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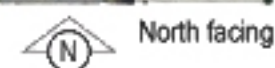
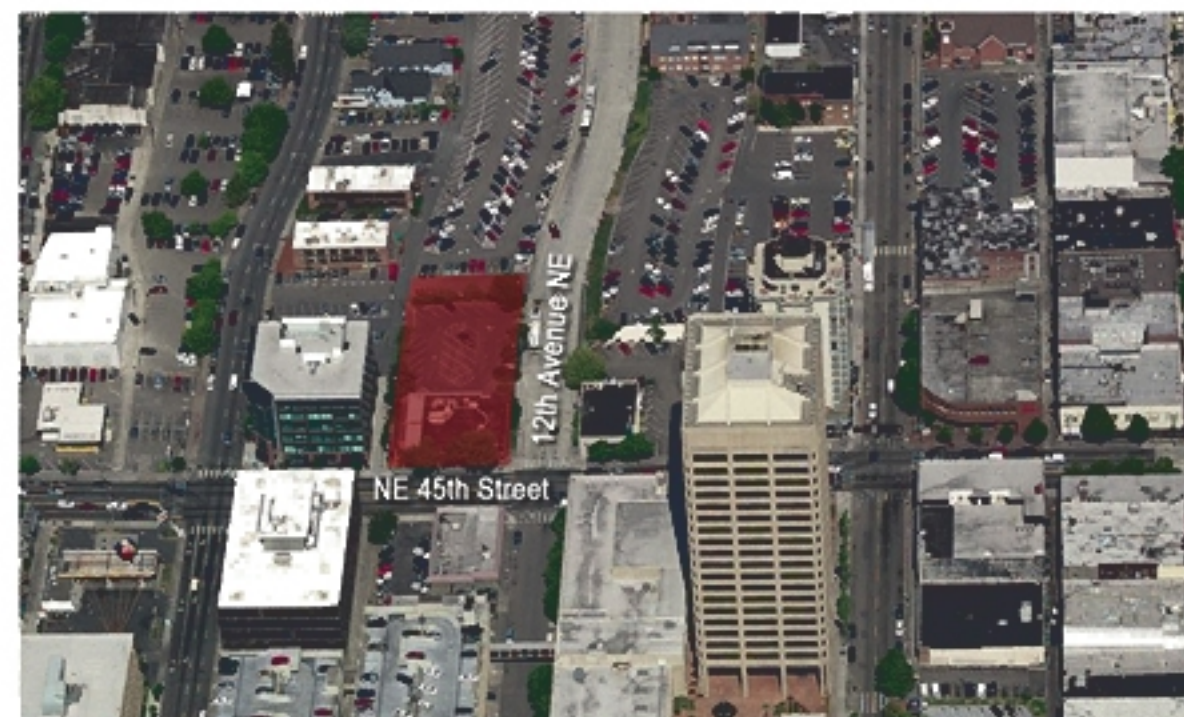
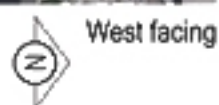
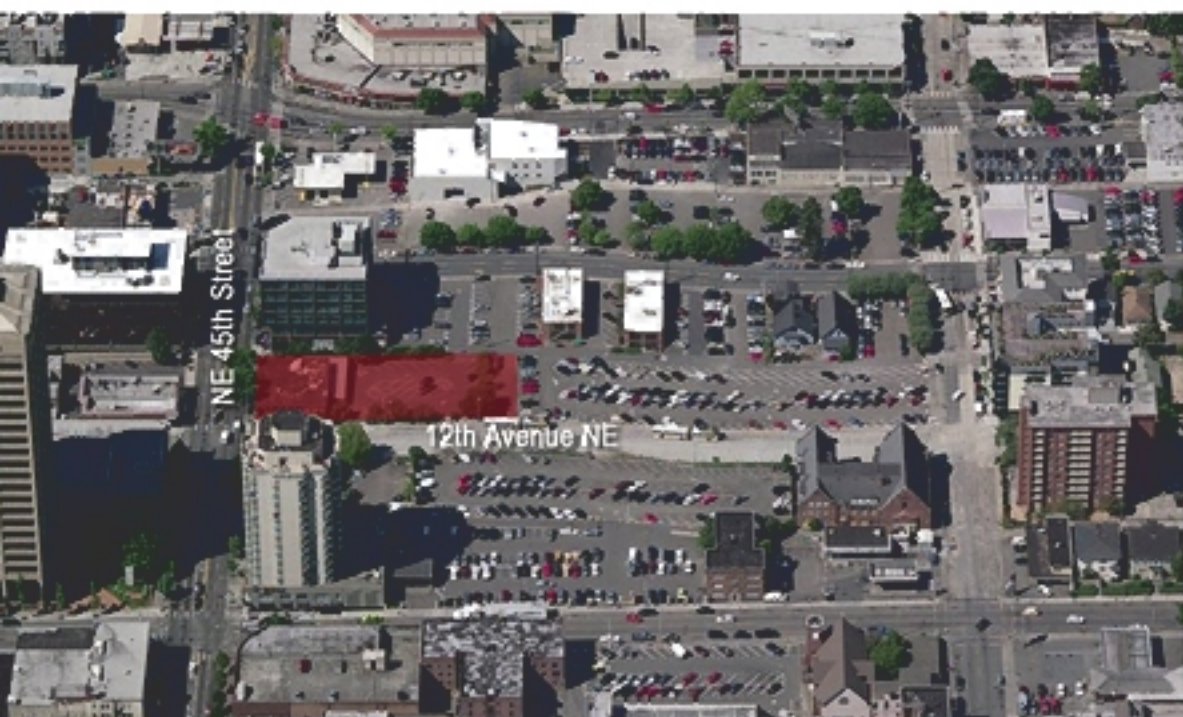
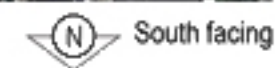
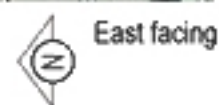
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Design Review Meeting
 DPD Project #: 3006774 3 March 2008



Residence Inn Seattle-University District
 4501 12th Avenue NE







Key Plan



1. SITE - 4501 12th Ave NE



2. Washington Federal Savings



3. Hotel Deca



4. Safeco Insurance



5. Restaurant



6. University District Building



7. Shell Gas Station



8. 45th Street Plaza



9. 2 Story office buildings



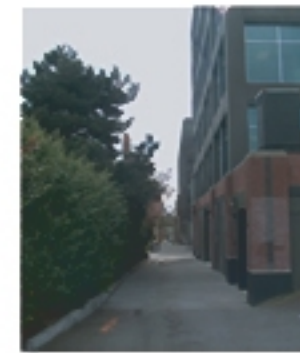
1. NE 45th Street



2. 12th Avenue NE



3. Alley - Looking North



4. Alley - Looking South



5. Alley North of Property - Looking North



6. Northwest Corner



7. Northeast Corner



8. Southeast Corner



9. Southwest Corner



Site Analysis Summary

NE 45th Street

- Major arterial street with heavy traffic.
- High visibility.
- Nearby dominating buildings include the Safeco Tower and Hotel Deca.

12th Avenue NE

- Site slopes a total of 10 feet (approximately 5%).
- Currently used as a bus staging line by King County Metro.
- Very little pedestrian traffic.

45th Street Plaza Building

- A 6 story, 85' tall office building directly to the west of the southern part of the site
- Contemporary building completed within the last 7 years.
- Building blocks the best views and solar access of the site.

Alley

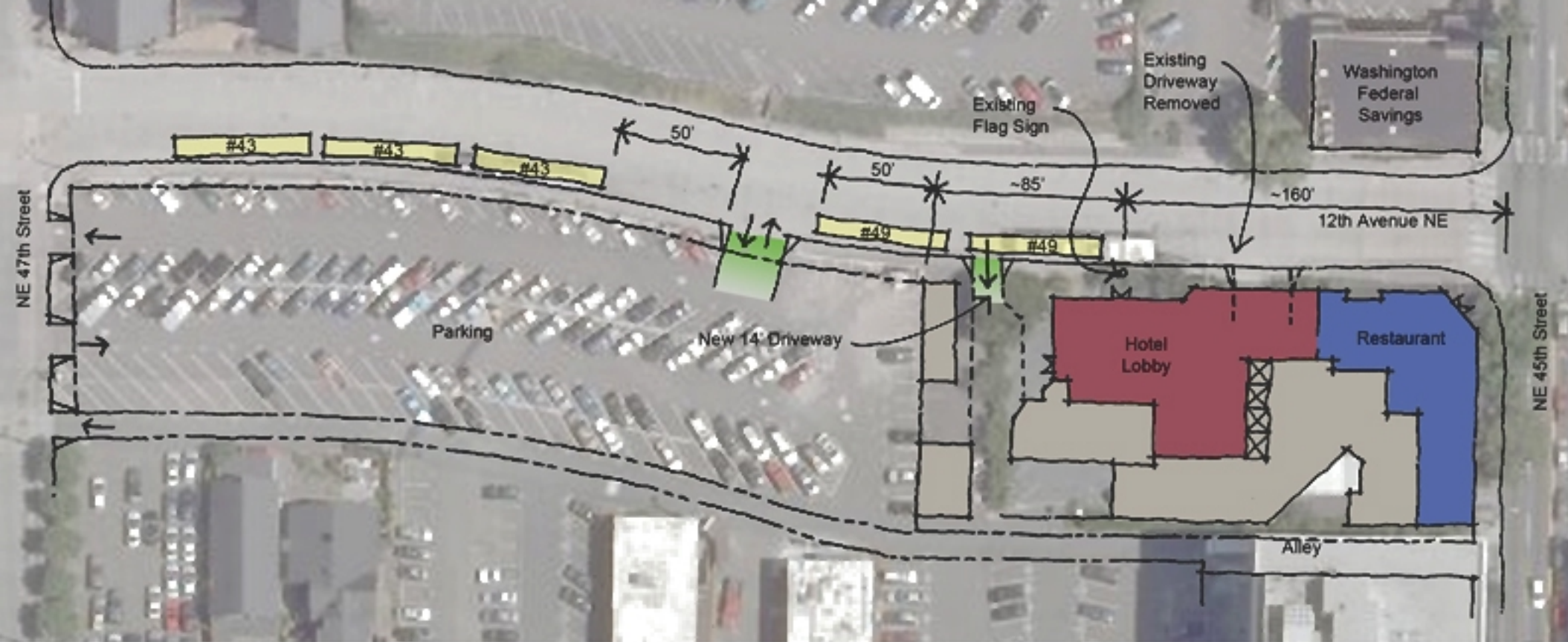
- Traffic is currently one way heading north.
- North of the site the alley is only 10' wide, restricting proper vehicle access.
- 5 foot wide alley dedication will bring alley width to 20 feet wide only at south half of site.

Solar Access

- Good solar orientation along 45th Street.

Views

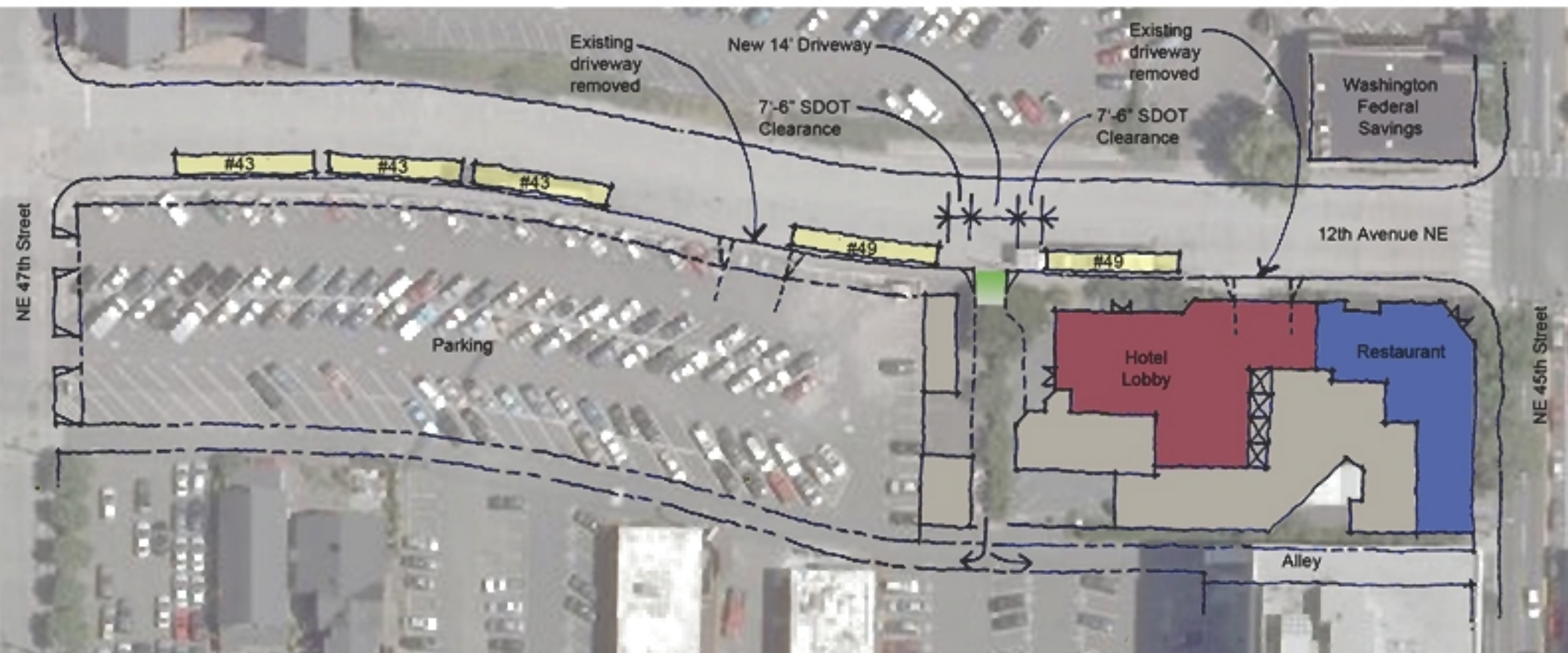
- Overall limited views from site.
- Views to the west towards the Olympic Mountains on upper levels.
- Views to the South-southwest towards downtown Seattle on upper levels.



