

Brian Elliott

Rural Masonry Company, Inc.

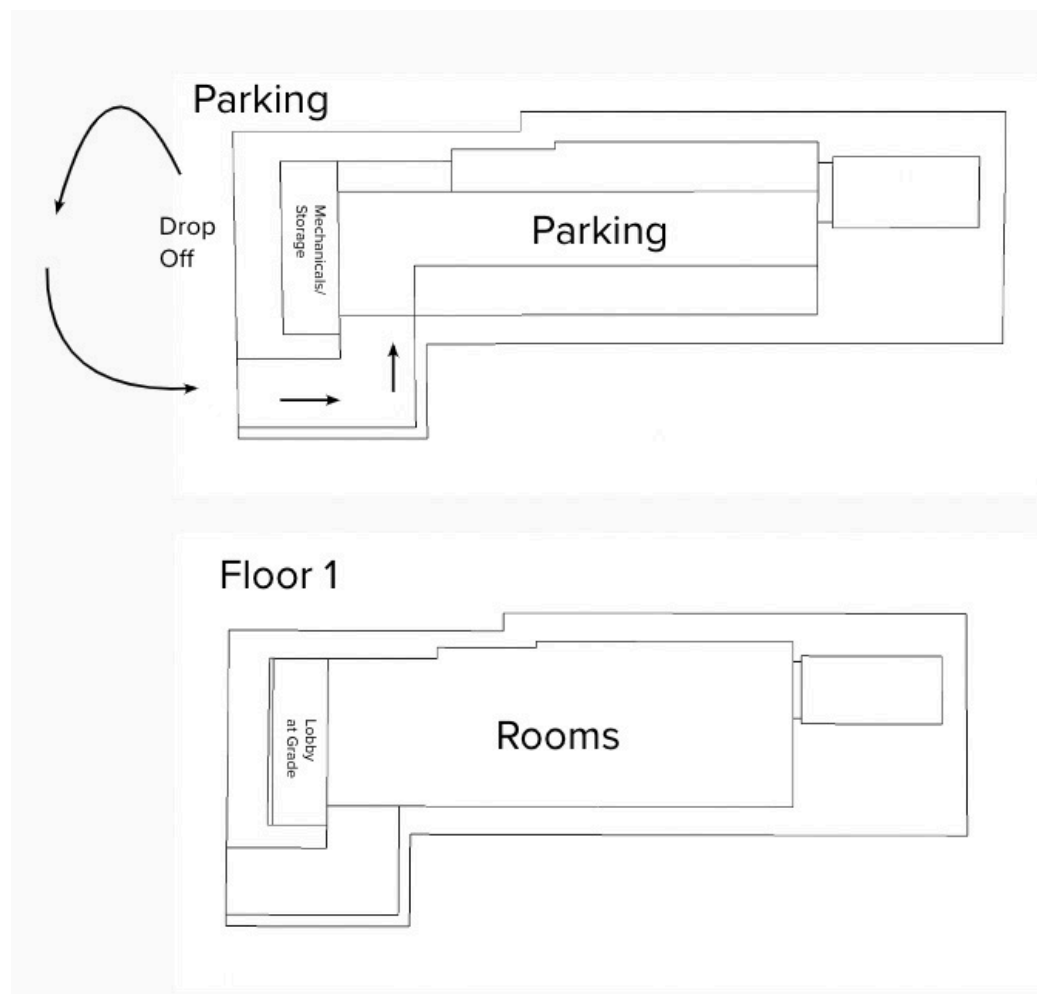
- 16” Flemish bond wall every 6th header coarse is tied back. Makes deconstruction of the brick extremely difficult.
- Bricks of this era/vintage are brittle and loss due to damage during deconstruction would be high.
- Salvaging limestone pieces is feasible and loss to damage would be minimal.
- Relocating the facade is not feasible.



