

## 1016 Republican St

**EDG ANALYTIC DESIGN PROPOSAL PACKET**  
SLU Lodging LLC  
Ankrom Moisan Architects, Inc.

01.22.2015  
DPD # 3019051

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**STATEMENT OF DEVELOPMENT OBJECTIVES**

Design and construct an 8-story hotel building with restaurant and lobby at street level.

**146**  
hotel rooms

**58,000 sq. ft.**  
total gross square footage

**1,700 sq. ft.**  
ground floor eating & drinking spaces

**0**  
parking stalls

**PROJECT GOALS**

**Unique Hotel Experience**

The seriously considered, yet playful, design of this hotel will provide a youthful energy and appeal to the younger generation living and working in South Lake Union. A small footprint and room count will strengthen a boutique and personal feel. Smaller rooms allow high finish quality at affordable rates. This project will address the current lack of hotels in the heart of South Lake Union.

**Engaging Ground Floor**

The hotel lobby will be vibrant and welcoming; Restaurant and bar functions will become the place to be for guests, nearby office workers, and neighborhood residents alike.

**Focus on Sustainability**

South Lake Union has been at the forefront of sustainability in Seattle. This hotel will continue that legacy with LEED Gold certification.

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**PARCELS:** 1983200355  
**LOT AREA:** 7,200 SF  
**ZONING:** SM160 / 85-240  
**URBAN VILLAGE OVERLAY:** SOUTH LAKE UNION URBAN CENTER  
**STREET CLASSIFICATION:** BOTH BOREN & REPUBLICAN ARE CLASS II PEDESTRIAN STREETS

**SMC 23.48.009 FAR**  
 ■ Base 4.5, Max 7

**WHEN MEASURING FAR, THE FOLLOWING IS EXEMPT:**

- As an allowance for mechanical equipment, in any structure 65 feet in height or more, 3.5 percent of the total chargeable gross floor area in a structure is exempt from FAR calculations. Calculation of the allowance includes the remaining gross floor area after all exempt space allowed in this subsection 23.48.009.D has been deducted. Mechanical equipment located on the roof of a structure, whether enclosed or not, is not included as part of the calculation of total gross floor area.
- Eating & Drinking, General Sales, or Entertainment uses at ground level.

**SMC 23.48.010 STRUCTURE HEIGHT: SM (SEATTLE MIXED) 160/85-240**

- 160' is the applicable height limit for portions of a structure that contain nonresidential and live-work uses.
- The following rooftop features may extend up to 15 feet above the maximum height limit, so long as the combined total coverage of all features listed in this subsection 23.48.010.H.4 does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment or 65 percent if all mechanical equipment is enclosed:
  - a. Solar collectors;
  - b. Stair penthouses;
  - c. Mechanical equipment;
  - d. Atriums, greenhouses, and solariums;
  - e. Play equipment and open-mesh fencing that encloses it, as long as the fencing is at least 15 feet from the roof edge;
  - f. Minor communication utilities and accessory communication devices, except that height is regulated according to the provisions of Section 23.57.012; and
  - g. Covered or enclosed common amenity area for structures exceeding a height of 125 feet.
- For structures greater than 85 feet in height, elevator penthouses up to 25 feet above the height limit are permitted. If the elevator provides access to a rooftop designed to provide usable open space, elevator penthouses up to 35 feet above the height limit are permitted.
- Height of structures in the South Lake Union Urban Center can be measured by using one of 3 options (23.86.006.B):
  1. Average grade calculation
  2. Measured vertically at all points on the site
  3. Measure the height at the midpoint of the longest street (9th Avenue)

**SMC 23.48.011 EXTRA FLOOR AREA:**

- Minimum Requirements:
  - Building to be certified LEED Gold.
  - Transportation Management Plan.
  - Energy Management Plan.

**SMC 23.48.013 UPPER LEVEL DEVELOPMENT STANDARDS**

- If the project exceeds a height of 85'-0", a 10'-0" setback will be required above 65'-0" along Boren Ave.
- Only 1 building containing nonresidential or residential use above 85'-0" is permitted along one block face.
- Only 1 building containing nonresidential use exceeding 85'-0" is permitted on a block.
- No projects over 85'-0" in height exist or are proposed on the block.

**SMC 23.48.14 STREET LEVEL DEVELOPMENT STANDARDS:**

- Primary pedestrian entrance. Each new structure facing a street is required to provide a primary building entrance for pedestrians from the street or a street-oriented courtyard that is no more than 3 feet above or below the sidewalk grade.
- Minimum façade height: 25' for Class II Pedestrian Streets.
- Minimum façade setback: the street-facing facade of a structure may be set back up to 12 feet from the street lot line subject to the following:
  1. The setback area shall be landscaped according to the provisions of Section 23.48.024.
  2. Additional setbacks are permitted for up to 30 percent of the length of portions of the street facade that are set back from the street lot line, provided that the additional setback is located 20 feet or more from any street corner.
- Transparency: A minimum of 60% of facades on both Republican St. and Boren Avenue must be 60% transparent between 2' and 8' above the sidewalk.
- Blank Facades: For Republican St and Boren Avenue, blank facades are limited to 15' in width.

**SMC 23.48.024 LANDSCAPE AND SCREENING STANDARDS**

- Green Factor of .3 or greater is required.
- Parking in Structures: On Class 1 and 2 Pedestrian Streets, parking is not permitted at street level unless separated from the street by other uses, provided that garage doors need not be separated. The facade of the separating uses shall be subject to the transparency and blank facade standards in Section 23.48.014.
- Street trees required to City of Seattle standards.

**SMC 23.48.025 DEMONSTRATION OF LEED RATING**

- Applicant has 180 days from final certificate of occupancy to demonstrate final LEED rating. Penalty of \$500 per day for every day after. Fee for missing points is based on construction cost. For this project, the penalty will be approximately \$25,000 per point that was not achieved.

**SMC 23.48.026 NOISE STANDARDS**

- All permitted uses are subject to the noise standards of Section 23.47A.018.

**SMC 23.48.028 ODOR STANDARDS**

- All permitted uses are subject to the odor standards of Section 23.47A.020.

**SMC 23.48.030 LIGHT AND GLARE STANDARDS**

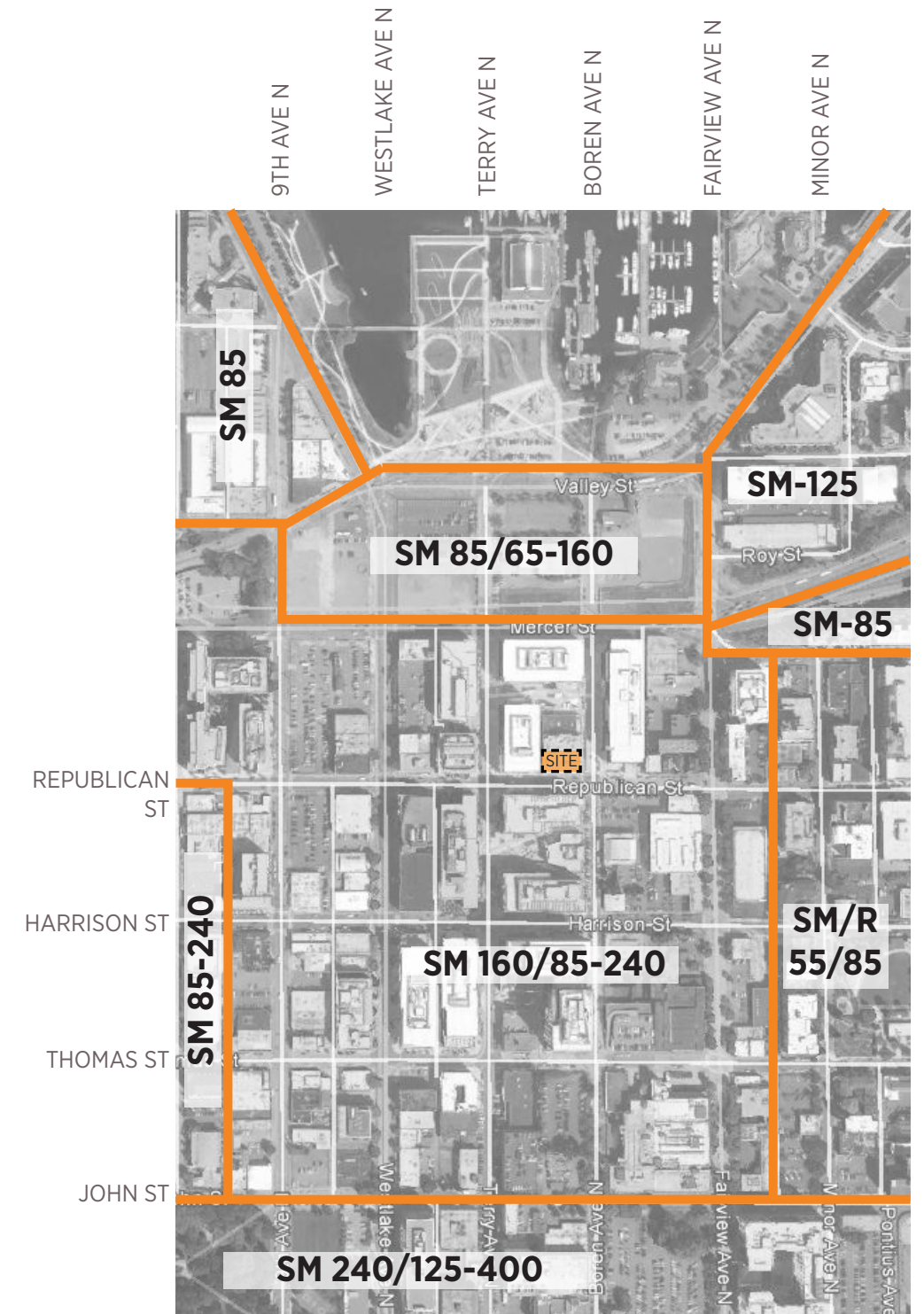
- All permitted uses are subject to the light and glare standards of Section 23.47A.022.
- Exterior Lighting must be shielded and directed away from adjacent uses.

**SMC 23.48.032 REQUIRED PARKING AND LOADING**

- No minimum parking requirements in Urban Center. Maximum nonresidential parking is 1/1,000 gsf.
- 1 long term bicycle parking space required for each 20 keys.
- 2 short term bicycle .Loading berths shall be provided pursuant to Section 23.54.035, Loading berth requirements and space standards.
- Where access to a loading berth is from an alley, and truck loading is parallel to the alley, a setback of 12 feet is required for the loading berth, measured from the centerline of the alley, as shown in Exhibit D for 23.47A.014. This setback shall be maintained up to a height of 16 feet.

