

citizenM Hotel
201 Westlake Ave N

SDCI Project # 3023379

Design Review Board
West Design Review Board

Date: April 26, 2017

1.1 GENERAL

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1.2 GENERAL

Project Overview

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.

This proposal is for the design and construction of a seven-story, 264-key hotel. The project contains ground floor retail and beverage areas totaling 88,600 SF.

No parking is planned for the development; alley will be used for loading.

This package will address the following items identified during the June 16, 2015 Early Design Guidance meeting:

1. Massing and Relationship to context
2. Architectural Concept and Frontages
3. Streetscape and Landscape
4. Materials and Detailing
5. Blank Walls and Proposed Art



2.1 SITE ANALYSIS










Vicinity Map, Traffic Flows and Street-Level Use

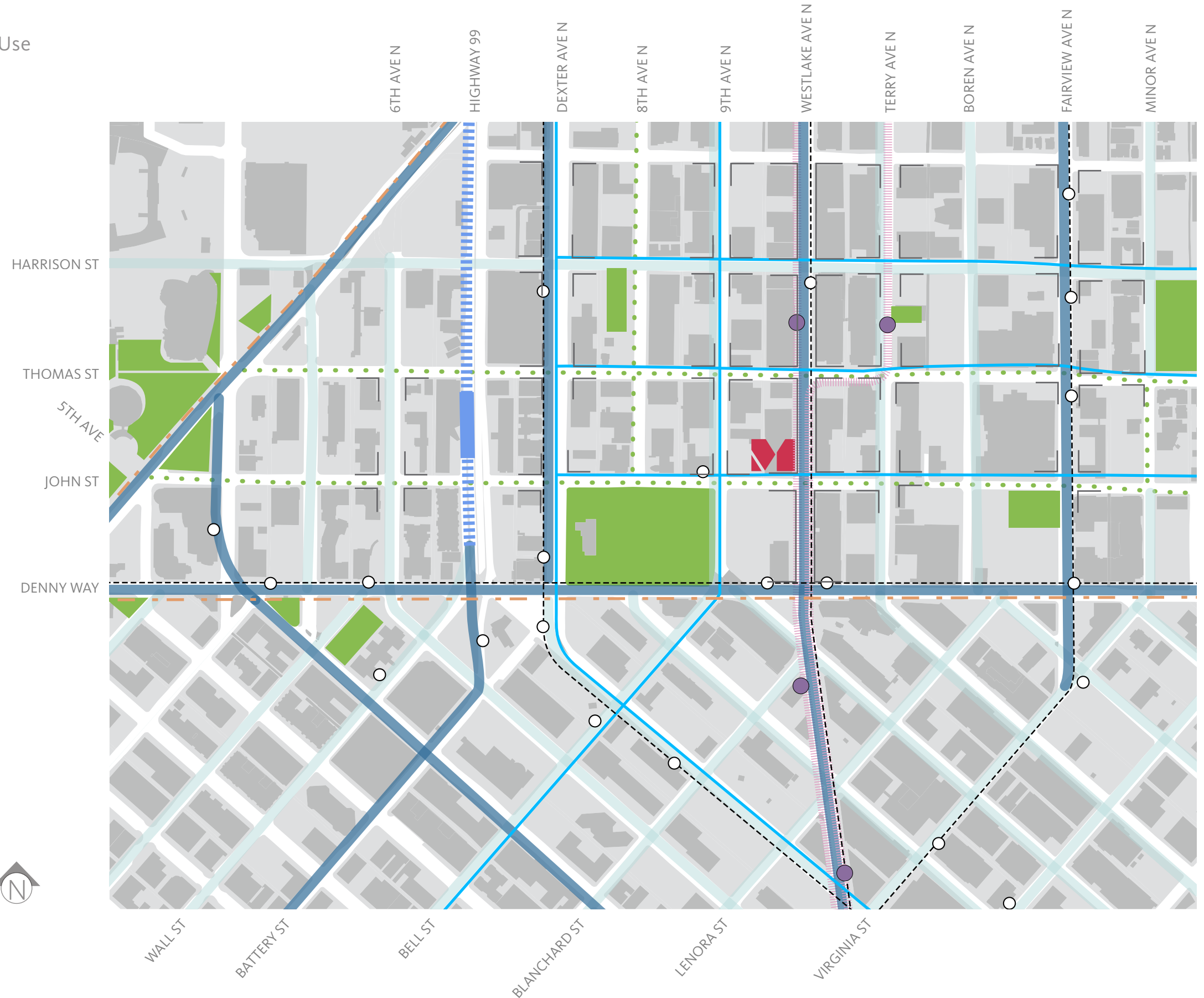
The area around the site is easily accessible by vehicular traffic. Significant numbers of people will pass by the site along Westlake heading north and south. Proximity to Denny Way allows easy access from east and west. Access to and from 99 is a short distance away.

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.

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

LEGEND

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



2.2 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

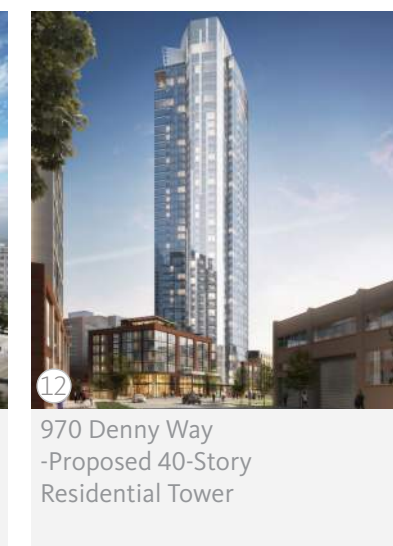
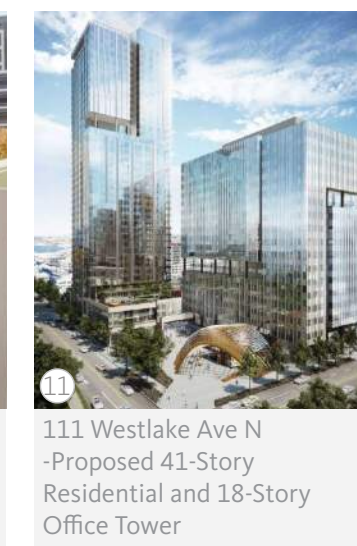
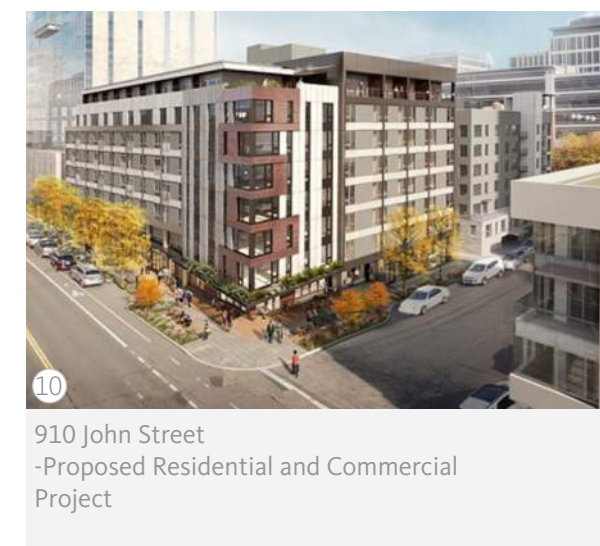
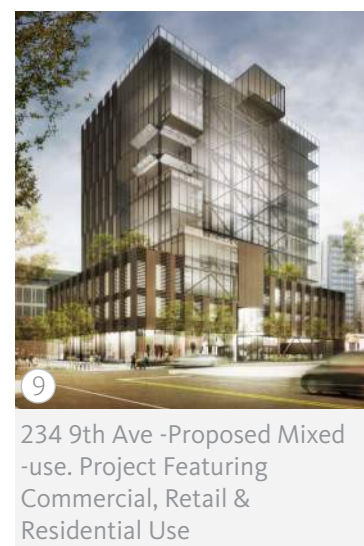
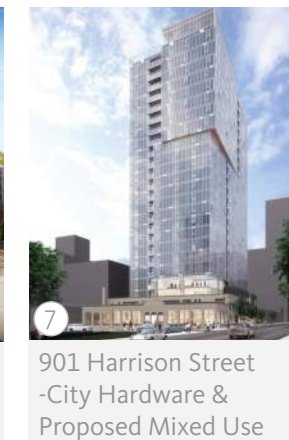
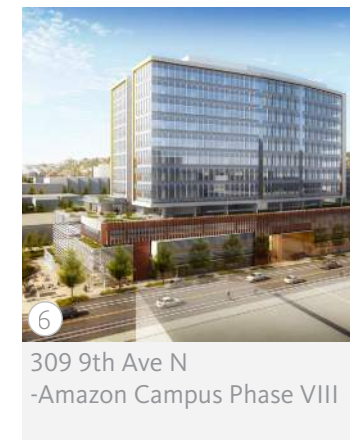
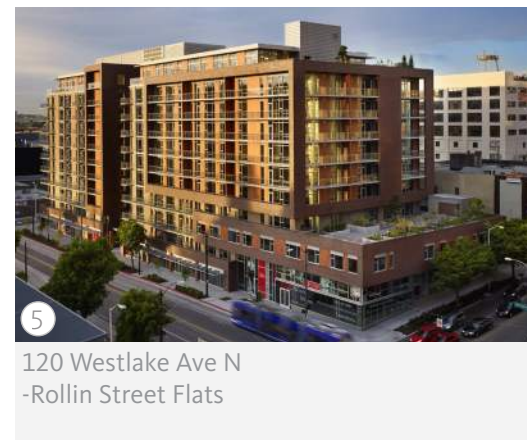
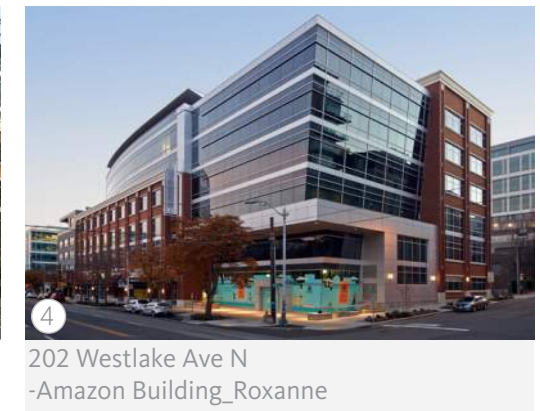
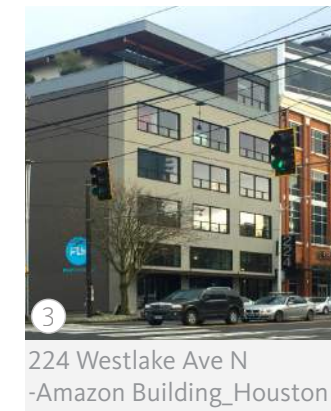
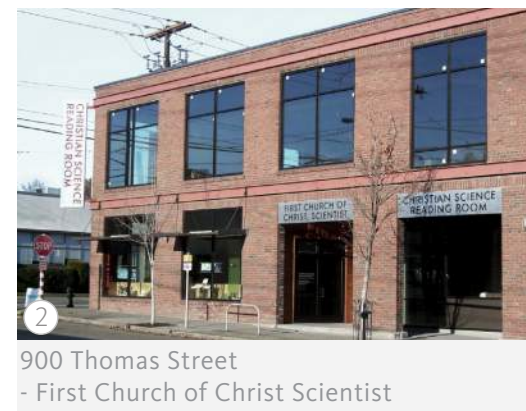
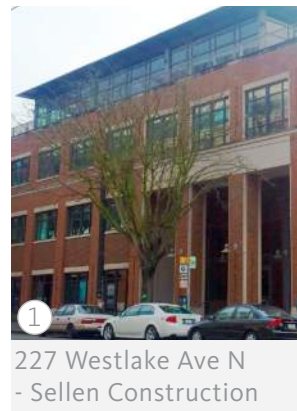
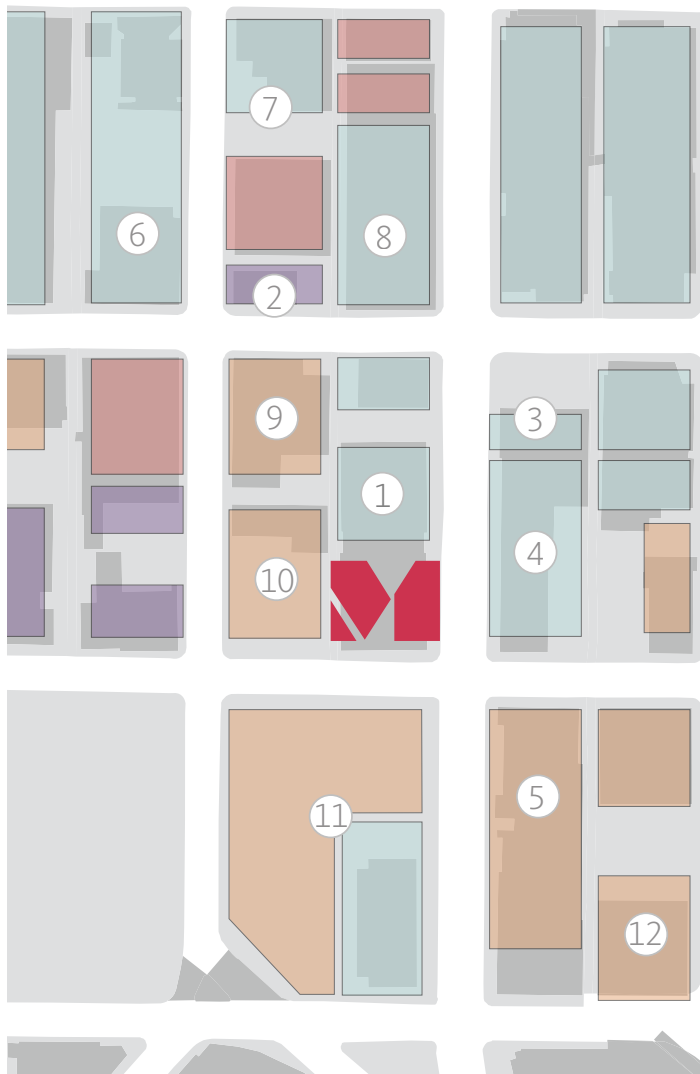
- GATEWAY 
- PROCESSIONAL GATEWAY 
- HEART LOCATION 
- CHALLENGING TOPOGRAPHY 
- PEDESTRIAN-ORIENTED RETAIL AND SERVICE REQUIRED 
- NEIGHBORHOOD RETAIL AND SERVICE INCENTIVES 
- NEIGHBORHOOD HEART 



2.3 SITE ANALYSIS

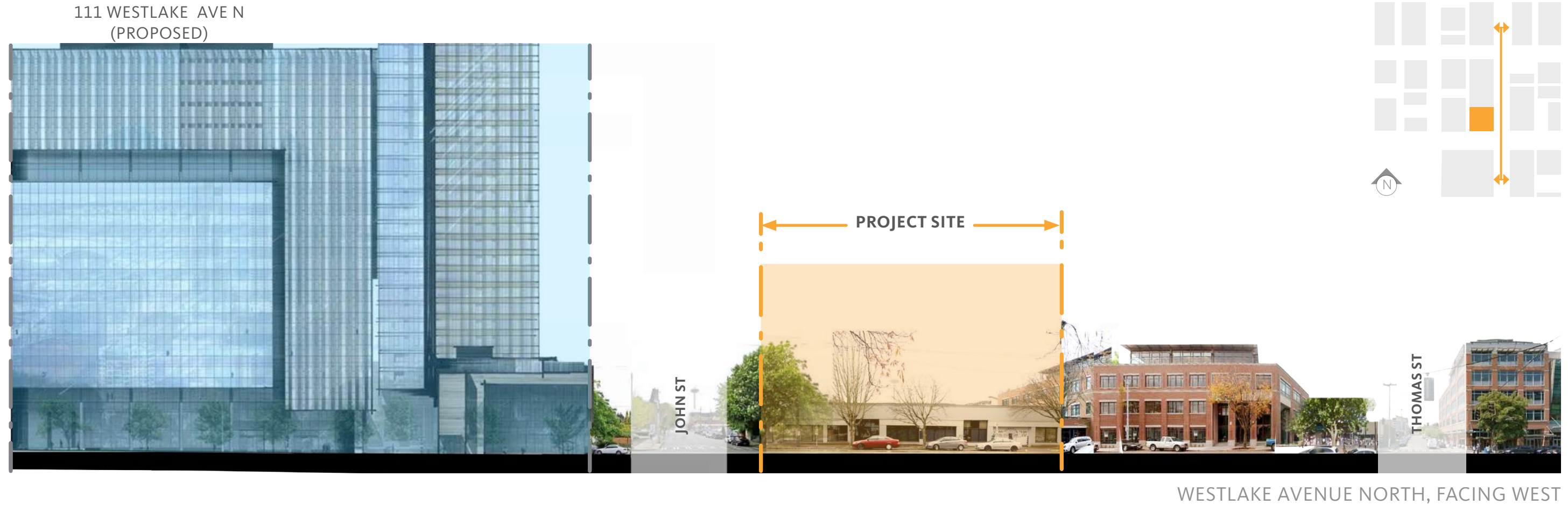
Surrounding Buildings (Existing, New & Proposed)

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



2.4 SITE ANALYSIS

Westlake Ave Streetscape Photomontage

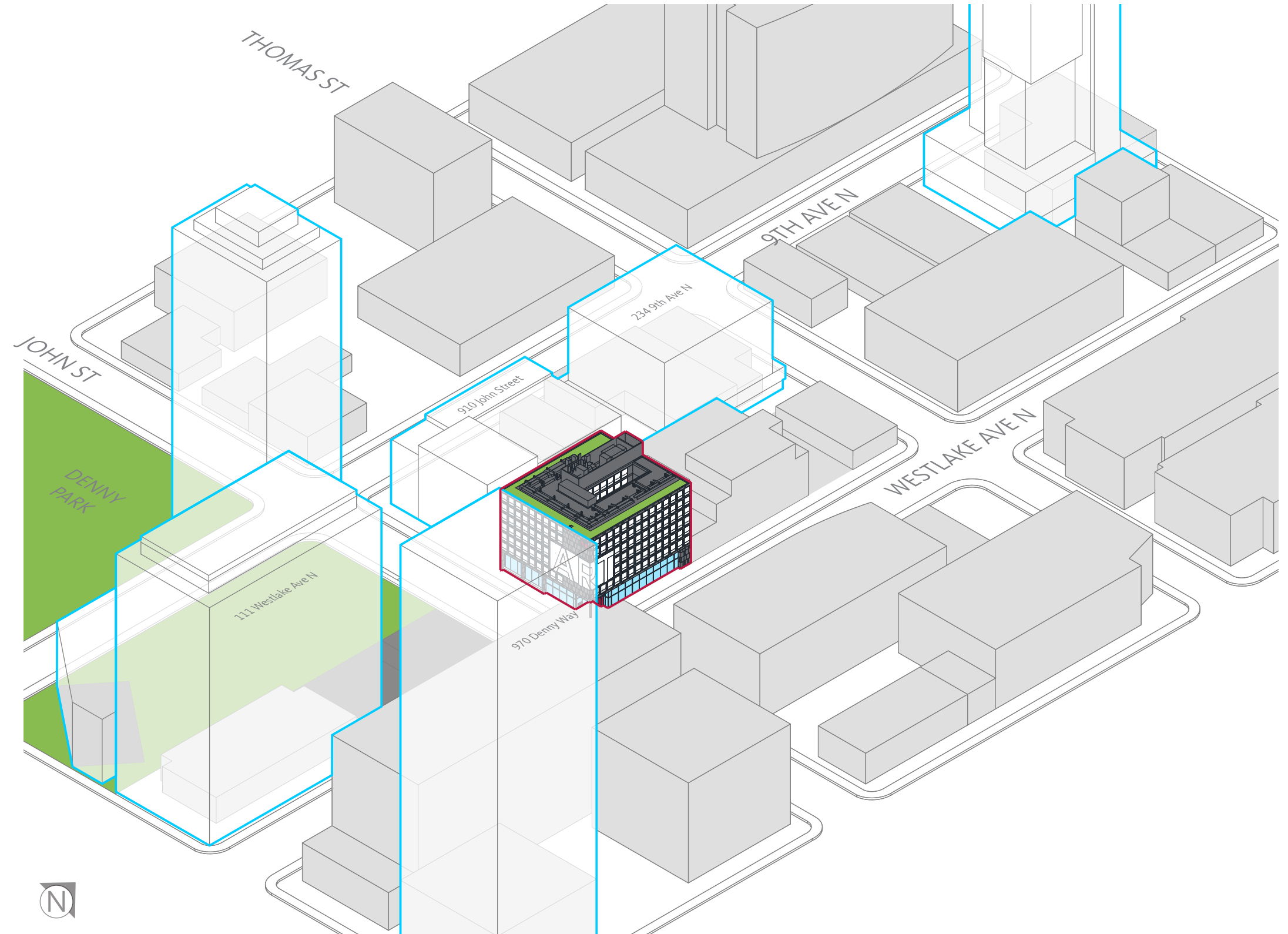


2.4
SITE ANALYSIS

John Street Streetscape Photomontage



2.5
SITE ANALYSIS
Proposed + Under Construction



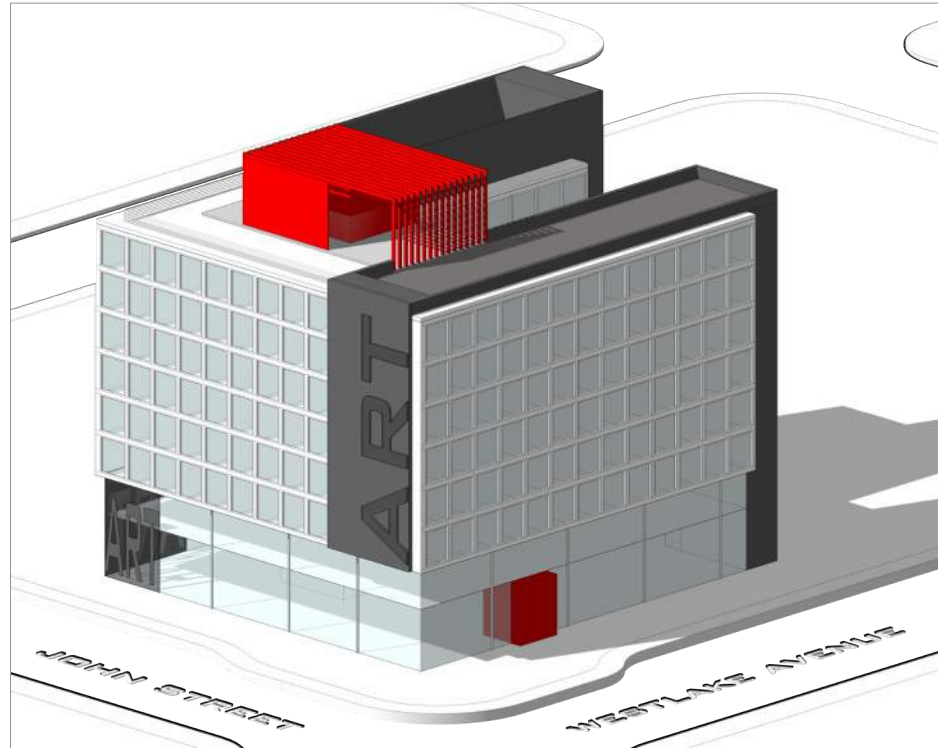
LEGEND

- Proposed Project
- Park
- Existing
- Proposed



3.1 EARLY DESIGN GUIDANCE

Revisions to Approved EDG Massing

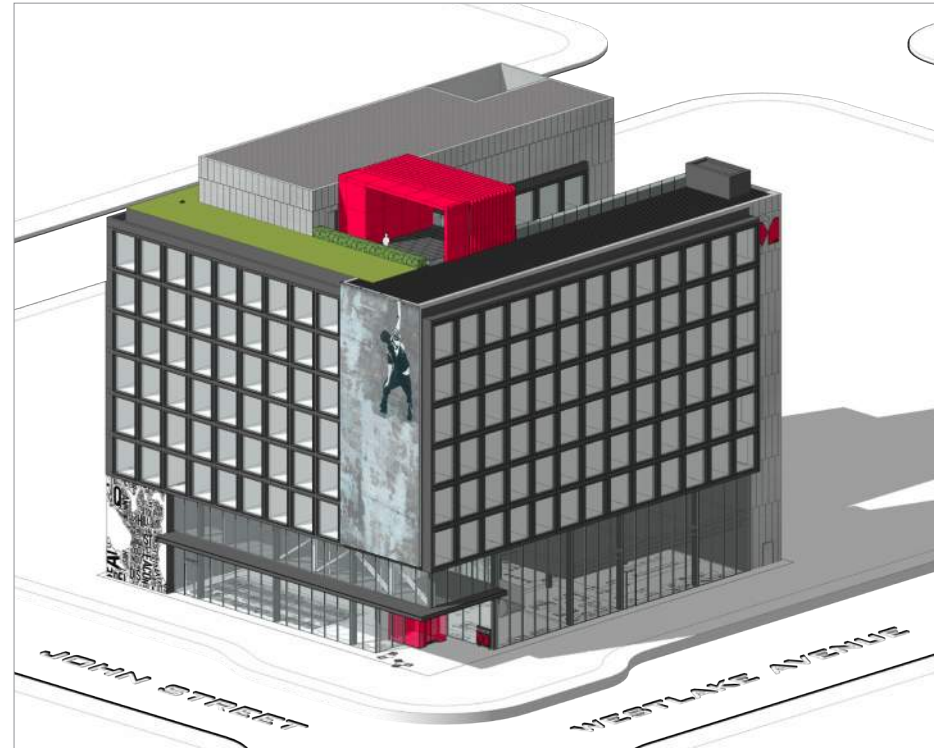


EDG OPT 3 APPROVED

257units, 82,900 gsf, no parking provided

Pros

- Street walls along Westlake Ave and John Street are respected;
- Solid portions and grided 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.

