

citizenM Hotel 201 Westlake Ave N

SDCI Project # 3023379

Early Design Guidance
West Design Review Board

Date: June 15, 2016

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Legal description

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

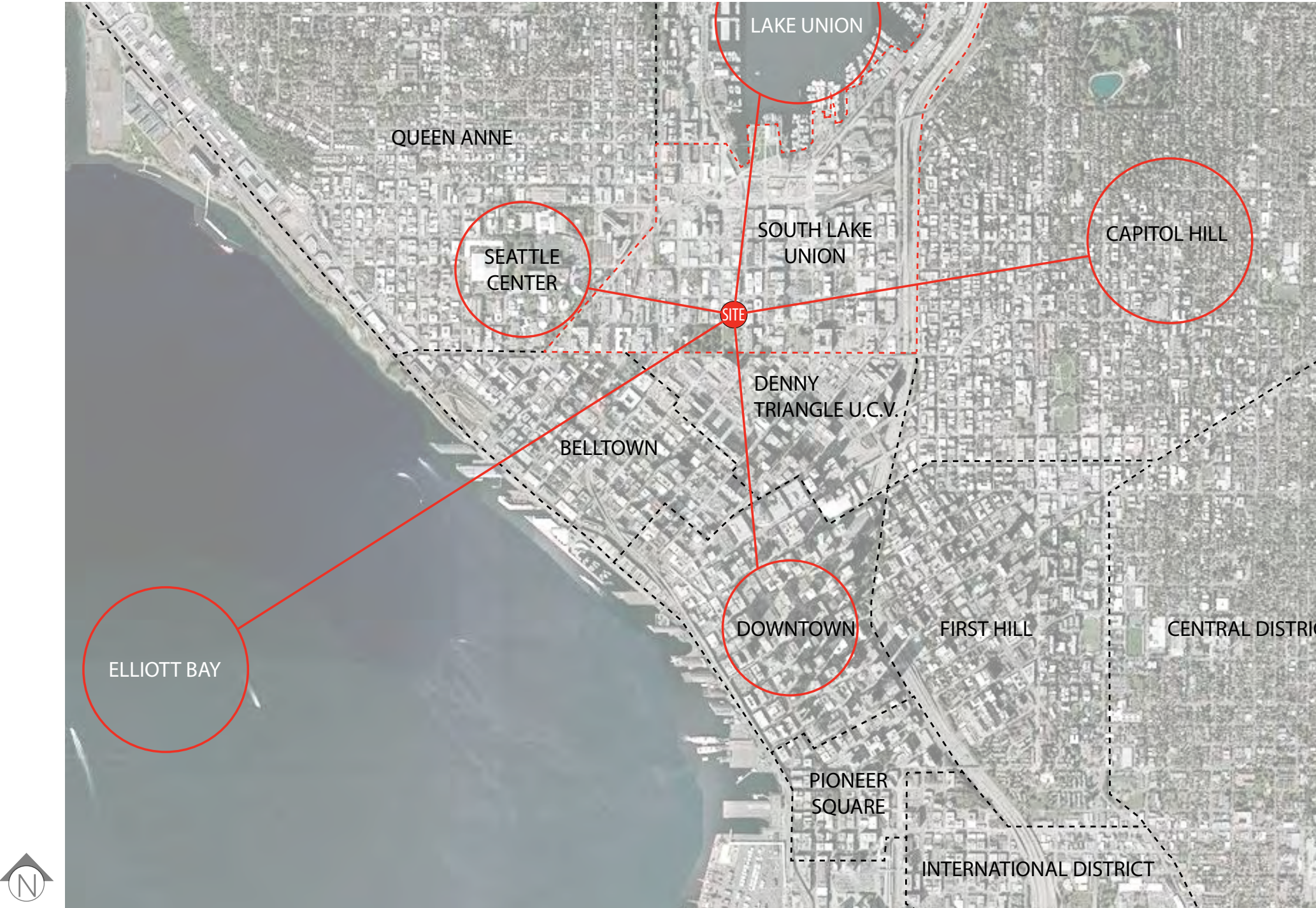
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P R O P O S A L

201 Westlake Ave

This proposal is for the design and construction of a seven-story, 257-key hotel. The project contains ground floor retail and beverage areas totaling 82,900 sf.

No parking is planned for the development, loading to be from the alley.

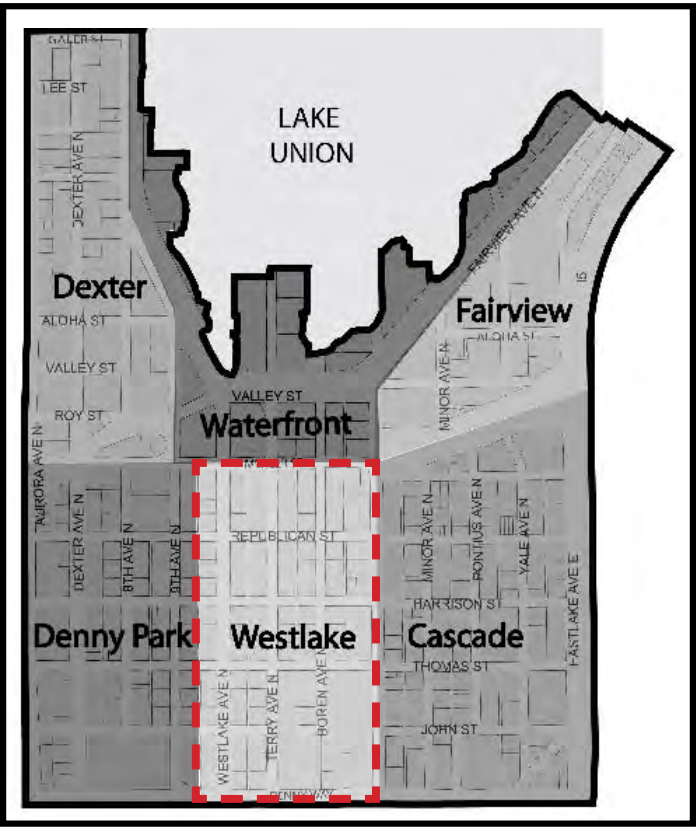


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P R O P O S A L

Neighborhood Context

The site is located within the South Lake Union neighborhood toward the southern border of the South Lake Union Urban Center.

The proposed hotel is within a short walking distance of the Central Business District, Seattle Center and the southern end of Lake Union. Amazon, the Gates Foundation and UW Medicine are also in close proximity.



4 . 0
SITE ANALYSIS

Vicinity Map + Traffic Flows

The area around the site is easily accessible by vehicular traffic. Significant numbers of people will pass by the site along Westlake heading north and south. Proximity to Denny Way allows easy access from east and west. Access to and from 99 is a short distance away.

The site is within close proximity to several transit lines including the South Lake Union Street Car, and bus routes 8, 26, 28, 40, 70, 71. These connect the site to several neighborhoods such as Downtown, Capitol Hill, Fremont, Lower Queen Anne, the Central District, Mount Baker, Rainier Beach, University District and Wedgewood.

LEGEND

- HIGHWAYS
- CLASS I
- CLASS II
- GREEN STREET
- BICYCLE ROUTES
- SLU TROLLEY
- METRO BUS
- OPEN SPACE






4 . 0
SITE ANALYSIS

Zoning and Street Level Uses Map

The site is located within the SM-SLU 160/85-240 (Seattle Mixed - South Lake Union) zone.

Street-level uses are required along at least 75% of the Westlake Avenue frontage and 10% of the John Street frontage.

LEGEND

- HIGHWAYS 
- STREET LEVEL USES REQUIRED 
- DENNY TRIANGLE 



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SITE ANALYSIS

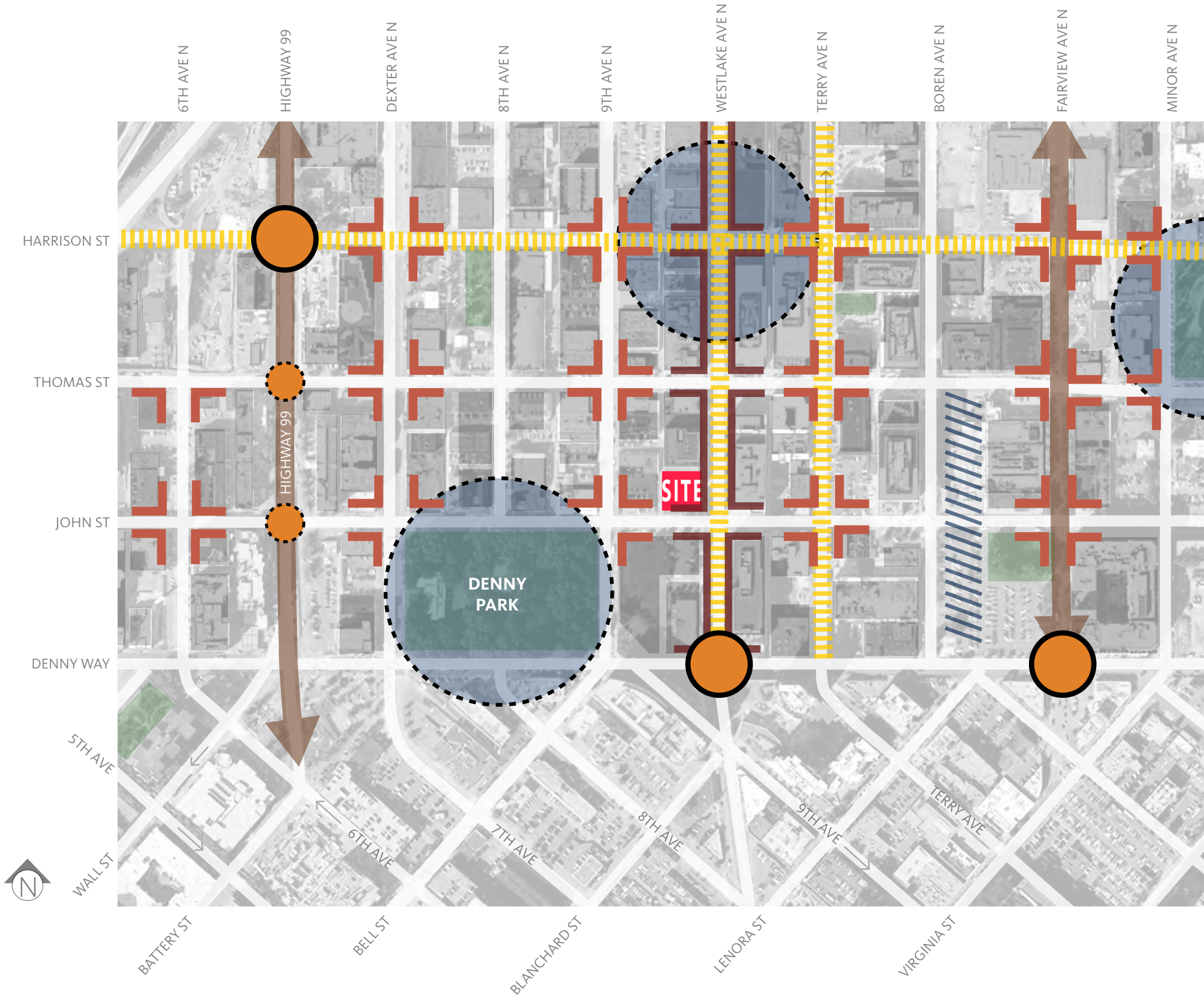
Gateways, Hearts and Edges

The site is located along *Hearts Location* which is the center of commercial and social activity within the neighborhood.

Cascade Park and Denny Park form two of SLU's hearts, these existing open spaces already contribute to surrounding blocks, but could be further strengthened by adjacent uses and streetscape design. Retail and eateries along Westlake form a commercial heart.

LEGEND

- GATEWAY
- PROCESSIONAL GATEWAY
- HEART LOCATION
- INFRASTRUCTURE BARRIER
- CHALLENGING TOPOGRAPHY
- PEDESTRIAN-ORIENTED RETAIL AND SERVICE REQUIRED
- NEIGHBORHOOD RETAIL AND SERVICE INCENTIVES
- NEIGHBORHOOD HEART





View from North, from Downtown



View from East, from Highway I-5

4.0 SITE ANALYSIS

Site Aerial Views



View from South, from South Lake Union



View from West, from Seattle Center

4.0 SITE ANALYSIS

Surrounding Buildings (Existing + New)

- RETAIL
- COMMERCIAL/ OFFICE
- MIXED-USE RESIDENTIAL
- OTHER



1 227 Westlake Ave N
- Sellen Construction



2 900 Thomas Street
- First Church of Christ Scientist



3 300 Westlake Ave N
- Six-Floor Office Building



4 224 Westlake Ave N
- Amazon Building_Houston



5 202 Westlake Ave N
- Amazon Building_Roxanne



6 120 Westlake Ave N
- Rollin Street Flats

4.0 SITE ANALYSIS

Surrounding Buildings (New+Proposed)

- RETAIL
- COMMERCIAL/ OFFICE
- MIXED-USE RESIDENTIAL
- OTHER



7 309 9th Ave N
- Amazon Campus Phase VIII



8 901 Harrison Street
- City Hardware &
Proposed Mixed Use



9 307 Westlake Ave N
- Seattle Biomedical Research Institute
Building



10 234 9th Ave
- Proposed Mixed-use
Project Featuring
Commercial, Retail and
Residential Use



11 910 John Street
- Proposed Residential and
Commercial Project



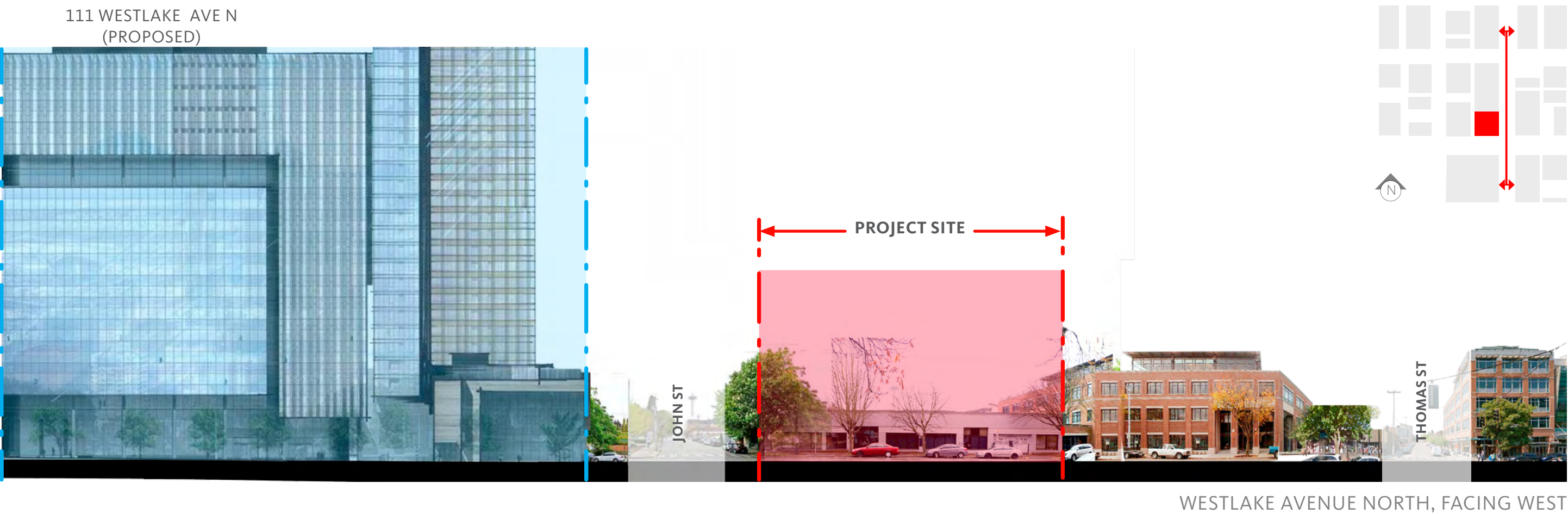
12 111 Westlake Ave N
- Proposed 41-Story
Residential and 18-Story
Office Tower



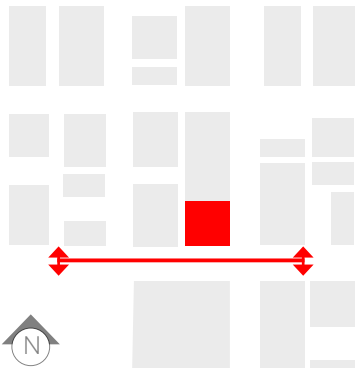
13 970 Denny Way
- Proposed 40-Story
Residential Tower

4.0
SITE ANALYSIS

Streetscape Photomontage _ Westlake Avenue N



4.0
SITE ANALYSIS
Streetscape Photomontage _ John Street



JOHN STREET, FACING SOUTH



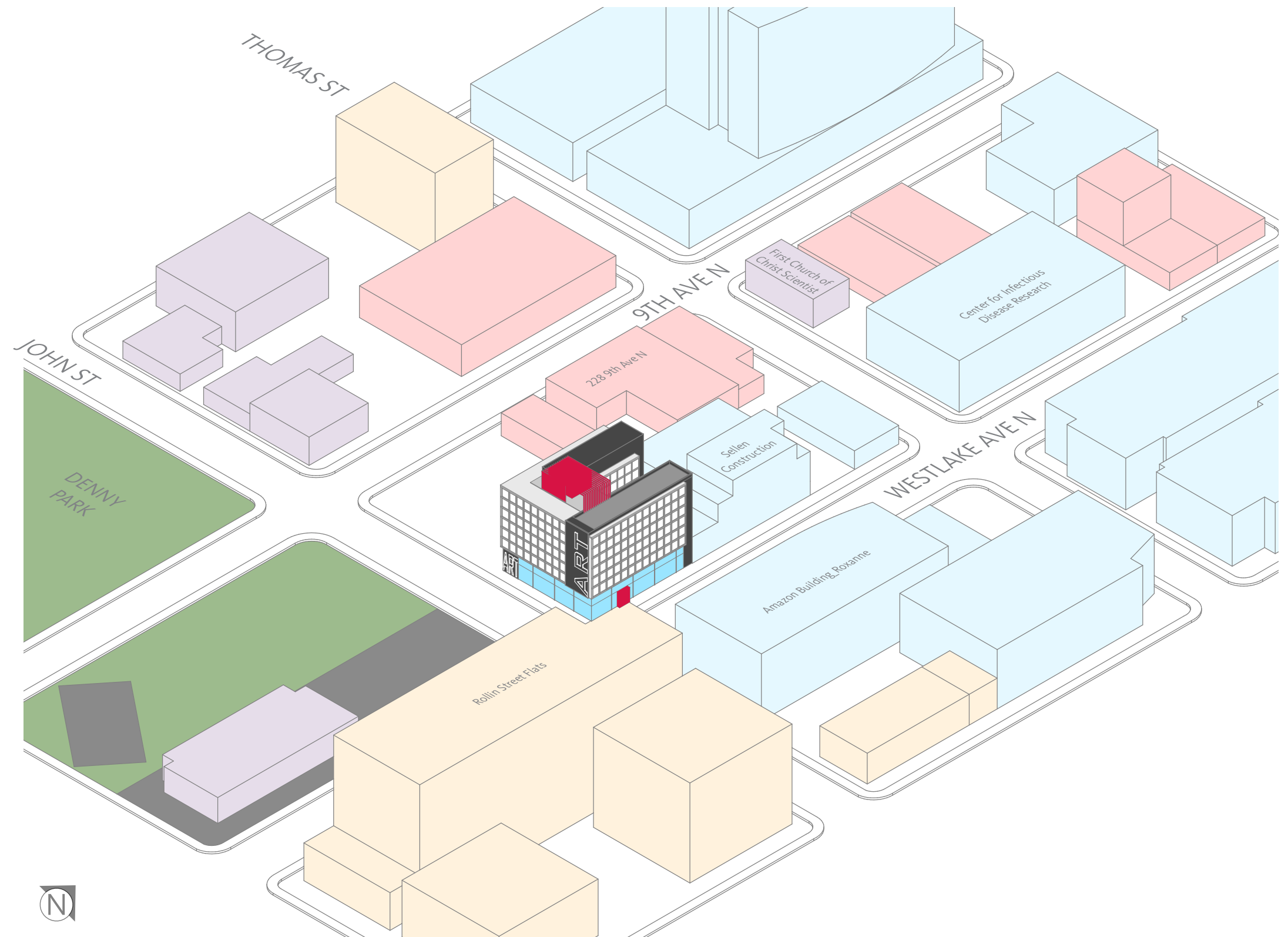
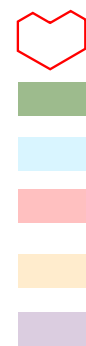
JOHN STREET, FACING NORTH

4.0 SITE ANALYSIS

Existing Massing + Uses

LEGEND

- Proposed Project
- Park
- Commercial/ Office
- Retail
- Mixed-Use Residential
- Other