**SMC 23.55.030 SIGNS IN SM ZONES**

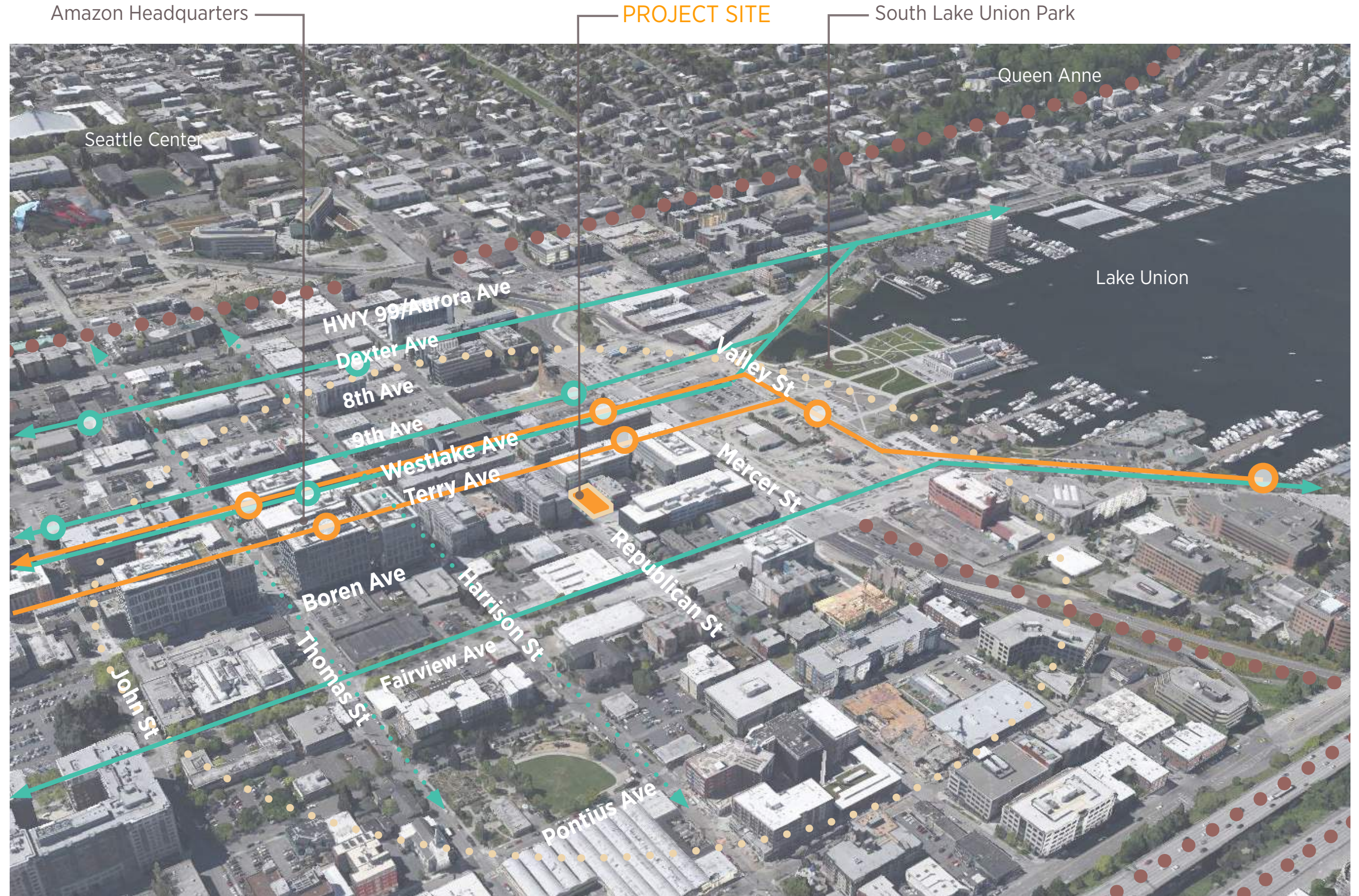
- 1 wall sign allowed for each 30 lineal feet of street frontage.
- Maximum area for each wall sign is 672 vz



Portion of zoning map approved by City Council on May 6, 2013

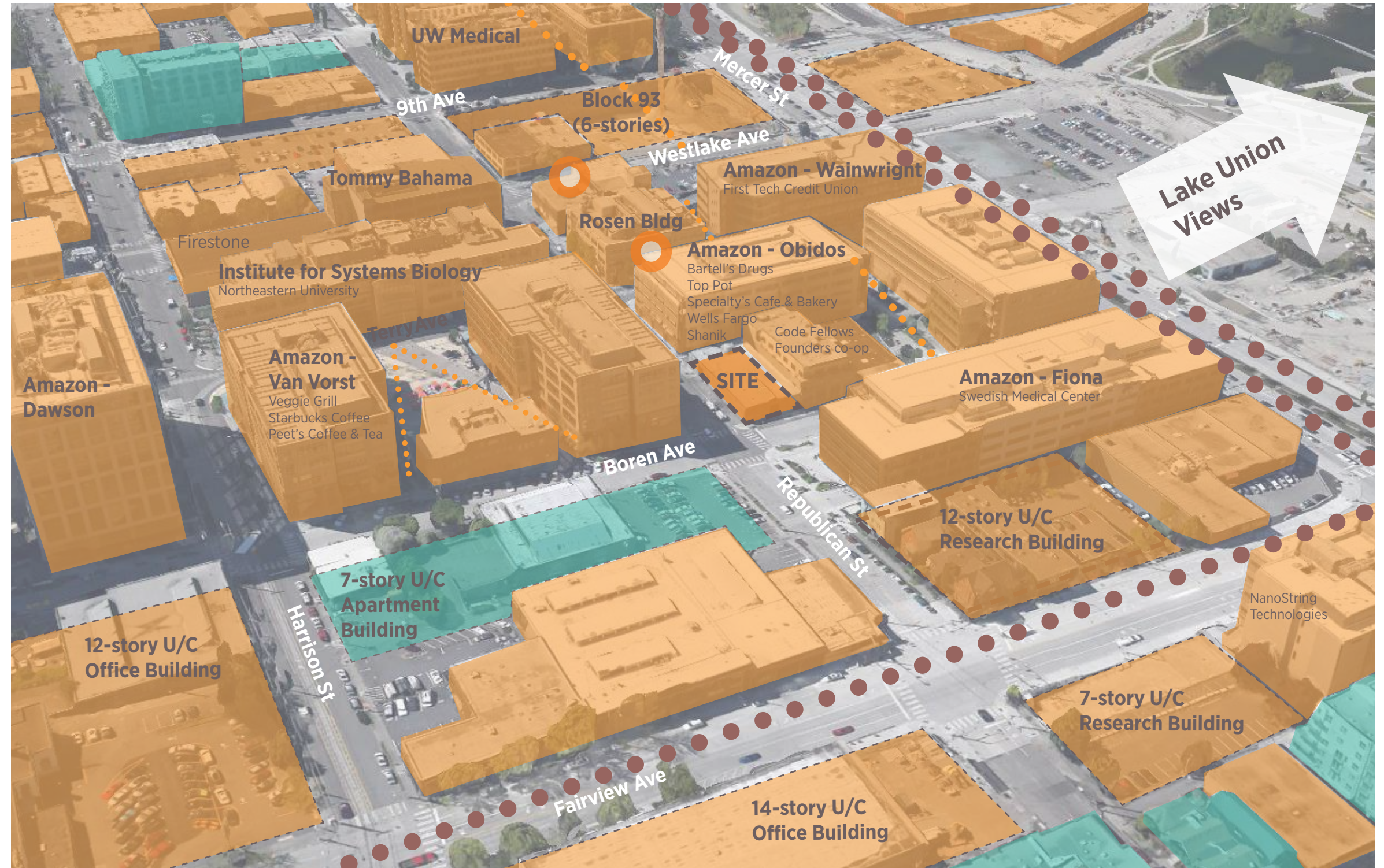
**Transportation Characteristics**

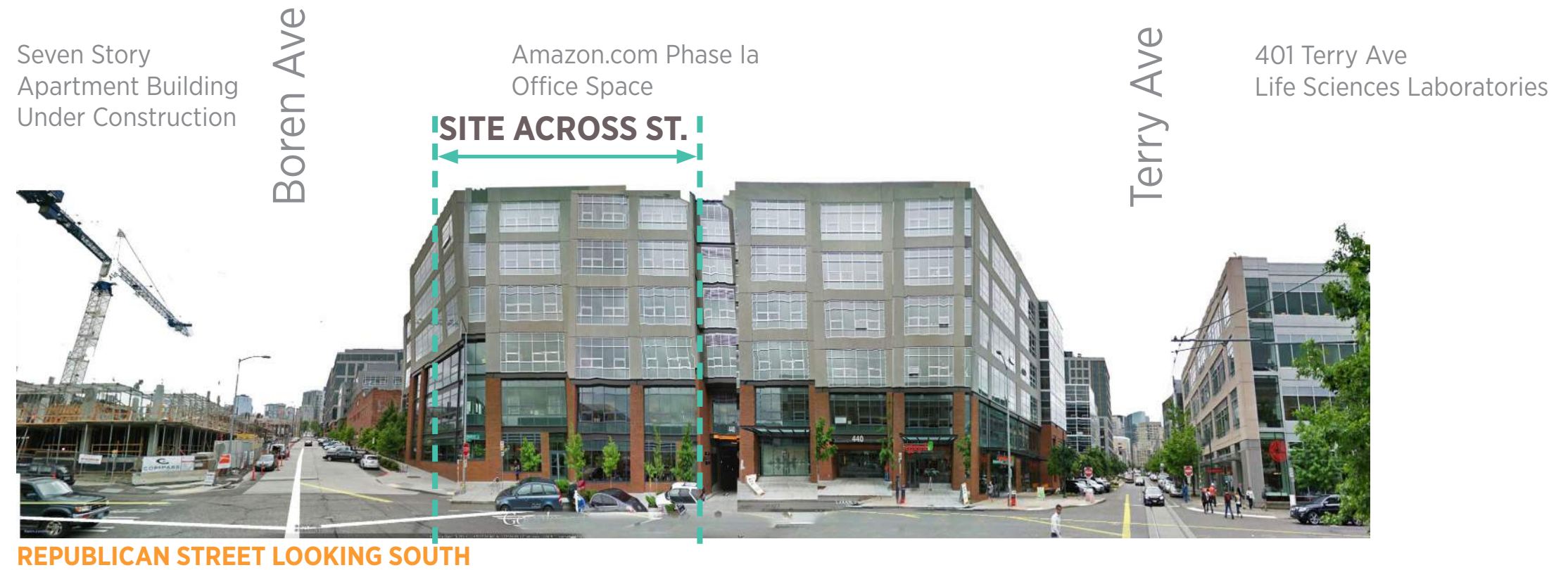
- Amazon campus and research/office core of South Lake Union within five minute walkshed.
- Convenient transit to downtown core and future Amazon office buildings via South Lake Union Trolley.
- Easy Access to Lake Union and South Lake Union Park.
- Well connected in all directions by car, transit, and by foot, apart from limited crossings over Aurora Avenue and Interstate 5.



**Pedestrian Characteristics**

- Streets have slow traffic and are comfortable for pedestrians, with the exception of Mercer Street and Fairview Avenue.
- Mixture of active ground floor uses and ground floor office space.
- Through block connections break down the scale of blocks in the area.





# 7 Streetscape Character: Republican Street

1016 REPUBLICAN ST / SEATTLE, WA

## DESIGN CUES

- Comfortable, slow traffic, street for pedestrians.

- **High quality, authentic materials like brick & precast predominate.**

- Transparent bases on newer buildings, but with a mixture of active ground floors and ground floor offices.

- **Simple and consistent fenestration.**

- **Relatively consistent 60' - 85' facade heights**, with new buildings under construction up to 160'.