Existing Metro Conditions

Bus layover spots block the location of the Hotel's proposed driveway.

The existing driveway on 12th Avenue is too close to the intersection for increased traffic and presents a significant challenge for the hotel design.

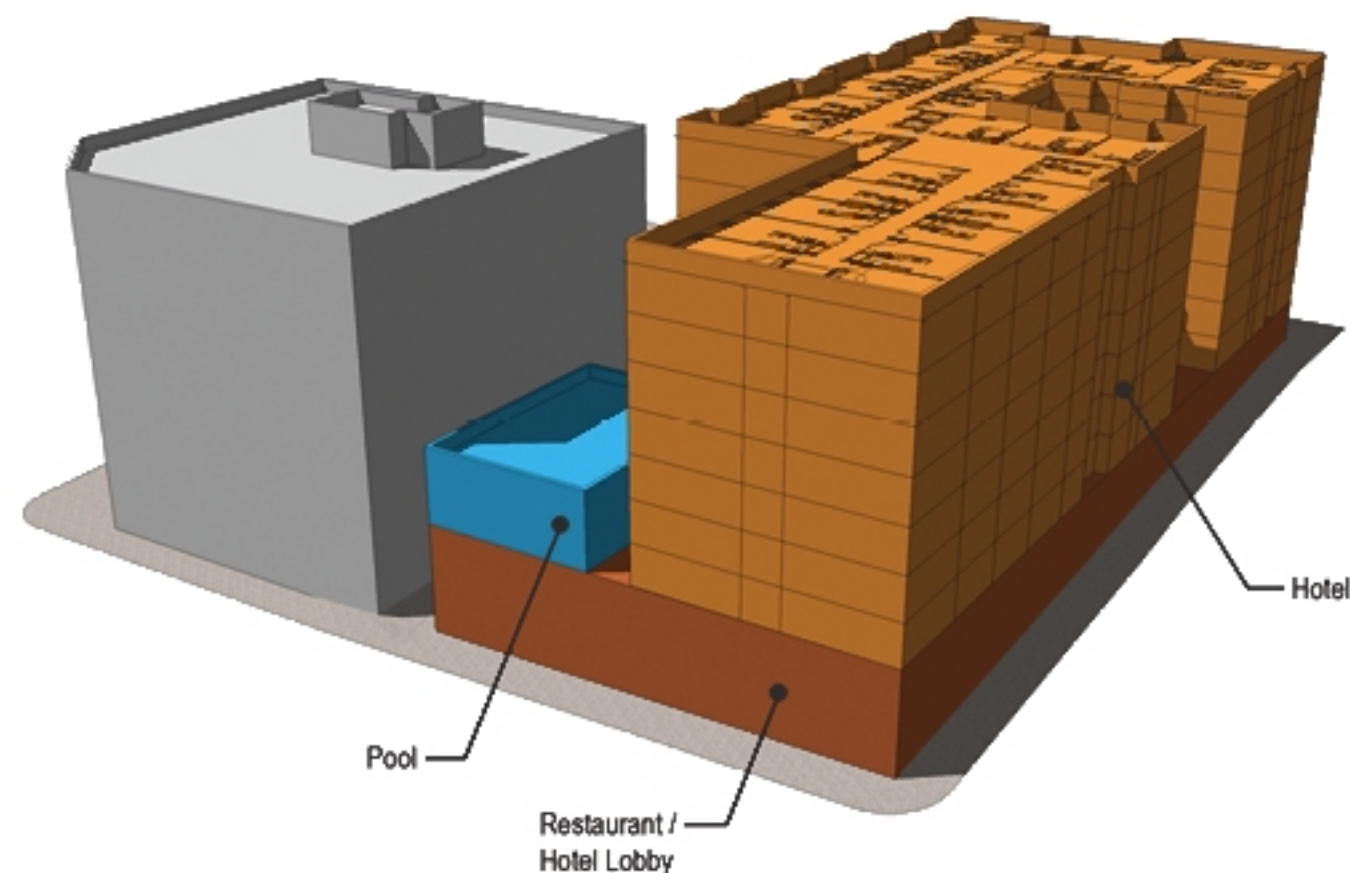
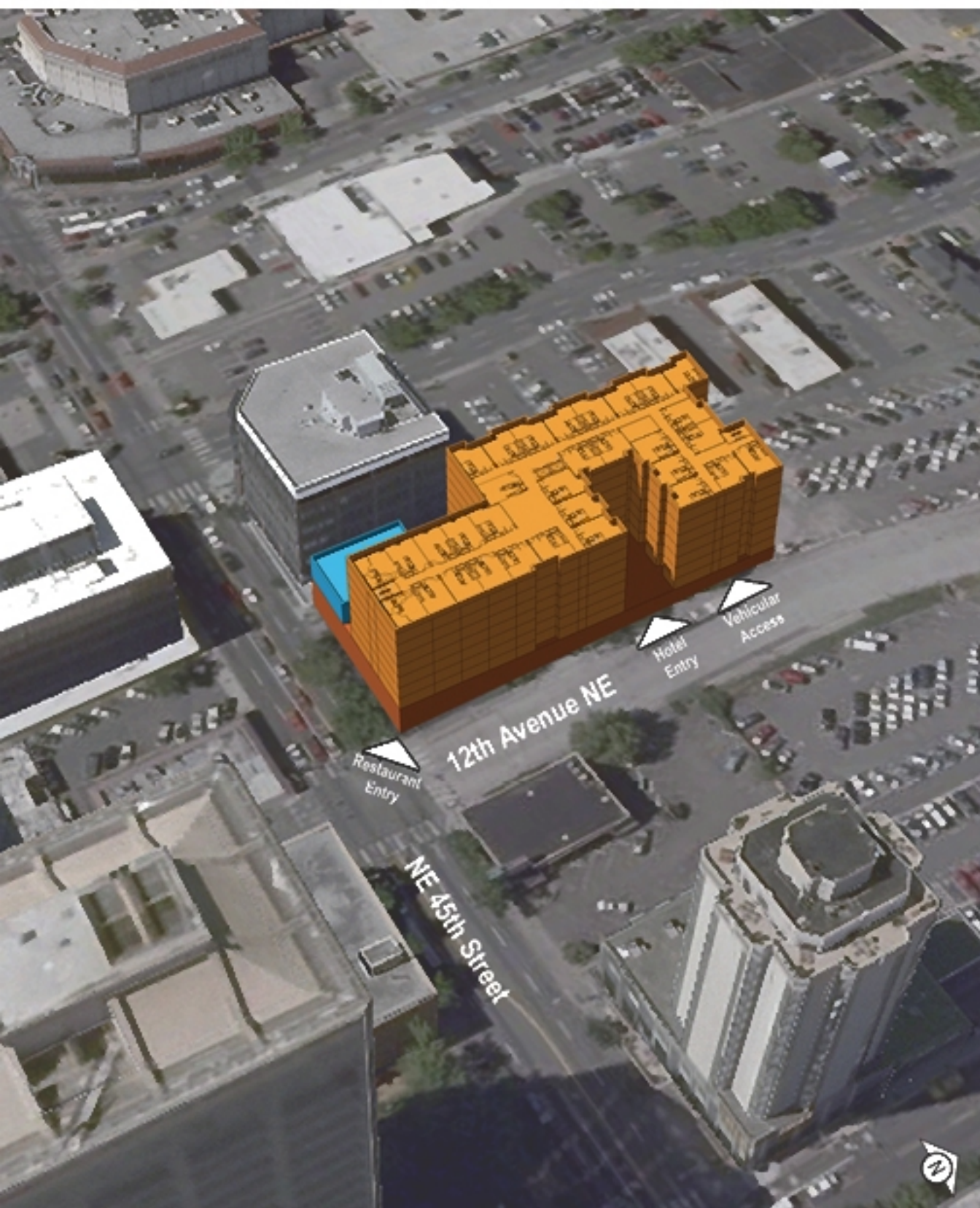


Coordinated Metro Solution

Driveway of the property to the North is agreed to be vacated.

Bus layover spots move to the north and south due to a required SDOT clearance of 7'-6" from the Hotel's proposed driveway location.

The layover spot in front of the hotel entry will be the last layover spot used for the #49 route.



Approved EDG Massing

Description:

Double-loaded corridor layout forming a backwards "7" shaped plan. Open space surrounding the indoor swimming pool and exercise room is located on NE 45th Street.

Strengths:

- Strong massing to anchor the intersection of 12th & 45th.
- The swimming pool and green space form a buffer between the hotel and the existing 45th Street Plaza Building.
- Most hotel rooms are buffered from existing and future development.
- Scale of the facade along 12th Avenue NE is broken up.

Weaknesses:

- Some west-facing hotel rooms may conflict with future development to the west.

A. Site Planning B. Height, Bulk and Scale



A-1 Responding to Site Characteristics*

The building's location at a visually prominent intersection in the University District informs the building's design. A two-story restaurant space is proposed for the frontage along NE 45th Street and at the intersection of 12th Avenue NE. The main entry to the restaurant space is located at a recessed corner that provides a transition space between the entry and the sidewalk. At the upper stories the corner is distinguished from the main part of the building through articulation, massing, and the use of unique materials.



A-2 Streetscape Compatibility*

The NE 45th Street building facade aligns with the neighboring 45th Street Plaza building at the alley and then opens up to the corner entry by a subtle angle of the glazing that forms the street wall. Along 12th Avenue NE, the street edge is again formed by glazing through the use of stepped planters. The glazing is then setback at the main hotel entry, while the street edge is maintained through the location of the planters flanking the entrance.



A-3 Entrances Visible from the Street*

The restaurant entry at the main intersection of the 12th Avenue NE and NE 45th Street and the hotel lobby entry along 12th Avenue NE are clearly identifiable and visible from the street. In the case of the restaurant entry, the entry is located at the corner of the building and is recessed, breaking up the facade in order to indicate the location of the entry. The hotel lobby entry is distinguished through the paving change in the sidewalk, the break in the planter wall and the change in overhead weather protection.



A-4 Human Activity*

In order to encourage human activity at the street, continuous overhead weather protection has been provided along NE 45th Street and at the majority of the frontage along 12th Avenue NE. In addition, uses that are conducive to encouraging activity are located at street level, such as the restaurant, the hotel lobby and, by extension the hotel drop-off.



A-7 Residential Open Space*

The pool and roof terrace's location at the southwest corner of the site provides an ideal usable open space with maximum solar exposure while balancing the need for maintaining the street edge along NE 45th Street.



A-8 Parking and Vehicle Access*

The impact of parking and vehicle access to the site has been minimized by the location of the majority of the parking below grade and the limiting of vehicle access to a one-way entrance where vehicle access intersects the sidewalk. The vehicle exit point is restricted to the alley, helping to reduce the effect of vehicles on the pedestrian environment. The location of the hotel drop off area at the vehicle access point, the large amount of visual transparency and the ease of transition between interior and the exterior adds human activity and creates a pedestrian oriented environment.



B-1 Height, Bulk and Scale Compatibility*

The proposed project is of a height, bulk and scale similar to the surrounding developed properties, due in most part to the fact that these properties are similarly zoned NC3-85. Attention to human scale at the ground level is an important issue that is addressed in several guideline priorities, particularly in guideline C-3.

C. Architectural Elements and Materials



C-1 Architectural Context

The urban, architectural context of the University District has informed the character of the proposed building. A more traditional, square, brick expression is used along the 12th Ave NE facade, reflecting the character of the many larger scale, 1920s brick residential buildings in the wider University District area. The more contemporary character of the NE 45th Street facade echoes that of the neighboring 45th Street Plaza and the NE 45th Street corridor as a whole.



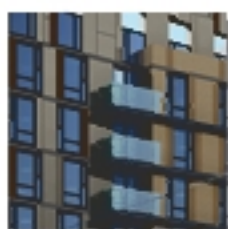
C-2 Architectural Concept & Consistency

The massing of the building responds to the context of the NE 45th Street corridor by accentuating the corner as an architectural element separate from the main mass of the building. This is achieved through a reveal created by the inset for the 4th floor roof deck at the southwest corner and the slight angle to the main brick brick facade along 12th Avenue NE. The guestrooms, restaurant, lobby, swimming pool and activity areas are all distinguished from one another through changes in form and material. These elements are unified through a consistent pattern. A design departure has been requested to create a clearly identifiable top to the building.



C-3 Human Scale

The building has the residential scale of a hotel while retaining a massing with little modulation. The street level design uses transparent glazing, color, landscaping, overhead canopies, and a consistency of pattern to achieve a good human scale.



C-4 Exterior Finish Materials

The building utilizes a blend of traditional and contemporary materials to respond to the differing characteristics at NE 45th Street, 12th Avenue NE and the alley. These different materials are unified through the use of a consistent pattern that determines the size and shape of panels and glazing, as well as the location of material joints and mullions.



