



TOWN OF KITTERY

Planning and Development

200 Rogers Road, Kittery, ME 03904

Telephone: 207-475-1307 Fax: 207-439-6806

TO: PLANNING BOARD
FROM: JAMIE STEFFEN, TOWN PLANNER
SUBJECT: ITEM 2 – 459 US ROUTE 1 – HOTEL BUILDING DESIGN PLANS
DATE: DECEMBER 5, 2019

The Planning Board gave final plan approval of this project on February 14, 2019. One of the conditions of approval was that design plans for the hotel that comply with Kittery's building design standards for the Mixed – Use (M-U) zone be approved by the Planning Board prior to the issuance of a building permit for the hotel building.

As stated in the cover letter from Brian Nielsen of Attar Engineering, the hotel company is moving forward with finalizing the building design plans for the proposed Kittery Town Place Suites.

The building standards for the MU zone and the Section II Architecture of the Design Handbook anticipate a new building that has a sloped roof (at a minimum 4:12 pitch), unless demonstrated to the Planning Board's satisfaction that it is not practicable. The applicant has provided a narrative that offers three main reasons why the proposed building design with a sloped roof is not practicable: ability to adequately screen and locate for fire department access the mechanical equipment; snowfall and snow removal; and the increase to the overall mass and scale of the building. The applicant's agent appears to provide reasonable and compelling reasons for not constructing a building with a sloped roof. With regard to overall mass and scale, the Board should note that most if not all of the examples in the Design Handbook used to demonstrate the appropriateness of a sloped roof are no more than two stories high.

It is very challenging to have taller buildings incorporate a sloped roof design and still represent the New England character that the Code and Design Handbook envision. In addition, the Fire Chief has expressed concern with a sloped roof of this scale with mechanical equipment not as accessible as with a flat roof scenario.

As the Board will also see, the architect's narrative addresses the building's conformance with the other design standards required in the MU zone and encouraged in the Design Handbook, specifically, predominant exterior building materials and treatment of blank walls. The proposed façade siding is cementitious clapboard siding and fiber cement panels that appear to comply with the design standards. To address the standard that discourages blank walls, the architect is proposing to incorporate bump outs and parapets in the overall façade to break up the massing of the building.

Recommendation/Action

Move to approve the building design plans as detailed in approval design package for the Kittery Town Place Suites, 459 US Route 1 dated November 21, 2019.



Memorandum

Project: TownePlace Suites by Marriott
Kittery, Maine
BMA Project Reference J-3135

Date: 26 November 2019

To: Kittery Planning Board

From: Marcus Parkkonen, BMA Architectural Group

Re: Planning Board Memo, 459 US Rte 1

The purpose of this memo is to explain the design intent for the Kittery TownePlace Suites

The proposed commercial development is located at 459 US Route 1, Tax Map 60, Lot 24 in the Mixed Use (MU) Zone. The site design being presented includes multiple uses. The development of the hotel portion of the site is a 112 guestroom, 4 story building. The building is Type II non-combustible construction with fire sprinklers per NFPA 13. Proposed adjacent buildings include single family apartments and single family residential units. This narrative is for the hotel portion only and does not include the other proposed uses.

Architectural Dialog

While Marriott encourages their developers to stay as close to prototype as possible, we have modified a number of features to try to incorporate local zoning guidelines and aspects of the design handbook, while maintaining functionality and brand standards from Marriott. The façade materials have been changed from a predominantly EIFS finish on the Marriott prototype to primarily cementitious clapboard siding and fiber cement panels (see Elevations). The entrance is inviting and has been well established visually with glazing and an entrance canopy element as required by brand standards. The overall façade composition uses bump outs and parapets to break up the massing of the building. The sloped cornice provides interest to the massing and helps to create a visual appearance of a sloped roof but without the potential impacts of a sloped roof explained further below.

Flat roof design:

While a sloped roof was considered for this project, a number of concerns caused us to utilize a flat roof design. Among these concerns are aesthetics as it relates to mechanical equipment, life safety concerns, and mass/scale.

