

DESIGN RECOMMENDATION MEETING - DPD# 3019051

1016 REPUBLICAN HOTEL

06.17.2015



SLU LODGING, LLC



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PROPOSAL INTRODUCTION

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

PROJECT INFO

PARCEL:	1983200355
LOT AREA:	7,200 SF
ZONING:	SM 160/85-240
URBAN VILLAGE OVERLAY:	South Lake Union Urban Center
STREET CLASSIFICATION:	Republican Street - Class II Boren Avenue - Class II

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.

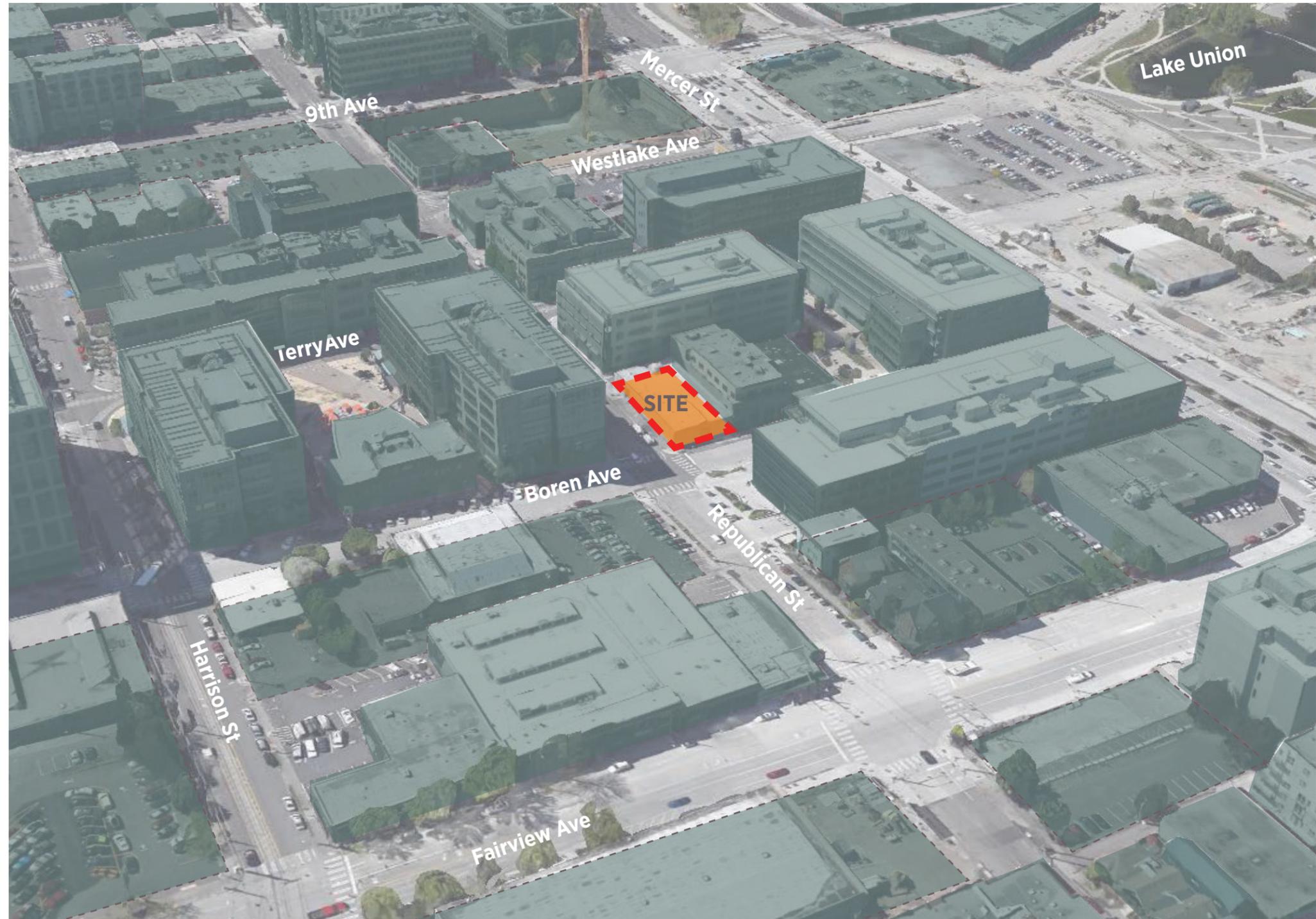
PROJECT DETAILS

146 hotel rooms

56,000 sq. ft. total gross square footage

1,700 sq. ft. restaurant, cafe, & lounge area

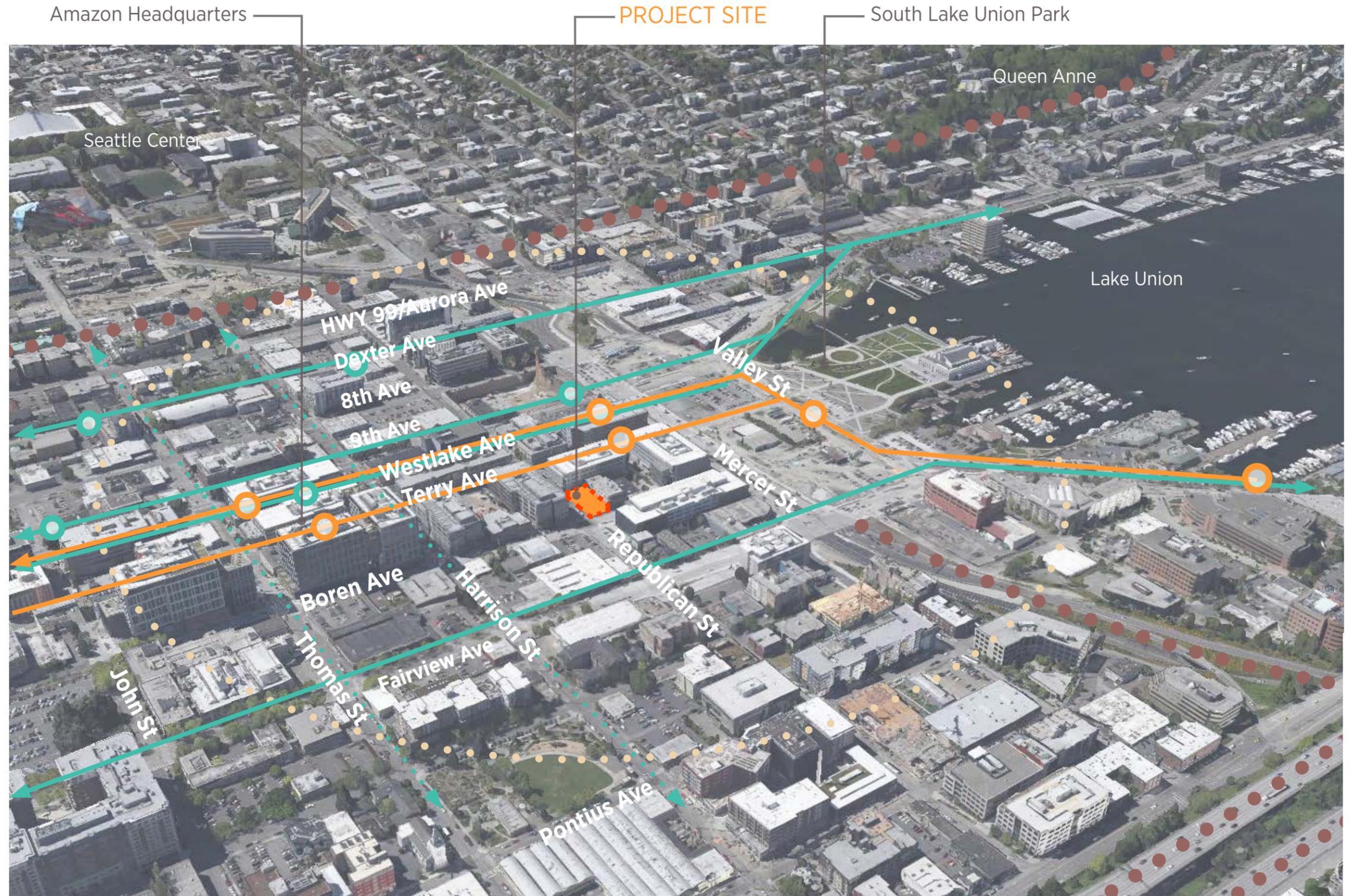
8 above grade floors+roof terrace+basement



SUMMARY CONTEXT ANALYSIS

TRANSPORTATION & ACCESS CHARACTERISTICS

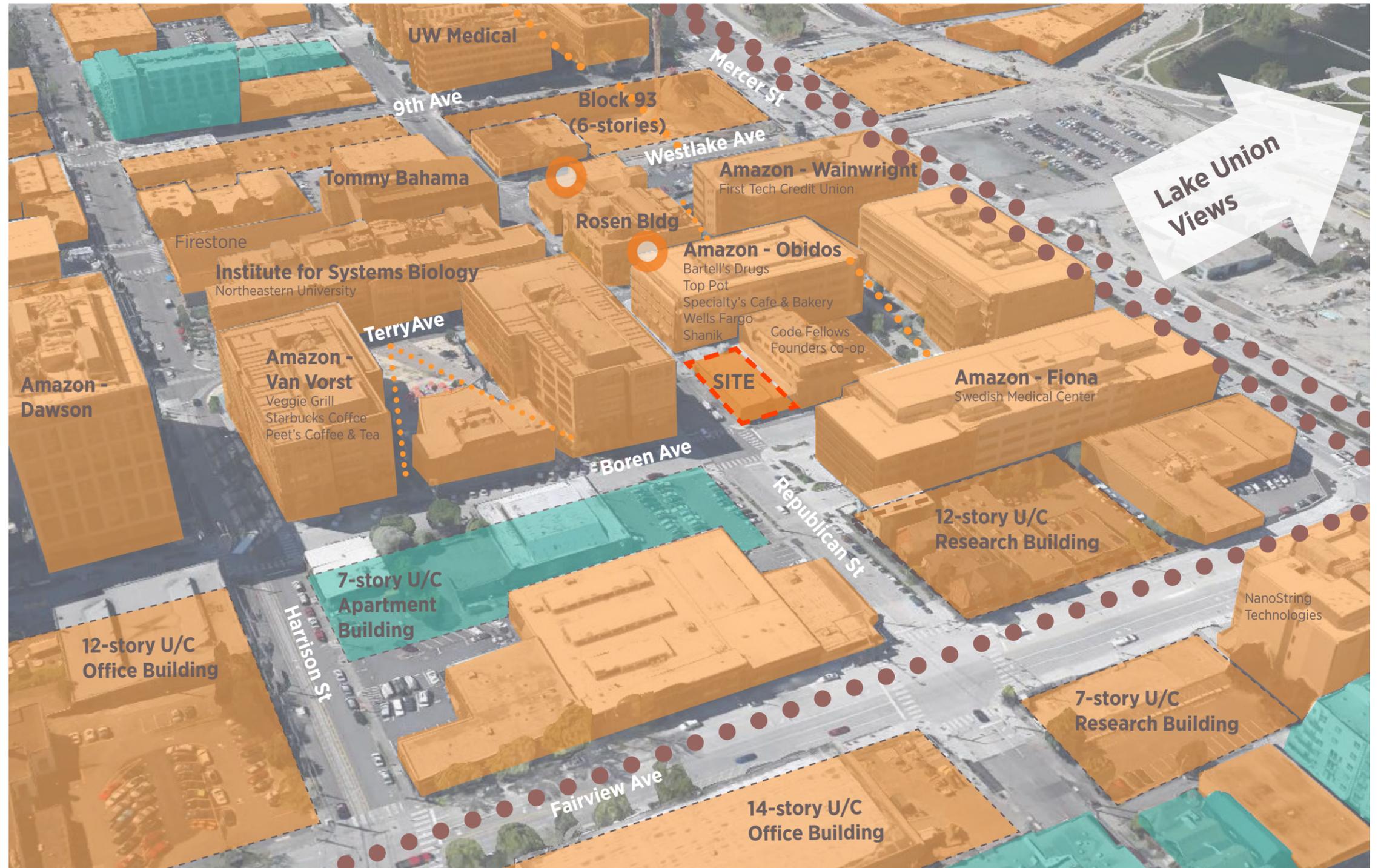
- Amazon campus and research/office core of South Lake Union within five minute walkshed.
- Convenient transit to downtown core and future Amazon office buildings via South Lake Union Trolley.
- Easy Access to Lake Union and South Lake Union Park.
- Well connected in all directions by car, transit, and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



SUMMARY CONTEXT ANALYSIS

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.



