

Steering Committee Notes 27 July 2022

Developer Presentation

- Older part (west) of existing façade integrated into proposed hotel
- New extension of hotel resembling a house on Mifflin St
- Café is no longer part of proposal
- Still 55 guest rooms and 24 underground parking spaces
- Still a “residential” hotel
- see TLNA website for presentation <https://tenneylapham.org/about-tlna/development/dayton-hotel/>

Comments from SC members

Design comments

(BK) design of “new house” complements that of Reynolds House

(LP) connections to “houses” on both 1st and 2nd floors

(LP) proposed garage entrance through existing garage entrance

(LP) new house should look new

(MM) new house will fit in with n’hood

(GL) What will go between houses

(MM) 8-10’ wide, parking ventilation at south end of hotel structure between houses

(MM) drainage swale will be on west side of new construction on Mifflin side

(LP) Is there access from Mifflin?

(MM) very little access to hotel from Mifflin side planned

(GL) is there an elevation change?

(MM) very little changed from previous proposal other than setback from Dayton St

(GL) like the use of existing garage entrance for parking

(GL) incorporating wall to 2nd story façade is awkward

(MM) there is a need to integrate façade with existing bldg. The stepback to the 3rd floor on Dayton is aesthetic. There is also setback on sideyards required when abutting to residential lots.

(MM) Front façade will be better fleshed out before submittal on 8 Aug.

(MM) patio on west side of bldg. will not be accessed from bldg..

Traffic

(LP) BCylce still an option?

(MM) still planned for Mifflin St even though there is more room now on Dayton St

(GL) some liked the café, but not having it will reduce street parking concerns

(BK) the n’hood is still concerned about only 25 parking spaces for 55 hotel rooms

(MM) targeted Millennial business guests will be different, will rely less on rental cars when traveling.

(LP) Marquette Hotel does valet parking and uses S Livingston Garage

(MM) Capitol Square North and S Livingston Garages are nearby, proposed BRT transit overlay districts will change parking requirements

(GL) How to get guests better connected to BRT?

(MM) longer-term guests will have a better feel for the n’hood

Preservation

(BK) updating the windows in the Reynolds House would be controversial in the historic preservation community