- **Expression of structural bays on building facades.**

- **Simple massing expressions.**



1 | Rosen Building (2000)



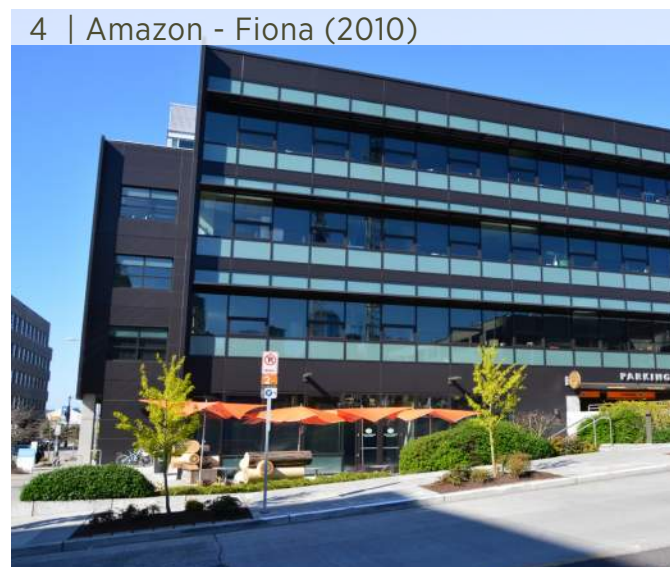
2 | Institute for Systems Biology (2004)



3 | Amazon - Obidos (2011)



- Residential / Mixed-Use
- Commercial / Research
- In Design Review / Under Construction



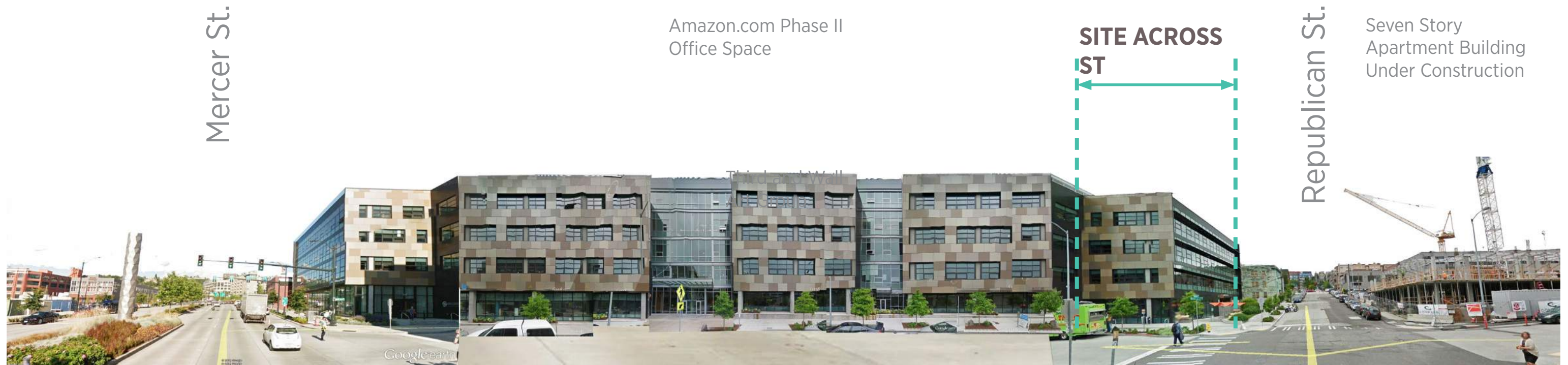
4 | Amazon - Fiona (2010)



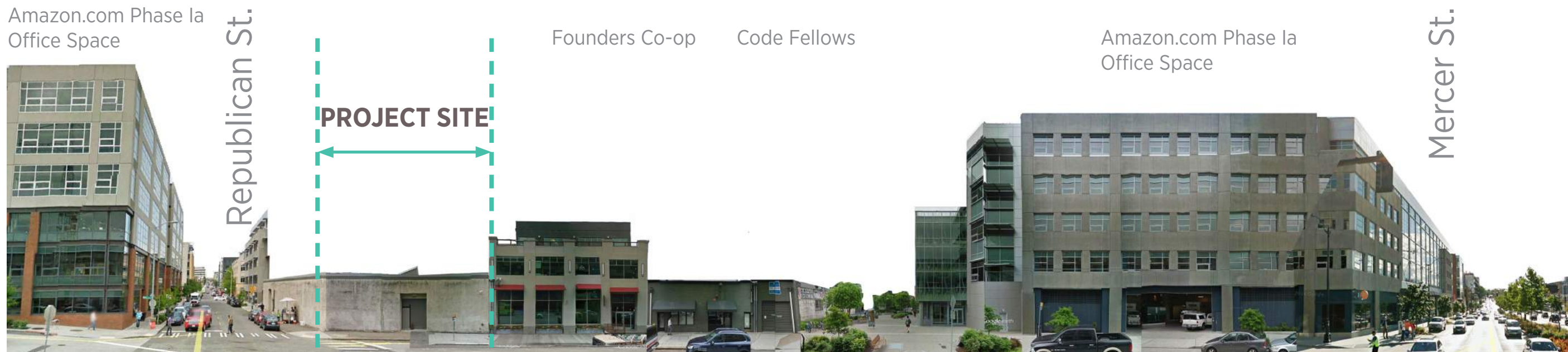
5 | 400 Boren (U/C)



6 | 501 Fairview (U/C)



**BOREN AVENUE LOOKING EAST**

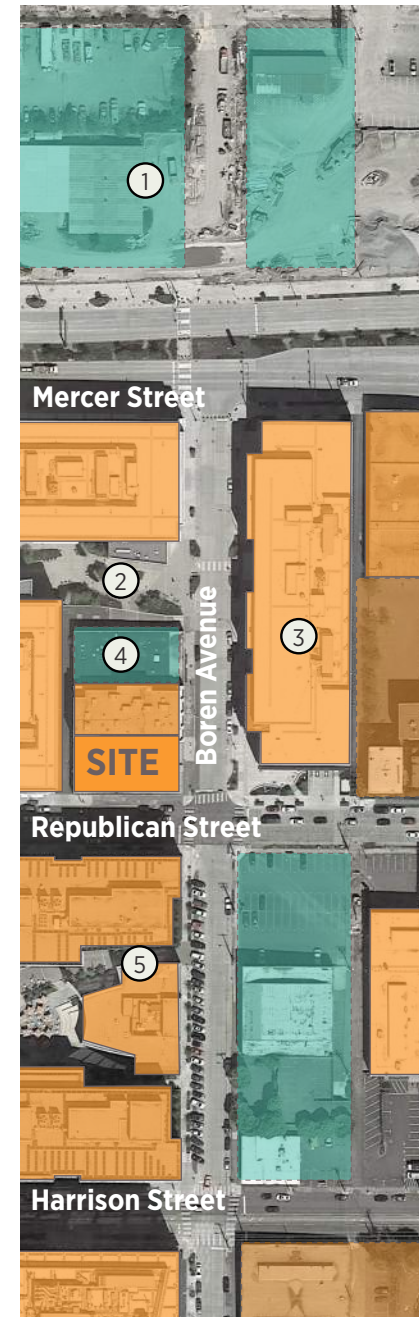


**BOREN AVENUE LOOKING WEST**

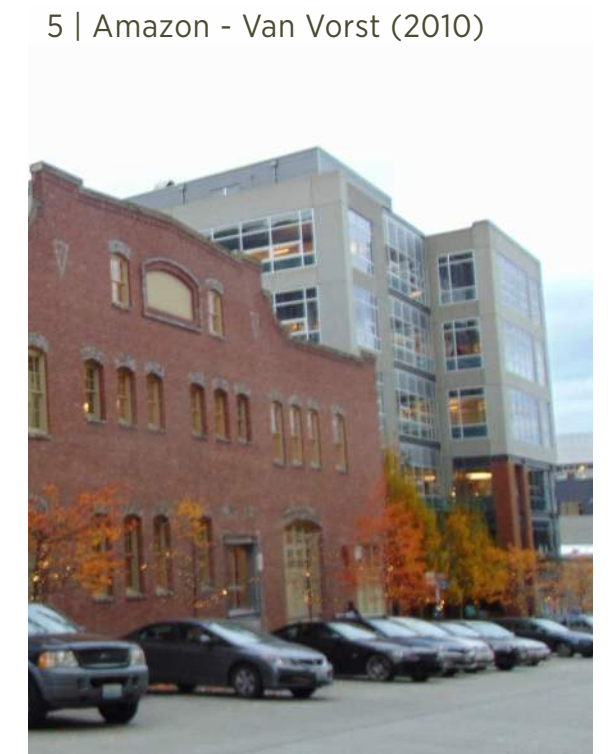


**DESIGN CUES**

- Slow traffic, comfortable street for pedestrians.
- **High quality, authentic materials like brick & precast predominate.**
- **Through block connections have a strong presence.**
- **Relatively consistent 60' - 85' facade heights**, with new buildings under construction up to 160'.
- **Simple massing expressions.**



- Residential / Mixed-Use
- Commercial / Research
- In Design Review / Under Construction



**SITE AREA**

The site contains approximately 7,200 SF with approximately 60' of frontage on Boren Avenue and 120' of frontage on Republican Street.

**TOPOGRAPHY**

The site is nearly flat on the street facing sides, sloping down about nine inches to the northwest corner.

**TREE SURVEY**

No street trees currently exist on the sidewalks fronting the site.

**EXISTING BUILDINGS**

The existing one story building will be demolished.