4.0 SITE ANALYSIS

Proposed + Under Construction

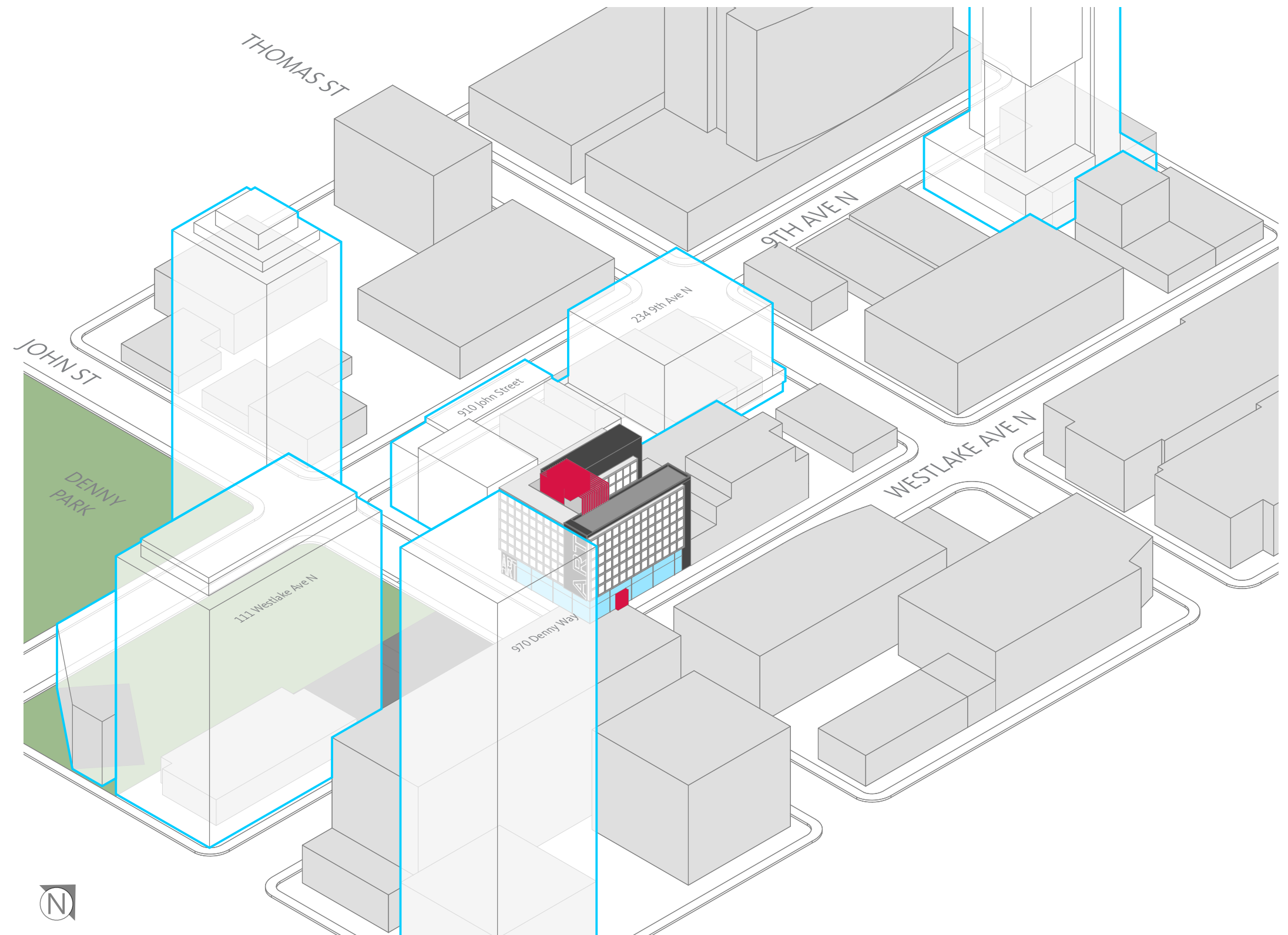
LEGEND

Proposed Project

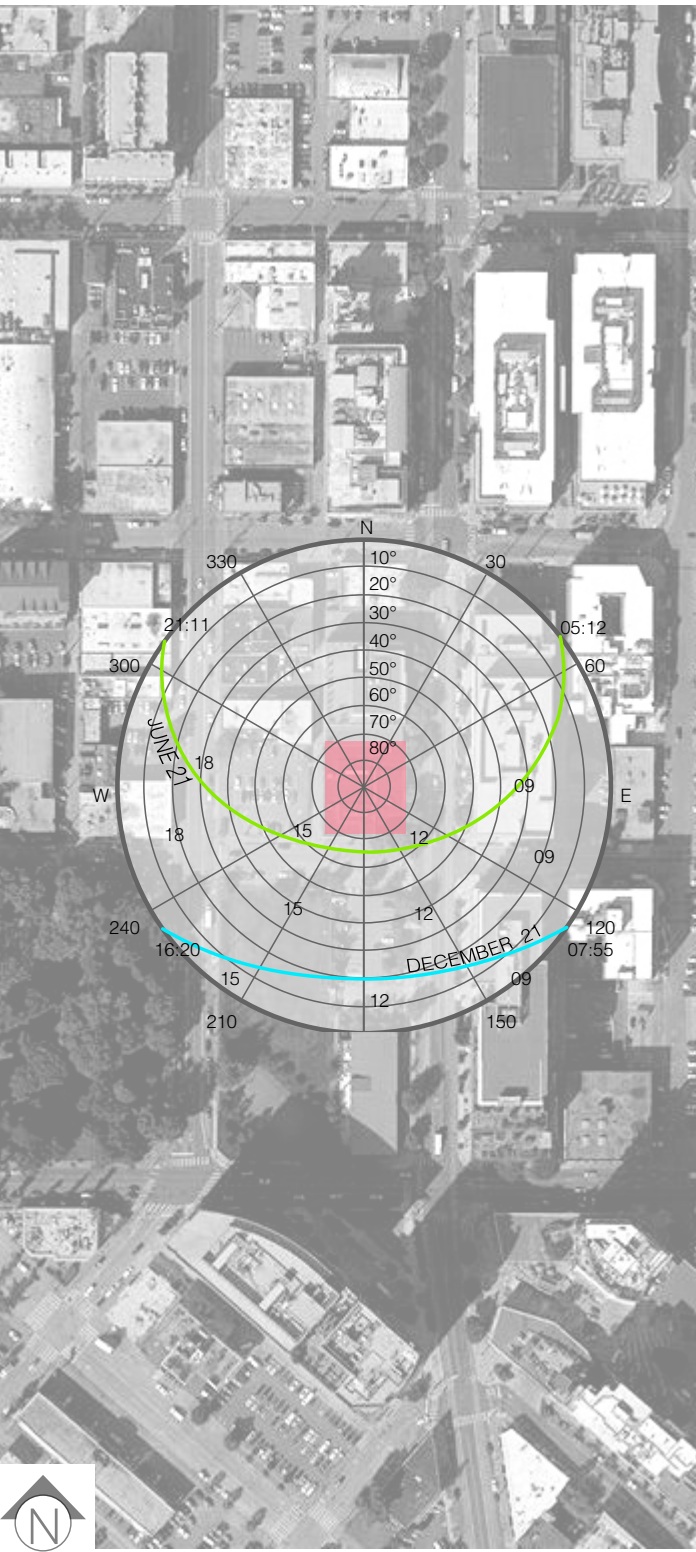
Park

Existing

Proposed



4 . 0
SITE ANALYSIS
Shadow Study (Site with Existing Buildings)



March 21

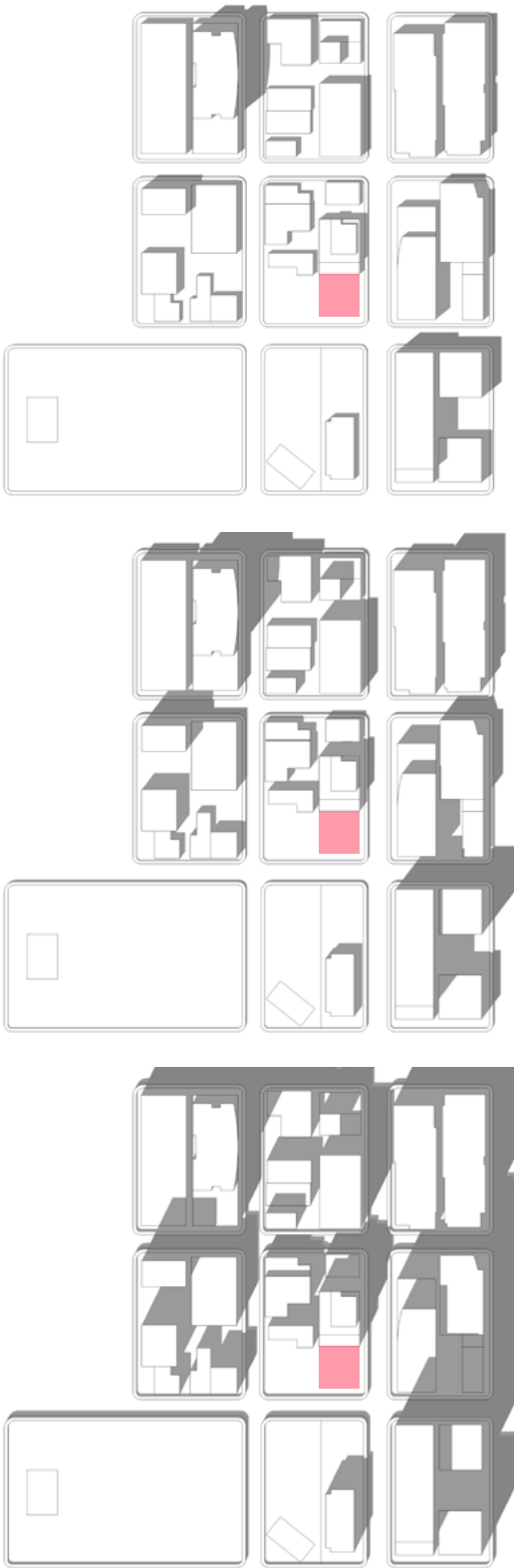
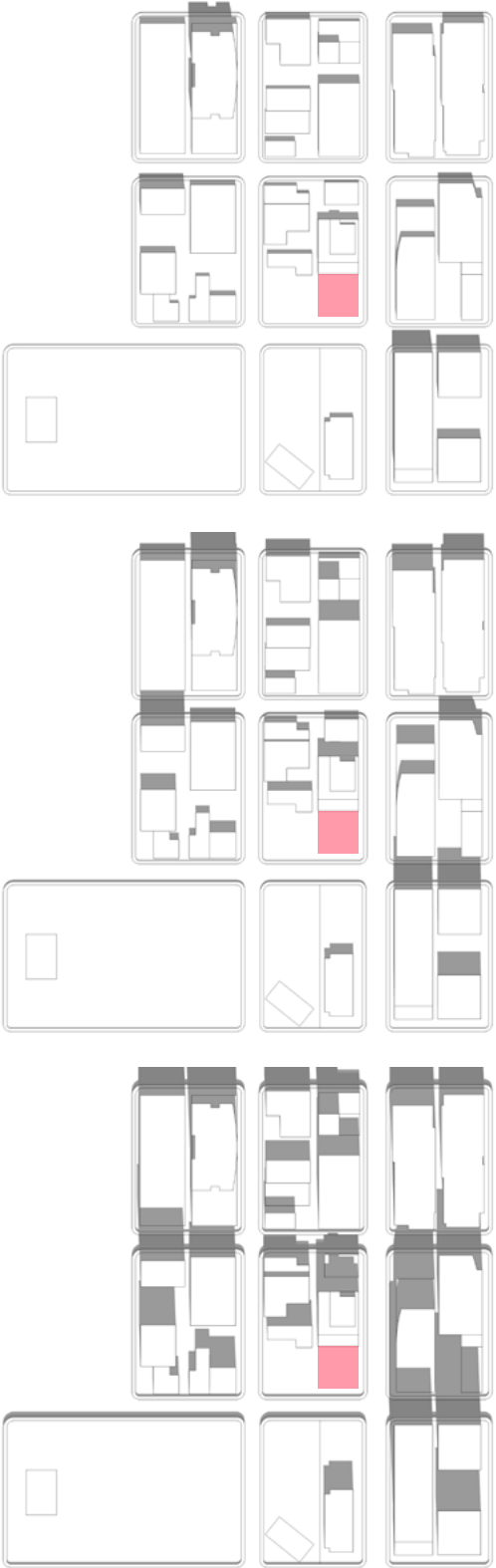
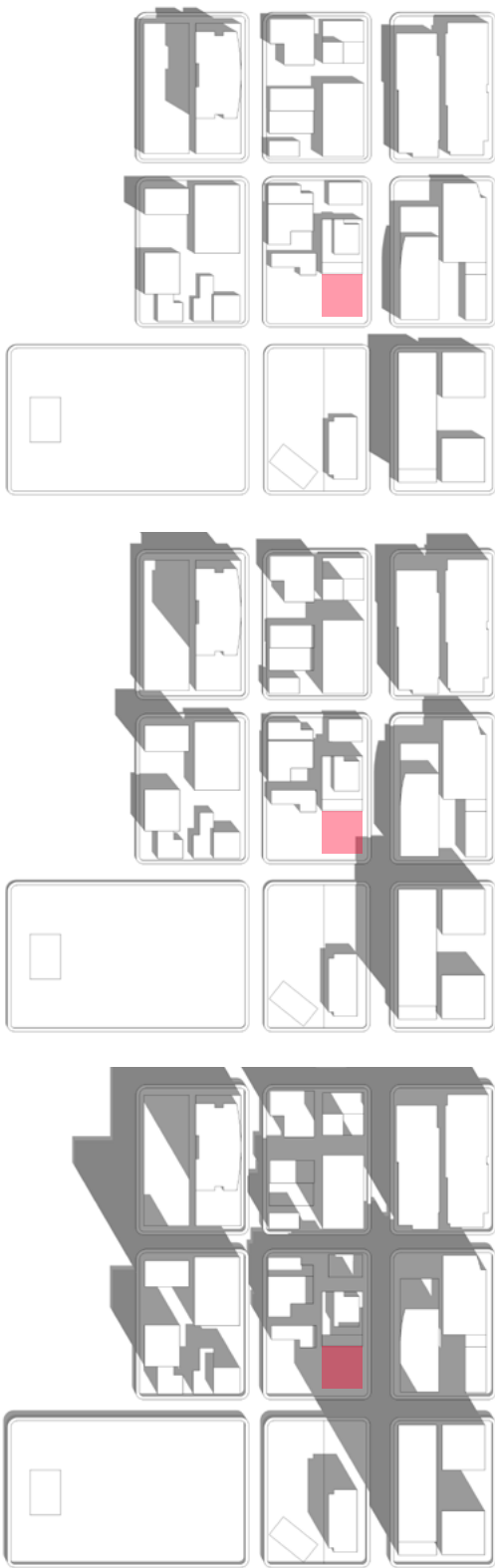
JUNE 21

DECEMBER 21

9 A M

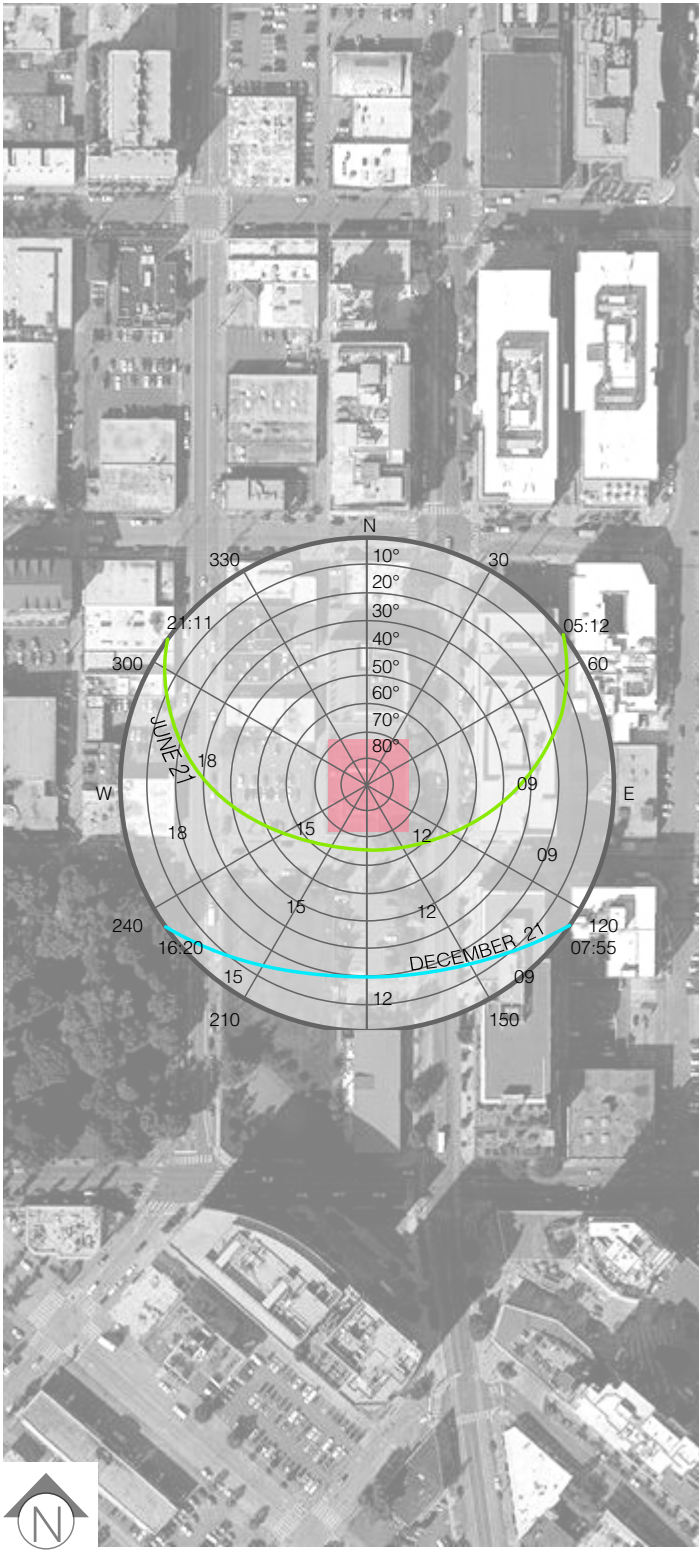
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3 P M



4 . 0
SITE ANALYSIS

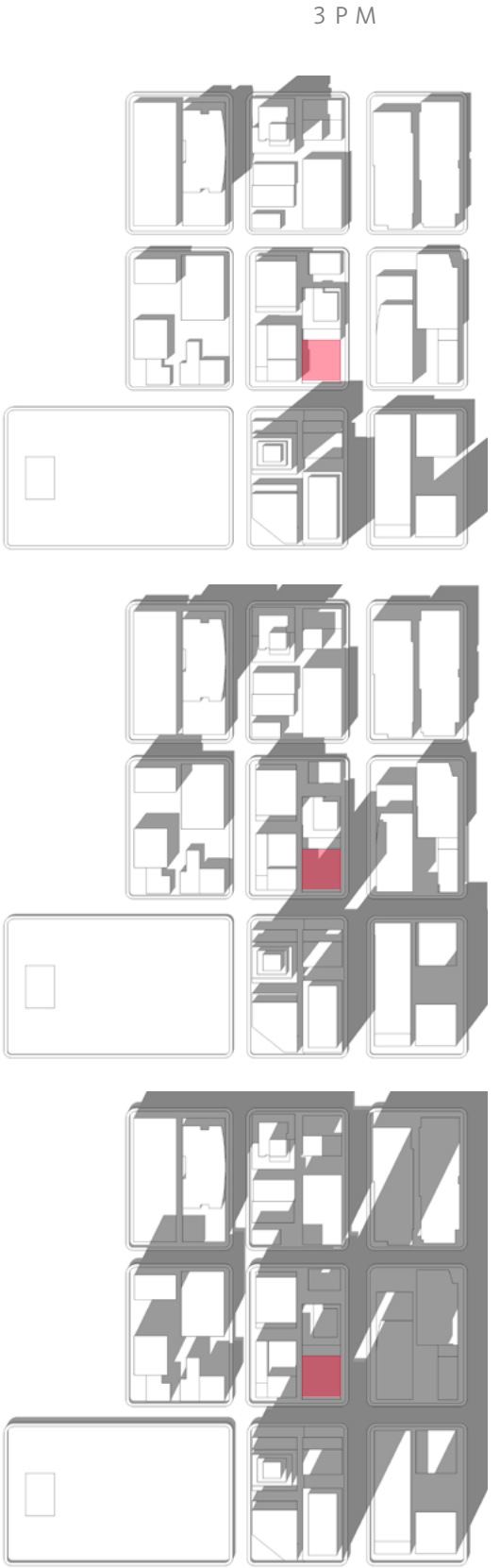
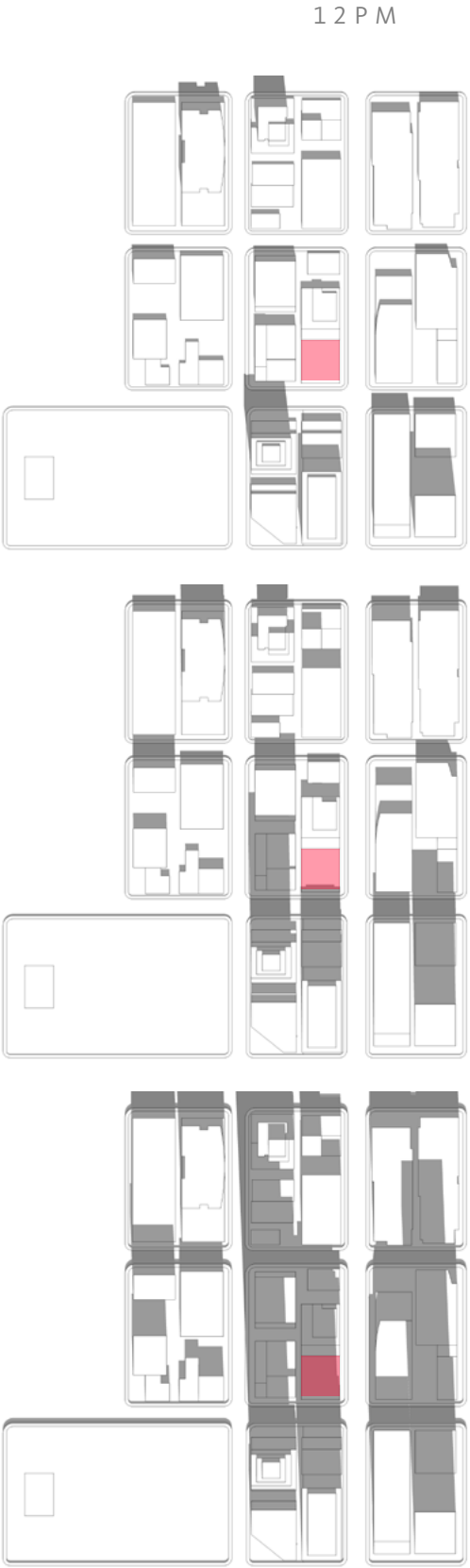
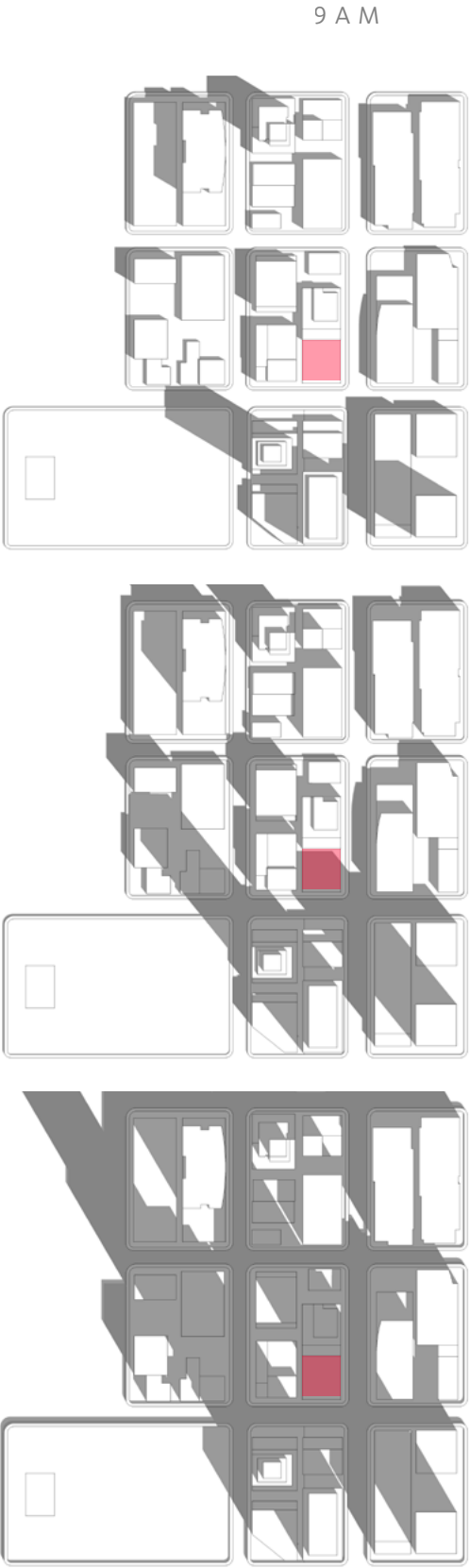
Shadow Study (Site with Proposed Buildings)