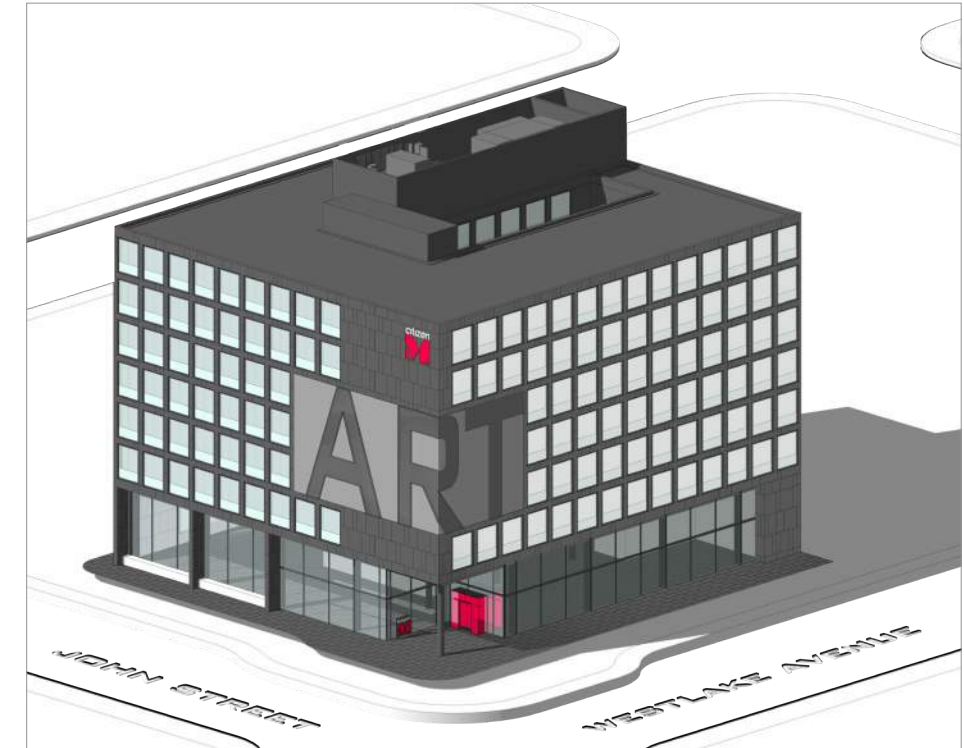


EDG OPT 3 DEVELOPED

257units, 82,900 gsf, no parking provided

Pros

- From Westlake and John, the proposed massing is substantially similar to the approved EDG massing;
- The highly visible street-level public and back-of-house accommodate 3-0' setback can be accommodated;
- High quality metal panels and glazing at guestrooms;
- Fin depth of 4" to create shade and shadow;



PROPOSED

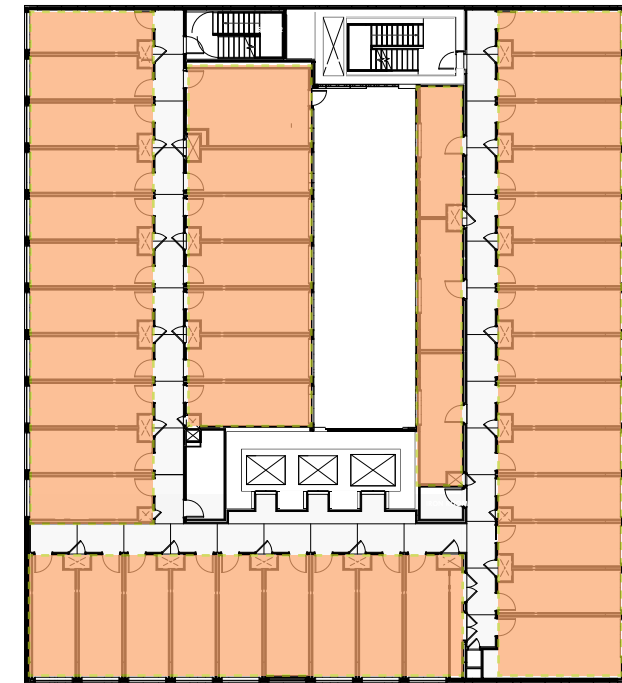
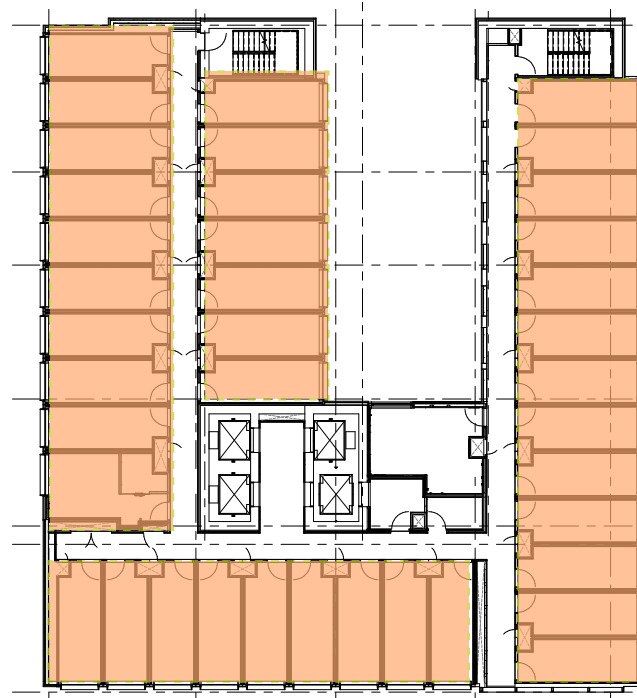
264units, 71,853 gsf, no parking provided

Pros

- Overall building height reduced, by 4'-0";
- Hotel's public areas condensed into one, tall floor at street-level with 15'-10" - 18'-0" tall glazing is proposed along Westlake and John street fronts;
- Westlake & John art piece transformed into corner-wrapping canvas which addresses both prominent facades;
- Combined street-level art pieces into one large art work wrapping the elevator core;
- Simplified roof form, small mechanical penthouse;
- Large stormwater bio-retention at courtyard;

3.2 EARLY DESIGN GUIDANCE

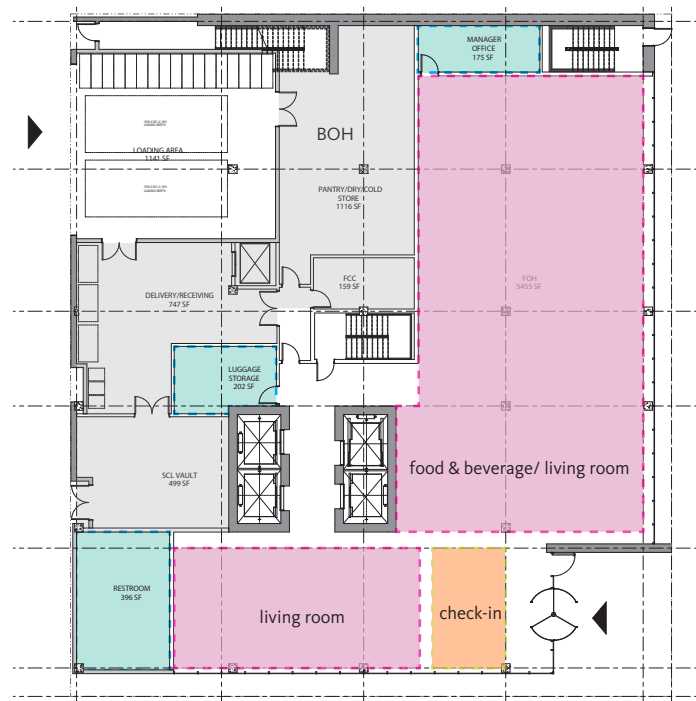
Revisions to Approved EDG Floor Plans



EDG OPT 3 APPROVED

257units, 82,900 sf, no parking provided

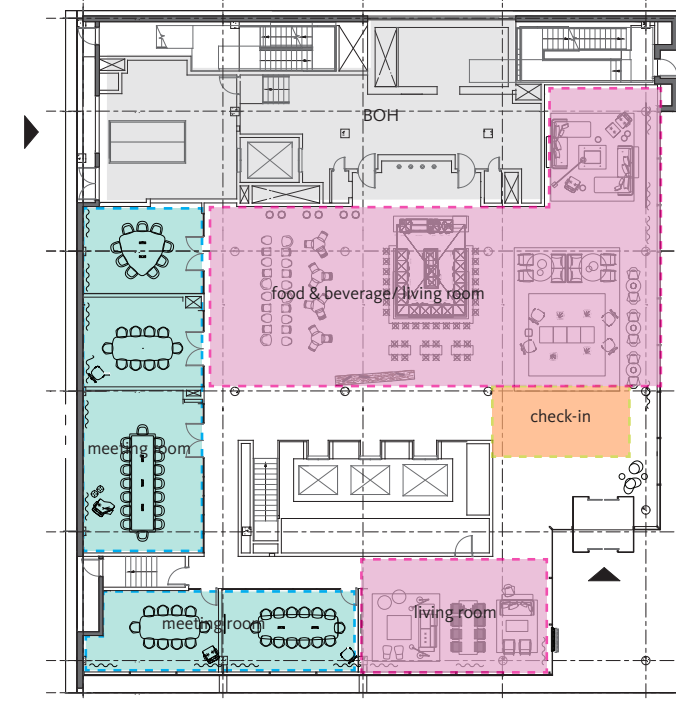
- Substantial street-level uses along Westlake and John;
- Street-level glazing recessed 3' from property line



EDG OPT 3 DEVELOPED

257units, 82,900 sf, no parking provided

- Substantial street-level uses along Westlake and John;
- Street-level glazing recessed 3' from property line;
- Recessed entry at corner marks corner and provides covered exterior public space



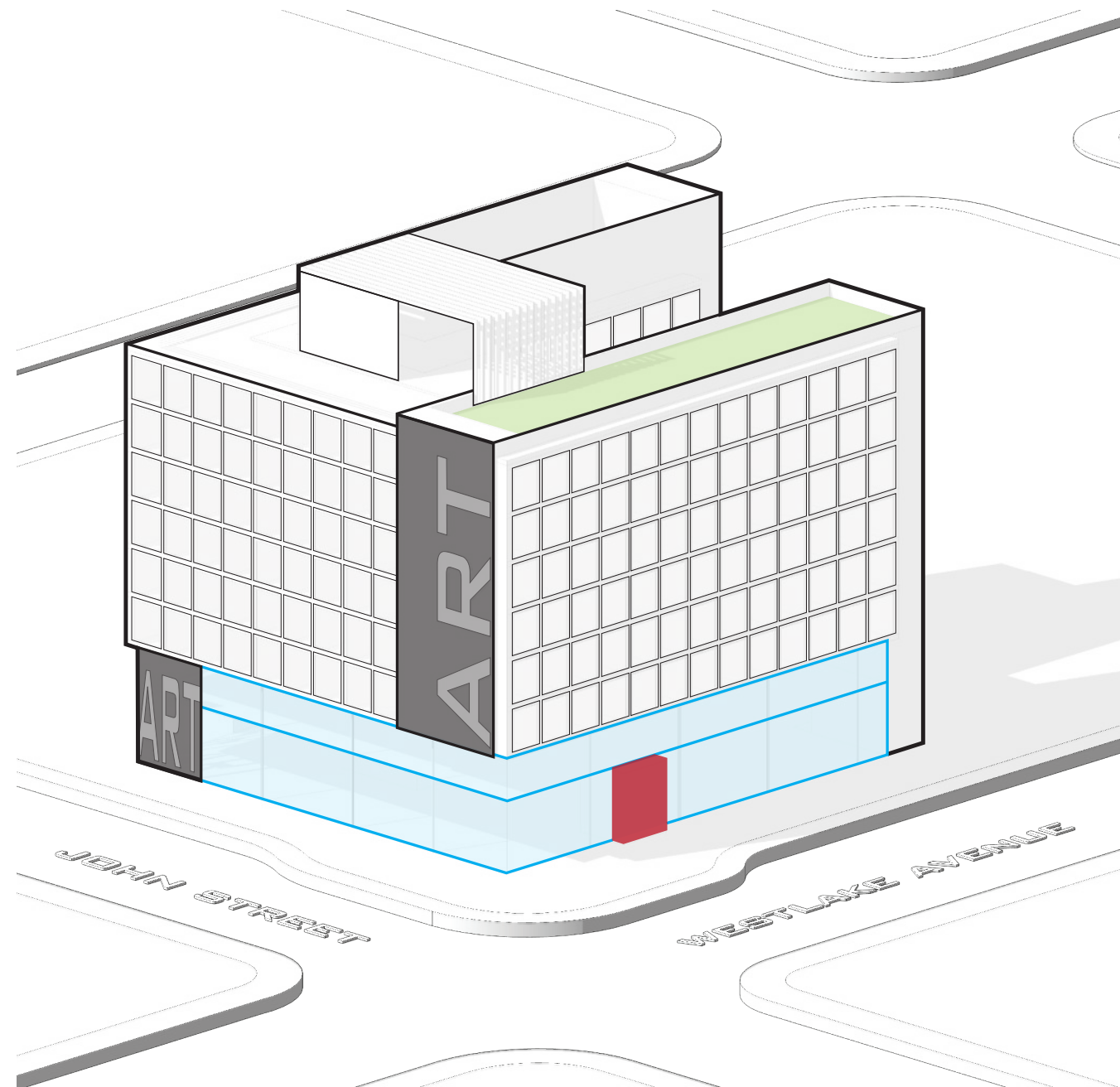
EDG OPT 4 PROPOSED

264units, 71,853 sf, no parking provided

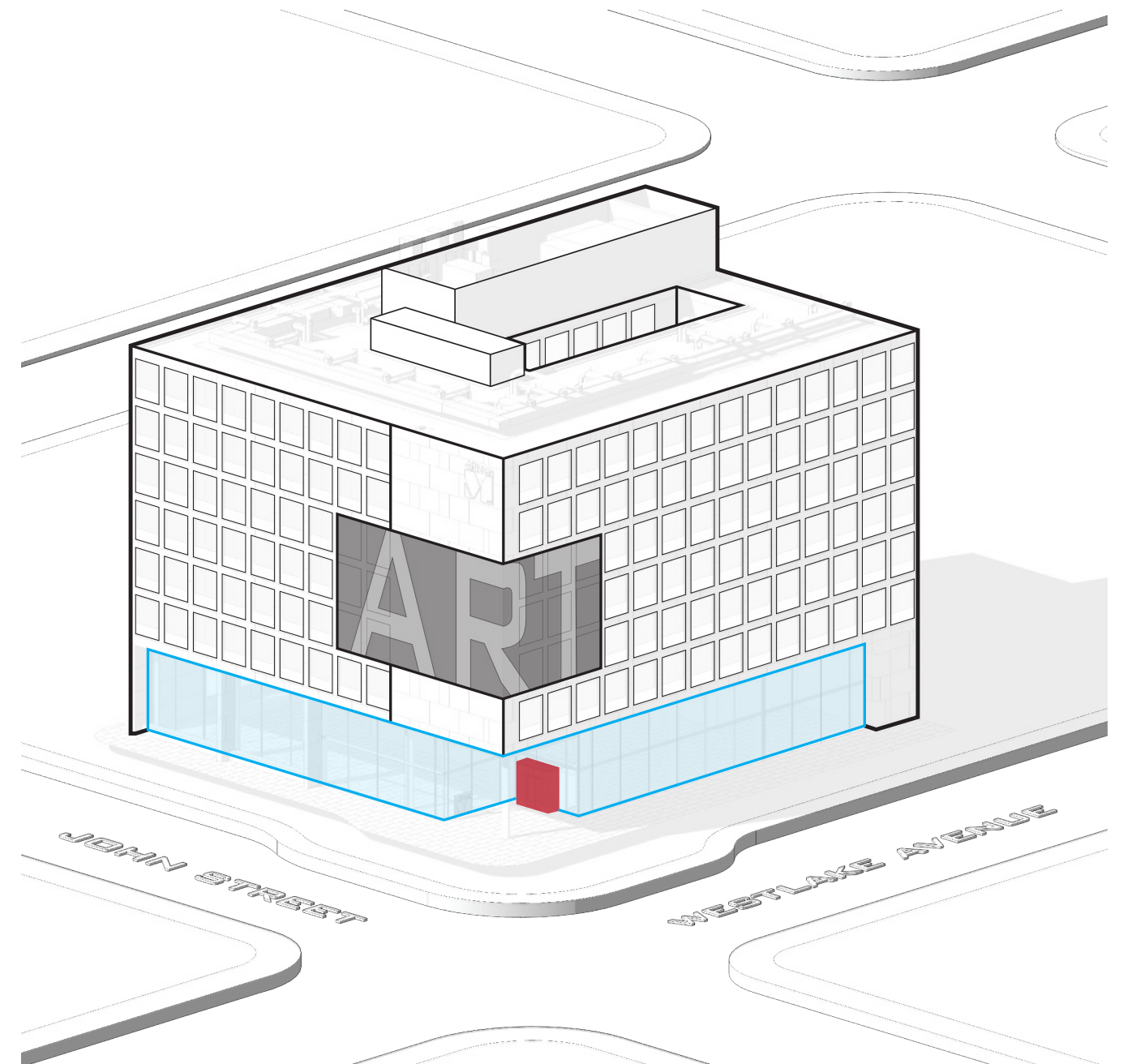
- Substantial street-level uses along Westlake and John;
- Meeting room programming activates alley;
- Street-level glazing recessed 3' from property line;
- Recessed entry at corner marks corner and provides substantial covered exterior public space

3.3
EARLY DESIGN GUIDANCE

Massing Comparison



Edg 1 scheme 3 approved massing



Proposed massing

3 . 4 EARLY DESIGN GUIDANCE

Massing & Relationship to Context

GUIDELINES

CS1-I: Natural Systems and Site Feature

CS2-A: Urban Pattern and Form: Location in the city and neighborhood

CS2-B: Urban Pattern and Form: Adjacent Sites, Streets, and Open Spaces

CS2-C-1: Urban Pattern and Form: Relationship to the Block: Corner Sites

DC2: Architectural Concept

BOARD COMMENTS

“...recognized the proposed modular construction as unique...”

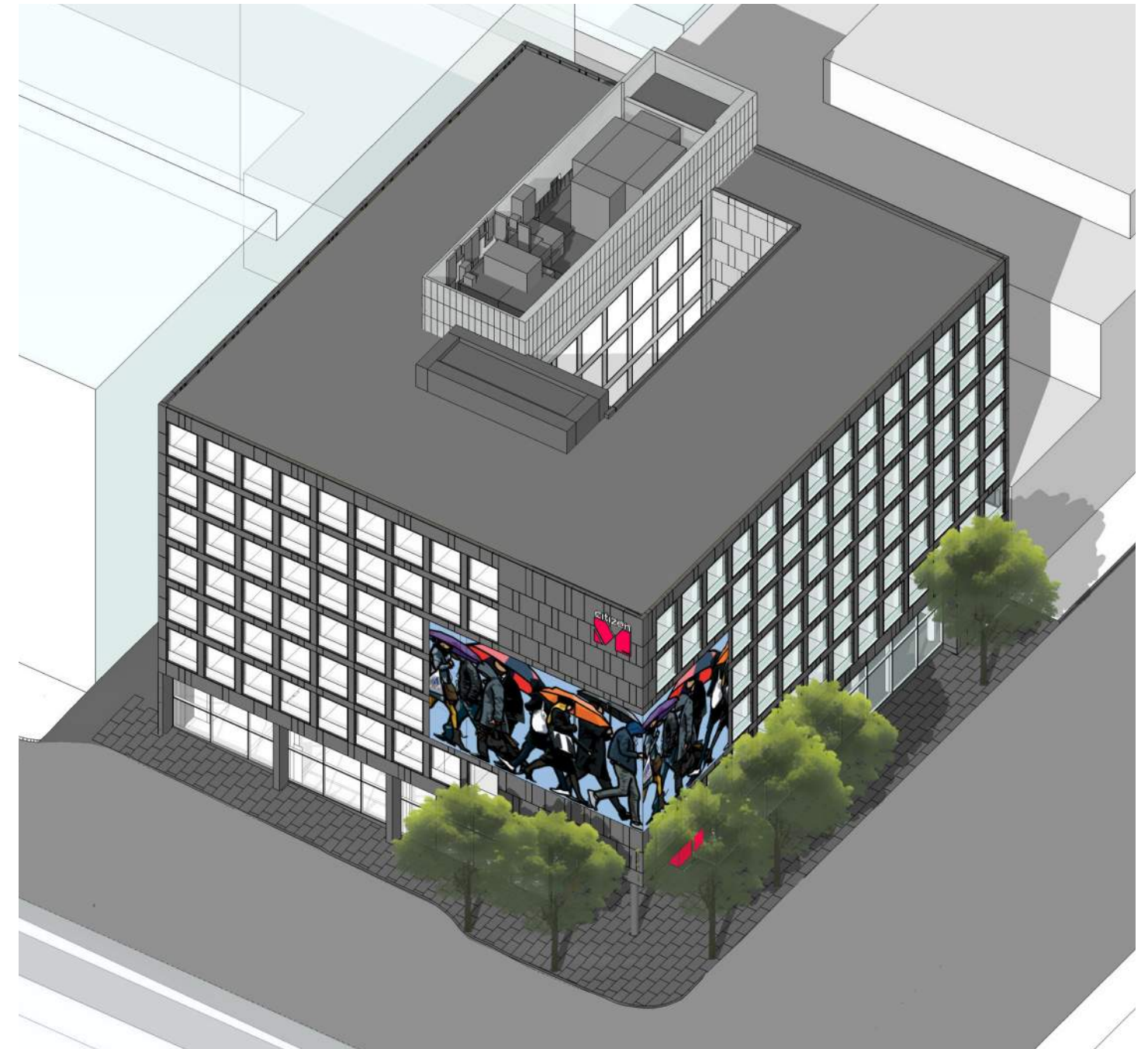
“...strongly supported Scheme Three, as the courtyard location best responds to the context and the massing addresses the different streetscape conditions and minimizes blank walls....”