Dayton Hotel

## Option 1: Enter Parking from Dayton Street

Leave Existing Facade in place



### Positives

- Saves the existing Dayton Street facade
- Maintains green space/B Cycle station on E Mifflin St.
- Reduces traffic on E Mifflin St.
- Retains Reynolds House (616 E Mifflin)

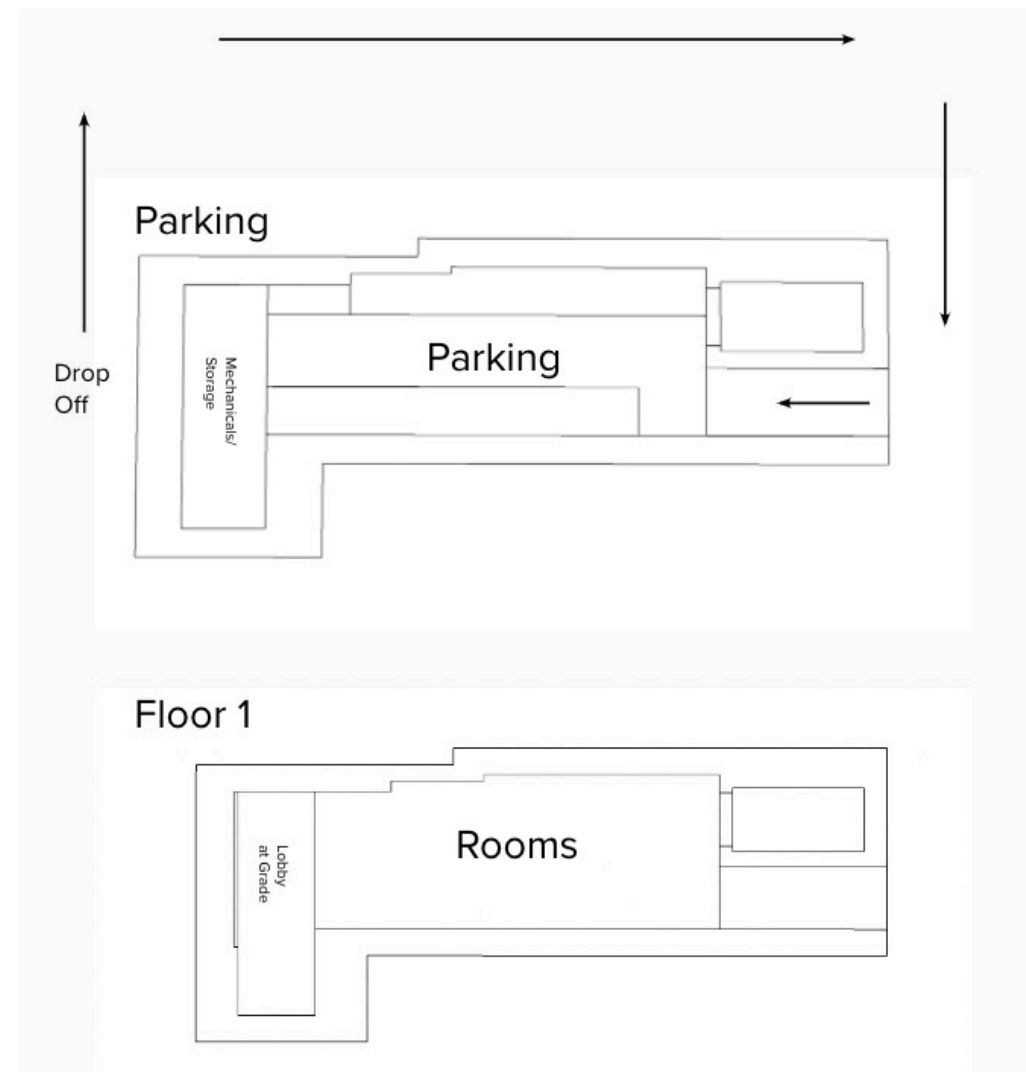
### Negatives

- Entry flow reversed likely leading to “U” turns and increased traffic on Dayton St.
- Depth of Lobby reduced to ~18 feet
- Lobby sqft reduced to ~1100 sqft - No space the for cafe
- Loss of outdoor space in rear yard setback
- Cost to stabilize/underpin facade during construction
- Reduced building occupiable SQFT by 15%
- 2nd floor of hotel rooms on Dayton St blocked by facade