MARCH 21

JUNE 21

DECEMBER 21



Site Address:	201 Westlake Avenue N Seattle, WA 98109
Parcels:	1986200085
Zone:	SM-SLU 160/85-240, Seattle Mixed
Urban Village:	South Lake Union (Urban Center)
Historic Landmark:	No
ECA:	No mapping

SMC 23.48.005 **Uses**
SMC 23.48.205 **Uses for South Lake Union**

<i>Standard</i>	<i>Proposed</i>
All uses are permitted outright except as prohibited by SMC 23.48.005.B.	Complies. Proposed uses are Hotel, Eating and Drinking Establishments and General Sales and Service Uses.
Per Map A for SMC 23.48.240, street-level uses are required along Westlake Avenue (75% - Class 1 Pedestrian Street) and shall be one or more of the uses outlined in SMC 23.48.005.D.1. Development standards for street-level use are per SMC 23.48.040.C.	Complies. Proposed street-level uses are General Sales and Service Uses and Eating and Drinking Establishments.

SMC 23.48.020 **Floor Area Ratio**
SMC 23.48.220 **Floor Area Ration in South Lake Union Urban Center**

<i>Standard</i>	<i>Proposed</i>
Per Table A of SMC 23.48.220, the applicable FAR limits are the following: Base Limit (non-residential): 4.5 Max Limit (non-residential): 7.0	As planned, the project has a chargeable area of 76,007 SF or an FAR of 5.99.
Per SMC 23.48.020.D, the following floor areas are exempt from FAR limits: <ul style="list-style-type: none">All underground GFA;A 3.5% mechanical equipment allowance in structures greater than 65' in height.	
Within the SLU Urban Center, all street-level uses identified in SMC 23.48.005.D and meeting the requirements of SMC 23.48.240 are exempt from FAR limits;	

SMC 23.48.021 **Extra Floor Area**
SMC 23.48.221 **Extra Floor Area in South Lake Union Urban Center**

<i>Standard</i>	<i>Proposed</i>
Extra floor area shall be achieved per the provisions of SMC 23.48.021.C, SMC 23.48.221 and SMC 23.58A.	Project will comply. Prior to issuance of the MUP, the options for earning extra floor area will be identified.
Within the South Lake Union Urban Center, developments containing extra floor area shall earn at least a LEED Gold rating. A LEED Silver rating may be accepted per SMC 23.48.221.C.1.b.	The project will comply.

SMC 23.48.025 **Structure Height**
SMC 23.48.225 **Structure Height in South Lake Union Urban Center**

<i>Standard</i>	<i>Proposed</i>
Maximum Height (non-residential): 160'	
Base Height Limit (residential): 85'	Complies.
SMC 23.48.025.C The following rooftop features are permitted up to extend past the Maximum Height Limit to the heights noted. <ul style="list-style-type: none">open railings, planters, skylights, clerestories, greenhouses and parapets may extend up to 4' above the maximum height limit with unlimited coverage;mechanical equipment, stair penthouses, and greenhouses up to 15' above the height limit to a coverage of 25% of the roof area if the total contains stair or elevator penthouses or screened mechanical equipment;	
Total coverage of rooftop features listed in SMC 23.48.025C.4 and SMC 23.48.025.C.5 may cover up to 65% of the roof area provided: <ul style="list-style-type: none">all mechanical equipment is screened;no rooftop features are located closer than 10' to the roof edge.	A departure is requested to allow egress stairs to be place closer than 10' from the roof edges.

SMC 23.48.235 **Upper-level Setback Requirements in South Lake Union Urban Center**

<i>Standard</i>	<i>Proposed</i>
No upper-level setbacks are required per Map A to SMC 23.48.235.	

SMC 23.48.245 Upper-level Development Standards in South Lake Union Urban Center

Standard	Proposed
Lots in SM-SLU 160/85-240 are subject to upper-level development standards per SMC 23.48.245.	
Floor Area Limits for Portions of Structures in Non-Residential Use: There is no floor area limit for non-residential uses in a structure with no non-residential uses above 85'.	There is no non-residential use above 85'.

SMC 23.48.040 Street-Level Development Standards

SMC 23.48.240 Street-Level Development Standards in South Lake Union Urban Center

Standard	Proposed
Westlake Avenue N: Class 1 Pedestrian Street	
John Street: Neighborhood Green Street	
Per SMC 23.48,040.A.2, the following are the required Minimum Façade Heights: Westlake Avenue N: 45' John Street: 15'	Complies.
The primary building entry shall be no higher than 3' above or below the sidewalk grade.	Complies.
Per SMC 23.48,040.B, the following are the required transparency and blank façade requirements for areas of street-facing facades between 2-8' above the sidewalk: Westlake Avenue N: 60% John Street: 30%	Complies. TBD.
Only clear or lightly tinted glass in windows and doors are considered transparent. No permanent signage, window treatments, shelving, furniture or fixtures may completely block required glazing between 4-7' above sidewalk grade.	Complies. TBD.
Blank Façade segments are limited to a max 15'. Blank segments shall be separated by transparent areas at least 2' wide. The Director may allow a departure up to 30' provided the blank façade is enhanced by architectural detailing, artwork or landscaping. The total of all blank façade segments shall not exceed 40% of the street façade length.	Complies. TBD.
At Westlake Avenue, a minimum of 75% of the street frontage shall be occupied to a depth of 30' by a street-level outlined in SMC 23.48.005.D. Spaces occupied as street-level uses shall have a minimum floor-to-floor height of 13'.	Complies. TBD.

SMC 23.48.080 Required Parking and Loading

SMC 23.48.280 Required Parking in South Lake Union Urban Center

SMC 23.54 Required Parking

Standard	Proposed
Per Table A for SMC 23.54.015, no parking is required for non-residential uses within an urban center.	No parking is proposed.
Bicycle Parking, minimum: <ul style="list-style-type: none">Eating and Drinking Establishments: 1 per 12,000 SF (long-term), 1 per 4,000 SF (short-term);Lodging Uses: 1 per 20 rentable rooms (long-term), 2 spaces (short-term);Sales and Services, General: 1 per 12,000 SF (long-term), 1 per 4,000 SF (short-term).	Project will comply.
Per Table A of SMC 23.54.035 and Table for SMC 23.54.035.A, two loading berths are required.	Noted.
The required loading berths shall be at least 10' wide, shall provide at least 14' clear height and shall be a minimum 35' long. SMC 23.54.035.C.2.c allows for a reduction of the required length to 25' at the Director's discretion provided vehicles will not extend beyond the property line.	The project is seeking the reduction of the required loading berth length to 25'.
SMC 23.54.035.B.2 allows for reduction or waiver of the loading berth requirements at the discretion of the Director following review of the following submitted information: <ul style="list-style-type: none">Whether all loading is proposed to occur on-site;Whether loading that is proposed to occur in a public right-of-way can take place without disruption to pedestrians or vehicles;Description of the size, character and operation of the building and tenancy information.	The project is seeking a waiver eliminating the loading berth requirements. All loading will occur from the alley during early morning hours and will not otherwise disrupt traffic.
Where truck loading is from the alley and is parallel to the alley, as setback of 12' is required for the loading berth measured from the centerline of the alley. A clear height of 16' shall be provided at this setback.	

SMC 23.48.085 Parking and Loading Location, Access and Curb Cuts

Standard	Proposed
Per SMC 23.48.085.D, loading access shall be from an improved alley provided use of the alley for loading access does not create a significant safety hazard as determined by the Director.	

6.0 citizenM DEVELOPMENT

Urban Presence

citizenM Hotels brings a unique perspective on hospitality to world-class cities such as Seattle: mobile citizens want lively, inspiring spaces that serve as areas to mix with locals and propel them out into the city. citizenM Seattle is aimed at travelers and locals.

citizenM Hotels develops and owns their properties and as such has a vested interest in their connection to the city and neighborhood. The Westlake and John project is a 257 key hotel designed to sit within the vibrant South Lake Union neighborhood and contribute to its sustained growth. It will connect to its context at the overall building scale as well as at the pedestrian level.

The site is roughly one sixth block in size. The building is organized with six levels of guestrooms over two floors of retail and public areas. A portion of the roof is occupiable with the remainder of the open roof area given over to landscape. No on-site parking is proposed.



6.0 citizenM DEVELOPMENT

Massing

The simplicity of massing and articulation – six levels of guestrooms above a tall, glazed pedestrian-focused street level – have their roots in the company’s Dutch DNA: high-quality, well-detailed urban-scale architecture that functions well for both neighboring buildings and passersby.

The building’s massing ties directly into the adjacent properties. The hotel’s eight story structure matches the bulk and height of the proposed building directly to the west at 910 John Street. The gridded facade reflects its function of a hotel room units and ties into the expressed floor and bay structure of 910 John.

Along Westlake, the height of the building and its presence along the street echo the scale of recent buildings along the street. Street-level articulation is typically comprised of one or two story recessed or protruding retail as at the Rollins Street Flats. As proposed, the two-story glazed band of the retail and public areas closely matches in height the lowered portion of the adjacent Sellen building.

Along John Street, a connection to Denny Park is made with the introduction of a large-scale art piece wrapping the alley corner. This both sets up a dynamic pedestrian experience leading toward Westlake and improves the articulation of the alley.



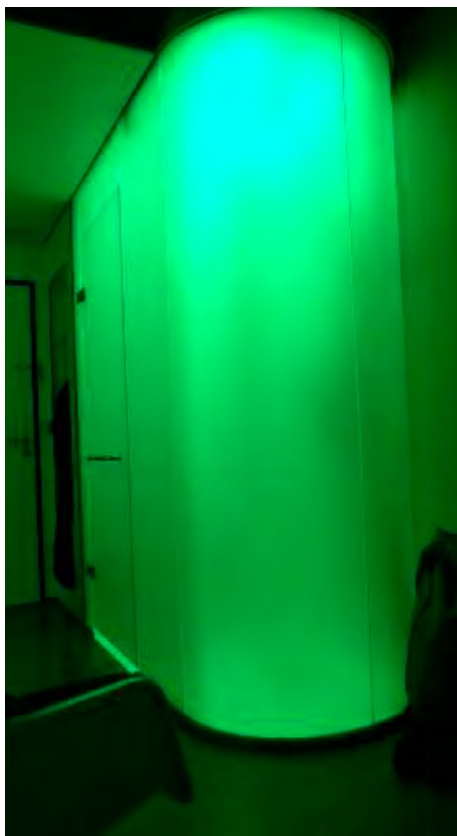
6.0
citizenM DEVELOPMENT

Guestroom/ Modular Construction

citizenM guestrooms are designed to be compact and provide just what travelers need – a big bed, a great shower and super-fast wi-fi – while preparing them to explore the city around them. The wall-to-wall bed and fully glazed street wall connect guests to the life of the street. Customizable lighting registers the personality of each guest on the facade.

The typical citizenM hotel is constructed modularly with off-site fabrication of guestroom modules increasing construction quality. Tight supply chains and recycling protocols result in a 90% reduction of construction waste versus conventional building. citizenM's modular experience shows that construction duration is typically reduced by 6 months over conventional methods significantly reducing pollution typically associated with construction.

Modular construction is one important facet of the brand's focus on sustainability and high-performance buildings. Recently-constructed buildings are operating at LEED Silver. The Westlake and John building is designed to perform similarly. The building's orientation and shallow guestroom depth maximize opportunities for daylighting. Motorized shading, LED lighting and active chilled beams are linked to a robust guestroom controls system allows for real-time monitoring of the hotel's performance.



6.0 citizenM DEVELOPMENT

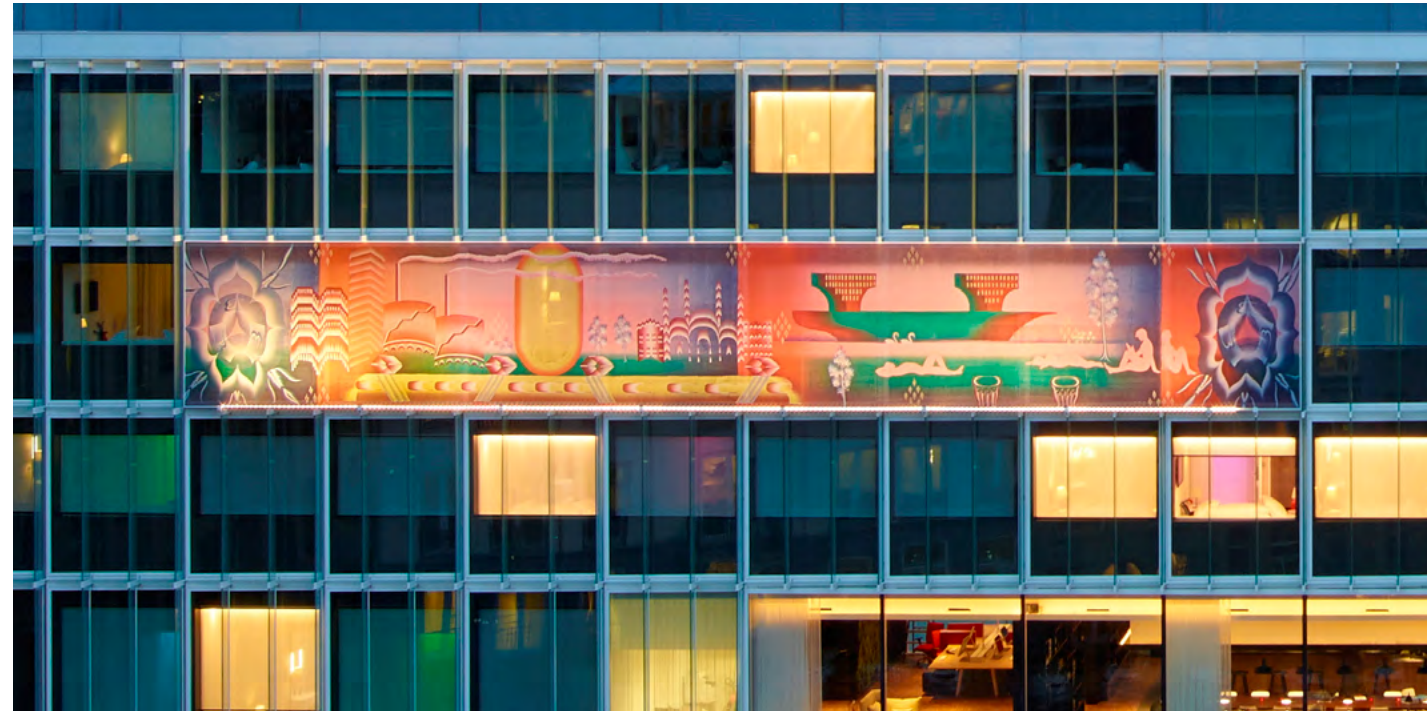
Large-scale Art

citizenM buildings are noteworthy for their use of high-quality materials and their incorporation of large-scale art into the design of the exterior envelope.

At the southwest corner, large scale artwork will mark the corner of Westlake and John providing both a focal point from the neighborhood Gateway at Denny and enlivening the Heart Location.

Along John, the southwest corner fronting Denny Park is celebrated with a two-story art piece wrapping the corner to the alley. This work operates at the most important scale, that of the pedestrian, and sets up a lively connection between the sidewalk and the public spaces of the interior.

Exterior materials will be chosen for their ability to age gracefully. When viewed at the urban scale, opaque sections of the façade are balanced against the highly transparent base and gridded facade. Refined detailing at the opaque portions of the building will provide balance between a desired simplicity and visual interest.



7 . 0
RELEVANT DESIGN GUIDELINES

How the Preferred Scheme Satisfies the Design Guidelines

CS2 URBAN PATTERN AND FORM _I



STRENGTHEN THE MOST DESIRABLE FORMS, CHARACTERISTICS, AND PATTERNS OF THE STREETS, BLOCK FACES, AND OPEN SPACES IN THE SURROUNDING AREA.

I. RESPONDING TO SITE CHARACTERISTICS

- i. Encourage provision of “outlooks and overlooks” for the public to view the lake and cityscapes.
- iv. **HEART LOCATIONS** -Several areas have been identified as “Heart Locations.” Heart Locations serve as the perceived center of commercial and social activity within the neighborhood. These locations provide anchors for the community as they have identity and give form to the neighborhood. Development at heart locations should enhance their central character through appropriate site planning and architecture. These sites have a high priority for improvements to the public realm. A new building’s primary entry and facade should respond to the heart location. Special street treatments are likely to occur and buildings will need to respond to these centers of commercial and social activity.



RESPONSE

The site is located along one of the Heart Locations, one block from a gateway to the neighborhood. The southeast corner of the site is extremely prominent with great visibility from the intersection of Westlake and Denny.

Integral to the citizenM brand is the incorporation of large-scale art on the facades of their buildings. Incorporating a large-scale piece of artwork along the southeast corner of the building responds to the call for special street treatments, which connote this area as a center of activity. Lively public areas connected to the sidewalk via full-height glazing strengthen the of quality life along the heart location.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER



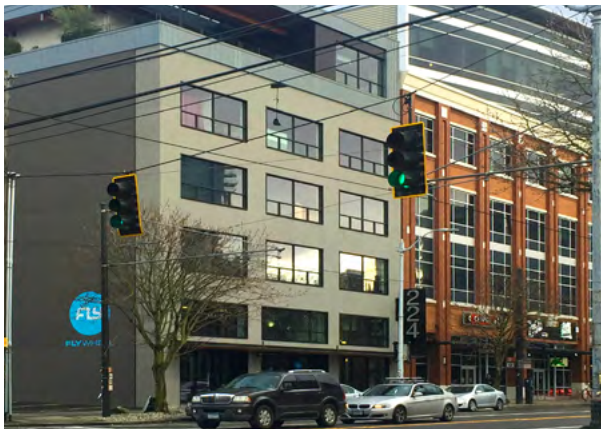
CONTRIBUTE TO THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD.

I. HEIGHT, BULK, AND SCALE

- i. Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.
- ii. Consider using architectural features to reduce building scale such as: landscaping; trellis; complementary materials; detailing; accent trim.

II. ARCHITECTURAL CONTEXT

- i. Support the existing fine-grained character of the neighborhood with a mix of building styles.
- ii. Re-use and preserve important buildings and landmarks when possible.
- iv. Respond to the history and character in the adjacent vicinity in terms of patterns, style, and scale. Encourage historic character to be revealed and reclaimed, for example through use of community artifacts, and historic materials, forms and textures.
- v. Respond to the working class, maritime, commercial and industrial character of the Waterfront and Westlake areas.



RESPONSE

Many preserved buildings within the South Lake Union neighborhood express glazing as large framed or punched openings. The result is a building stock characterized by well-proportioned, organized facades where solid wall and glazing are well defined.

citizenM hotel guest rooms are expressed directly on each facade. Wall-to-wall glazing with an expressed frame not only connects the rooms occupant(s) to the life of the street, but also relates to the neighborhood context and the scale created by the break-up of landmark buildings.