The first concern is that the use of a sloped roof increases complications with mechanical equipment design and maintenance. Locating the mechanical equipment within the truss system would create problems for fire department access and locating the equipment outside on the ground would be aesthetically unpleasant. Utilizing a flat roof with parapets allows us to provide architectural breaks, hide mechanical equipment, and provide easy access for not just the maintenance personnel, but for the fire department in the remote instance there is ever a mechanical related fire.

In addition, this project must be sensitive to snowfall and a sloped roof on a multi-story structure can create concerns during the winter. Snow falling from a pitched roof of that height is a major concern for any pedestrians, equipment, vehicles, or installations below. Although a flat roof may hold more snow, it has a concrete plank as the base so it is very structurally sound, and is also much easier to access and remove the snow on a regular basis.

Lastly, there is a concern about massing if the building incorporates a sloped roof. We investigated designs for both a 4-story flat roof and 3 story sloped roof configurations. As depicted below you can see that based on the code definitions the 4-story flat roof option is marginally taller than the 3 story sloped roof design (40'-0" to top of 4 story flat roof versus 37'-7" to the midpoint of the 3 story sloped roof). The overall height of the 3-Story sloped roof is 43'-6" which will increase the perceived scale of the building. The largest challenge with the 3-story sloped roof option is the increase in building length required. The 3-story building is 78'-0" longer than the 4-story option to maintain the market driven 112+ rooms. This would have impact on the site. While the building would still physically fit in the proposed area it would greatly reduce the landscape/green area around the building, increase impervious surfaces, increase perceived scale and decrease views in and around the development.



In the end, we determined that the best course of action is to utilize a flat roof 4-story structure with a Building Height of 40'-0", which complies with maximum building height requirements set by the town. This reduces the footprint by 4,150 square feet, as compared to a 3-story building. This configuration will help to reduce impervious area on the site, while also opens up the space for landscaping.

In short, the use of a sloped roof on this project does not appear to be practicable and it is not environmentally friendly. Per section 16.3.2.11.3, "A building's prominent roofs must be pitched at a minimum of 4:12 unless demonstrated to the Planning Board's satisfaction that this is not practicable." We are asking that the planning board take our thoughts and recommendations into consideration in determining the appropriateness of a flat roof in this instance.

The key points of our design:

Design Guidelines regionally appropriate materials included:

1. Variation in building façade materials has been provided to break up the length and height of the building in comparison with most limited service hotels.
2. Siding: Clapboard siding is used on the main body of the building.
3. Changes in materials occur at detailed transitions, with returns and caps at all transitions.
4. Building Lighting would comply with town requirements and be full cutoff luminaires.
5. Parapets designed to breakup façade and roof line as well as to cover up mechanical equipment.

Please contact our office if you have questions.