C-5 Structured Parking

The presence of the vehicular entry on 12th Avenue NE has been minimized by its location far removed from the corner and its reduction in size to a one-way entrance-only access point. This entry access adds to the human activity at the street level due to its use as a drop-off area for hotel guests, creating a transition zone featuring a mix of pedestrian and vehicular uses. Landscaping and appropriate building materials help enhance the space.



D. Pedestrian Environment E. Landscaping



D-8 Treatment of Alleys

The glazing of the retail/restaurant space at the corner of NE 45th Street and the alley wraps around the corner and extends along the alley a significant length, allowing of additional transparency between the interior area of the retail space and the streetscape. A design departure has been requested in order to reduce the number of loading berths required, which will greatly improve the character of the alley by allowing the transparent glazing to extend the maximum amount into the alley.



D-9 Commercial Signage

The hotel signage has been integrated with the architecture of the building in the form of two vertical blade signs, one each at NE 45th Street and 12th Avenue NE. These signs have a color and character that is consistent with the building's contemporary design and the urban context. Sidewalk level signage is integrated with the canopies and building overhangs at the entries to the hotel and restaurant.



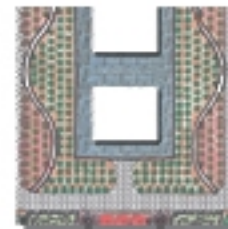
D-10 Commercial Lighting

Lighting at the sidewalk level is integrated into the overhead canopies and enhanced by the building's transparency, which reveals evening activity within the restaurant and hotel lobby. Particular attention will be given to ensure that building entries and the drop-off area are well illuminated to enhance visibility, way-finding, and security.



D-11 Commercial Transparency

The entire frontage along NE 45th Street and 12th Avenue NE is transparent to the hotel lobby and the corner restaurant, with the exception of the vehicular entry on 12th Avenue NE. Building transparency in the drop-off area is maintained, creating a visual connection to human activity and increasing security. The glazing at the north end of 12th Avenue NE, near the entrance to the drop-off area, will reveal a display window for neighborhood activities and information, such as local maps and attractions or transit information.



E-2 Landscaping to Enhance the Building and/or Site

Landscaping is an important element that is woven into the architectural and interior design. Planters help blur the line of interior and exterior at the drop-off area and hotel entry. Where possible, planters are stepped in unison with the sloped site and developed to enhance building entries.

Project Summary

The proposed project is new construction of an 8-story Marriott Residence Inn hotel.

Current zoning is NC 3-85.

Included in the hotel will be 215 guestrooms, 2,000 SF of meeting space, a breakfast buffet serving primarily hotel guests, and a swimming pool / exercise room. Ground-floor leased retail space of approximately 6,000 SF is planned as a restaurant.

Three and a half levels of underground parking are planned.

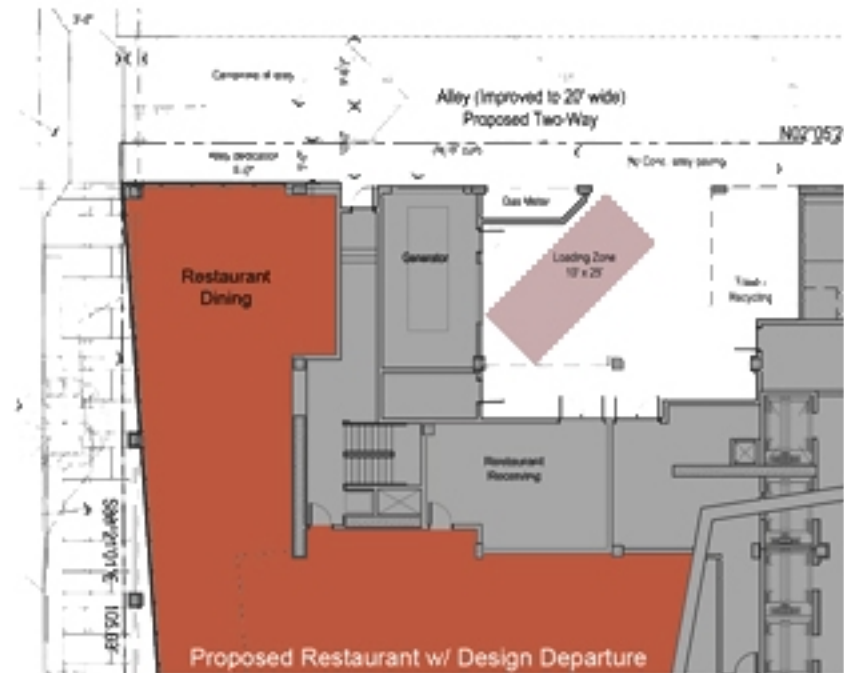
A private residence of approximately 2,000 SF is planned for the top story, setback at the north end of the site.

The site currently has a 1-story unoccupied retail structure on part of it, which will be removed. The rest of the site is surface parking.



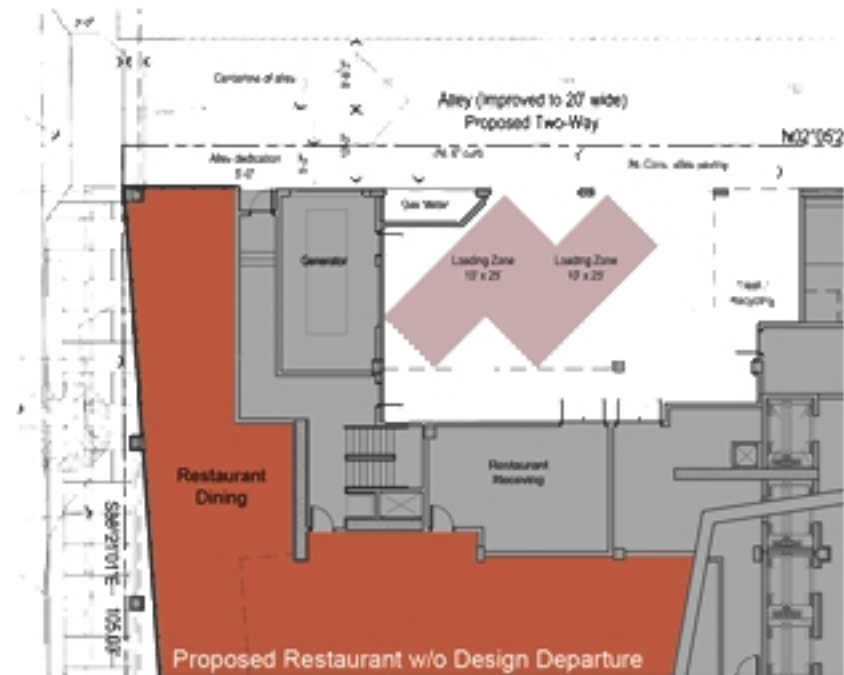
Requested Design Departure #1 Mechanical Screening

Request that the proposed mechanical screening may be placed at the plane of the exterior wall. By incorporating the mechanical screening into the exterior facade, the screening becomes an architectural feature and an extension of the walls below, accentuating the corner. The proposed screening would utilize the same materials as the walls below.



Requested Design Departure #2 Loading Requirement Reduction

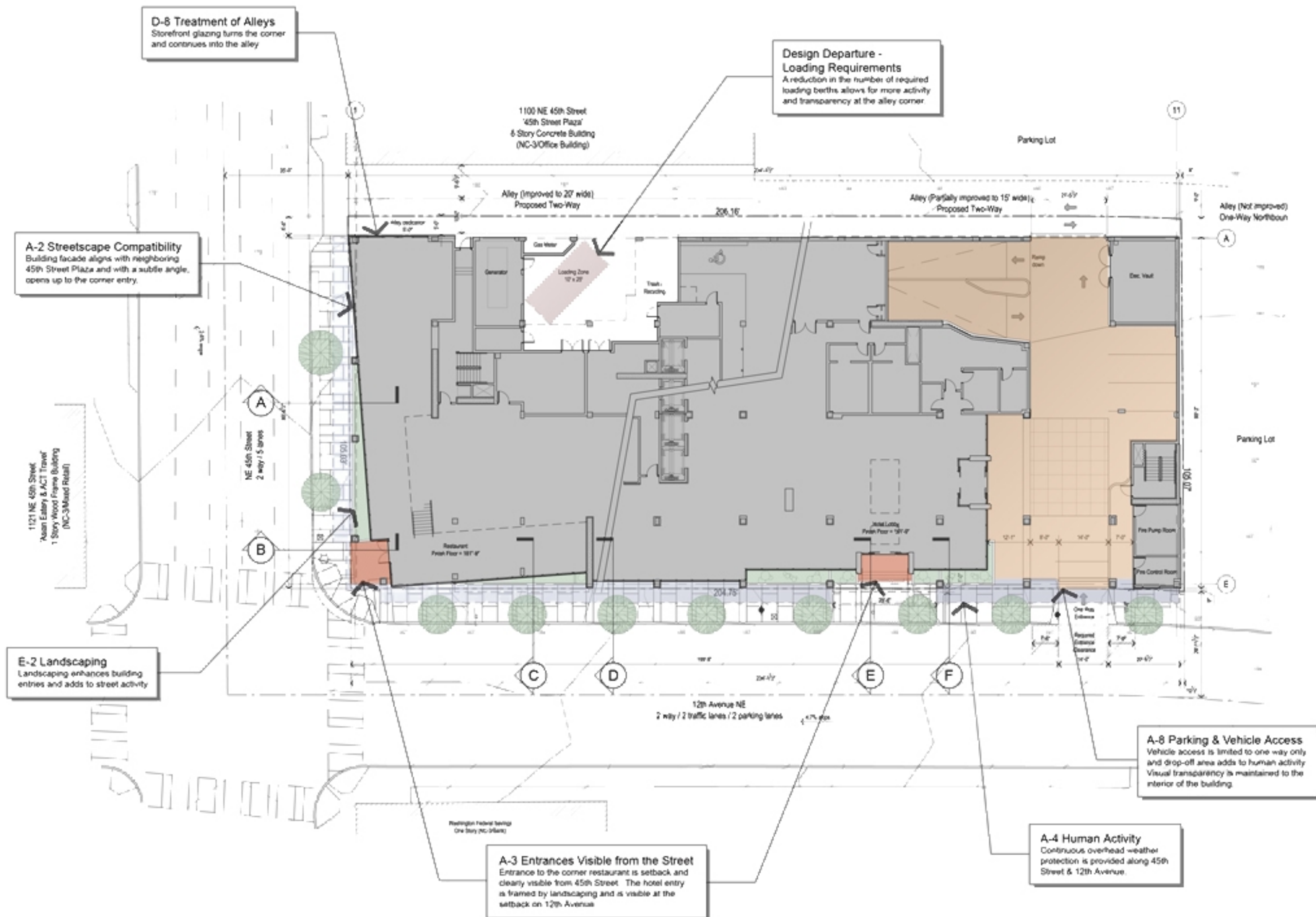
Request a reduction in the number of required loading berths in order to allow for more activity and transparency at the alley corner by providing a larger restaurant dining area and the glazing associated with the restaurant.