- Residential/Mixed-Use
- Commercial / Research
- Streetcar Stop
- ⋯ Through Block Connection
- Auto-Centric Street



EXISTING SITE CONDITIONS

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.

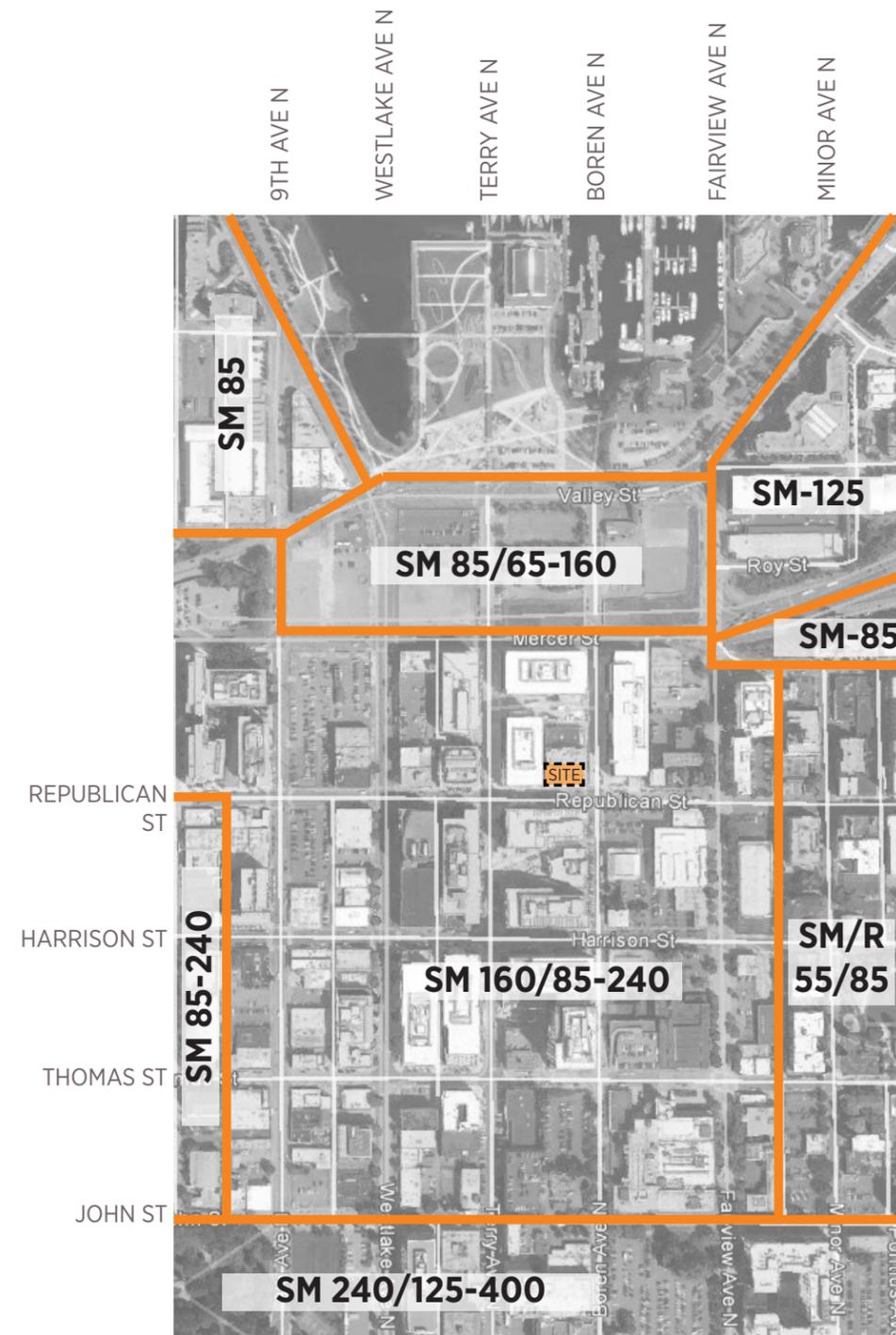
BOUNDARIES

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.



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

ZONING DATA

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 square feet.



CS2-B-2 CONNECTION TO THE STREET
PL3-II-II HUMAN ACTIVITY - ACTIVE FACADES

The ground level uses located along the sidewalks are the entry lobby, restaurant, bar, and lounge areas. Large storefront windows will connect these spaces to the pedestrian experience. A folding door system in the restaurant will allow the interior space to merge with the sidewalk on sunny days.



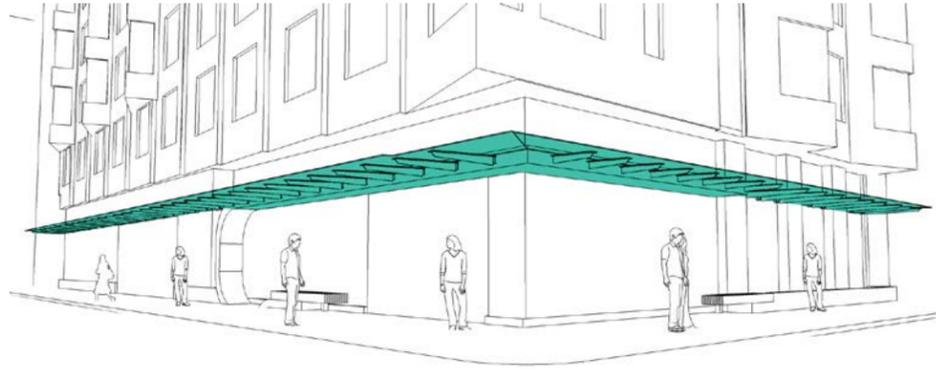
CS2-C-1 CORNER SITES

The bay window projection on the corner is larger than the others, lending it prominence. Differentiated color and texture enhance the effect. The storefront glazing near the corner has a lower sill than in other areas and a custom canopy wraps the corner, creating further emphasis.



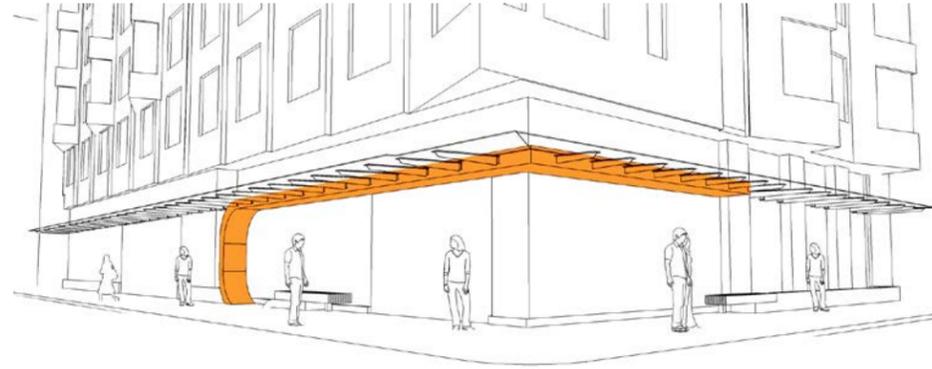
CS3-A-2 CONTEMPORARY DESIGN

Angled facade panels, corner-wrapping windows, and color introduced subtly into reveals at panel edges all lend the building a unique and contemporary style.



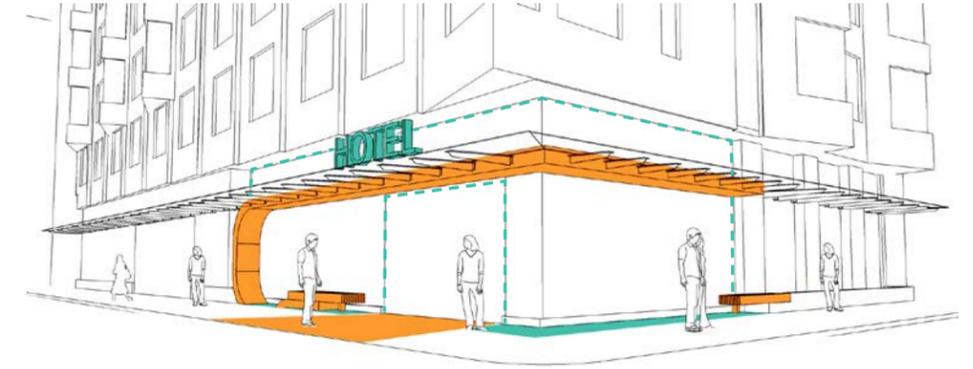
PL2-C WEATHER PROTECTION

The proposed design includes continuous weather protection. The canopy will be metal and glass, similar to those found on surrounding buildings and congruent with the aesthetic of the main cladding system on the project.



PL3-A-1 ENTRIES - DESIGN OBJECTIVES

A uniquely shaped and clad canopy will make the main entry immediately evident to pedestrians.



PL3-A-4 ENTRIES - ENSEMBLE OF ELEMENTS

Differentiated sidewalk pattern and color, a unique entry canopy, and benches and plantings in a 3' setback from the property line work together to create a coordinated and welcoming entry experience.



PL3-II-I HUMAN ACTIVITY - PUBLIC/PRIVATE TRANSITION

Differentiated sidewalk pattern and color, a unique entry canopy, and benches and plantings in a 3' setback from the property line create a transition zone from main sidewalk up to the entry door.

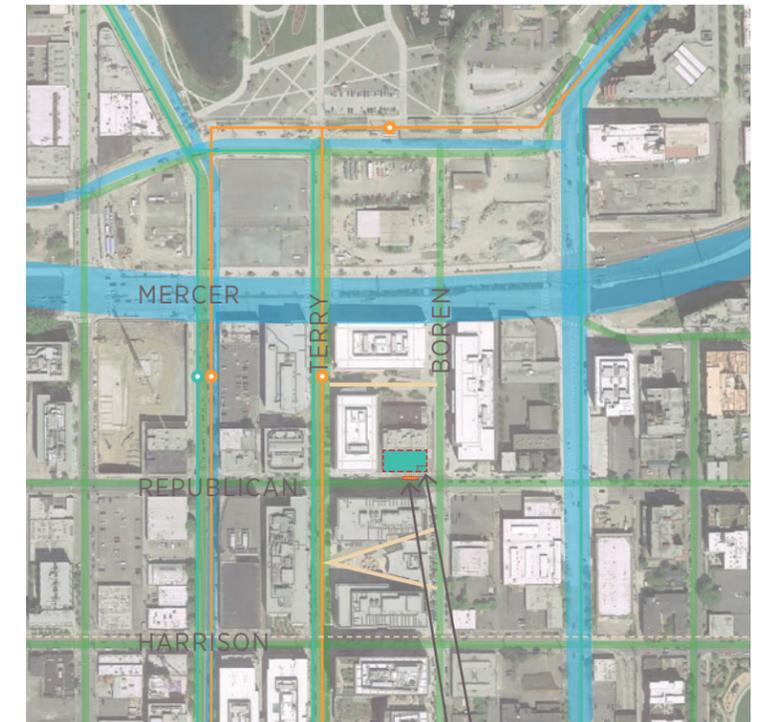


■ Retail Storefronts

— Entry
— Restaurant/Lounge

PL3-II-III HUMAN ACTIVITY - ACTIVITY CLUSTERS

A retail corridor is emerging along Terry Avenue. The location of the main entrance on Republican Street and the position of the restaurant towards the west edge of the site build on this corridor.



