

PROJECT INFORMATION

SDCI PROJECT NO.

3023915

PROPERTY ADDRESS

700 5TH AVENUE NORTH
SEATTLE, WA 98109

OWNER

PFHC-SHI LLC
11010 NE 8TH STREET
BELLEVUE, WA 98004
206.334.1188

ARCHITECT

JENSEN FEY ARCHITECTURE & PLANNING
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0318



SHEET INDEX

01	COVERSHEET
02	DEVELOPMENT OBJECTIVES
03	VICINITY MAP
04	AERIAL MAP
05	AXONOMETRIC VIEW OF SITE
06	ZONING MAP / OVERLAY DESIGNATION
07	ZONING / DEVELOPMENT STANDARDS
08	EXISTING SITE CONDITIONS
09	PROPOSED SITE PLAN / LANDSCAPE PLAN
10	EXISTING BUILDINGS IN GREATER CONTEXT
11	CONTEXT : PHOTOS / APPROACH TO SITE
12	CONTEXT : PHOTOS / SURROUNDINGS
13	CONTEXT : PHOTOS/ SITE
14	EXISTING STREETScape / ROY STREET
15	EXISTING STREETScape / TAYLOR AVE N
16	EXISTING STREETScape / VALLEY STREET
17	EXISTING STREETScape / 5TH AVE N
18	DESIGN GUIDELINES 1
19	DESIGN GUIDELINES 2
20	EXISTING VS NEW PROTOTYPE
21	MASSING : PROCESS / LOGIC / DESIGN CUES
22	STREET-LEVEL PRECEDENT IMAGES
23	MASSING : COMPARISON OF ALTERNATES
24	ALTERNATE 1 : AT STREET LEVEL
25	ALTERNATE 2 : AT STREET LEVEL
26	PREFERRED MASSING : AT STREET LEVEL
27	MASSING : SUN & SHADOW STUDY
28	DESIGN DEPARTURE
29	GROUND FLOOR PLAN
30	SECOND FLOOR PLAN
31	THIRD FLOOR PLAN
32	FOURTH FLOOR PLAN
33	FIFTH FLOOR PLAN
34	ELEVATION : ROY STREET
35	ELEVATION : TAYLOR AVENUE N

700 5TH AVENUE N

HAMPTON INN & SUITES #3023915

EARLY DESIGN GUIDANCE MEETING 2.01.2017

The existing (1997) Hampton Inn hotel consists of two wings. The west wing currently has 126 “inn” type units and the east wing has 73 “suite” type units for a total of 199 hotel rooms. There is a parking garage below the east wing.

The proposed Seattle Hampton Inn at lower Queen Anne Addition/Expansion project proposes to remove some existing guestrooms and add approximately 43 for a total of 233 guestrooms with a guest lounge. Two elevators will be added at the east wing. The new extended 5th floor is to be held back on the south to conform to City Light required setback from existing power lines.

This addition proposes to add an additional floor level of hotel guestrooms at southeast wing for 5 levels of Type V-A wood construction. 4 stories are allowed by Seattle Building Code Table 503 for Type V-A and R-1 Occupancies and section 504.2 is used for the added 5th story in this fully sprinklered building.

Three options for massing at the east wing are possible and are presented here. These options all are conforming to the following land use guidelines, but differ in the massing, use of exterior materials and fenestration.

The land use zone district in 1997 and currently is NC3-40'. The project is proposing to use the departure allowed in Land Use Code section 23.41.012 B-17d for a 3 foot additional height. In order to utilize this departure, the exterior of the top floor addition will be 6 foot from property lines in accordance with section listed here:

23.41.012 B 17.

d. Within the Uptown Urban Center building height departures up to 3 feet of additional height may be granted if the top floor of the structure is set back at least 6 feet from all lot lines abutting streets;

The mansard roofs at the existing building will be framed over with wood framing to achieve a parapet with cornice as a requirement of Hilton Worldwide for the current Hampton prototype. The owner has no choice in this roof upgrade, as this is part of the Improvement Plan to be implemented in order to remain licensed as a Hampton Inn and Suites hotel.

The average grade plane is calculated to be 81.37 feet at the east wing and 94.75 feet at the west wing. The height of the new cornice will be below the added 5 feet height allowance equivalent to a pitched roof, as described in the Zoning Code section 23.47A.012 C for Rooftop features.

EAST WING: 81.37 average grade + 40 foot zoning height + 3 foot departure for setback + 4 foot rooftop feature = 129.37 feet elevation allowed to top of a new cornice. The top of the highest new cornice parapet will be below 129.37 feet elevation.

WEST WING: 94.75' average grade + 40 foot zoning height + 3 foot departure for setback + 4 foot rooftop feature = 142.75 feet elevation allowed to top of a new cornice. The top of the highest new cornice parapet at west wing will be below 142.75 feet elevation.

All existing chimneys remaining are over 10 feet laterally from any side or rear lot line and so are conforming.