RESPONSE TO BOARD COMMENTS

- From Westlake and John, the proposed massing will be substantially similar to the approved EDG massing;
- At the upper levels, the proposed building continues to respect the street wall along Westlake and John. At street-level, the glazed connection between sidewalk and the interiors has been strengthened

PROPOSED REVISIONS

- From the north, the courtyard has been enclosed in order to address substantial seismic forces acting on a U-shaped building. The design team is proposing a simple, yet well-detailed treatment to the north elevation. The impact of the building's shadows on the adjacent properties has been studied as well.



3.5 EARLY DESIGN GUIDANCE

Architectural Concept & Frontages

GUIDELINES

CS2-B-2: Urban Pattern and Form: Adjacent Sites, Streets, and Open Spaces

PL3-C-2: Street-Level Interaction: Retail Edges: Visibility

DC2-B-1: Architectural Concept: Architectural and Facade Composition: Facade Composition

BOARD COMMENTS

“...supported the 2-story structural glazing and the design concept of integrating the inside and outside activities ...”

keep “the storefront as clean as possible...”

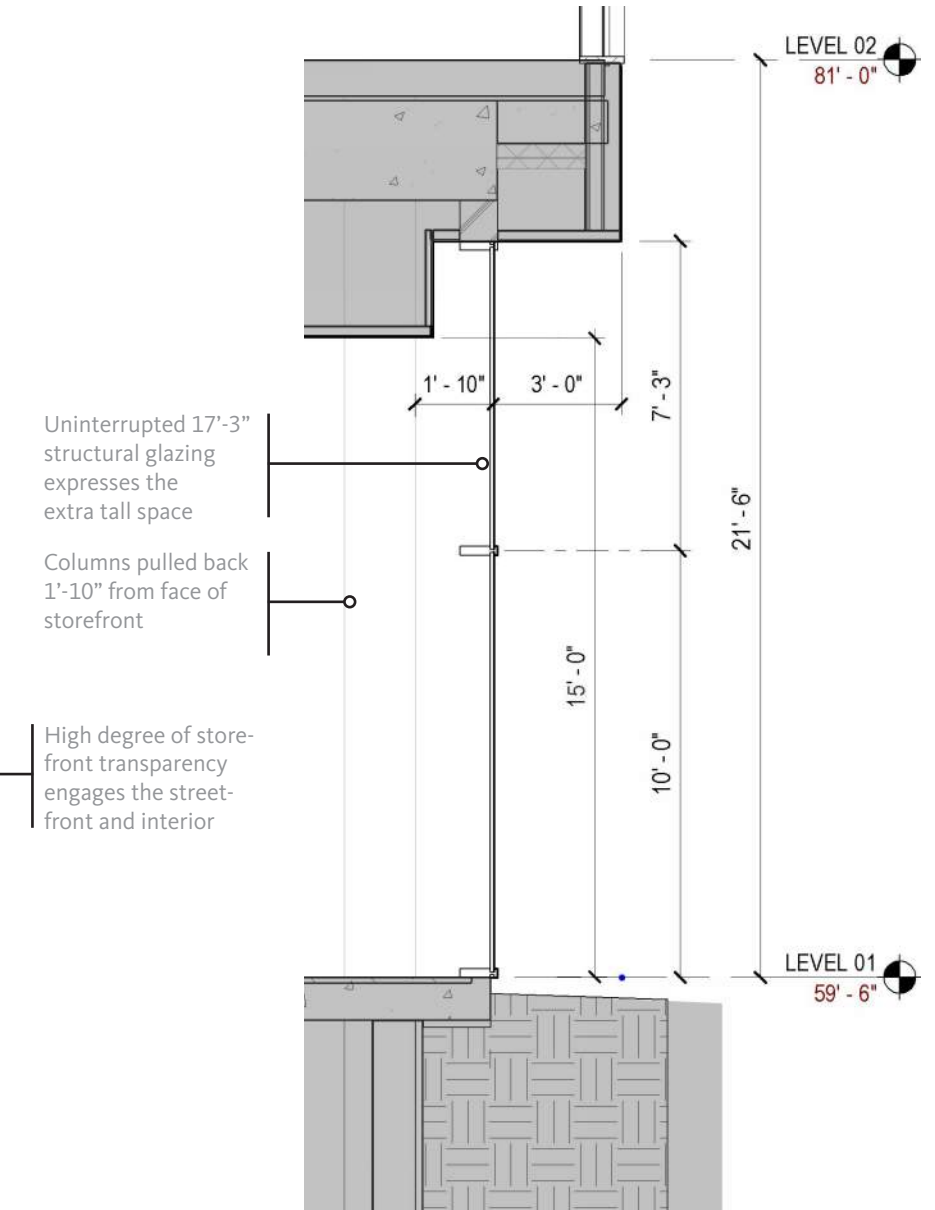
“...the columns should be set back, disengaged with the storefront system to allow for the maximum transparency...”

RESPONSE TO BOARD COMMENTS

- Tall glazing allows direct views between the sidewalk and the public spaces of the interior
- Corner entry provides exterior public space and facilitates way-finding
- Columns are disengaged from the curtain wall system allowing a clean uninterrupted plane of glass

PROPOSED REVISIONS

- The hotel's public areas have been condensed into one, tall floor at street-level.
- 17'-3" tall glazing is proposed along Westlake and John street fronts. Finished ceiling heights of 15'-0" will create a direct, significant connection between the pedestrian realm and the public areas of the hotel. Previously, the street front glazing was proposed to be 25'-0"; finished ceilings were to be 10'-2" to 11'-8". The volume of space directly connected to the life of the sidewalk is significantly greater



3.5 EARLY DESIGN GUIDANCE

Architectural Concept & Frontages

GUIDELINES

CS2-B -2: Urban Pattern and Form: Adjacent Sites, Streets, and Open Spaces

DC1-A-4: Project Uses and Activities: Arrangement of Interior Uses: Views and Connections

BOARD COMMENTS

"...requested studying if the courtyard space will be visible to the pedestrian through the 2-story structural glazing..."

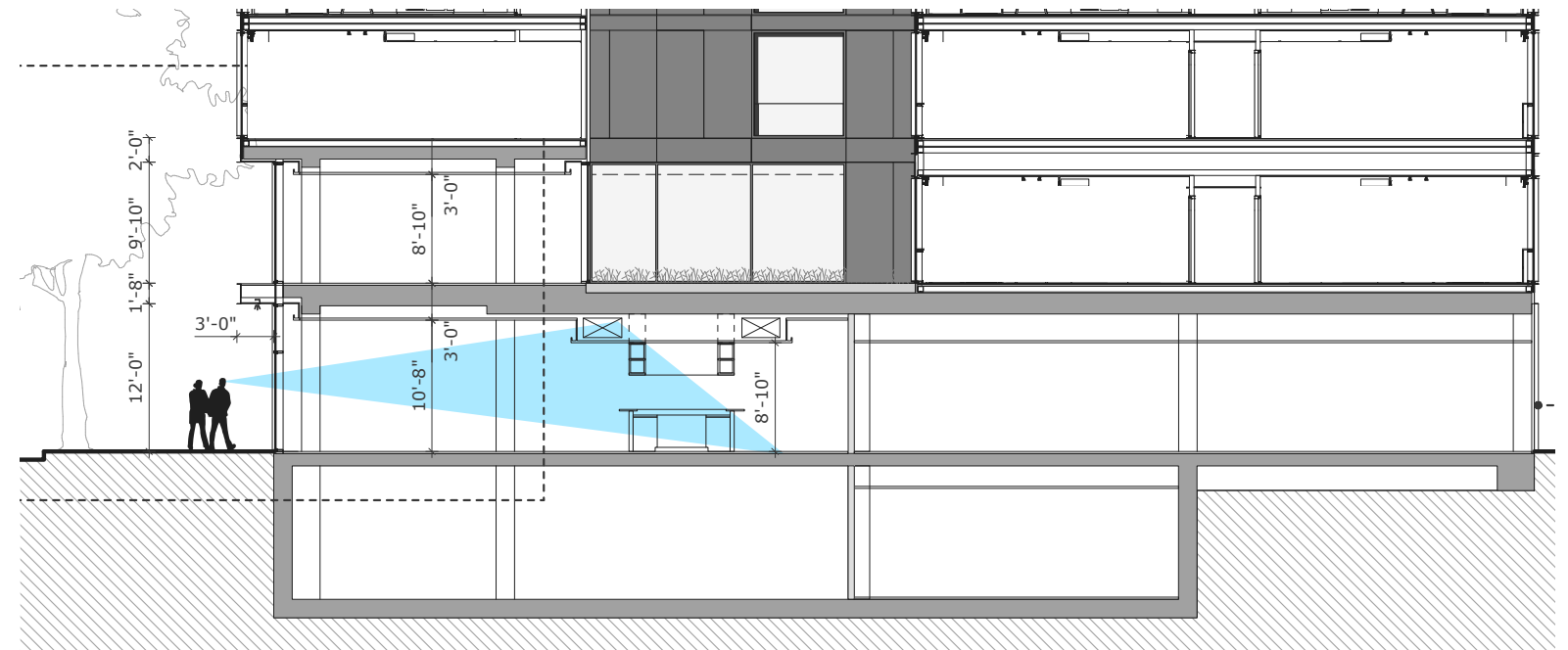
"...encourage more transparency to allow for views of daylight coming from the courtyard space...."

RESPONSE TO BOARD COMMENTS

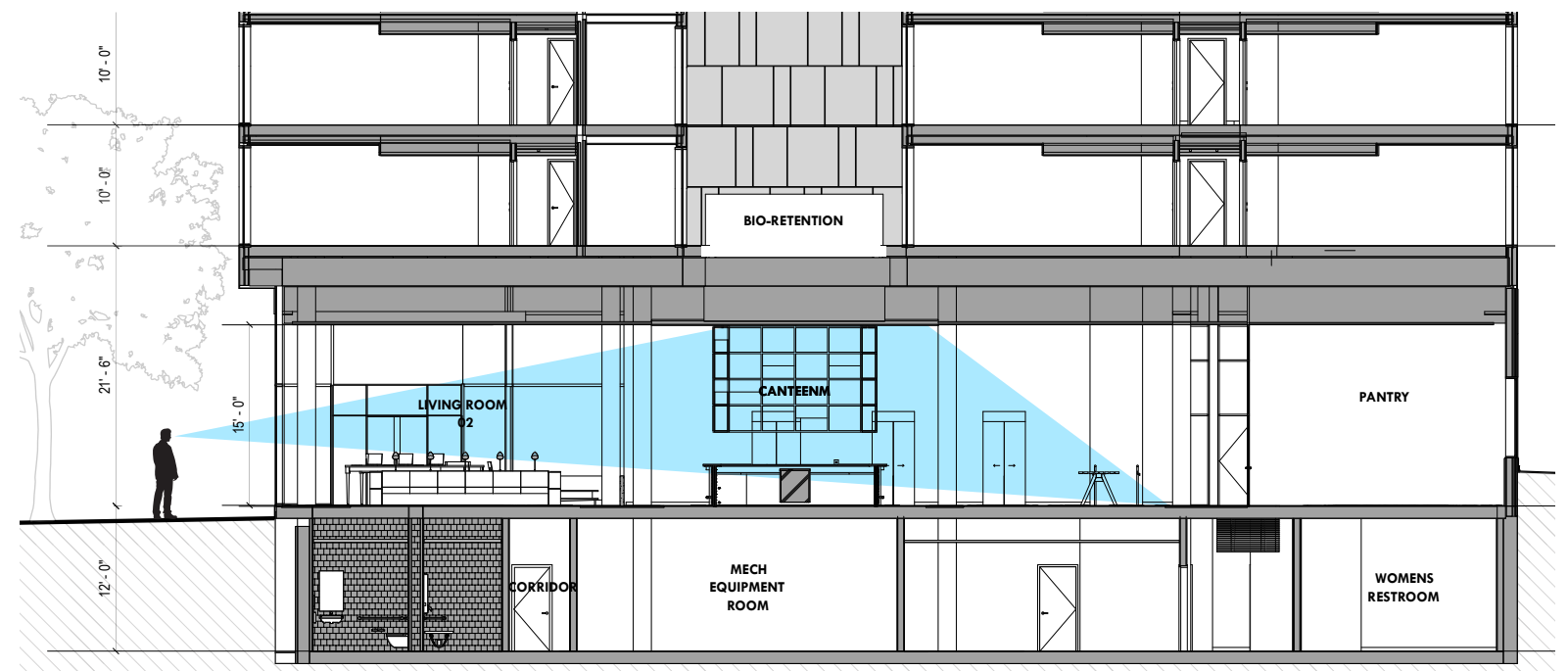
- As part of the development of the scheme presented at the EDG, the design team studied the visibility of the courtyard from the sidewalk. Because of the significant canopy of the existing trees, direct sight lines between the sidewalk and the courtyard would not have been possible.

PROPOSED REVISIONS

- With the single floor of public areas, 15' clear ceiling heights are proposed.



APPROVED EDG: BUILDING SECTION: E-W COURTYARD LOOKING SOUTH



PROPOSED: BUILDING SECTION: E-W COURTYARD LOOKING SOUTH

3.5 EARLY DESIGN GUIDANCE

Architectural Concept & Frontages

GUIDELINES

PL2-C-2: Walk-ability: Weather Protection: Design Integration

PL3-C-2: Street Level Interaction: Retail Edges: Visibility

BOARD COMMENTS

“...supported the lack of overhead canopy as it avoids bifurcating the 2-story glazing...”

“...recommended developing a concealed, integrated gutter system...”

RESPONSE TO BOARD COMMENTS

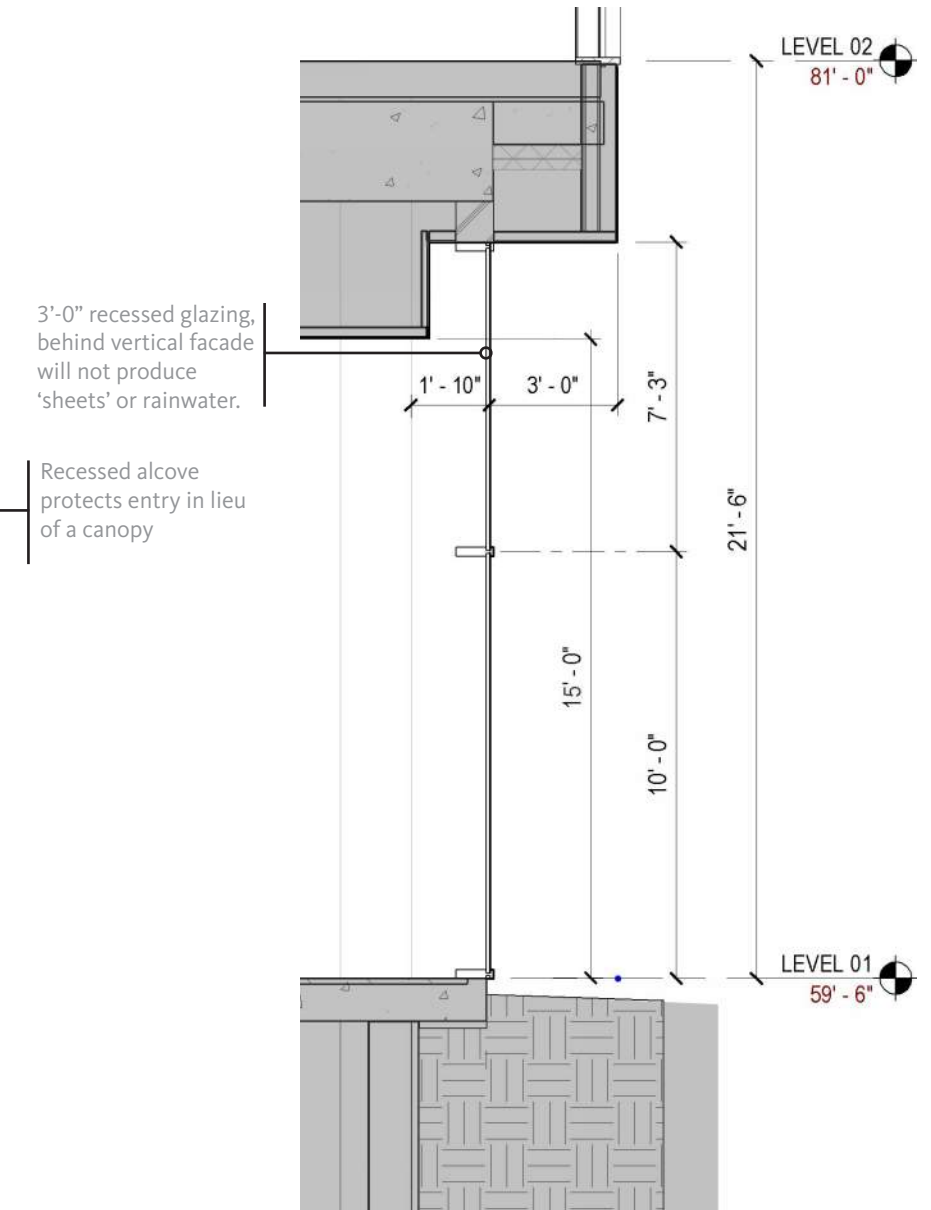
- The tall volume of the street level is expressed at the glazed facade with no interruptions. The glazing remains recessed from the street front by 3’;
- The design team in conjunction with the engineering team and facade consultant, investigated the impacts of a gutter system at the base of the guestroom volume. The net amount of rain that would collect on the vertical surface of the facade is small. This is due to the relative lack of high wind or high volume rain events in the Seattle area.

- Canopies are typically employed to ensure that a larger horizontal walking surface remains protected from rainwater. The effect of rainwater on a non-guttered facade is a sporadic linear drip
- Rainwater collection on a typical 8’ wide canopy along the street-front of this project would yield the following annual water collection:

AREA	AVERAGE RAINFALL	CONVERSION FACTOR	
8’ x (120’ + 107’)	x 36.15”	x 0.623	= 40,899 GA/YR

This is equivalent to 4.69 GA/HR along the entire street front

- Plumbing engineers have observed that sheets of rainwater cascading down vertical surfaces are highly uncommon phenomena, mainly due to the fact that the wind vortex on the shear face of a facade tends to blow rain away from the building
- Sheets of rainwater can occur on buildings with sloping facades. It is the opinion of the engineers working on this project that no facade rainwater catchment system is necessary



3.5 EARLY DESIGN GUIDANCE

Architectural Concept & Frontages

GUIDELINES

CS2-B -2: Urban Pattern and Form: Adjacent Sites, Streets, and Open Spaces

PL1-B: Connectivity - Walkways and Connections

PL3-C-2: Street-Level Interaction: Retail Edges: Visibility

DC2-B-1: Architectural Concept: Architectural and Facade Composition: Facade Composition

BOARD COMMENTS

“...agreed that the 2-story glazing should be pulled back further to emphasize the hierarchy of the massing and provide weather protection.”

“...recommended a setback of 5’ along Westlake and noted 3’ would be acceptable though it is narrow for comfort.”

RESPONSE TO BOARD COMMENTS

- The Board emphasized that the recessed street-level glazing served two primary purposes:
 - 1) To delineate the mass of the guestroom floors from the public areas;
 - 2) To provide weather protection;
- The Board allowed leeway to the design team in determining the appropriate setback if the interior planning necessitated less of an overhang than the Board preferred. Because of the elimination of the second floor of public areas, the planning of the street-level public and back-of-house areas is severely constrained and only a 3’ setback can be accommodated

PROPOSED REVISIONS

- The primary entry has been re-located to the corner of Westlake and John. At the entry, a generous, covered 445 SF public space is provided
- This recessed entry accentuates the difference between the mass of the building above and the glazing at street-level. It also provides a sizable amount of weather protection at this significant intersection

28'-6" recess along John St entry alcove provides weather protection



3'-0" setback along Westlake Ave emphasizes hierarchy of mass



3.5 EARLY DESIGN GUIDANCE

Architectural Concept & Frontages

GUIDELINES

CS2.I.IV: Urban Pattern and Form: Responding to Site Characteristics: Heart Locations

CS2-B-2: Urban Pattern and Form:

PL1-B: Connectivity: Walkways and Connections

PL3-II: Street Level Interaction:

PL4-A: Active Transportation: Entry Locations and Relationships

BOARD COMMENTS

“...supported proposed art along John and recommended wrapping the art into the alley.”

“...noted that this corner can be pushed forward to mitigate the increased setback along Westlake and increase visibility from the nearby Denny Park.”

RESPONSE TO BOARD COMMENTS

- The artwork at the corner of Westlake and John has been significantly increased in size and re-oriented horizontally to better address the corner and catch views from both Westlake and the increasingly important pedestrian green street.