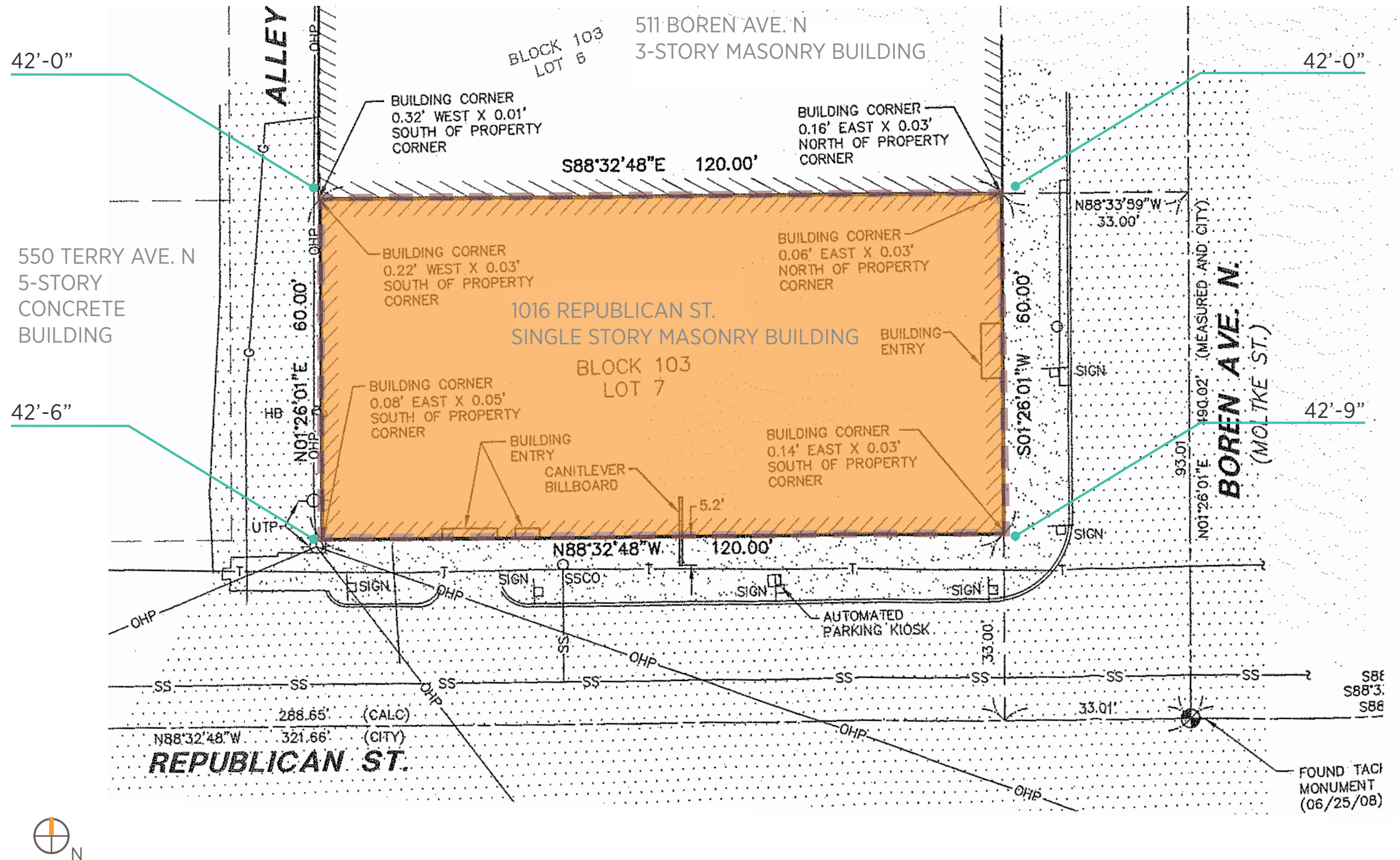
**BOUNDARIES**

Republican Street is a Minor Arterial and Class II Pedestrian Street connecting the Cascade neighborhood to the east with Dexter Ave to the west.

Boren Avenue is a Local Access Street and Class II Pedestrian Street connecting the lake-front to the north with Denny Triangle and southern parts of the city beyond.

**UTILITIES**

All utilities adjacent to the site are below ground.





**CS1.B / Sunlight & Natural Ventilation**

- *Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.*
- *Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.*

The project takes advantage of the shape of the site to present the longest facade near due south. Depth is designed into the facade to provide an element of shading, which may be enhanced with shading devices if energy models prove such measures helpful. A daylight corridor offers the opportunity for natural lighting and ventilation.

LEED Gold certification is anticipated for the project.



**CS3.1 / Height, Bulk and Scale Compatibility**

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

The primary massing is broken into relatively few pieces, relating this small project to the large scale of surrounding buildings. The module of individual hotel rooms is expressed on the facade in varied ways in order to provide a secondary level of articulation.



**CS3.2 / Architectural Context**

- *Support the existing fine-grained character of the neighborhood with a mix of building styles.*
- *Encourage historic character to be revealed and reclaimed.*
- *Respond to the working class, maritime, commercial and industrial character of the Waterfront and Westlake areas.*

The scale and method of articulation separate this building from its neighbors, contributing to a fine grain mix of different styles. Possibilities to reuse concrete from the existing structure on the site are being investigated. Although material selection is preliminary, we are considering a palette that relates to the industrial character of the area.



**PL3.2 / Human Activity**

- *Active Facades: Design facades to encourage activity to spill out from businesses onto the sidewalk and vice-versa.*
- *Coordinate Retail/Pedestrian Activity: Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.*

Restaurant and bar elements that are open to the public on the ground floor will engage passersby. Design elements like nanawall or secondary entrances are being explored in order to allow this activity to spill out onto the sidewalk. Continuous weather protection is anticipated along the building edges.

Bar and restaurant functions are located as close as possible to the emerging retail corridor along Terry Ave.



**DC2.D / Scale and Texture**

- *Human Scale: Incorporate architectural features, that are of human scale into the facades, entries, in a manner that is consistent with the overall architectural concept.*
- *Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture”, particularly at the street level.*

The building facade is envisioned as a texture, based on the scale of individual hotel rooms. We imagine another, smaller level of articulation taking place around the windows and edges of angled elements. Texture will be a primary concern in selecting cladding. We are exploring ways to incorporate texture and fine grain scale into the ground floor, while maintaining a high level of transparency.



**DC4.A / Building Materials**

- *Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern are desirable.*
- *Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate.*

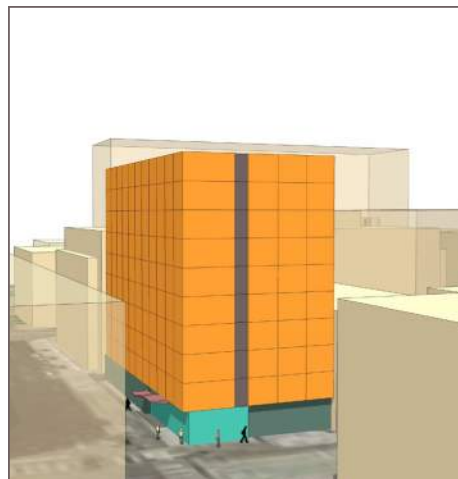
Preliminary thoughts on the materiality of the project have focused on high quality systems that are similar to those found on nearby buildings. It is important to the owner that this building have a long lifespan; Durable materials are part of that vision.

# 1016 REPUBLICAN / MASSING OPTIONS

Initial Zoning Studies

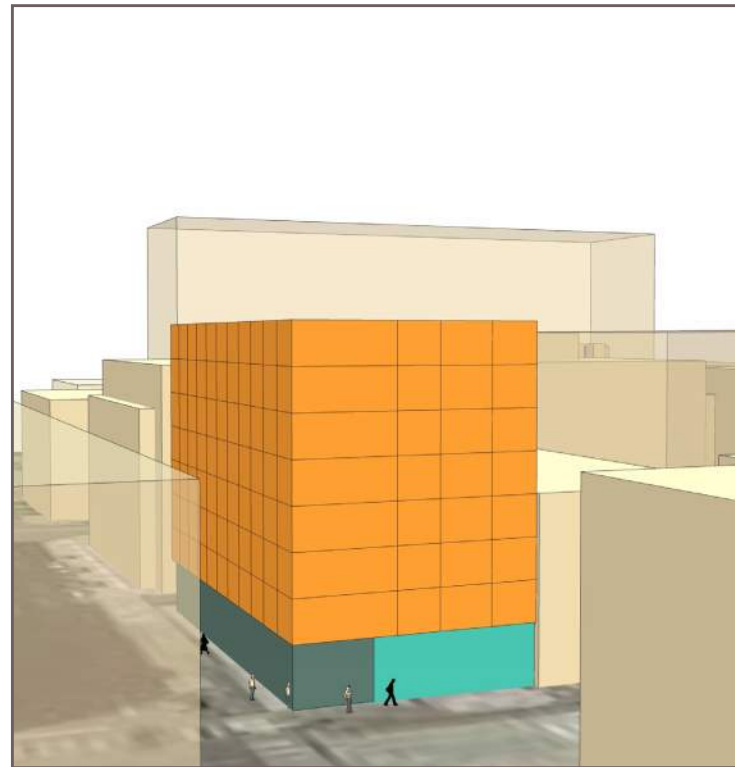
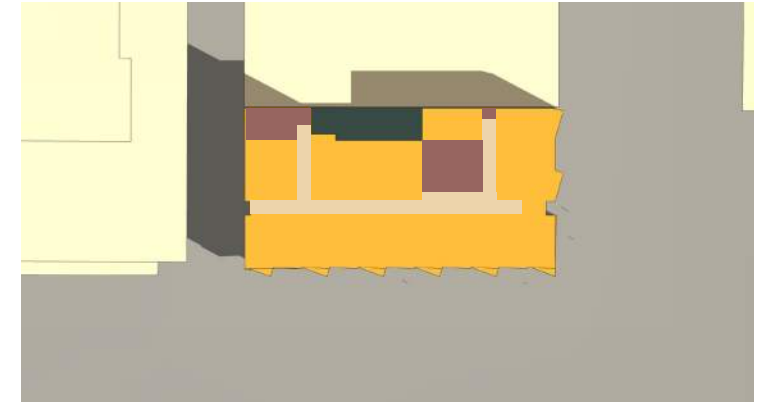
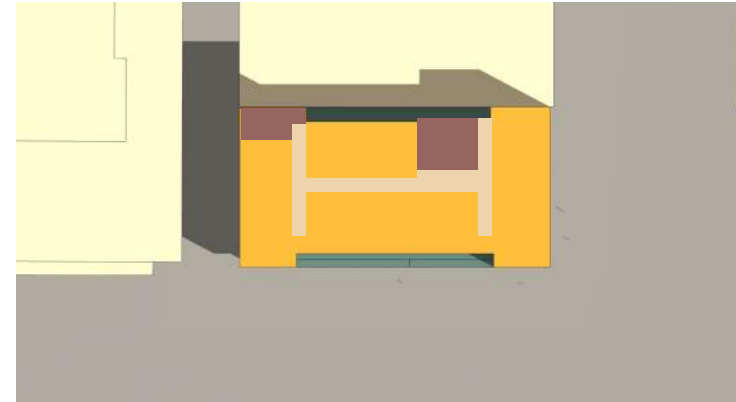
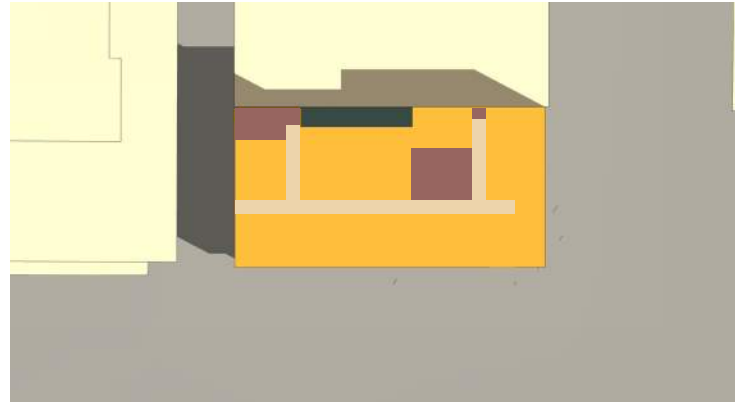


160'

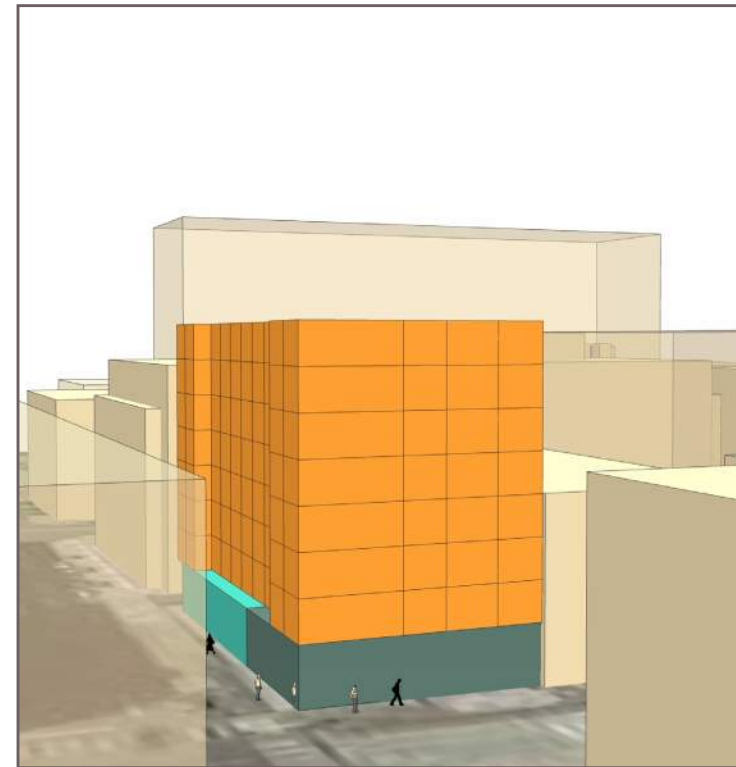


100'