## Option 2: Enter Parking from Mifflin Street

Leave Existing Facade in place

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### Positives

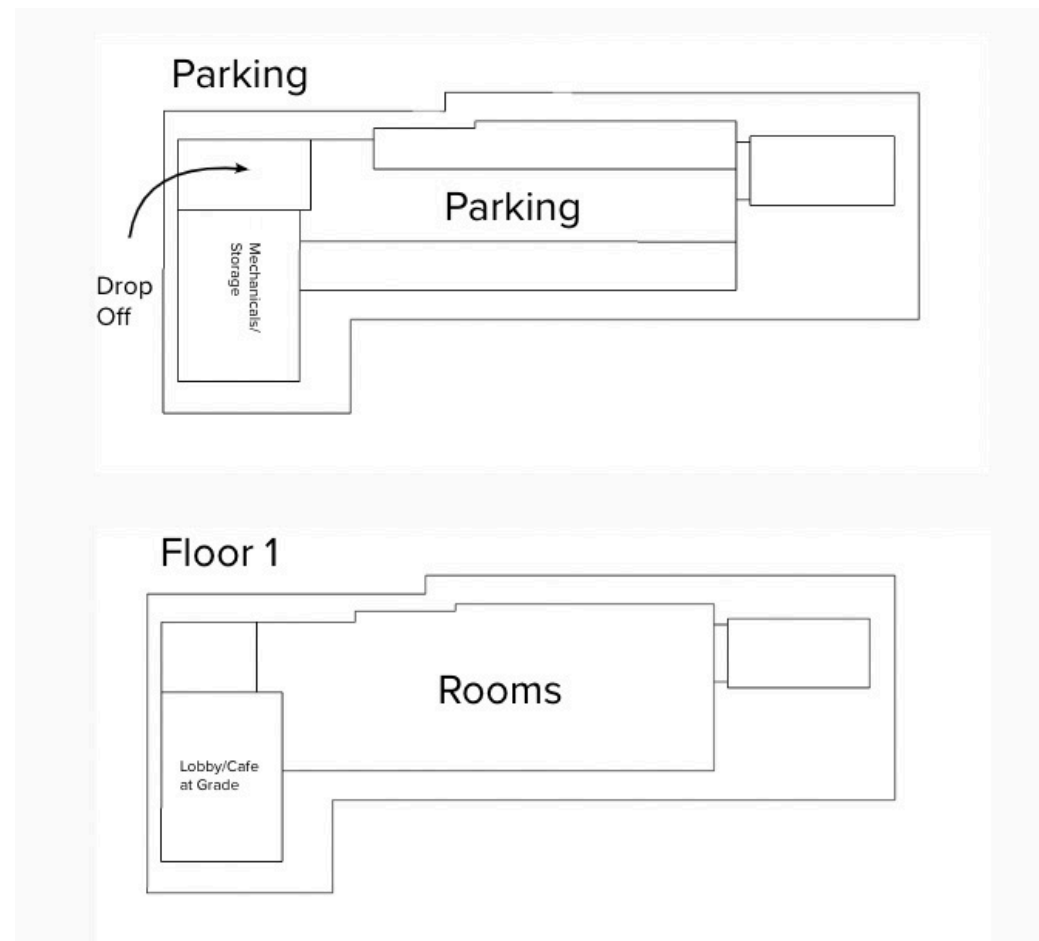
- Saves the existing Dayton Street facade
- Lobby/Cafe space is adequate (~2550 sqft)
- Retains Reynolds House (616 E Mifflin)

### Negatives

- Parking access entry from Mifflin St.
- Confusion finding underground parking with main entry on Dayton St.
- Cost to stabilize/underpin facade during construction
- Reduced building occupiable SQFT by 9.5%
- 2nd floor of hotel rooms on Dayton St blocked by facade
- Eliminates green space/B cycle on Mifflin St.