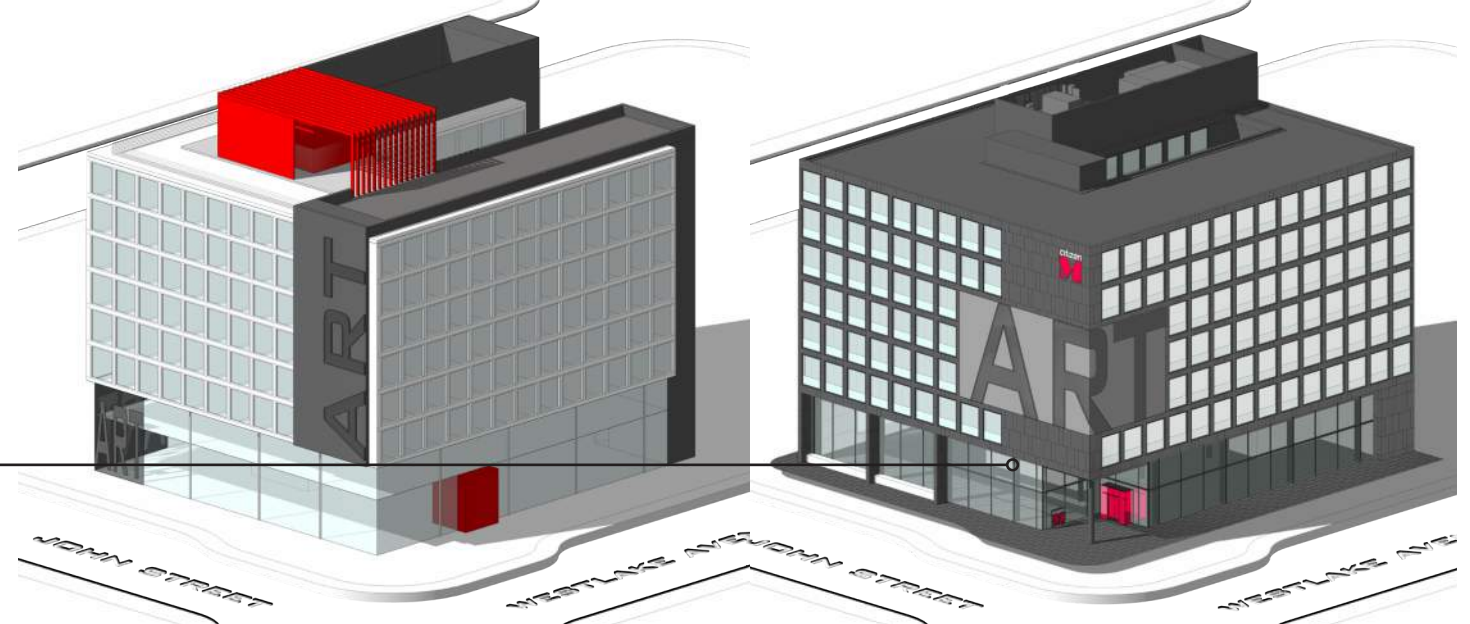
PROPOSED REVISIONS

- The artwork previously shown to wrap the southwest corner into the alley has been removed. As part of the building re-planning, the elevator core has been re-oriented (E-W direction) and brought closer to John St. The entirety of the core at the ground-level will be faced with artwork. Due to the high degree of transparency along John St., this interior art work will be highly visible on the approach from Denny Park to the southwest
- Meeting room programming extends into and activates the length of the alley



EDG 1 Scheme 3 approved massing

Proposed massing



Core wall utilized for street-level Artwork, visible through curtain wall from Denny Park

3.5 EARLY DESIGN GUIDANCE

Architectural Concept & Frontages

GUIDELINES

PL3-C-2: Street-Level Interaction: Retail Edges: Visibility

DC2-I-I: Architectural Concept: Architectural Concept and Consistency: Roofscape Design

DC2-B-1: Architectural Concept: Architectural and Facade Composition: Facade Composition

BOARD COMMENTS

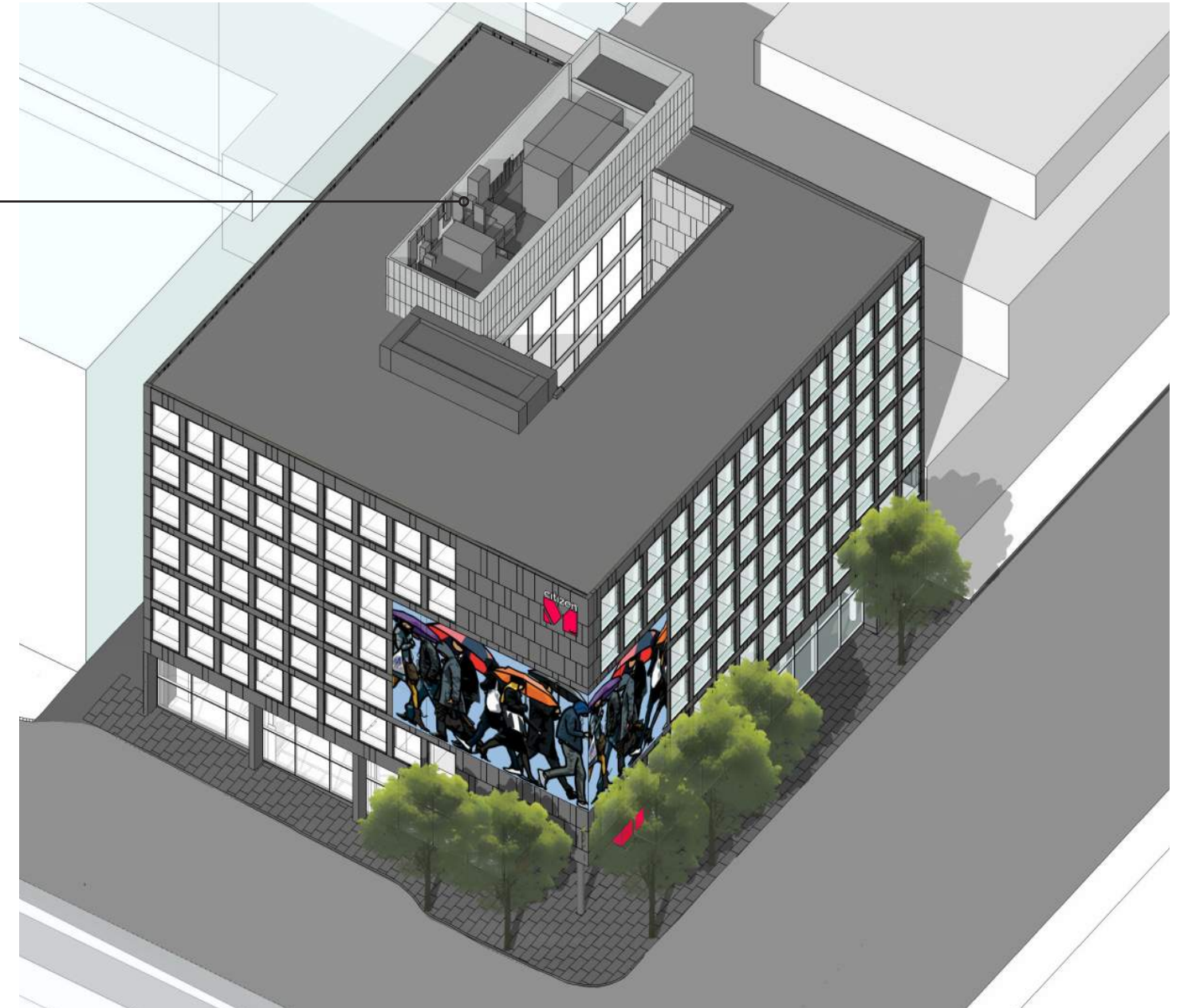
“...agreed the projecting rooftop feature clad in red color creates a sculptural composition...”

“...encourage vertical core expression to continue and connect down to the highly transparent base.”

PROPOSED REVISIONS

- Mechanical penthouse reduced in size and moved further from street fronts. Departure for mechanical penthouse coverage no longer required
- Roof no longer occupiable; rooftop pavilion removed. Departure to allow rooftop pavilion no longer requested
- Elevators no longer serve roof. Elevator penthouse reduced significantly; no longer visible from the surrounding streets

Roof penthouse structure no longer visible from most of the surrounding streets



3.5 EARLY DESIGN GUIDANCE

Architectural Concept & Frontages

GUIDELINES

CS2-B-2: Urban Pattern and Form: Adjacent Sites, Streets, and Open Spaces: Connection to the Street

PL3-A-1: Street-Level Interaction: Entries: Design Objectives

PL3-C-1: Street-Level Interaction: Retail Edges: Porous Edge

BOARD COMMENTS

“...supported the proposed projecting entry identified by red color and encouraged adding another entrance to John.”

RESPONSE TO BOARD COMMENTS

- Main entry vestibule relocated to the corner of Westlake and John
- Clear glazing with red LED lighting at vestibule

PROPOSED REVISIONS

- Vestibule re-located to Westlake and John corner to better address both approaches and to mark corner
- Street level signage and bright red glazing clearly identify the building for pedestrians
- Illuminated, red entry box recessed within 445 square foot covered public space.



Clear glazing with red LED lighting at vestibule

Pedestrian-scale identity signage

3.6 EARLY DESIGN GUIDANCE

Streetscape and Landscape

GUIDELINES

CS2.I.IV: Urban Pattern and Form: Responding to Site Characteristics: Heart Locations

CS2-B-2: Urban Pattern and Form: Adjacent Sites, Streets, and Open Spaces: Connection to the Street

PL1-B: Connectivity: Network of Open Spaces

PL1-C-1: Connectivity: Outdoor Uses and Activities: Selecting Activity Areas

PL1-III-I:

PL4-B-2: Active Transportation: Planning Ahead For Bicyclists: Bike Facilities

BOARD COMMENTS

“...supported the thoughtful landscaping approach to the varied adjacent street frontages, the proposed curb bulb and creation of small scale pedestrian seating areas.”

“...requested more information about the strategy for hotel drop off at the next meeting and encouraged looking into bike facilities such as Bikeshare.”

RESPONSE TO BOARD COMMENTS

- New street trees to be added to match existing
- Short term bike racks along Westlake ave
- Long term bike storage inside the building
- Hotel provides bikes for guests

PROPOSED REVISIONS

- Enlarged curb bulb has been added along Westlake Ave to augment the streetscape and allow more space for landscaping and street furniture
- Tables have been replaced by a generous amount of modular street furniture, both seating and planters
- Bicycle storage is housed on basement level and accessed via door on alley corner



3.7 EARLY DESIGN GUIDANCE

Materials and Detailing

GUIDELINES

CS2-B-2: Urban Pattern and Form: Adjacent Sites, Streets, and Open Spaces: Connection to the Street

PL3-A-1: Street-Level Interaction: Entries: Design Objectives

PL3-C-1: Street-Level Interaction: Retail Edges: Porous Edge

BOARD COMMENTS

"...supported the detail to texture shown in the facade precedence images and observed that a shifted planes approach or the use of simple high quality materials are both good strategies

RESPONSE TO BOARD COMMENTS

- Fin depth of 4" to create shade and shadow and accentuate guestroom openings

PROPOSED REVISIONS

- Higher quality glass reinforced fiber-cement panel facade replaced metal panels
- Panel break-up adds detail and texture while mediating the building scale

Large public artwork anchors Westlake & John and enhances sense of place



Double-height transparent glazing promotes vibrant streetfront



3 . 8 EARLY DESIGN GUIDANCE

Blank Walls and Proposed Art

GUIDELINES

DC2-B-2: Architectural Concept: Architectural and Facade Composition: Blank Walls

DC2-D-2: Architectural Concept: Architectural and Facade Composition: Scale and Texture: Texture

BOARD COMMENTS

“...supported the idea of a large regional art piece as an end condition for the modular units.”

“Recognizing that north facade will also be highly visible from Westlake, requested more information about the frame detailing and pedestrian perspectives...”

RESPONSE TO BOARD COMMENTS

- From southbound Westlake, the building presents a simple facade characterized by high quality materials with a fine grain texture. The stair tower and mechanical penthouse are distinguished by means of a lighter gray panel with a vertical stacked bond pattern.

PROPOSED REVISIONS

- The artwork at the corner of Westlake and John has been significantly increased in size and re-oriented horizontally to better address the corner and catch views from both Westlake and the increasingly important pedestrian green street



Light gray panels distinguish stair tower and penthouse and break up north facade



4.1 DESIGN

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 have a vested interest in their connection to the city and neighborhood. The Westlake and John project is a 264 key hotel designed to sit within the vibrant South Lake Union neighborhood and contribute to its sustained growth.

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 seven 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.

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 wrap the corner of Westlake and John providing both a focal point from the neighborhood Gateway at Denny and enlivening the Heart Location.



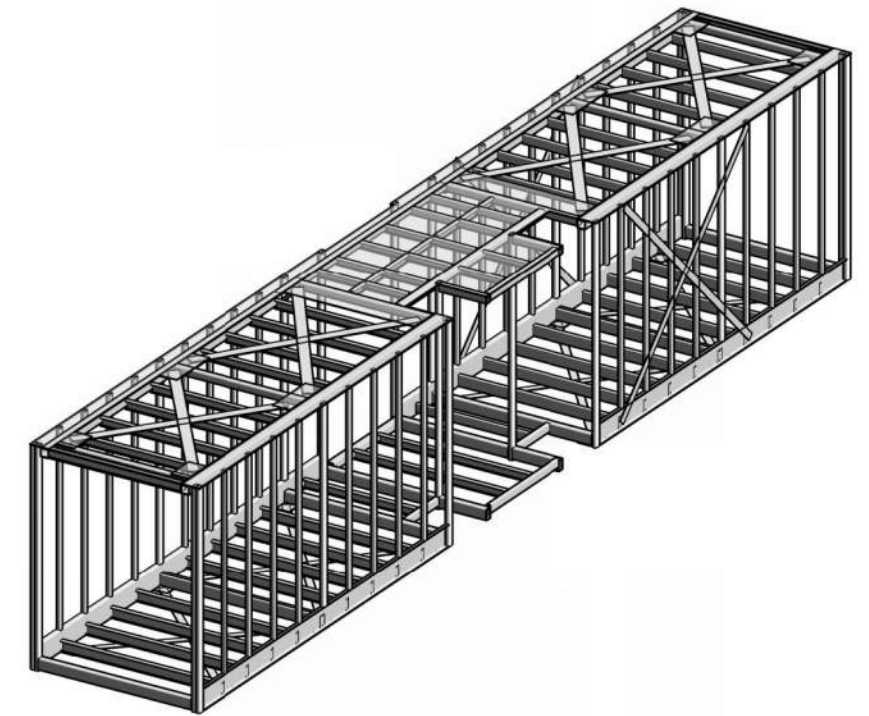
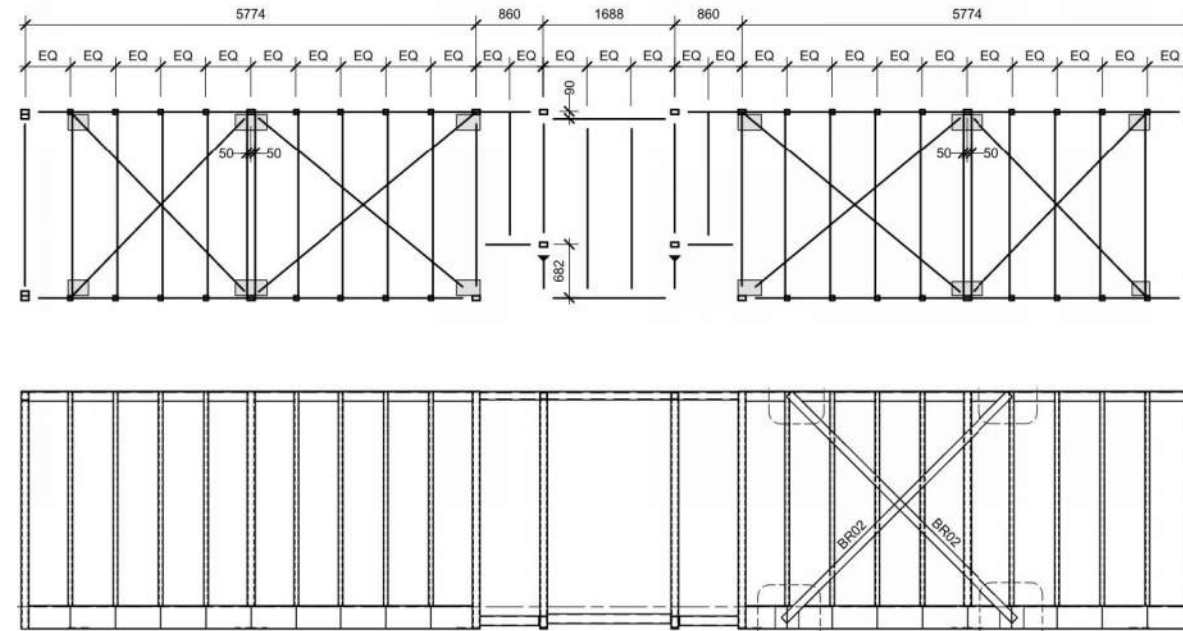
4.1 DESIGN

citizenM development: 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 3 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.



4.2
DESIGN

Westlake Ave & John St



4.2
DESIGN

Westlake Ave Streetfront



4.2
DESIGN

View from Denny Park



4.2
DESIGN
Main Entry



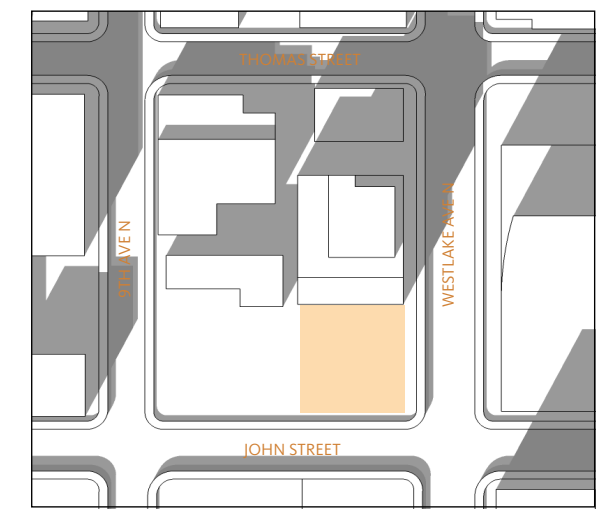
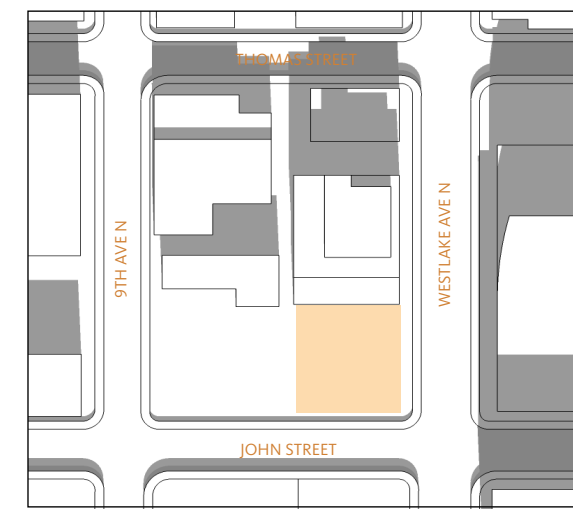
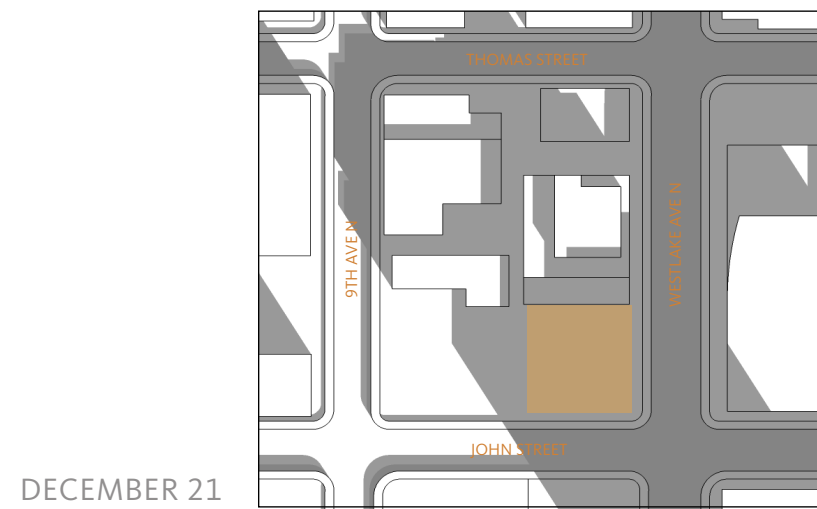
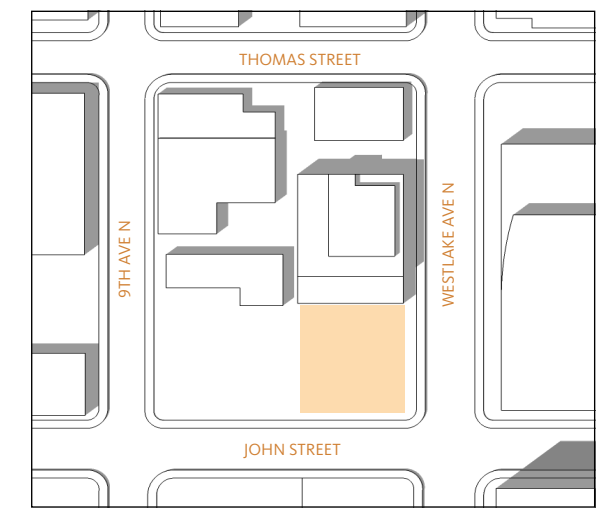
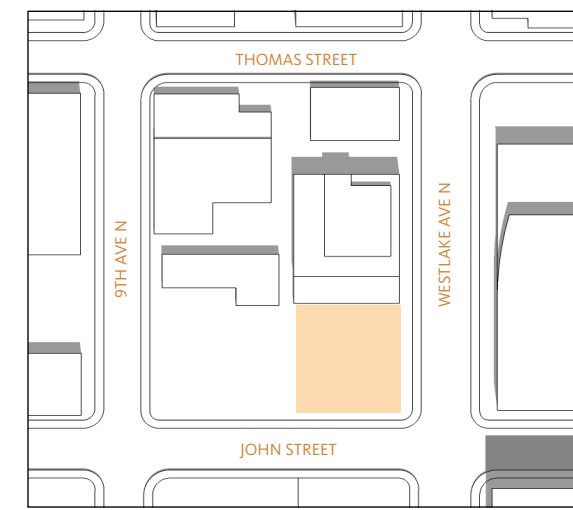
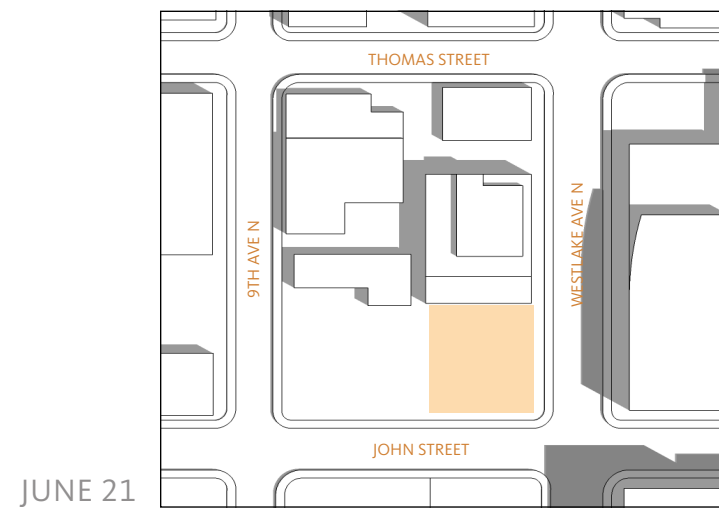
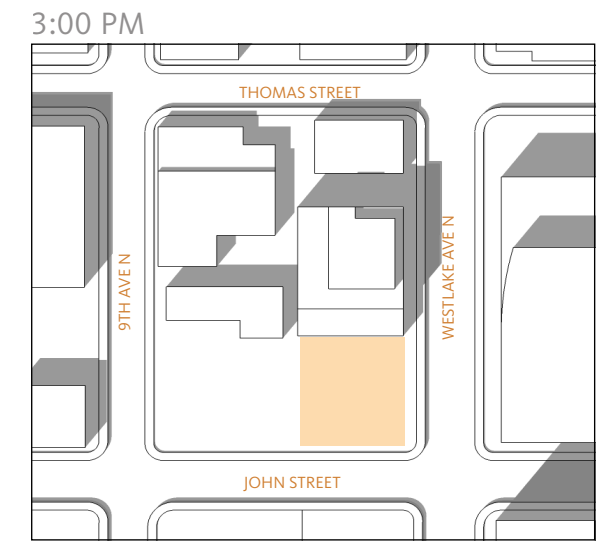
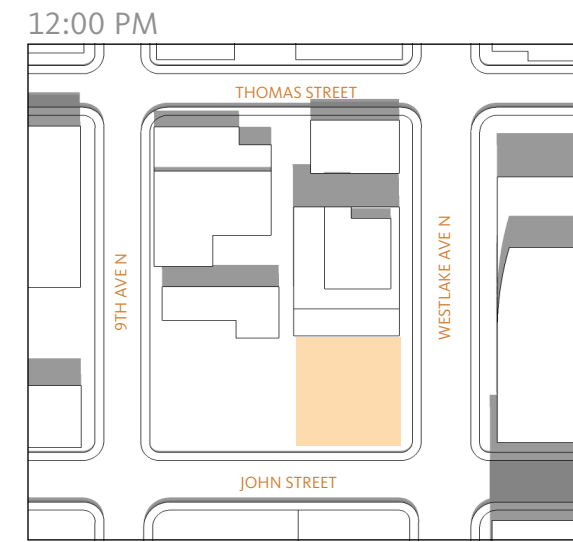
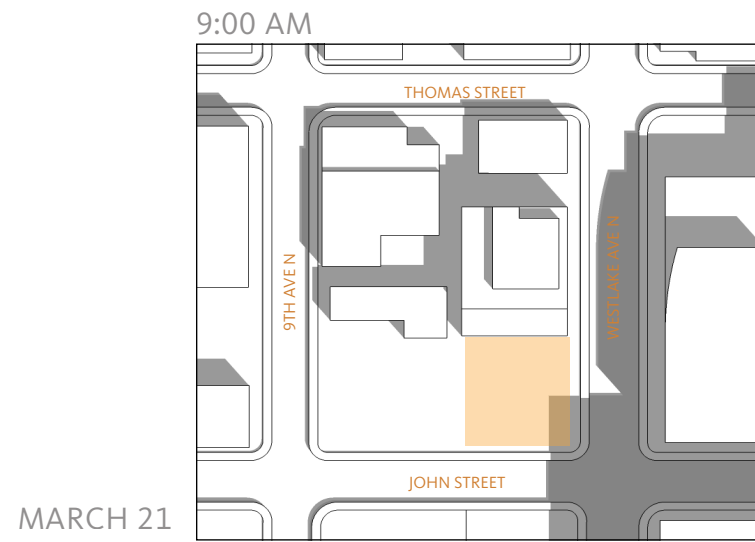
4.2
DESIGN