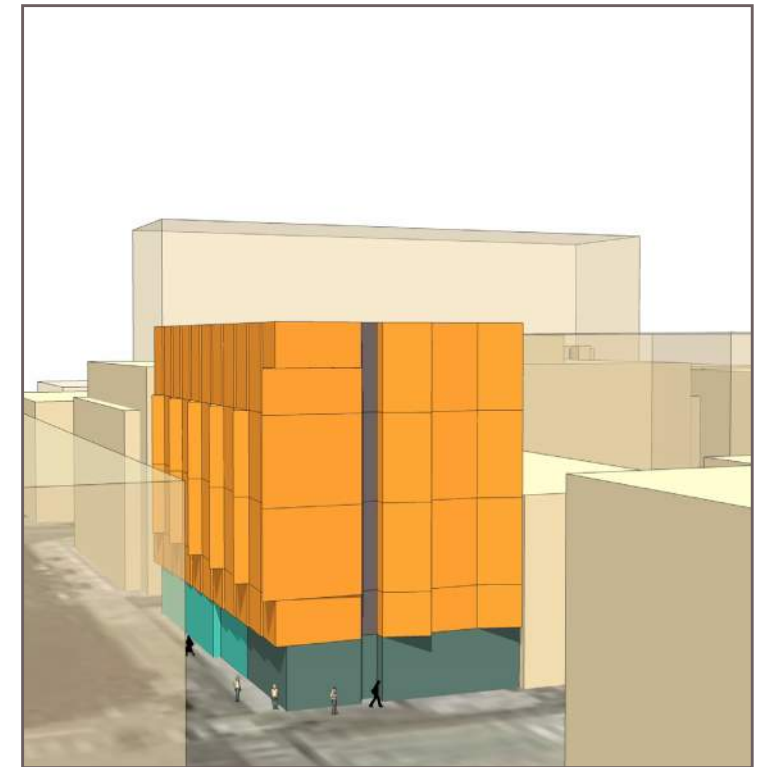
Massing Options 85'



Option 1



Option 2



Option 3 Preferred

# 15 Massing Option 1

## PROS

- No departures.
- Height complements surrounding structures (CS3.1).
- Maintains street wall on both adjacent streets (CS3.1).
- Entrance on Boren Ave fits entry pattern of neighboring properties.

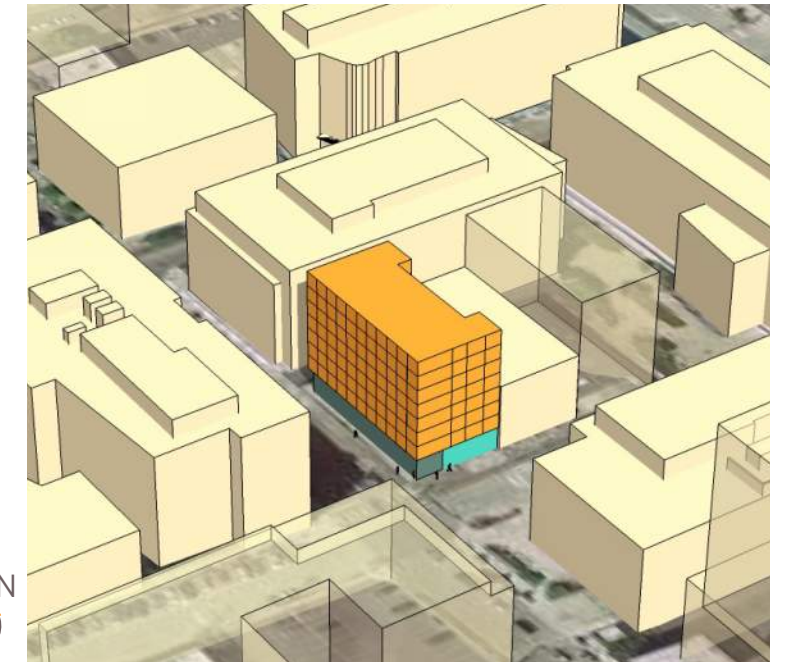
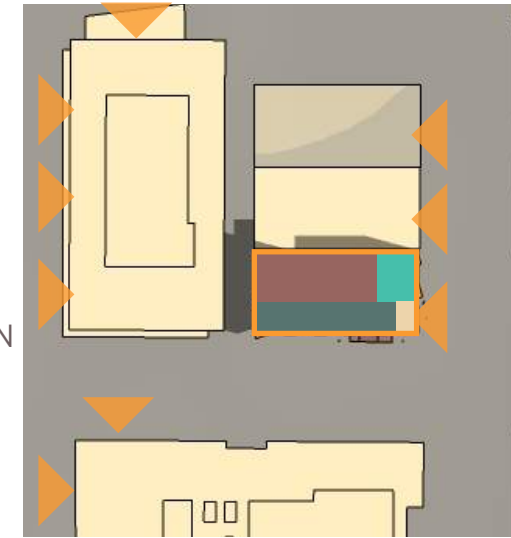
## CONS

- Lack of articulation does not fit with neighboring buildings (CS3.1).
- Treatment of ground floor as similar to upper levels reduces possibilities for streetscape interaction (PL3.2).
- Entrance on Boren Ave leaves Republican St without entries.

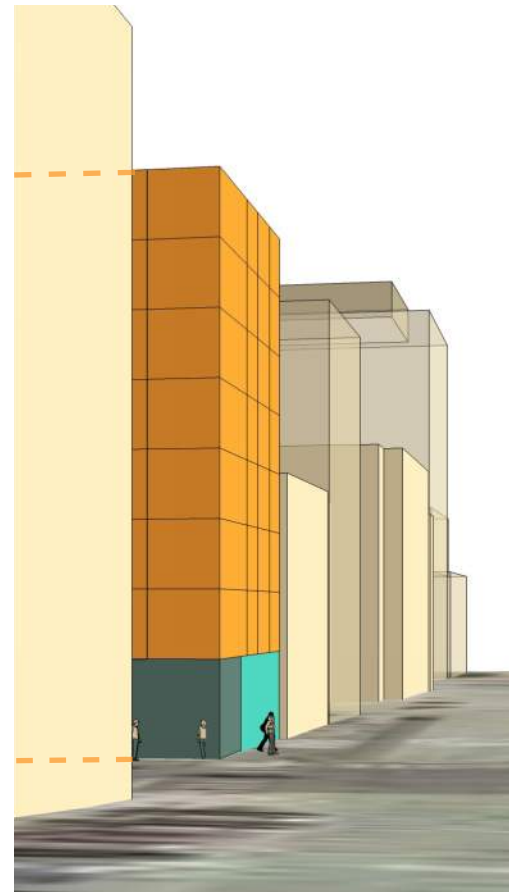
## SUMMARY

- Gross area 58,300 SF
- Net Lodging 33,200 SF
- Keys 146

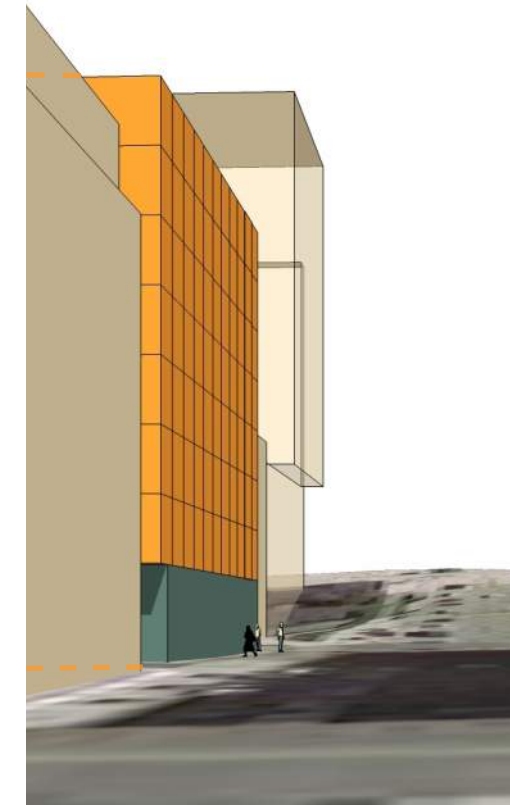
- ▶ Pedestrian Entrances
- Restaurant/Bar
- Lobby
- Back of House
- Entry



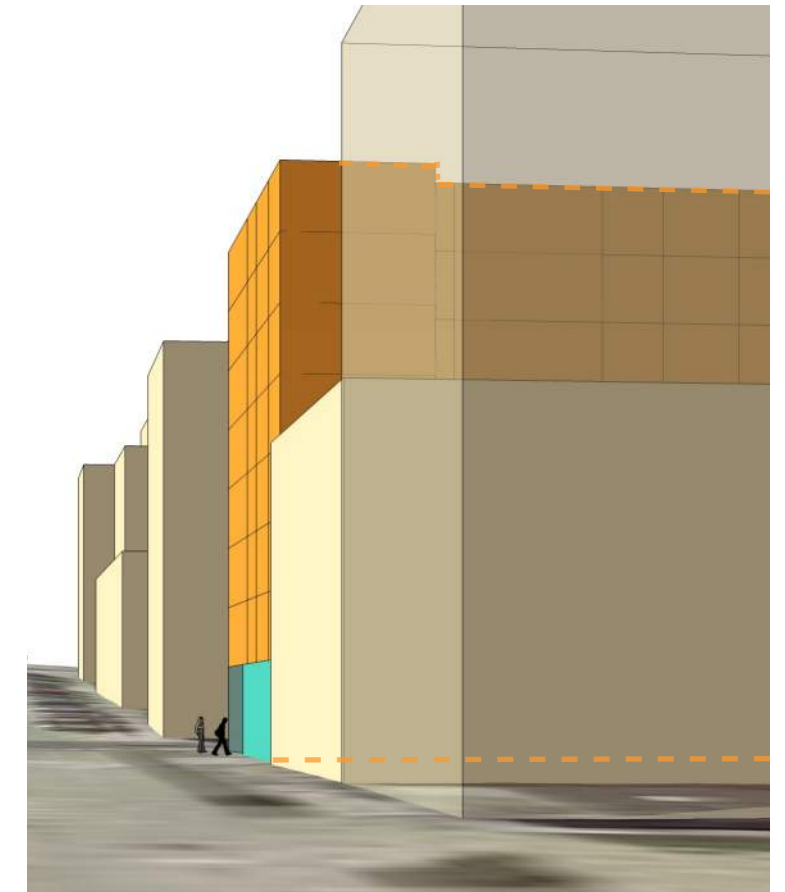
View west on Republican St



View north on Boren Ave



View east on Republican St



View south on Boren Ave

SPRING / FALL

9:00 AM



NOON



3:00 PM



SUMMER

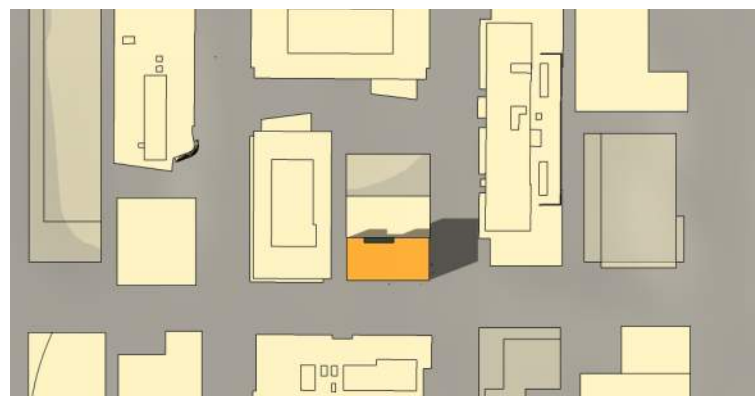
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WINTER