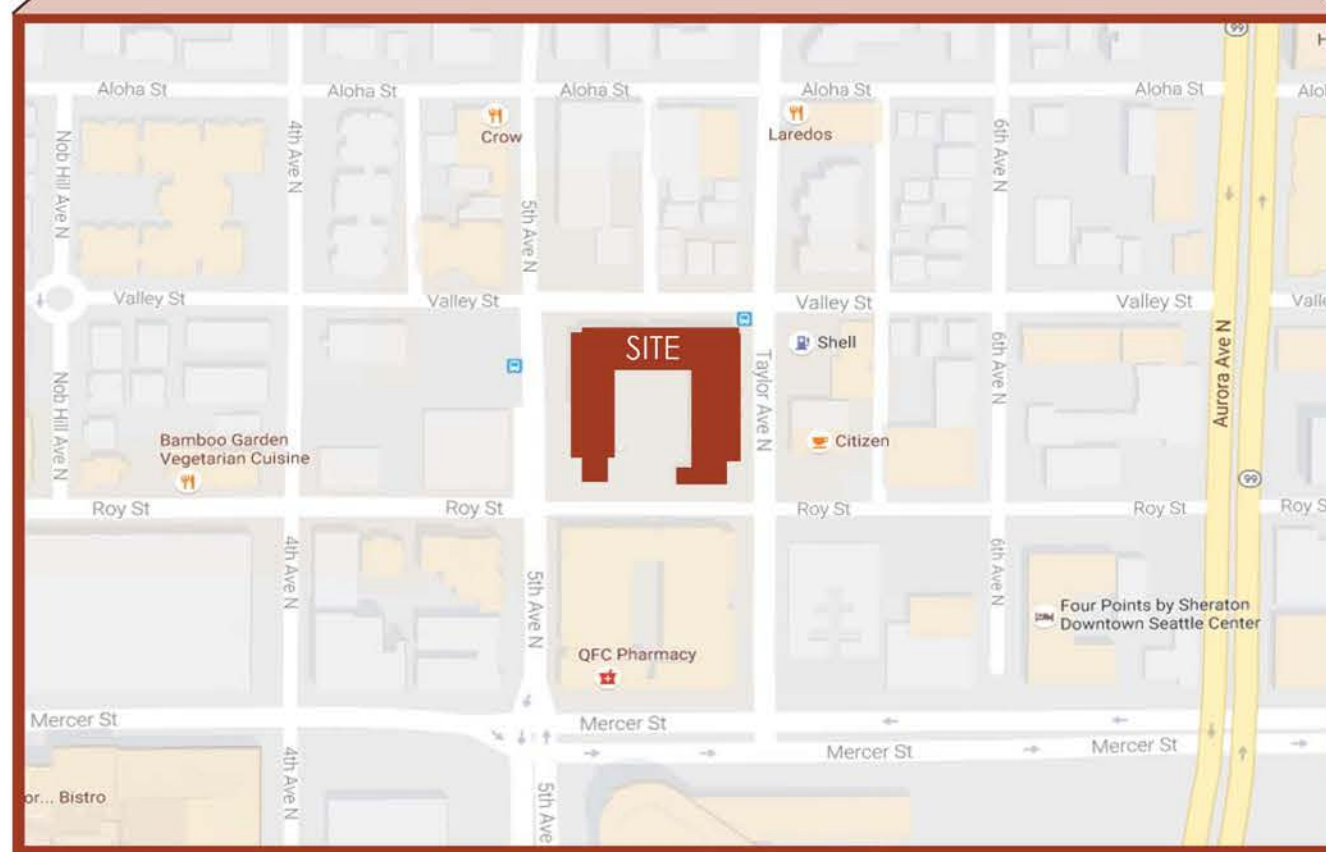
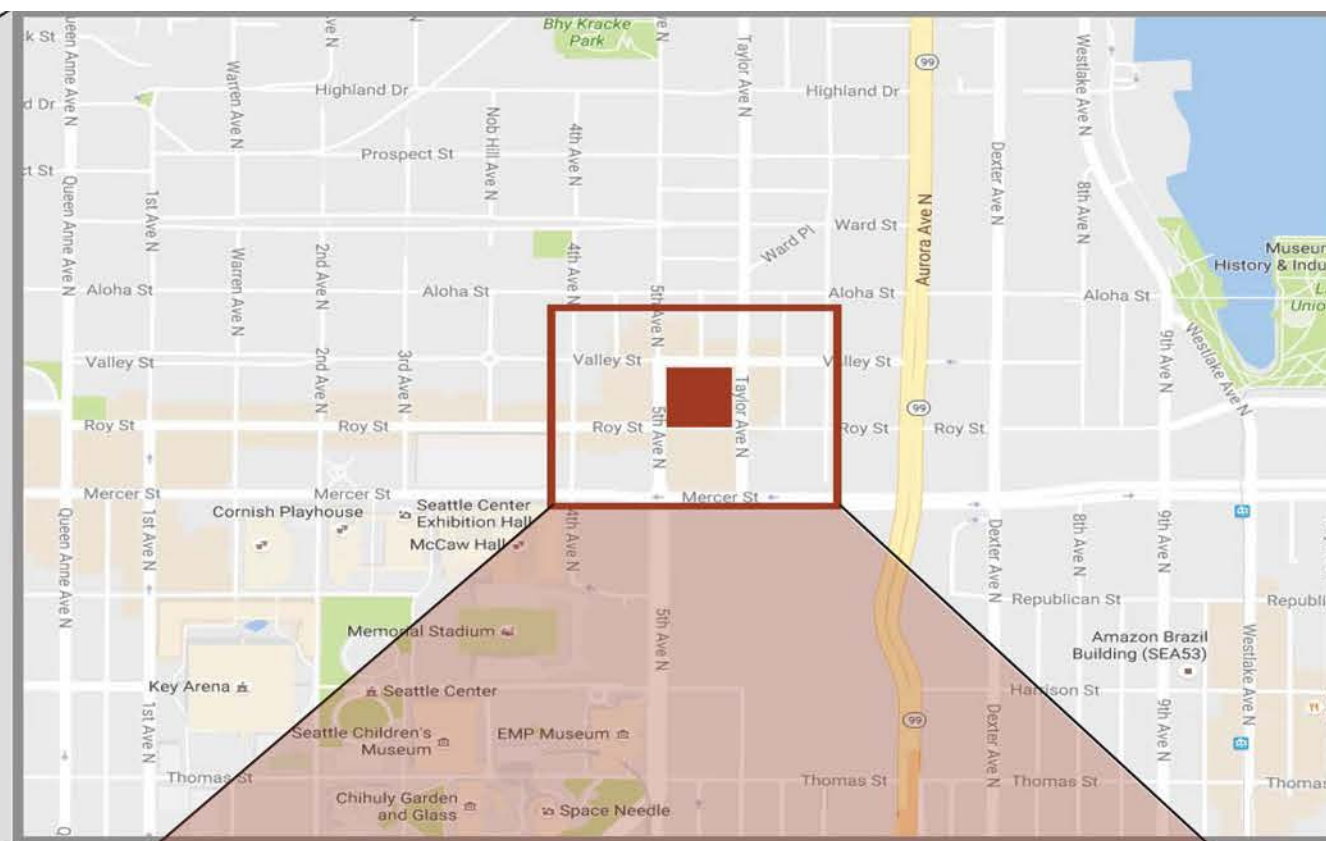
