

EVEN Hotels + Staybridge Suites

DESIGN REVIEW | SEPTEMBER 3, 2014

527 Fairview Avenue North, Seattle, WA 98109

Project #s: 3016993 and 6399557



OWNER

Lowen Family Limited Partnership
 601 West Mercer Place #502
 Seattle, WA 98119
 206.270-9088

Contact
 Howard Lowen
 lowenhp@q.com
 206.270-9088

ARCHITECT

Murphy Varey PS
 910 Lenora Street, S207
 Seattle, WA 98121
 206.341.9875

Contact
 David J. Murphy
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 206.708.1682

APPLICANT

Murphy Varey PS
 910 Lenora Street, S207
 Seattle, WA 98121
 206.341.9875

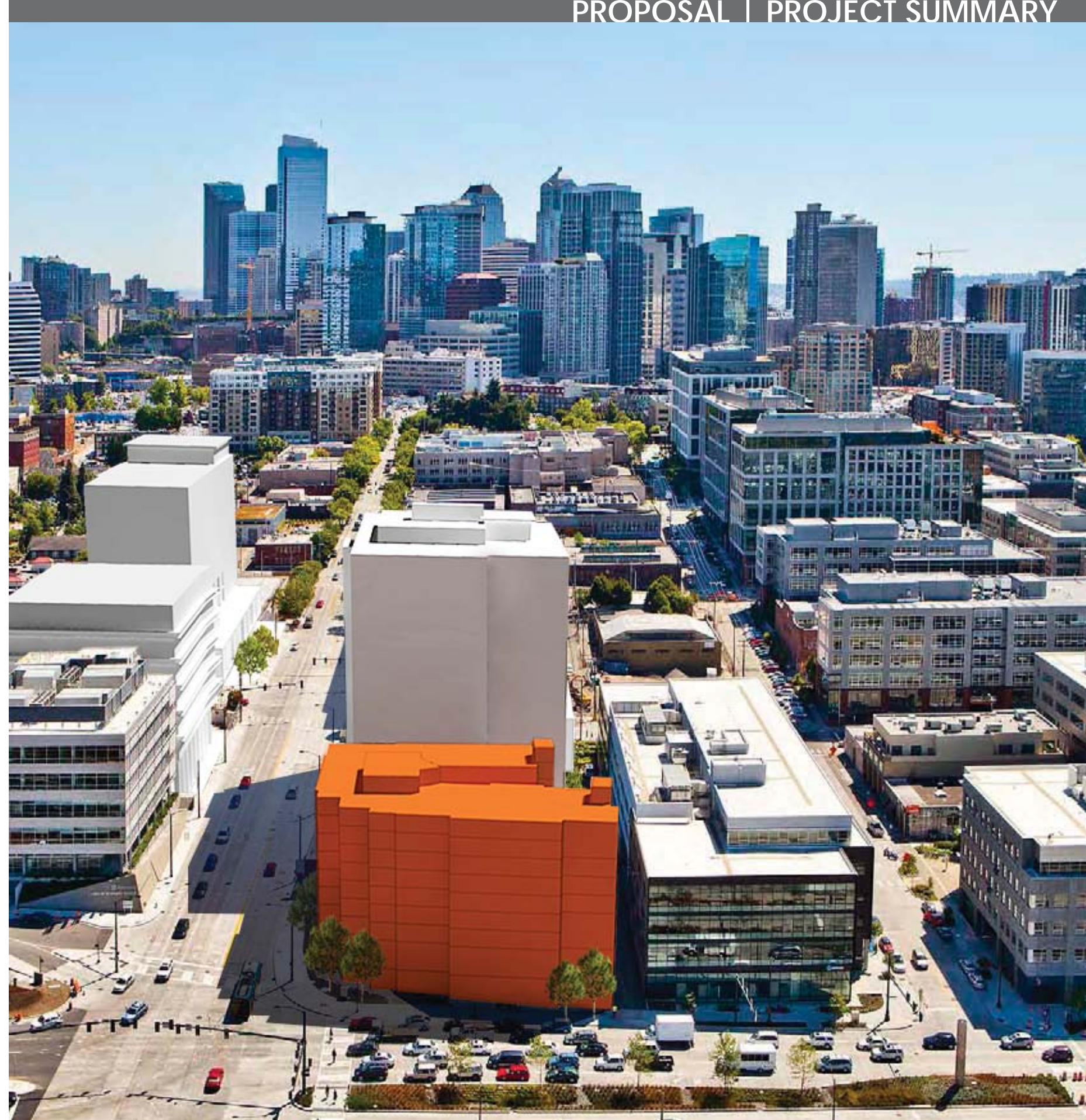
Contact
 David J. Murphy
 dmurphy@murphyvarey.com
 206.708.1682

PROJECT DESCRIPTION

EVEN Hotel is an 9 story hotel located at 527 Fairview Avenue N, Seattle, WA 98109. The site sits on the corner of Mercer Street and Fairview Avenue in the Waterfront sub-area of the South Lake Union Urban Center neighborhood.

The project includes 235 guest rooms within a 170,885 square feet structure with approximately 90 below-grade parking stalls totally approximately 57,080 square feet. The first floor and approximately half of the second floor are devoted to hotel amenities and public use. A pedestrian entrance on the North West portion of the building abutting Mercer Street and another on the South East of Fairview Avenue generate connections from the sidewalk into the building, through to the central courtyard, and back to the adjacent properties and surrounding area.

EVEN Hotel’s design objective is to create a noll space or place of refuge within the expanding urban environment of South Lake Union. This intent will be achieved through the expansion of the local open spaces and pedestrian pathways from the Amazon campus and adjacent properties accompanied by the hotels inherent ability to create temporary housing for the exponentially growing transient population of Amazon and the neighborhood.



SITE INFORMATION

Kind County Parcel #
 198320-0535 (Parcel 1)
 198320-0540 (Parcel 2)

Site Area
 27,357 sqft

Street Classifications (Map A: 23.48.014)
 Fairview Avenue N: Class II Pedestrian
 Mercer Street: Class II Pedestrian

Zoning Classification
 SM 160/85-240

ZONING SYNOPSIS/SITE CONSTRAINTS

Permitted Uses (23.48.004)
 Office, hotel, retail, residential, etc.

Structure Height (23.48.010)
 160' - Nonresidential/live work limit
 85' - Base limit for residential
 240' - Maximum residential limit

FAR (23.48.009)
 SM 160/85-240 = 4.5

Maximum Allowable Area (Site x 4.5 FAR)
 27,357 sqft x 4.5 FAR = 123,107 sqft

Open Space Requirements (23.48.014.G)
 N/A if lot does not exceed 30,000 sqft

LEED Requirements (23.48.025)
 N/A if base FAR is not exceeded

Structure Height Measurements (23.86.006.E.3.A)
 When the slope of the major street lot line is less than or equal to 7.5%, the elevation of maximum height shall be determined by adding the maximum permitted height to the existing grade elevation at the midpoint of the major street lot line.

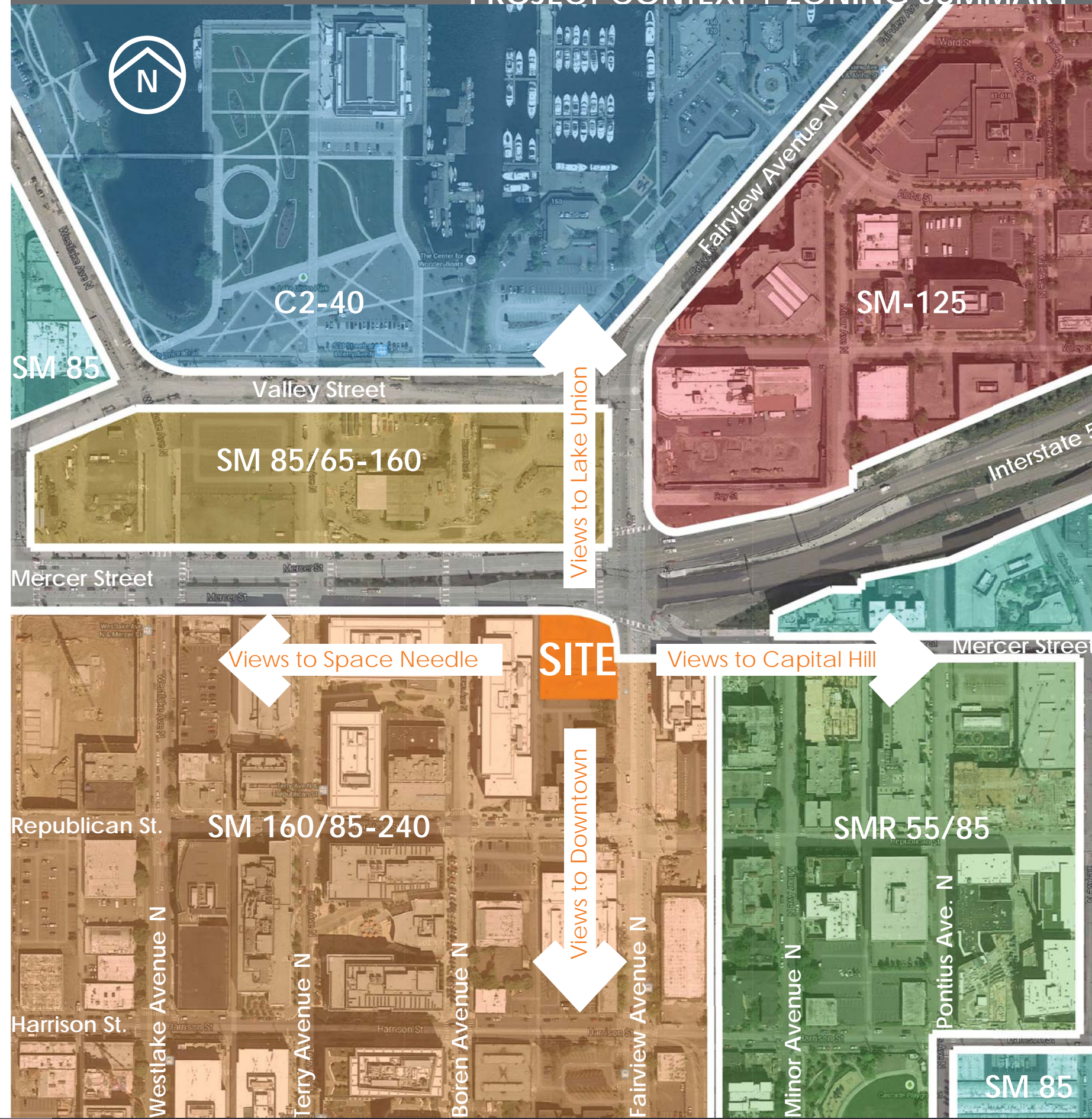
Maximum Podium Height (Map A: 23.48.013)
 Adjacent to Fairview Avenue: 65' limit (Parcel 2) and 85' limit (Parcel 1)
 Adjacent to Mercer Street: 85' limit

Area Limits for Podiums (23.48.013.B.4.B)
 Podium floors to be restricted to 75% of lot area
 (N/A if base height does not exceed podium height)


Facade Modulation (23.48.013.D)
 N/A if nonresidential uses do not exceed 85' in height