# Proposed Design

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## Positives

- Natural flow for building entry and access to parking garage
- Green space/B Cycle station on E Mifflin St.
- Cafe/Lobby (~2,600 sf) on E Dayton St.
- 2nd-floor rooms on Dayton St have windows
- Outdoor cafe space at rear of Cafe
- Retains Reynolds House (616 E Mifflin)
- Reduces traffic on E Mifflin St.

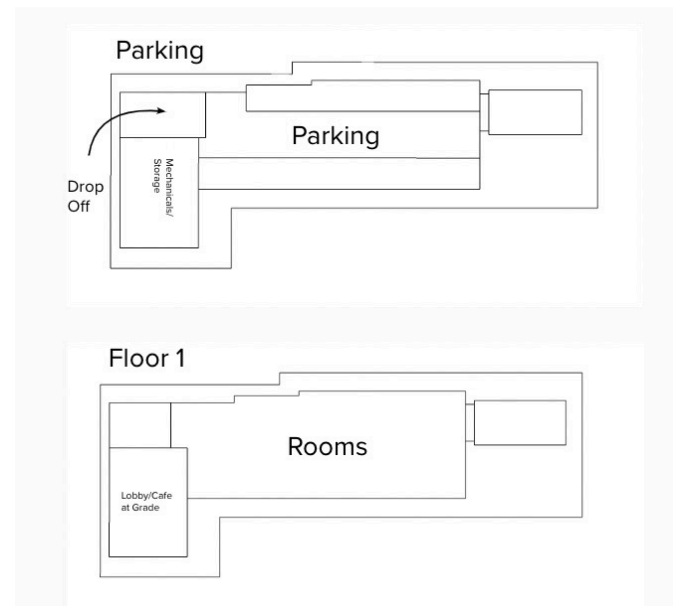
## Negatives

- Loss of existing Dayton St facade

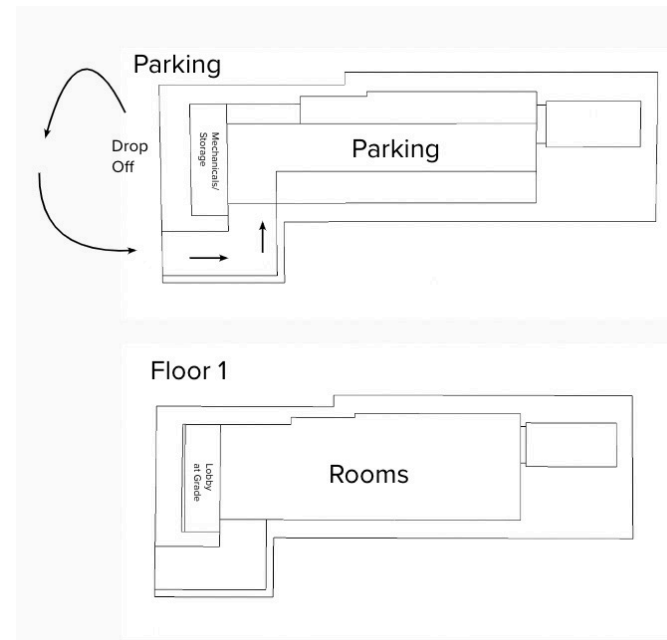


# Conclusions

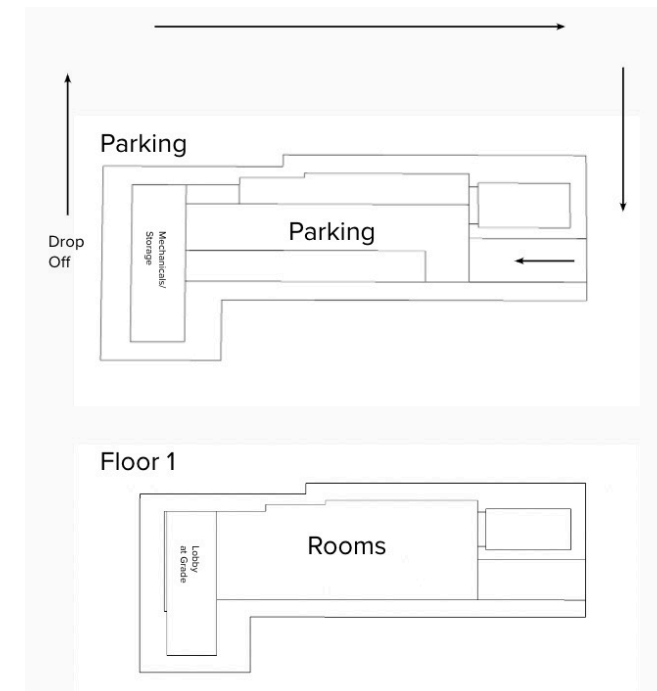
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Current Proposal



Option 1



Option 2

- Relocating the facade on-site is not feasible
- Option 1 is superior to Option 2
- Current proposal is superior to Option 1 due to neighborhood traffic concerns and loss of the cafe amenity for hotel guests/neighborhood residents.

# DAT Comments

## Fire Department

- Connect hotel to Reynolds' House to comply with fire code requirements.

## Parking

- Need to decrease slope of internal ramp - building extended 11'-0" towards Reynolds' House to maintain parking count.



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# Building Design Update

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January 9, 2022



February 17, 2022

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View from Dayton Street | Previous Designs