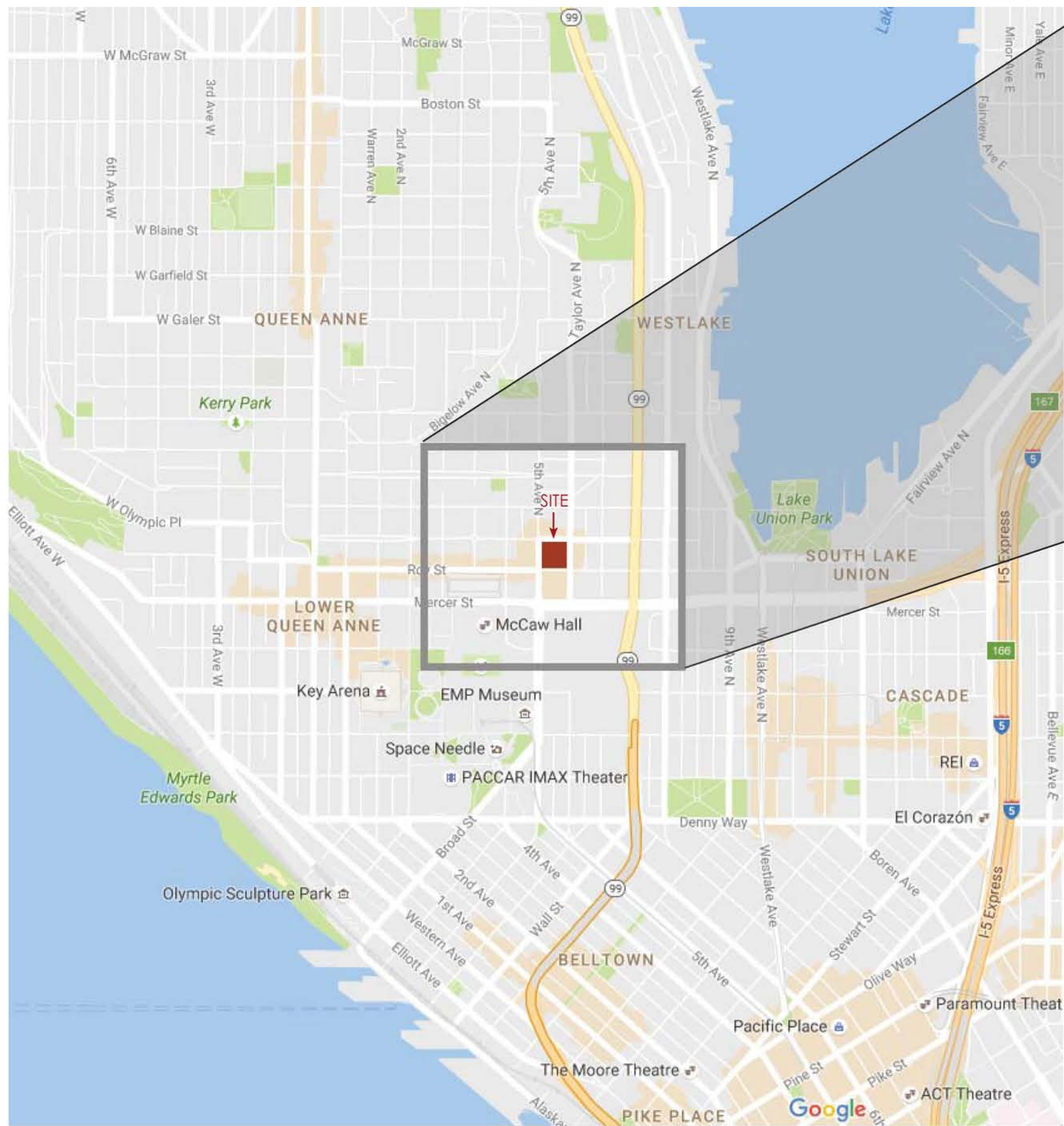
23.47A.012 C. Rooftop features

2. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher. Insulation material, rooftop decks and other similar features, or soil for landscaping located above the structural roof surface, may exceed the maximum height limit by up to two feet if enclosed by parapets or walls that comply with this subsection 23.47A.012.C.2.

The allowable F.A.R. is 3.0 in this zone. The proposed total building area (not including underground parking) is 135,639 square feet. Total lot area is 58,810 square feet, for an F.A.R. of 2.30 < 3.0.

The main entrance for the east wing will continue to be on Roy Street and the transparent materials at the lobby and fitness room will be expanded to continue to engage the sidewalk level at Roy Street.

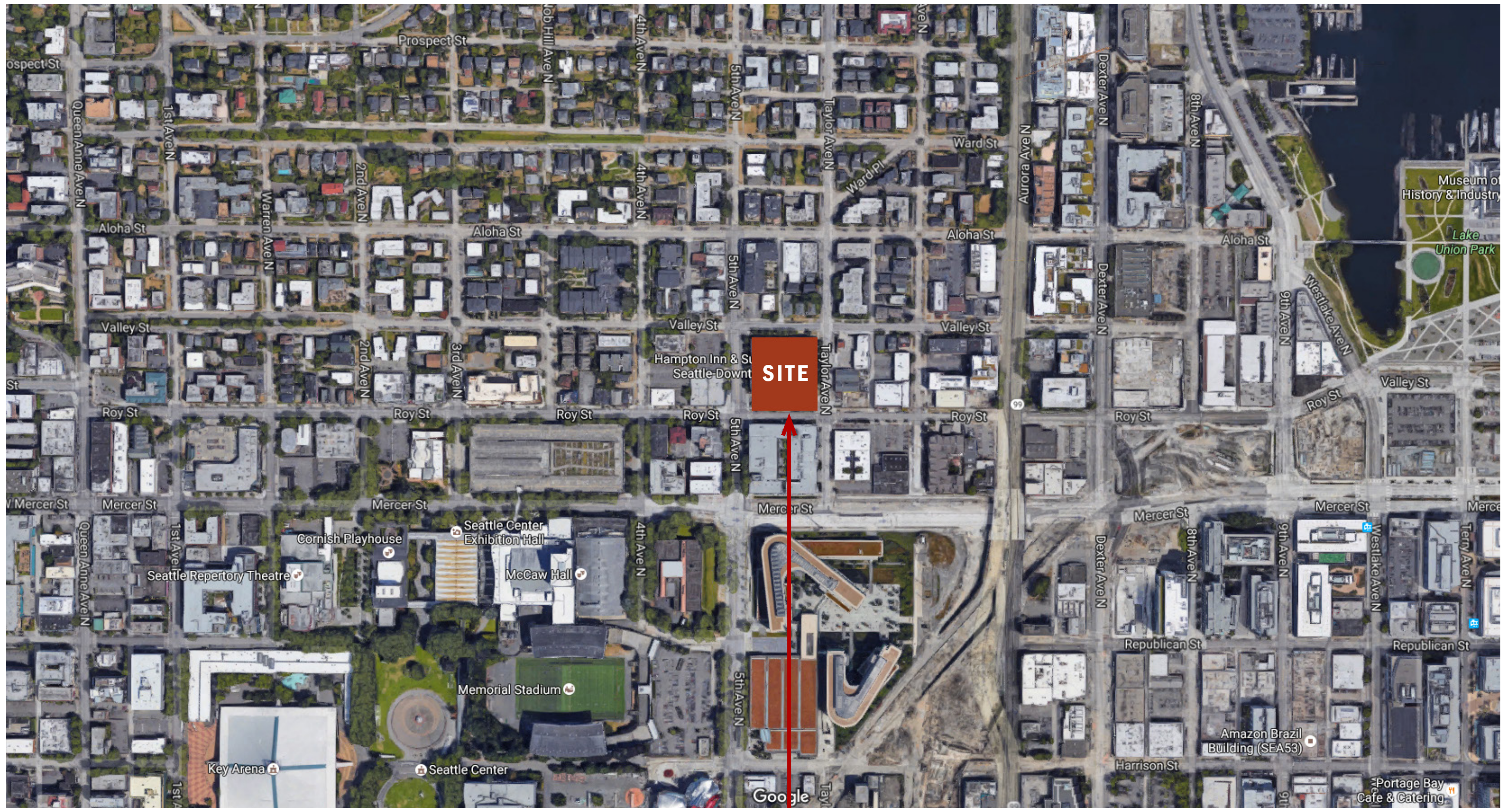
All exterior deck/balcony rails will be upgraded from a stucco finished wall to an aluminum rail.