Very truly yours,

BMA, Professional Corporation

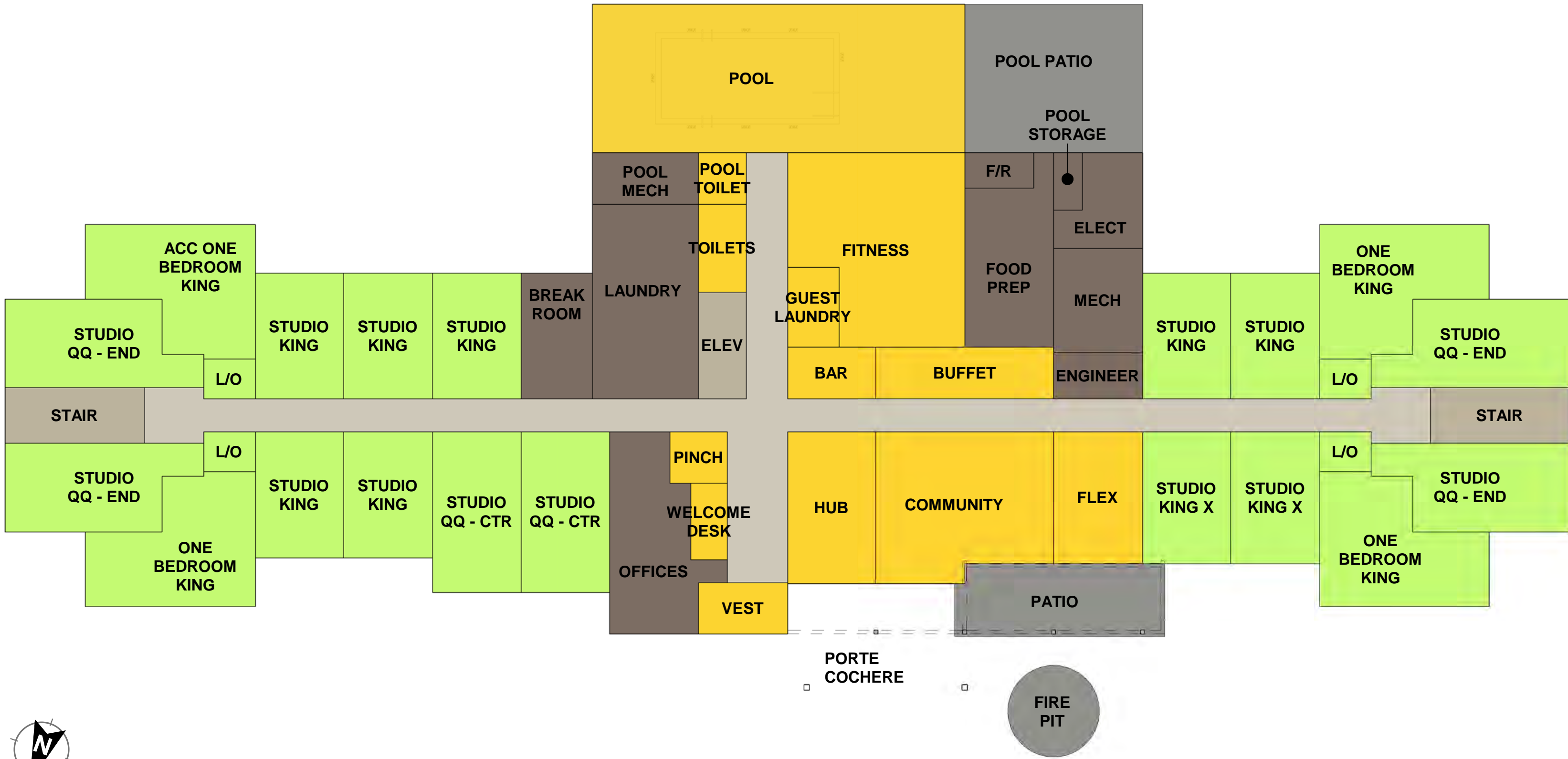
Marcus Parkkonen
Associate

Enclosures: Approval Design Package dated 21 November 2019



3-Story Sloped Roof Option






FIRST FLOOR PROGRAMMING PLAN



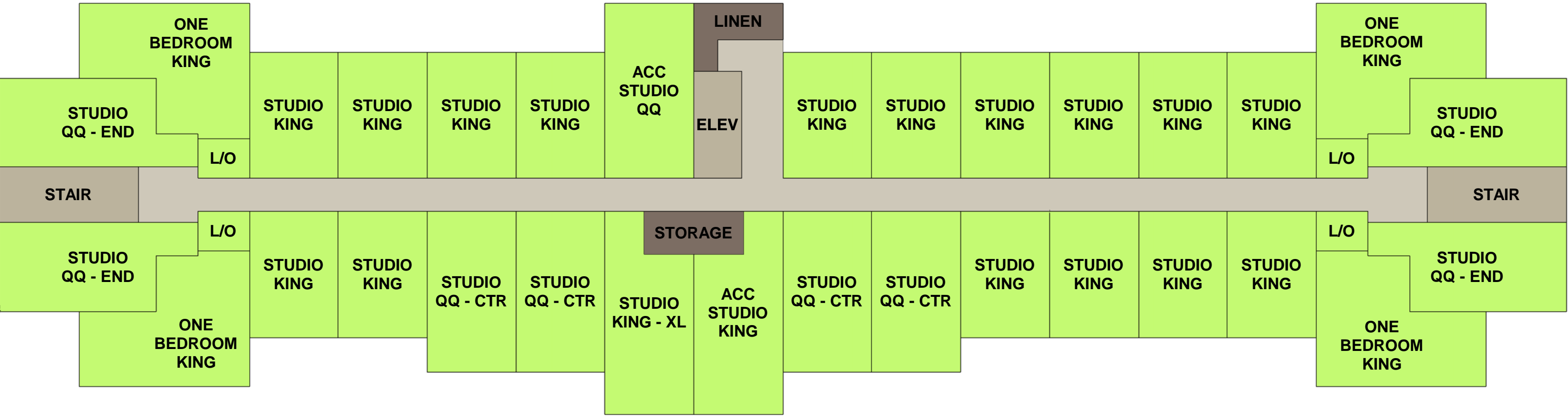
AXON - SOUTHEAST

U.S. ROUTE 1
POOL PATIO
PARAPET/MECHANICAL SCREEN