7 . 0
RELEVANT DESIGN GUIDELINES

How the Preferred Scheme satisfies the Design Guidelines

PL3 STREET-LEVEL INTERACTION



ENCOURAGE HUMAN INTERACTION AND ACTIVITY AT THE STREET-LEVEL WITH CLEAR CONNECTIONS TO BUILDING ENTRIES AND EDGES.

- II. HUMAN ACTIVITY
- i. Create graceful transitions at the streetscape level between the public and private uses.
 - ii. Design facades to encourage activity to spill out from business onto the sidewalk, and vice-versa.
 - iii. Reinforce retail concentrations with compatible spaces that encourage pedestrian activity.
- III. TRANSITION BETWEEN RESIDENCE AND STREET
- Consider designing the entries of residential buildings to enhance the character of the streetscape through the use of small gardens, stoops and other elements to create a transition between the public and private areas.

RESPONSE

The project proposes to strengthen the presence of retail along Westlake. The public spaces of citizenM hotels function as social collectors for both guests and local citizens throughout the day and nighttime. In a typical hotel, the check-in area occupies a small footprint immediately inside the front doors with the remainder of the space providing café, bar, retail and work areas that are habitually used by guests and locals.

The primary hotel entry is designed as a colored, welcoming vestibule that brings the life of the interior to the street. The adjacent storefront provides ample opportunity for pedestrians to physically and visually connect with the life of the interior.

DC3 ARCHITECTURAL CONCEPT



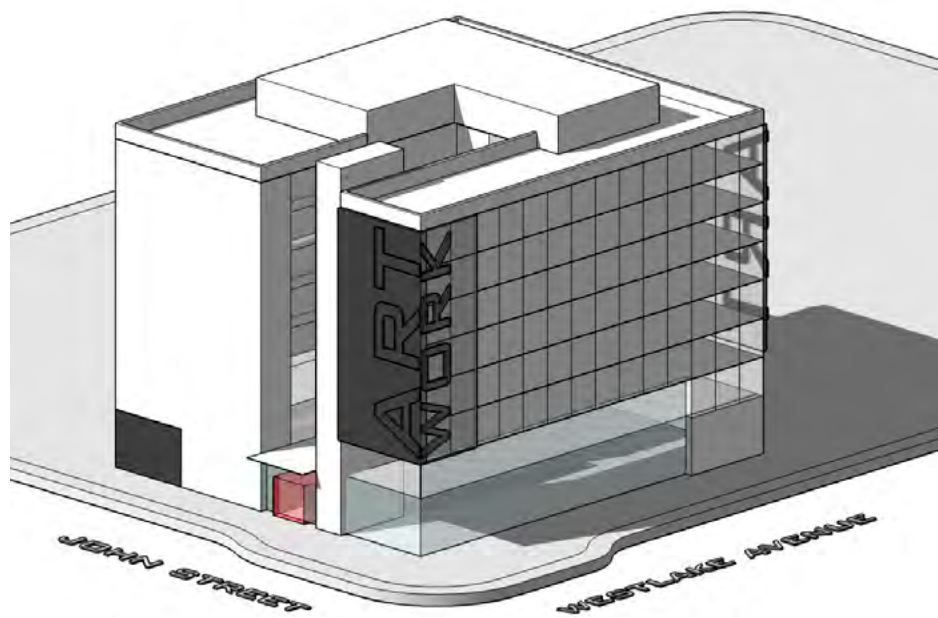
INTEGRATE OPEN SPACE DESIGN WITH THE DESIGN OF THE BUILDING SO THAT EACH COMPLEMENTS THE OTHER.

- I. LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES
- i. Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.
 - ii. Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.
 - iii. Retain existing, non-intrusive mature trees or replace with large caliper trees.
 - iv. Water features are encouraged including natural marsh-like installations.
 - iii. Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.

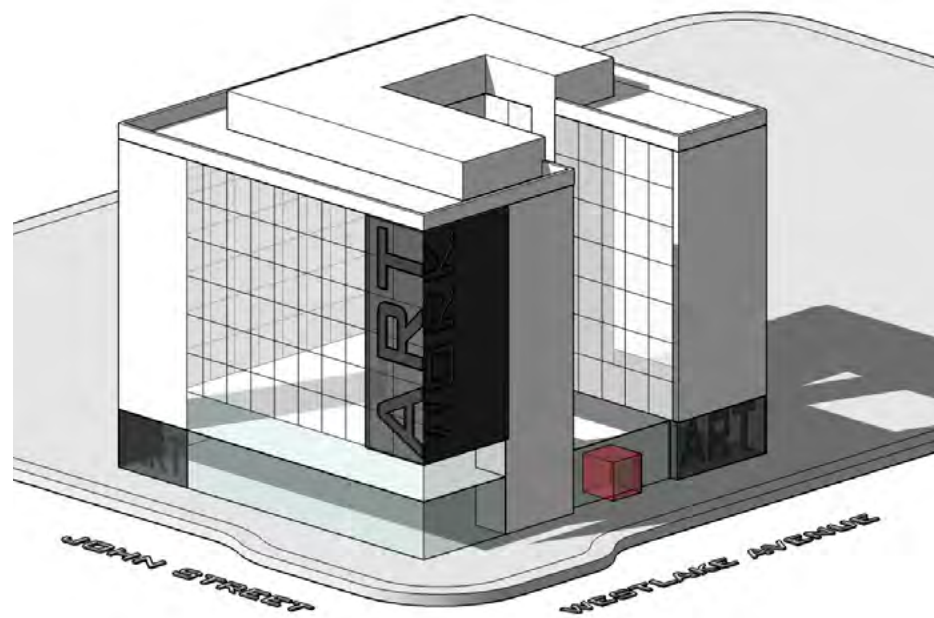
RESPONSE

Project irrigation system and planting palette will be designed to meet LEED criteria. Planting palette will meet city requirements including Green Factor and minimum distribution of native and drought-tolerant. Existing stock of mature Horse Chestnut trees along Westlake and John frontage are an important asset to the neighborhood and site. The project team will work with SDOT to retain these trees in the streetscape design. New trees will meet or exceed minimum SDOT caliper standards. Project team will work directly with SDOT Urban Forestry to determine appropriate species/placement for new trees. Planned curb bulbs at Westlake and John will work together with those planned to the west and south.

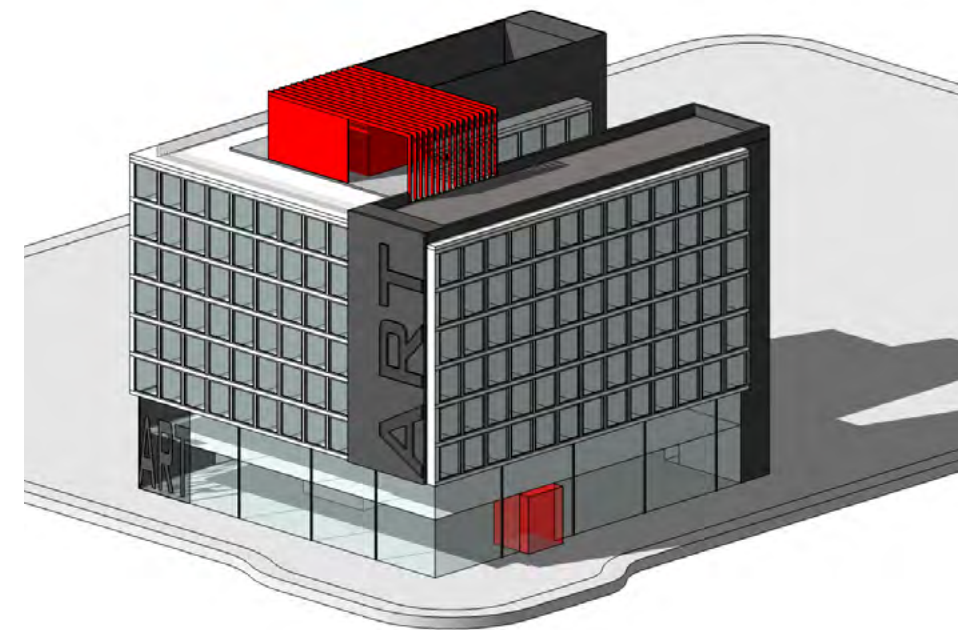
8.0
ARCHITECTURAL CONCEPTS
Summary of Alternatives



Scheme 1



Scheme 2



Scheme 3 **_PREFERRED**

8.1 ARCHITECTURAL CONCEPTS

Scheme 1 Massing Programmatic Diagram

PROS & CONS OF MASSING

Pros

- Courtyard at John Street modulates massing;
- Entry at courtyard provides easy urban wayfinding;
- Significant street-front glazing along Westlake Ave supports strong retail.

Cons

- Significant, tall un-glazed sections along John Street do not provide a friendly face to the street;
- Solid and glazed sections are not balanced between two street fronts;
- Glazing at north facade will be compromised due to building code restrictions;