Dayton Hotel





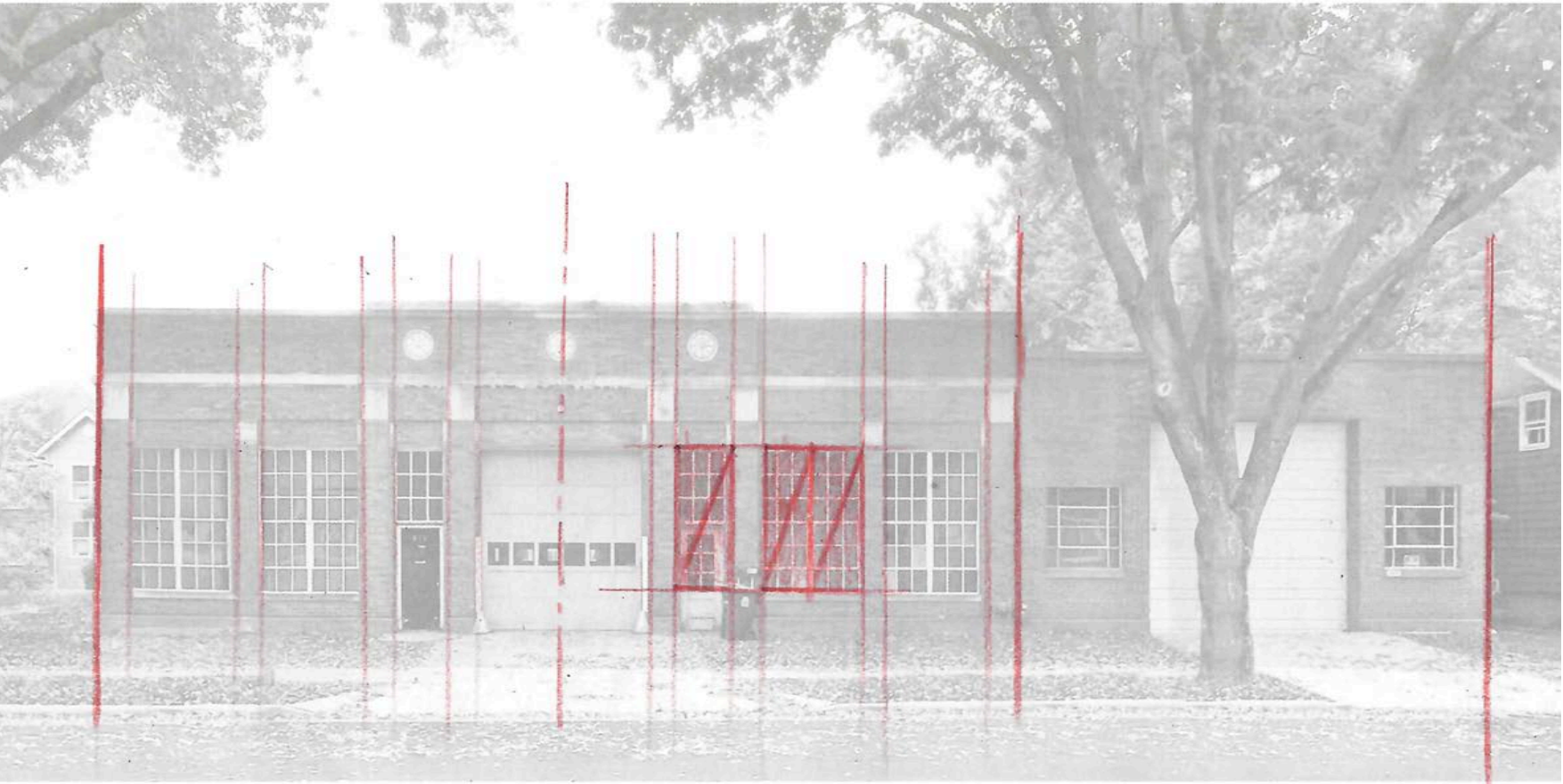
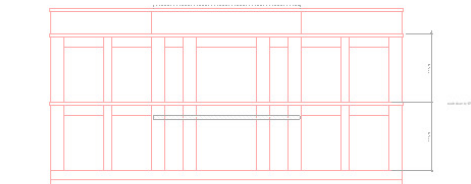
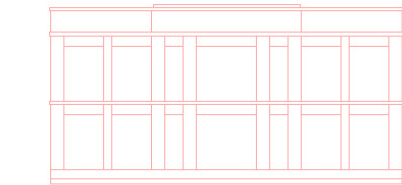
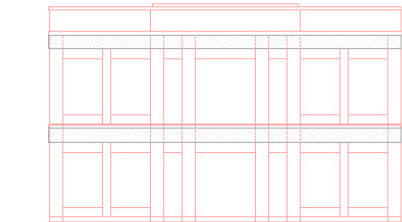
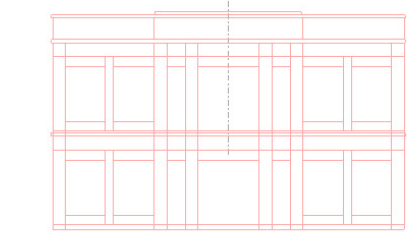
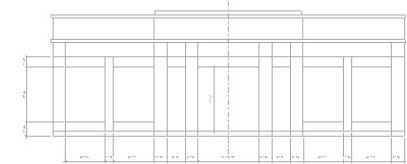
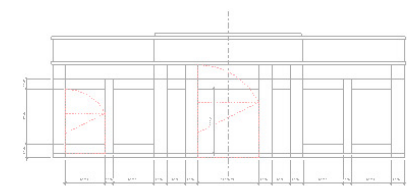
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Proportion