VICINITY MAP

JENSEN FEY ARCHITECTS
7730 LEARY WAY NE REDMOND, WA 98052
www.jensenfey.com





SITE







**700 5th AVE N
SEATTLE, WA 98109**





AXONOMETRIC VIEW OF SITE

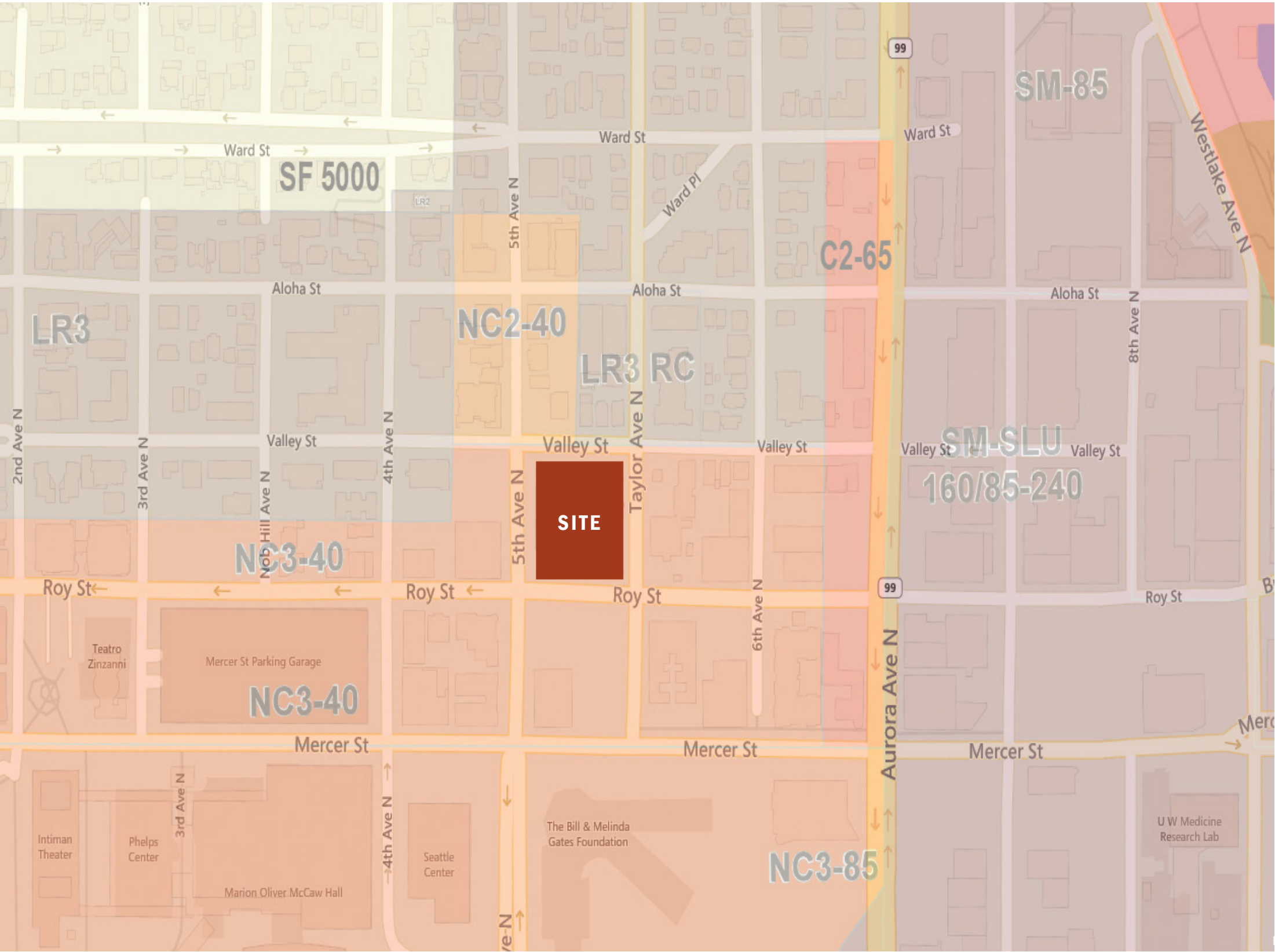
ZONING LEGEND

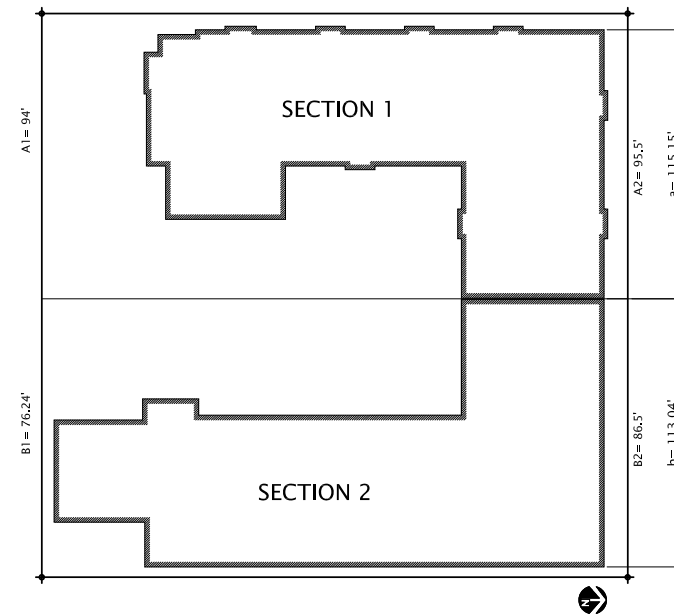
-  **SM-160/85-240**
SEATTLE MIXED
-  **NC2-40**
NEIGHBORHOOD COMMERCIAL
-  **NC3-40**
NEIGHBORHOOD COMMERCIAL
-  **LR3/RC**
LOWRISE MULTIFAMILY
-  **SF 5000**
SINGLE FAMILY
-  **C2-65**
COMMERCIAL

OVERLAY DESIGNATION

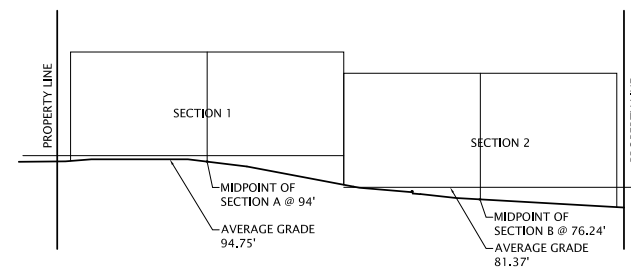
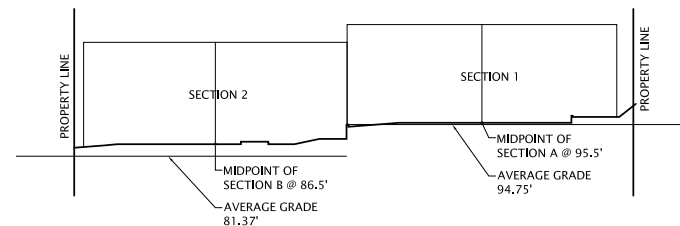
UPTOWN URBAN CENTER

UPTOWN PARK
CHARACTER AREA





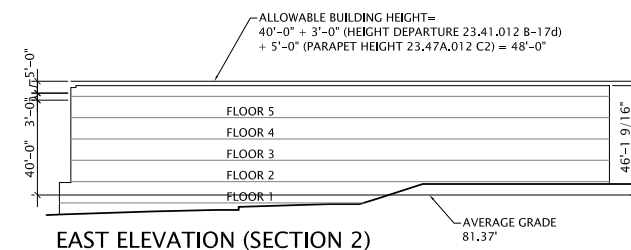
AVERAGE GRADE:
(CALCULATED PER DIRECTORS RULE 4-2012, FORMULA 2, SUBSECTION 23.86.006.A.2)



$$\begin{aligned} \text{SECTION 1:} \\ \frac{(A1 \times a) + (A2 \times a)}{a + a} \\ \frac{(94' \times 115.15') + (95.5' \times 115.15')}{115.15' + 115.15'} \\ = 94.75' \end{aligned}$$

$$\begin{aligned} \text{SECTION 2:} \\ \frac{(B1 \times b) + (B2 \times b)}{b + b} \\ \frac{(76.24' \times 113.04') + (86.5' \times 113.04')}{113.04' + 113.04'} \\ = 81.37' \end{aligned}$$

PROPOSED BUILDING HEIGHT FROM AVERAGE GRADE:



SITE LOCATION: 700 5th Avenue N. Seattle, WA 98109

SITE AREA: 26,279 + 32,531 = 58,810 SF

PARCEL NUMBER(S): 545830-0285
545830-029

SITE ZONING: Neighborhood Commercial NC3-40

PERMITTED USES: Lodging (Existing Use)
Table A for 23.47A.004

DESIGN GUIDELINES: Seattle Design Guidelines
Uptown Neighborhood Design Guidelines

STRUCTURE HEIGHT: 40'-0" / Additional 4'-0" for parapets
23.47A.012

FLOOR AREA RATIO: Maximum 3.0
23.47A.013
58,810 x 3.0 = 176,430 SF Maximum
135,639 SF (2.3 Total FAR)

PARKING: 1 stall per 4 guestrooms required. 233 total guestrooms.
Table A for 23.54.015
233/4 = 58.25 stalls required — 92 provided.

