PROPOSED HOME 2 SUITES BY HILTON HOTEL – PROJECT NARRATIVE

Part of Block 'D', Apex at Perry Crossing, Town of Plainfield

DEVELOPER/APPLICANT INFORMATION

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PROJECT DESIGN TEAM

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GENERAL PROJECT DESCRIPTION

This project proposal includes the development of a Home 2 Suites by Hilton hotel on a 2.27 acre parcel of land, at the very South end of Block 'D' of Apex at Perry Crossing. The hotel is planned to have 107 guest rooms, an indoor swimming pool, workout facility, guest laundry, breakfast dining area and other guest amenities. The building will be 4 stories in height. Parking and other site development features will be developed in accordance with Town of Plainfield standards.

The site will be accessed from Pine Crest Drive, via Perry Crossing Way.

The remaining 3.25 acres of the overall property is envisioned for up to two restaurant sites.

GENERAL SITE INFORMATION

Block 'D', Apex at Perry Crossing is a 5.52 acre parcel of land bounded by Perry Road on the West, Perry Crossing Way on the North, Pine Crest Drive on the East and the Echo Park apartment community on the South. While the applicant has the entire parcel under a purchase agreement, the proposed Home 2 Suites by Hilton is the primary subject of this application. The Home 2 will be situated at the very south end of this property, abutting Echo Park Apartments, and will occupy approximately 2.27 acres. The remaining acreage is planned to be developed into 2 additional commercial parcels.

SITE CHARACTER

The property is a broad grassy plain, generally quite open with a linear grouping of mid-size evergreen trees , and a few areas with brushy shrubs and a few mature deciduous trees.

The land appears to be somewhat level, but Pine Crest Drive at average elevation of 688 is generally about 2 feet higher than Perry Road. In addition, from Pine Crest Drive going west across the site, the grade rises to elevation 771 about 2/3 across the property, and then drops to elevation 767 quite abruptly, forming a small embankment, and then sloping gradually to Perry Road.

Approximately 200 feet south of Perry Crossing Way, the site is traversed by a drainage easement, for its entire width. This easement appears to be accommodating drainage from the existing storm water detention basin on the east side of Pine Crest Drive. At the west end of the easement, twin 30" storm pipes emerge and discharge into a low depressed area, at approximately elevation 759. On the west side of this depressed area, twin 5'x7' elliptical pipes exist, routing the stormwater to the west.

ZONING

The entire 5.52 acres is currently zoned GC/General Commercial. This district permits a variety of higher volume and higher intensity commercial uses, however hotel/lodging uses are not permitted.

The HB/Highway Business District permits hotel/lodging uses, and thus, we are requesting to rezone the southerly 2.27 acres to HB, to permit the Home 2 Suites by Hilton hotel use.

When reading the intent of the HB District, a strict interpretation might seem unusual, as this area is not adjacent to or particularly near an interstate highway. However, many of the desires noted within the intent section of the HB District are applicable to this area namely to provide an attractive view of the community through architectural and signage controls, landscaping, screening and building orientation.

This is demonstrated when you look to the West, across Perry Road and observe two existing hotels including the Residence Inn and the Courtyard by Marriott. While those are part of the shopping mall development, they demonstrate that the hotel use is compatible in this area, and works well with the adjacent and nearby uses including commercial, industrial and multi-family.

ACCESS

Vehicular access is planned from Pine Crest Drive, by way of Perry Crossing Way. No access to or from Perry Road is permitted or planned.

A Traffic Impact Study is required in the Town review process and will be initiated shortly.

UTILITIES

The site/project will be serviced by utilities as follows:

1. Sanitary Sewer – public sewer exists along the southerly and westerly portion of the hotel site. The location of the sewer may require an adjustment/realignment to get it out of the building footprint. This work will be coordinated with the Town engineer.
2. Water – public watermain exists along the west side of the project site and should be sufficient to provide service to the hotel. The location of the watermain appears to be outside of the recorded easement, and this may require the relocation of a short segment to get it out of the hotel footprint.
3. Fire Protection/Hydrants – 3 Fire Hydrants exist along the Perry Road frontage
4. Stormwater Management – stormwater will be collected from the site by a conventional system of catch basins and underground pipes. Stormwater detention will be provided per local standards.

ARCHITECTURE

The project exists on a highly traveled traffic corridor within the Town. It is an area that thousands of people pass by every day while traversing Perry Road, and we recognize the importance and visibility of this corridor. We believe that it is important that the building be of a quality and design integrity to fit in with the architectural standard that has been set in the general area .

The building exterior combines several signature architectural gestures with attractive, durable materials consistent with Plainfield's expectations. The building is anchored by a substantial masonry base of full-veneer brick and applied cultured stone. Above, a monolithic smooth-finish wrap creates a continuous plane around the building and visually terminates the building at the sky. The wrap incorporates strong horizontal and vertical directionality, with changes in plane and relief that create shade and shadow across the façade (EX-2 on the exterior elevations).

The floor lines and horizontal material transitions are emphasized by strong, three-dimensional accent bands. The primary wall material is fiber cement lap siding, which provides a textured backdrop and contrast to the smooth finish of the wrap. Throughout the building, the horizontal and vertical planes are further articulated through strategically placed wall notches, changes in building height, and variations in plane, creating visual interest and breaking down the overall mass of the building.

As we mentioned in our opening architectural statement, we understand the importance and prominence of this area in the Town, and we believe our design respects the importance of this area.