LANDSCAPE BUFFER

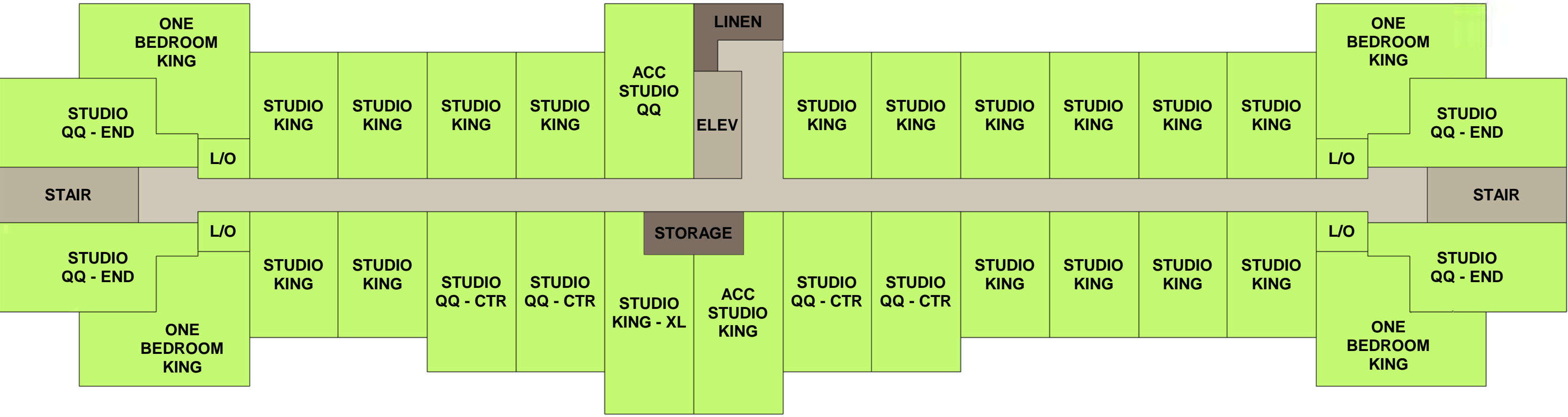
BUILDING AREA		
FLOOR	AREA	
FIRST FLOOR	18,915 SF	
SECOND FLOOR	15,356 SF	
THIRD FLOOR	15,356 SF	
FOURTH FLOOR	15,356 SF	
BUILDING TOTAL	64,984 SF	

GUESTROOM TOTALS		
063	STUDIO KING (3 ACC)	56.25%
033	STUDIO QQ (3 ACC)	29.50%
016	ONE BDRM KING (1 ACC)	14.25%
112	TOTAL KEYS (7 ACC)	100%