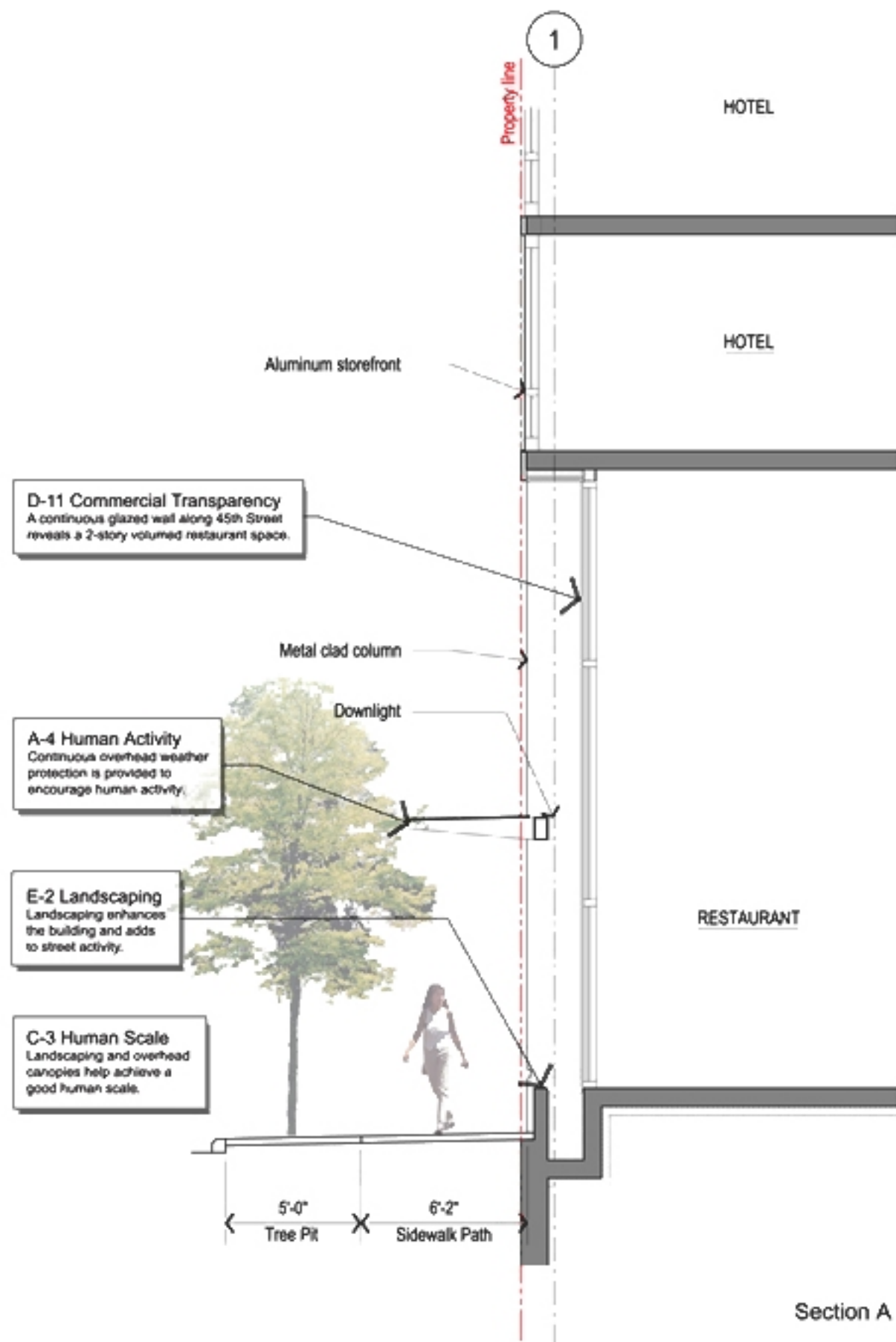




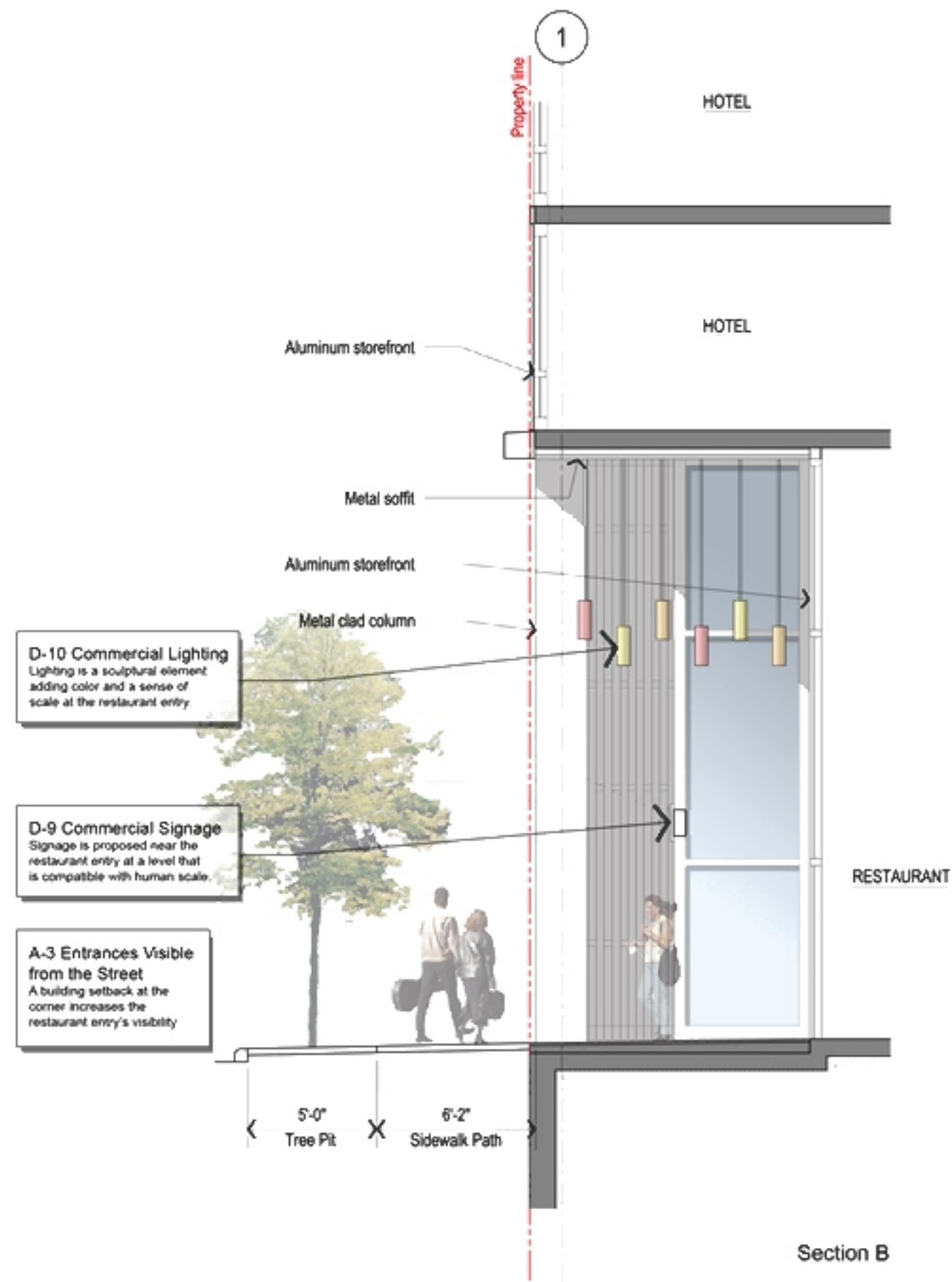




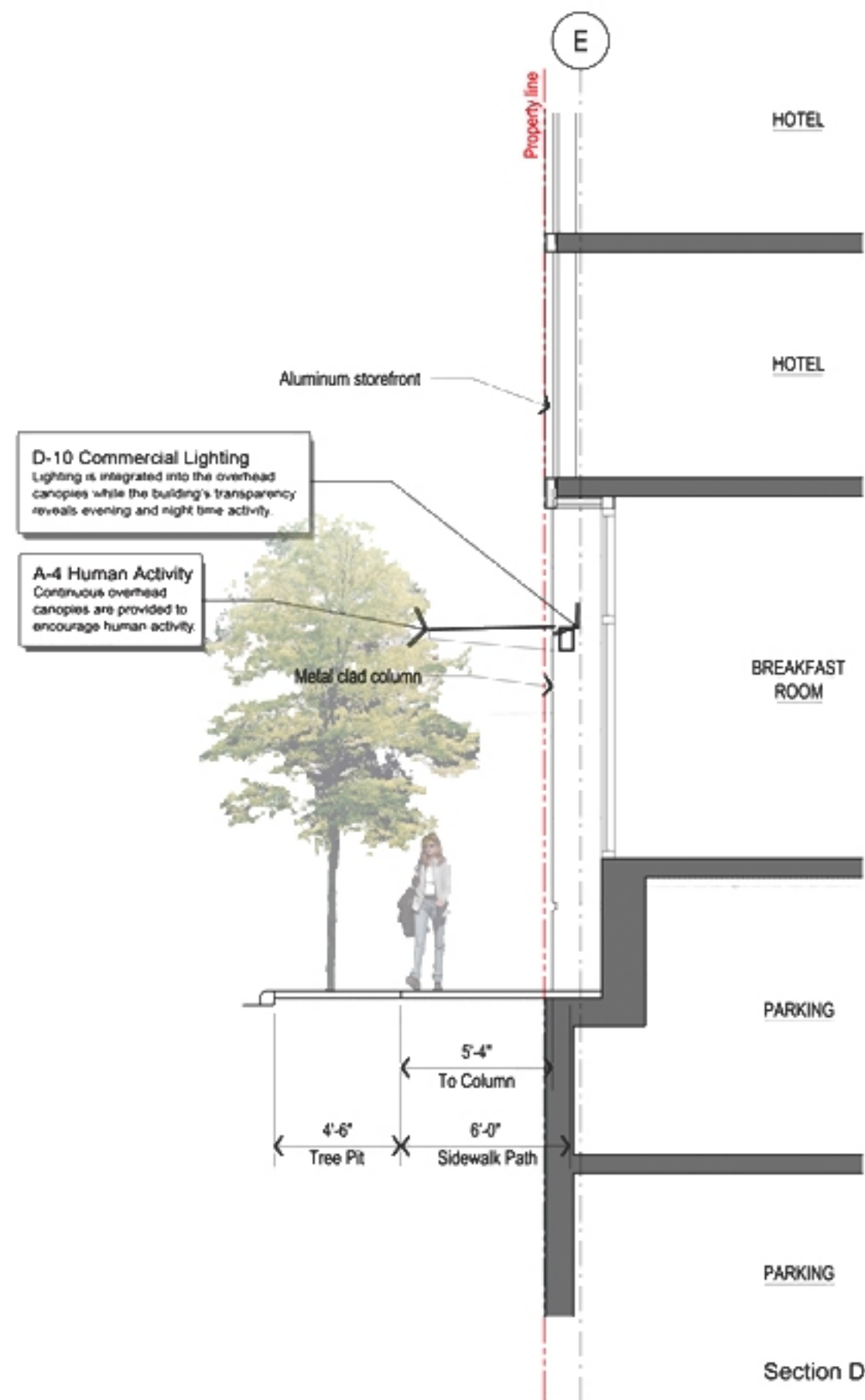
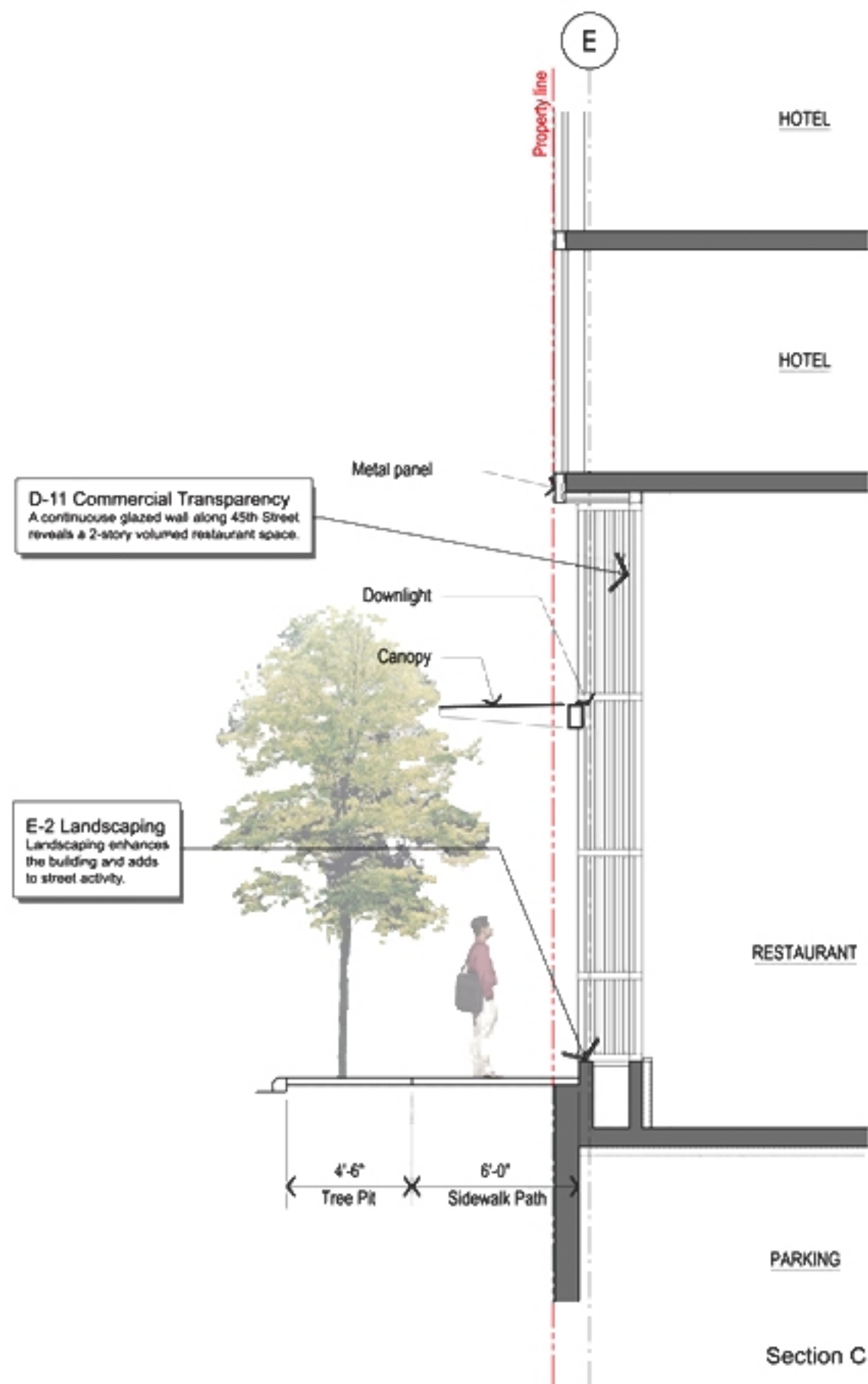