Westlake Ave View



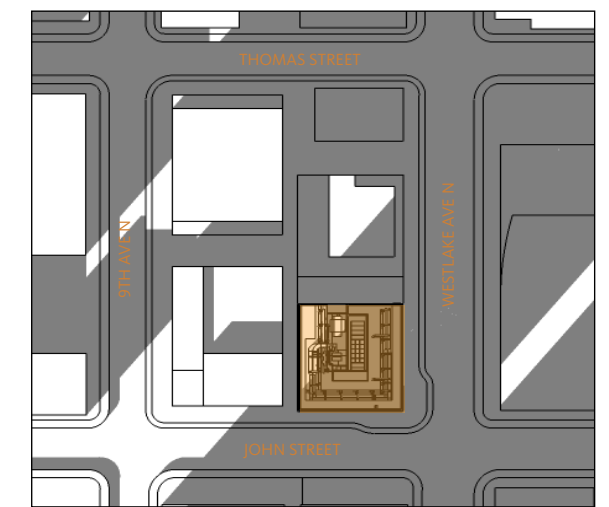
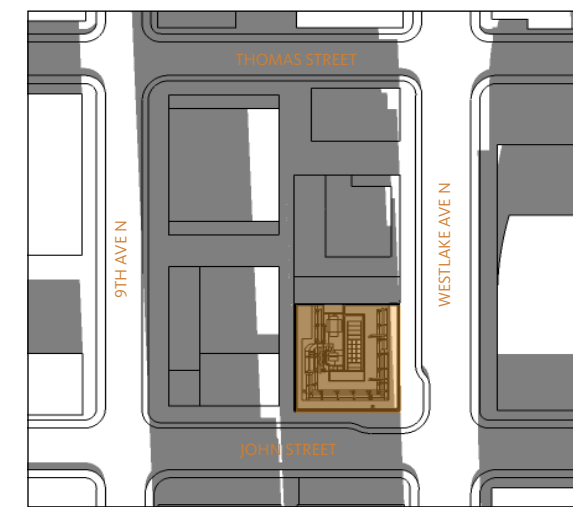
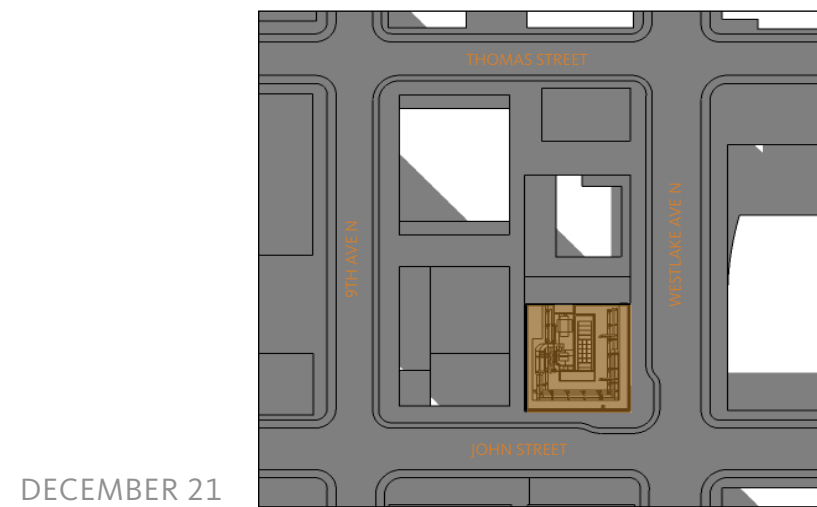
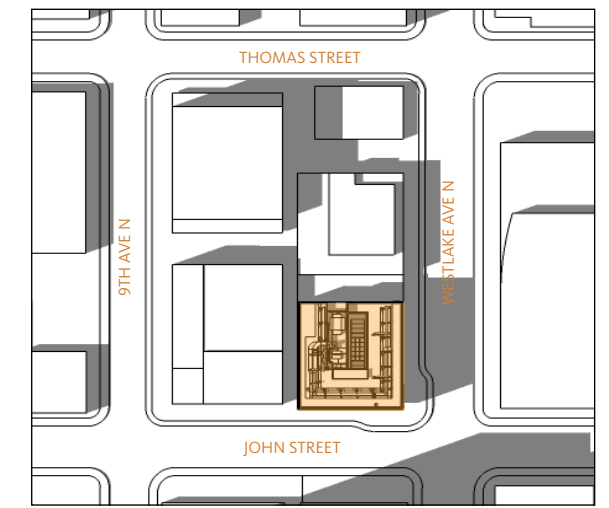
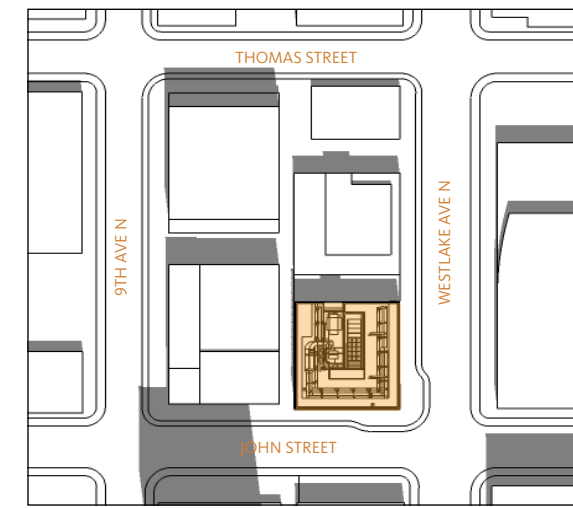
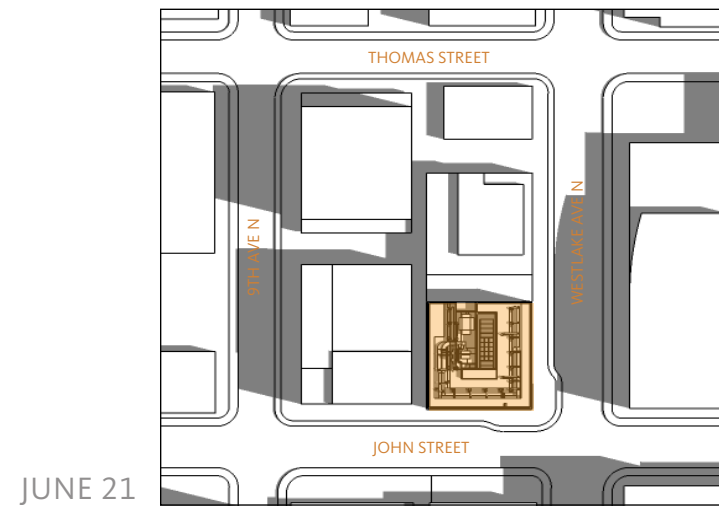
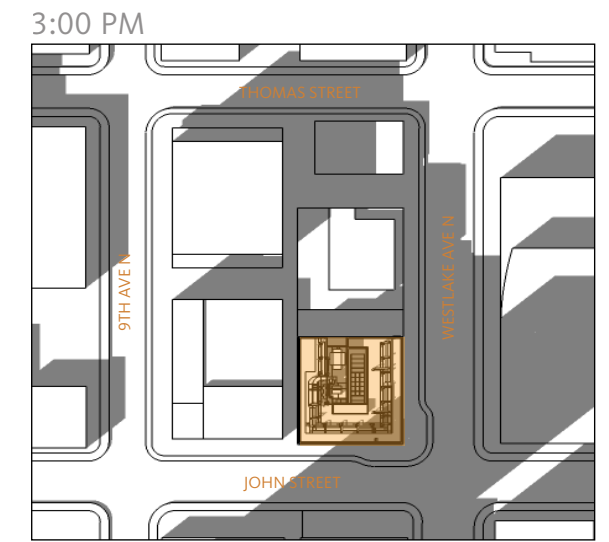
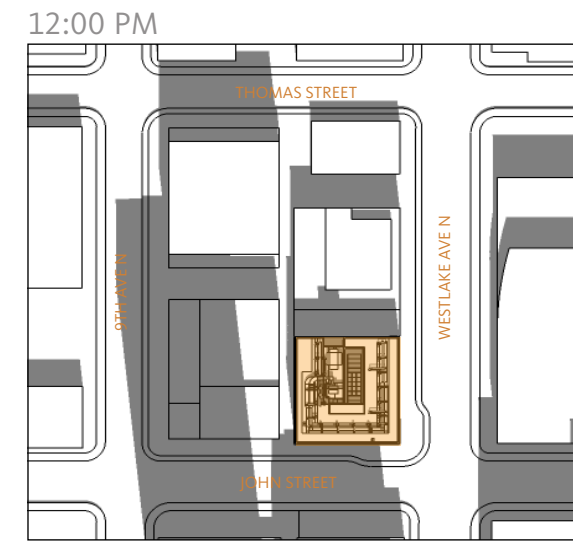
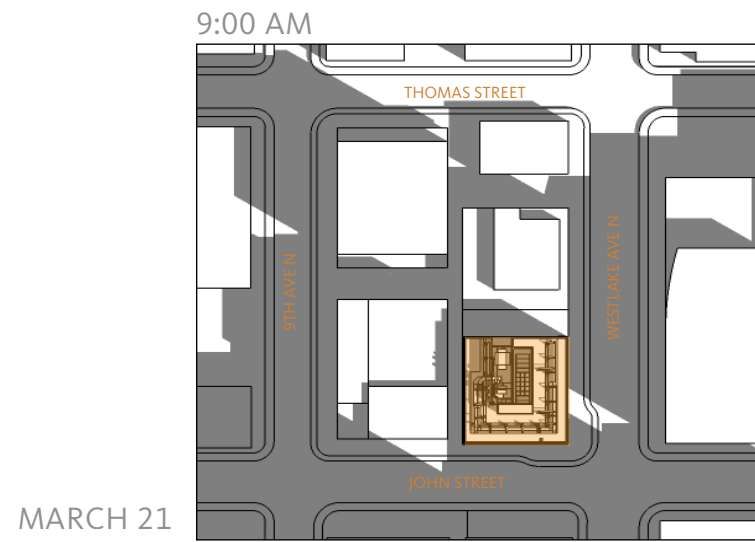
4.3
DESIGN

Shadow Study with Existing Buildings



4.3
DESIGN

Shadow Study with Proposal



4.4 DESIGN

Site Plan

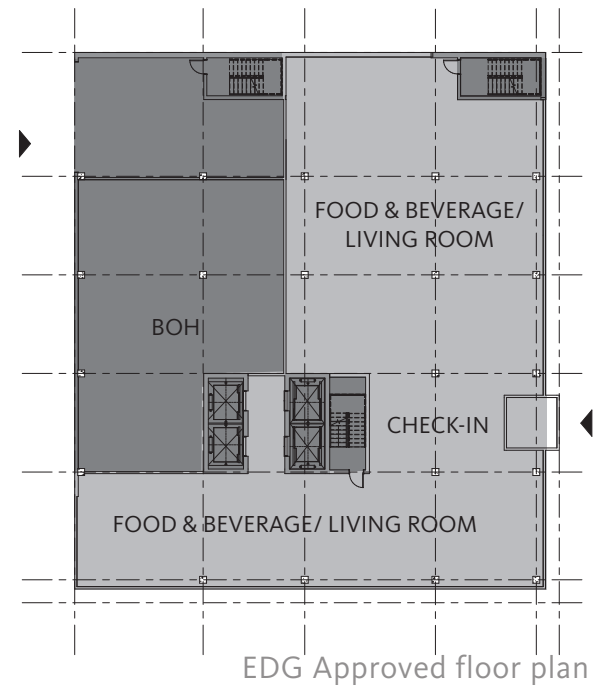
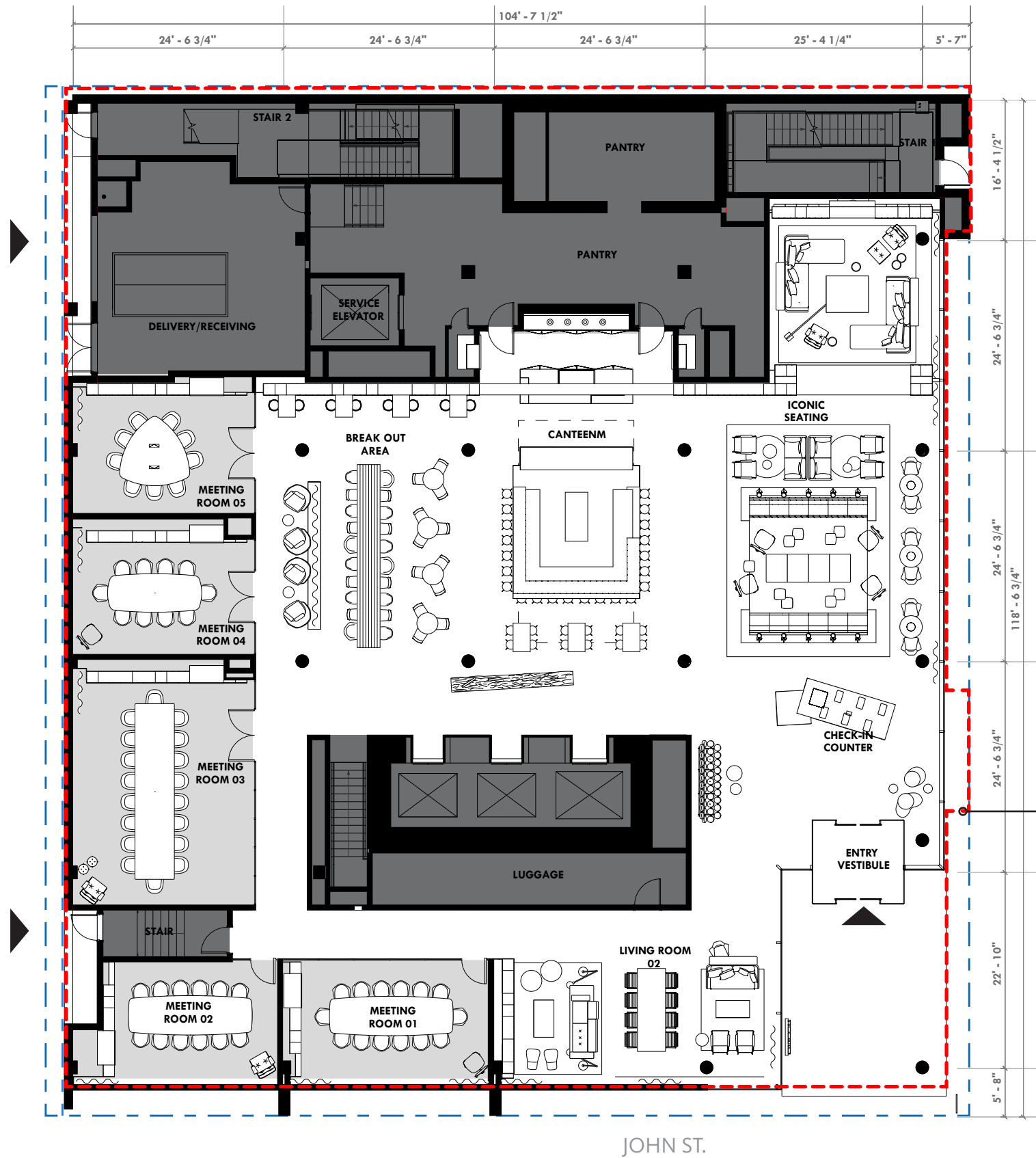


EDG Approved site plan

Proposed Site Plan

4.5 DESIGN

Level 1 Floor Plan



canteenM



collectionM store



living room



societyM

4.6 DESIGN

Level 2-7 Floor Plan



EDG Approved floor plan

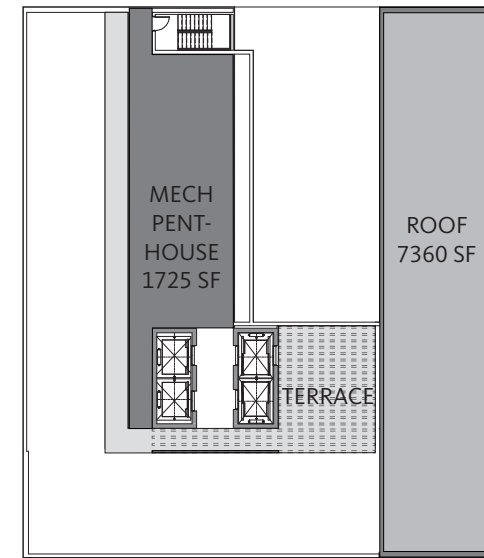
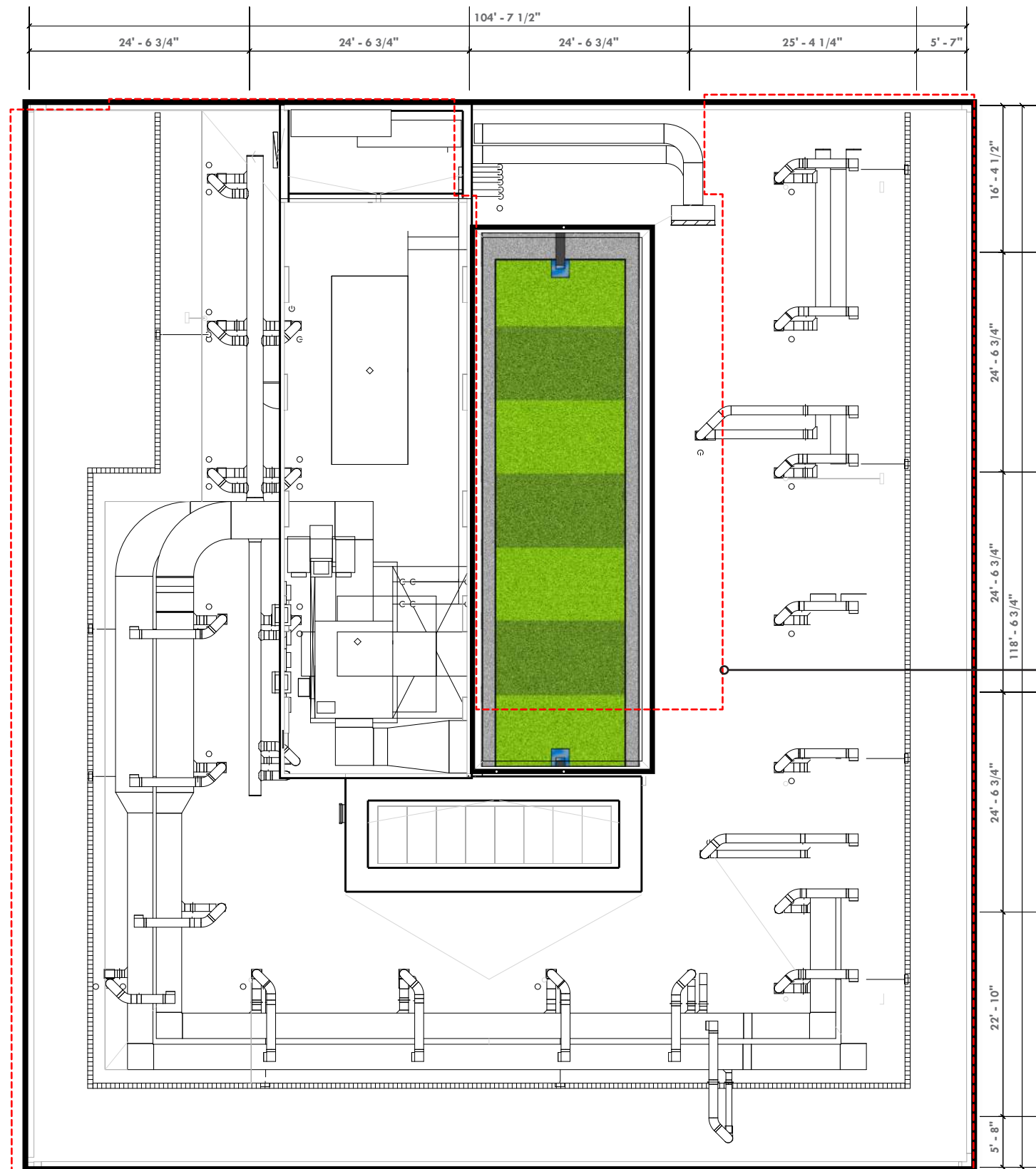
EDG Approved footprint
Bio-retention planting