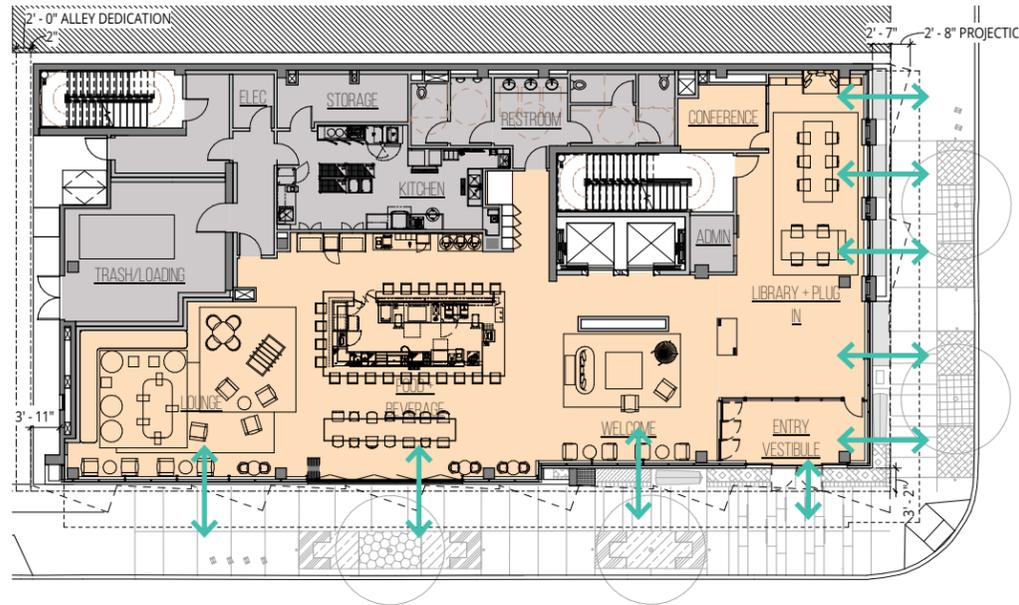
● Pedestrian-oriented street
● Auto-oriented street
— Streetcar line
— Bus line
— Pedestrian through-way
- - Future bike connection

— Entry
— Vehicle Drop-Off

PL4-A-1 SERVING ALL MODES OF TRAVEL

PL4-A-2 CONNECTION TO ALL MODES

The main entrance is oriented to the sidewalk and positioned close to the transit stops on Terry Avenue. Automobile arrivals will be accommodated with a curb-side drop off zone positioned in front of the main entrance.



DC1-A-1 ARRANGEMENT OF INTERIOR USES - VISIBILITY

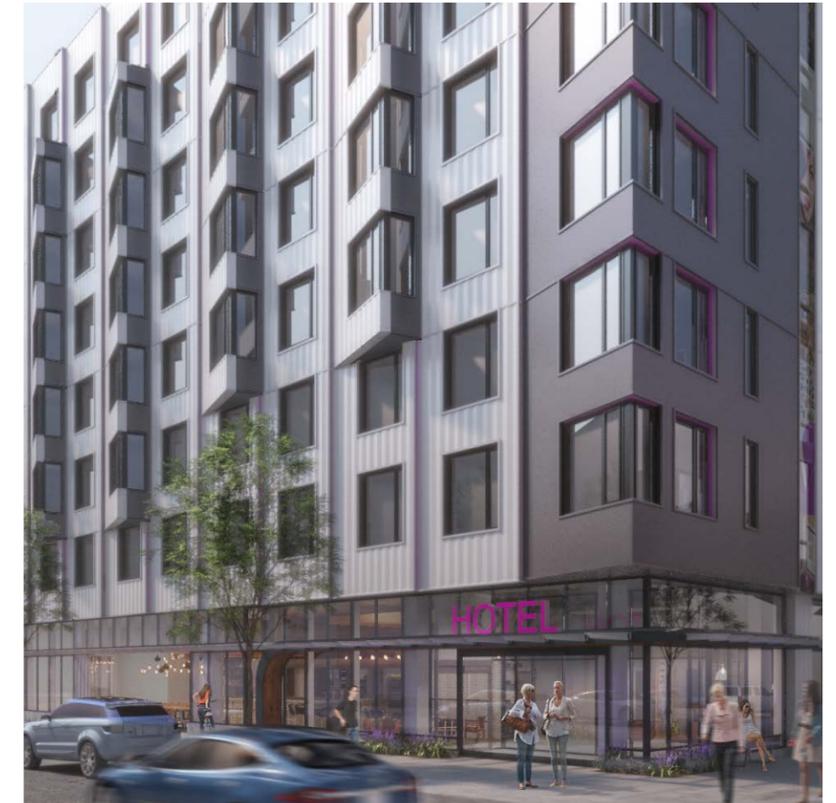
The spaces used most frequently by visitors and guests are visible from the sidewalk and are located immediately adjacent to the main entrance.



DC2-B-1 FACADE COMPOSITION

A consistent material palette and design aesthetic driven by the module of the hotel rooms wraps around all four sides of the building, including the alley and property line facades.

Vertical notches on both west and east elevations and angular bays create a unified building design.



DC2-C-1 SECONDARY ARCHITECTURAL FEATURES - VISUAL DEPTH AND INTEREST

Bay windows, angled facade panels, and recessed windows work together to add depth and visual interest to the main facades. At street level, storefront glazing, glass or steel and wood canopies, and plantings create an engaging pedestrian experience.



DC2-C-2 SECONDARY ARCHITECTURAL FEATURES - DUAL PURPOSE ELEMENTS

Deeply recessed windows and streetscape canopies are examples of project elements that add depth, texture, and scale while serving more practical functions at the same time.

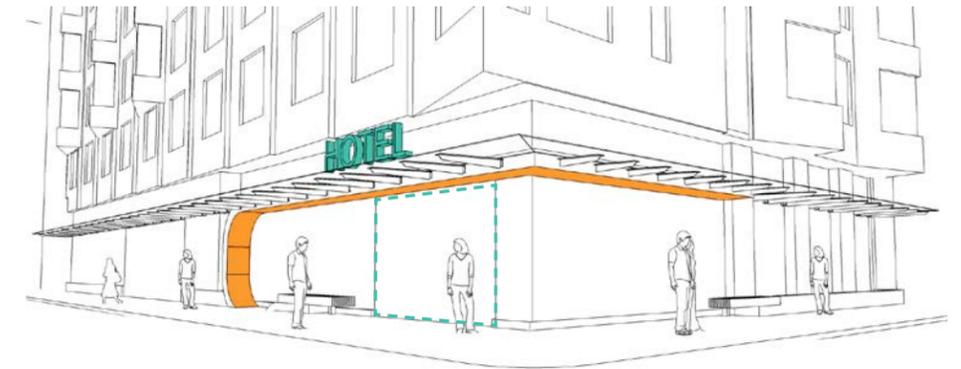


DC4-A-1 EXTERIOR FINISH MATERIALS

Variation in color and corrugation pattern add visual interest and variety to the building.

The proposed metal panel cladding is durable and attractive, with corrugations that add depth and texture to the facade. The materiality and metallic color palette reference the industrial and maritime heritage of the neighborhood, and complement nearby precast concrete buildings while keeping the streetscape bright on cloudy days.

Clean storefront window systems at ground level and notch incorporate sleek modernity to the project.



DC4-B-1 SIGNAGE - SCALE AND CHARACTER

The hotel brand sign located at the entry is uniquely integrated where two different canopies interlock. The entry canopy's wood soffit creates a warm inviting character appropriate for its function.



EDG PREFERRED SCHEME

RECOMMENDATION 1A

Cognizant of the applicant's approach to display the repetition of interior uses on the outside, the Board unanimously supported the asymmetrical bays. As part of moving the design forward, the Board would like to see a more playful and intentional approach to designing the facade; design the bays to provide a cohesive and unified architectural concept.

APPLICANT RESPONSE

A more lively layout of the projected bays adds character to the building while expressing the corner and demarcating the entry.



PROPOSED SCHEME



ALTERNATE SCHEME

The above scheme is one of several massing options explored while responding to the Board's request for more playful and intentional massing.



RECOMMENDATION 1B

On the east facade, the Board suggested further study of the notch/seam expression to communicate a cohesive architectural concept. As currently shown, the vertical slot signifies an entry.

APPLICANT RESPONSE

The notch on the east elevation is now visually integrated with the storefront windows, wrapping the corner towards the entry.

The notch works in unison with the corner bay, larger storefront windows, a feature canopy, landscaping, and street furniture to highlight the corner.



RECOMMENDATION 1C

The board strongly urged the applicant to use material detailing and color to convey the particular type of boutique hotel.

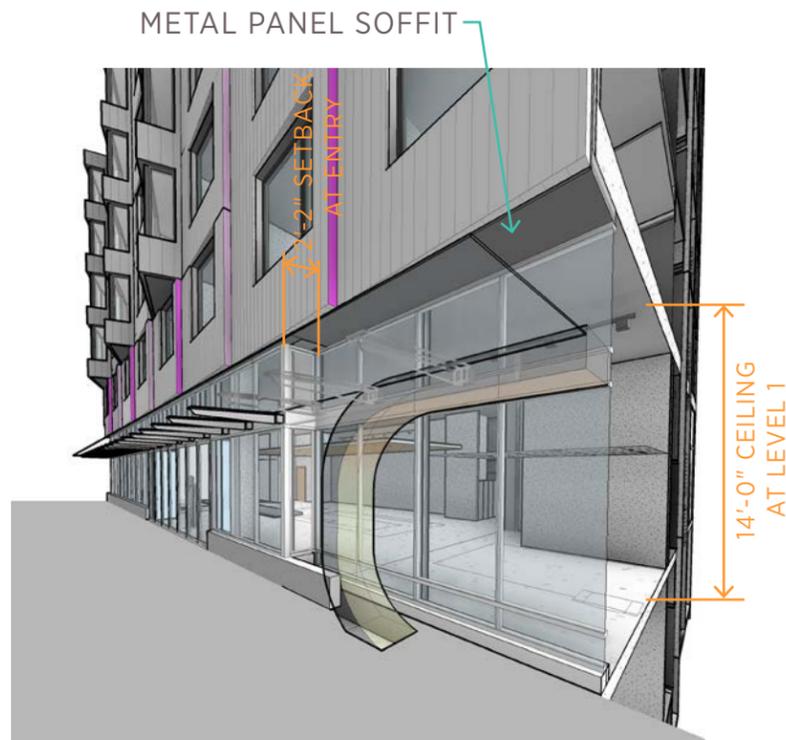
APPLICANT RESPONSE

An open and glassy ground floor with metal panel cladding on the upper levels indicate the modern-industrial character of the hotel Brand.

Color highlights create a charismatic building identity corresponding to the hotel's branding character. The highlights are integrated subtly into panel returns and window heads.



LED lighting will accentuate the vertical color-highlights at night, differentiating the hotel and restaurant from neighboring office buildings.

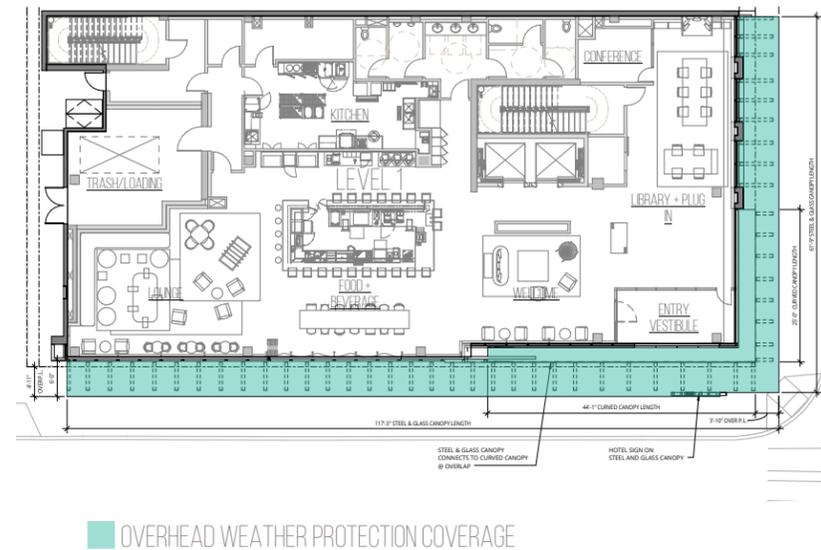


RECOMMENDATION 2A

The Board supported the 15' ground floor height and setback and recommend further study of the relationship between the setback and massing above. A setback at the restaurant location could also be studied further to allow for more spillover sidewalk space.