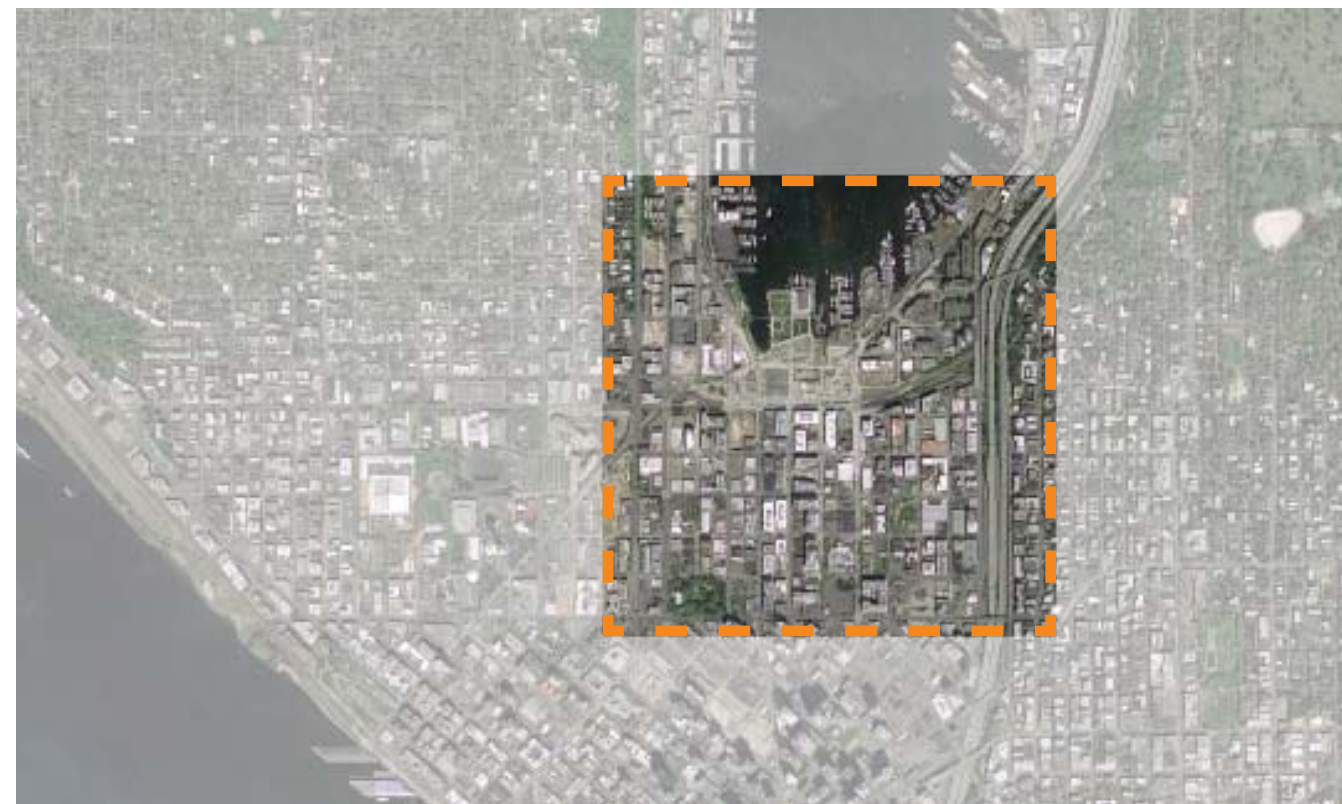
Street Level Development Standards (23.48.014.D)
 For Class II Pedestrian Streets, a minimum of 60% of the street facing facade must be transparent. Blank facades shall be limited to segments of 15' wide. The total of all blank facades shall not exceed 40% of the street Facade on each street frontage. Minimum facade height for Class II Pedestrian Streets is 25 ft. Primary Pedestrian entrance to be no more than 3' above or below sidewalk.

Required Parking (23.48.032 & 23.54.035)
 Maximum parking limit for nonresidential uses limited to (1) stall per 1,000 sqft
 (2) loading berths required for low demand uses that are 160,000 sqft and under.



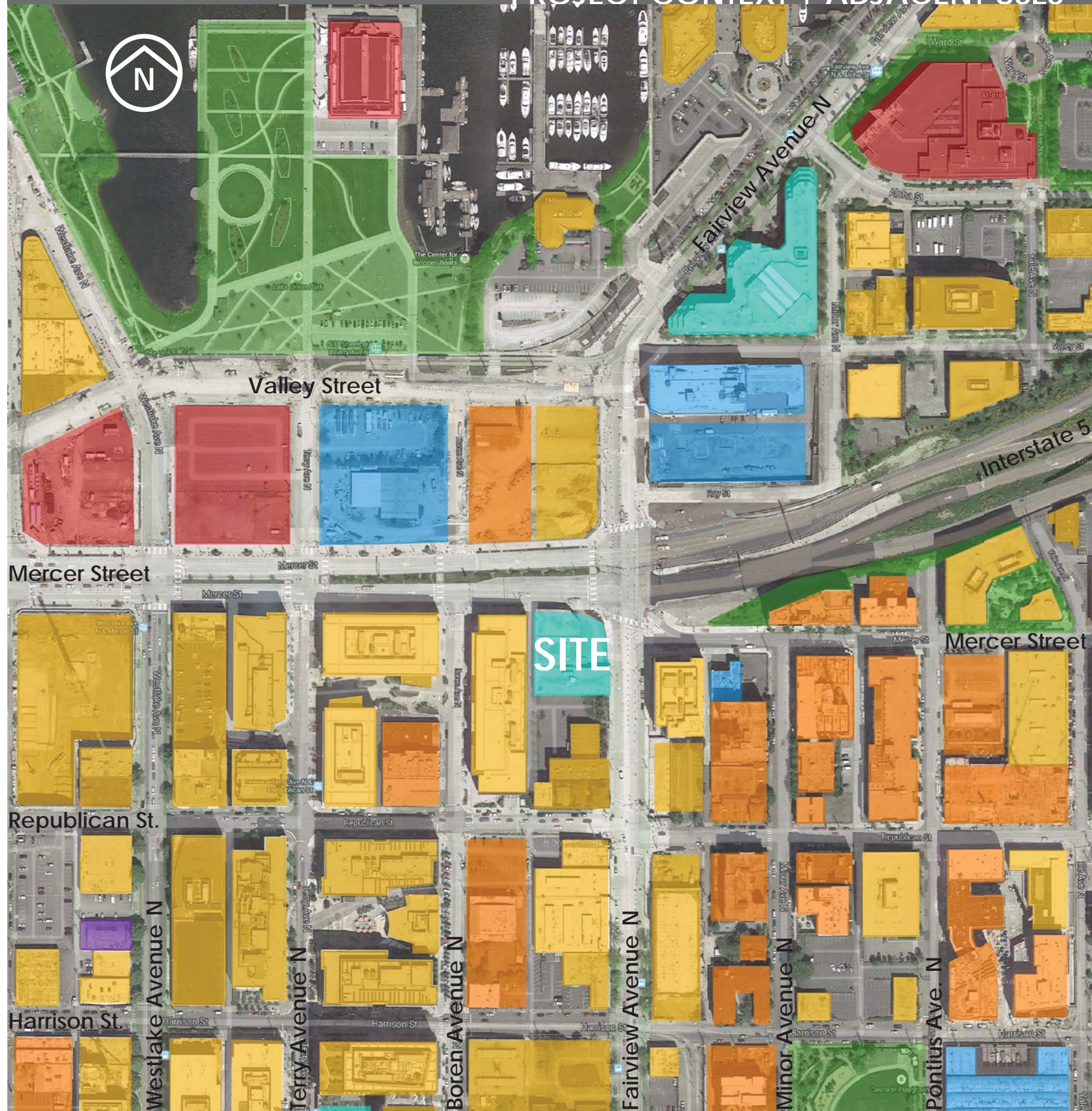
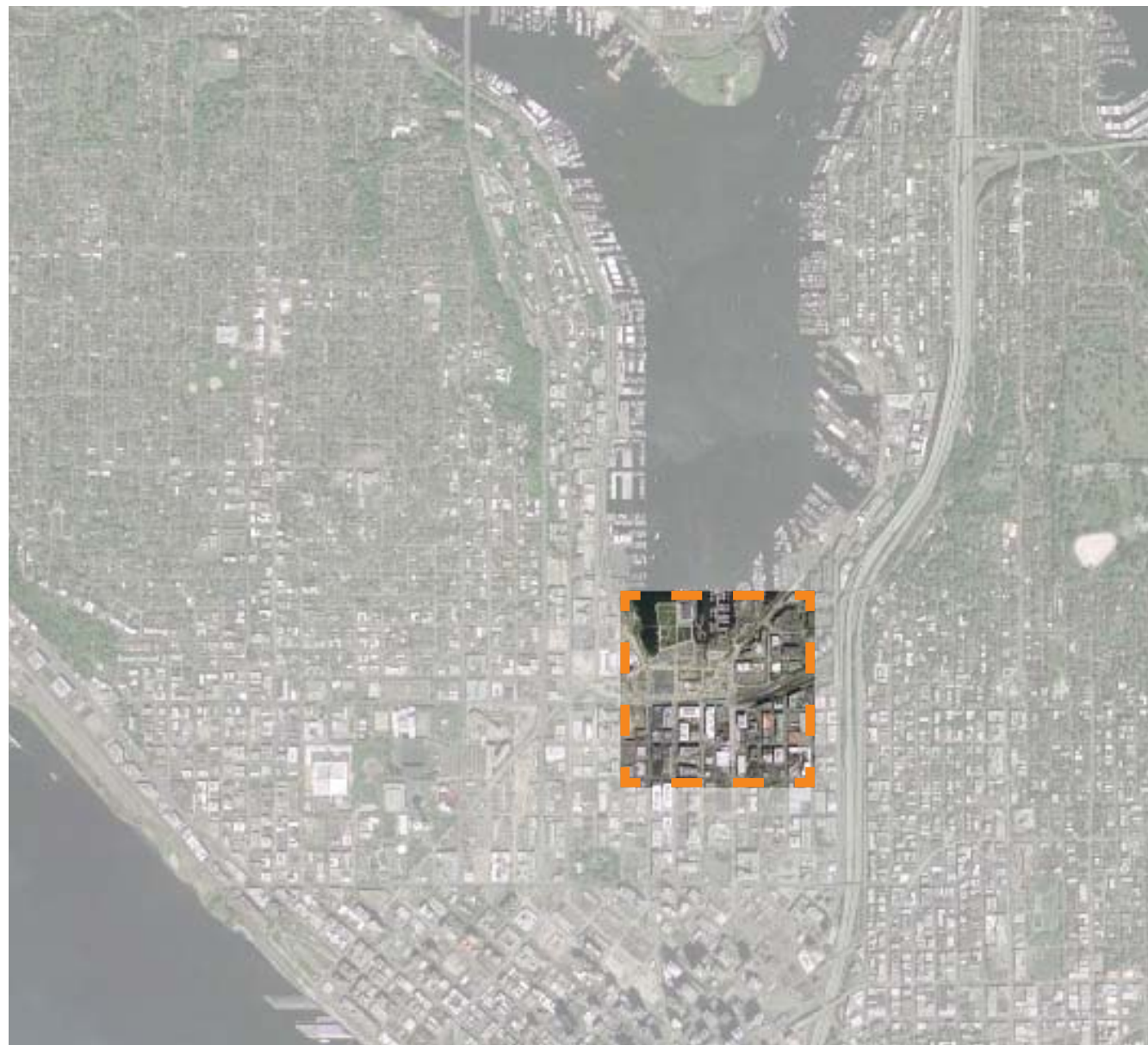
LEGEND

-  Neighborhood Green Street
-  South Lake Union Streetcar Route
-  King County Metro Buss Route
-  South Lake Union Heart Locations
-  Walking Times
-  Gateway Locations
-  Local Parks and Recreation
 - 1 - Bellevue Place
 - 2 - Lake Union Park
 - 3 - Denny Park
 - 4 - Cascade Community Park / Play Areas
-  Notable Locations
 - 1 - Fred Hutchinson Cancer Research Center
 - 2 - Museum of History and Industry
 - 3 - Bill & Melinda Gates Foundation
 - 4 - South Lake Union Discovery Center
-  South Lake Union Amazon Campus
-  Swedish Primary Care and Amazon Building



LEGEND

- Recreation / Open Space
- Commercial / Retail / Office
- Multifamily / Mixed-Use Residential
- Industrial / Warehouse / Storage
- Civic Religious
- Hotel / Motel
- Institution / Education





1

SYSTEMS / FEATURES
Context and Site

Responding to Site Characteristics

CS1 Guideline:
Use natural systems and features of the site and its surroundings as a starting point for project design.

New development is encouraged to take advantage of site configuration to accomplish sustainability goals.

Response:
The topography of the site will be utilized to create multiple uses at street level and enhancing street level activity. A corner lot provides ample light and air to the occupants while adding visibility.