Typical guestroom plan



4.7 DESIGN

Roof Floor Plan

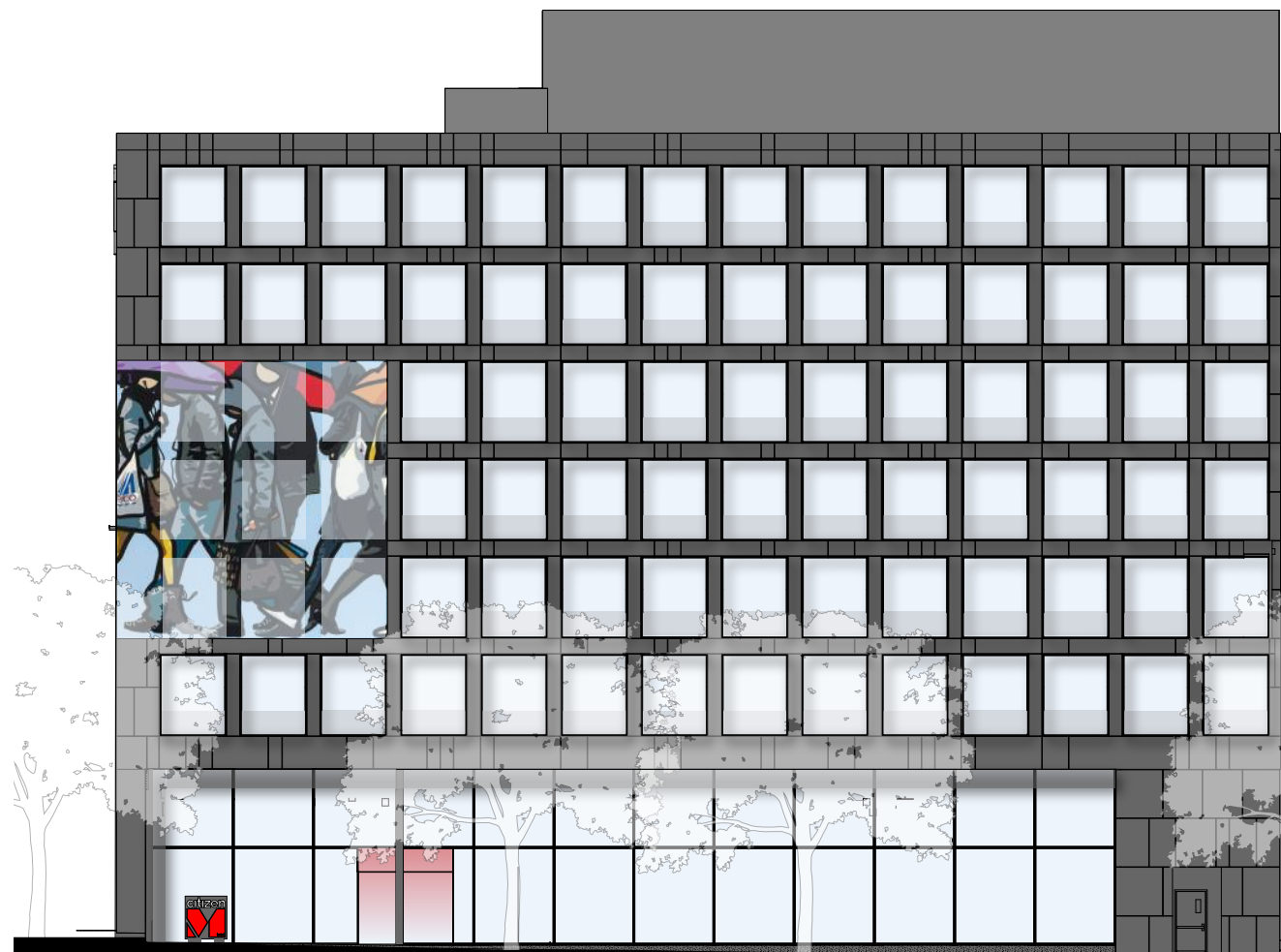


EDG Approved floor plan

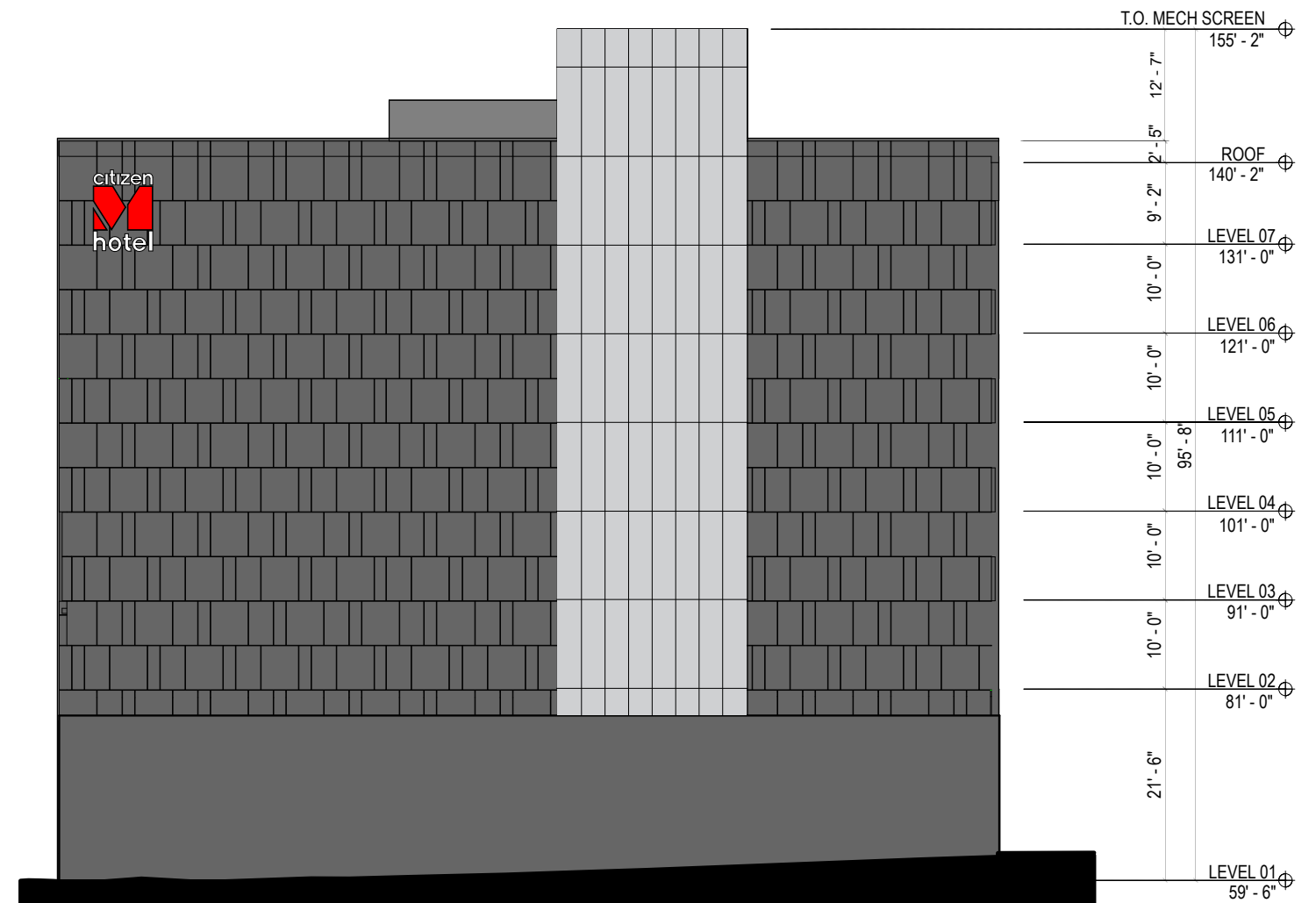
EDG Approved footprint

4.8
DESIGN

Elevations Westlake Ave & North



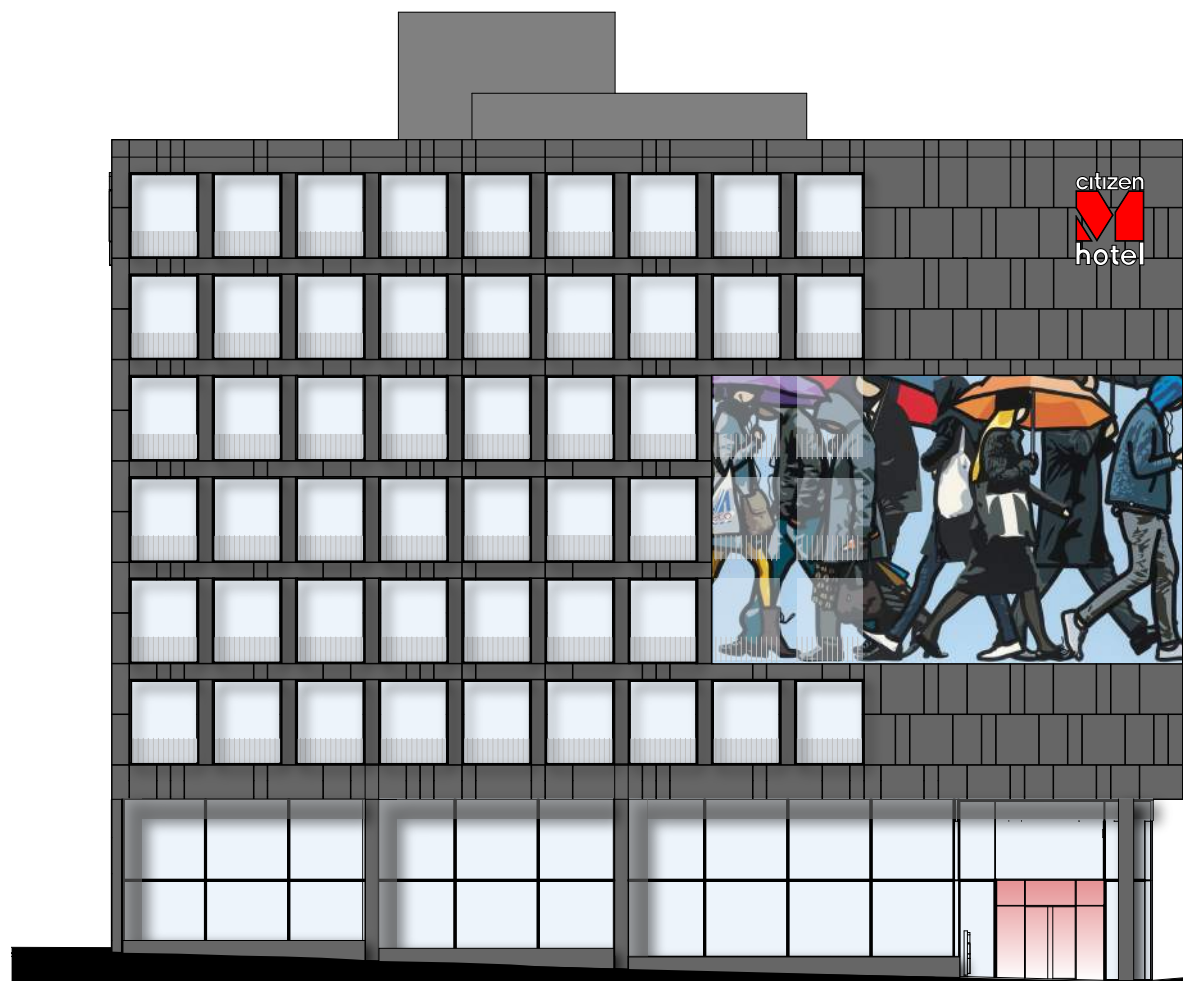
WESTLAKE AVE ELEVATION



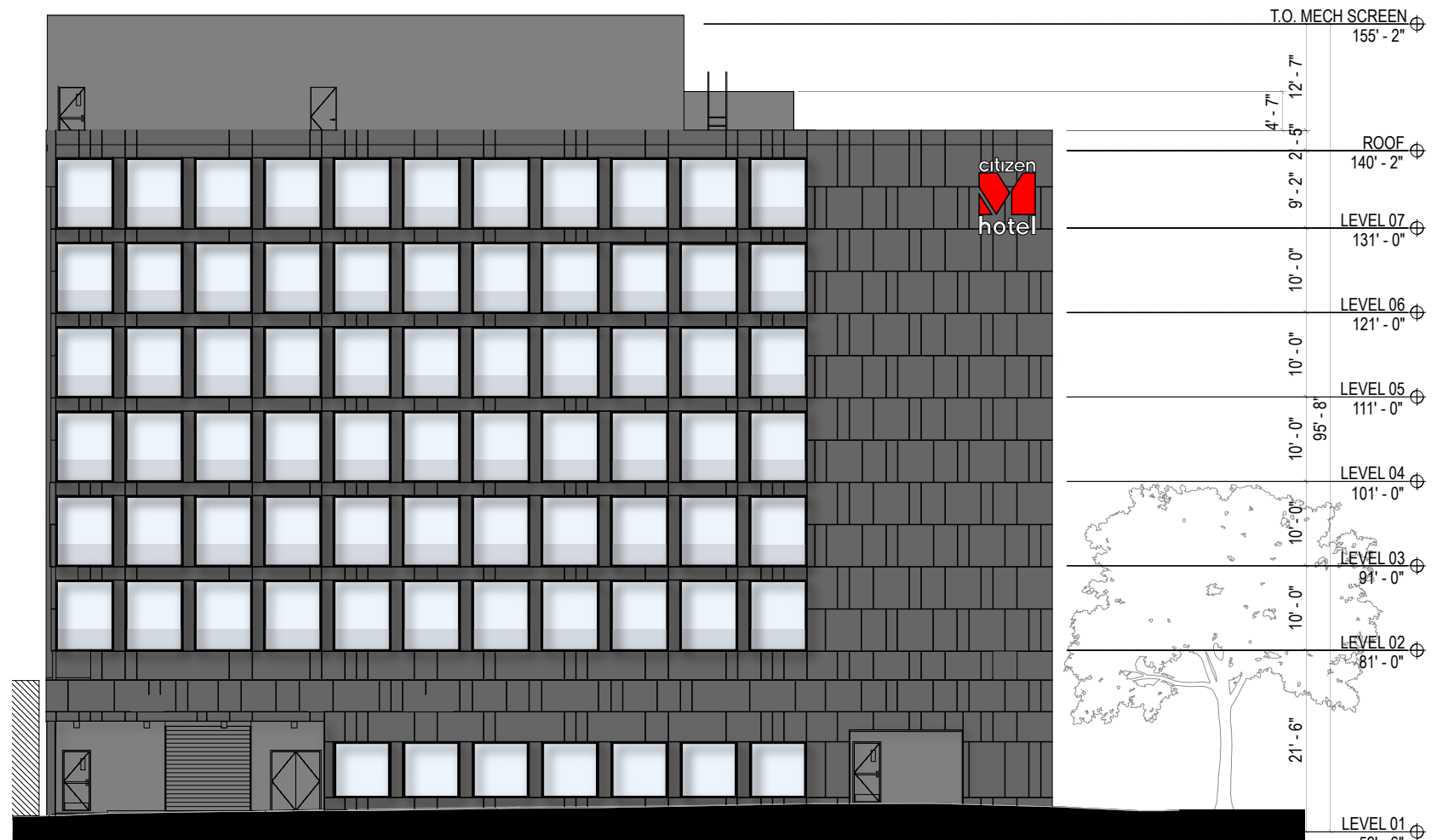
NORTH ELEVATION

4.8
DESIGN

Elevations John Street & Alley



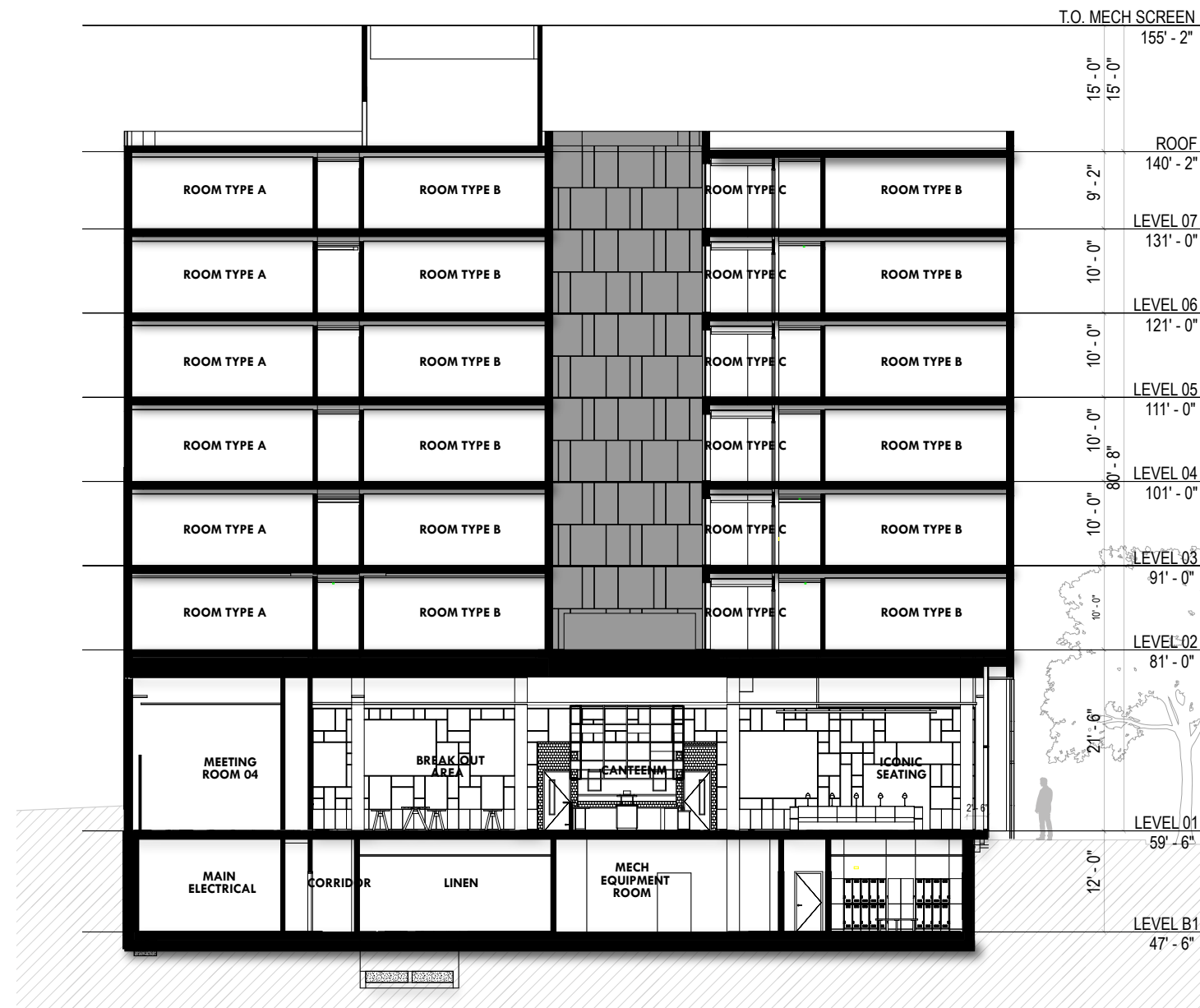
JOHN ST ELEVATION



ALLEY ELEVATION

4.9 DESIGN

Sections East-West & N-S Courtyard



EAST-WEST SECTION



NORTH-SOUTH SECTION

4.10 DESIGN

North Facade Articulation

- Light gray Equitone paneling on the mechanical screen, north stair core wall, and courtyard facade helps articulate the different volumes and break up the north facade.
- From the Westlake sidewalk, the opaque masses of the North facade provide relieving contrast from the predominately glazed Westlake facade.