9:00 AM



NOON



3:00 PM





# 17 Massing Option 2

1016 REPUBLICAN ST / SEATTLE, WA

## PROS

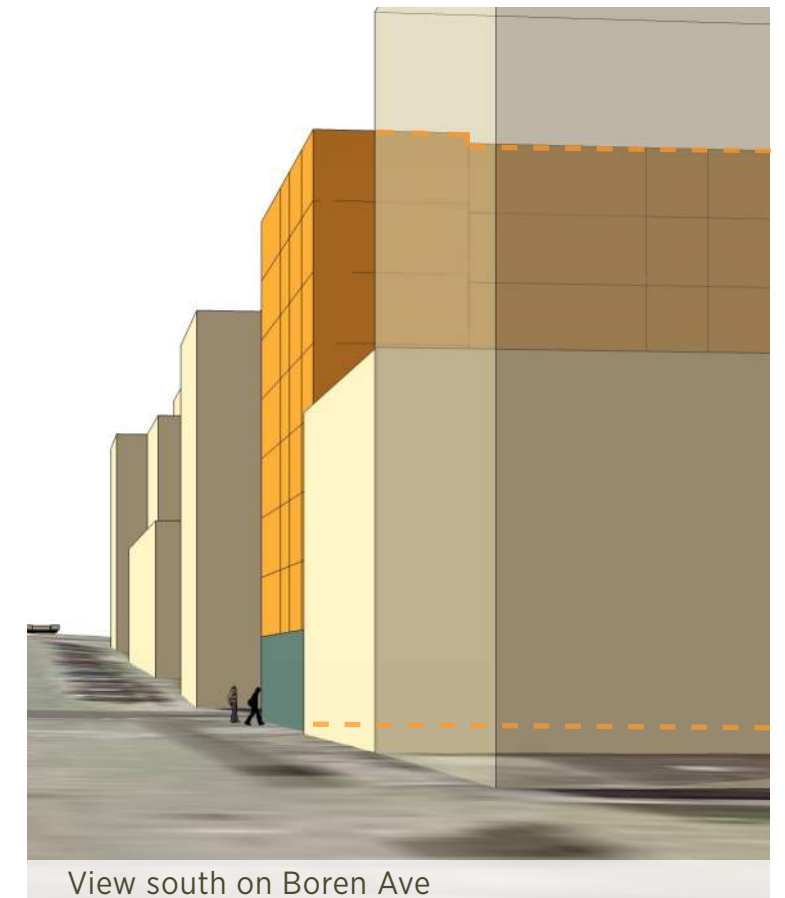
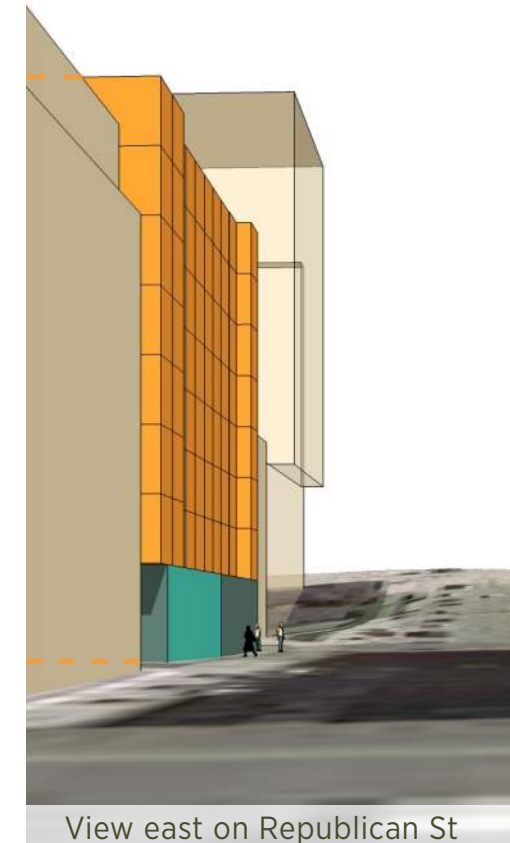
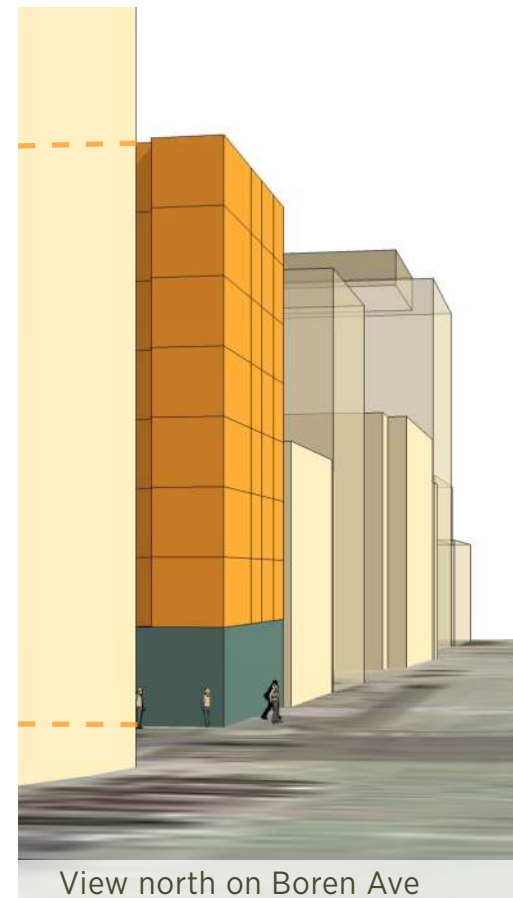
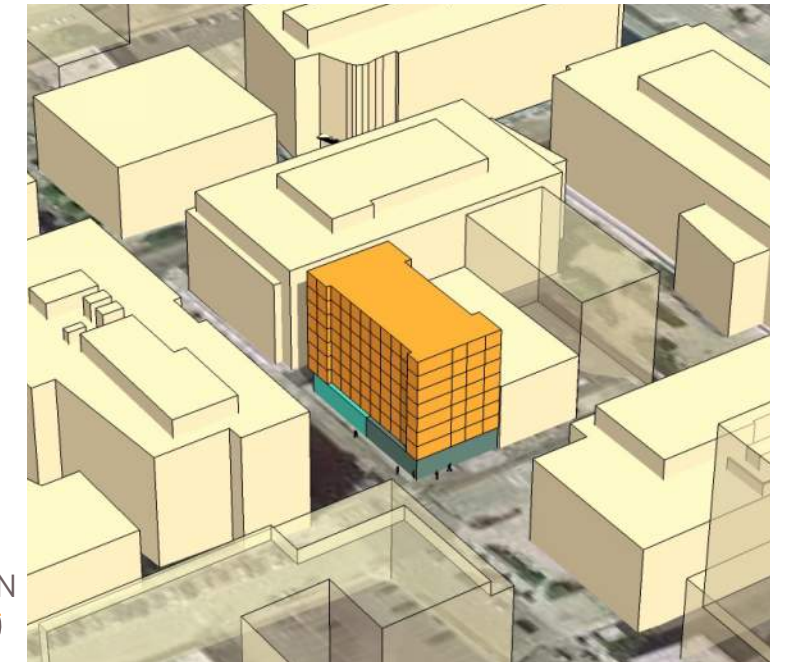
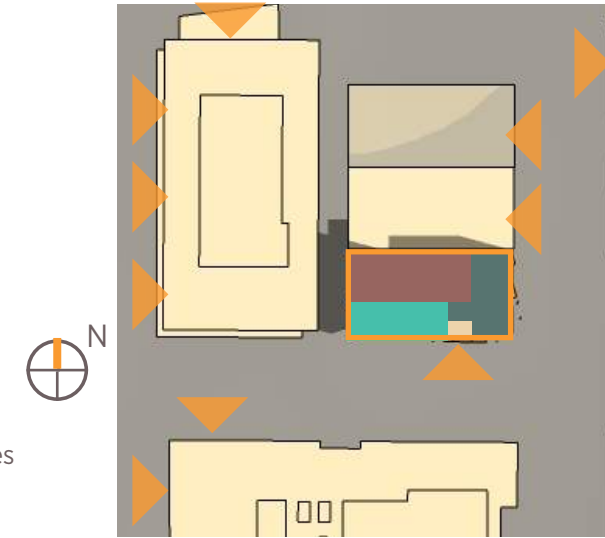
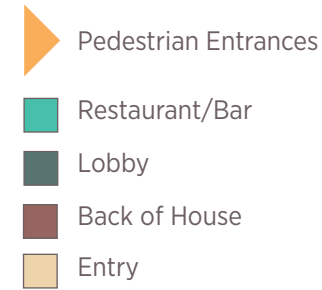
- No departures.
- Height complements surrounding structures (CS3.1).
- Large scale modulation along Republican Street.
- Meets the street with active facades on the ground floor (PL3.2).
- Scale of building fits boutique, personal feel.

## CONS

- Articulation along Republican does not reflect prevailing massing patterns (DC2.D).
- North courtyard allows limited glazing and will be very dark if the site to the north is developed (CS1.B).

## SUMMARY

- Gross area 58,300 SF
- Net Lodging 33,200 SF
- Keys 146



SPRING / FALL

9:00 AM



NOON



3:00 PM



SUMMER

9:00 AM



NOON



3:00 PM



WINTER

9:00 AM



NOON



3:00 PM



# 19 Massing Option 3 - Preferred

1016 REPUBLICAN ST / SEATTLE, WA

## PROS

- No departures.
- Height complements surrounding structures (CS3.1).
- Maintains street wall on both adjacent streets (CS3.1).
- Strong articulation of exterior skin provides a sense of human scale & texture (DC2.D).
- Corridors daylight in some locations (CS1.B).
- Meets the street with active facades on the ground floor (PL3.2).
- Scale of building fits boutique, personal feel.

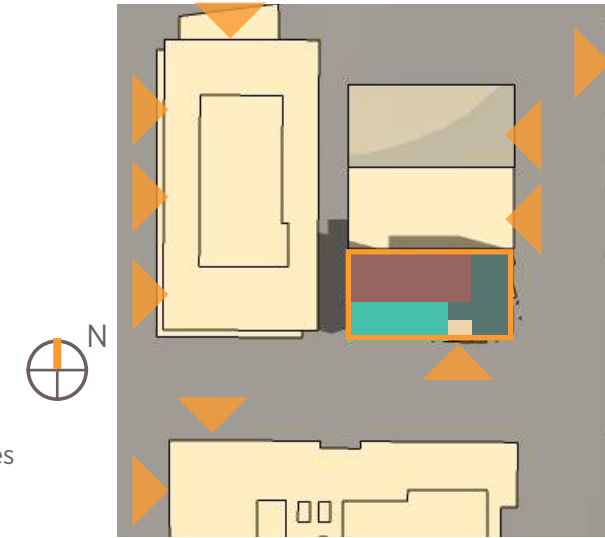
## CONS

- Structural overhangs over right of way required.