2

URBAN PATTERNS / FORMS
Context and Site

Gateway and Heart Locations

CS2 Guideline:
Strengthen the most desirable forms, characteristics, and patterns of the streets, clock faces, and open spaces in the surrounding area.

Encourage provision of "outlooks and overlooks" for the public to view the lake and cityscapes.

Response:
The 110' setback from Mercer Street will be provided to maintain and improve neighborhood views of the Space Needle. A prominent corner statement on the Fairview Ave. and Mercer St. corner will signify the "gateway" and highlight its connection to the area.

3

CONTEXT / CHARACTER
Context and Site

Height, Bulk, and Scale Compatibility

CS3 Guideline:
Contribute to the architectural character of the neighborhood.

Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.

Response:
Vertical facade articulation, modular fenestration, and transparencies produce continuity and scale to improve upon the design intent of the building and neighboring planned developments.

4

CONNECTIVITY
Public Life

Pedestrian Open Space / Entrances

PL1 Guideline:
Complement and contribute to the network of open spaces around the site and the connections among them.

New developments are encouraged to provide features that enhance the public realm and the transition zone between private property and public right of way.

Response:
A cross lot connection, plaza, and interior courtyard will promote access through the site and provide a pedestrian oriented link to the existing neighboring buildings and high activity areas.



5

WALKABILITY
Public Life

Streetscape Compatibility

PL2 Guideline:

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

The vision for South Lake Union is a completed network of sidewalks that successfully accommodate pedestrians.

Response:

The use of pedestrian-friendly streetscape amenities such as awnings or weather protection, landscaping along the sidewalk and varying the streetscape in width with a meandering pathway will provide an inviting and activated pedestrian zone.

6

STREET-LEVEL INTERACTION
Public Life

Human Activity / Transition

PL3 Guideline:

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

Create graceful transitions between the public and private uses while designing facades to encourage activity.

Response:

The site topography presents an opportunity for two distinct businesses generating ease of entry through two prominent entrances also energizing the corner and streetscape. The use of green wall elements and porte cocheres enhance the landscaping and encourage street level engagement.

7

PROJECT USE / CONCEPT
Design Concept

Architectural Concept / Consistency

DC1 & DC2 Guideline:

Optimize the arrangement of uses and activities on site.

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

Response:

Below grade parking, drop off locations selected to remove vehicles from the busy intersection/stream of traffic, and a cross lot connection will improve the streetscape while the proposed building shape will positively impact the roofscape and view from neighboring buildings and areas.

8

OPEN SPACE CONCEPT
Design Concept

Landscape to Enhance / Reinforce

DC3 Guideline:

Integrate open space design with the design of the building so that each complements the other.

Evoke sense of place and the neighborhood theme through the use of landscape and integrating artwork.

Response:

A plaza to the South of the proposed building will provide public access to a large central courtyard creating a sense of arrival and place. The open space and structure complement one another creating generous areas for landscaping to improve aesthetic and define scale.



1

FUTURE DEVELOPMENT
613 Fairview Avenue N

2

MERCERVIEW APARTMENTS
1200 Mercer Street

3

FAIRVIEW RESEARCH CENTER
530 Fairview Avenue N

4

F. RES. CENTER ADDITION
500 Fairview Avenue N



5

URBAN UNION
501 Fairview Avenue N

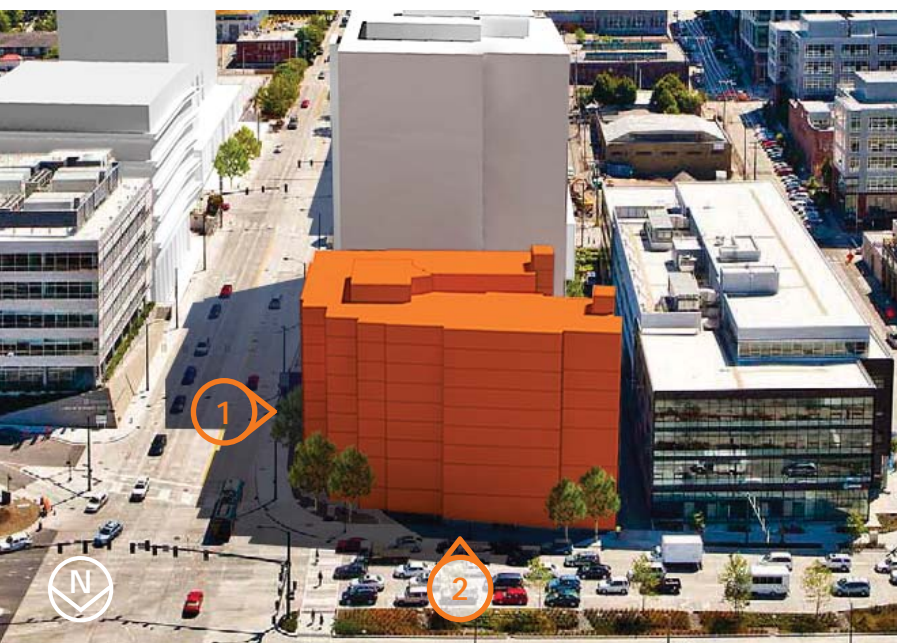
6

AMAZON + SWEDISH
500 Boren Avenue N





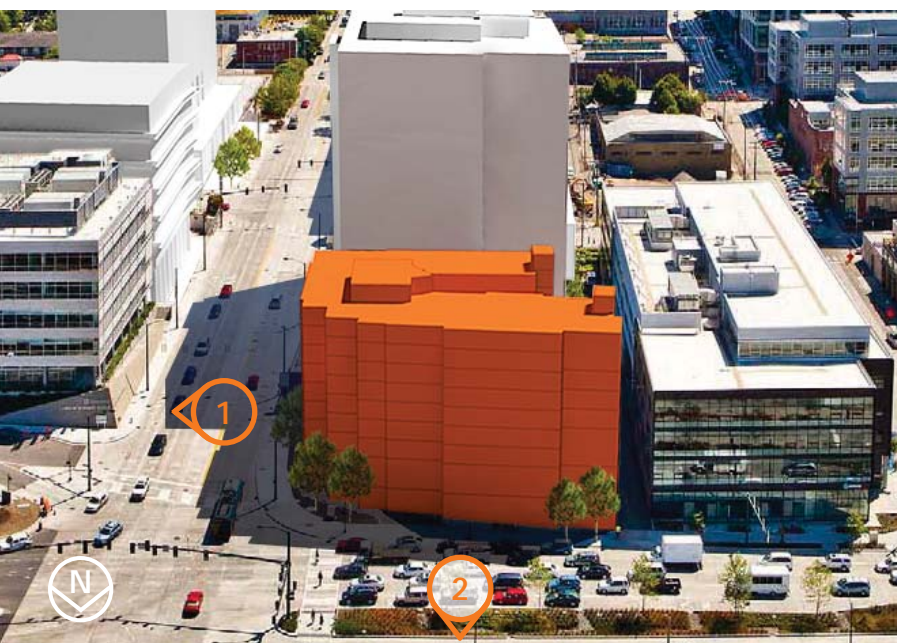
1 VIEW OF STREETSCAPE ALONG FAIRVIEW AVENUE N



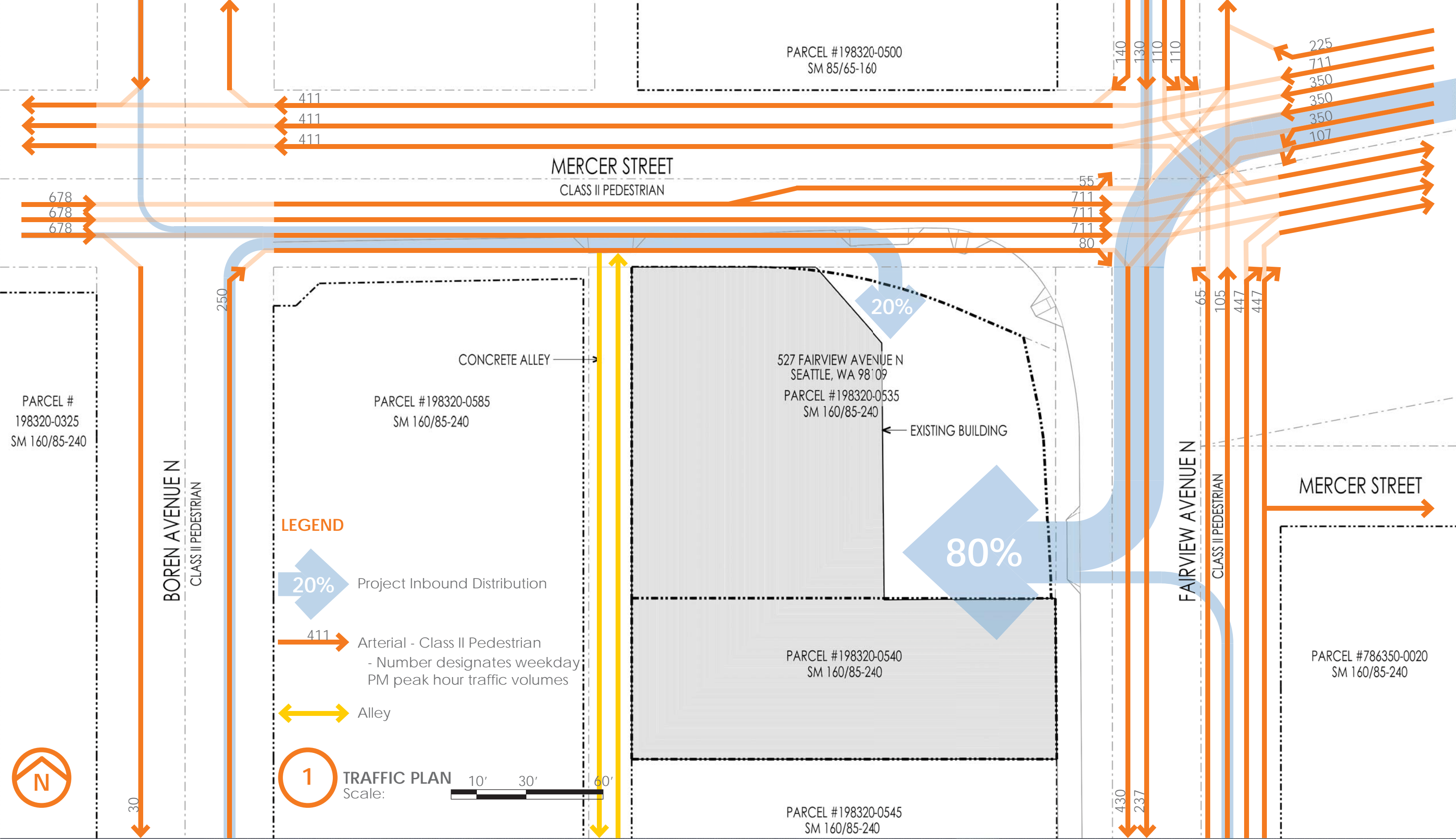
2 VIEW OF STREETSCAPE ALONG MERCER STREET