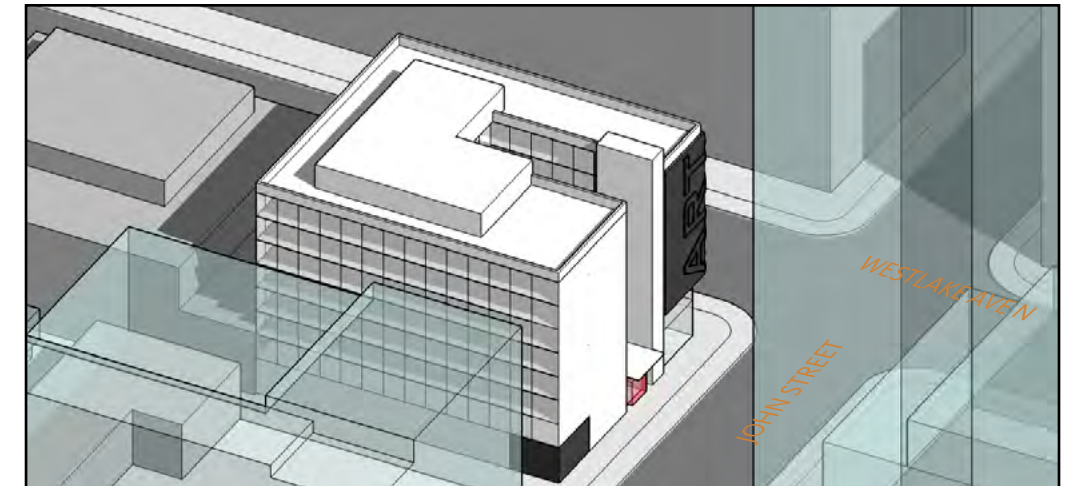
AREA SUMMARY

269 units

84,050 sf

no parking provided

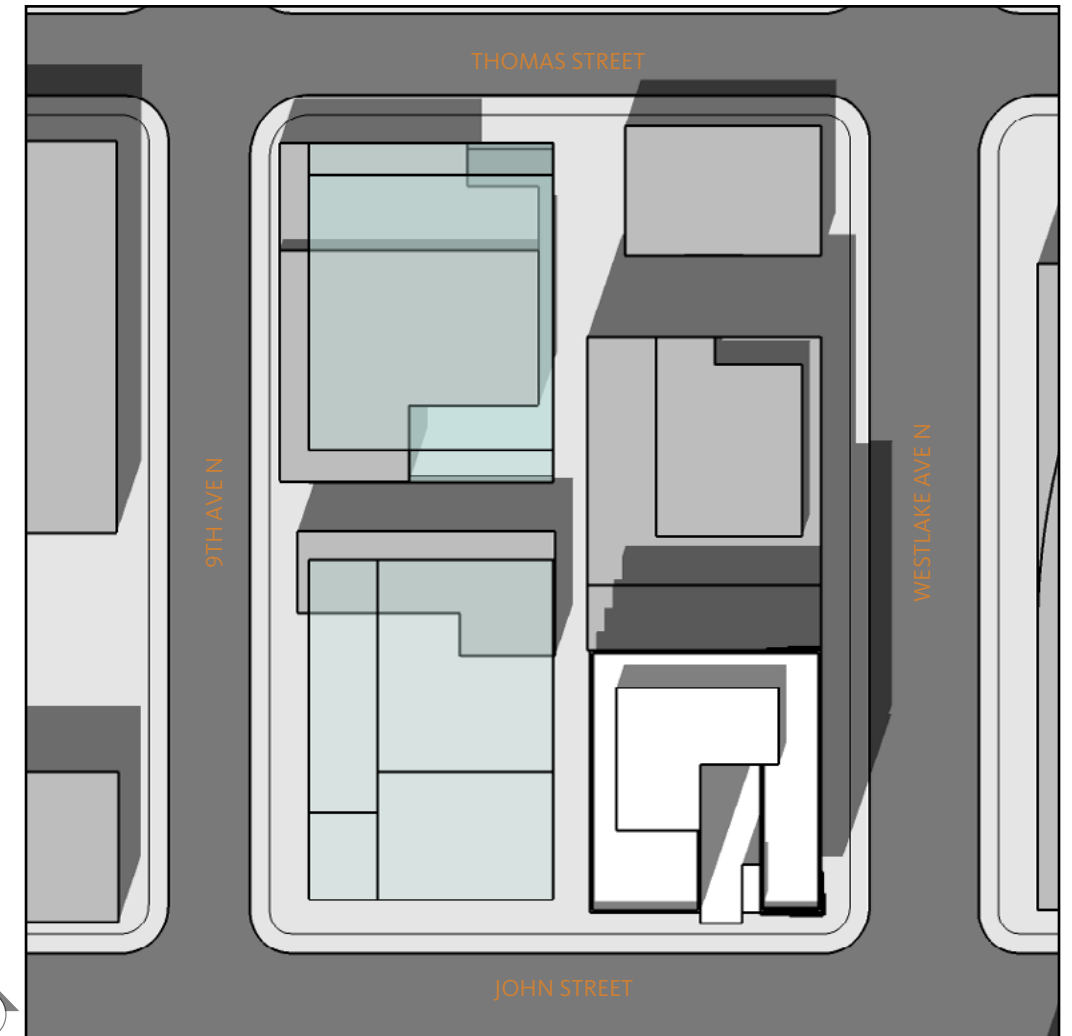
CODE COMPLIANT



AERIAL FROM SOUTHWEST



AERIAL FROM SOUTHEAST



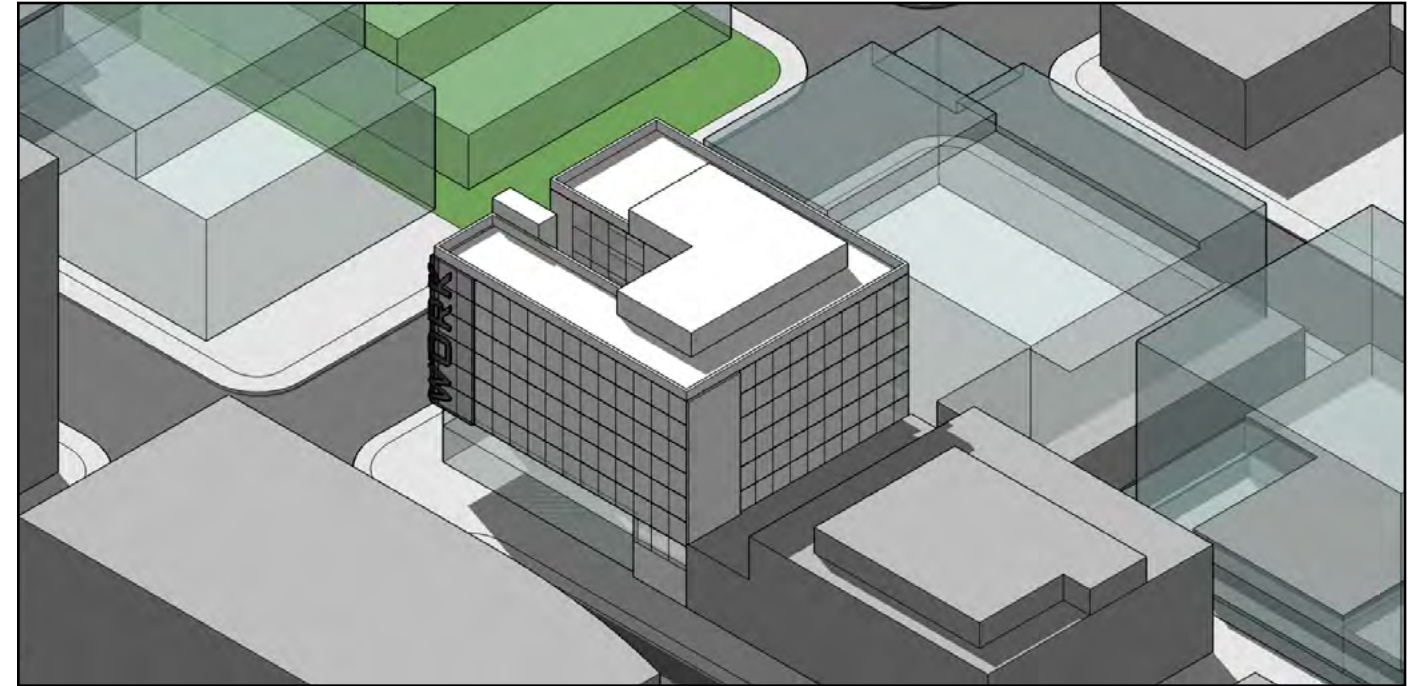
SITE PLAN

8.1 ARCHITECTURAL CONCEPTS

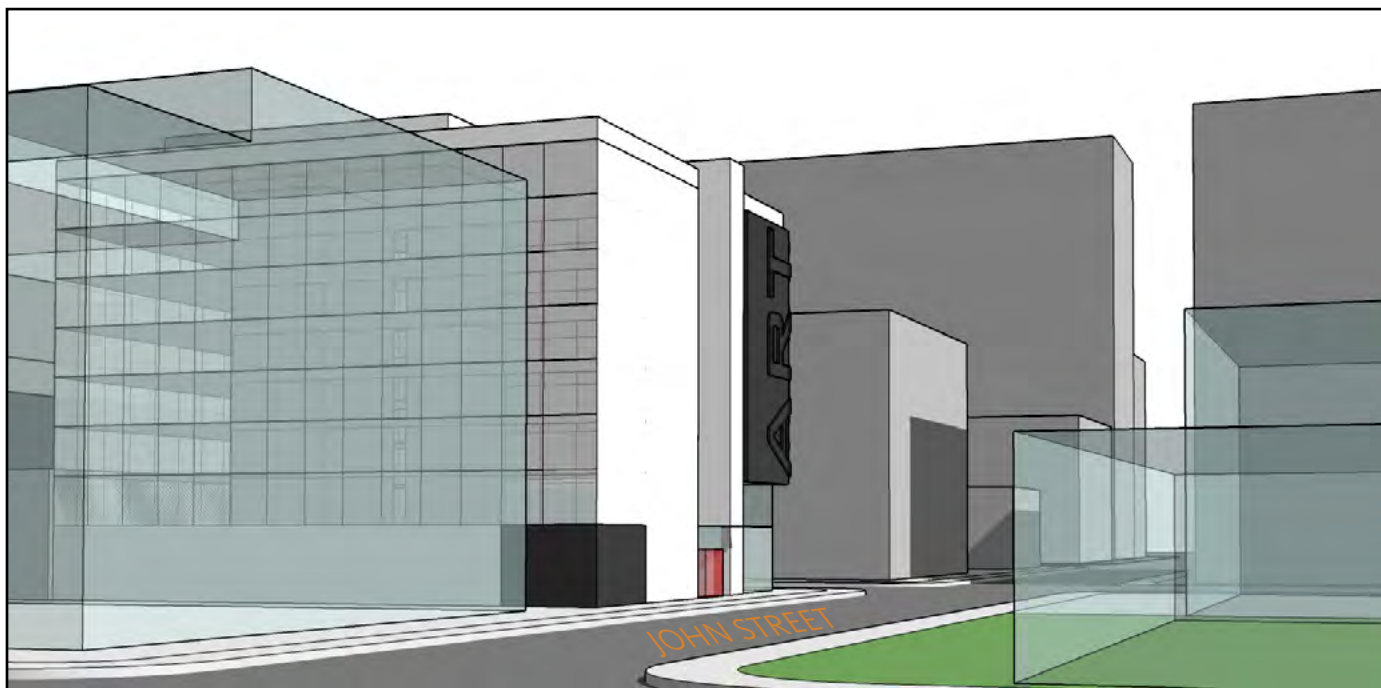
Scheme 1 Views



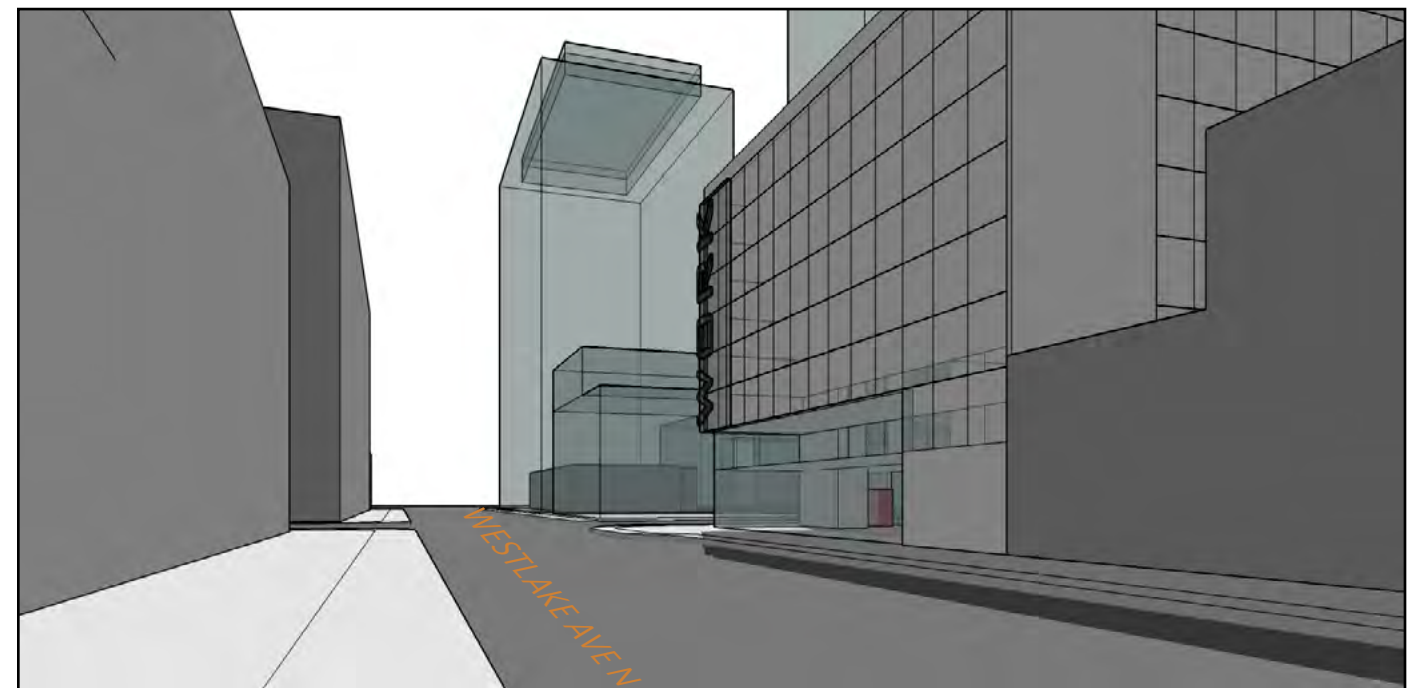
WESTLAKE AVE FROM SOUTH



AERIAL FROM NORTHEAST



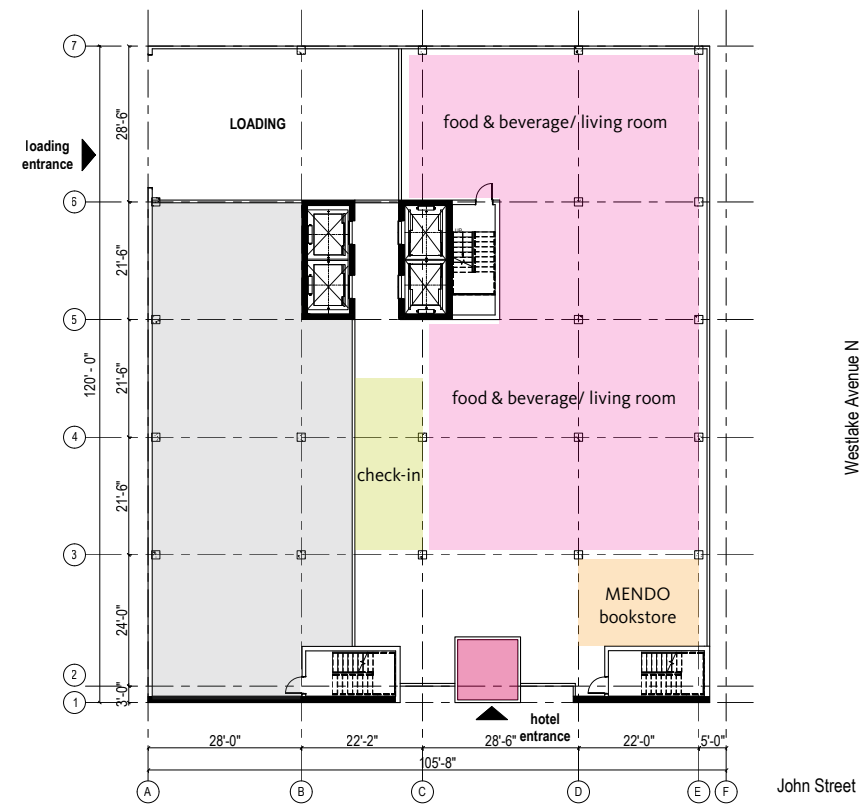
VIEW FROM DENNY PARK



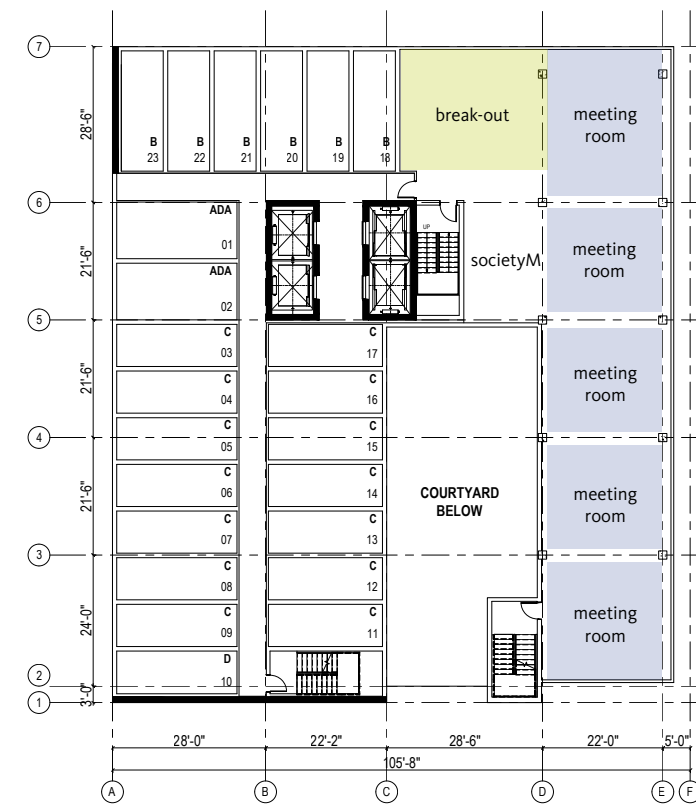
WESTLAKE AVE FROM NORTH

8.1
ARCHITECTURAL CONCEPTS

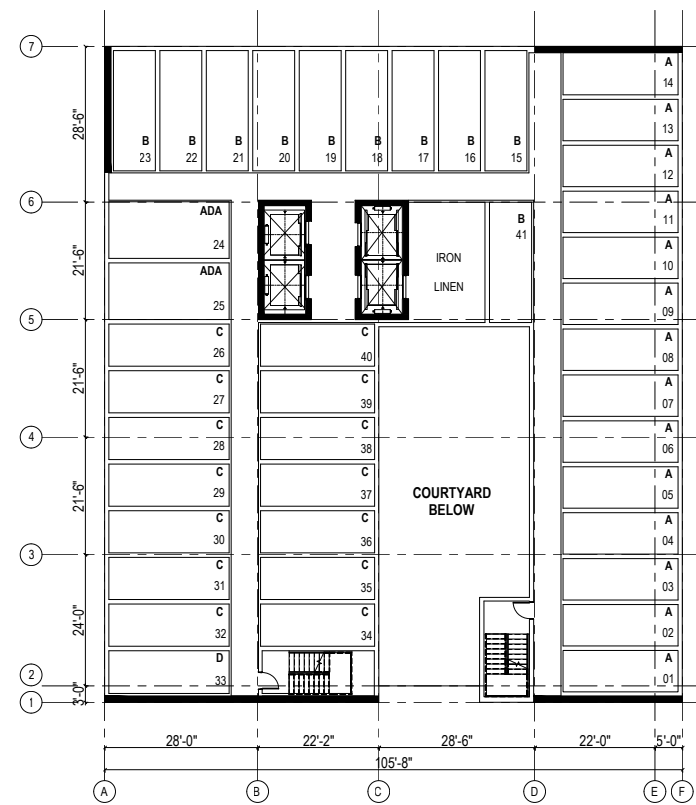
Scheme 1 Floor plans



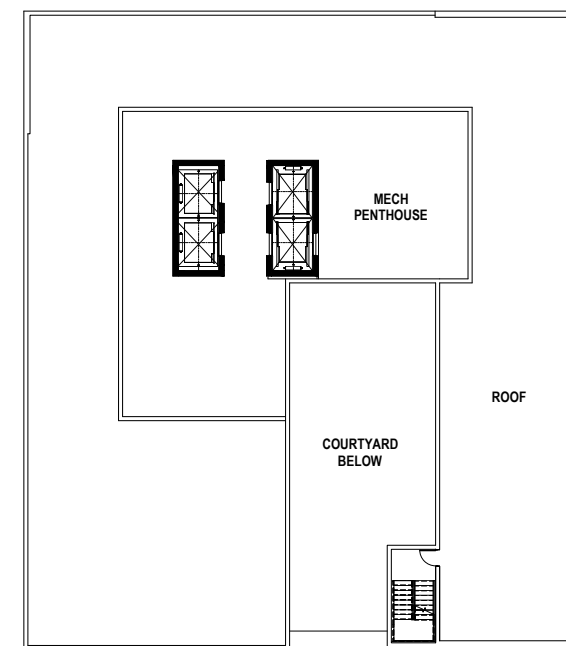
Ground Floor Plan



Second Floor Plan



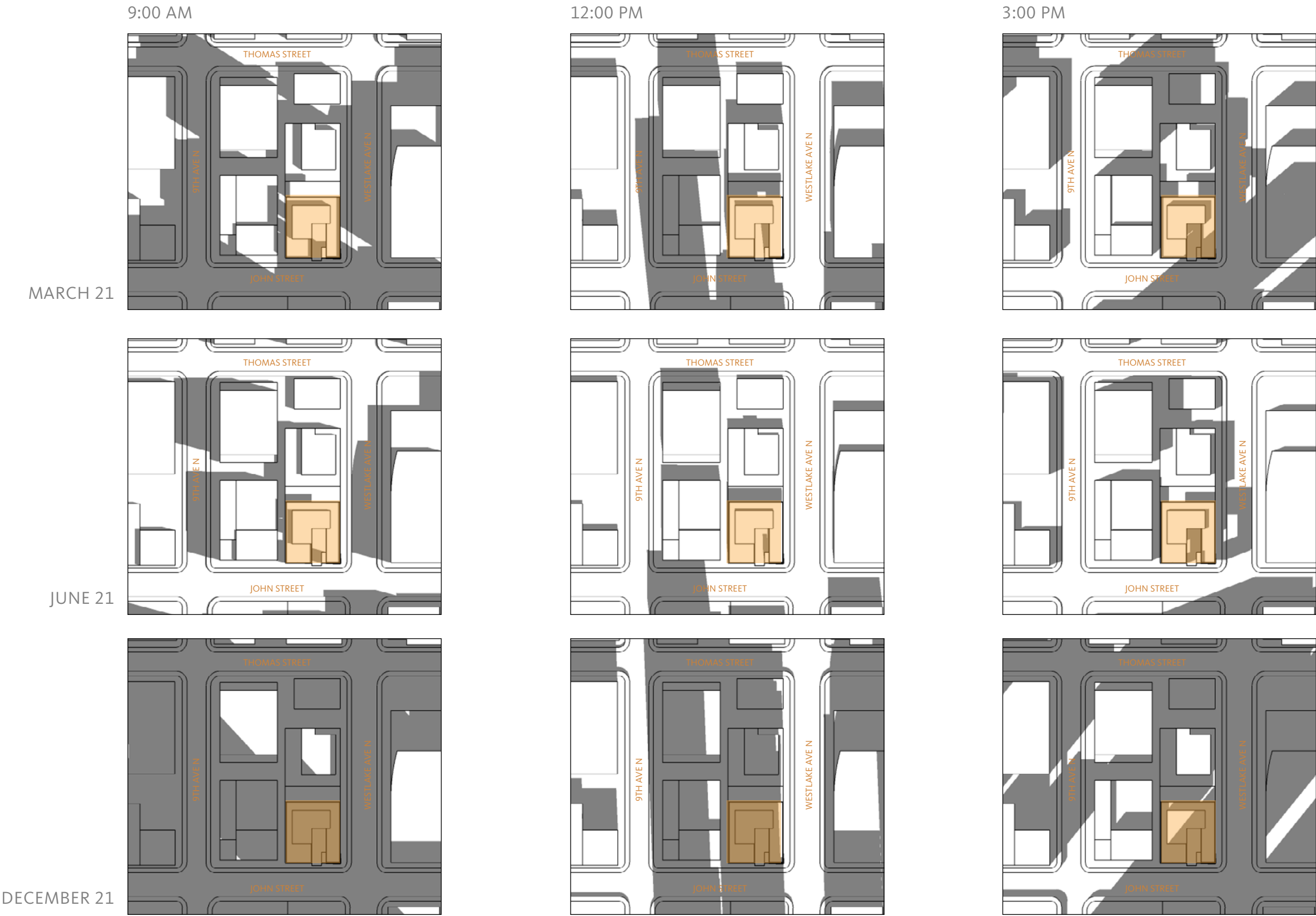
Typical Floor Plan



Roof Floor Plan

8.1
ARCHITECTURAL CONCEPTS

Scheme 1 Shadow Study



8.2 ARCHITECTURAL CONCEPTS

Scheme 2 Massing Programmatic Diagram

PROS & CONS OF MASSING

Pros

- Courtyard at Westlake Ave modulates massing;
- Entry at courtyard provides easy urban wayfinding;
- Significant street-front glazing along John Street supports strong retail.

Cons

- Significant, tall un-glazed sections along Westlake Ave do not provide a friendly face to the street;
- Street wall along Westlake Ave is not consistent, creates a significant break;
- Street-level glazing inconsistent along Westlake Ave, will create a challenging retail environment;
- North facade is relatively blank;

