

Carr Hotel
220 S. Union Street

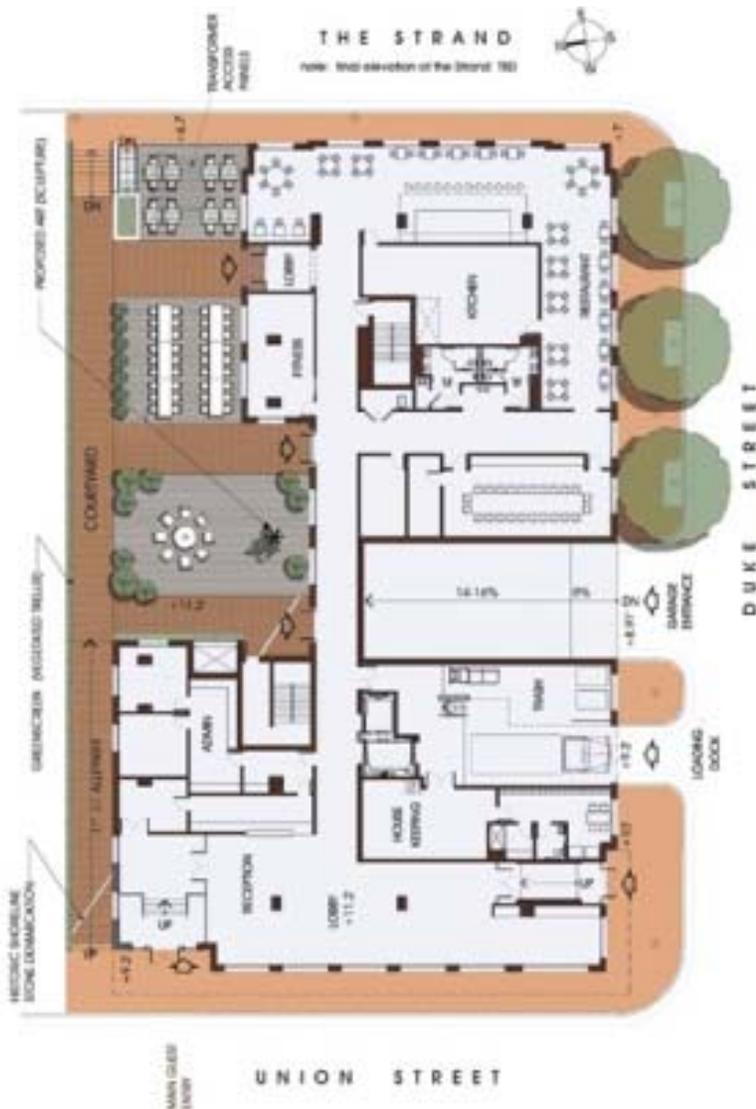
January 21, 2014



Compliance with Waterfront Plan



Compliance with Waterfront Plan



Policy for Restaurant/Hotel Commercial Uses (page 85):

The extent to which architecture and site design reflect the important design principles illustrated by the scale model prepared by the City during the Waterfront planning process, including:

- alleys as view corridors;*
- design elements that minimize the impacts of height, such as setbacks above the third story along Union Street and incorporation of the top story within a roof form; and*
- small footprint buildings instead of large "superblock" development.*





Staff suggestions, December 2013



Applicant's design, October 2013





Staff suggestions, December 2013



The Strand ca. 1910

Applicant's design, October 2013





Staff suggestions, December 2013



Applicant's design, October 2013



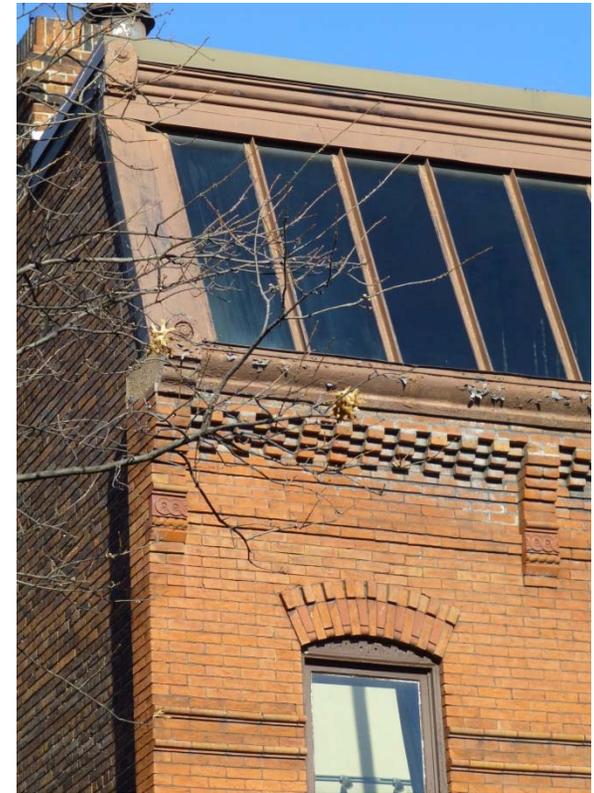
Duke St. elevation with dormers



High Quality Architecture



High Quality Architecture



Roof Window Treatment



Staff Suggestion – Duke Street