APPLICANT RESPONSE

The ground floor height and setback have been maintained. The soffit material above the setback will match the metal wall panels, giving the building the effect of floating above a glass base.



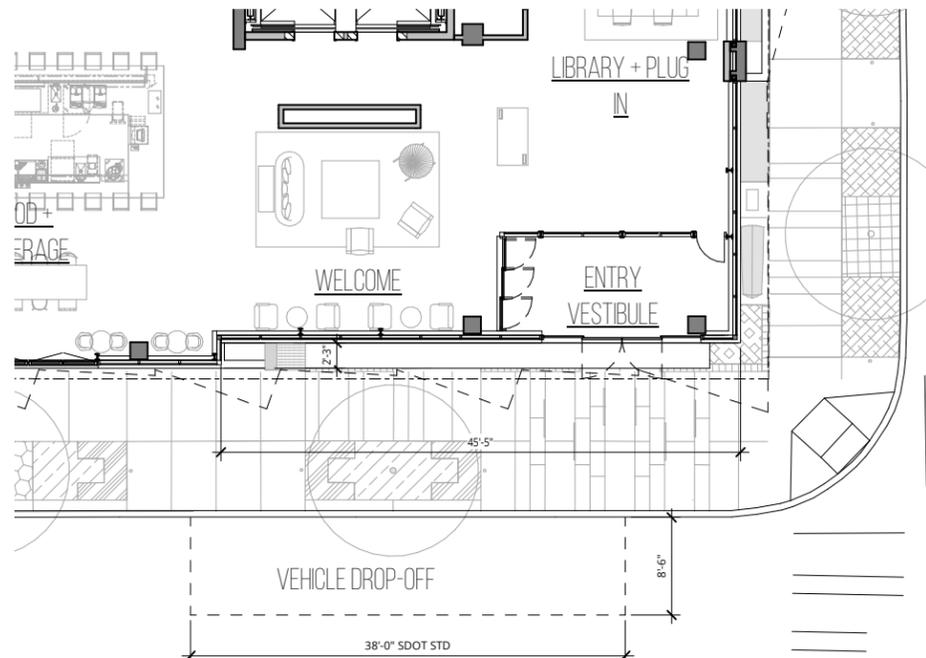
RECOMMENDATION 2B

The Board unanimously supported the continuous overhead canopy.

APPLICANT RESPONSE

A continuous canopy has been maintained.

EDG RESPONSE BOARD GUIDANCE - ENTRY

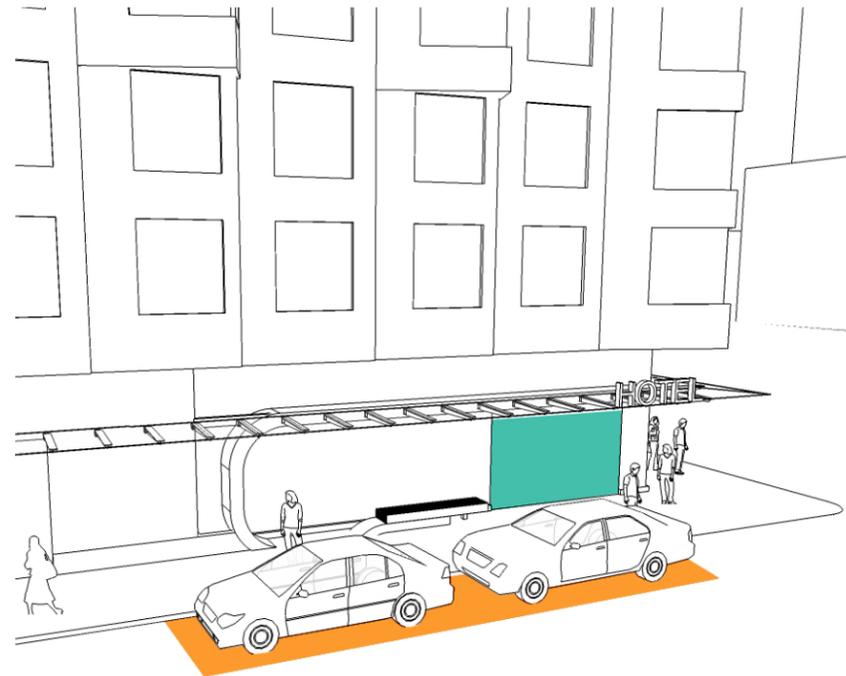


RECOMMENDATION 3A

For the hotel, the entry is a node of activity. The Board supported the at grade planting and street furniture near the entry which recognizes this node of activity.

APPLICANT RESPONSE

Plantings and street furniture near the entry has been maintained.



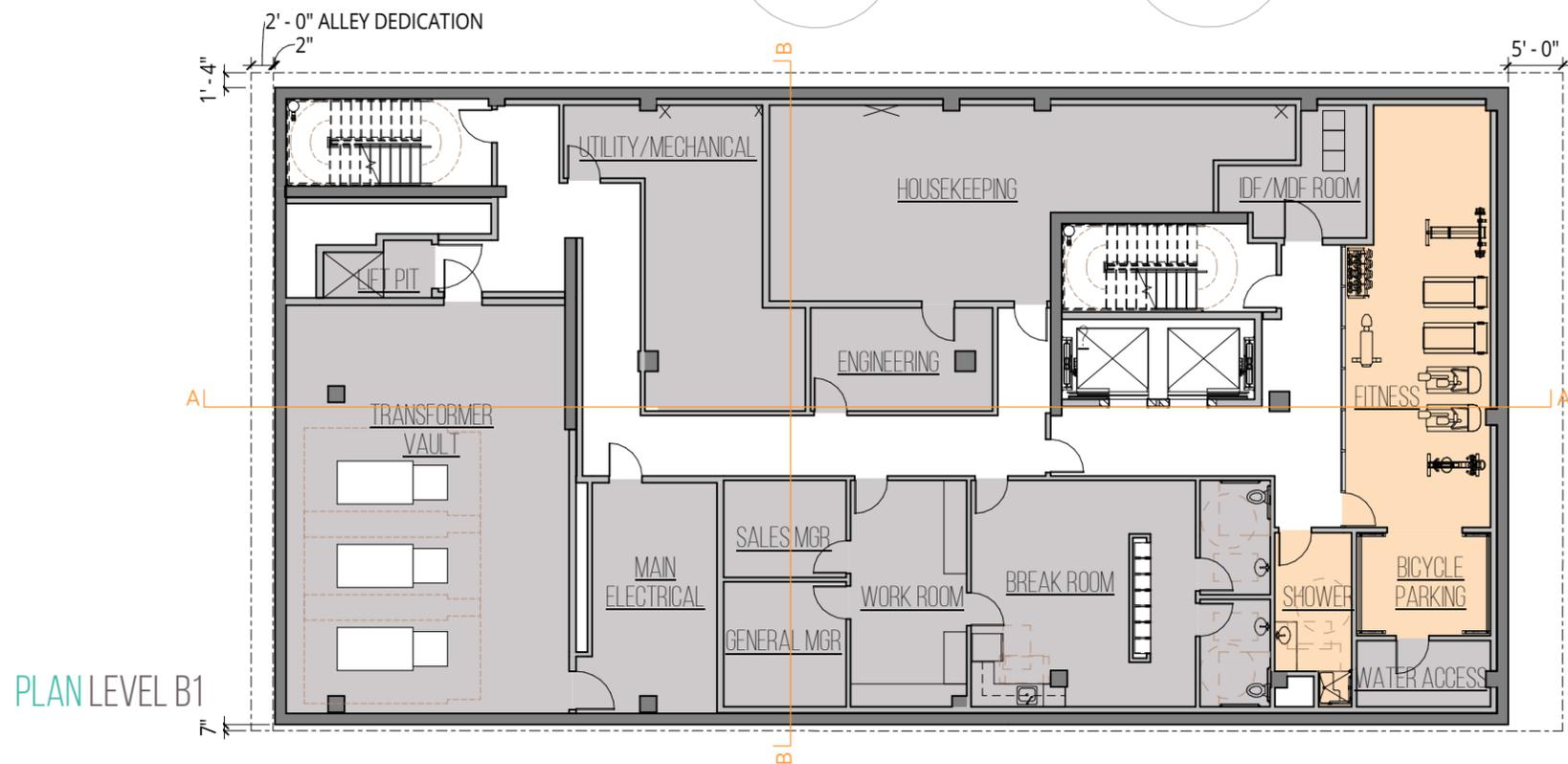
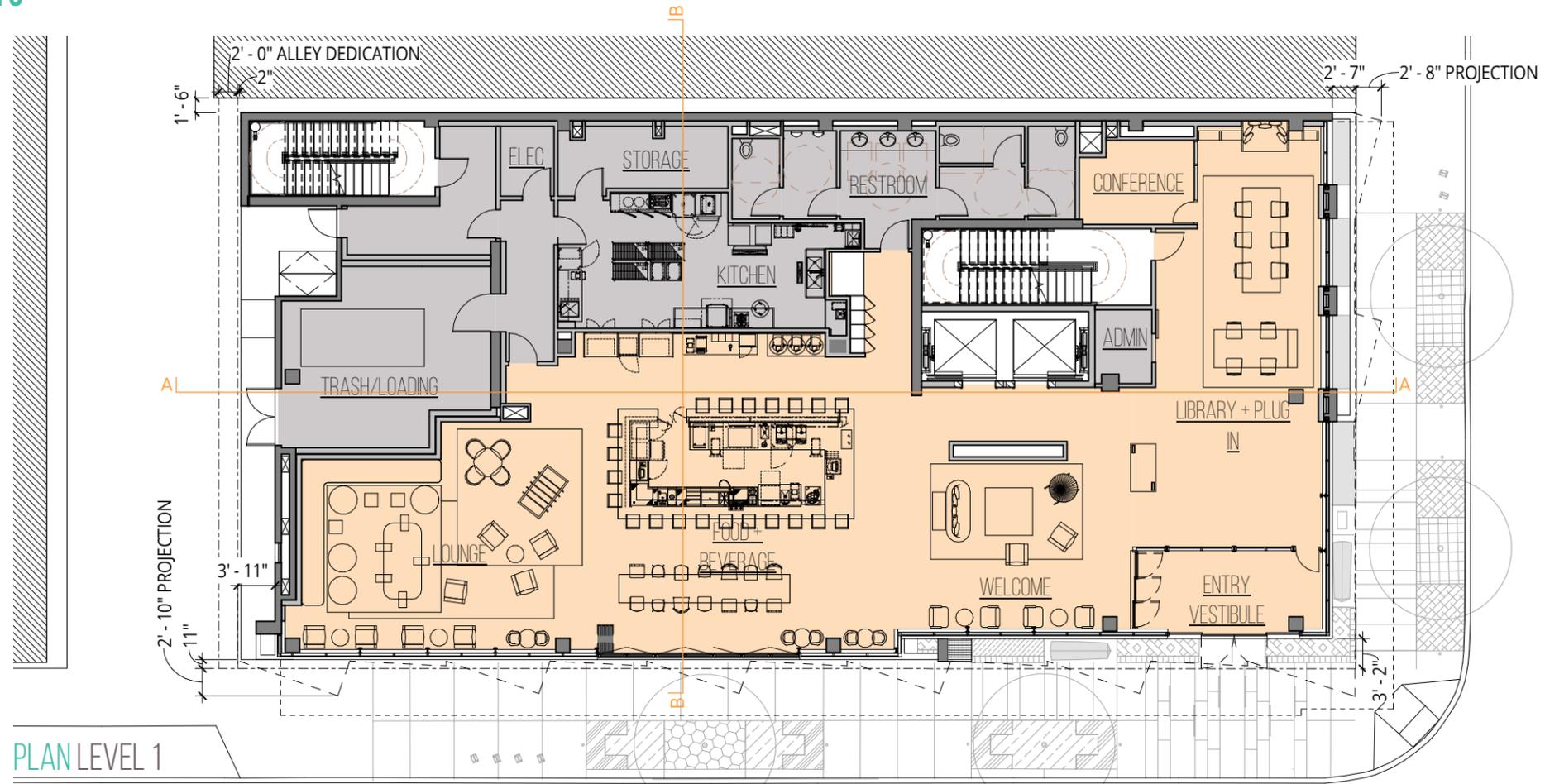
RECOMMENDATION 3B

The Board recommended studying the entry and taxi drop off relationship to accommodate both uses and circulation.