AREA SUMMARY

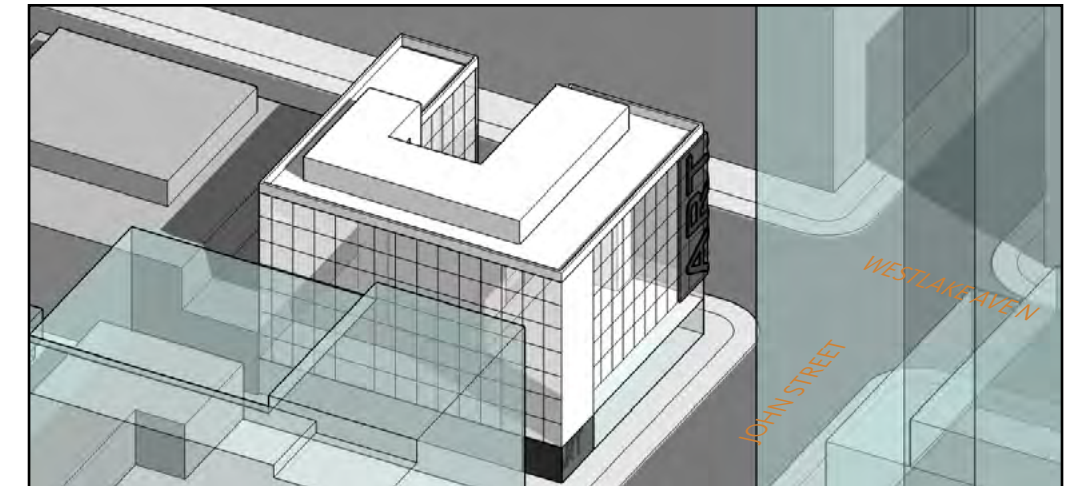
244 units

82,900 sf

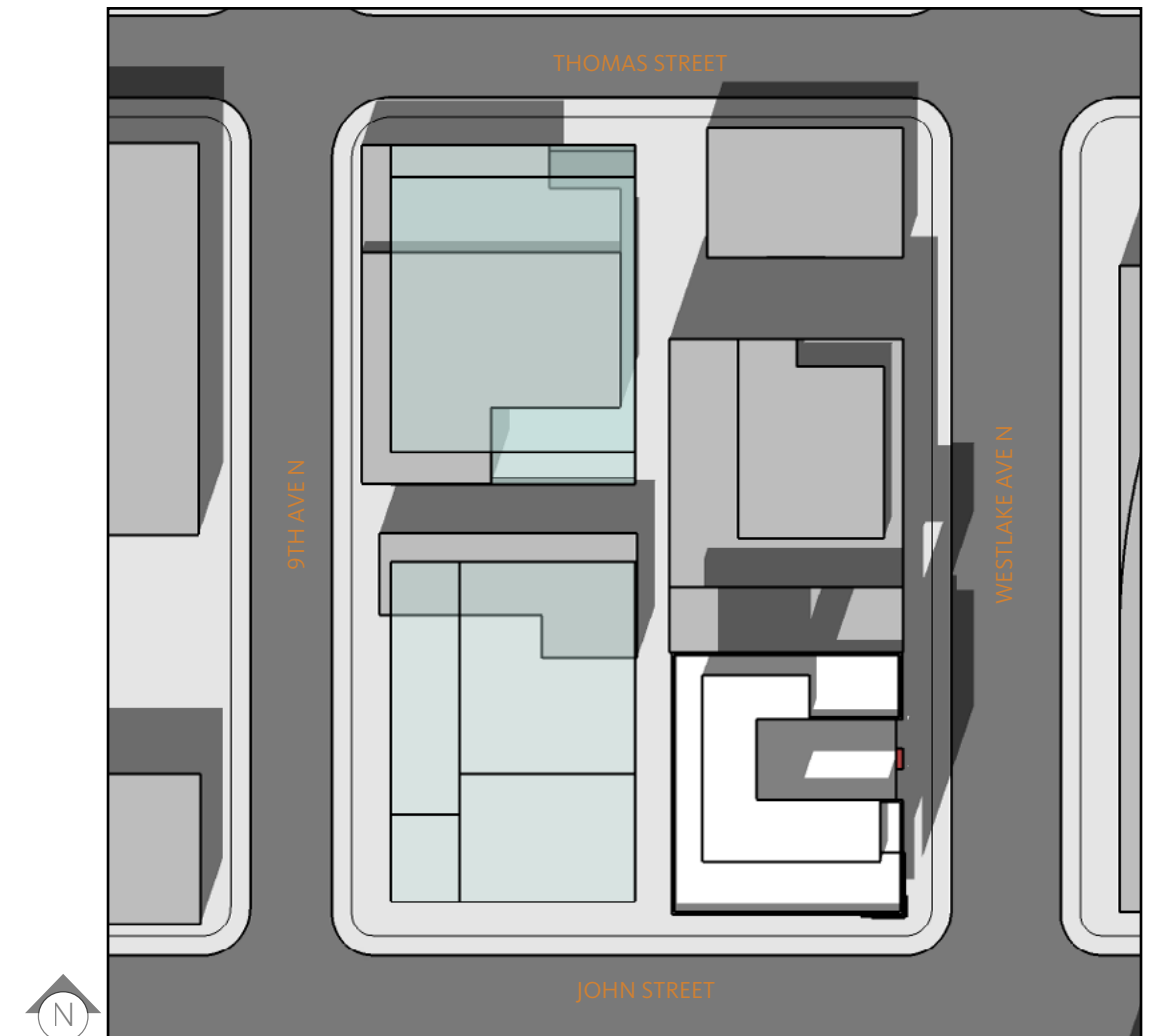
no parking provided



AERIAL FROM SOUTHEAST



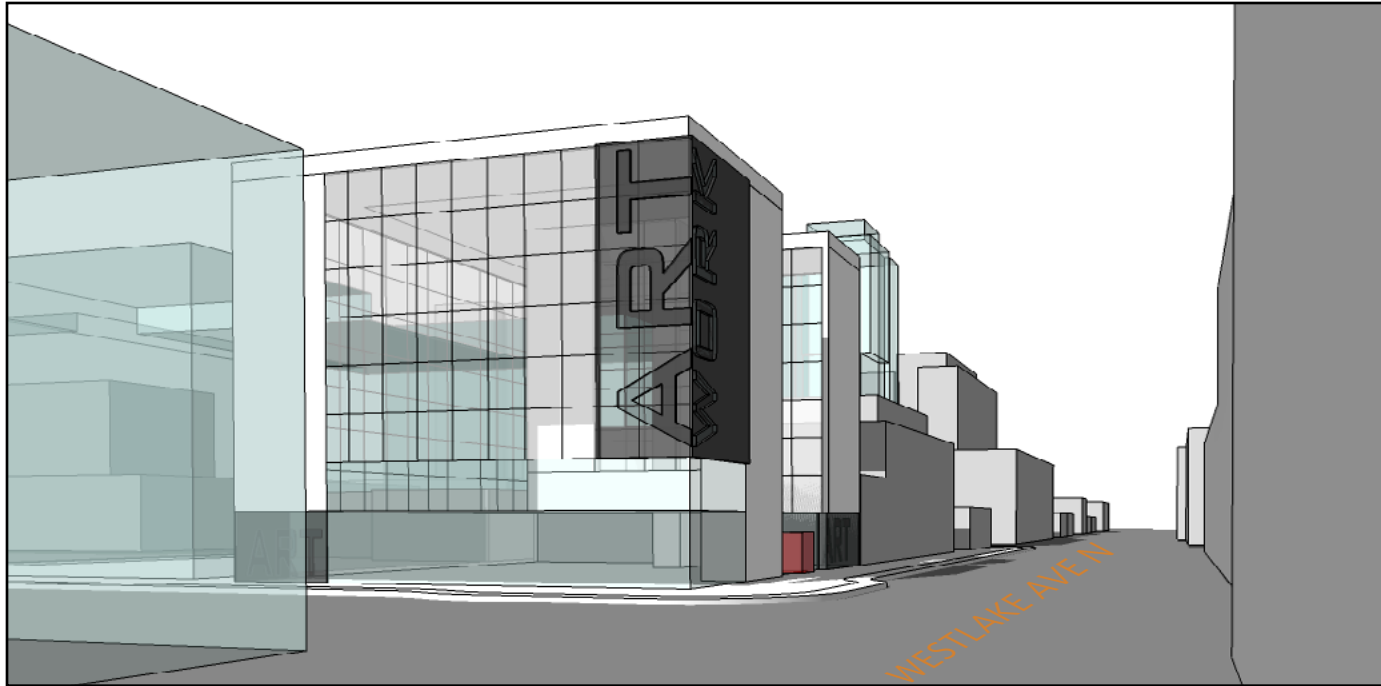
AERIAL FROM SOUTHWEST



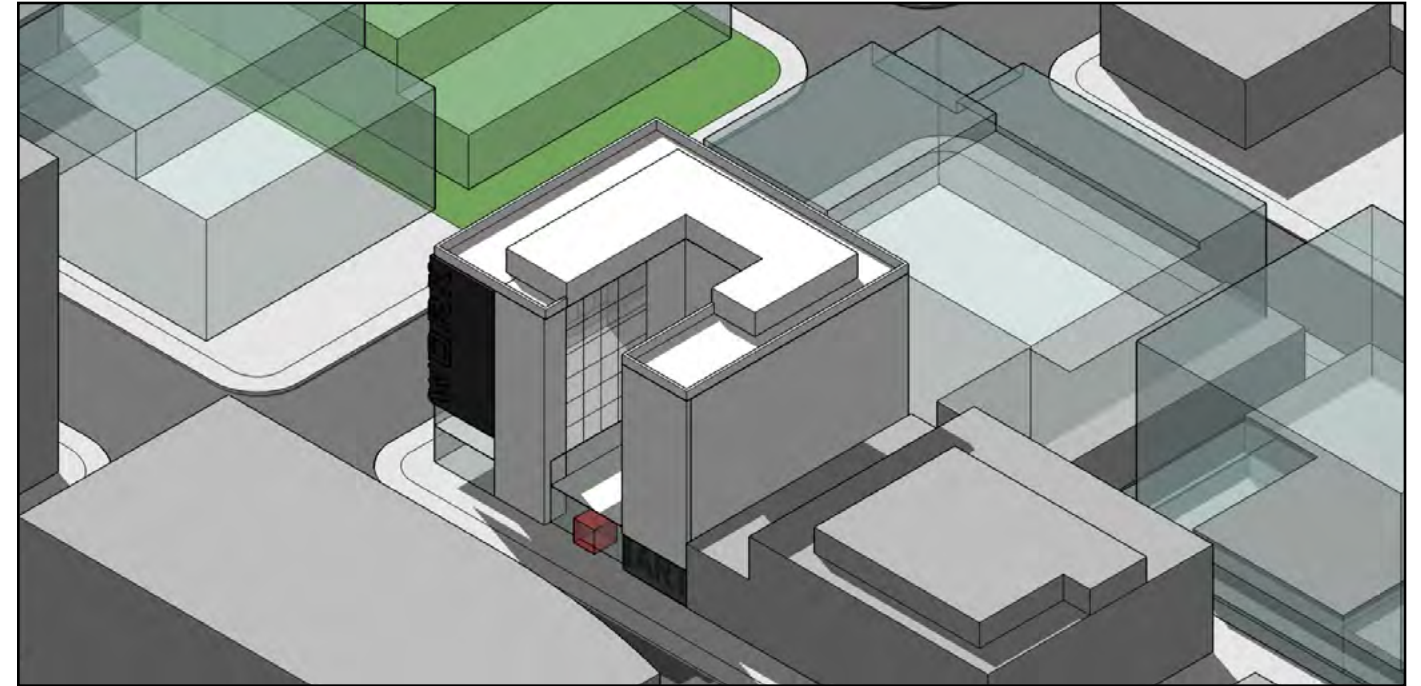
SITE PLAN

8.2 ARCHITECTURAL CONCEPTS

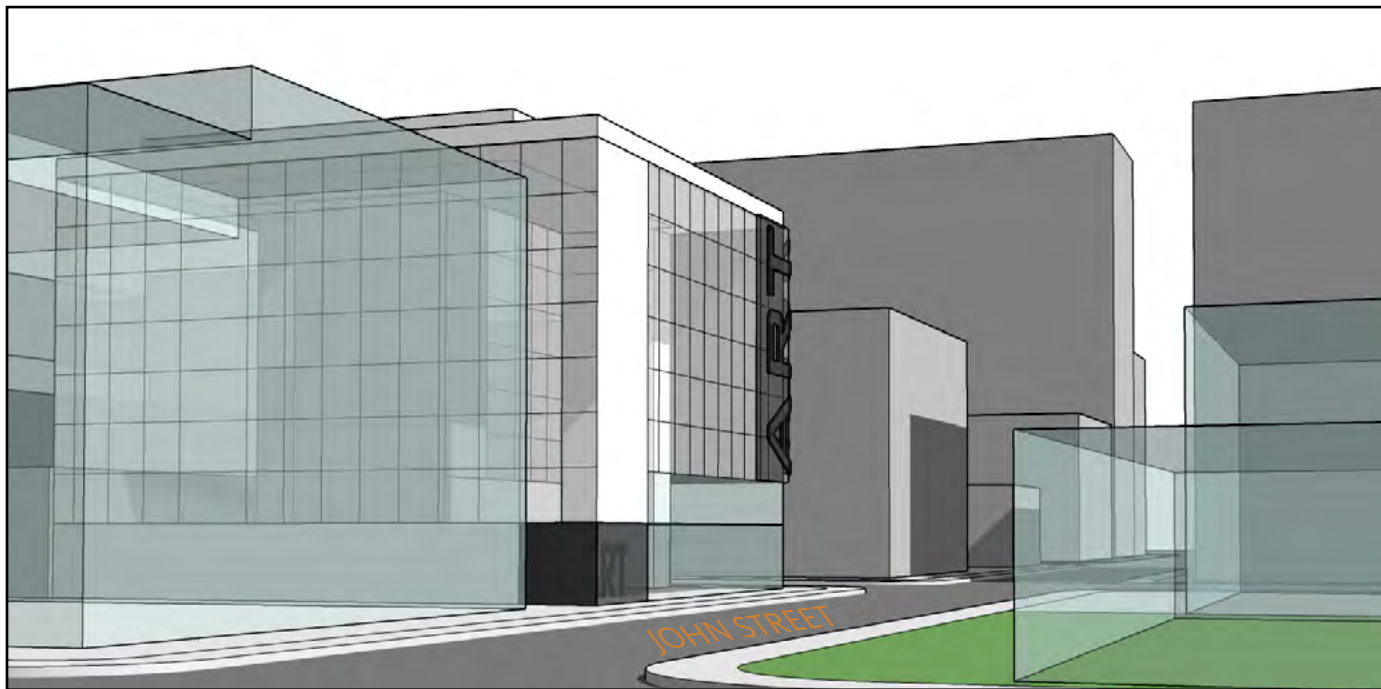
Scheme 2 Views



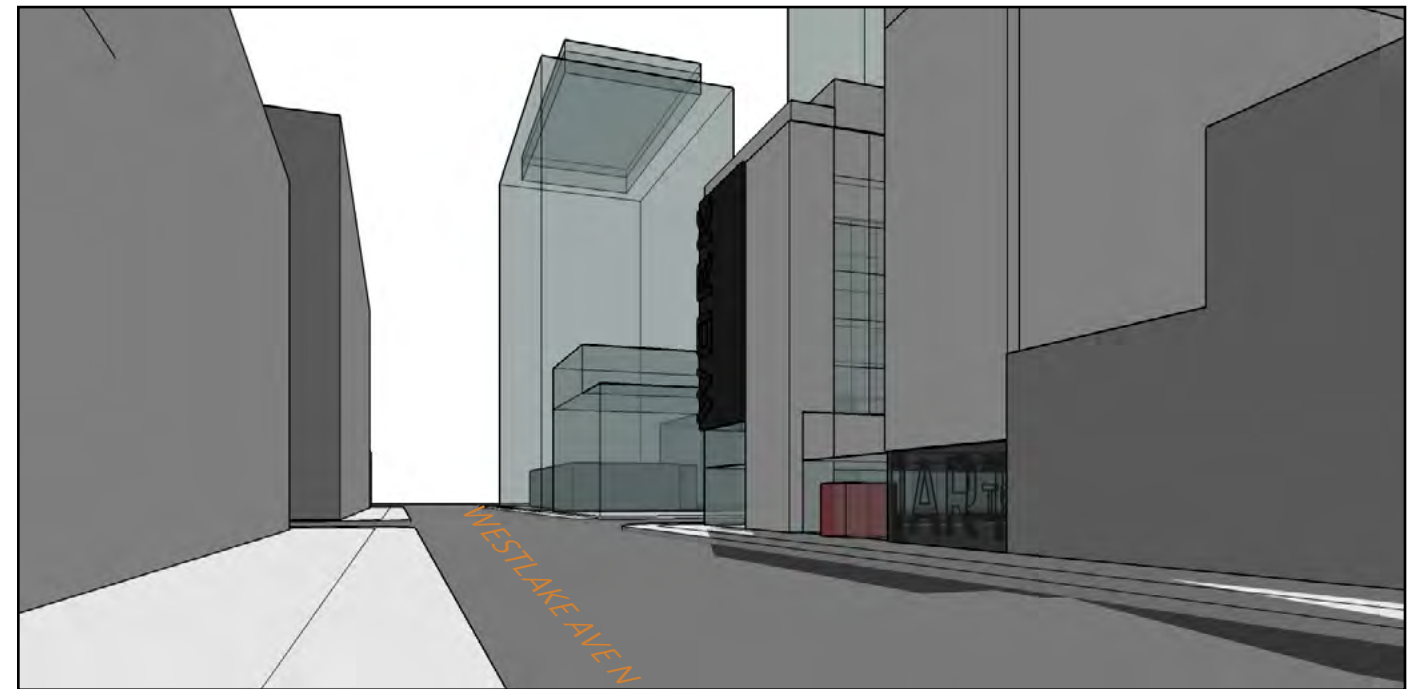
WESTLAKE AVE FROM SOUTH



AERIAL FROM NORTHEAST



VIEW FROM DENNY PARK



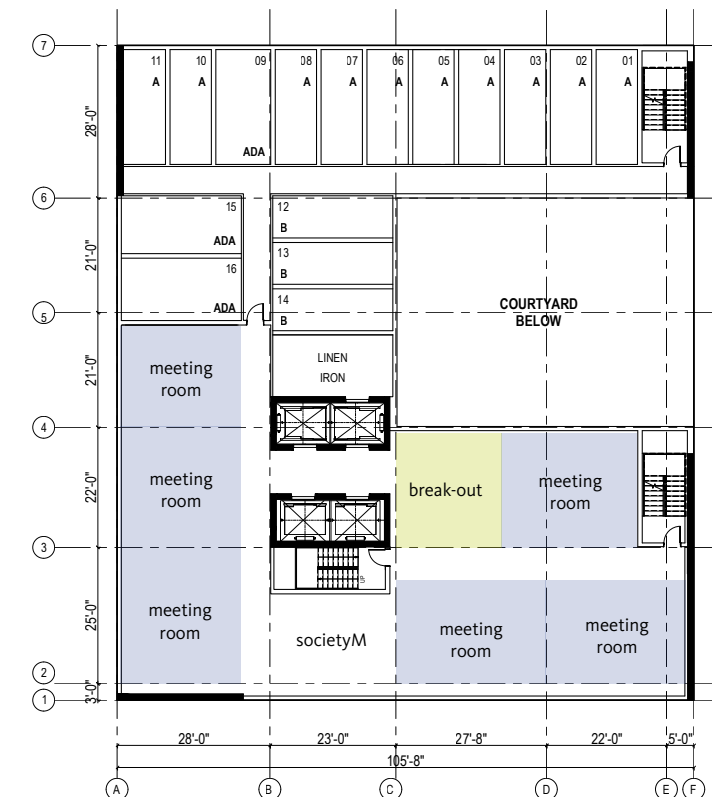
WESTLAKE AVE FROM NORTH

8.2
ARCHITECTURAL CONCEPTS

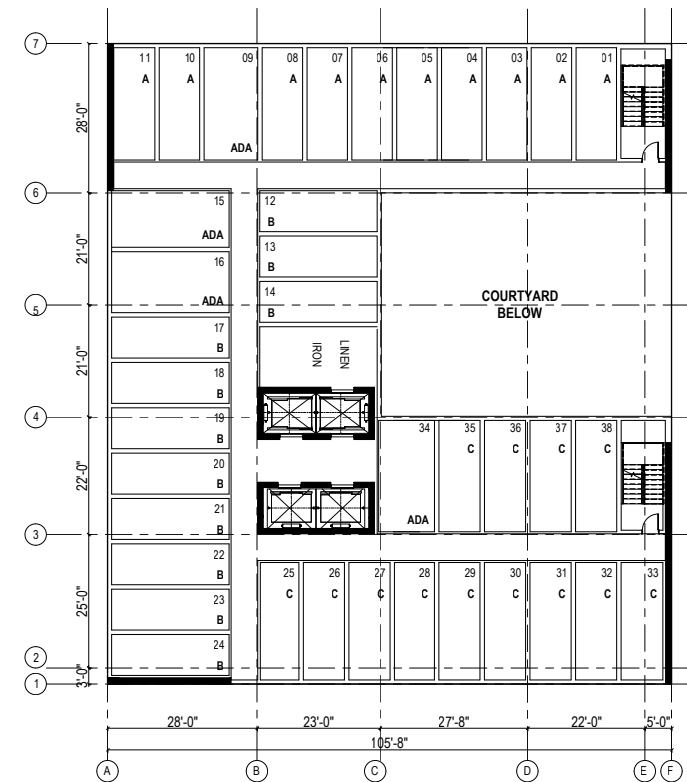
Scheme 2 Floor plans



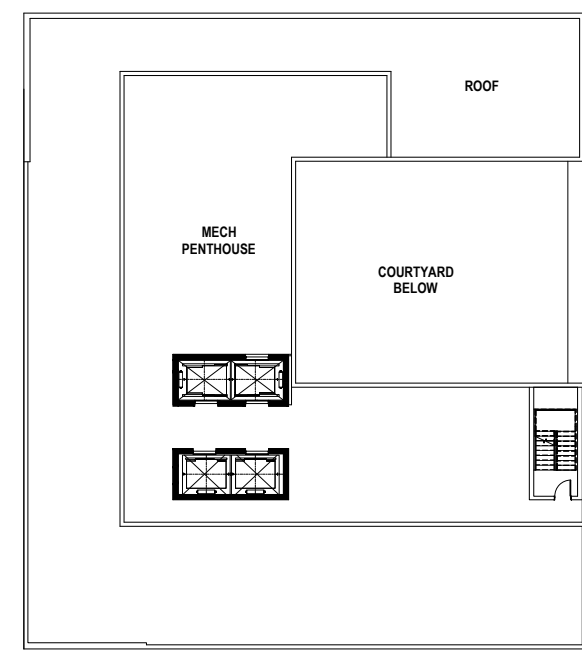
Ground Floor Plan



Second Floor Plan



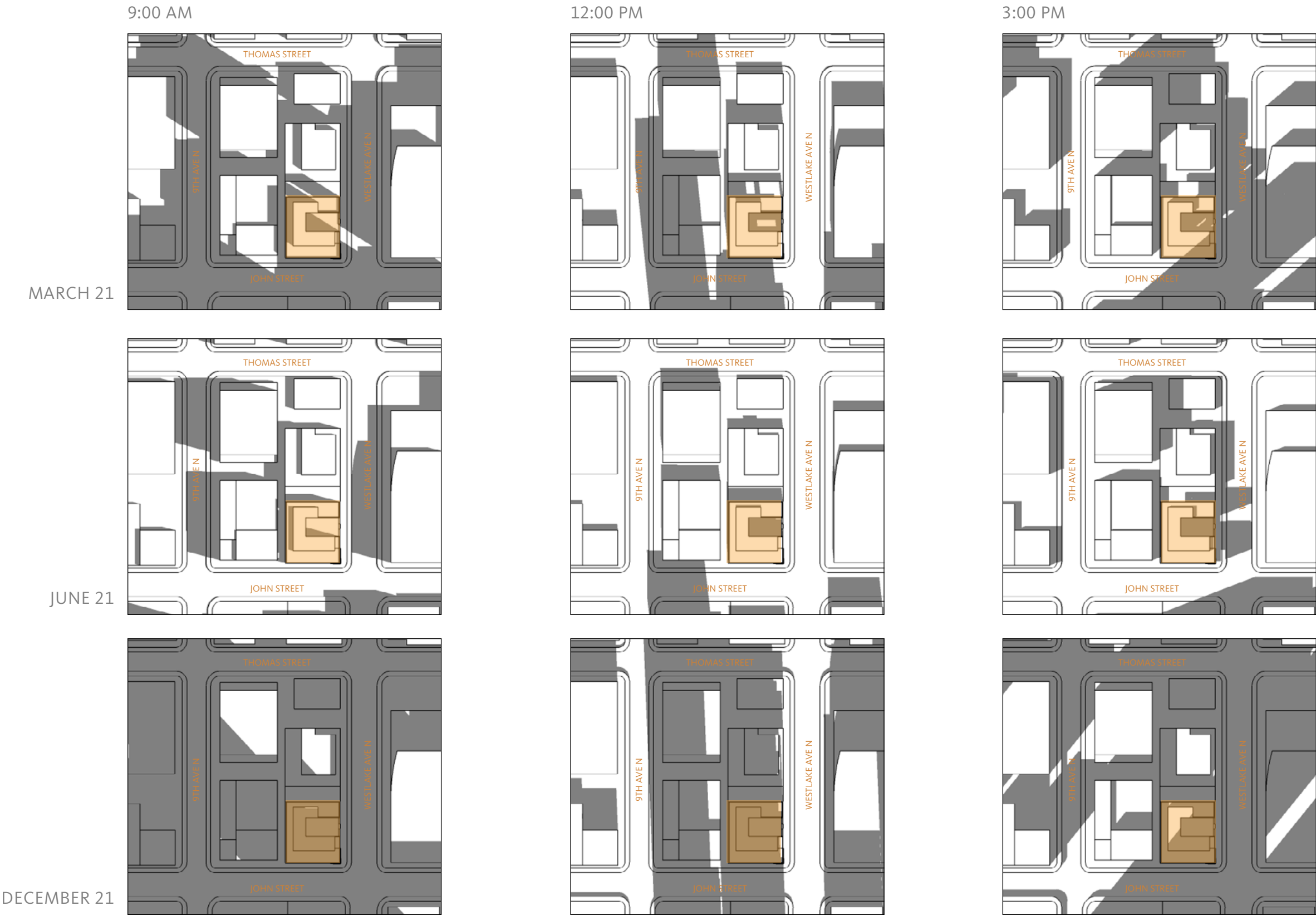
Typical Floor Plan



Roof Floor Plan

8.2
ARCHITECTURAL CONCEPTS

Scheme 2 Shadow Study



8.3 ARCHITECTURAL CONCEPTS

Scheme 3 Massing Programmatic Diagram **_PREFERRED**

PROS & CONS OF MASSING

Pros

- Street walls along Westlake Ave and John Street are respected;
- Solid portions and girded glazing are balanced at both facades;
- Significant, recessed street-front glazing supports active pedestrian zone;
- Large-scale art at SE corner addresses Gateway to neighborhood from South;
- Street-level art at SW corner addresses Denny Park and sets up the pedestrian experience along John Street;
- Courtyard modulates massing from the northern approach.