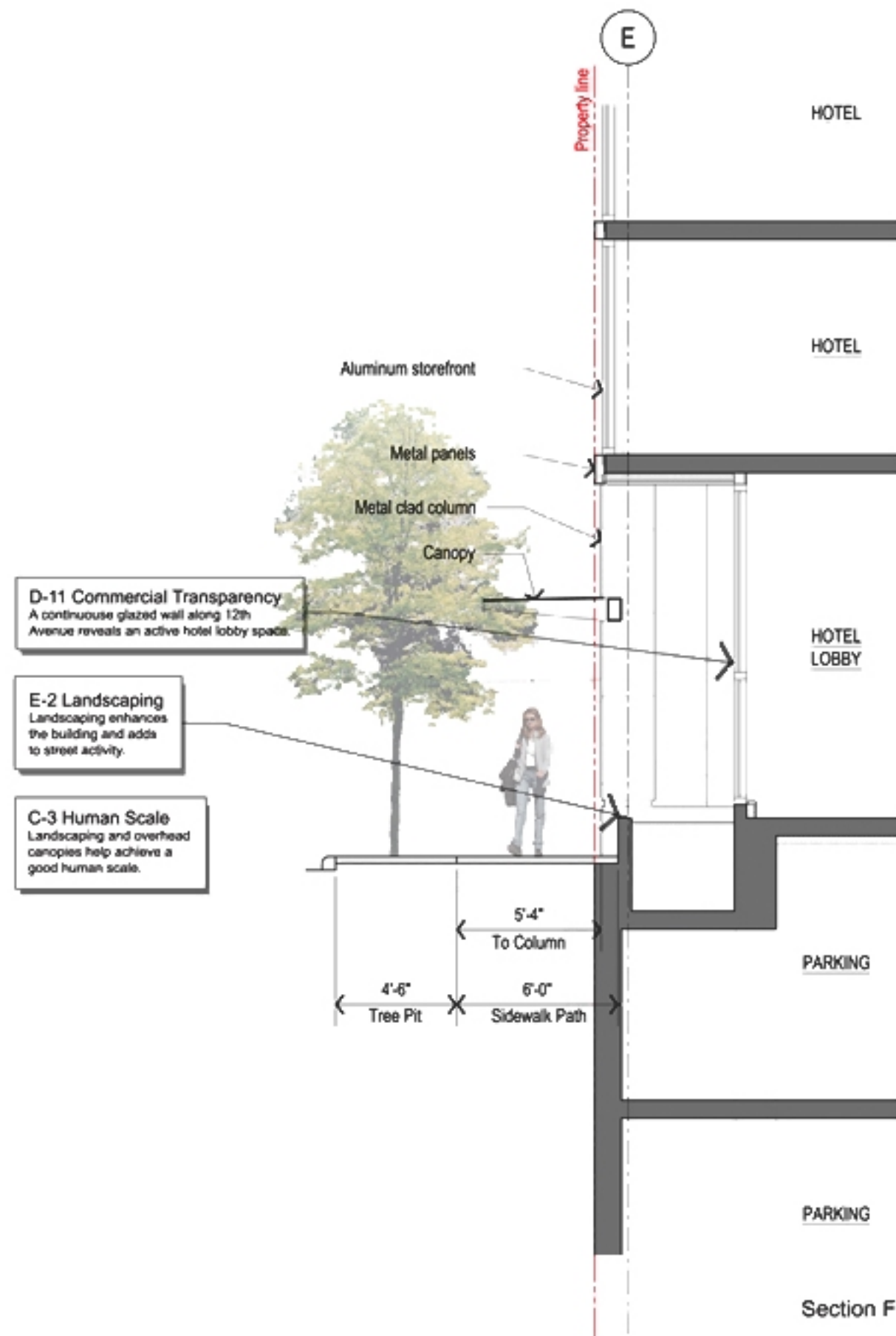
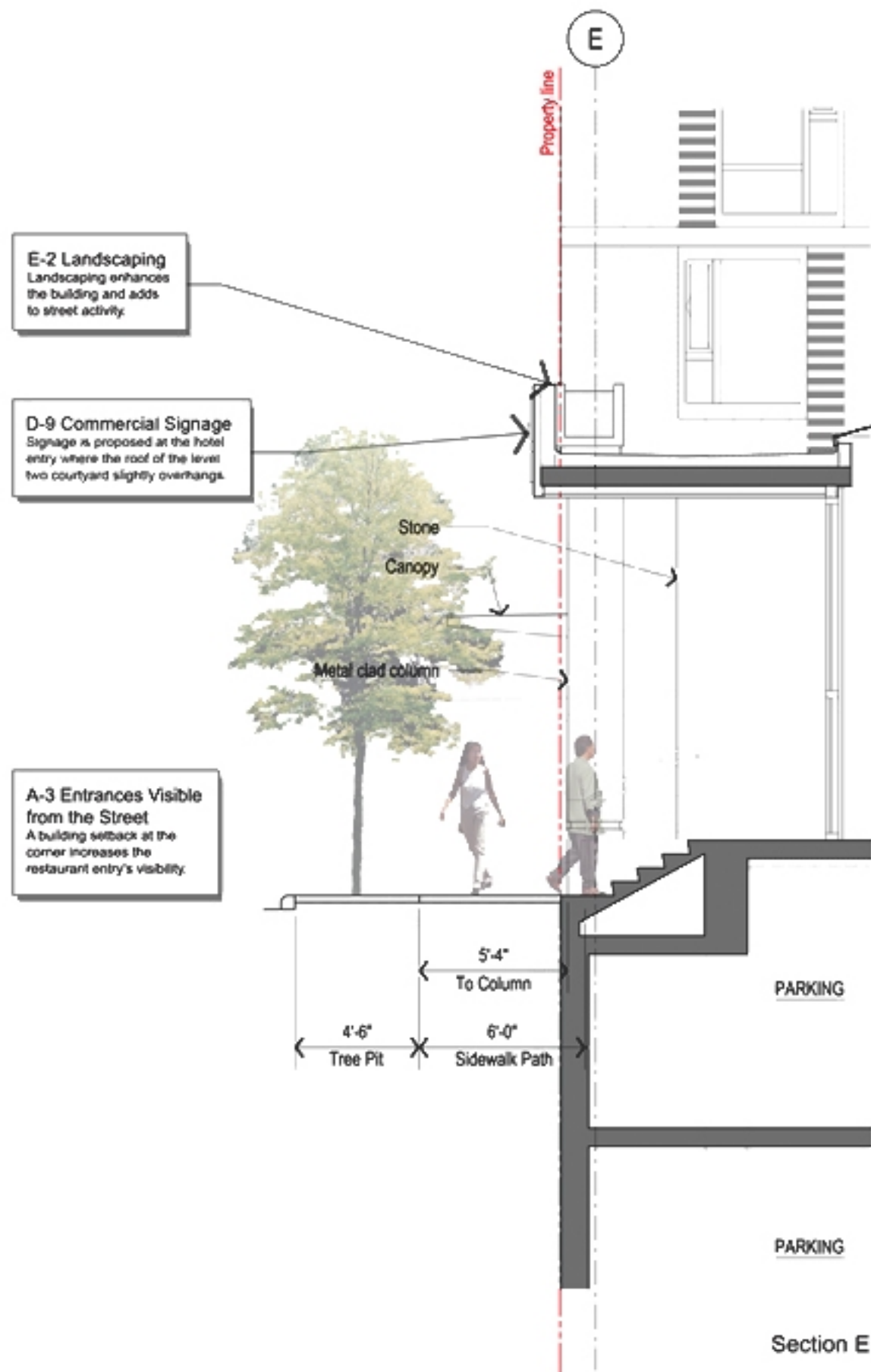