LANDSCAPING: Landscaping will meet or exceed a Green Factor of 0.30.
23.47A.016

DESIGN DEPARTURE: Within the Uptown Urban Center building height departures up to 3 feet of additional height may be granted if the top floor of the structure is set back at least 6 feet from all lot lines abutting streets (see page 24 of this packet).
23.41.012.B.17.d



SITE

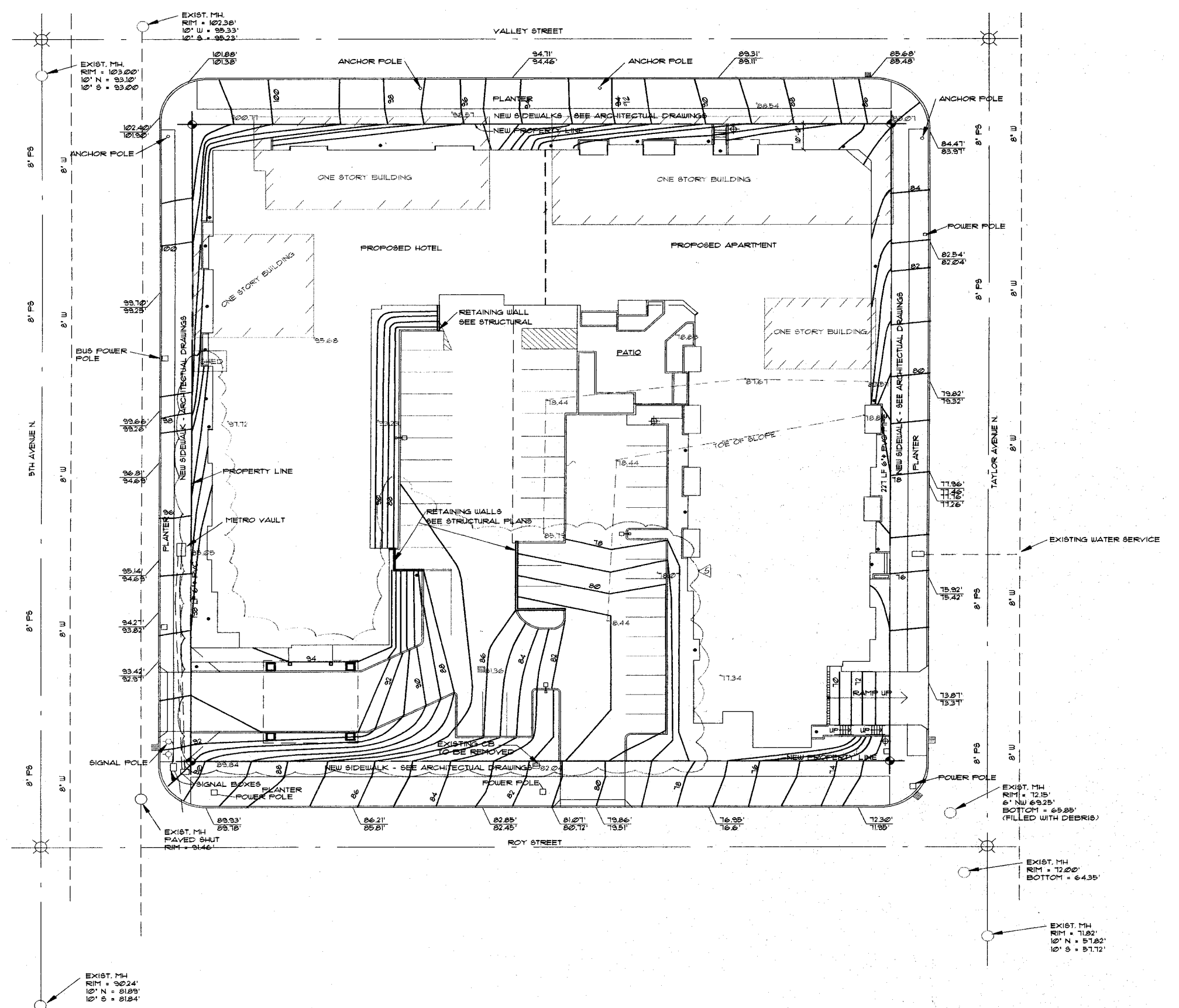
700 5th Avenue North (our site) is located on the block in between Roy and Valley Streets and 5th and Taylor Avenue North. The dimensions of the property are 232 feet north-south and approximately 227 feet east-west.

USES

The existing lot contains a 4-story Hampton Inn & Suites that will be renovated and expanded.

TOPOGRAPHY

The lowest point of the site is at the corner of Roy Street and Taylor Ave N. The site slopes up from this corner up towards Valley Street and 5th Avenue N with the highest point of the site being at the corner of Valley Street and 5th Ave N.