APPLICANT RESPONSE

The taxi drop off location will be located curbside, near the hotel entry. The entry is located to one side of the drop off zone, meaning that passengers unloading will not conflict with circulation around the door.

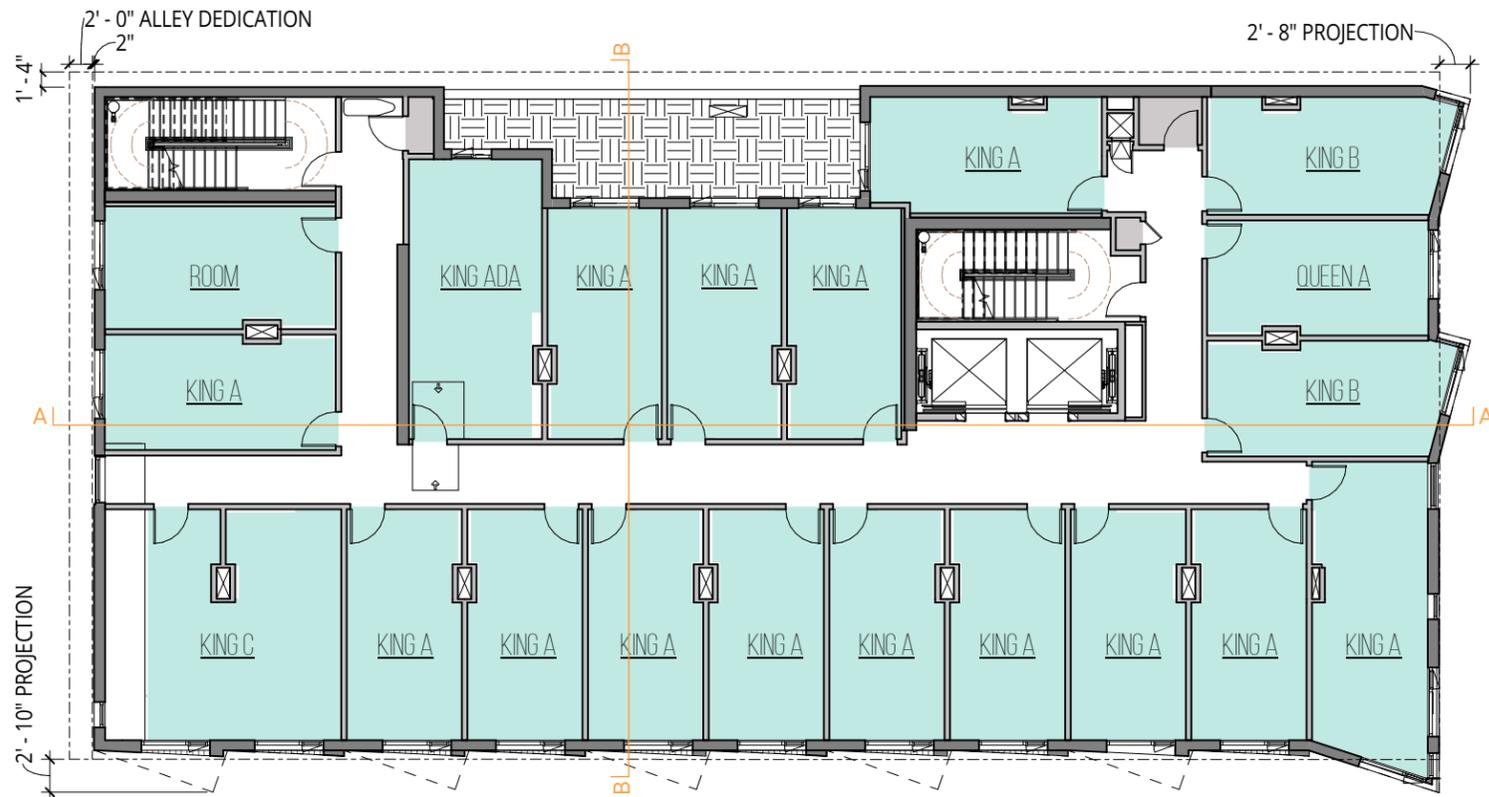
PROPOSED BUILDING PLANS



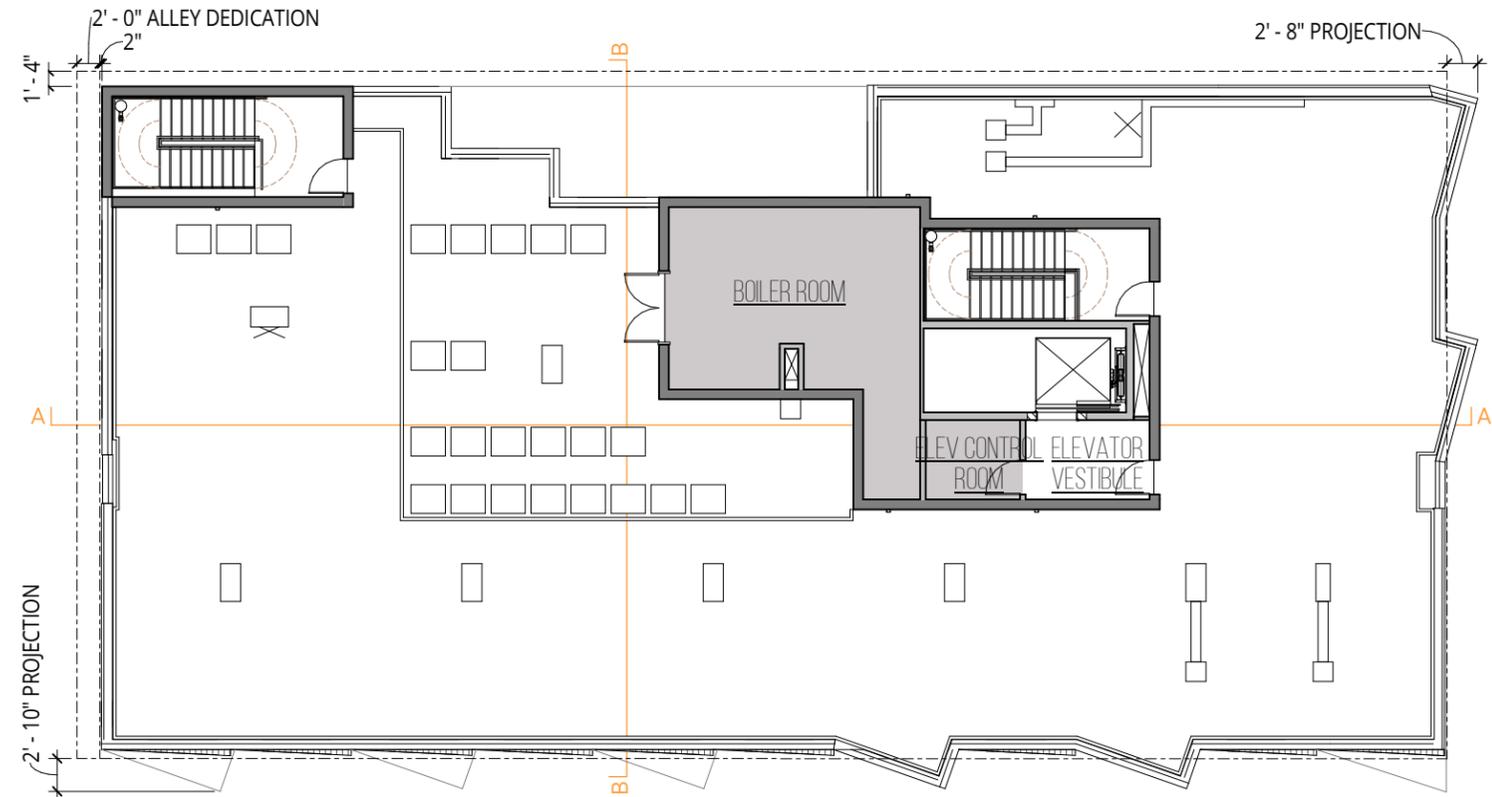
LEGEND

- PUBLIC
- BOH

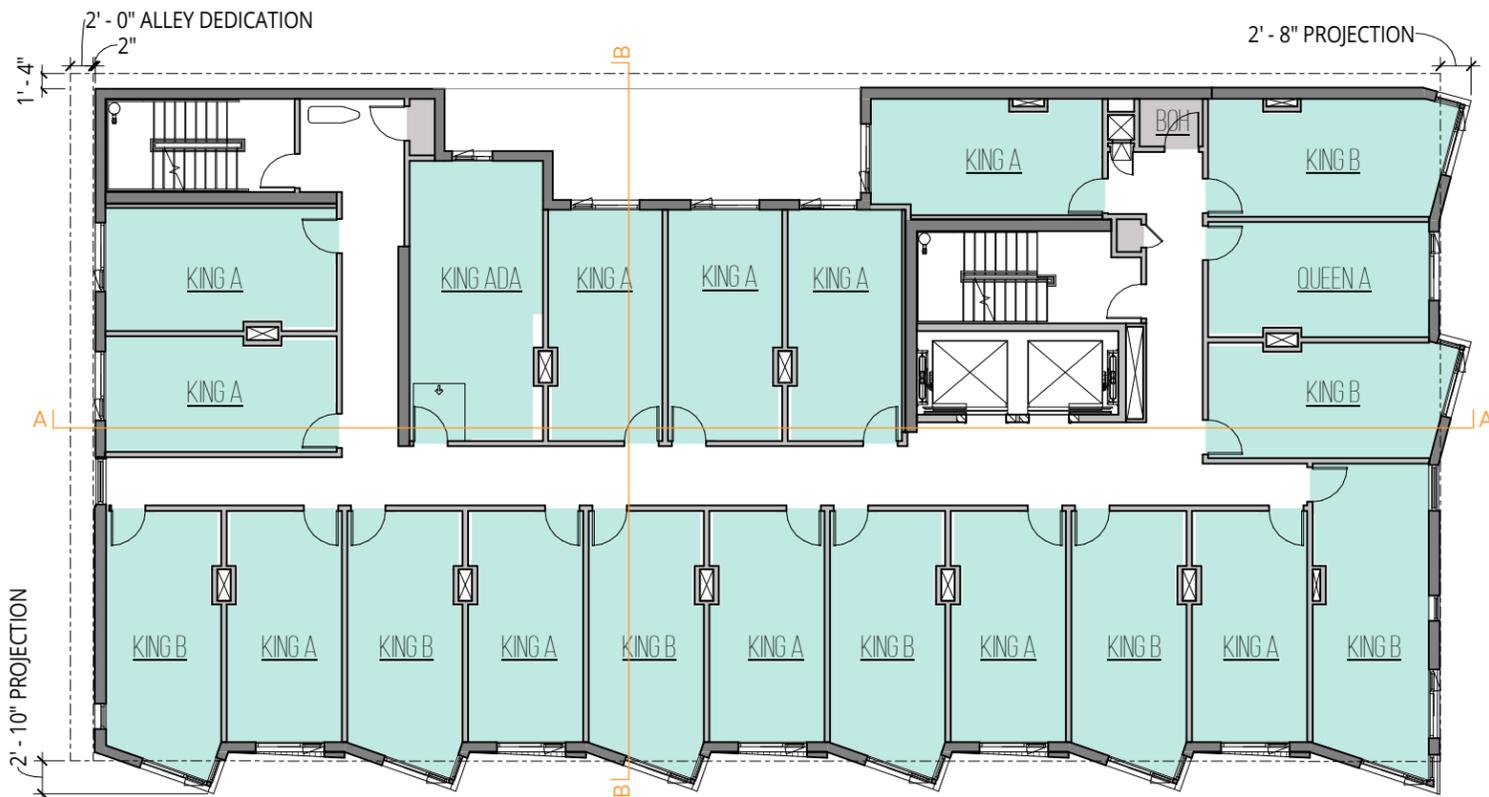
PROPOSED BUILDING PLANS



PLAN GUEST ROOM LEVELS WITHOUT BAYS



PLAN ROOF



PLAN GUEST ROOM LEVELS WITH BAYS



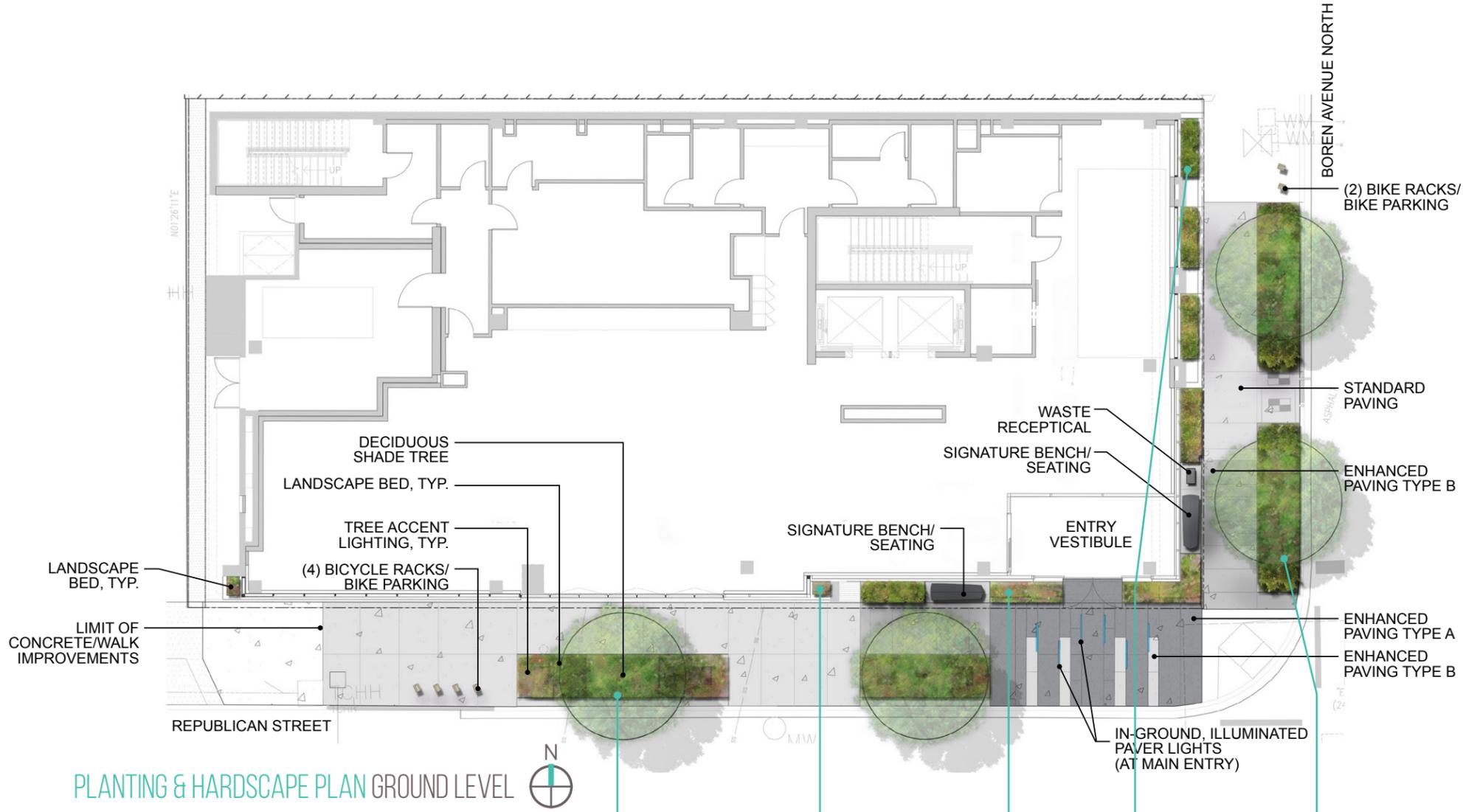
SECTION A EAST-WEST USE DIAGRAM



LEGEND

- GUEST ROOM
- PUBLIC
- BOH

PROPOSED LANDSCAPE PLANS



ENTRY CONCEPT

Plantings, unique paving pattern, and in-ground lighting highlight the main entry.

Curved benches are the same language as curved entry canopy.

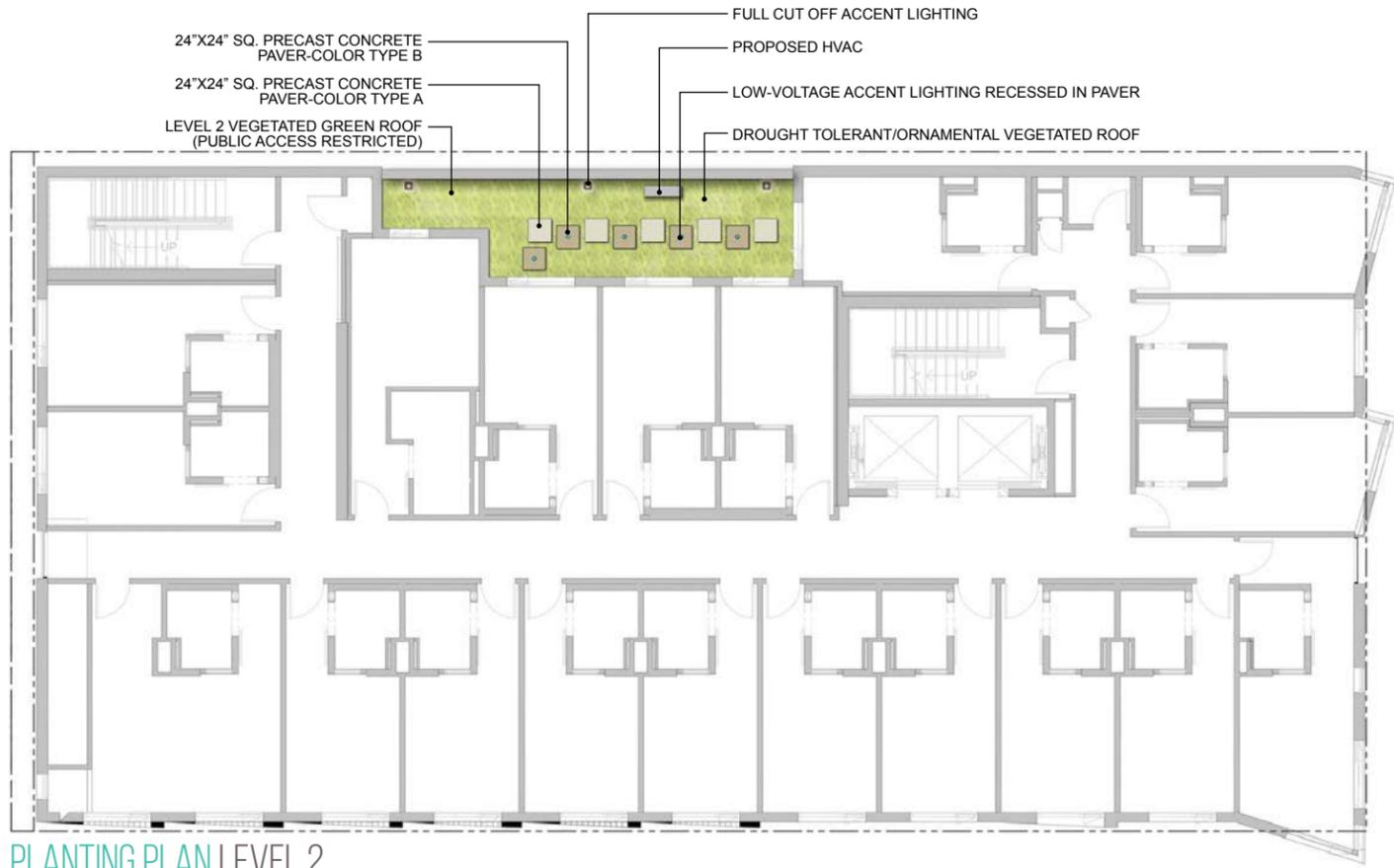
PLANTING & HARDSCAPE PLAN GROUND LEVEL



LEGEND

1. Columnar Norway Maple
2. Jack Spratt New Zealand Flax
3. Allium Mars
4. Dwarf Strawberry