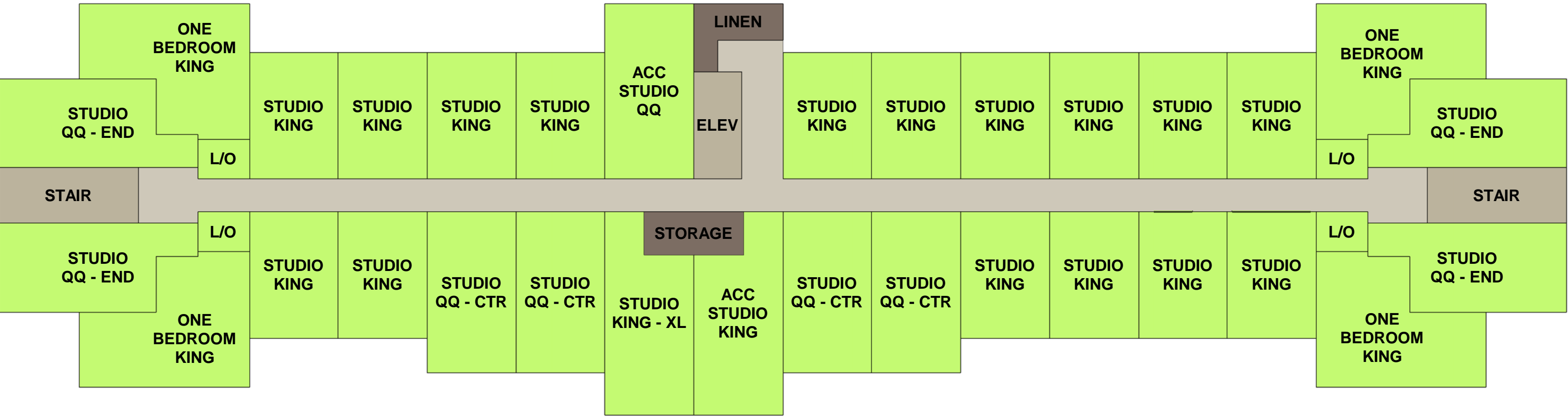
GUESTROOM MASS SCHEDULE	
ROOM TYPE	
ACC ONE BEDROOM KING	1
ACC STUDIO KING	3
ACC STUDIO QQ	3
ONE BEDROOM KING	15
STUDIO KING	55
STUDIO KING X	2
STUDIO KING XL	3
STUDIO QQ	14
STUDIO QQ END	16
Grand total: 112	



FOURTH FLOOR PROGRAMMING PLAN



THIRD FLOOR PROGRAMMING PLAN



SECOND FLOOR PROGRAMMING PLAN



AXON - NORTHWEST

BUILDING AREA		GUESTROOM MASS SCHEDULE	
FLOOR	AREA	ROOM TYPE	
FIRST FLOOR	18,915 SF	ACC ONE BEDROOM KING	
SECOND FLOOR	15,356 SF	1	
THIRD FLOOR	15,356 SF	ACC STUDIO KING	
FOURTH FLOOR	15,356 SF	3	
BUILDING TOTAL	64,984 SF	ACC STUDIO QQ	
GUESTROOM TOTALS		3	
		ONE BEDROOM KING	
063	STUDIO KING (3 ACC)	15	
033	STUDIO QQ (3 ACC)	55	
016	ONE BDRM KING (1 ACC)	STUDIO KING X	
112	TOTAL KEYS (7 ACC)	2	
		STUDIO KING XL	
		3	
		STUDIO QQ	
		14	
		STUDIO QQ END	
		16	
		Grand total: 112	