Large public artwork anchors Westlake & John and enhances sense of place

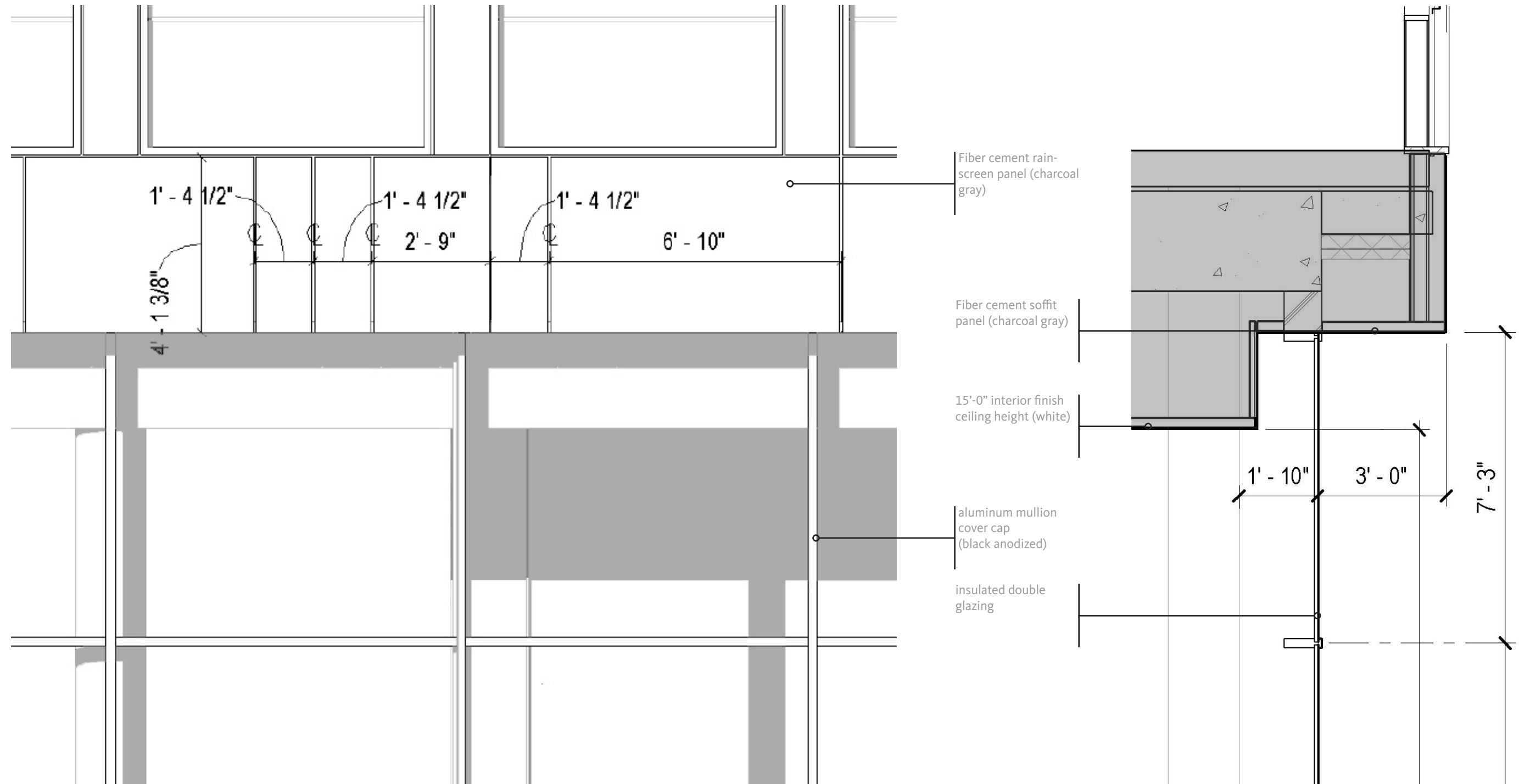


Clear glazing with continuous spandrel
Dark gray glass

Light gray aluminum composite panel

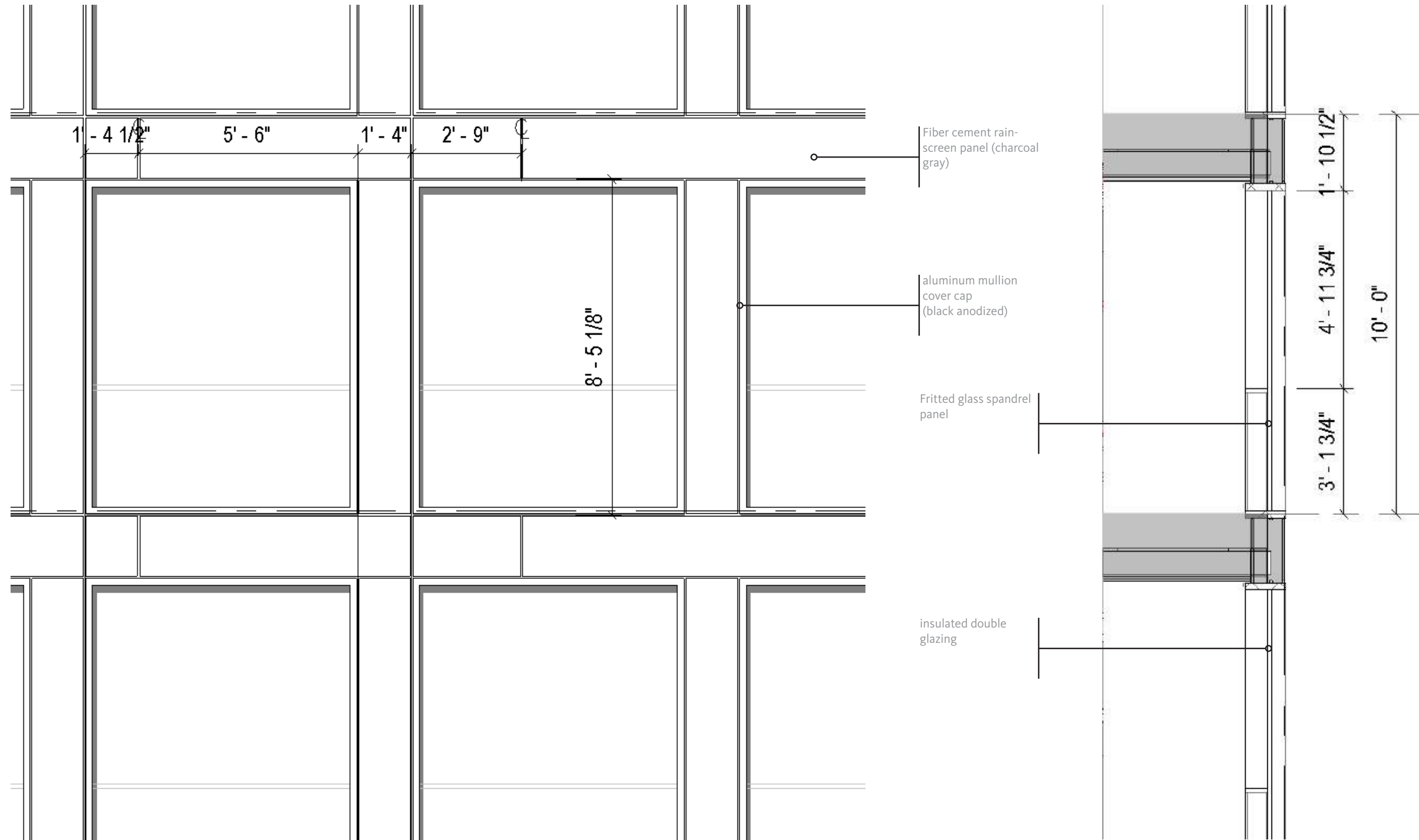
4.11
DESIGN

Ground floor facade details



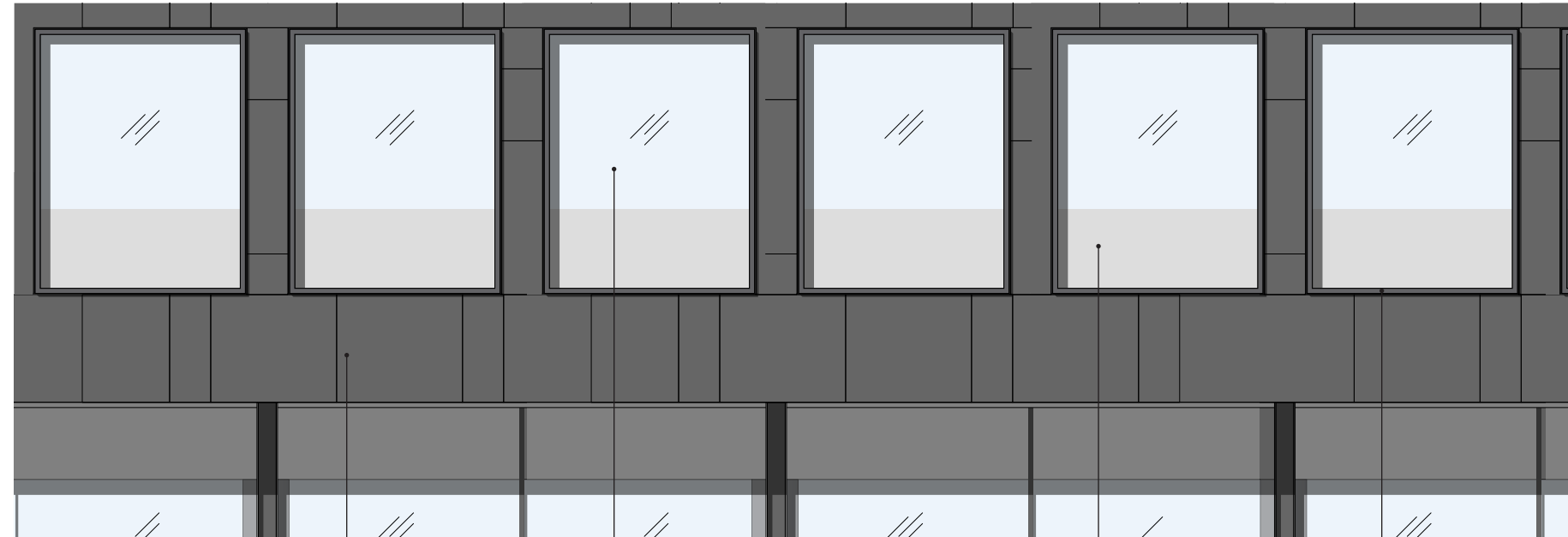
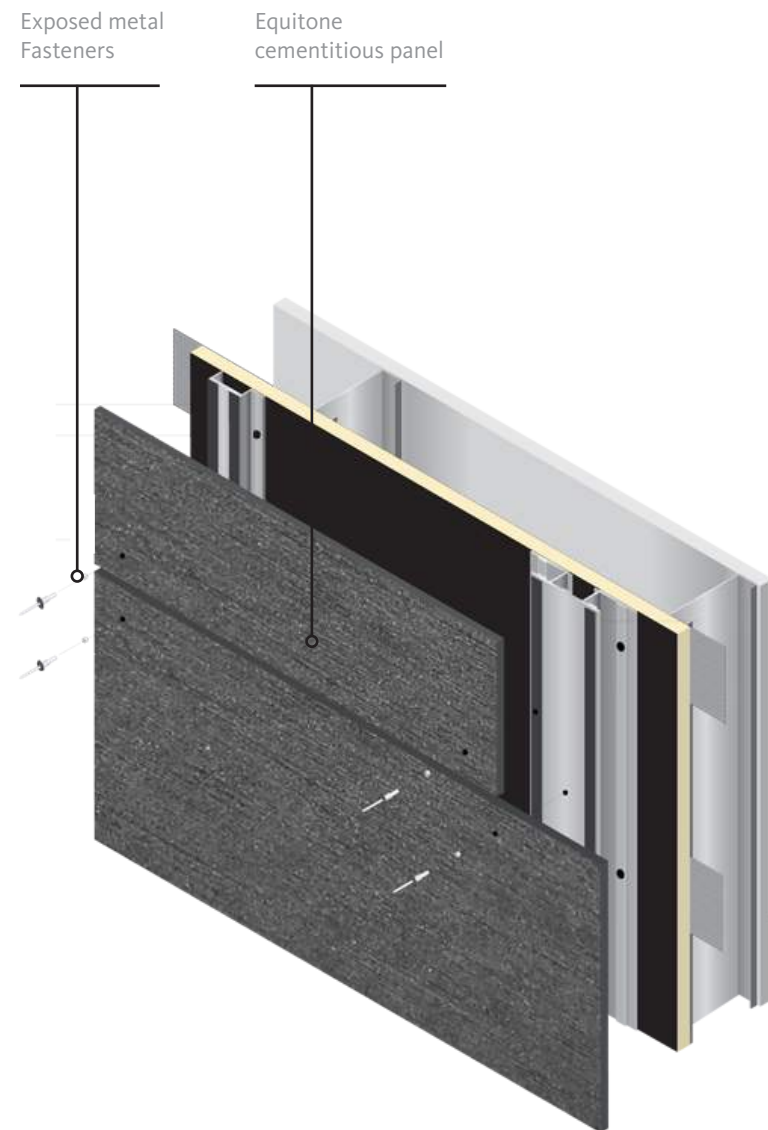
4.11
DESIGN

Guestroom floor facade details

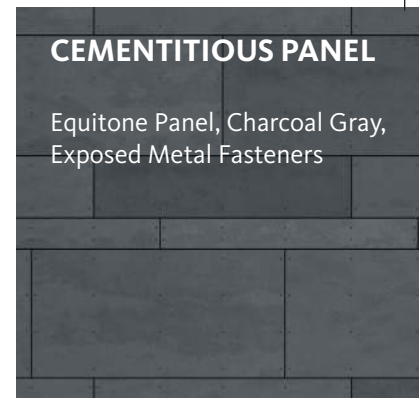


5.1 MATERIALS

Facade materials



CP-1
Vertical & Horizontal Panel



IGU-1
Vision Glass



IGU-2
Vision Glazing



MT-1
Mullions



5.2
MATERIALS

Entry materials



IGU-1
Vision Glass

CLEAR GLAZING
SOLARBAN 70XL(2) OPTIGRAY
+ Clear Glass Insulating Glass
Unit



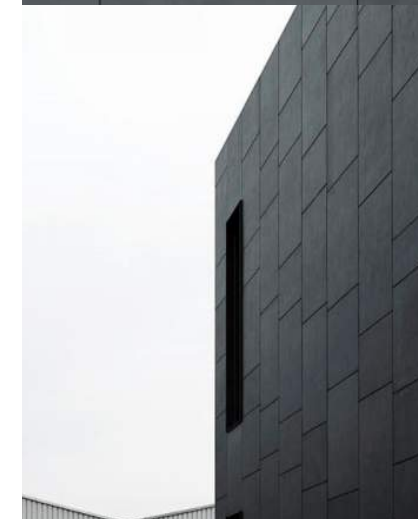
IGU-2
Vision Glazing

SPANDREL GLAZING
Spandrel Panel Behind the
Double Insulated Glass Panel



CP-1
Vertical & Horizontal Panel

CEMENTITIOUS PANEL
Equitone Panel, Charcoal Gray,
Exposed Metal Fasteners



citizenM Standard Glazing

RED BACK-LIT CEILING
Red back-lit translucent vestibule
ceiling

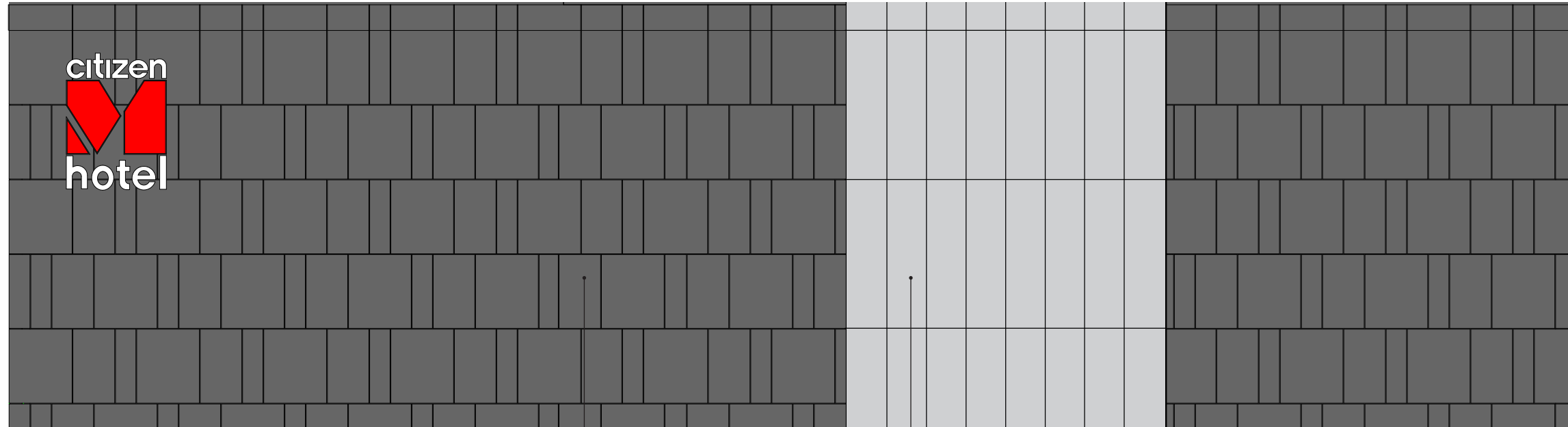


MT-1
Mullions

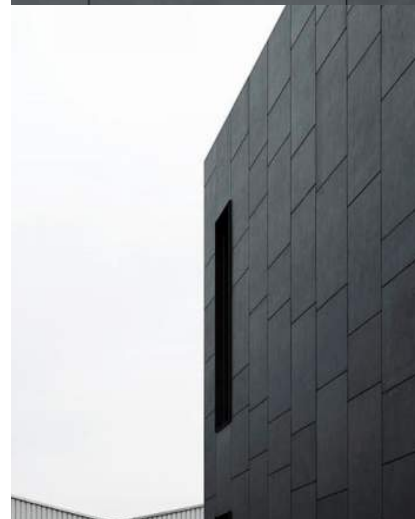
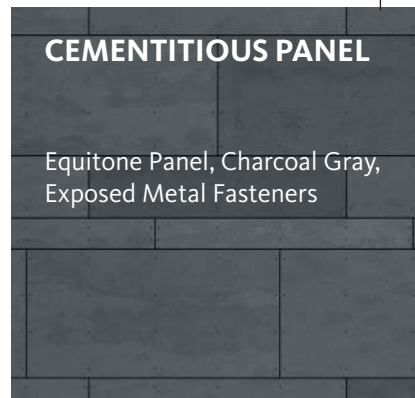
ALUMINUM METAL
Black Anodized
Aluminum Metal



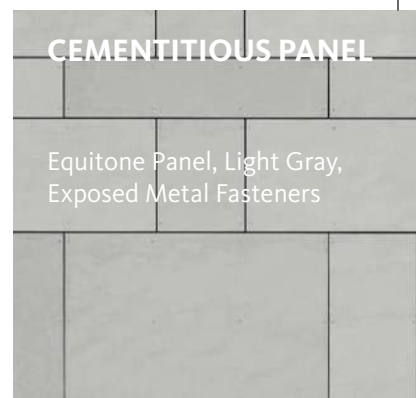
5.3
MATERIALS
North facade materials



CP-1
Vertical & Horizontal Panel

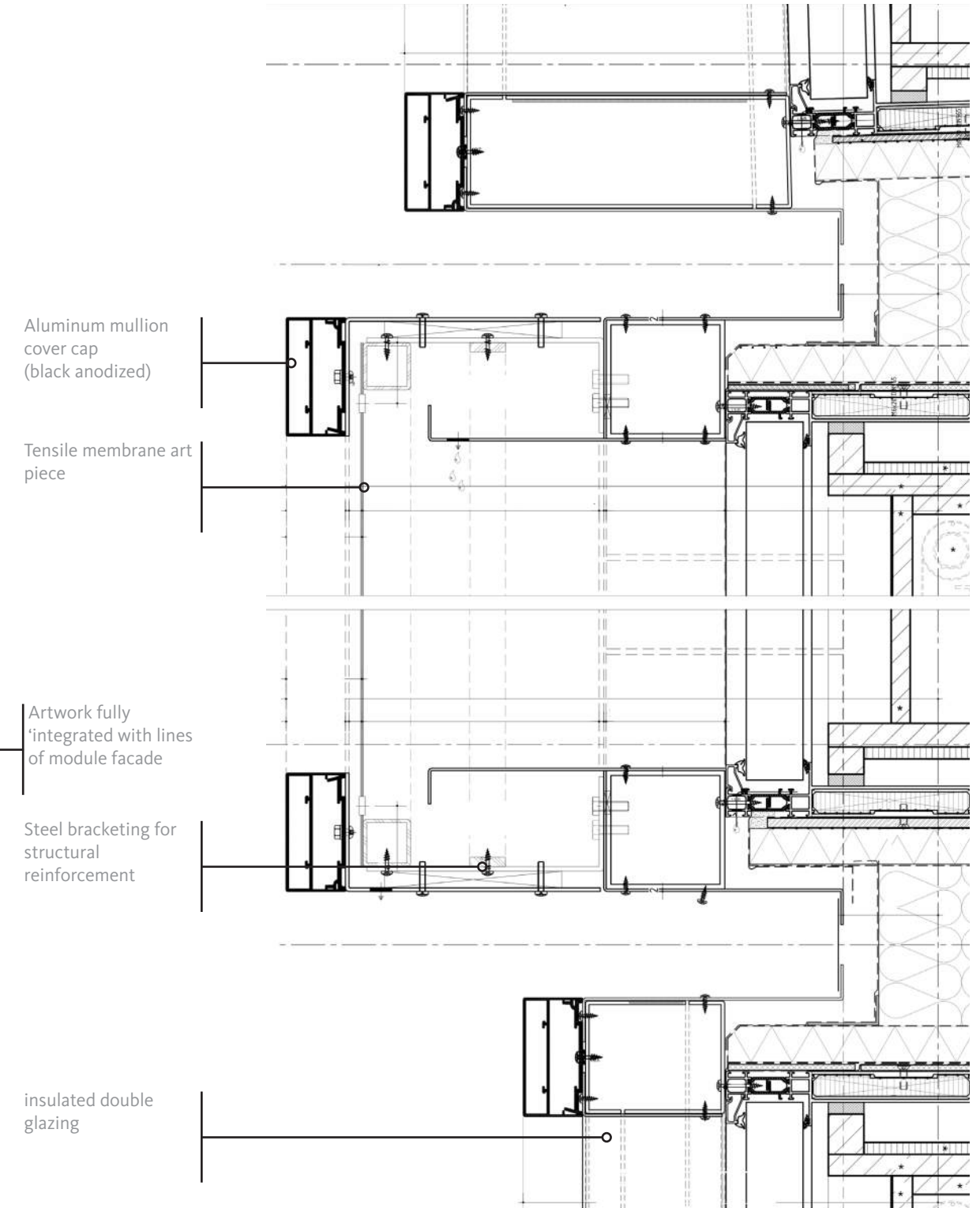


CP-2
Vertical & Horizontal Panel



5.4 MATERIALS

Exterior Artwork



6.1 LANDSCAPE

Composite Site Plan - Level 1 and 2

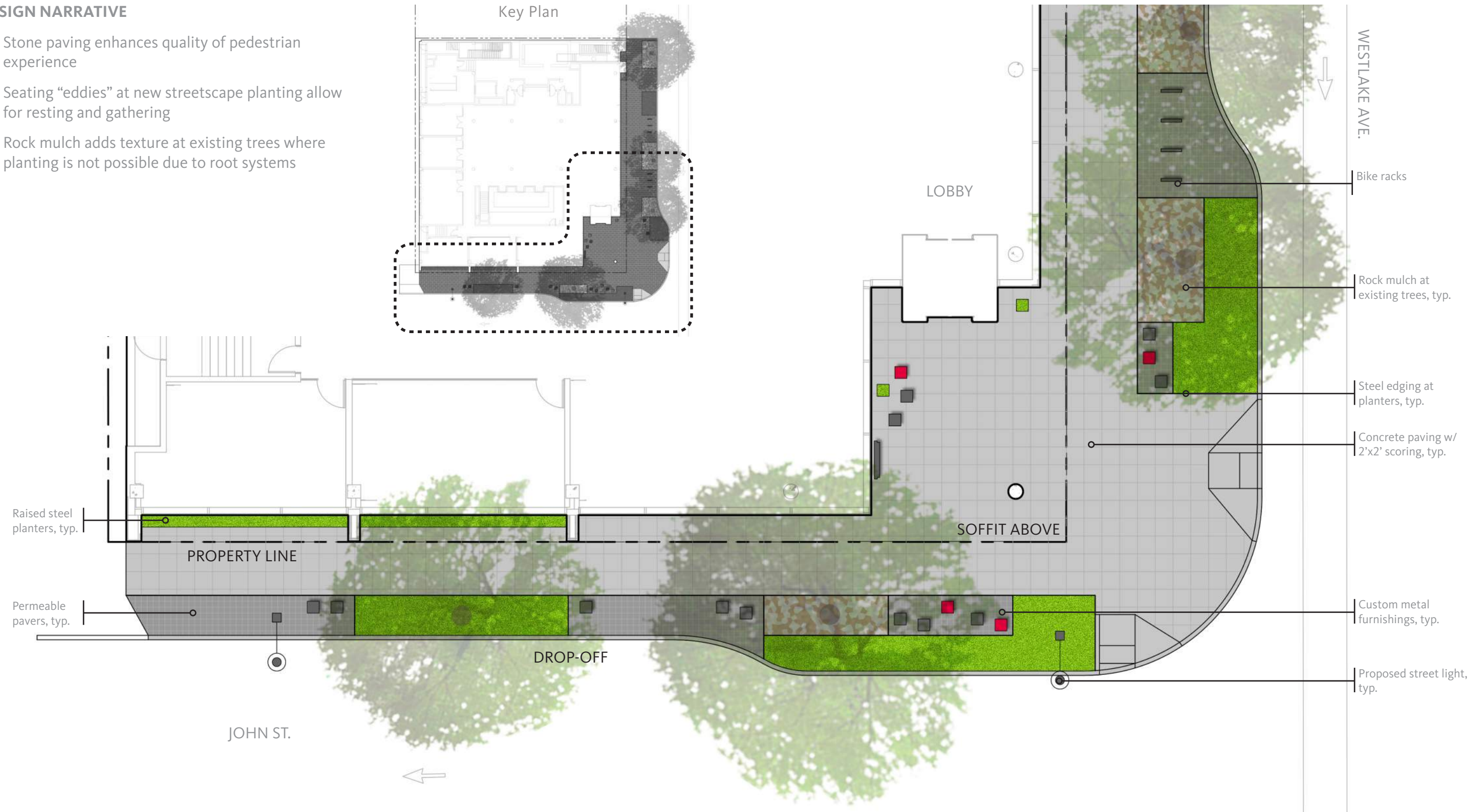


6.2 LANDSCAPE

Level 1 Site Plan

DESIGN NARRATIVE

- Stone paving enhances quality of pedestrian experience
- Seating “eddies” at new streetscape planting allow for resting and gathering
- Rock mulch adds texture at existing trees where planting is not possible due to root systems



6.3 LANDSCAPE

Level 1 Materials

HARDSCAPE



Permeable pavement



Steel edging



Rock mulch at existing trees



Bike rack

PLANTING: JOHN ST



Aesculus X (Existing)