5. Silver Anouk Spanish Lavender
6. James Stirling Hebe
7. Black Mondo Grass
8. Kelsey's Dwarf Redosier Dogwood
9. Cascade Oregon Grape
10. Blue Sapphire Ceanothus
11. Elijah Blue Fescue

PROPOSED LANDSCAPE PLANS



PLANTING PLAN LEVEL 2



PLANTING PLAN ROOF LEVEL



GREEN ROOF CONCEPT

6-8 varieties, drought tolerant.
 6" depth soil medium.



ROOF TERRACE CONCEPT



LEGEND

1. Japanese Maple
2. Texanum Japanese Privet
3. Taunton's Yew
4. Purple Sage
5. Blonde Ambition Grass
6. Huntington Carpet Rosemary

PROPOSED ELEVATIONS



SOUTH ELEVATION REPUBLICAN STREET



EAST ELEVATION BOREN AVENUE

PROPOSED ELEVATIONS



NORTH ELEVATION FACING NEIGHBOR



WEST ELEVATION ALLEY

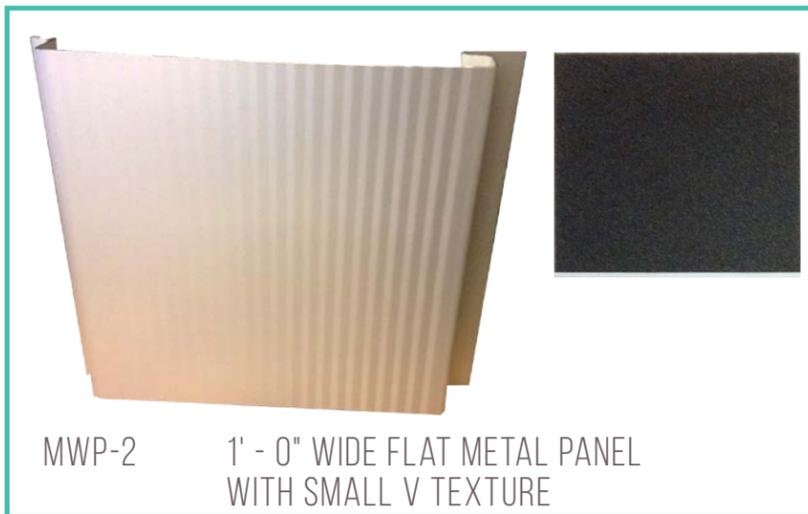
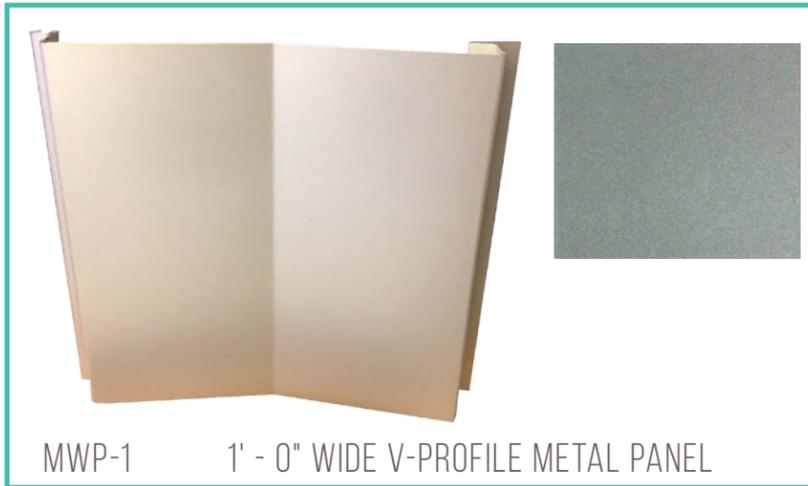
MATERIALS & COLOR

UPPER LEVELS METAL SIDING

PRECEDENT
Arthaus, Portland



PROPOSED PANELS



Multiple colors and textures introduced through a sense of peeling at the bay windows and angled wall panels creates visual interest.