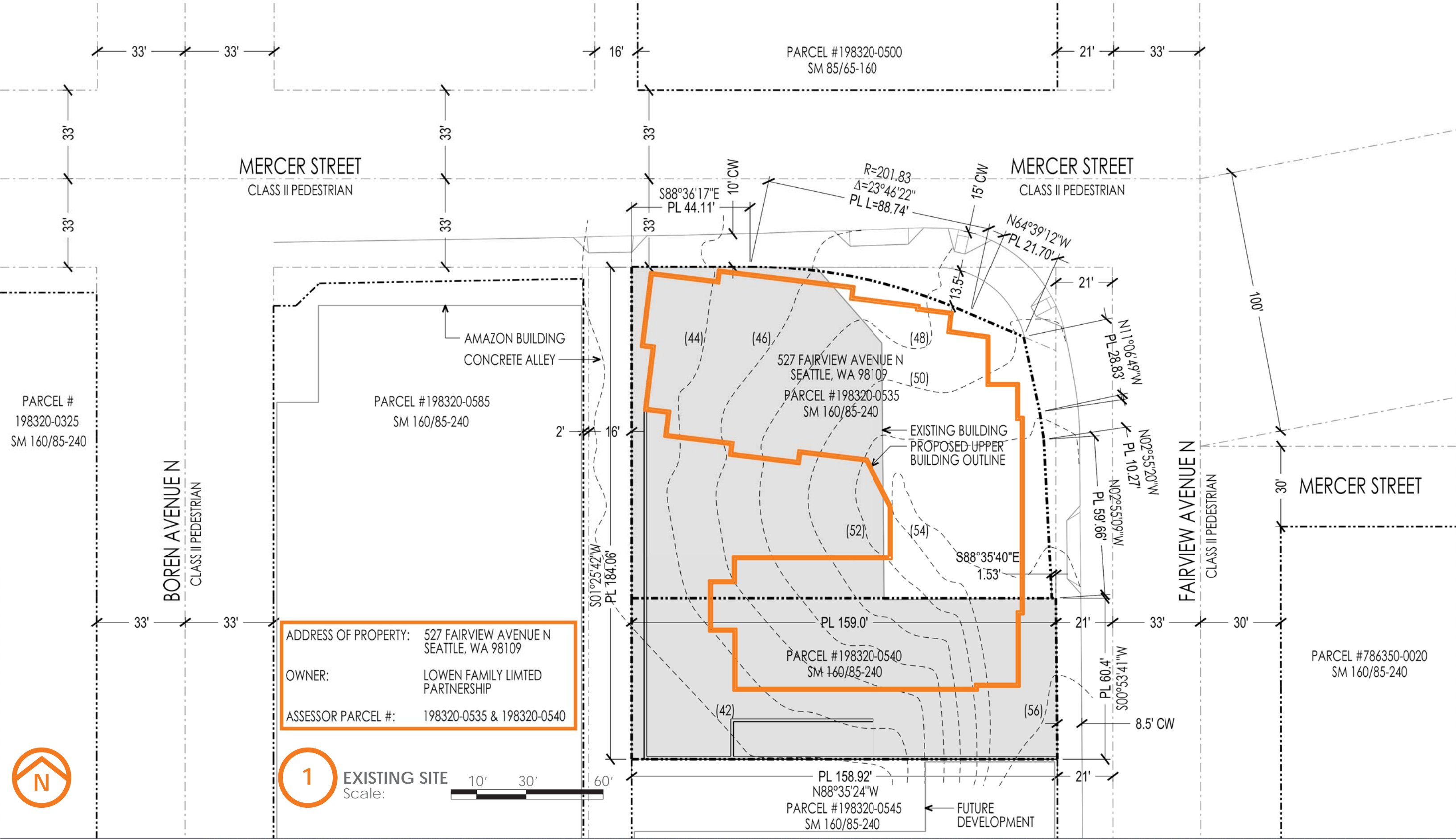


1 VIEW OF STREETSCAPE ACROSS FAIRVIEW AVENUE N



2 VIEW OF STREETSCAPE ACROSS MERCER STREET





ADDRESS OF PROPERTY: 527 FAIRVIEW AVENUE N
SEATTLE, WA 98109

OWNER: LOWEN FAMILY LIMITED
PARTNERSHIP

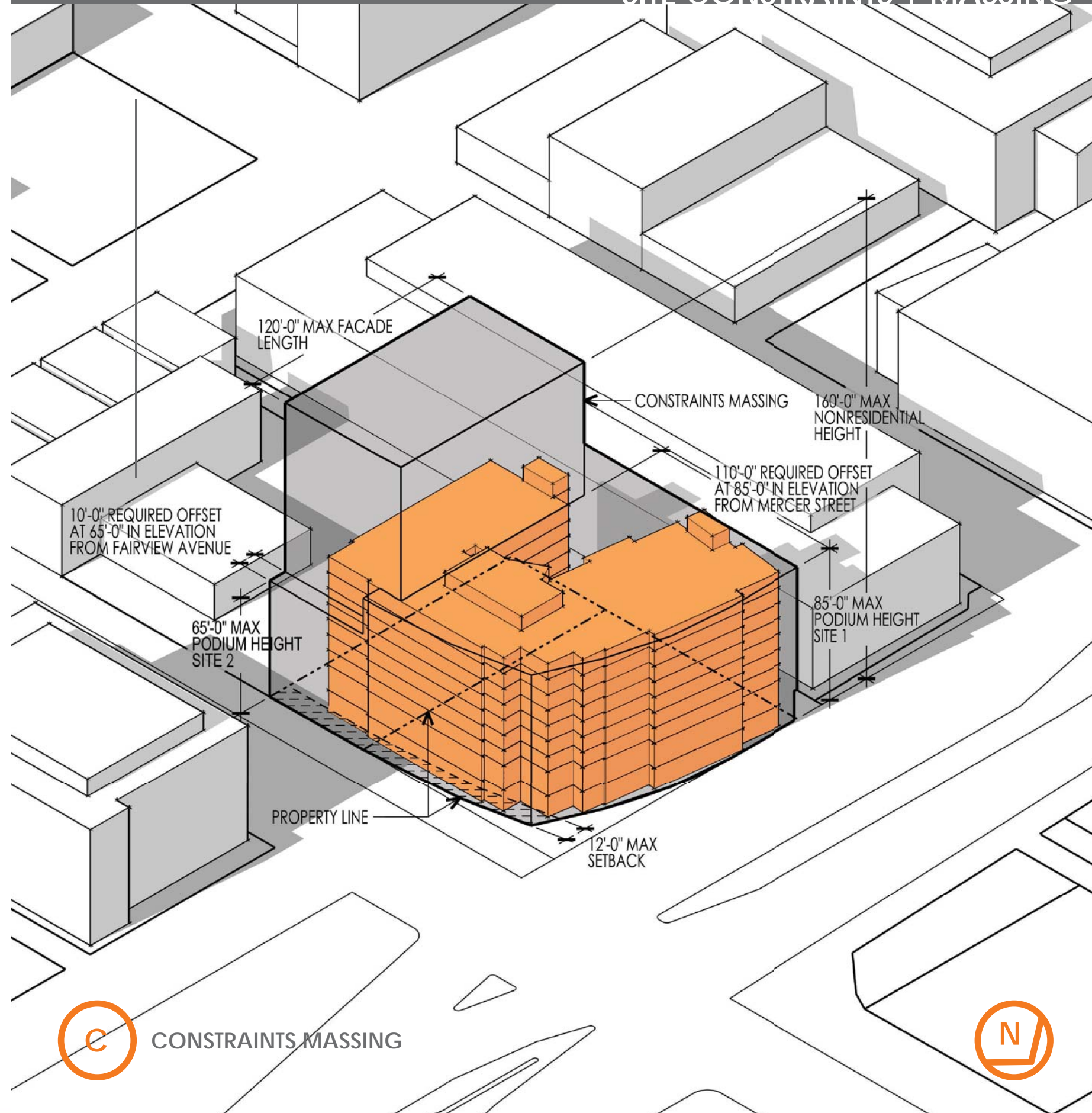
ASSESSOR PARCEL #: 198320-0535 & 198320-0540

1 EXISTING SITE
Scale: 10' 30' 60'



SITE CONSTRAINTS/CODE REQUIREMENTS

<p>Permitted Uses (23.48.004) Office, hotel, retail, residential, etc.</p>	<p>Use Hotel</p>
<p>Maximum Allowable Area (Site x 4.5 FAR) 27,357 sqft x 4.5 FAR = 123,107 sqft</p>	<p>Area 170,850 - 43,450 = 127,500 sqft 127,500 x 3.5% = 123,038 sqft</p>
<p>Structure Height (23.48.010) and (23.86.006.E.3.A) 160' - Nonresidential/live work limit 85' - Base limit for residential 240' - Maximum residential limit 110' setback at 85' in elevation from Mercer Street When the slope of the major street lot line is less than or equal to 7.5%, the elevation of maximum height shall be determined by adding the maximum permitted height to the existing grade elevation at the midpoint of the major street lot line.</p>	<p>Structure Height Slope of major street lot line less than 7.5% 82' (calculated at the midpoint of Fairview Avenue, the major street lot line)</p>
<p>Open Space Requirements (23.48.014.G) N/A if lot does not exceed 30,000 sqft</p>	<p>Site Area 27,357 sqft</p>
<p>Maximum Podium Height (Map A: 23.48.013) Adjacent to Fairview Avenue: 65' limit (Parcel 2) and 85' limit (Parcel 1) Adjacent to Mercer Street: 85' limit</p>	<p>Podium Height 82'</p>
<p>Area Limits for Podiums (23.48.013.B.4.B) Podium floors to be restricted to 75% of lot area (N/A if base height does not exceed podium height)</p>	<p>Podium Area Base height does not exceed podium height of 85'</p>
<p>Facade Modulation (23.48.013.D) N/A if nonresidential uses do not exceed 85' in height</p>	<p>Facade Modulation</p>
<p>Street Level Development Standards (23.48.014.D) For Class II Pedestrian Streets, a minimum of 60% of the street facing facade must be transparent. Blank facades shall be limited to segments of 15' wide. The total of all blank facades shall not exceed 40% of the street Facade on each street frontage. Minimum facade height for Class II Pedestrian Streets is 25 ft. Primary Pedestrian entrance to be no more than 3' above or below sidewalk.</p>	<p>Street Level Development % of transparent facade: Fairview Avenue: 61.1% Mercer Street: 60% Largest segment of blank facade: 13'-2"</p>
<p>Required Parking (23.48.032 & 23.54.035) Maximum parking limit for nonresidential uses limited to (1) stall per 1,000 sqft (2) loading berths required for low demand uses that are 160,000 sqft and under.</p>	<p>Parking 90 stalls total 2 loading berths</p>



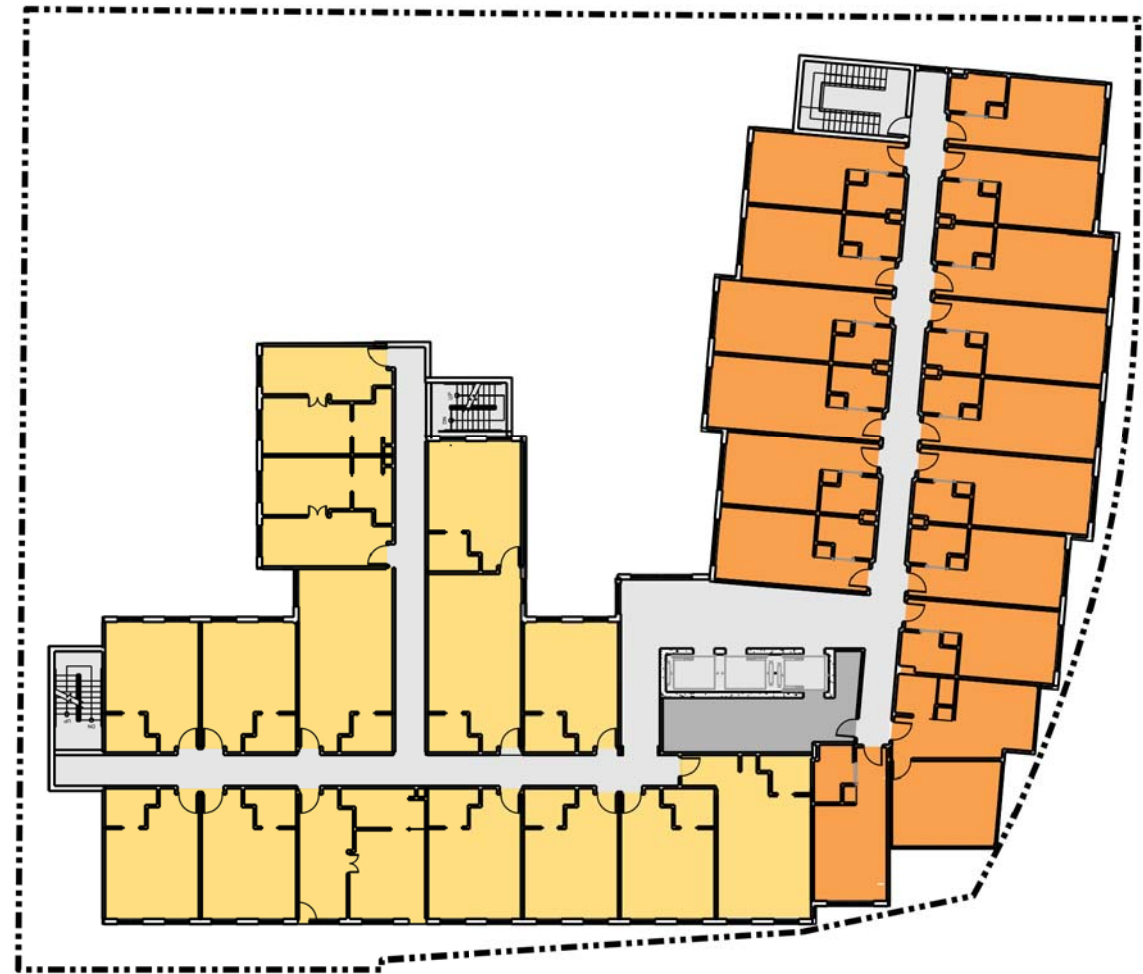
OPTION 1

Pros

- No curb cut along Fairview Avenue
- Strong corner statement
- Code compliant massing