EXISTING SITE PLAN



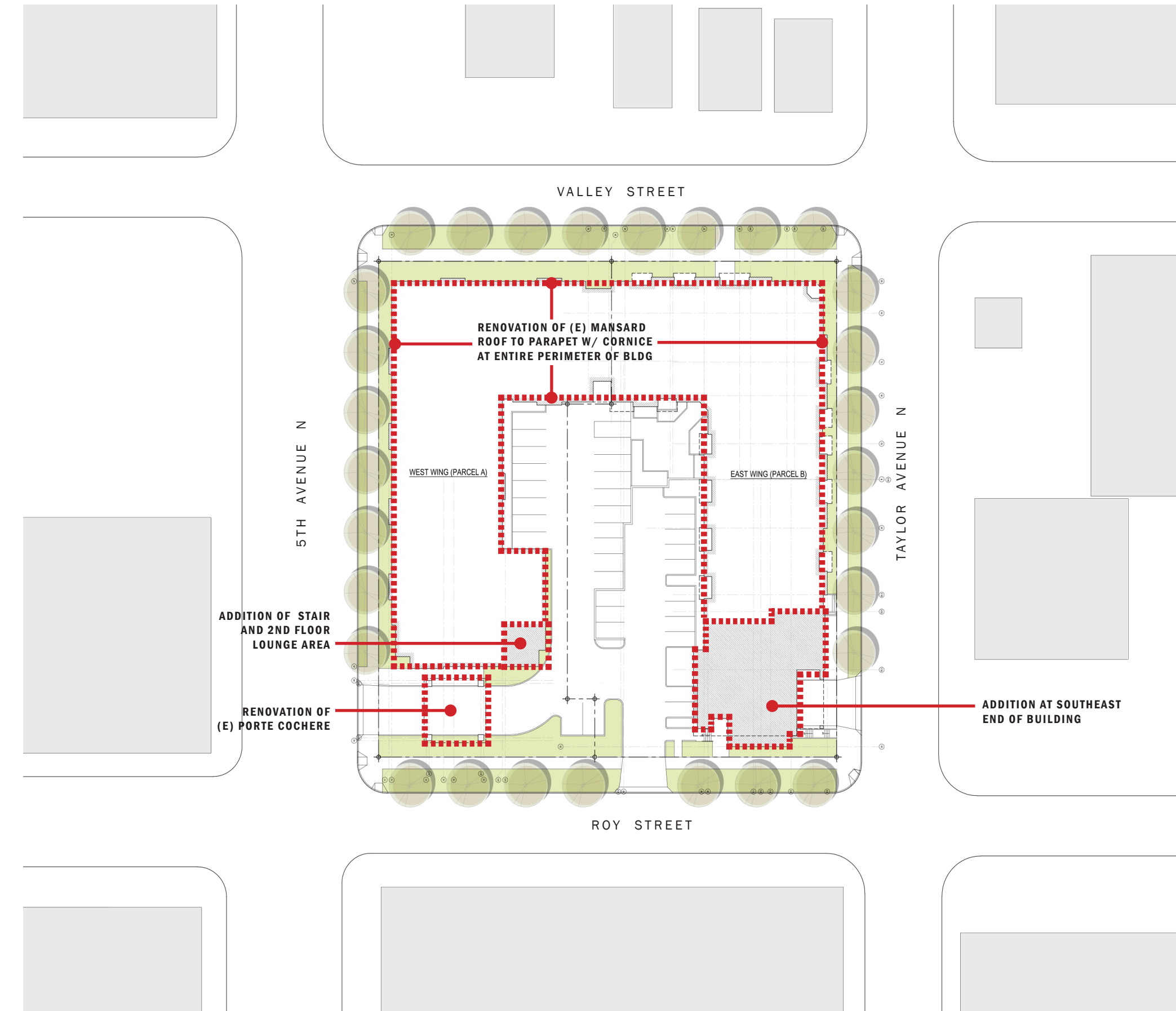
LEGAL DESCRIPTION:

Parcel #: 545830-0285

MERCERS 2ND REPLAT BLKS 44 TO 53 PORTION OF BLK 47 REPLAT OF BLOCKS 44 TO 53 MERCER'S SECOND ADDITION TO NORTH SEATTLE INCLUDING PORTION OF ALLEY WITHIN SD BLK 47 VACATED BY CITY OF SEATTLE ORD NO 114336 DAF: BEG AT SE COR OF W 18 FT SD BLK 47 TH N 00-00-32 E ALG E LN OF SD W 18 FT SD BLK 3.00 FT TO TPOB TH CONTG N 00-00-32 E ALG SD E LN 247.16 FT TO PT 33 FT S OF C/L OF VALLEY ST (BEING S R/W LN) TH S 89-59-22 E ALG SD S R/W LN 120.27 FT TH S 00-00-00 E PLL WITH E LN SD BLK 47 DIST OF 71.19 FT TH N 89-59-30 W PLL WITH S LN SD BLK 47 DIST OF 14.22 FT TH S 00-00-00 E PLL WITH SD E LN 146.97 FT TH S 89-59-30 E PLL WITH SD S LN 14.23 FT TH S 00-00-00 E PLL WITH SD E LN 29.00 FT TO PT 33 FT N OF C/L OF ROY ST (BEING N R/W LN SD ST) TH N 89-59-30 W ALG SD N R/W LN 120.31 FT TO TPOB -- AKA PCL A CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO 9504036 REC NO 9511220477
Plat Block: 47
Plat Lot: POR

Parcel #: 545830-0290

MERCERS 2ND REPLAT BLKS 44 TO 53 PORTION OF BLK 47 REPLAT OF BLOCKS 44 TO 53 MERCER'S SECOND ADDITION TO NORTH SEATTLE INCLUDING PORTION OF ALLEY WITHIN SD BLK 47 VACATED BY CITY OF SEATTLE ORD NO 114336 DAF: COMM AT SE COR SD BLK 47 TH N 00-00-00 E ALG E LN SD BLK 3.00 FT TO PT 33 FT N OF C/L OF ROY ST (BEING N MGN SD ROY ST) & TPOB TH CONTG N 00-00-00 E ALG SD E LN 247.15 FT TO PT 33 FT S OF C/L OF VALLEY ST (BEING S MGN OF SD ST) TH N 89-59-22 W ALG SD S MGN 117.67 FT TH S 00-00-00 E PLL WITH E LN SD BLK 71.19 FT TH N 89-59-30 W PLL WITH S LN SD BLK 47 DIST OF 14.22 FT TH S 00-00-00 E PLL WITH SD E LN 146.97 FT TH S 89-59-30 E PLL WITH SD S LN 14.23 FT TH S 00-00-00 E PLL WITH SD E LN 29.00 FT TO SD N MGN OF ROY ST TH S 89-59-30 E ALG SD N MGN 117.67 FT TO TPOB -- AKA PCL B CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO 9504036 REC NO 9511220477





