

## CORVALLIS Urban Building: The Marysville Inn & Hostel

(version 1.1)

### **Business concept**

A combination of youth hostel or small hotel/inn, and limited-menu café/restaurant (with a small bar), similar to a small European hotel or youth hostel (your option), but integrated. The following program descriptions will be refined and documented by the class as a whole.

### **Youth Hostel**

Simple overnight accommodations, including dormitory areas and bathrooms for both sexes, a day room with an adjacent small cooking area, an office with nearby secure storage (for visitors), a laundry, and support facilities. Each individual sleeping area has a bed and secure storage. Dormitory areas are compartmentalized to limit the total number of people in each sleeping room to no more than eight. See hotel program for other required for support areas.

### **Small hotel**

Two types of rooms: two or three wheelchair accessible rooms for single or double occupancy (either a queen or two twin beds) with a bathroom, and rooms for single or double occupancy without a bathroom (roughly eight such rooms per bath & per toilet room). Rooms without baths all have sinks. Rooms have bed(s), a small desk, at least two chairs (including desk chair), television, night stand(s), small closet or armoire for storage, etc. The rooms are small, but cleverly designed to accommodate a wide variety of uses: working professionals who need phones, a desk, and ethernet jacks, families with kids, senior citizens, high school students, and many others, so appropriate storage and work areas are essential. Think small and cozy, efficient and comfortable

Possible markets:

- Oregon State University visitors (visiting scholars, job candidates, prospective students and their parents, visiting alumni, visiting parents, etc.).
- People visiting Corvallis for business, especially those with business downtown.
- Tourists, in particular tie-ins with wine country tours, cycletourism, visitors for cultural events such as Da Vinci Days and Majestic Theatre performances, etc.

Support areas:

- Front desk (can integrate with restaurant?)
- Storage for linens, custodial supplies, etc.
- Night manager's room (with bath)

### **Restaurant**

Booths and family-style seating (long tables or smaller tables pushed together) with chairs both sides). Dinner is served at two specific times, with choice of entree (among three), choice of beverage, and choice of dessert. The fare is simple and tasty. The bar features Northwest wines and microbrews, but also has a limited selection of hard liquor. After hours, the bar trade tends to spill out into the restaurant. No television in the bar or restaurant. Owner will tell you the size of kitchen and storage; you will design only the public side of the restaurant.

### **Transportation component**

Many visitors are not dependent on cars. Visitors are provided with complimentary bicycles.

Van service connects to the Eugene airport and to the Albany train station. Car parking is off-site (and not part of this design problem), but there is a drop-off space on the street.

### **Sustainable design**

Because the owners are in this for the long haul, they want the design to incorporate sustainable design concepts, especially as they relate to long-term ownership costs (like maintenance, energy, durability, etc.)

### **Spatial composition**

This is a single, integrated building, not a layer cake of different programs. I expect the design to use three dimensional design to accomplish this integration and to meet other programmatic requirements.

### **Miscellaneous requirements**

Lot size: 50' x 100' lot, east side of 3rd between Jefferson & Madison.. North property line is existing party wall. South property line is north of bank drive-up, but assumed party wall at least for first floor.

Building height: two stories, or as approved by me.

Fire sprinklers in all areas

Accessibility: All facilities except hotel rooms, of which two with bath are accessible.

Materials and systems: as chosen by the designer and approved by the client.

Include in the design: business signs, street address,

The building has to work for security. Hotel patrons, youth hostel guests, and restaurant/bar customer traffic has to be separable so that these three functions can operate on different schedules (hostel / hotel hours longer hours than restaurant) without excess staffing costs.

### **Options**

As owner, I'm open to suggestions for extensions or alterations to the business plan. These must be made in writing, no more than one page, and should be written to support your point of view. If I'm persuaded to accept the proposal, the program alteration proposal must also be posted at the review.

### **Schedule**

Please monitor the master studio schedule posted on wall. Each student will also generate and update a schedule for their project either manually or digitally which I will review as part of desk crits.

### **Teaming**

Students can make written proposals to work in teams (up to two per team), which we will discuss in class, but each individual will make their own final drawings and models.

### **Presentation requirements**

To be announced, but will include diagrams, written program, floor plans, sections, elevations, interior perspectives, and model.