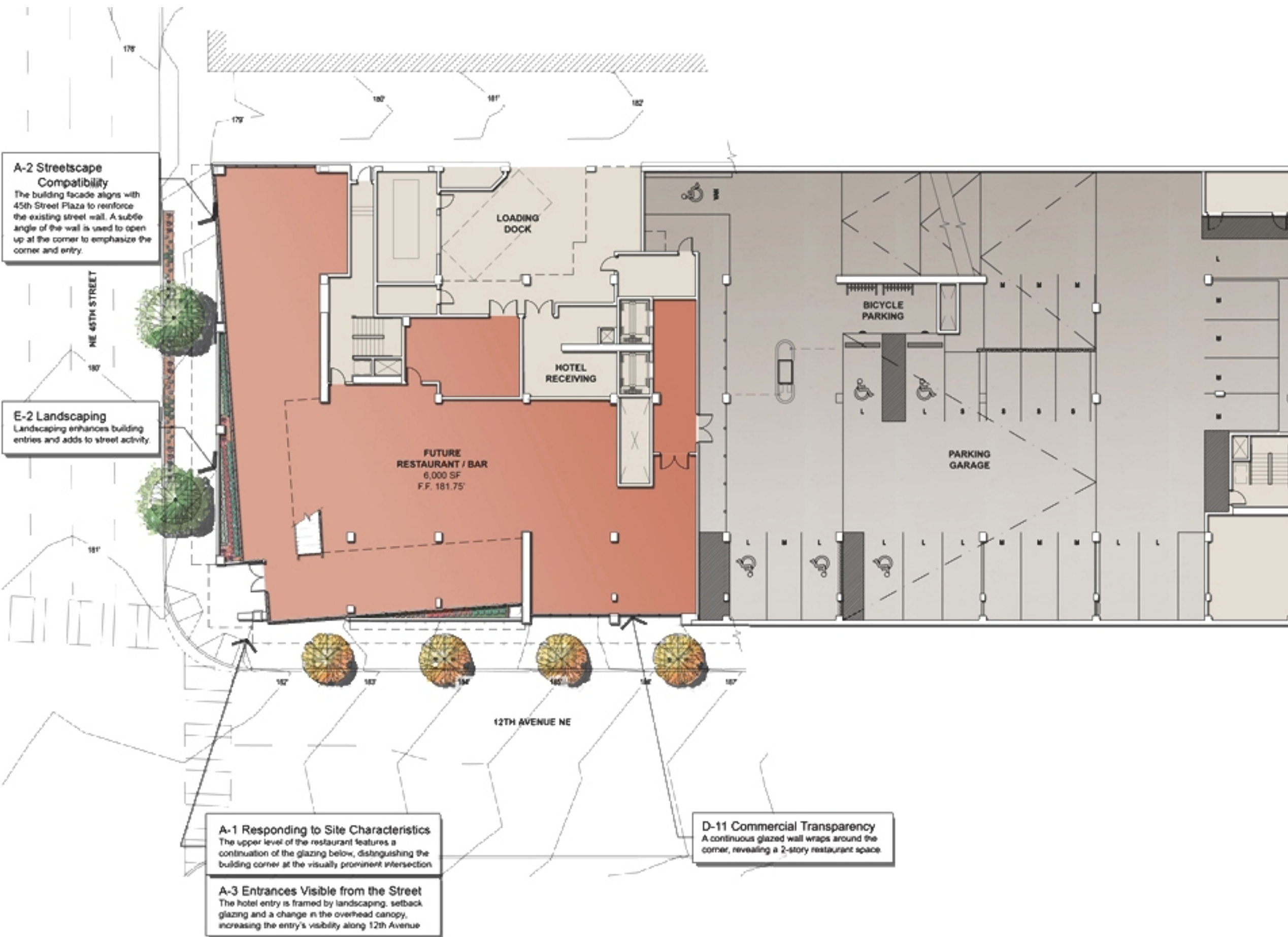
Section A

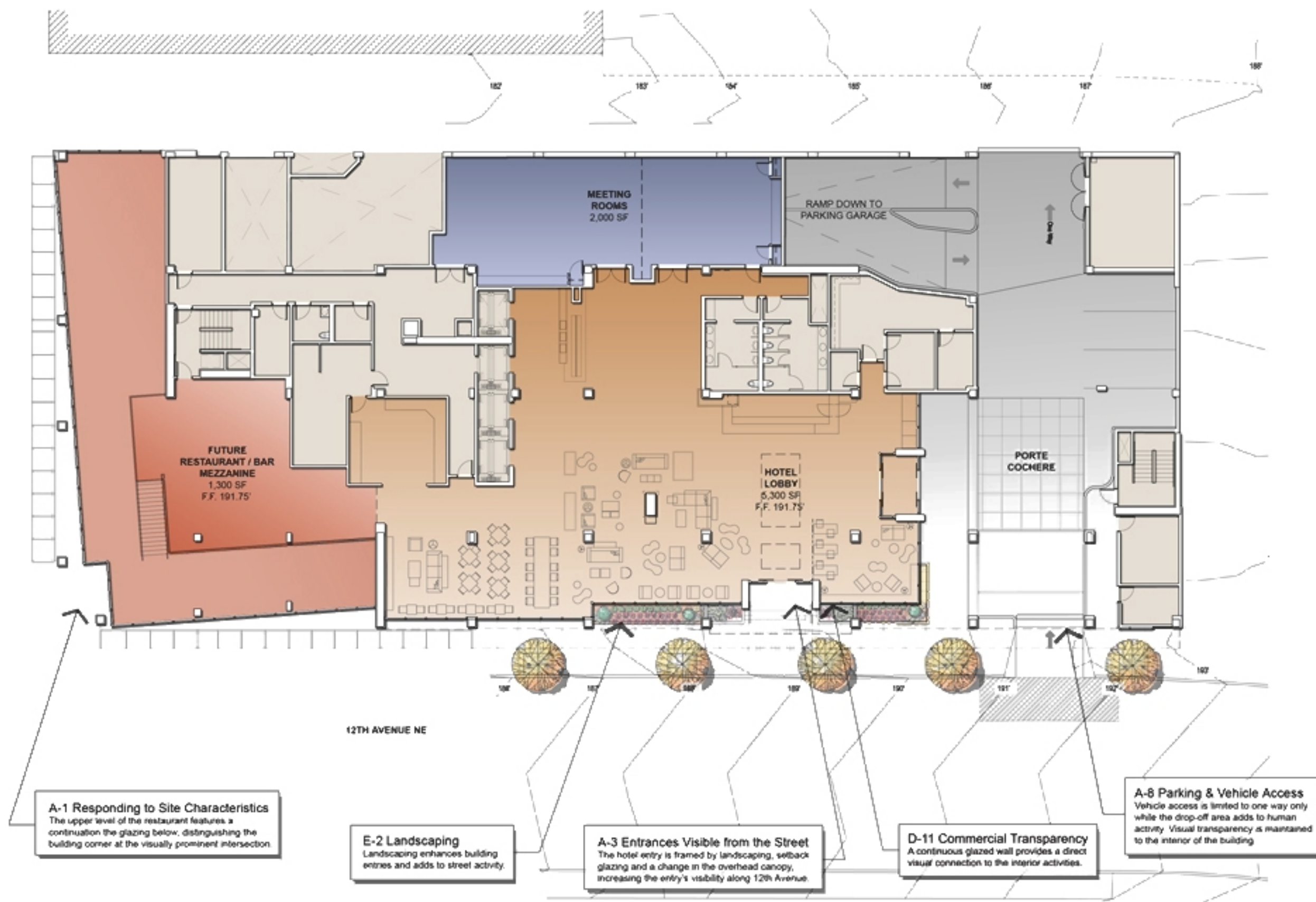


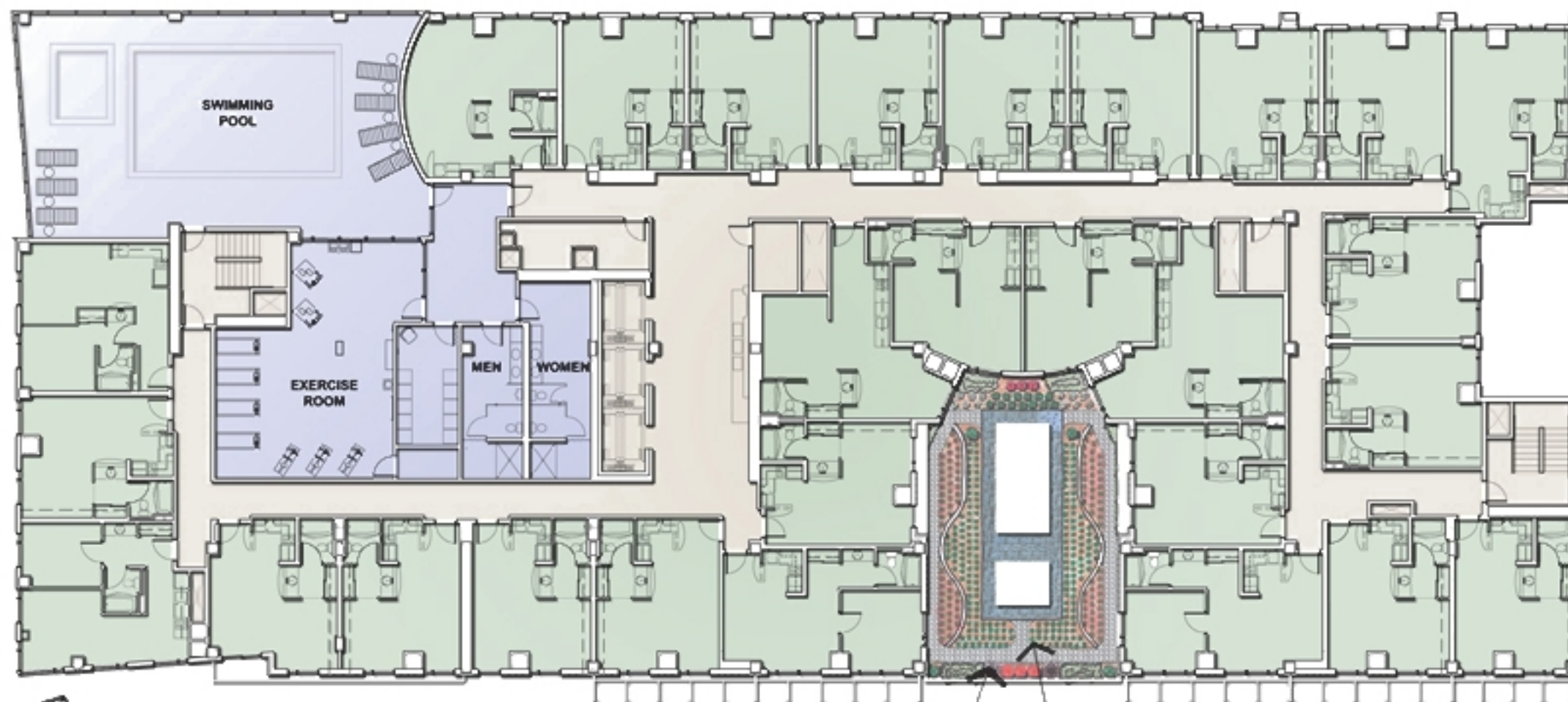
Section B











A-1 Responding to Site Characteristics
 The upper levels of the hotel continue the angle of the glazing below, distinguishing the building corner at the visually prominent intersection.

E-2 Landscaping
 Landscaping at the roof terrace will contribute to creating an attractive open space.

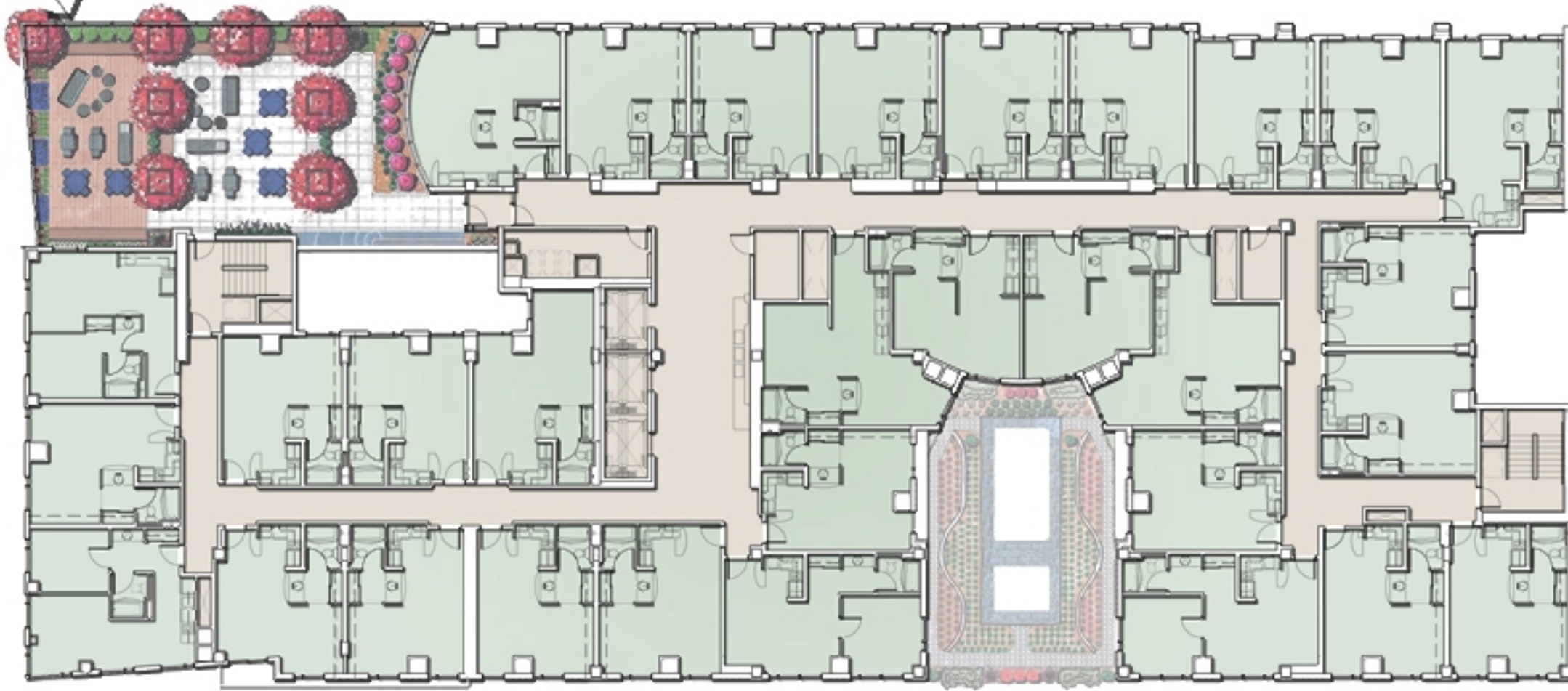
A-7 Residential Open Space
 Open space at the upper level provides opportunities for landscaping and natural light in the hotel lobby, while maintaining the street edge below.