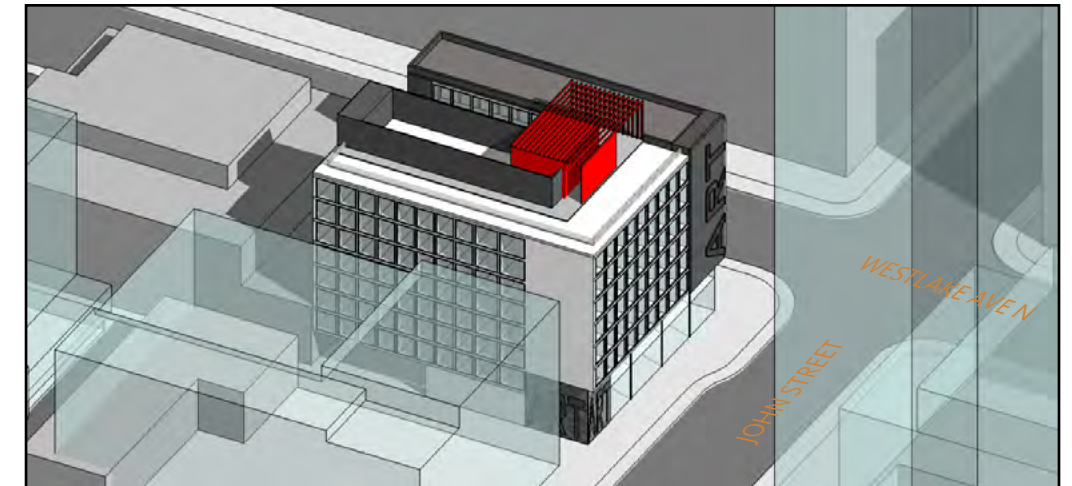
AREA SUMMARY

257units

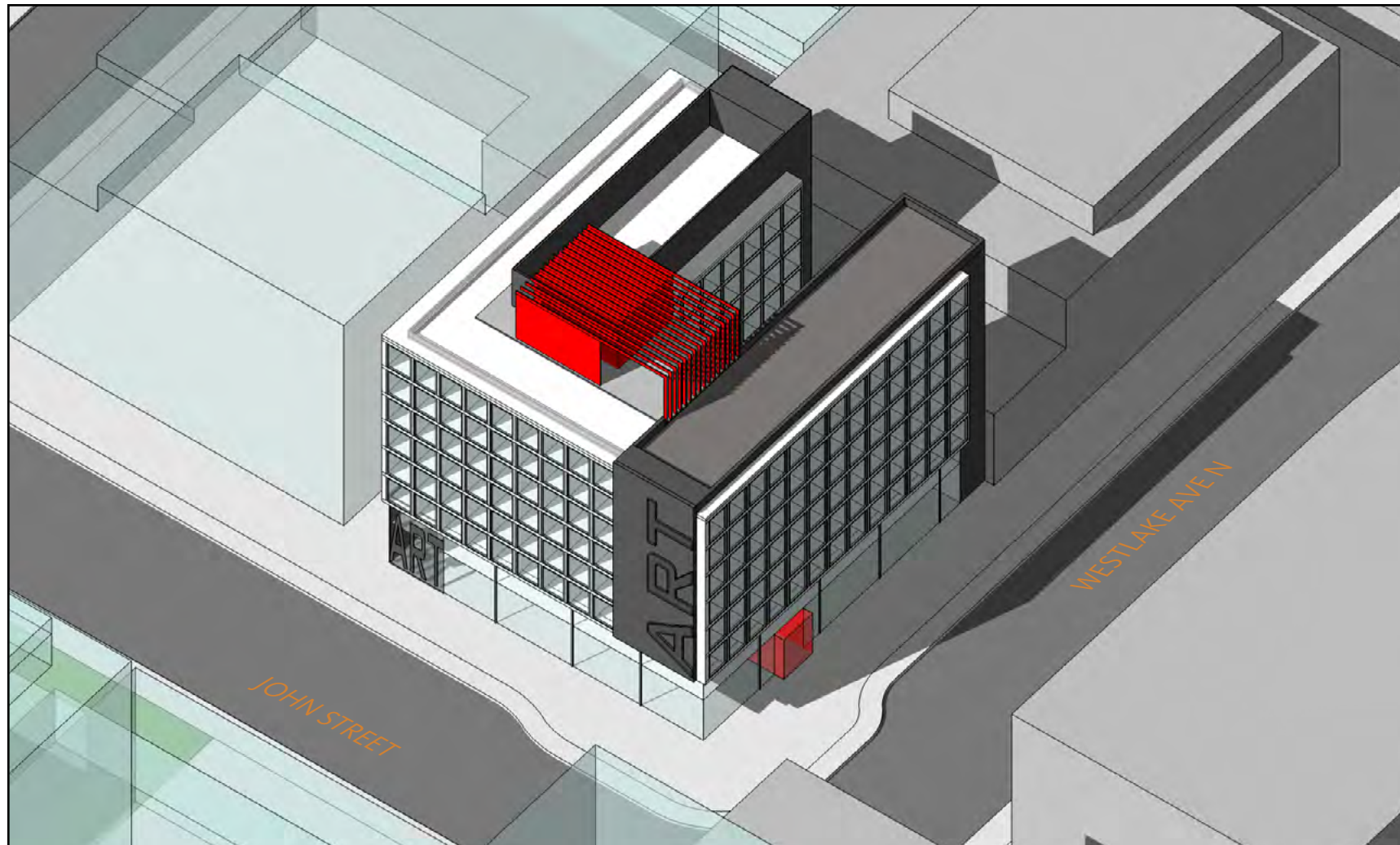
82,900 sf

no parking provided

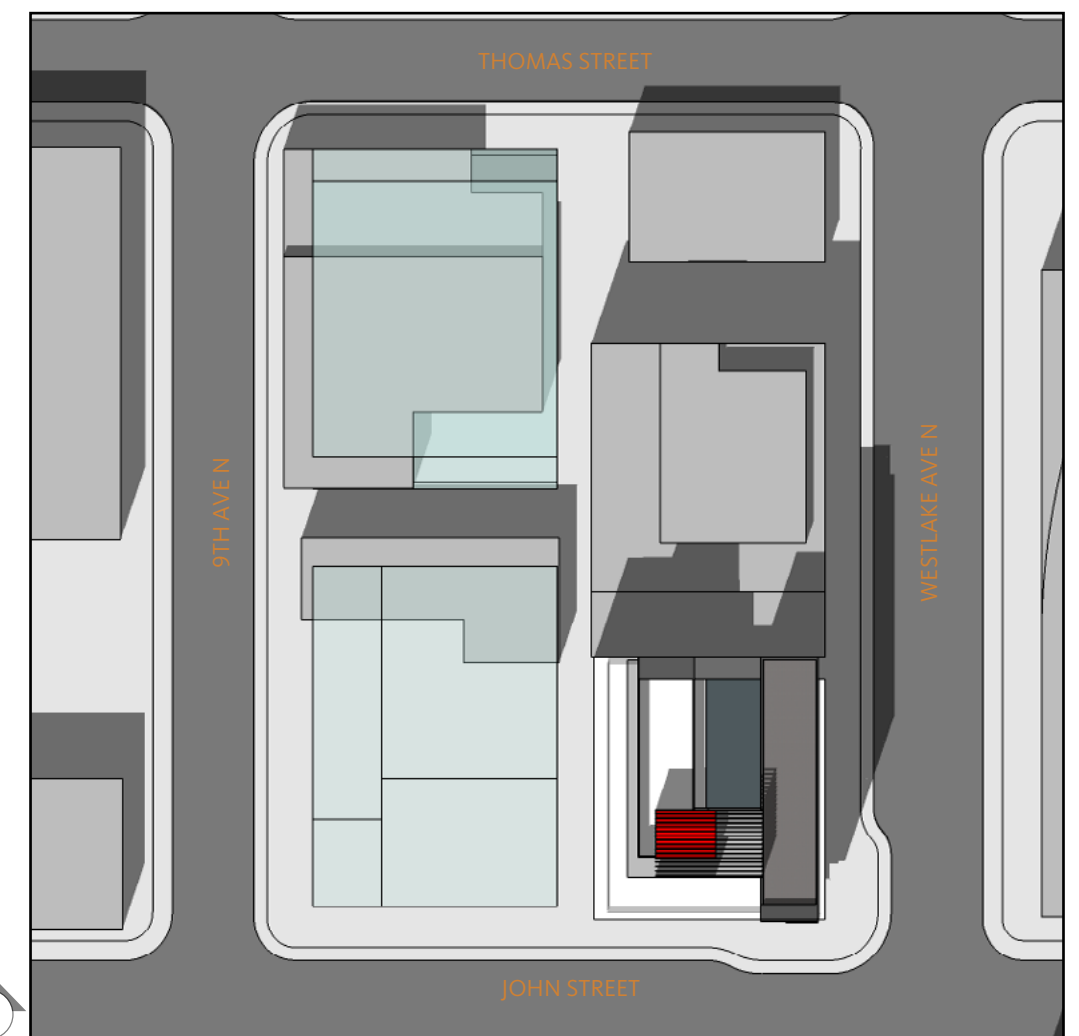
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AERIAL FROM SOUTHWEST