Cons

- No pedestrian friendly cross lot connection
- No direct public access to interior courtyard
- High probability of congestion along Fairview Avenue potentially interfering with traffic flow and backing onto Interstate 5 exit ramp

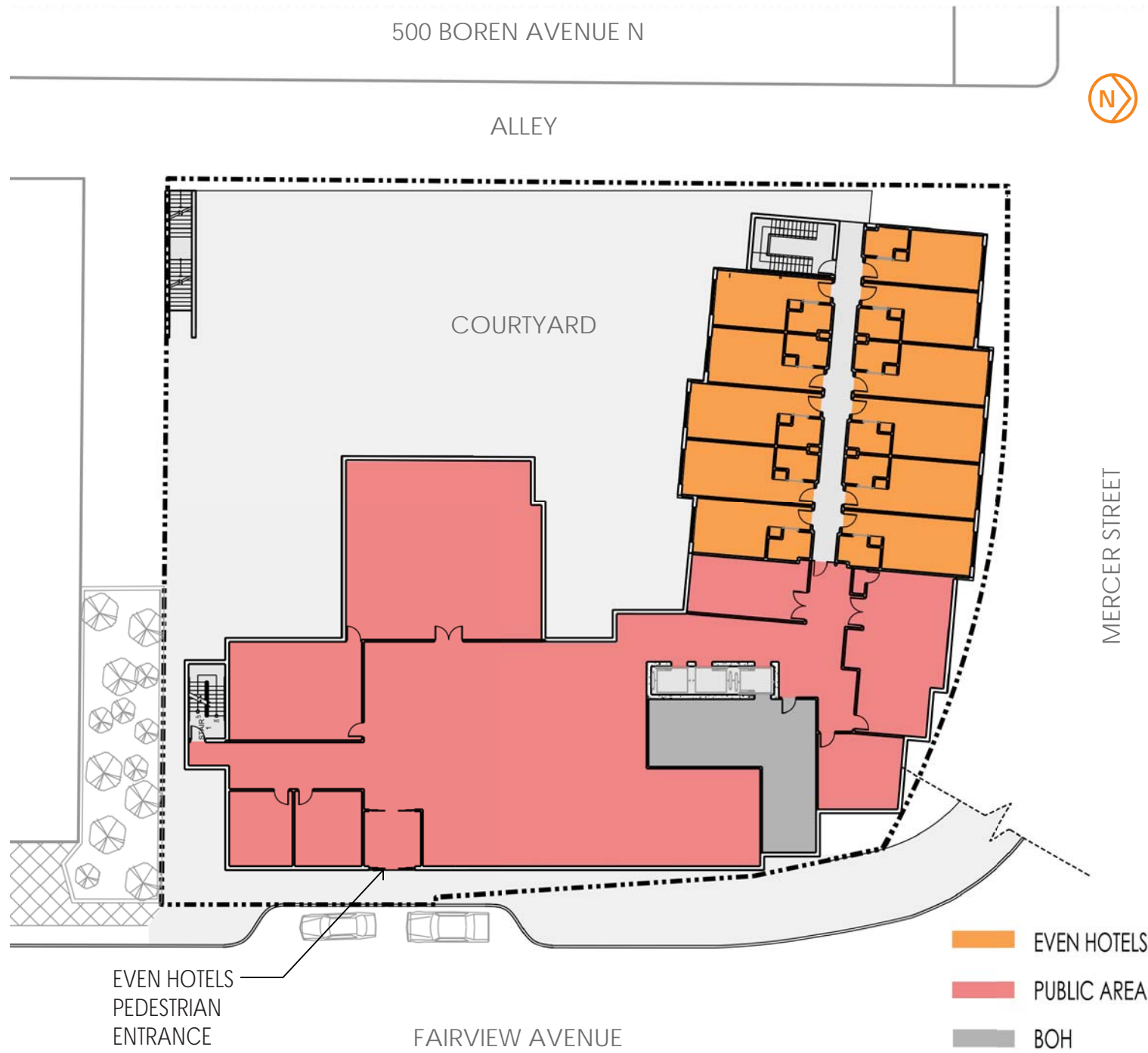


- EVEN HOTELS
- STAYBRIDGE SUITES
- BOH

1 MASSING PERSPECTIVE
Looking South West

2 TYPICAL GUESTROOM PLAN
Floors 1 - 7

Scale:



3 GROUND FLOOR PLAN
Fairview Avenue

Scale:

4 GROUND FLOOR PLAN
Mercer Street

Scale:

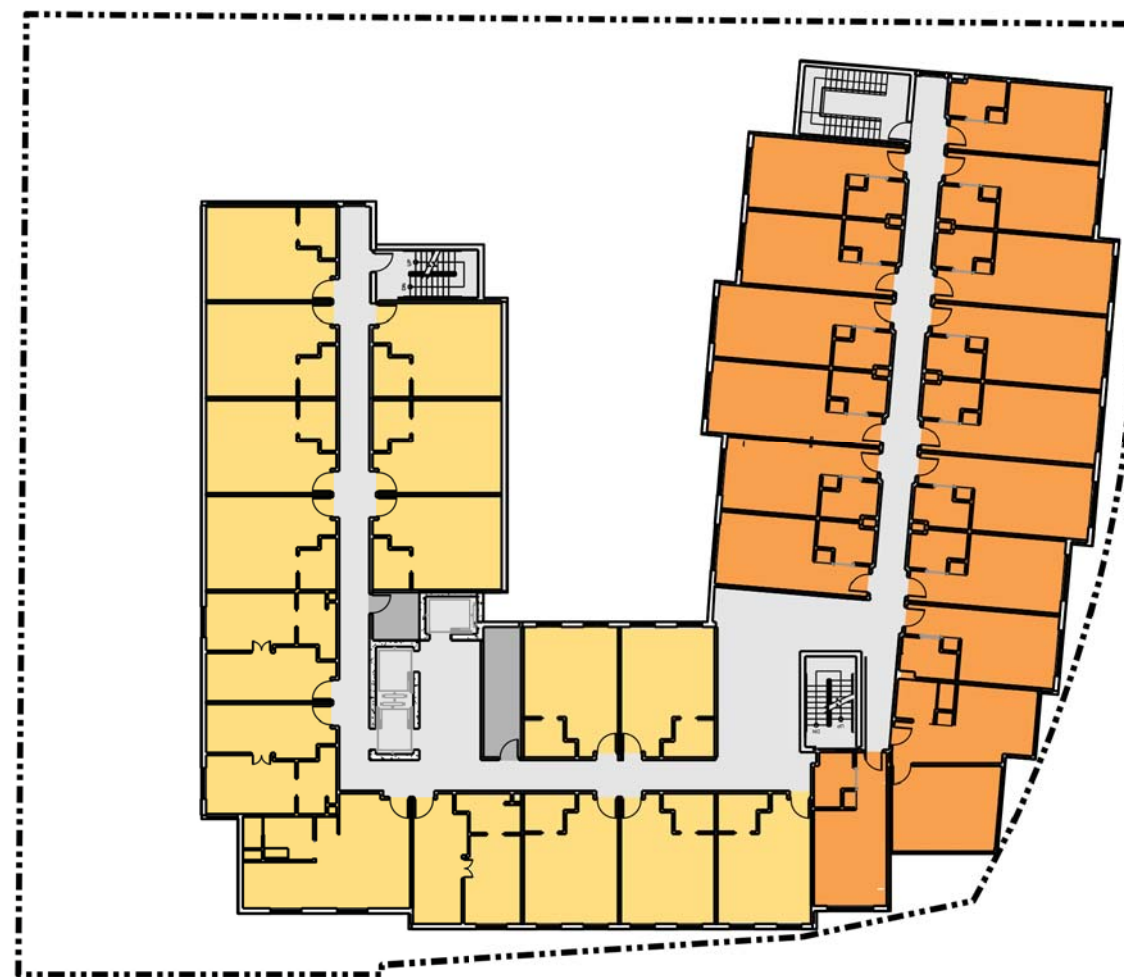
OPTION 2

Pros

- Cross lot pedestrian route via courtyard
- Public access to interior courtyard
- More open space surrounding building
- Reduced traffic congestion along Fairview Avenue
- Strong corner statement

Cons

- Non-code compliant massing
- Interferes with view of Space Needle from Interstate 5 off-ramp
- Curb cut on Fairview Avenue

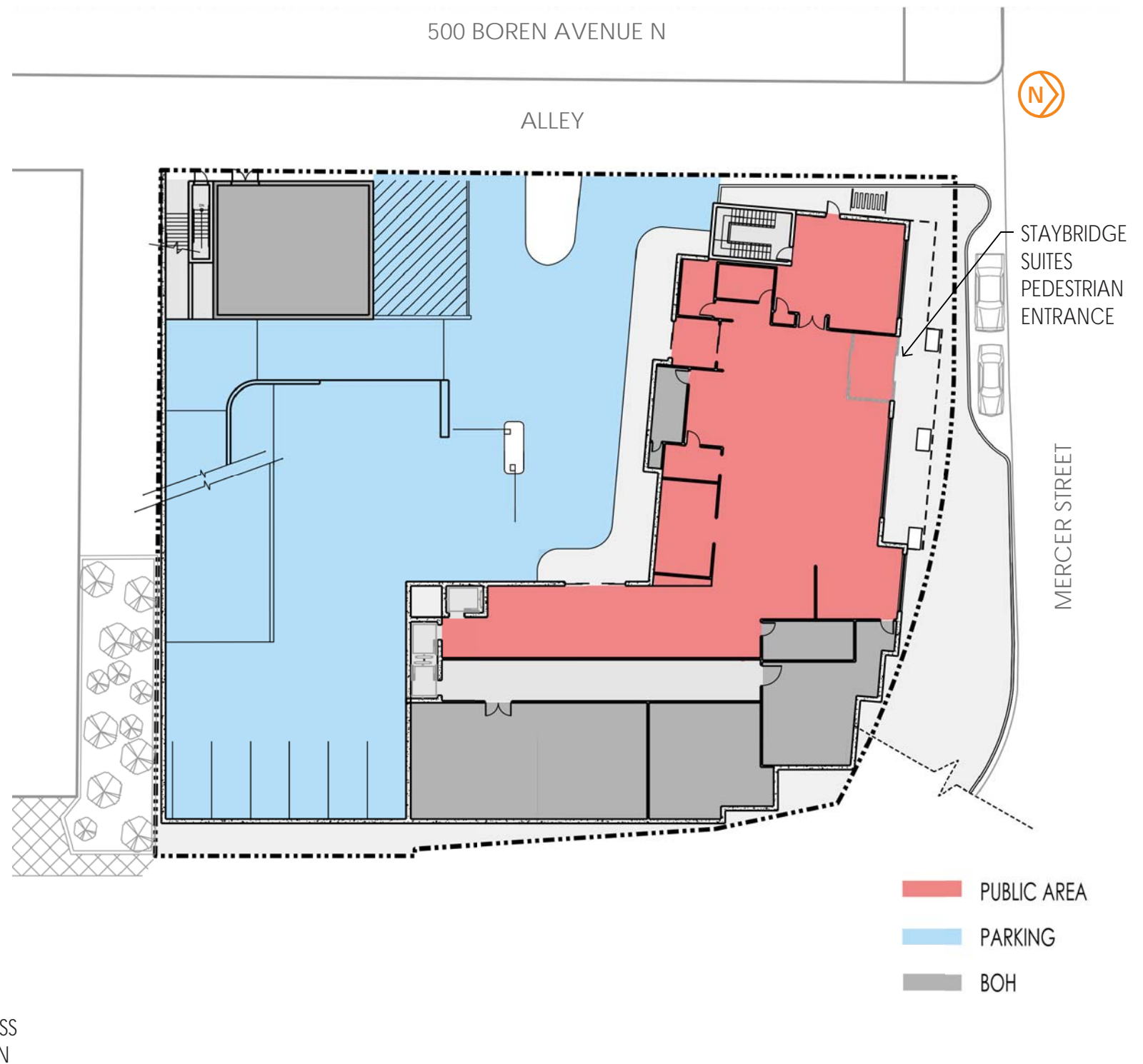


- EVEN HOTELS
- STAYBRIDGE SUITES
- BOH

1 MASSING PERSPECTIVE
Looking South West

2 TYPICAL GUESTROOM PLAN
Floors 1 - 7

Scale:



3 GROUND FLOOR PLAN
Fairview Avenue

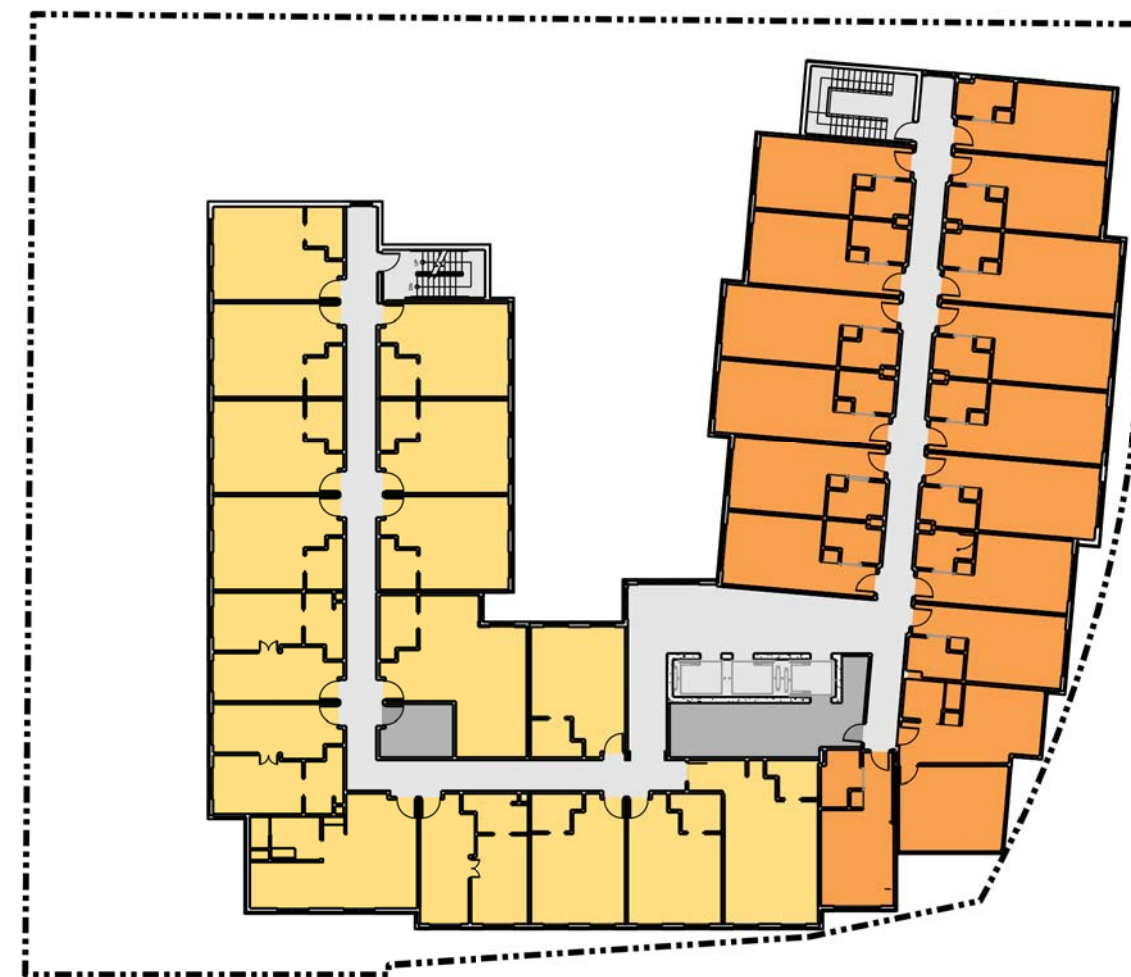
Scale: 10' 30' 60'

4 GROUND FLOOR PLAN
Mercer Street

Scale: 10' 30' 60'

OPTION 3 | PREFERRED MASSING

- Pros**
- Cross lot pedestrian route via courtyard
 - Public access to interior courtyard
 - More open space surrounding building
 - Reduced traffic congestion along Fairview Avenue
 - Strong corner statement
 - Code compliant massing
- Cons**
- Curb cut on Fairview Avenue

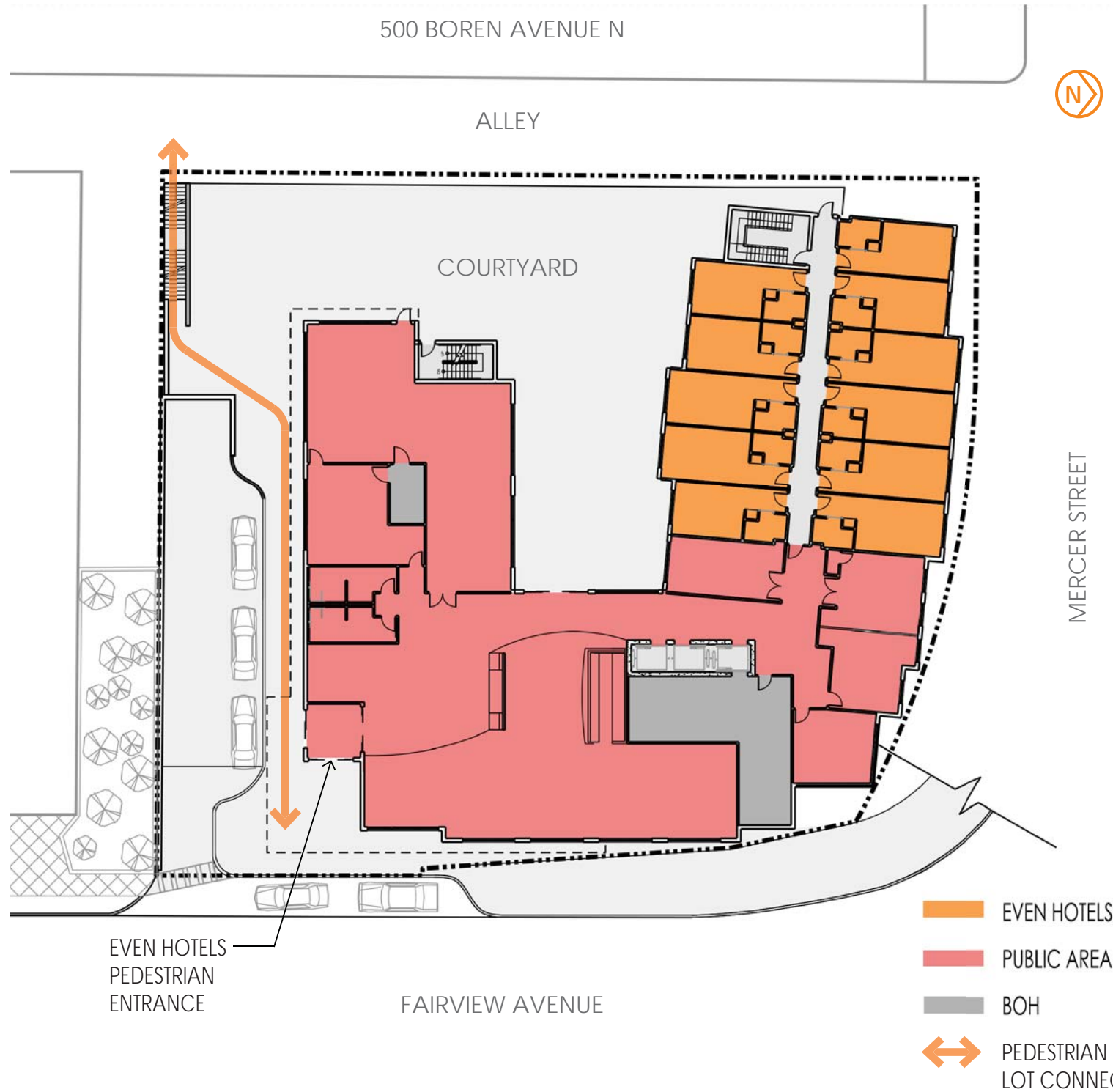


- EVEN HOTELS
- STAYBRIDGE SUITES
- BOH

1 MASSING PERSPECTIVE
Looking South West

4 TYPICAL GUESTROOM PLAN
Floors 1 - 7

Scale:



5 GROUND FLOOR PLAN
Fairview Avenue

Scale:

6 GROUND FLOOR PLAN
Mercer Street

Scale:

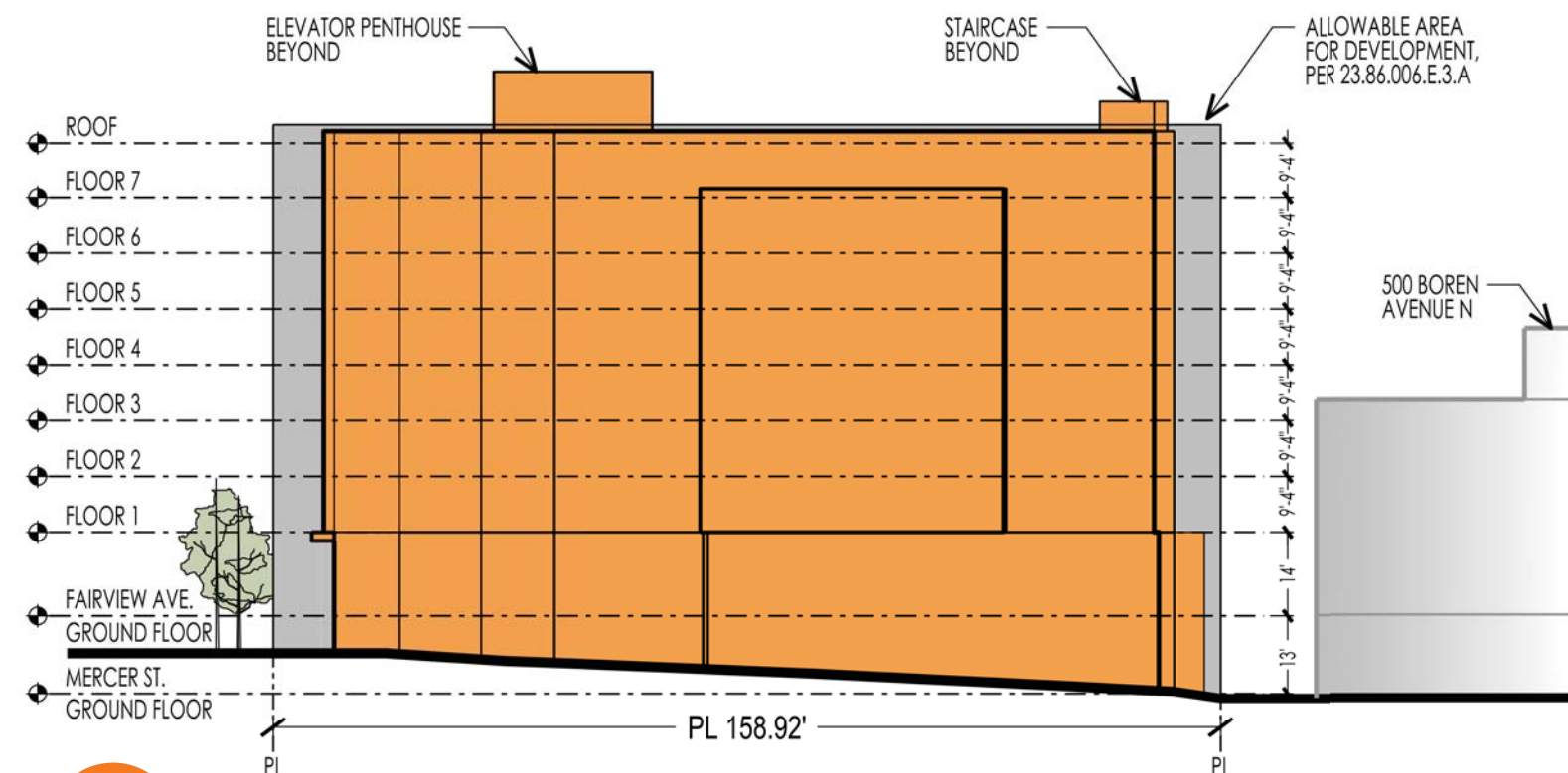
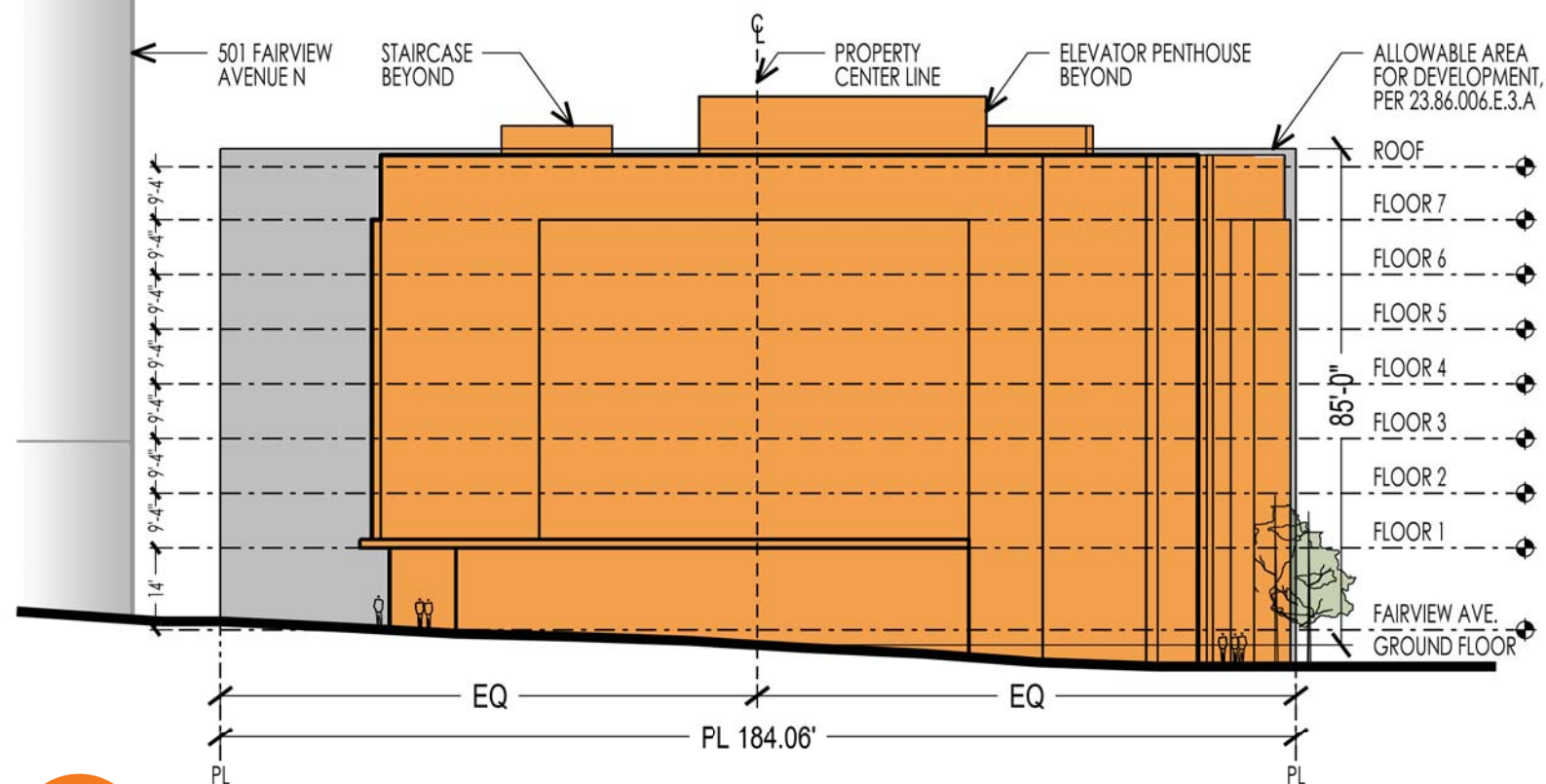
STREET-LEVEL DEVELOPMENT STANDARDS

General Facade Requirements (23.48.014.A.1 & 2)

1. Each new structure is required to provide a primary building entrance for pedestrians from the street or a street-oriented courtyard.
2. The minimum height for a street-facing facade is 25 feet.

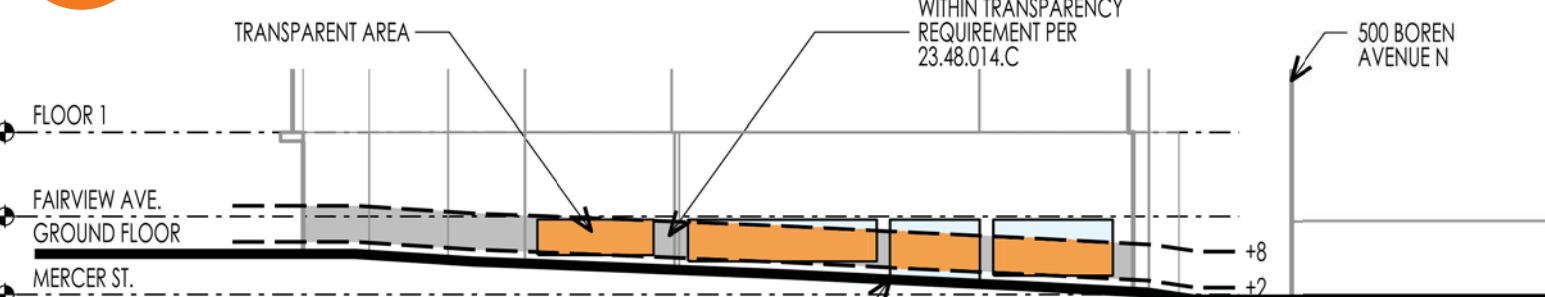
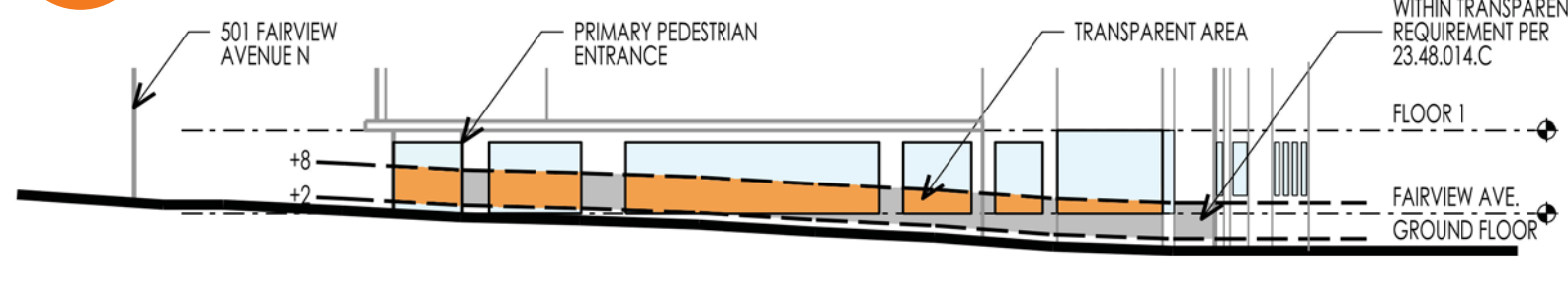
Transparency and Blank Facade Requirements (23.48.014.D.1 & 2)

1. A minimum of 60 percent of the street-facing facade must be transparent.
2. Blank facades shall be limited to segments 15 feet wide. This may be increased to 30 feet if the Director determines that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar features.



1 MASSING ELEVATION
Fairview Avenue N

2 MASSING ELEVATION
Mercer Street

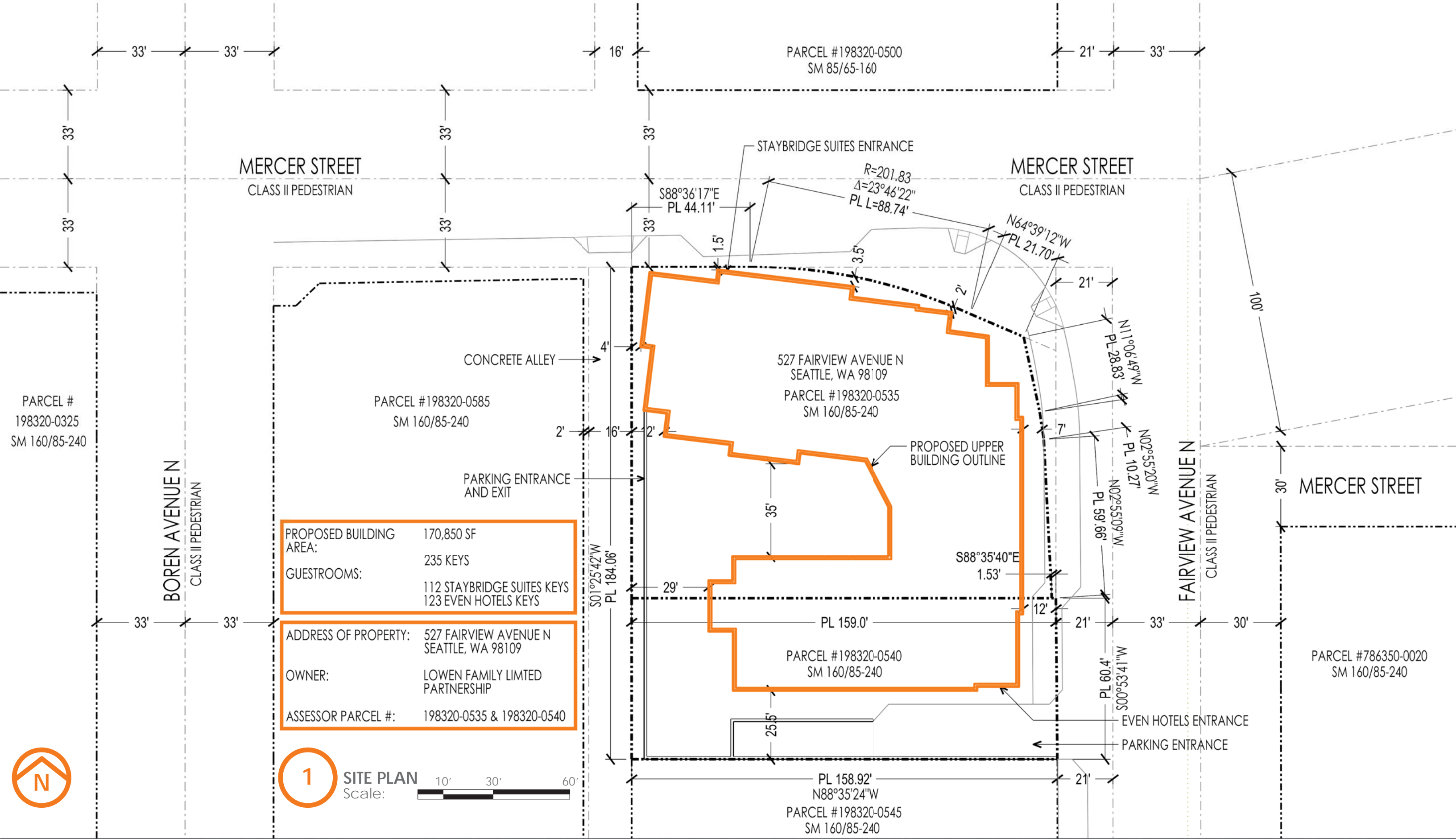


3 STREET-LEVEL DEVELOPMENT
Fairview Avenue N

4 STREET-LEVEL DEVELOPMENT
Mercer Street

TOTAL SQFT OF STREET-FACING FACADE WITHIN TRANSPARENCY REQUIREMENTS:	820 SQFT
SQFT OF TRANSPARENT AREA:	501 SQFT
PERCENTAGE OF TRANSPARENT AREA WITHIN TRANSPARENCY REQUIREMENTS:	61.1%