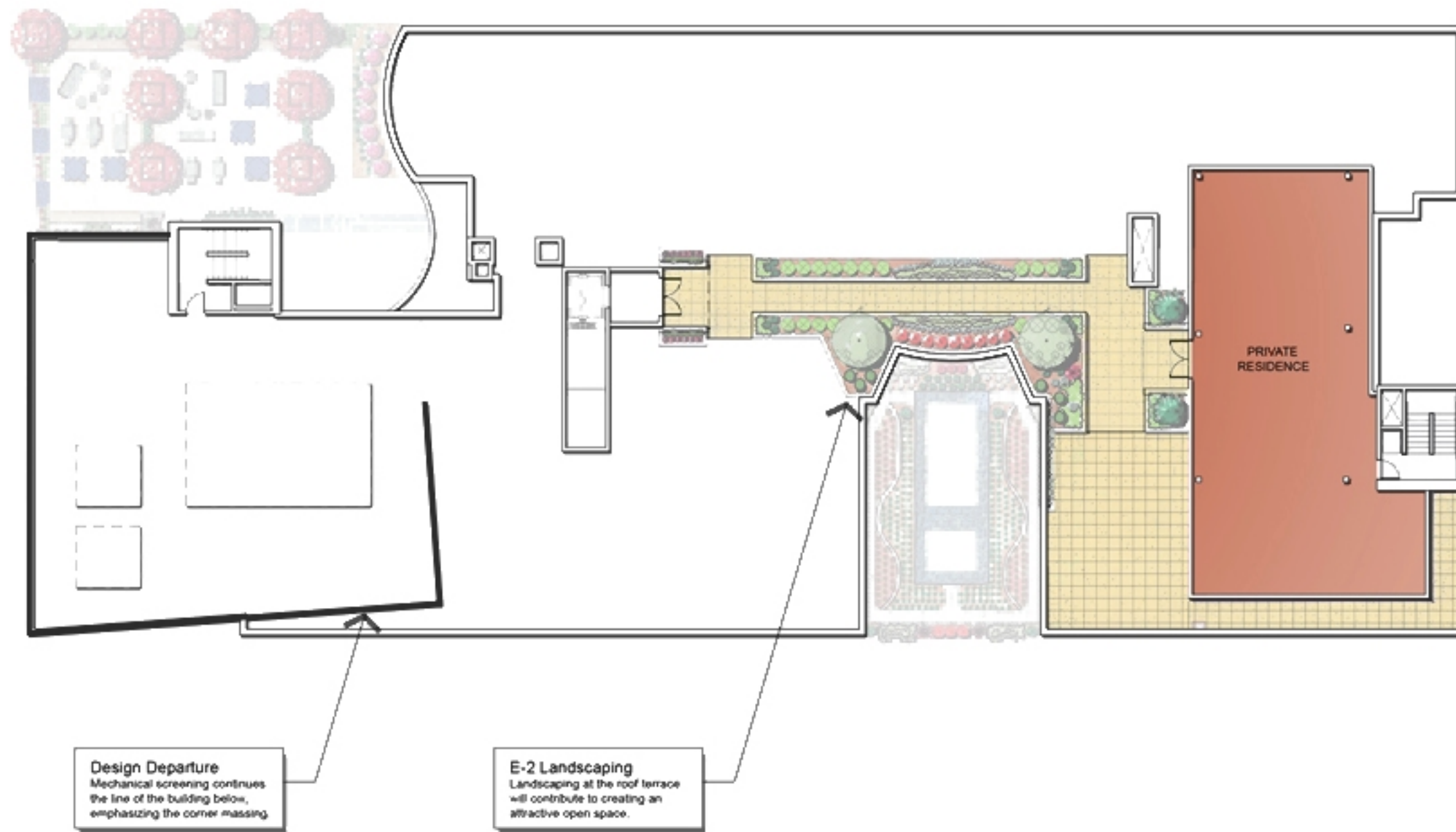
A-7 Residential Open Space

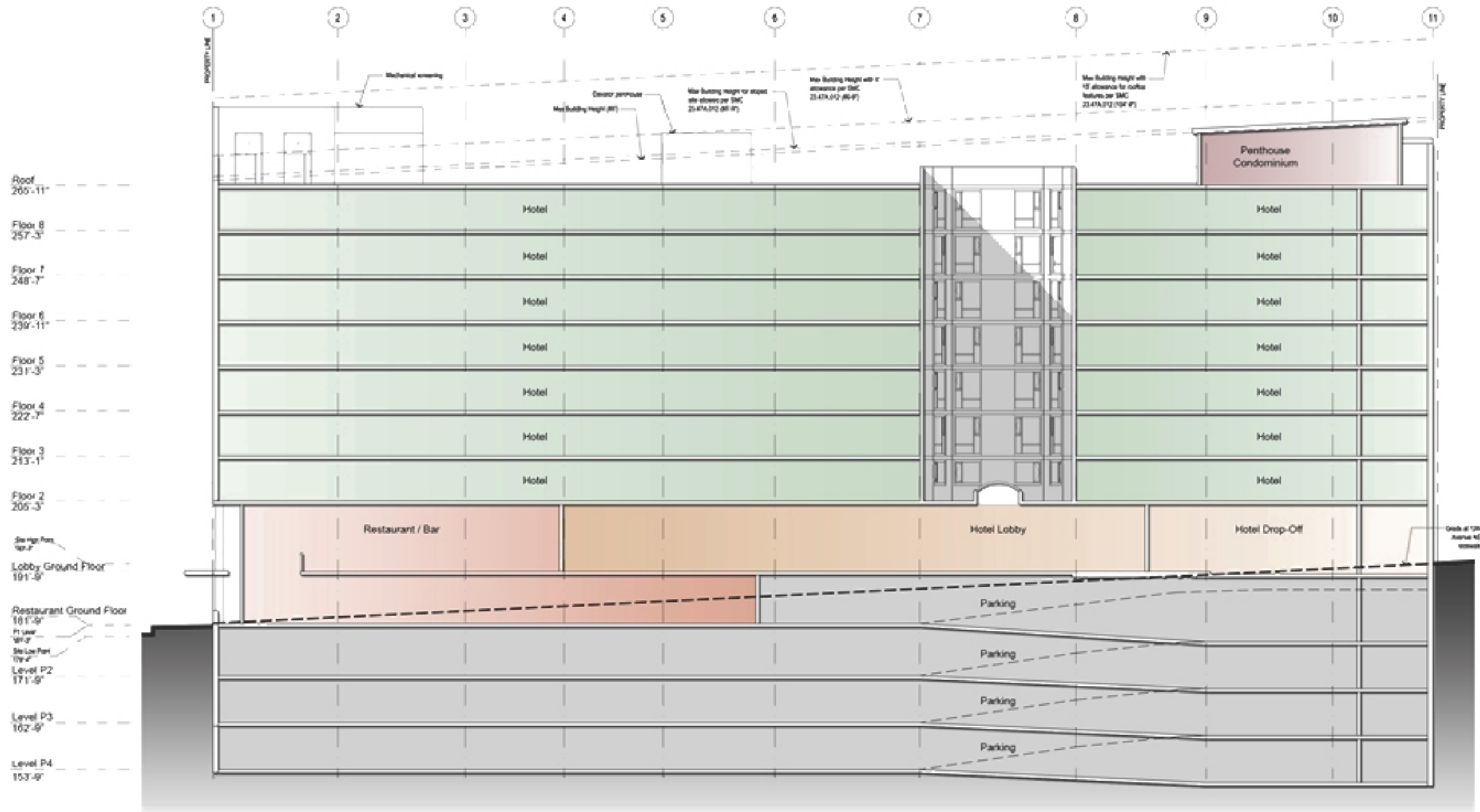
The location of the pool, and roof terrace above, at the southwest corner of the site provides an ideal usable open space with maximum solar exposure while balancing the need for maintaining the street edge along NE 45th Street.

E-2 Landscaping

Landscaping at the roof terrace will contribute to creating an attractive usable open space







C-4 Exterior Finish Materials
A contemporary composite panel is used for the busier, more urban corner at 45th Street while a traditional brick facade along 12th Avenue responds to the collegiate context of the U. District.

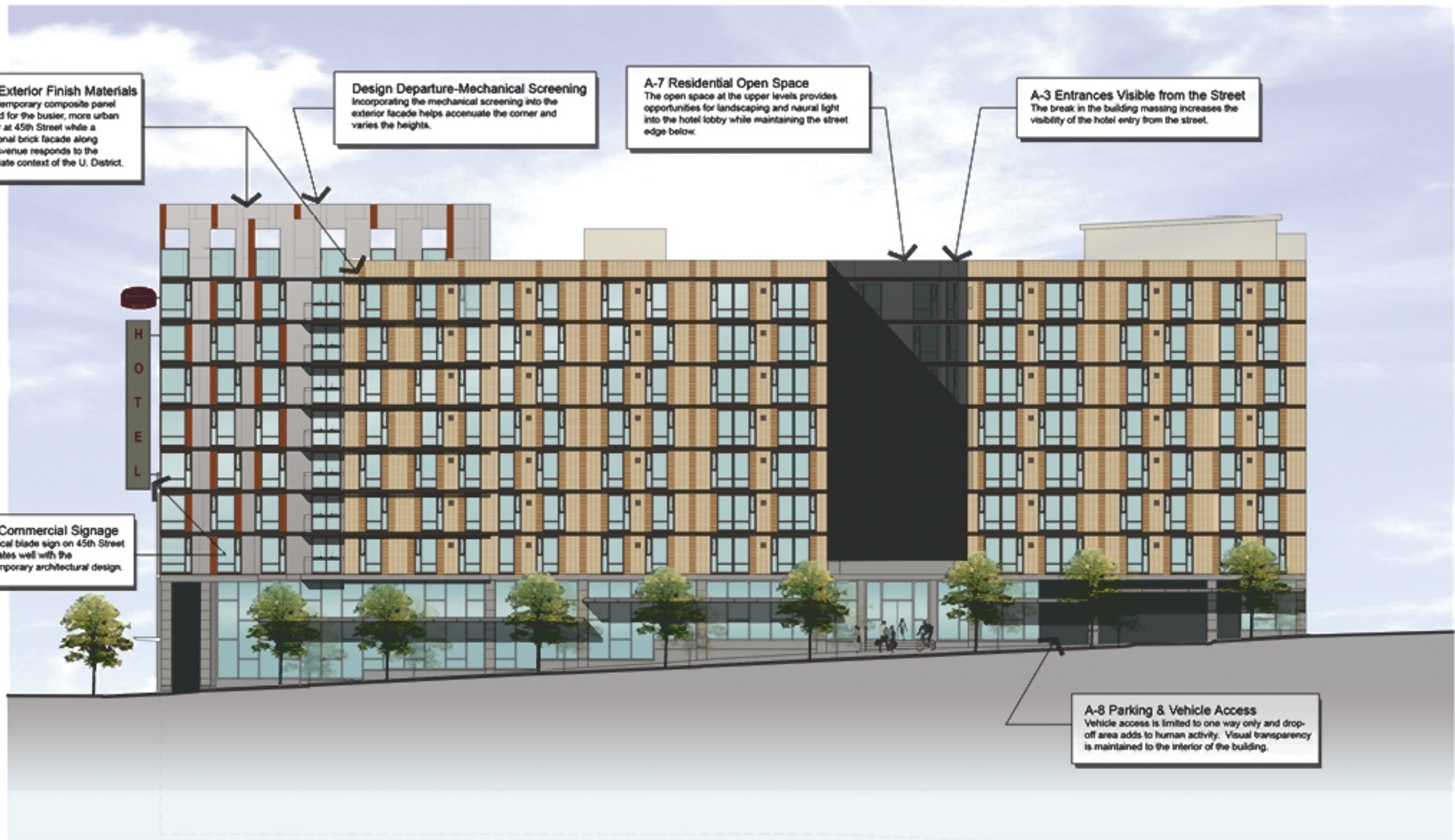
Design Departure-Mechanical Screening
Incorporating the mechanical screening into the exterior facade helps accenuate the corner and varies the heights.

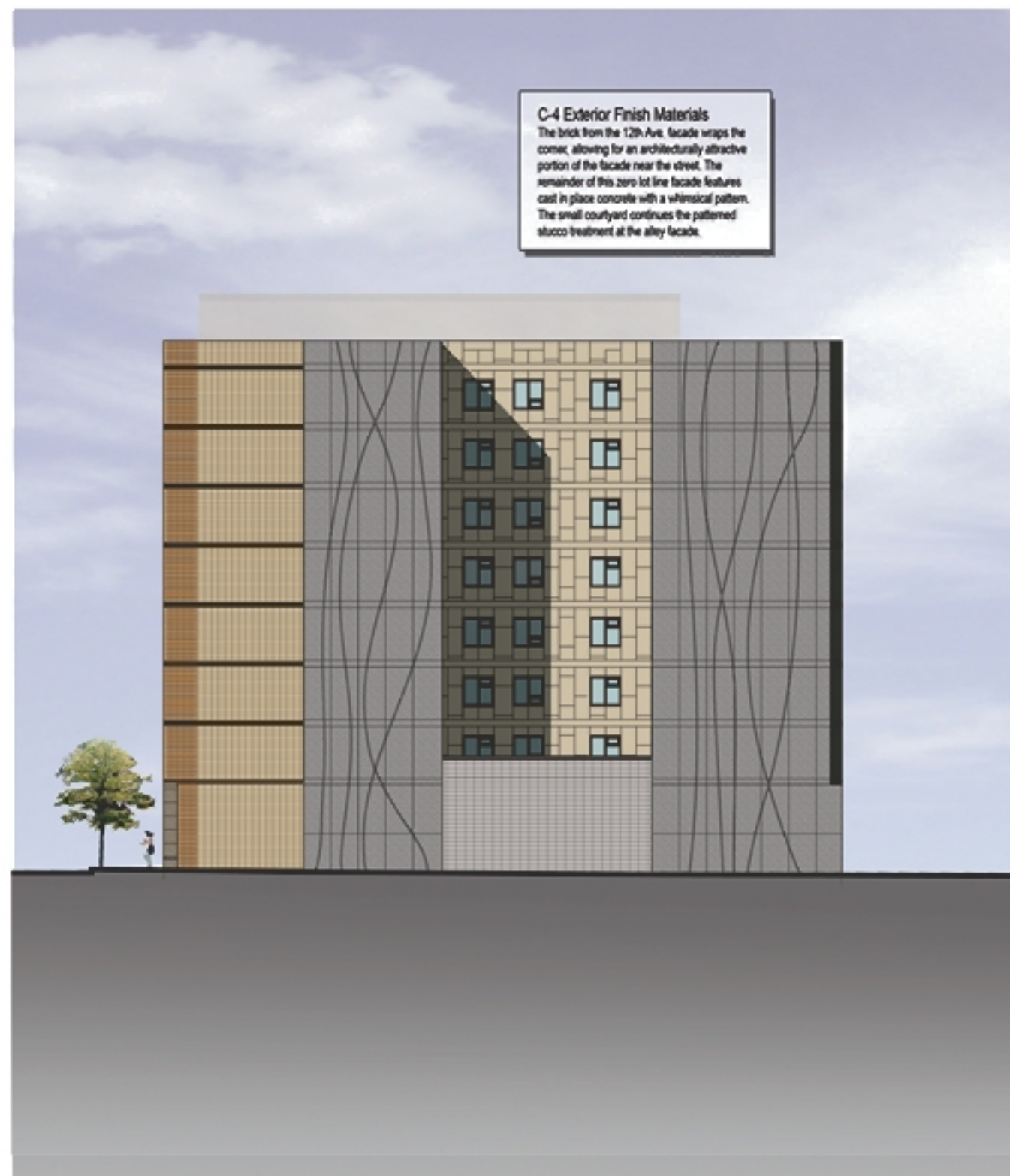
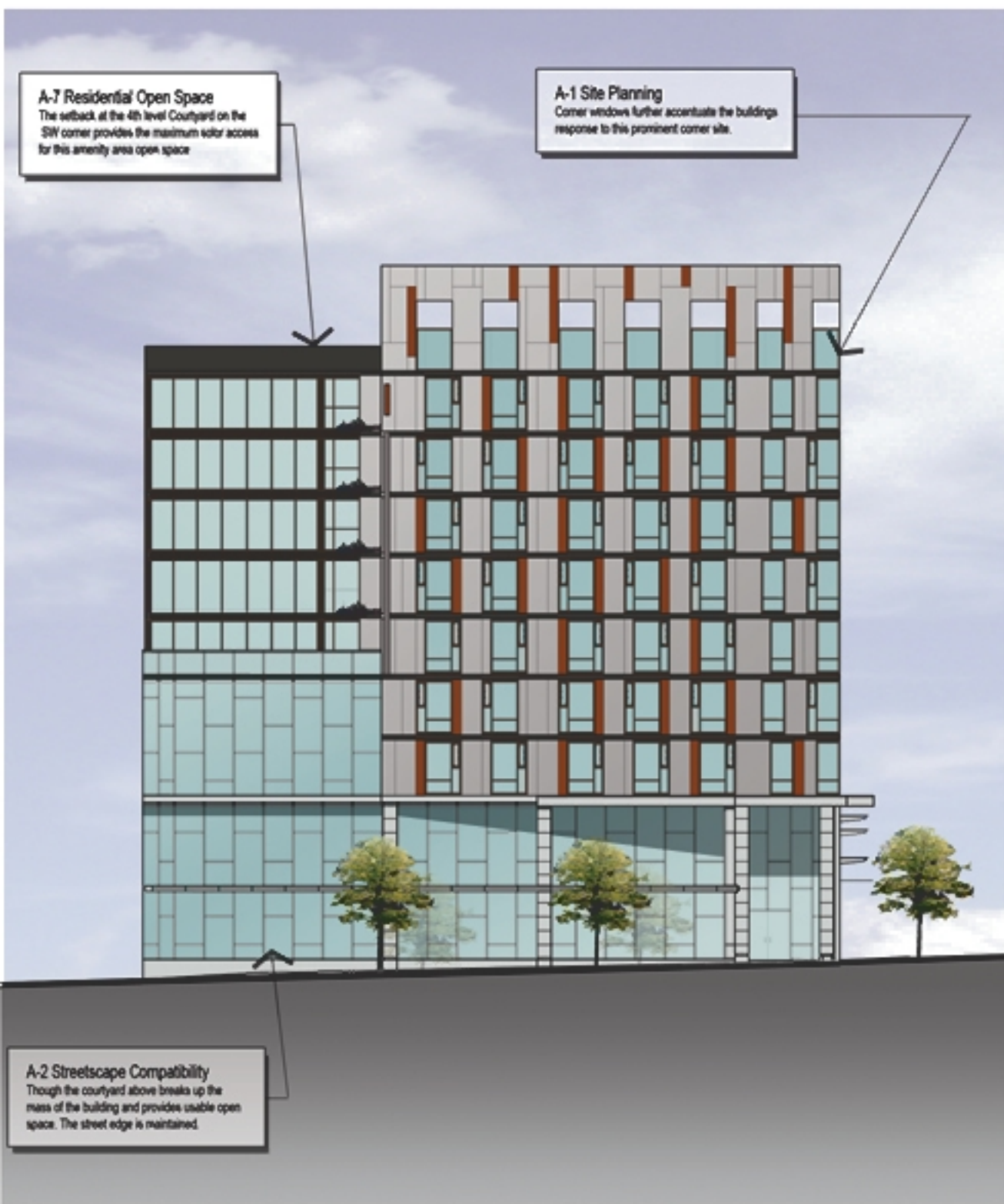
A-7 Residential Open Space
The open space at the upper levels provides opportunities for landscaping and natural light into the hotel lobby while maintaining the street edge below.