MATERIALS & COLOR

UPPER LEVELS COLOR HIGHLIGHTS

NEIGHBORHOOD PRECEDENTS
South Lake Union

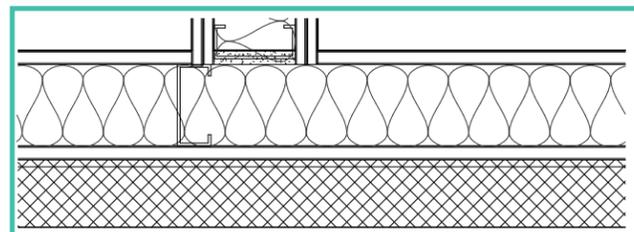
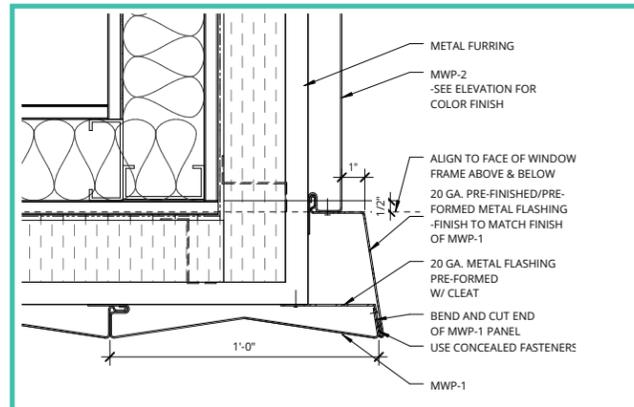


ACCENT COLORS



Color highlights identify with the hotel brand colors and expressive personality.

CONCEPTUAL DETAILS



OTHER PRECEDENTS



MATERIALS & COLOR

LOWER LEVEL PEDESTRIAN ORIENTED

BRAND PRECEDENT

A lobby with high connectivity to the streetscape.

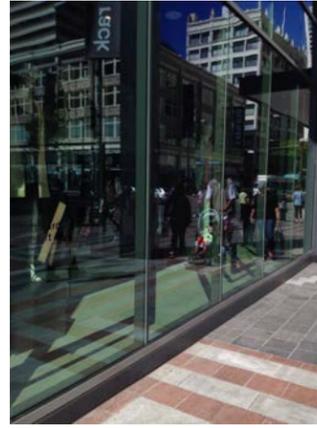


CONCEPT PRECEDENT

High visibility of interior functions will increase activity and street life at ground level.



Structural silicone mullions for clean, unobstructed glass.



CANOPY PRECEDENTS

Black metal & wood highlight entry area, warm up streetscape.



Thin profiles, no perimeter beam, and cantilevered glass for a feeling of lightness and transparency.





PERSPECTIVE SE CORNER



PERSPECTIVE REPUBLICAN SW CORNER



Materiality of bay windows and location of color accents is simpler than on the south facade, differentiating between the two streetscapes and recognizing the more complex massing of the Boren facing facade.

PERSPECTIVE BOREN EAST FACADE

LIGHTING CONCEPTS

TOP

Accentuate materiality & stand out.



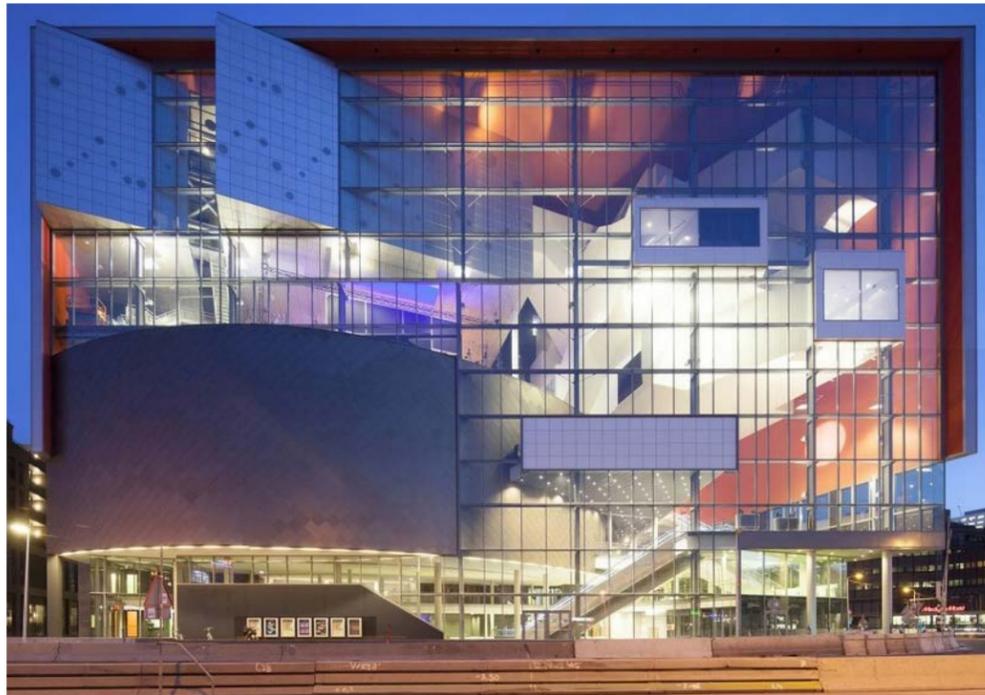
LIGHT ON TEXTURE



LED STRIP LIGHTS AND COLOR HIGHLIGHTS

BOTTOM

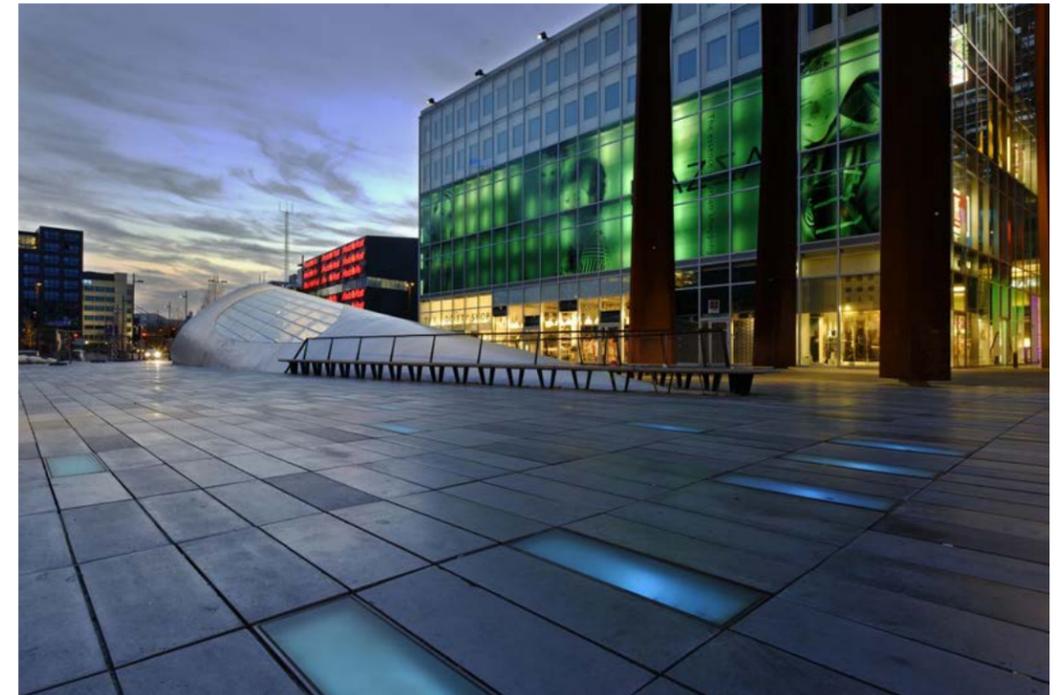
Accentuate ground-level interior program & activate the streetscape.



VISIBLE INTERIOR



COLORED GLOW



PAVEMENT LIGHTING

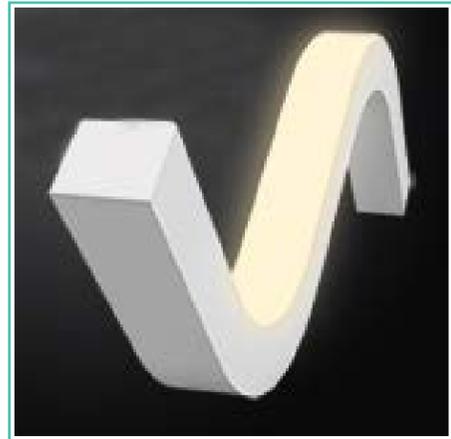
PROPOSED LIGHTING PLAN



PLAN SITE LIGHTING

PROPOSED LIGHTING FIXTURES

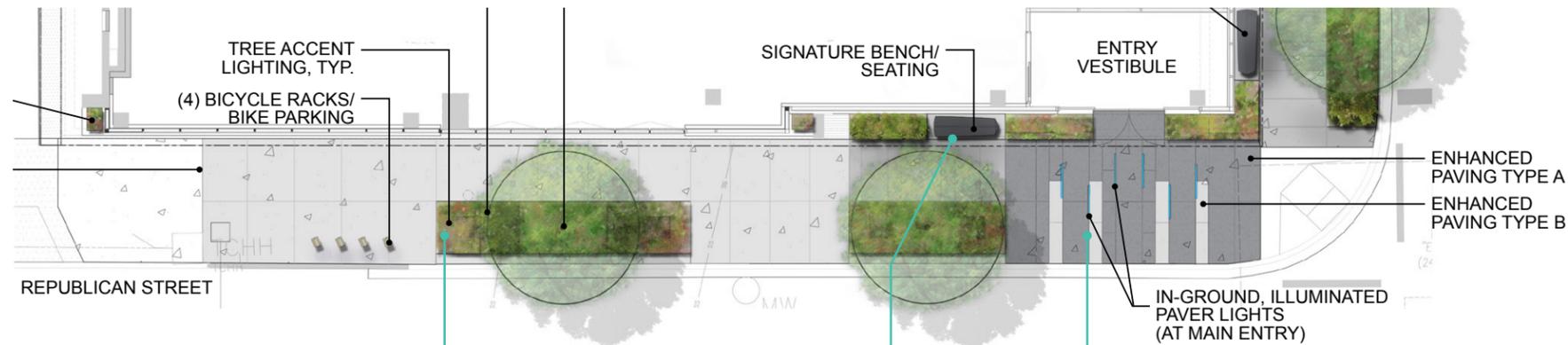
FACADE
LED Strip lighting accentuates color accents.