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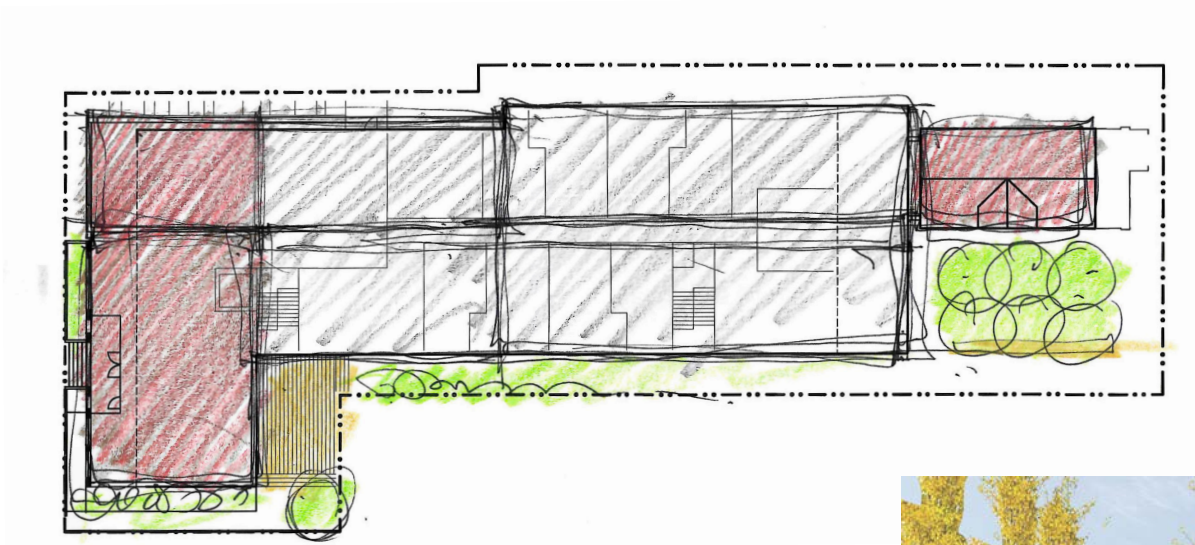
Materials



Existing warehouse materials



Existing Reynolds' House



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Proposed brick color



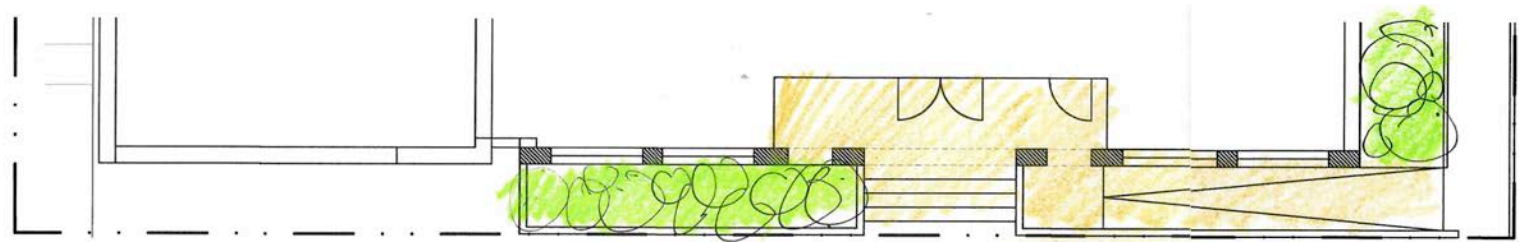
Proposed siding



Mifflin Street view

Dayton Hotel





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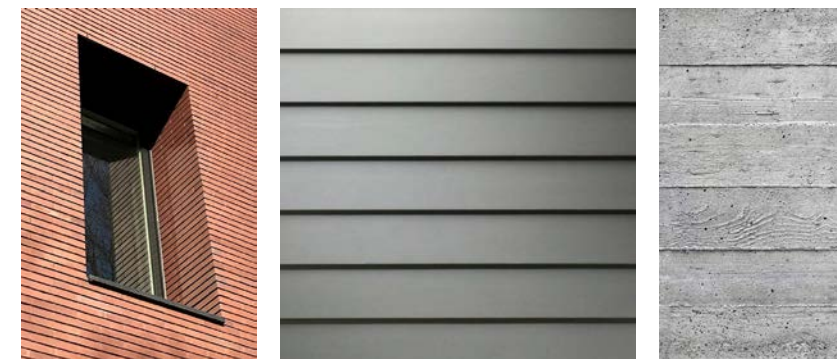
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