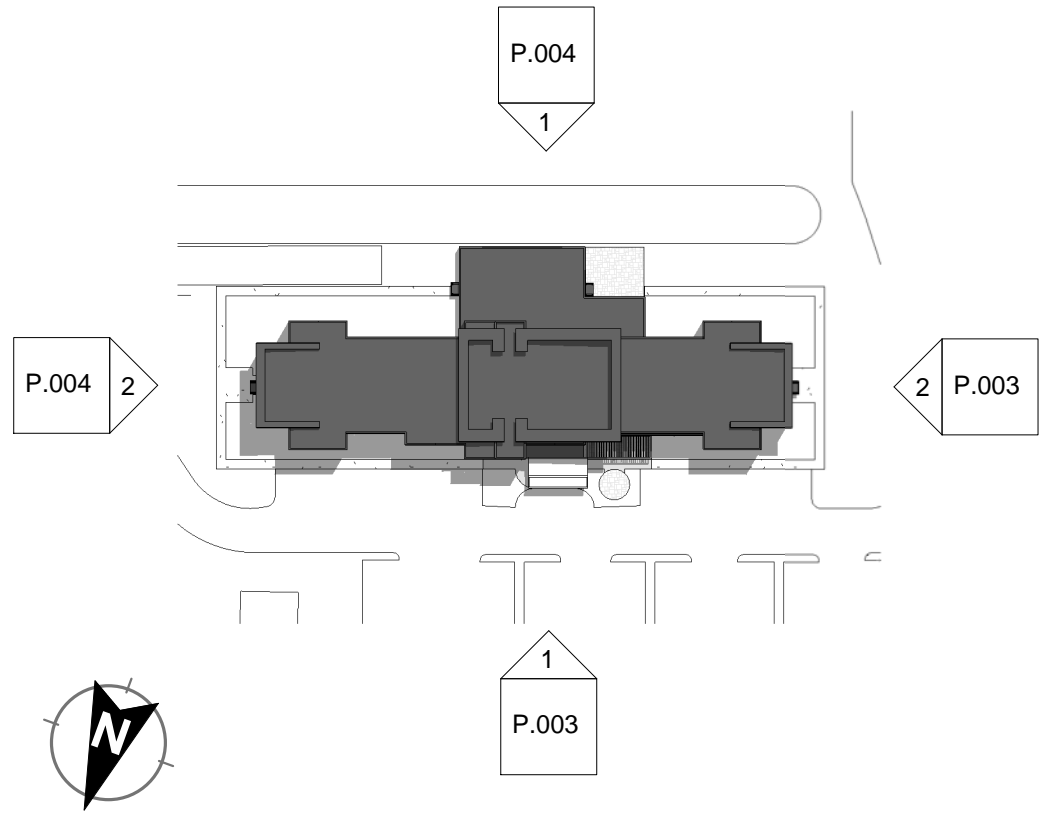




CONCEPTUAL NORTH ELEVATION



CONCEPTUAL WEST ELEVATION



EXTERIOR ELEVATION KEY PLAN

EXTERIOR MATERIALS LEGEND	
	FIBER CEMENT LAP SIDING 8" REVEAL - BENJAMIN MOORE MANOR BLUE
	FIBER CEMENT LAP SIDING 4" REVEAL - BENJAMIN MOORE NOVEMBER RAIN
	FIBER CEMENT PANELING HORIZONTAL - NICHHA ILLUMINATION BENJAMIN MOORE NIGHT SHADE
	WOOD LOOK FIBER CEMENT PANELING VERTICAL - NICHHA ROUGH SAWN SMOKE
	METAL, PAINTED PPG ANODIC CLEAR
	CAST-IN-PLACE CONCRETE- PARGED