## SUMMARY

- Gross area 58,300 SF
- Net Lodging 33,200 SF
- Keys 146

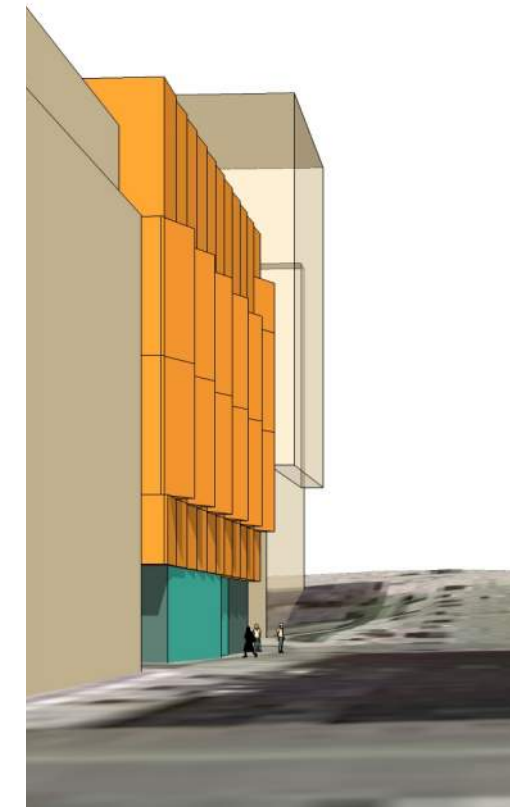
- ▶ Pedestrian Entrances
- Restaurant/Bar
- Lobby
- Back of House
- Entry



View west on Republican St



View north on Boren Ave



View east on Republican St



View south on Boren Ave

SPRING / FALL

9:00 AM



NOON



3:00 PM



SUMMER

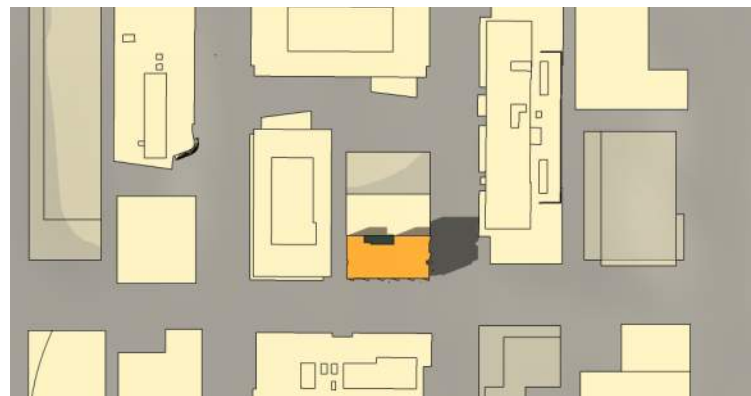
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NOON



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WINTER

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NOON



3:00 PM



# 1016 REPUBLICAN / PREFERRED SCHEME CONCEPT DEVELOPMENT



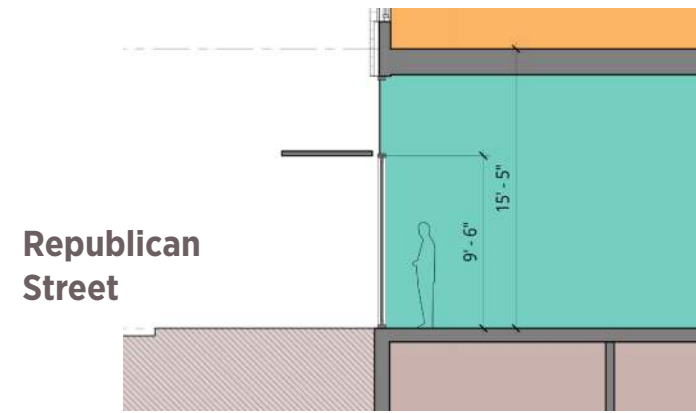
- Eating & Drinking Areas
- Hotel Lobby
- Back of House Areas
- Corridor / Entry



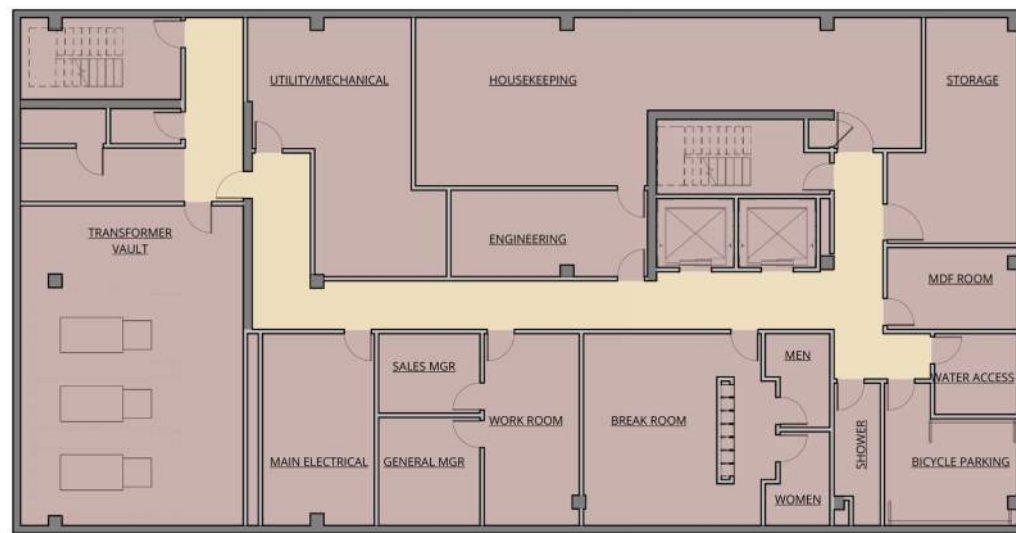
SITE PLAN 3/64" = 1'



TYPICAL FLOOR PLAN 3/64" = 1'

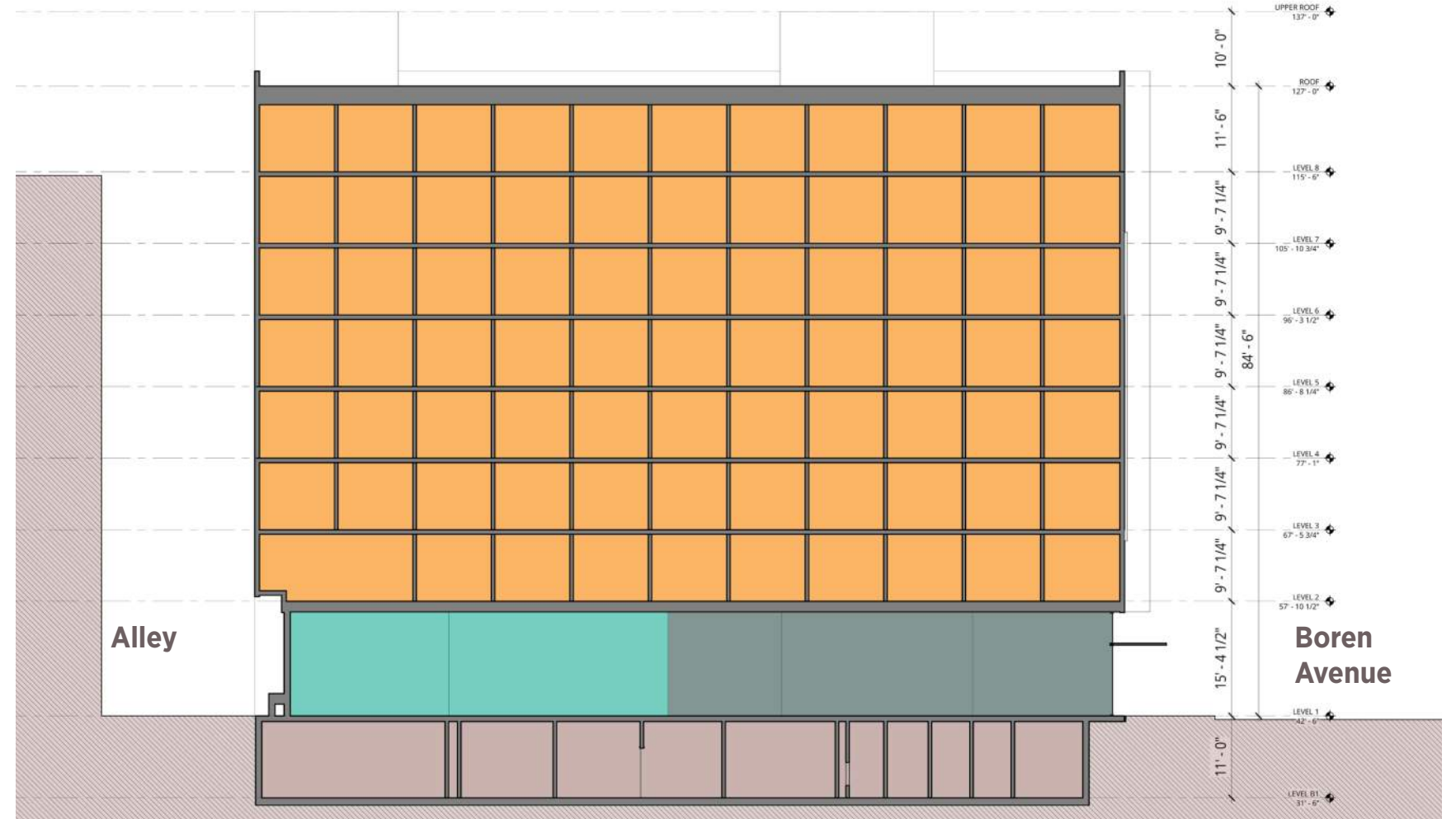


GROUND FLOOR DETAIL SECTION 3/32" = 1'



BASEMENT FLOOR PLAN 3/64" = 1'

- Eating & Drinking Areas
- Hotel Lobby
- Back of House Areas
- Corridor / Entry
- Hotel Rooms



BUILDING SECTION 3/64" = 1'



**Terry & Howell Hotel**

- Strong response to corner condition.
- Articulation of base versus top.
- Varied massing volumes.



**Hill7 Hilton Garden Inn**

- Ground floor perceived as two stories high.
- Windows varied to create a less monotonous texture.



**EVEN Hotels + Staybridge Suites**

- Highly articulated massing defined by room module.



**Pearl District Residence Inn**

- Repetitive windows become a pattern on the facade.
- Discrete pavilions & screens provide warmth, texture, and scale at street level.



