

## Philip Stewart, Architect

March 27, 2017

Planning Commission  
City of Carson City, Nevada  
201 N. Carson Street  
Carson City, NV 89701

Members of the Planning Commission:

Please accept this letter into the record on behalf of TPS – Fandango, LLC and the design team. I cannot be here this evening due to a scheduling conflict. The following is a summary of the important points to consider about our project and how it contextually fits into the site.

The proposed hotel is a TownePlace Suites by Marriott which is an extended-stay brand that caters to both business travelers and those travelers who may choose to stay for a week or more. Smith Travel Research (STR), a renowned hotel research company, rates TownePlace Suites as an 'Upper Mid-scale' select service brand.

The site presented a design challenge due to its slope up from east to west of approximately 30 feet. Therefore, the building was logically sited with the long direction following the existing contours of the property, and to face Curry Street to the east. The hotel's position in the east-west direction was determined by how we can best connect the site to the Galaxy Theater to the north (through a shared easement agreement) in order to create circular circulation for emergency and fire truck maneuverability in and out of the site. The elevation of the theater site is slightly different than the hotel site which limits where these connections can happen between the two sites. The other reason for the building's position is that the need for the construction of retaining walls along the east and west property line is minimized, allowing grade change to happen naturally, minimizing the slopes and the potential for erosion.

For this location in Carson City, we felt that a custom design was appropriate to the site due to the site's unique setting in a visible location and due to the need to comply with the zoning code's architectural guidelines. One particularly important and applicable guideline states the following:

*1.1.3 Variations of building details, form, line, color, and materials shall be employed to create visual interest. Variations in wall planes, roof lines and direction are encouraged to prevent monotonous appearance in buildings. Large expanses of wall devoid of any articulation or embellishment shall be avoided. Similarly, vertical variation in the roof line is encouraged.*

The hotel as designed is four stories with a flat roof. The top of the roof plane is at approximately 42'-0". All 'flat' roofs have a minimal slope to allow water to drain. Parapets are built at the tops of the walls so that this slope cannot be seen and that the roof will appear flat. In order to conceal the edge of the roof, to strategically conceal roof-mounted HVAC equipment, and to comply with the design guideline referenced, we designed a series of parapets that are varied in appearance, material, height, width, and color. This large amount of variation requires the height of the building around the perimeter to vary from 44'-0" to 55'-4". We believe at the expense of needing to build some of the parapets a little taller than 45'-0", we gain a design that effectively breaks up the massing of the building, particularly on the long elevations, into a series of smaller, more human scale pieces. The building appears to be an assembly of smaller buildings.

Letter to the Planning Commission

March 27, 2017

Page 2 of 2

As stated previously, the elevations contain a range of parapet heights. Roughly half of the walls are less than 50 feet tall; less than 15% of the elevation is at 55'-0". The only elevation plane that is at 55'-0" and is longer than a point faces the Galaxy Theater site to the north. Components of the building on the long elevations (facing east and west) that reach 55'-0" are at the tops of sloped parapets.

Contextually, the height as designed for the hotel, ranging from 44'-0" to 55'-0" is appropriate. The adjacent Galaxy Theater is 62'-0" tall and the Courtyard by Marriott to the northeast is 53'-0" tall.

We are aware that there is a 310-unit apartment complex proposed for the property directly to the west of the hotel site. Unfortunately, even though the buildings as designed are between 2 and 3 stories tall, the positioning of nine (9) of the buildings along the west property line at a site elevation approximately 20 feet above our hotel site will impact views from the hotel to the ridgelines to the west and to the northwest. While this is unfortunate, we understand that it is the right of the developer, Kromer Investments, to develop their property to best meet their project goals and objectives, the design guidelines, and other applicable criteria.

Thank you for your consideration of our project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Philip L. Stewart', written over a horizontal line.

Philip L. Stewart, AIA, NCARB