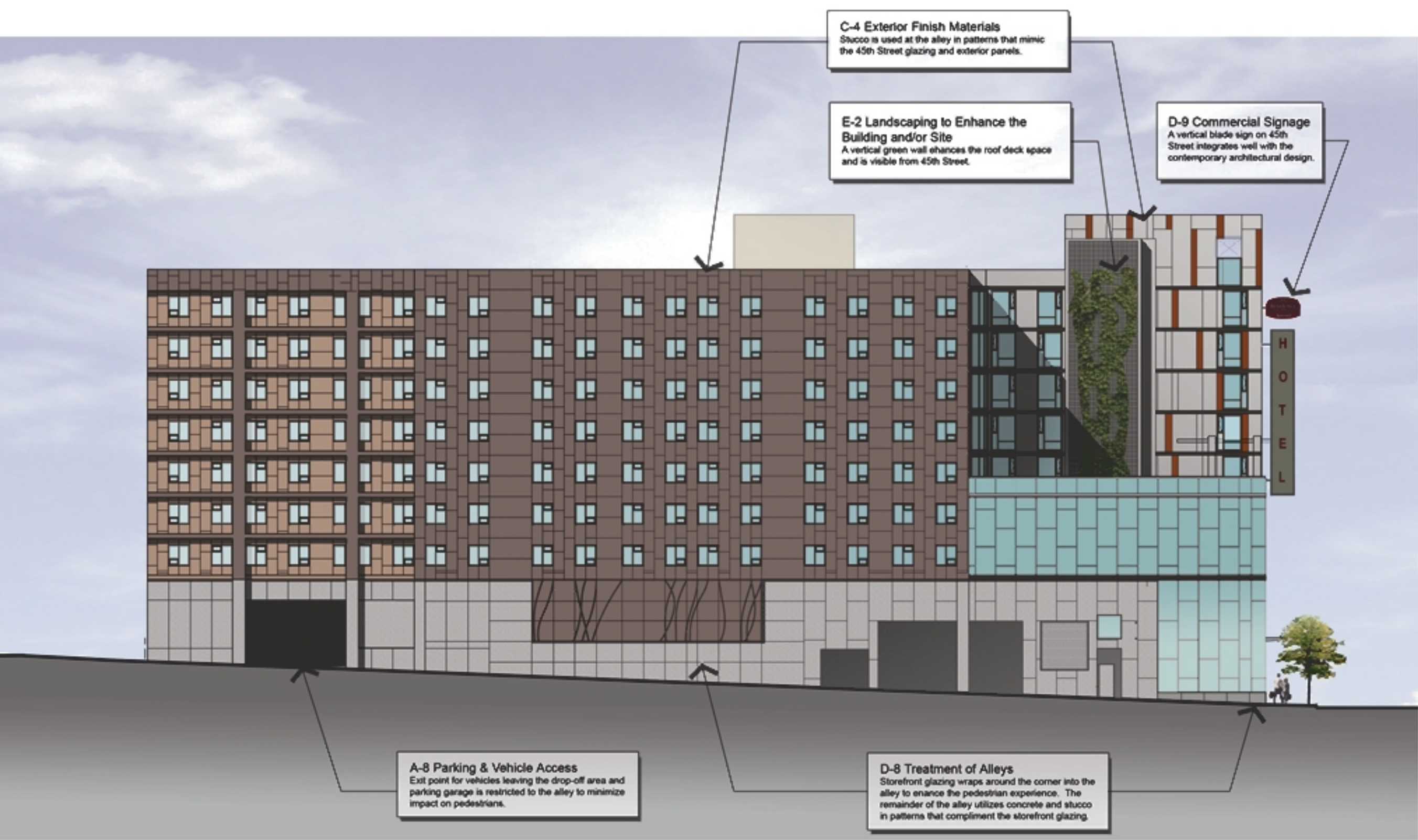
A-3 Entrances Visible from the Street
The break in the building massing increases the visibility of the hotel entry from the street.

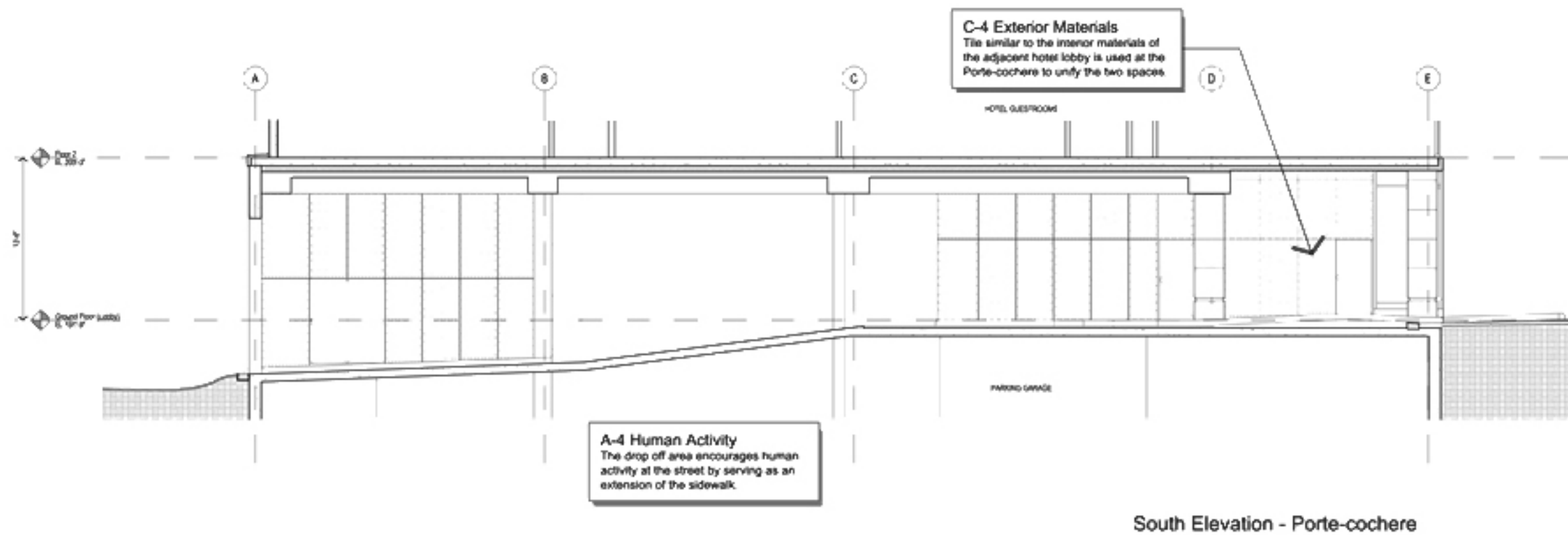
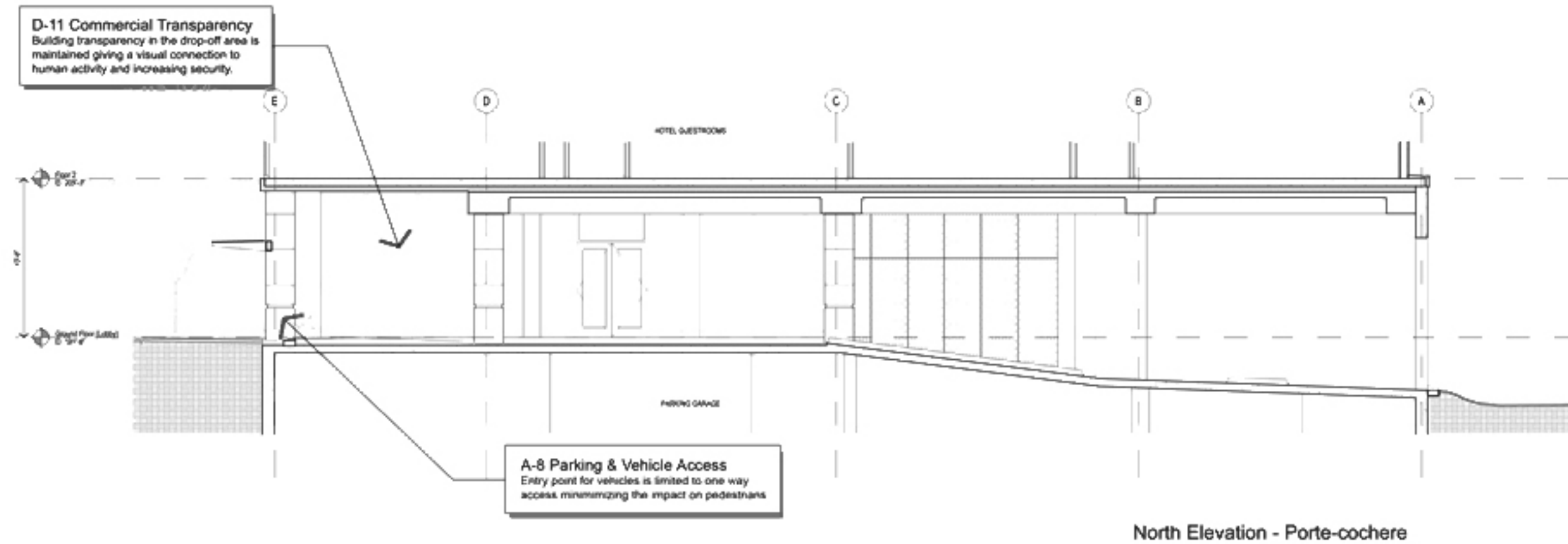
D-9 Commercial Signage
A vertical blade sign on 45th Street integrates well with the contemporary architectural design.

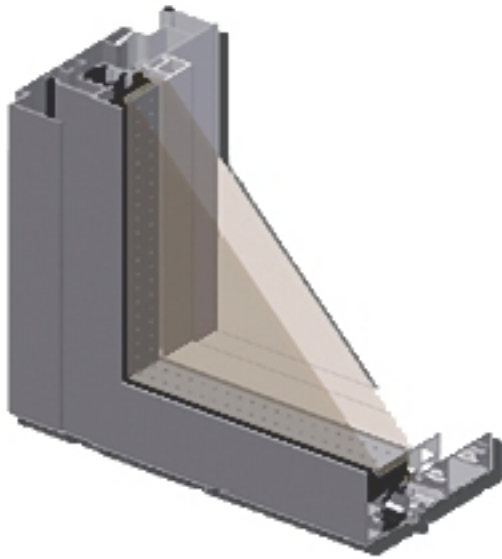
A-8 Parking & Vehicle Access
Vehicle access is limited to one way only and drop-off area adds to human activity. Visual transparency is maintained to the interior of the building.











Storefront Window - Grey Powdercoat



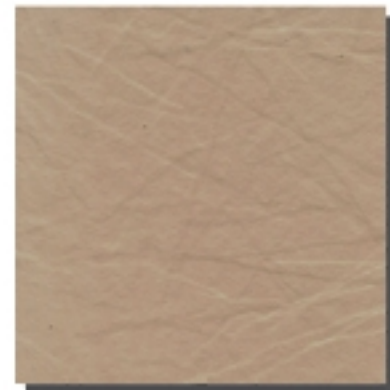
Composite Panel - Accent



Brick - Field



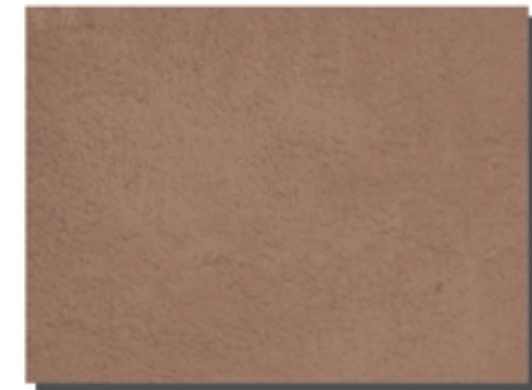
Stucco



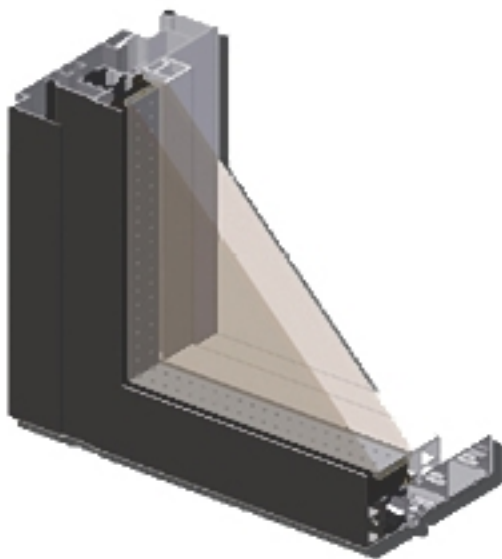
Composite Panel - Textured



Brick - Accent



Stucco



Storefront Window - Bronze Anodized



Composite Panel - Field



Concrete