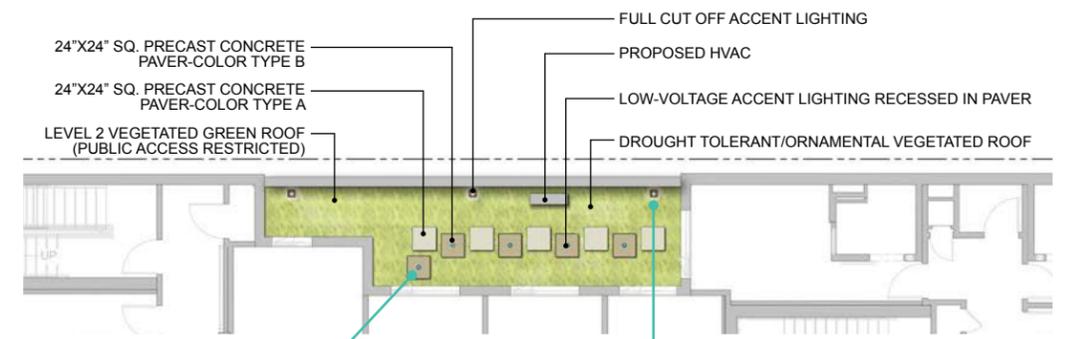
ROOF TERRACE
Decorative lighting creates a relaxed atmosphere.



STREET LEVEL
Soft glow at overhang soffits and benches, in-paving lighting.



LEVEL TWO



SIGNAGE CONCEPTS



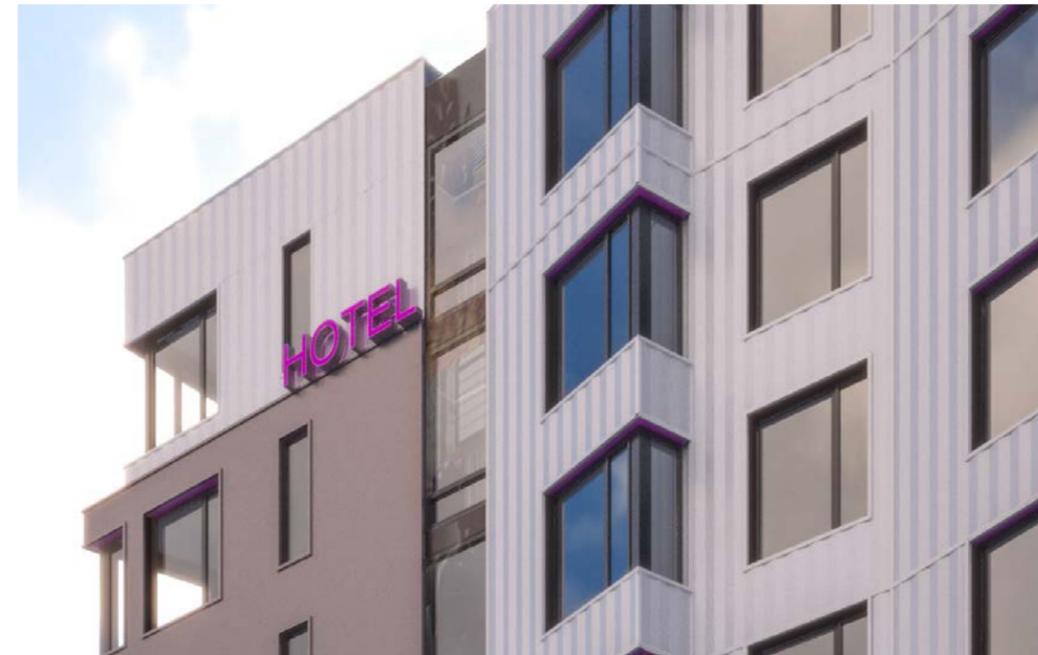
Simple letters mounted to the top of the glass canopy.



The sign mounted to the glass canopy would appear to float just in front of the solid canopy.



PROPOSED SIGN LOCATION ABOVE ENTRY CANOPY FACING REPUBLICAN STREET



PROPOSED SIGN LOCATION ABOVE CORNER BAY FACING BOREN AVENUE

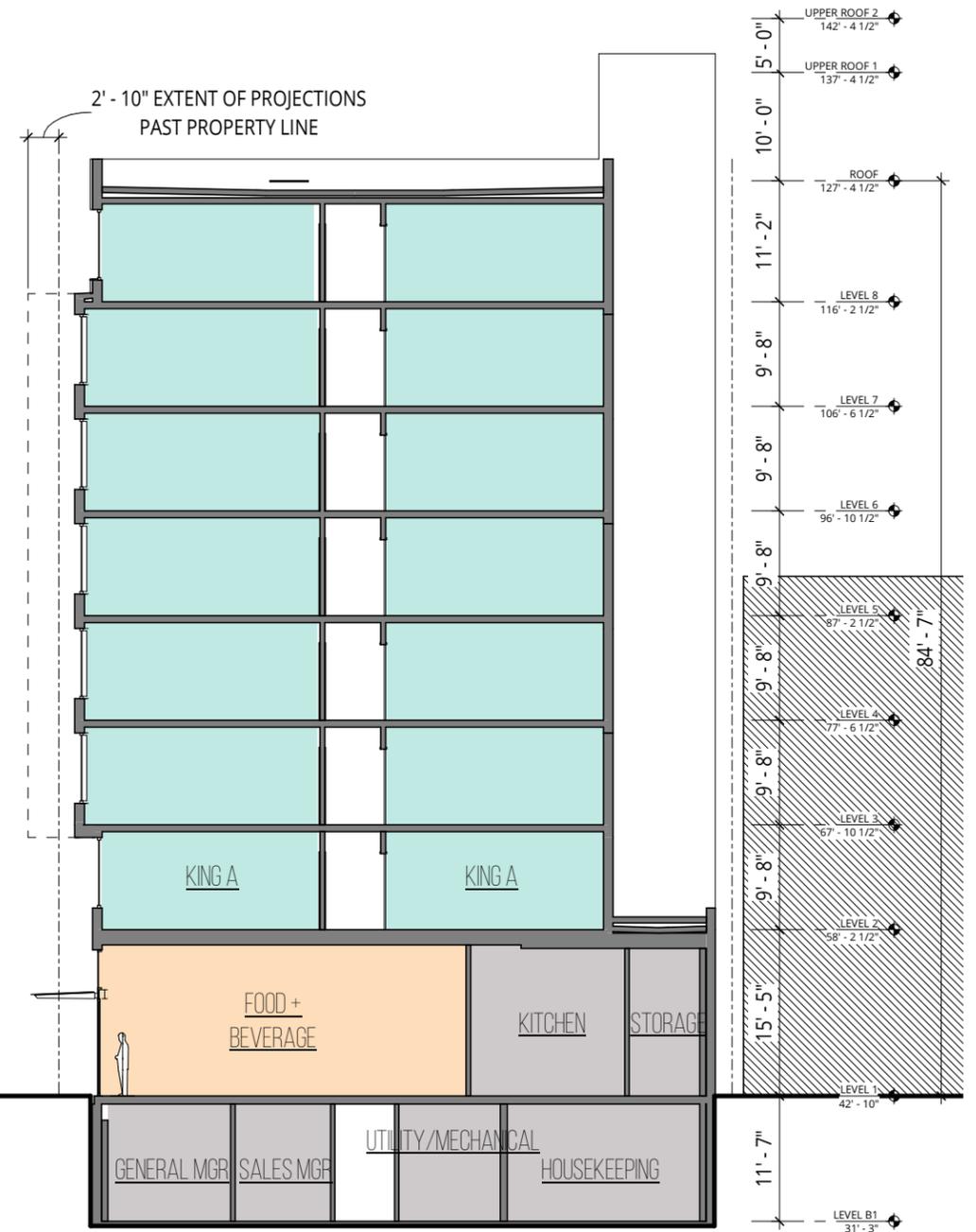
PROPOSED SECTIONS

LEGEND

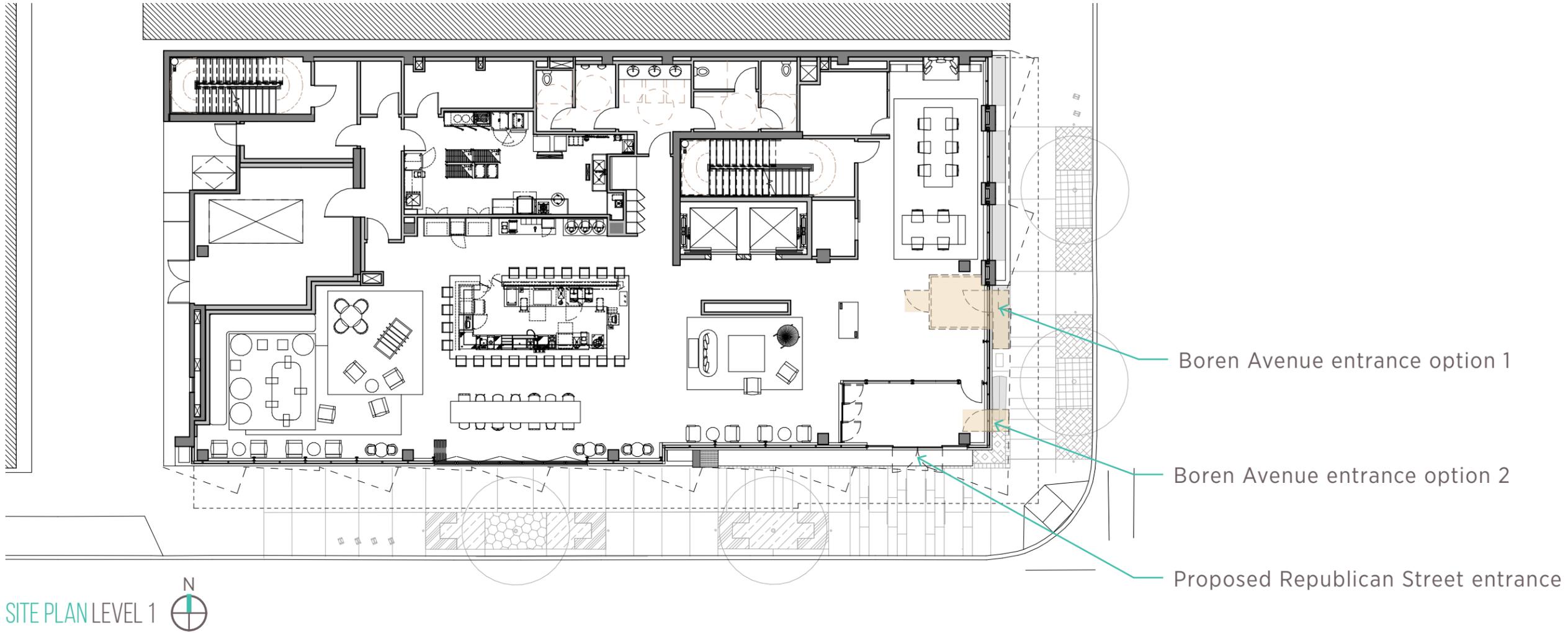
- GUEST ROOM
- PUBLIC
- BOH



BUILDING SECTION A EAST/WEST



BUILDING SECTION B NORTH/SOUTH



SMC 23.48.014 STREET-LEVEL DEVELOPMENT STANDARDS

A. GENERAL FACADE REQUIREMENTS

1. 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.

REQUEST

To provide a primary pedestrian entrance only along Republican Street, rather than along both Republican Street and Boren Avenue.

HOW DEPARTURE MEETS DESIGN GUIDELINES

- CS2-B-2 CONNECTION TO THE STREET
- DC1-A-1 VISIBILITY
- PL3-II-II HUMAN ACTIVITY - ACTIVE FACADES

The Republican Street entrance is adjacent to the corner, providing easy access from both streets.

Additional entrances would clutter the east facade and interrupt the landscape setback without enhancing pedestrian access. In order to provide meaningful separation between the two entrances, an additional vestibule and exterior ramp would be required, obstructing useability and visibility of the interior from the streetscape.

