

# DUCHAMP HOTEL ADDITION

## PROJECT DESCRIPTION

11-07-2018

### SITE

The site is a roughly triangular 1.69 acre parcel accessed by a driveway from Foss Street. The parcel is a quiet "island" set apart by Foss Creek and the SMART railroad ROW along its two longest sides and set behind SHED, The River Keeper's Native Plant Garden and the Cerri building and associated public parking lot on its third. The existing facility makes the most of its isolation creating an internally focused compound of six detached, single level, cottage-like suites and a small lobby building clustered around a pool and spa.

### DESIGN CONCEPT

The design problem at the root of our proposal is how to make the facility more operationally efficient and economically viable without losing the unique qualities that make it such a special place. Our proposal is:

#### 1. Cottage Suites

Maintain the existing cottage footprints and some visual sense of their detached character by adding a second floor over each of the existing cottages accessed by exterior stairs located in the existing spaces between them.

#### 2. Lobby Building

Replace the existing single level lobby building with a new, two story structure in the same location as the original. The new building would replicate the existing lobby building's functions (lobby, office, hospitality, laundry, rest room) with the addition of a larger lobby space and bike barn on the lower level and a roof deck, small spa facility and two suites on the upper level.

#### 3. Parking Lots

Re-grade, repave and expand the existing parking lot (and fire department hammerhead turn around) from the existing 15 spaces to 24 spaces to accommodate the additional rooms plus employees.

#### 4. Landscape Improvements

Preserve the existing pool and general landscape character, but with the addition of new shade trellises, relocated fencing, supplemental planting, new walkways and relocated pool equipment to improve usability, circulation and accessibility to all buildings.

The resulting project will have a total of 20 rooms and 24 parking spaces and will occupy the same general building footprint as the existing facility. The subject property is in the CD (Downtown Commercial) zoning district. The zoning allows for hotels (by right) and a conditional use permit is not required for the proposed additions.

#### 5. Cottage Suites

The existing cottage buildings are simple, rectangular, single story structures, wood frame, slab on grade with 6:12 corrugated metal, hipped roofs and plywood siding with applied battens. Each cottage contains a single, large bedroom suite with a pair of French doors opening toward the pool or creek. The general aesthetic inside and out is a rustic, modern minimalism.

Our proposal is to retain the general footprint and the minimalist character of the existing cottages while adding a second level to each row of buildings. The new second levels will contain two smaller suites above each existing first floor cottage and will be accessed by covered but open stairs in the spaces between the existing structures. Existing exterior materials will be upgraded to stucco siding with standing seam metal roofs. The new suites will have covered, tube steel supported, metal frame decks with wood decking that form covered porches over the existing suite entries. On the opposite facade (back wall of the existing suites), the decks are smaller and cantilevered out beyond the face of the existing wall.

Like the existing cottages, the modified cottages will have individual hipped roofs extending out over the porches. The roofs over the stairs between cottages are free standing umbrella-like structures with a lower pitch, a different color and a metal framed, translucent, polycarbonate covering in order to differentiate them from the cottages and reinforce the cottage's visual separation.

The existing lower level cottages have an area of 510sf per module (room). The proposed upper suites will have a combined area of 570sf per module (2 rooms) with 184sf of deck area. Each of the two identical 9-unit combined cottage buildings will have a lower area of 1,530sf plus 160sf of unconditioned storage space and an upper area of 1710sf with a combined deck and stair/ hall area of 966sf.

#### 6. Lobby Building

The existing lobby building is an 892sf single story, slab on grade structure containing the entry lobby, a small office alcove, a kitchen, laundry room and restroom with a fenced exterior storage area to the west. The proposed increase in the number of rooms requires a larger, more full function lobby facility. The proposed new lobby building will be a two-story structure with an office, lobby/ lounge, hospitality/ check-in area, two restrooms, laundry room and bicycle storage barn on the lower level and a roof deck, two hotel suites and a small, three room spa facility on the upper level. The upper level is accessed by an interior elevator and two exterior stairs.

The proposed new lobby lower level area is 2,005sf with 220sf of unconditioned site storage beneath the exterior stairs and 422sf of covered porches. The proposed upper level is 1,405sf with 1000sf of roof deck of which 250sf is under roof for a total of 3,410sf of interior space. The new lobby building is in the same location and its footprint is about the same size as the existing lobby if the existing fenced storage area to the west is included in the footprint.

#### 7. Parking

The existing parking lot is located at the end of the entry drive from Foss Street and contains 15 spaces (including one ADA space) and the provision for a Fire Department hammerhead turn around. The proposed scheme would increase the parking area and the number of parking spaces to 24 (1/room plus four employee spaces to accommodate 8 employees at 2/space). The hammerhead turnaround has been reworked to satisfy Fire Department standards. The extension of the parking lot is a single-loaded aisle with its non-loaded side adjacent to and parallel with the west side of the new lobby building to facilitate loading and access to the laundry and bike barn.

## LANDSCAPE IMPROVEMENTS

The quiet simplicity that characterizes the existing landscape design of the central courtyard of the hotel is a big part of the Hotel's appeal. Our proposal is to generally maintain that character with a few needed improvements.

1. Enhanced planting around the entrance in conjunction with the new lobby building and parking lot extension.
2. The addition of new concrete walkways to each of the suites to improve accessibility across the existing decomposed granite and reduce the tracking of gravel into the interior spaces.
3. The replacement and relocation of the pool fence to allow access to the suites without entering the pool area.
4. Enhanced planting along both sides of the entry drive in conjunction with the upper level additions to the hotel suites.
5. Replacement and relocation of the pool equipment from the lobby building area to the fenced storage area at the east end of the southern row of suites (facing pool).

## IMPACTS

Duchamp Healdsburg is hidden in plain sight and is just a short two block walk to the Plaza. Located directly off of Foss St behind Ru's Outpost and SHED, it has little to no public visibility from Foss and North streets and obstructed views only from Grove street. Guests of the hotel park their cars in Duchamp's secure, onsite private parking lot and walk to all downtown destinations. The close proximity to downtown greatly minimizes negative impacts on downtown parking, traffic congestion, and pollution generated by driving instead of walking.

Duchamp Healdsburg generates 14% transient occupancy tax (TOT) through each guest reservation as well as additional revenue of 2% through a self-assessment associated with the Healdsburg Tourism Improvement District (HTID).

Proprietors Mark & Marie Luzaich are local community members and reside in downtown Healdsburg. Duchamp VP of Operations and equity partner Tom Nelson, contributes to the local community as a Board Member of the Healdsburg Chamber of Commerce and as an active member of the managing team for the Healdsburg Tourism Improvement District.

## ECONOMIC PARTNERSHIP

Duchamp Healdsburg is a friendly neighbor and business and has always remained in good standing with all downtown merchants and members of the community. The hotel collaborates daily/weekly with other hotels and tourism groups to enable more guests to enjoy Healdsburg through various promotions, incentives, and partnerships. It also has partnered with Costeaux Bakery to include breakfast for every Duchamp guest at Costeaux.