SOUTH ELEVATION

ALUMINUM WINDOWS W/
INTEGRAL PTAC LOUVER

E-4

BUILDING SIGNAGE

DECOREATIVE WALL SCIENCE

ALUMINUM STOREFRONT

PARAPET/ MECHANICAL SCREEN

E-3

E-5

E-2

E-1



EAST ELEVATION

ALUMINUM STOREFRONT

E-3

E-2

E-5

E-5

PARAPET/ MECHANICAL SCREEN

E-5

E-1

BUILDING SIGNAGE

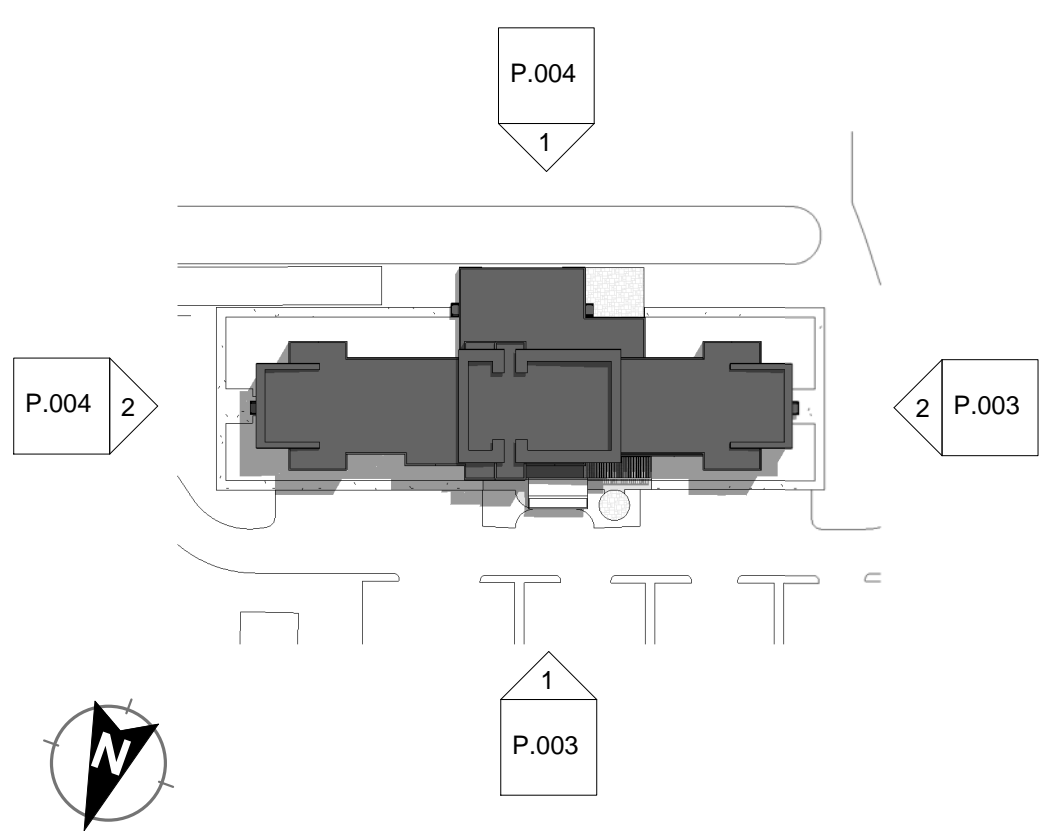
DECOREATIVE WALL SCIENCE

METAL AWNING

ALUMINUM WINDOWS W/
INTEGRAL PTAC LOUVER

E-4

PORTE COCHERE



EXTERIOR ELEVATION KEY PLAN

EXTERIOR MATERIALS LEGEND	
E-1	FIBER CEMENT LAP SIDING 8" REVEAL - BENJAMIN MOORE MANOR BLUE
E-2	FIBER CEMENT LAP SIDING 4" REVEAL - BENJAMIN MOORE NOVEMBER RAIN
E-3	FIBER CEMENT PANELING HORIZONTAL - NICHHA ILLUMINATION BENJAMIN MOORE NIGHT SHADE
E-4	WOOD LOOK FIBER CEMENT PANELING VERTICAL - NICHHA ROUGH SAWN SMOKE
E-5	METAL, PAINTED PPG ANODIC CLEAR
E-6	CAST-IN-PLACE CONCRETE- PARGED



CONCEPTUAL EXTERIOR PERSPECTIVE - VIA HOTEL PARKING LOT



CONCEPTUAL EXTERIOR PERSPECTIVE - VIA ROUTE 1 - NORTH



CONCEPTUAL EXTERIOR PERSPECTIVE - VIA ROUTE 1 - SOUTH