Carex Dipsacea



Calamagrotis Brachytricha



Asarum Caudatum



Quercus Frainetto



Guem Blazing Sunset



Asplenium Scolopendrian



Tricyrtis Formosana Baker

6.4 LANDSCAPE

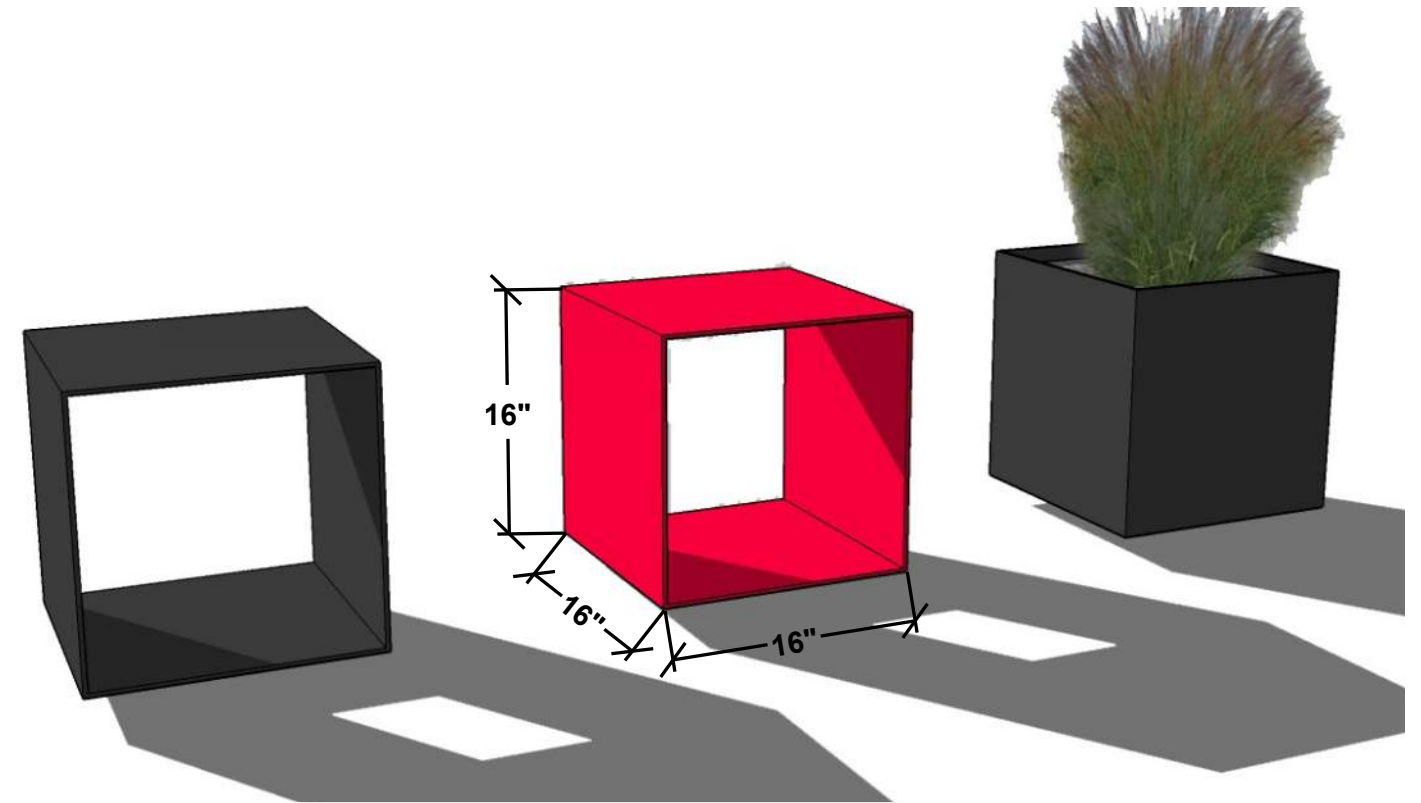
Level 1 Furnishings

DESIGN NARRATIVE

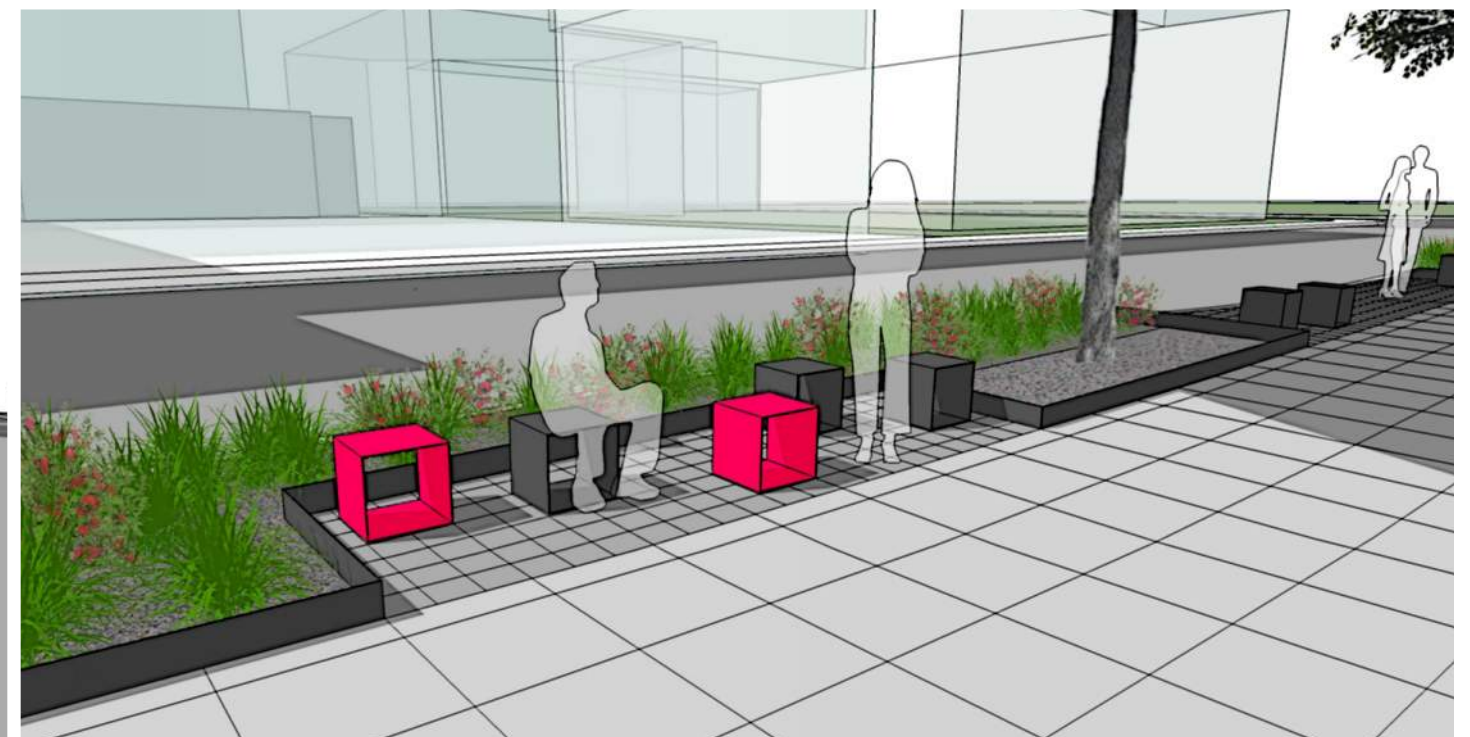
- Modular metal seats and planters match size of 16"x16" square interior hotel casework module
- Spacers will be used to ensure level seating, increasing seat height to 17"-18"
- Seat turned on its side becomes a planter box
- Furnishings to be powder coated dark gray and red, bringing building color out to the streetscape
- Perforated metal adds texture and allows opportunities for graphic appeal and unique lighting effect



Perforated Metal Seating



Building Entry Landscape



John St Furnishings

6.5 LANDSCAPE

Level 2 Site Plan

DESIGN NARRATIVE

- Unoccupied courtyard provides visually appealing stormwater management function
- Alternating bands of bio-retention planting create landscape graphic
- Scuppers allow for visual connection to stormwater conveyance



6.6
LANDSCAPE

Level 2 Materials

Hardscape



Steel planter wall



Steel scupper



Washed rock maintenance path



Asarum caudatum



Blechnum spicant



Oxalis oregana



Vancouveria planipetala



Cardamine californica



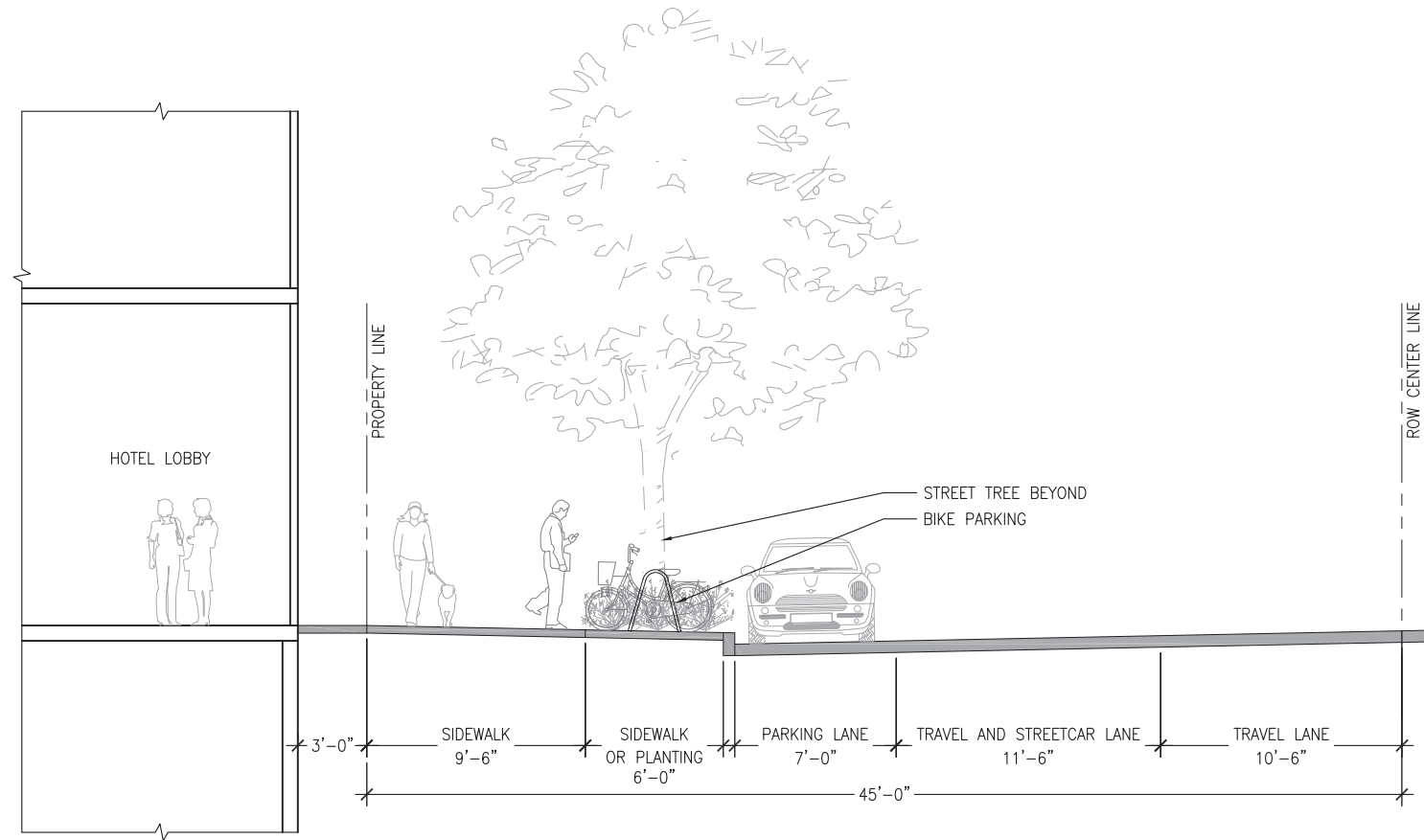
Oplopanax horridus



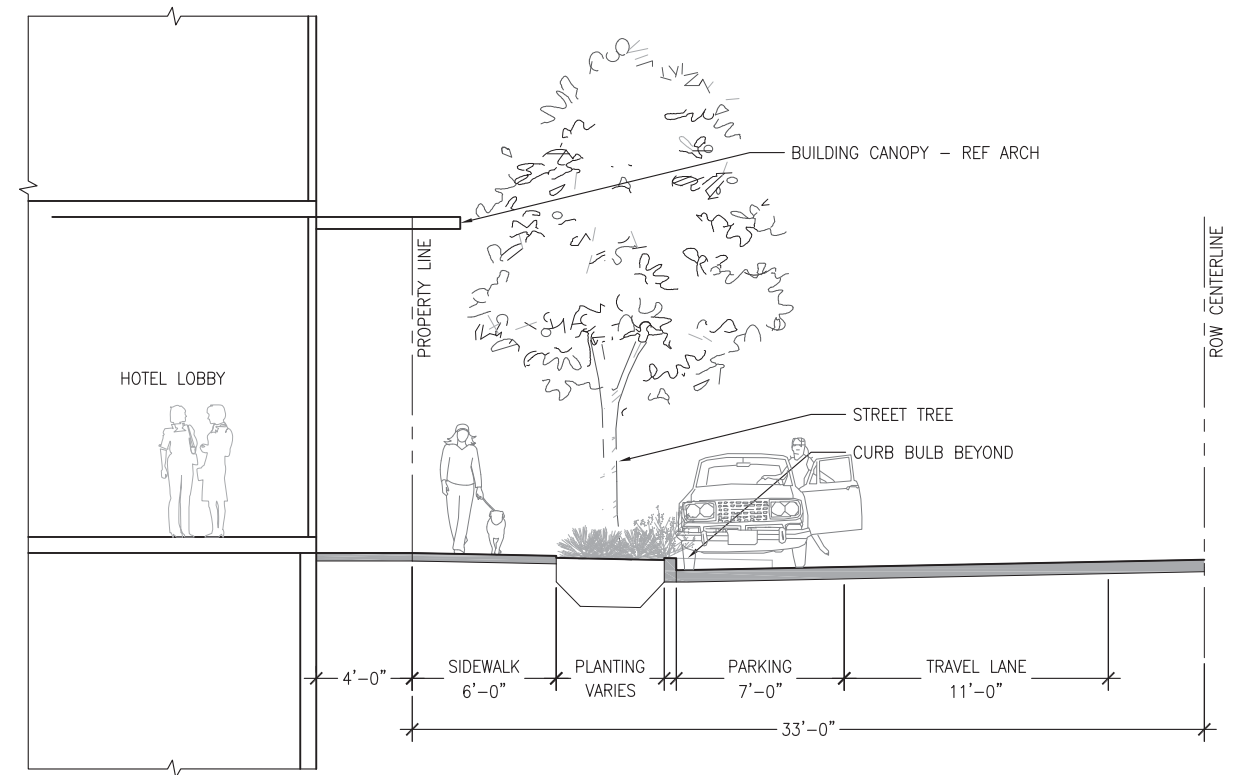
Scoliopopus bigelovii

6.7 LANDSCAPE

Landscape Sections



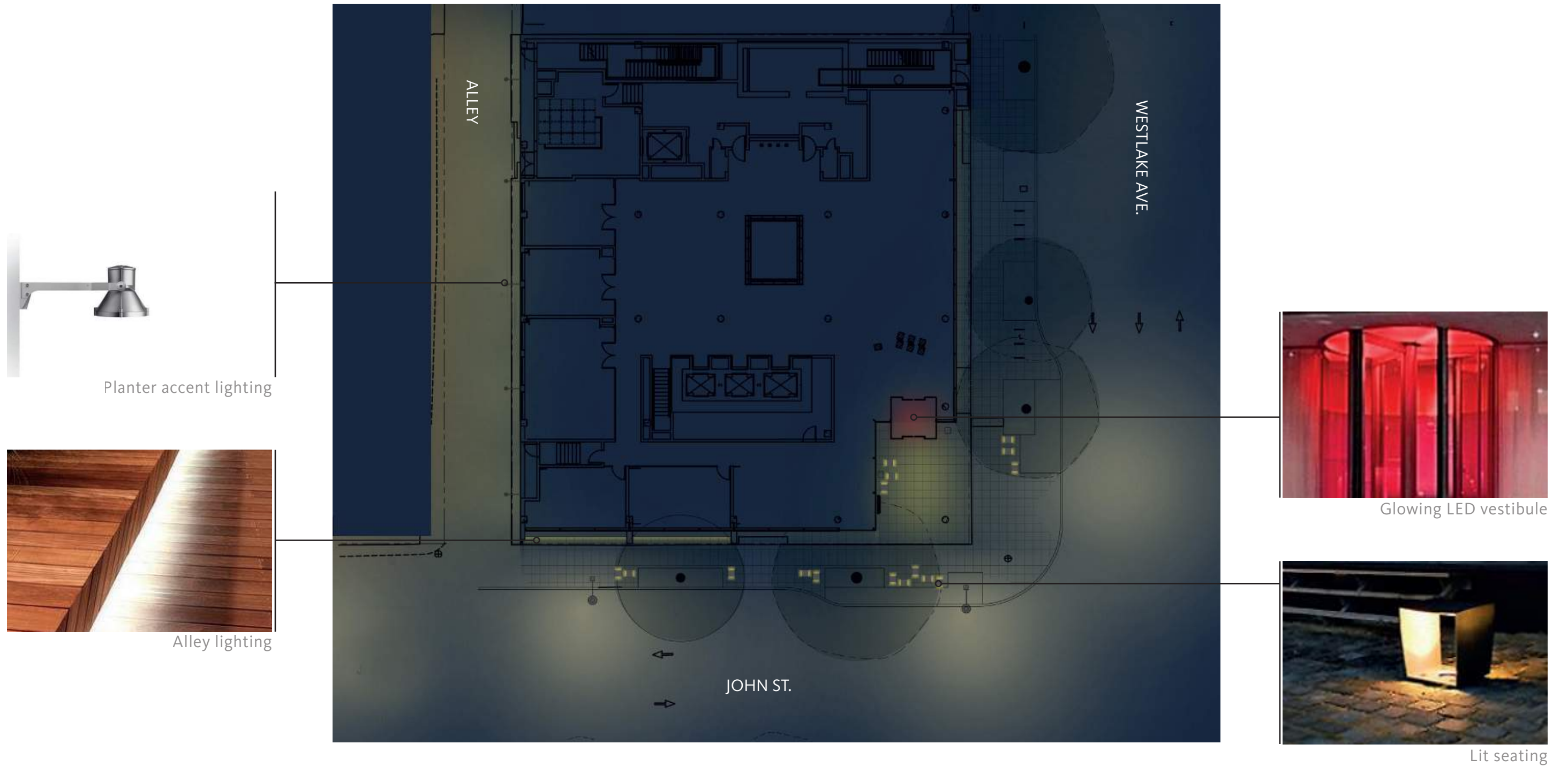
WESTLAKE AVE SECTION



JOHN ST SECTION

7.1 LIGHTING

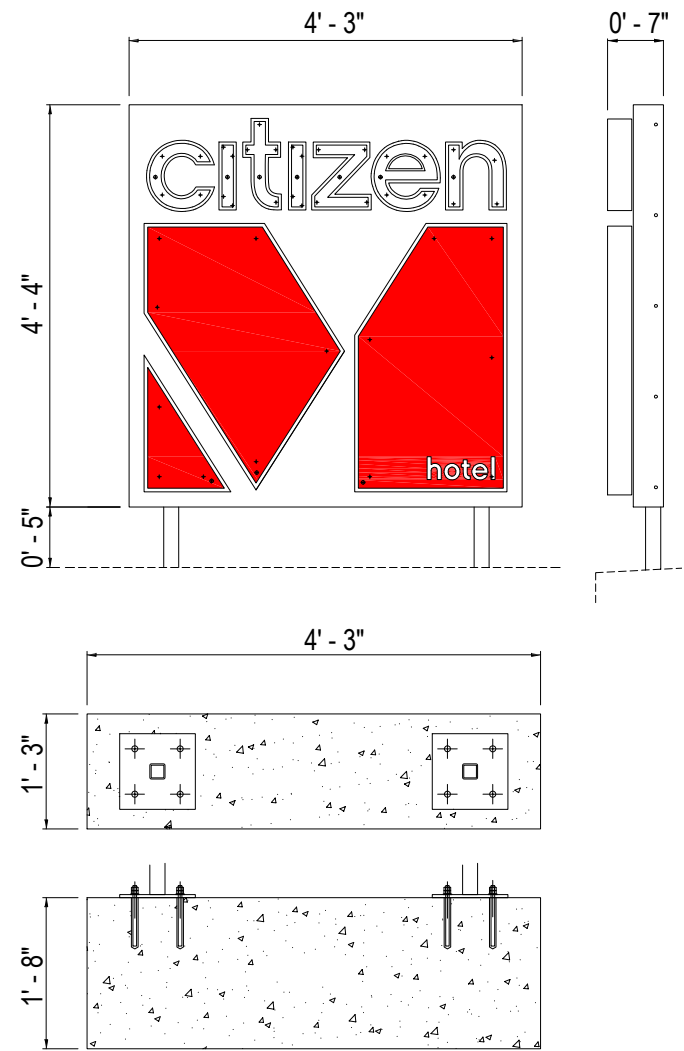
Street Level Illumination Plan



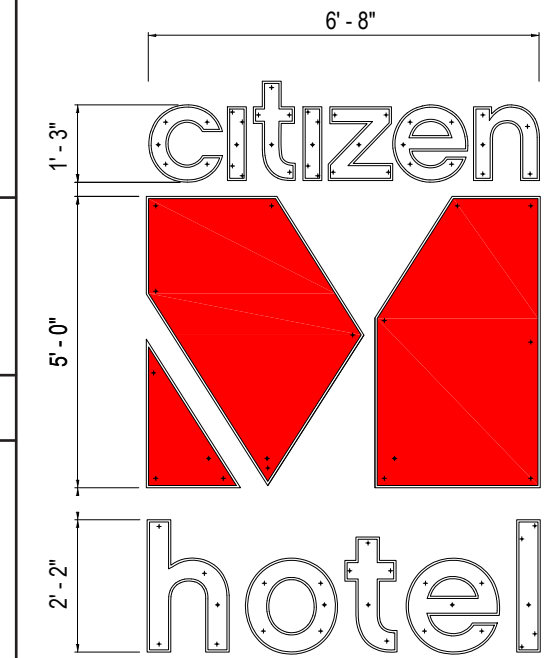
STREET LEVEL ILLUMINATION PLAN

8.1
SIGNAGE

Exterior Signage Locations



Street-level lightbox



Facade lightbox

APPENDIX ZONING DATA

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

Standard	Proposed
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

Standard	Proposed
Per Table A of SMC 23.48.220, the applicable FAR limits are the following: Base Limit (non-residential): 4.5 57,126 SF Max Limit (non-residential): 7.0 88,865 SF	As planned, the project has a chargeable area of 69,175 SF or an FAR of 5.4
Per SMC 23.48.020.D, the following floor areas are exempt from FAR limits: • 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

Standard	Proposed
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

Standard	Proposed
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. • 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;	Complies.
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: • 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 placed closer than 10' from the roof edges.

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

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