TOTAL SQFT OF STREET-FACING FACADE WITHIN TRANSPARENCY REQUIREMENTS:	830 SQFT
SQFT OF TRANSPARENT AREA:	498 SQFT
PERCENTAGE OF TRANSPARENT AREA WITHIN TRANSPARENCY REQUIREMENTS:	60%





10am

SPRING EQUINOX
March 20, 2014

12

SPRING EQUINOX
March 20, 2014

2pm

SPRING EQUINOX
March 20, 2014

4pm

SPRING EQUINOX
March 20, 2014



10am

SUMMER SOLSTICE
June 21, 2014

12

SUMMER SOLSTICE
June 21, 2014

2pm

SUMMER SOLSTICE
June 21, 2014

4pm

SUMMER SOLSTICE
June 21, 2014





10am

AUTUMN EQUINOX
September 23, 2014

12

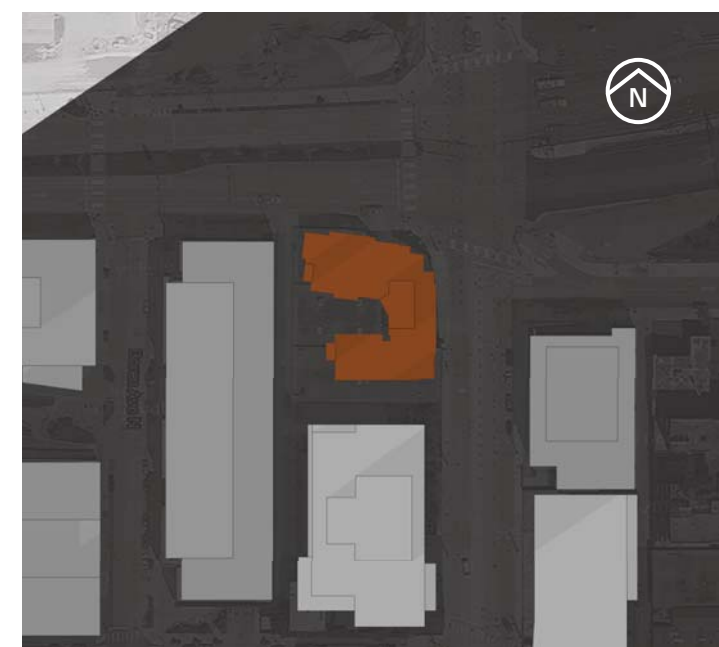
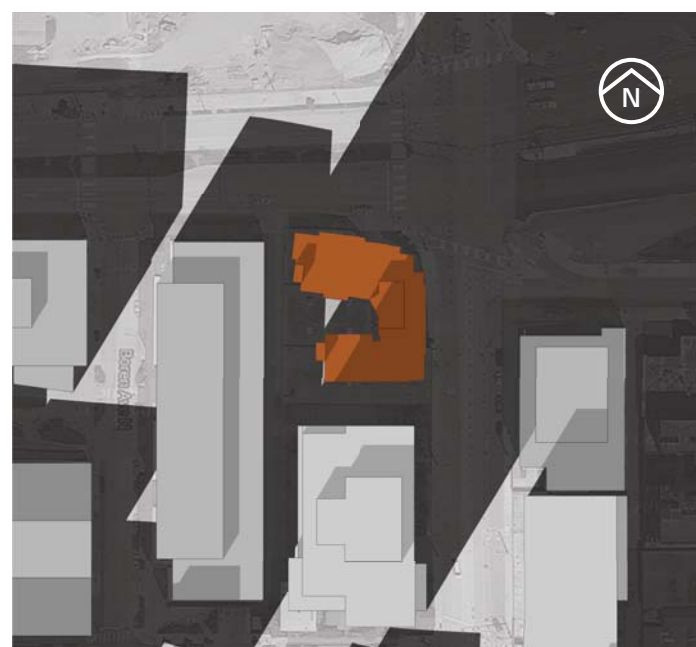
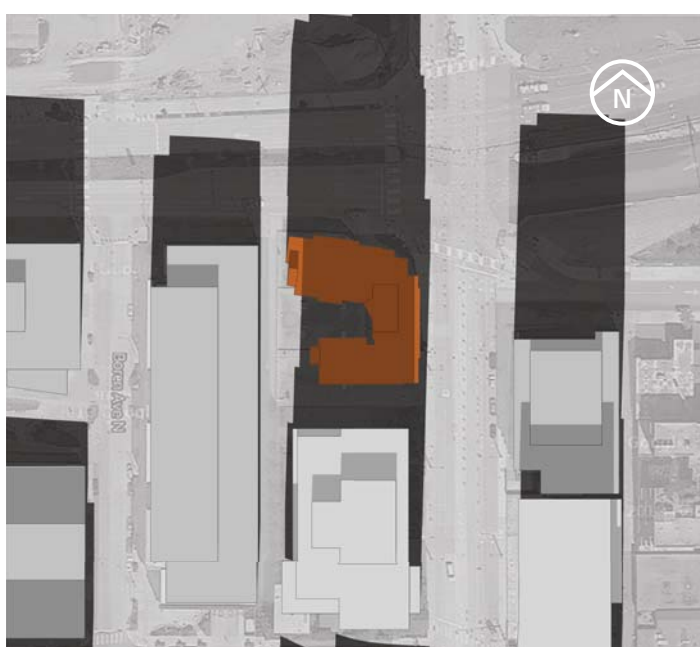
AUTUMN EQUINOX
September 23, 2014

2pm

AUTUMN EQUINOX
September 23, 2014

4pm

AUTUMN EQUINOX
September 23, 2014



10am

WINTER SOLSTICE
December 21, 2014

12

WINTER SOLSTICE
December 21, 2014

2pm

WINTER SOLSTICE
December 21, 2014

4pm

WINTER SOLSTICE
December 21, 2014



PLANT LIST

Trees

1. Acer circinatum 'Pacific Fire' /red-bark vine maple
2. Acer palmatum 'Katsura' /Japanese maple
3. Chamaecyparis nootkatensis 'Van den Akker' /narrow Alaskan yellow cedar
4. Chamaecyparis obtusa 'Gracilis' /dwarf hinoki cypress
5. Cornus kousa 'Miss Satomi' /red flowering kousa dogwood
6. Thuja plicata /western red cedar
7. Tsuga mertensiana /mountain hemlock

Shrubs, Perennials and Grasses

1. Asarum europaeum /European wild ginger
2. Blechnum spicant /deer fern
3. Calamagrostis acutiflora 'Karl Foerster' /feather reed grass
4. Carex oshimensis 'Evergold' /variegated Japanese sedge
5. Cornus stolonifera 'Kelseyi'
6. Dryopteris erythrosora /autumn fern
7. Gaultheria shallon /Salal
8. Heuchera 'Green Spice' /Coral bells
9. Liriope muscari /Lily Turf
10. Mahonia aquifolium 'Compacta' /Compact Oregon Grape
11. Miscanthus sinensis 'Yaku Jima' /dwarf maiden grass
12. Polytichum munitum /sword fern
13. Ribes sanguineum /Red Flowering Currant
14. Rubus pentalobus /creeping bramble
15. Sarcococca confusa /sweetbox



TREES →



LANDSCAPE PLAN
NOT TO SCALE

PLANT LIST

Trees

- 1. Anodized metal paneling system
- 2. Stucco
- 3. Pressure glazed curtain wall system
- 4. Resysta composite wood slatting
- 5. Pre-cast board form concrete





1 SOUTH WEST PERSPECTIVE
EVEN Hotels



2 PARKING ENTRANCE
Fairview Avenue



3 STREET LEVEL DEVELOPMENT
Fairview Avenue



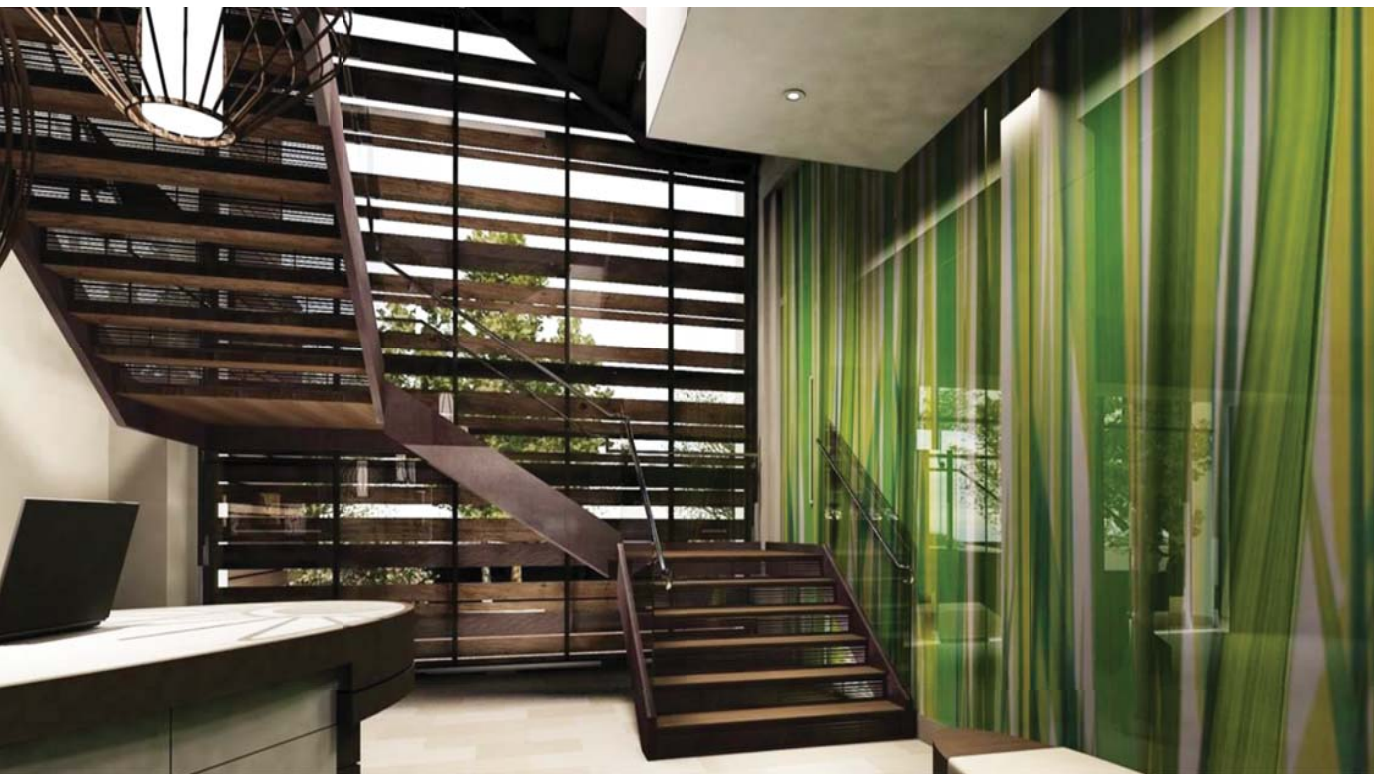
4 STREET LEVEL DEVELOPMENT
Mercer Street



1 LOBBY
EVEN Hotels



2 PEDESTRIAN ENTRANCE
EVEN Hotels



3 INTERIOR CIRCULATION
EVEN Hotels



4 AMENITIES
EVEN Hotels

NO DEPARTURES REQUESTED