AERIAL FROM SOUTHEAST



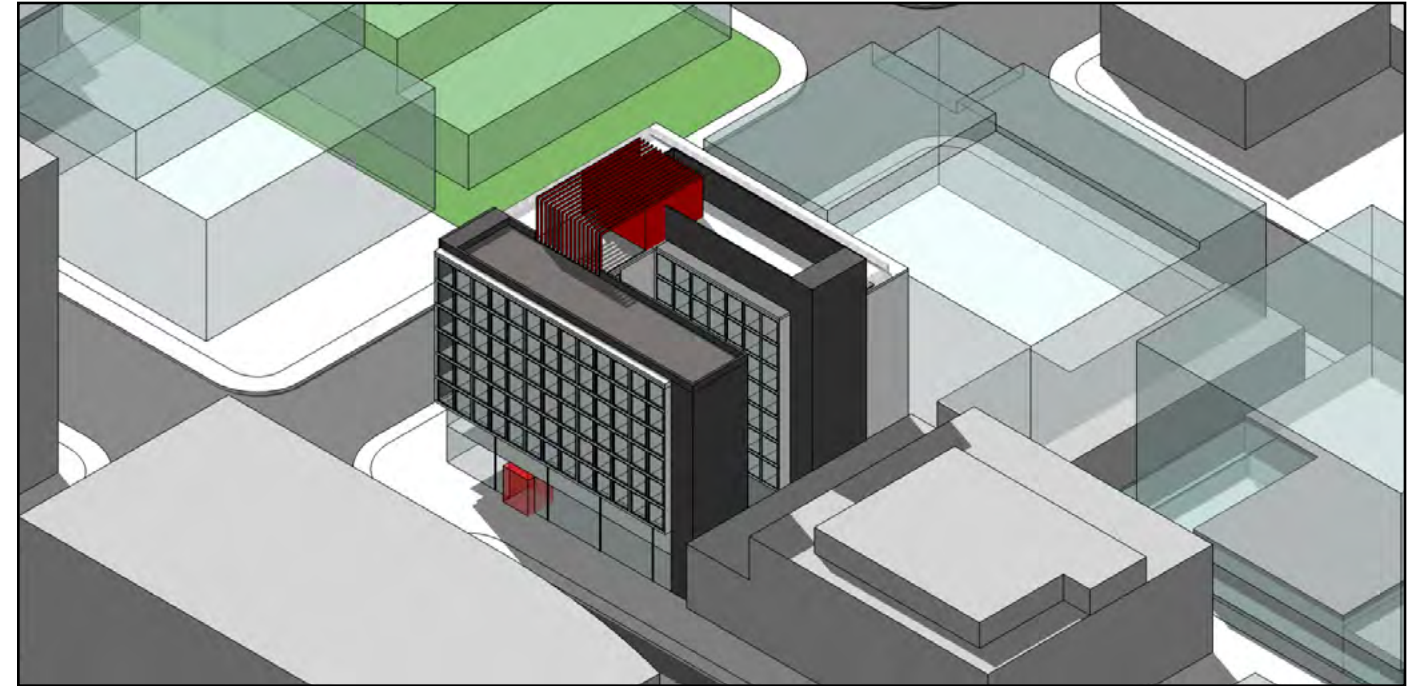
SITE PLAN

8.3 ARCHITECTURAL CONCEPTS

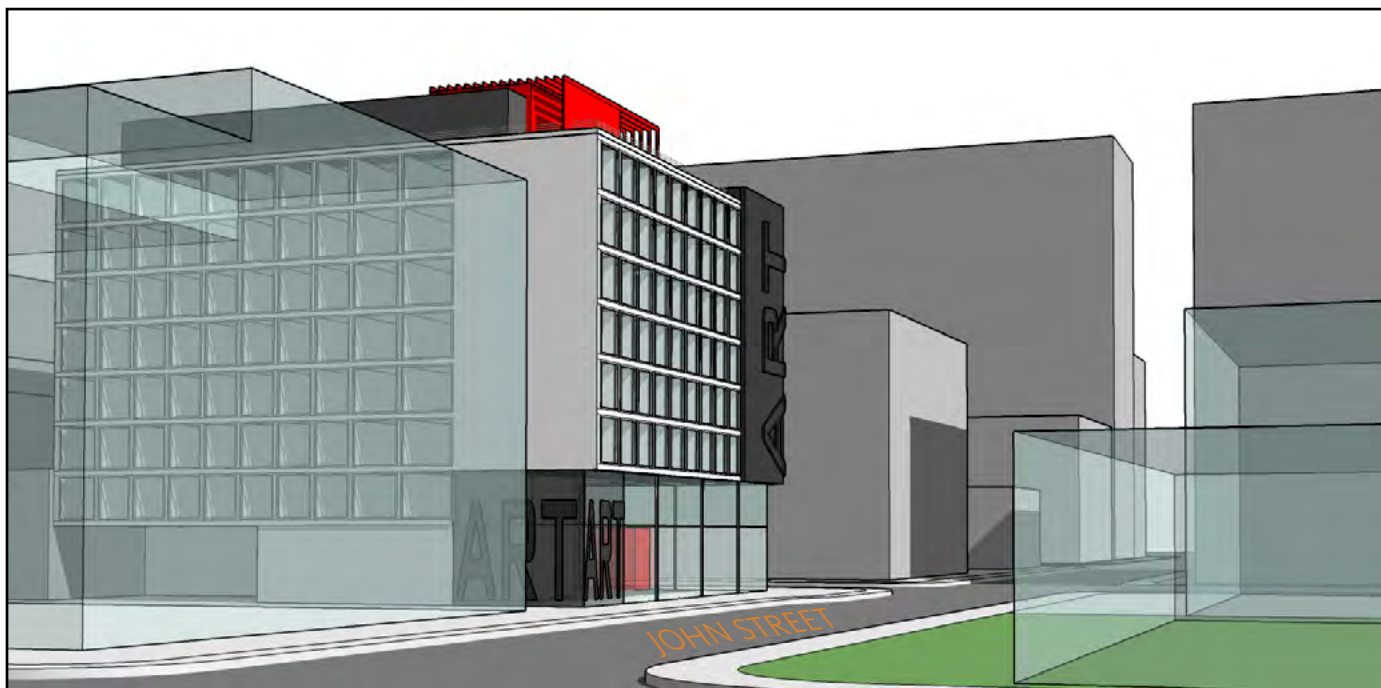
Scheme 3 Views



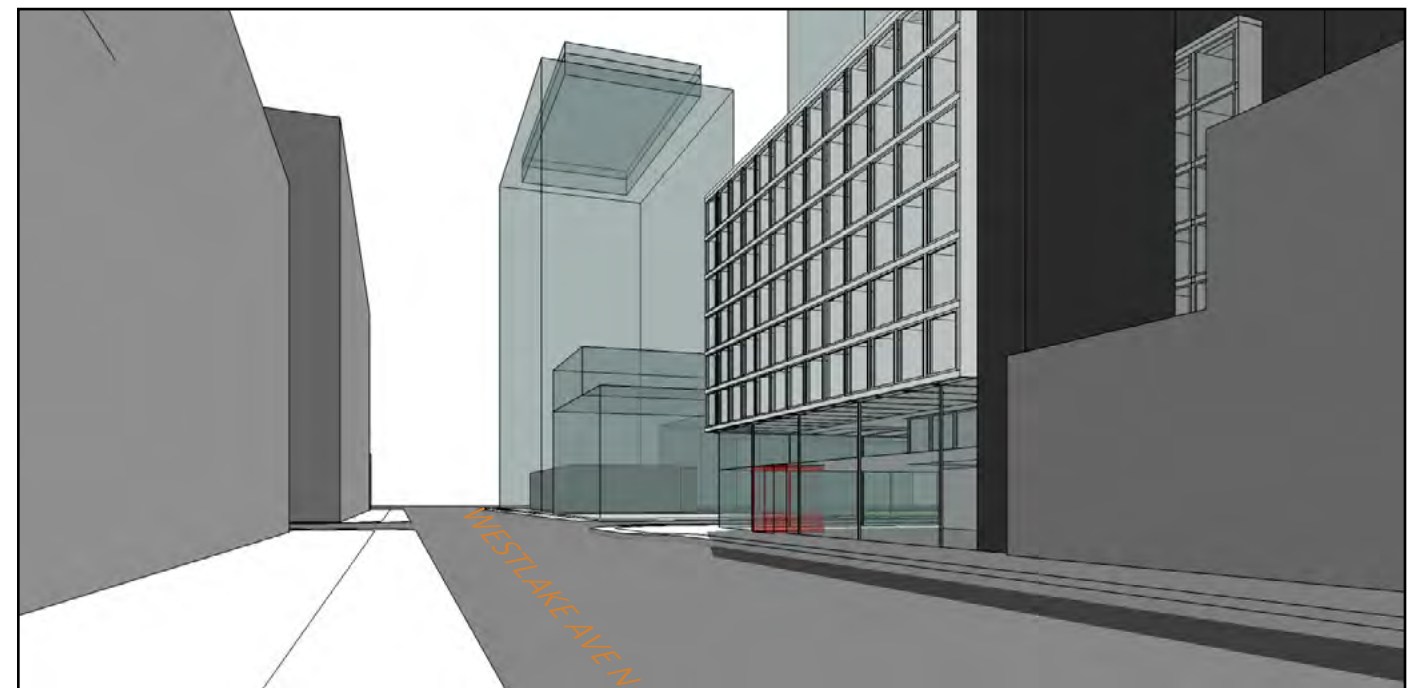
WESTLAKE AVE FROM SOUTH



AERIAL FROM NORTHEAST



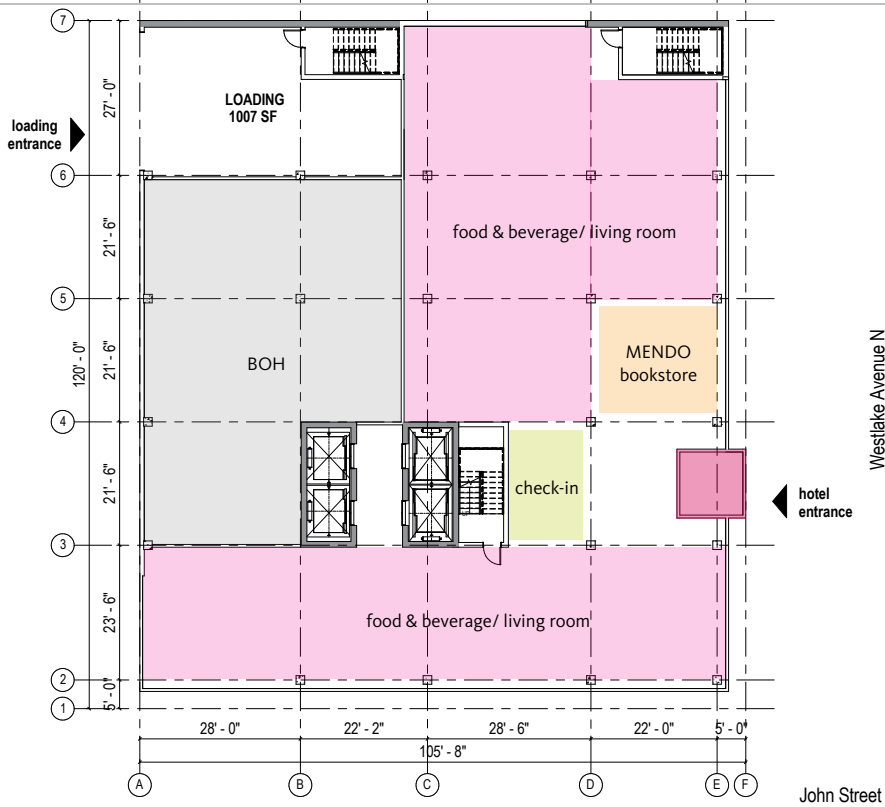
VIEW FROM DENNY PARK



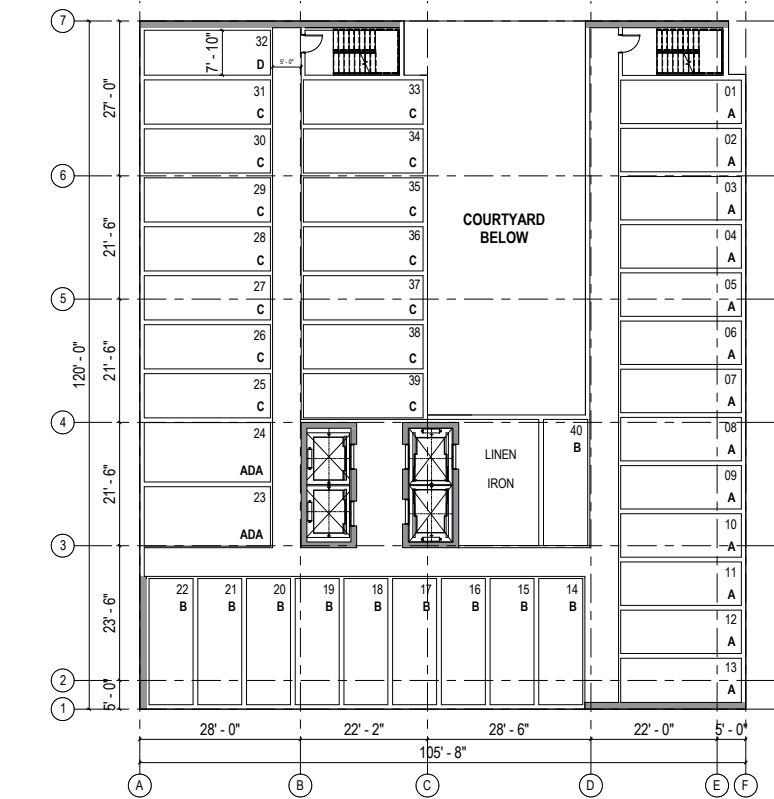
WESTLAKE AVE FROM NORTH

8.3 ARCHITECTURAL CONCEPTS

Scheme 3 Floor plans



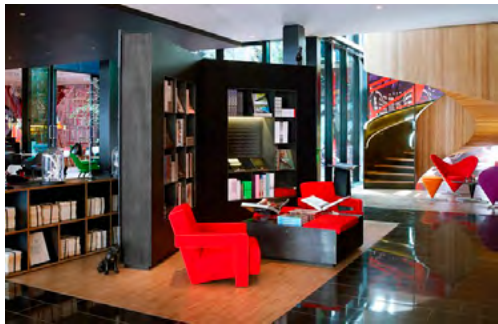
Ground Floor Plan



Typical Floor Plan



canteenM



MENDO bookstore



living room



modular guestroom



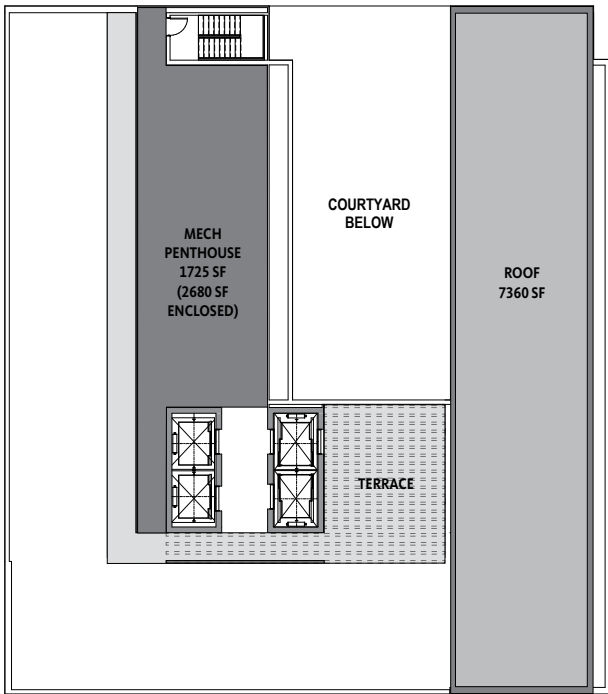
Second Floor Plan



societyM

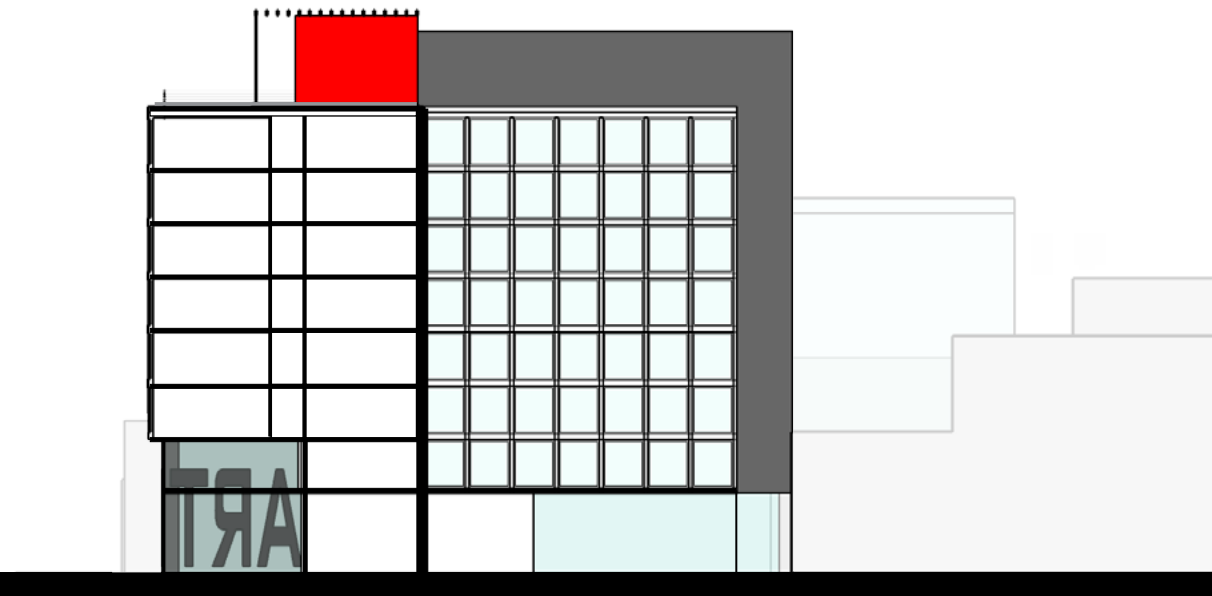


societyM

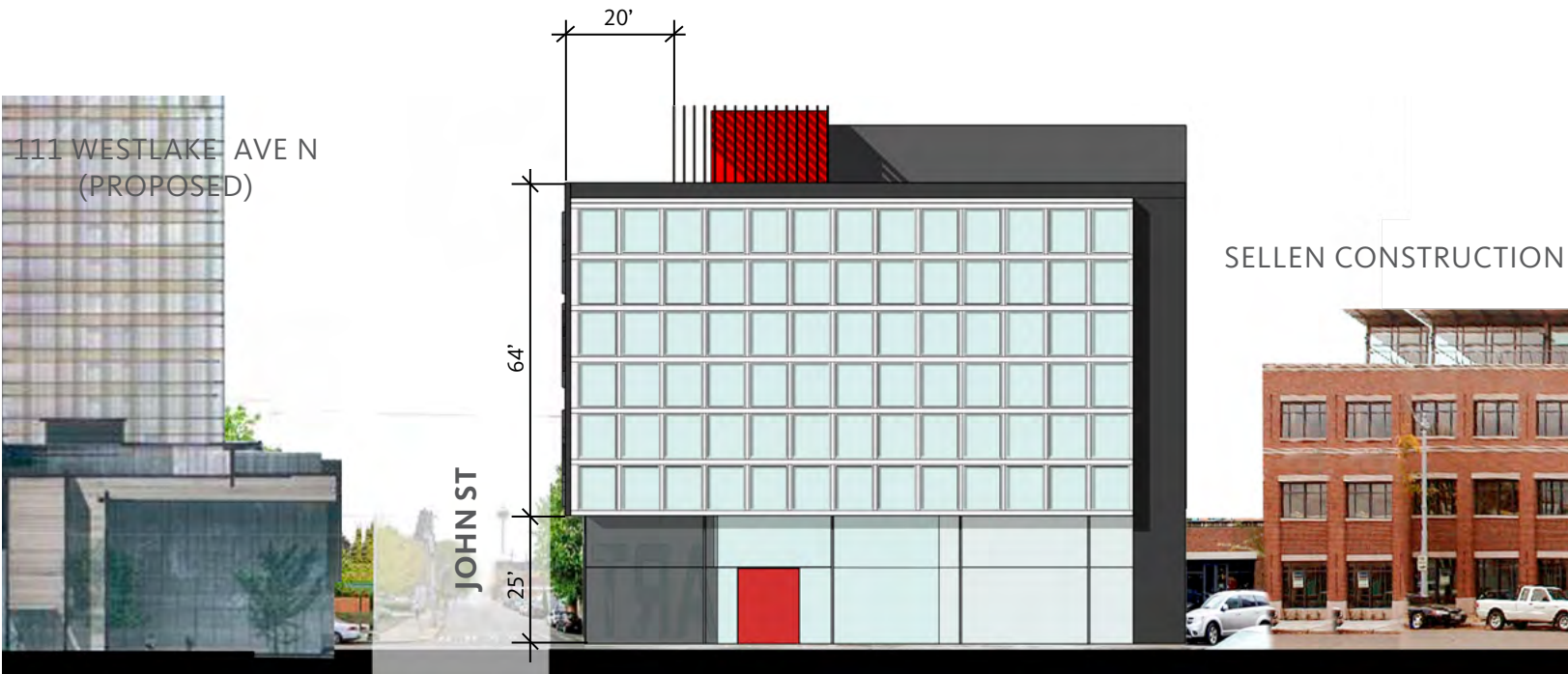


Roof Floor Plan

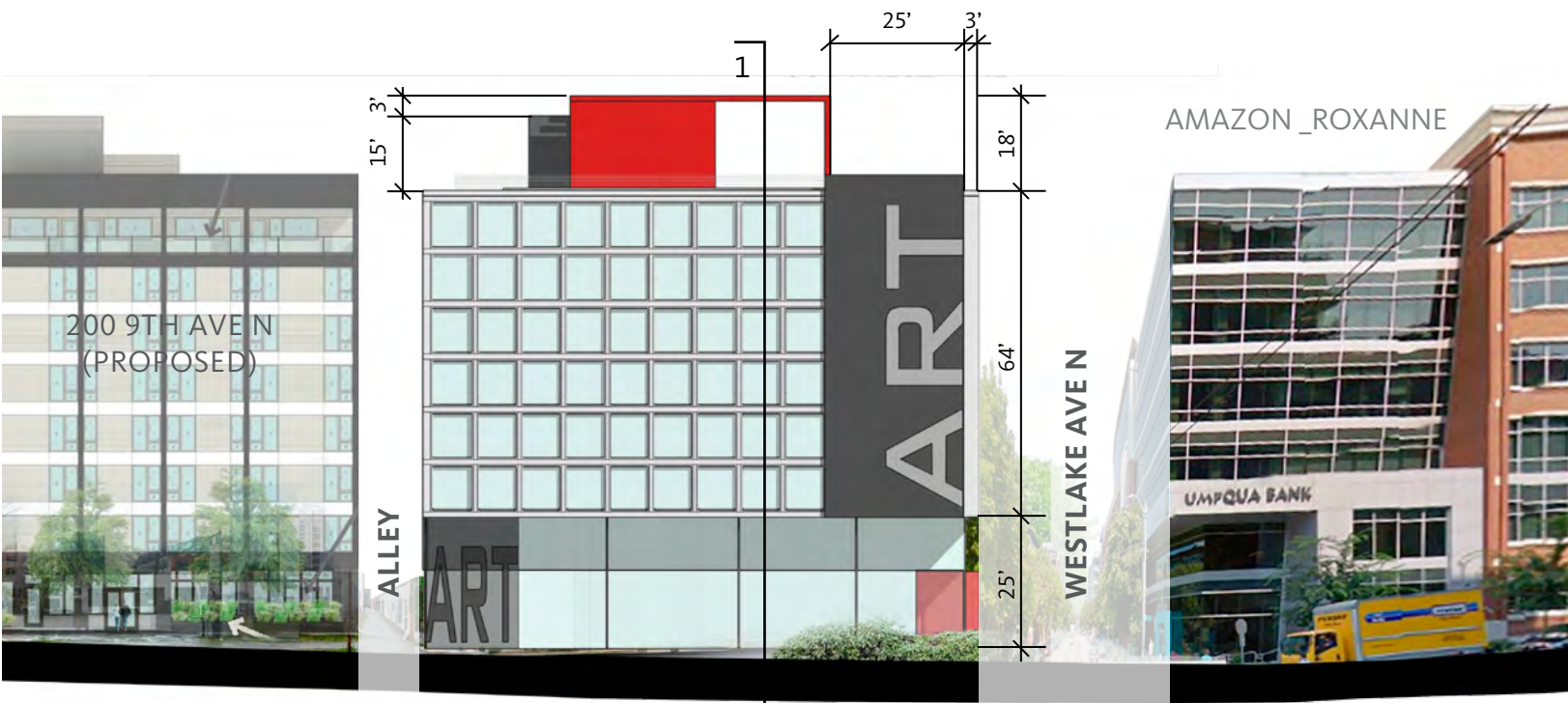
8.3
ARCHITECTURAL CONCEPTS
Scheme 3 Elevations and Sections



Section 1-1



WESTLAKE AVENUE NORTH, FACING WEST



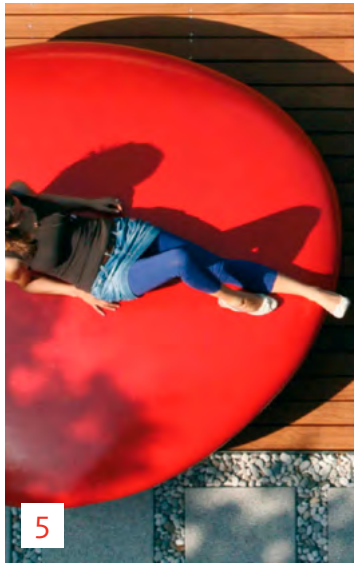
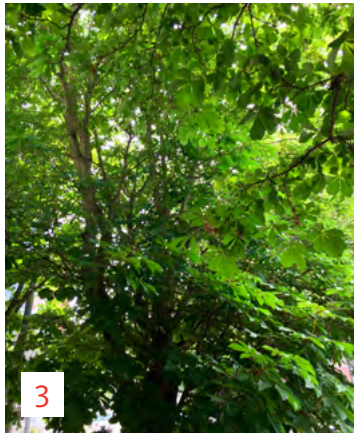
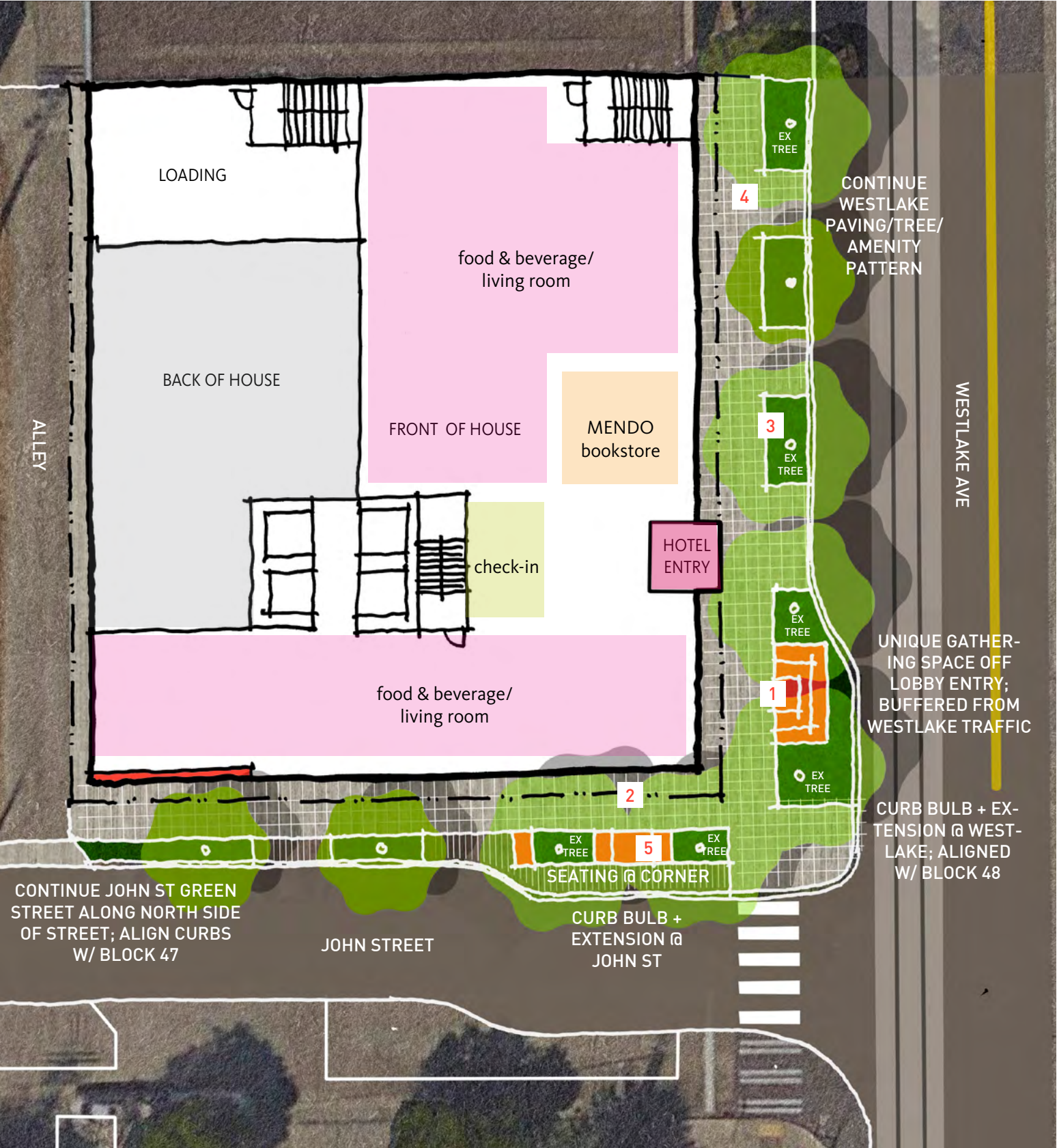
JOHN STREET, FACING NORTH

8.3
ARCHITECTURAL CONCEPTS

Scheme 3 Preferred Option - Shadow Study



9.0
LANDSCAPE



Landscape Concept (Street Level):

Along Westlake Avenue, the streetscape continues the rhythm and simple amenity pattern created by the existing mature Horse Chesnut trees while the addition of a curb bulb allows an artful gathering space adjacent to the hotel lobby entry. Planting pits are reconfigured to provide additional soil volume to trees and reduce continued conflict between roots and street infrastructure.

Along John Street Green Street, a corner curb bulb and ground level building setback combine to create additional pedestrian space along the sunny north side of the corridor and extend the curblines proposed by the Block 47 project immediately to the West. A seating element at the corner provides opportunity for a geographic marker or other fun icon representing the mobile/exploratory nature of the hotel's typical guest.

9.0
LANDSCAPE



Landscape Concept (Roof Levels):

Level 2 includes a courtyard that is unoccupied and intended to be viewed from adjacent interior spaces and from above. The space creates opportunities for unique use of primarily hardscape landscape materials and art. The Roof Level includes a covered terrace for gathering and taking in surrounding views. Roof materials for unoccupied spaces include a mixture of green roof and decorative ballast create opportunities to blur hardscape/softscape and visually extend the terrace.



10.0
REQUESTED DEPARTURES
725 SF Covered Roof Terrace

23.48.025.C - Structure height, Rooftop features

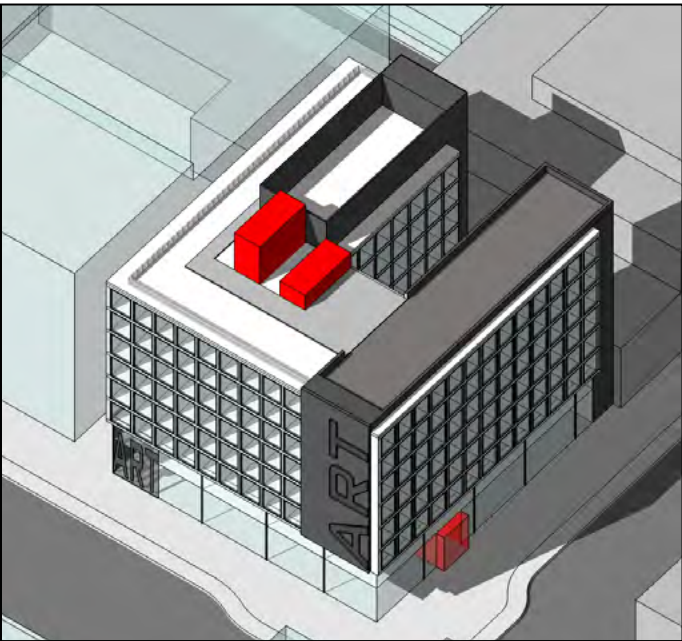
Covered common amenity area for structures exceeding a height of 125' may extend up to 15' above the maximum height so long as the combined area of all rooftop features does not exceed 25% of the roof area.

23.48.025.C.7 - Structure height, Rooftop features

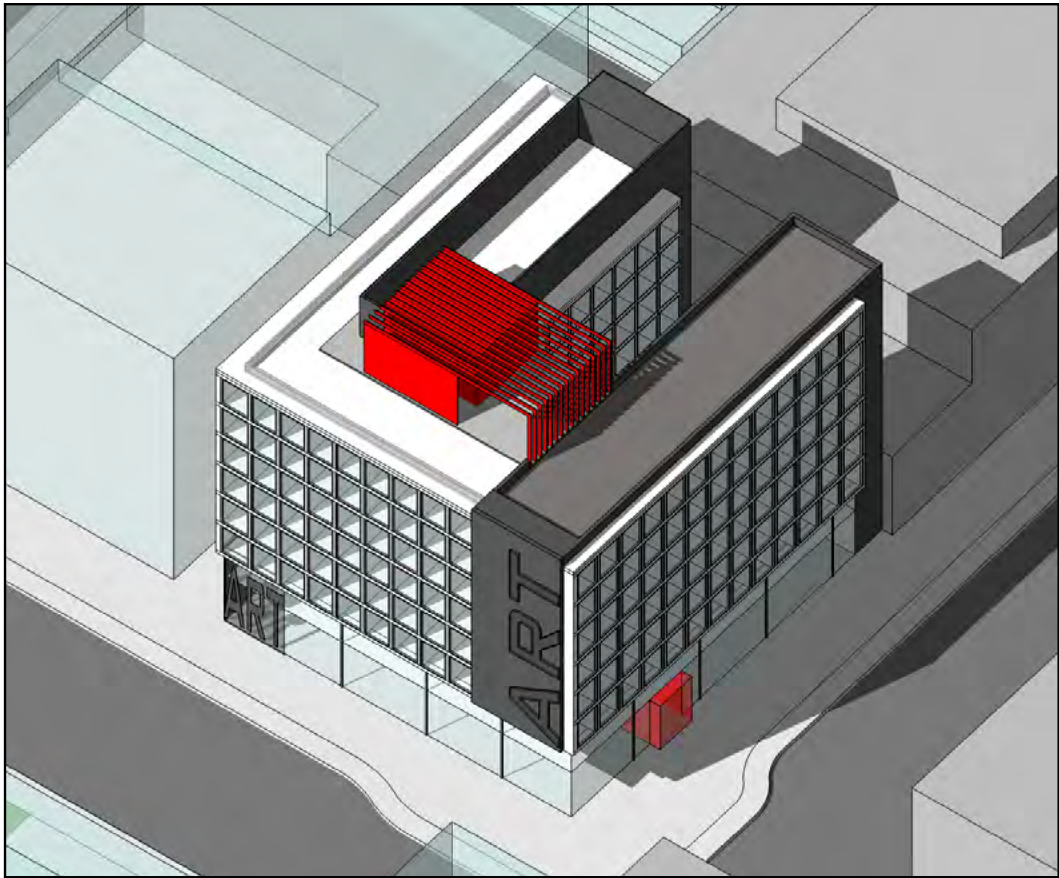
Rooftop features may cover up to 65% of the roof area if no feature is located closer than 10' from the roof edge.

23.48.245 - Upper-level development standards in South Lake Union Urban Center

The definition of a tower is a structure in SM-SLU 160/85-240 that exceeds 85'.



Compliant



REQUESTS

The departure request is to allow a portion of the roof terrace to be covered with a trellis that ties into the top of the elevator machine room at 18' above the height limit.

The total area of roof features is 3,340 SF or 31% of the roof area. The request is to allow portions of the penthouse and trellis area to be closer than 10' from the roof edge.

DC2 Architectural Concept

The massing of the penthouse structures is visible from the Space Needle, street level and adjacent towers. In order to strengthen the architectural concept and prevent the penthouse from appearing as disparate pieces, the trellis unites the penthouse structures into a series of simple, related masses.