**Citizen M Glasgow**

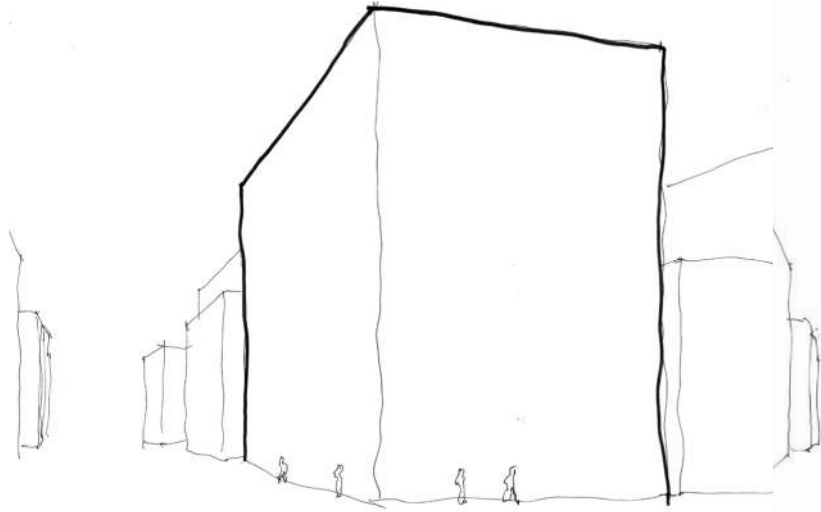
- Hotel room module expressed in a dynamic facade.



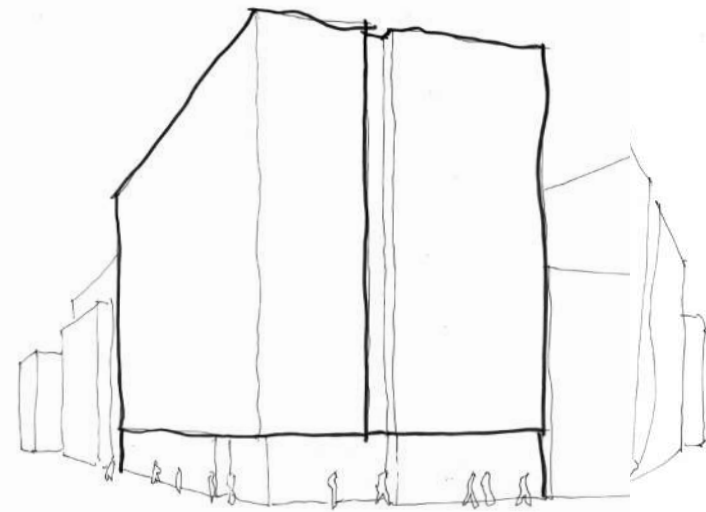
**300 Terry Hotel**

- Reference to historic materials and construction aesthetics.
- Masses made less bulky by differing materials and window patterns.

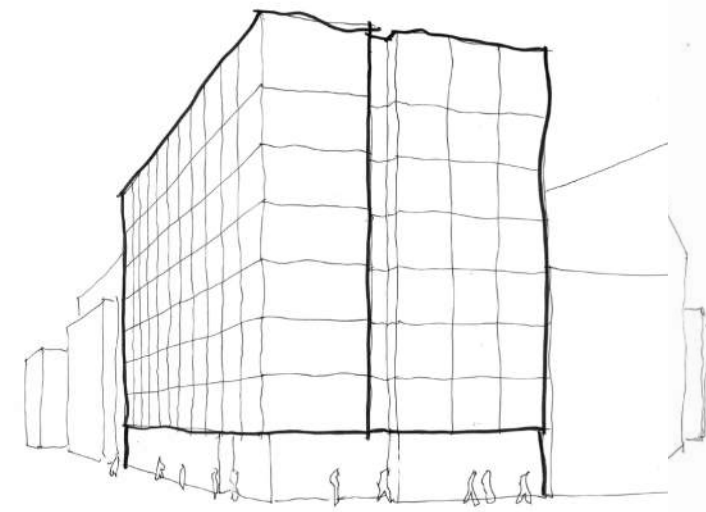




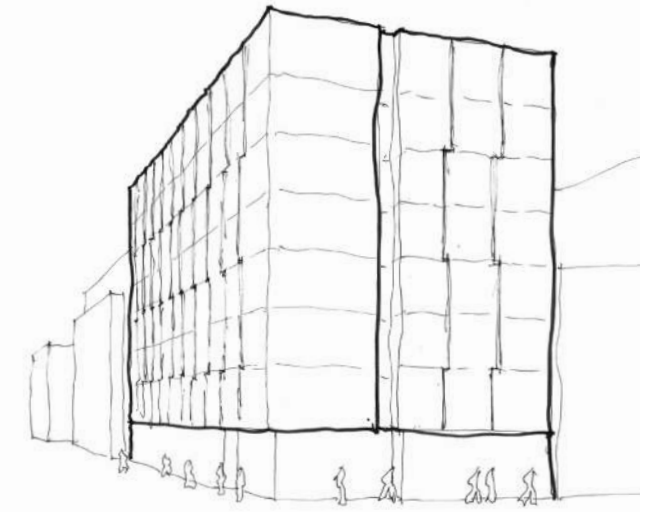
Zoning Envelope



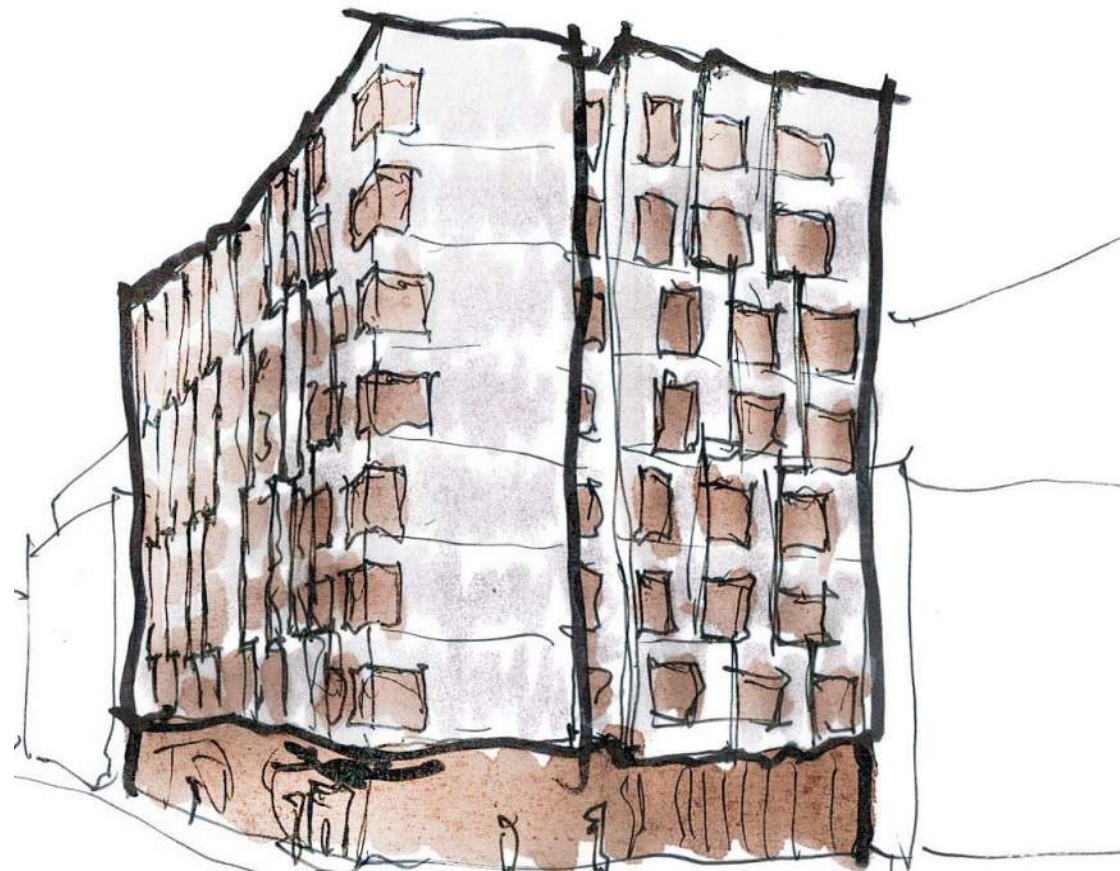
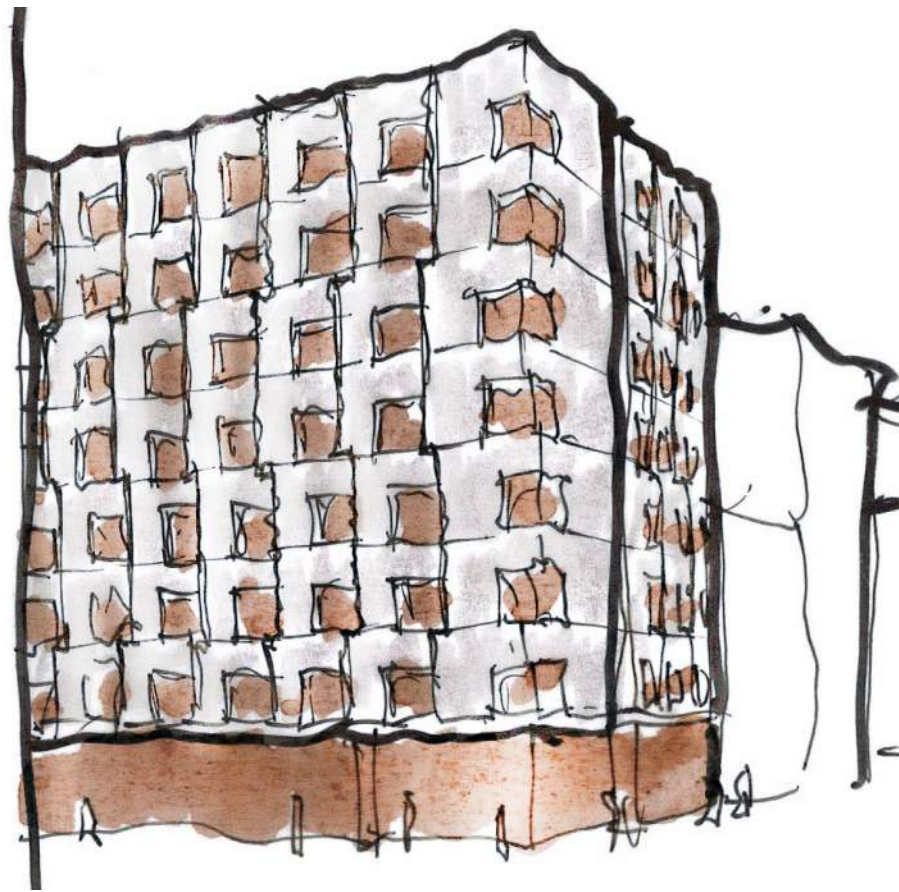
Corridor Reveals  
Articulated Ground Floor



Expressed Hotel Room Modules



Sense of Scale Articulated





**DC2.D** - Incorporate architectural features that are of human scale into facades. Strive for a fine-grained scale or texture.

**CS3.2** - Respond to the working class, maritime and industrial character of the Westlake & Waterfront areas.

**DC4.A** - Select durable & attractive materials that will age well in Seattle's climate.

**CS3.1** - Articulate the building facades vertically or horizontally in intervals that relate to the existing structures of development in the vicinity.



400 Boren - DRB Rendering



View NW from Boren & Republican

Structural building overhangs begin at the third floor, creating a sense of spaciousness on the sidewalk.

Possibility for operable windows or doors in Eating/ Drinking area.

**PL3.2** - Design facades to encourage activity to spill out from businesses onto the sidewalk and vice versa.



Signature canopy marks main entrance.

Continuous weather protection.

Landscape buffer in some locations provides variety to the streetscape.

View NW from Boren & Republican

# Thank You