1. SPACE NEEDLE



2. EXPERIENCE MUSIC PROJECT



3. KEY ARENA



4. MEMORIAL STADIUM



5. MCCA W HALL



6. BILL & MELINDA GATES FOUNDATION



7. LUMEN BUILDING



8. 4 POINTS SHERATON HOTEL



9. SHELL GAS STATION



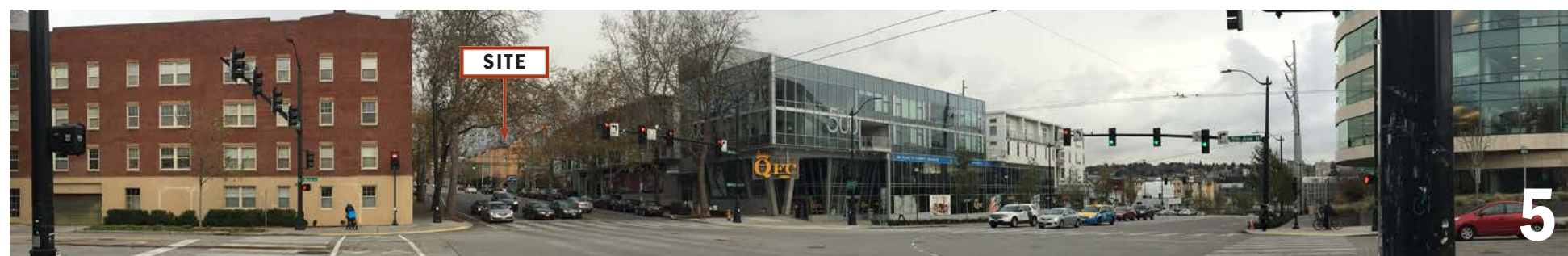
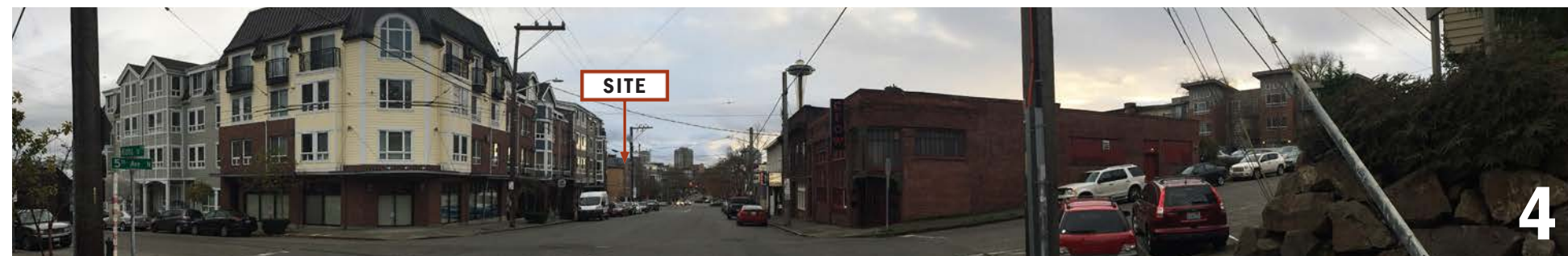
10. MIXED USE



11. MERCER ST. PARKING GARAGE



12. THE MAXWELL HOTEL



- 1** VIEW LOOKING NORTH UP TAYLOR AVE N FROM MERCER STREET
- 2** VIEW LOOKING WEST DOWN ROY STREET FROM 6TH AVE N.
- 3** VIEW LOOKING WEST DOWN VALLEY STREET FROM 6TH AVE N.
- 4** VIEW LOOKING SOUTH DOWN 5TH AVE N FROM ALOHA STREET
- 5** VIEW LOOKING NORTH UP 5TH AVE N FROM MERCER STREET



- 1** VIEW OF SURROUNDING NEIGHBORHOOD FROM CORNER OF ROY STREET & TAYLOR AVE N.
- 2** VIEW OF SURROUNDING NEIGHBORHOOD FROM CORNER OF TAYLOR AVE N & VALLEY STREET
- 3** VIEW OF SURROUNDING NEIGHBORHOOD FROM CORNER OF VALLEY STREET & 5TH AVE N.
- 4** VIEW OF SURROUNDING NEIGHBORHOOD FROM CORNER OF 5TH AVE N AND ROY STREET





- 1** CORNER OF ROY STREET AND TAYLOR AVE N
LOOKING NORTHWEST TOWARDS SITE
- 2** CORNER OF TAYLOR AVE N & VALLEY STREET
LOOKING SOUTHWEST TOWARDS SITE
- 3** CORNER OF VALLEY STREET & 5TH AVE N
LOOKING SOUTHEAST TOWARDS SITE
- 4** CORNER OF 5TH AVE N AND ROY STREET
LOOKING NORTHEAST TOWARDS SITE



1. EXISTING STREETScape ALONG ROY STREET LOOKING NORTH / PROJECT BLOCK



2. EXISTING STREETScape ALONG ROY STREET LOOKING SOUTH



1. EXISTING STREETSCAPE ALONG TAYLOR AVE N. LOOKING WEST / PROJECT BLOCK



2. EXISTING STREETSCAPE ALONG TAYLOR AVE N. LOOKING EAST



1. EXISTING STREETScape ALONG VALLEY STREET LOOKING SOUTH / PROJECT BLOCK



2. EXISTING STREETScape ALONG VALLEY STREET LOOKING NORTH



1. EXISTING STREETScape ALONG 5TH AVE N. LOOKING EAST / PROJECT BLOCK



2. EXISTING STREETScape ALONG 5TH AVE N. LOOKING WEST

CS2 URBAN PATTERN & FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

Seattle Design Guidelines:

C. RELATIONSHIP TO THE BLOCK

3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the facade and overall building design. Consider providing through-block access and/or designing the project as an assemblage of buildings and spaces within the block.

Uptown Supplemental Guidelines:

III. CORNER LOTS

i. Generally, buildings within Uptown should meet the corner and not be set back. Building designs and treatments as well as any open space areas should address the corner and promote activity. Corner entrances are strongly encouraged, where feasible.

PROJECT RESPONSE:

The existing building form gradually steps back from the street. It is our intent to bring the massing closer to the street with the addition/expansion at the corner.

Seattle Design Guidelines:

D. HEIGHT, BULK, AND SCALE

- 1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.
- 2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from smaller neighboring building.

Uptown Supplemental Guidelines:

IV. HEIGHT, BULK AND SCALE COMPATIBILITY

i. Throughout Uptown, a departure would be supported for 3’ of additional height for projects that step back the top floor of the structure a minimum of 6’ from the street. This has the effect of reducing the impact of the structure height on the sidewalk below as well as reducing the length of shadows over the street.

PROJECT RESPONSE:

Our project would like to take advantage of this extra height allowed by the design departure. The top level will be set back from the street 6 feet along Taylor Avenue and approximately 14 feet along Roy Street. The additional height allows our project to build to a bulk and scale that is more comparable to the building directly across the street.

CS3 ARCHITECTURAL CONTEXT & CHARACTER

Contribute to the architectural character of the neighborhood.

Seattle Design Guidelines:

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

- 1. Fitting Old and New Together: Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.
- 2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

Uptown Supplemental Guidelines:

I. ARCHITECTURAL CONTEXT

The Uptown Park character area emphasizes the notion of historic continuity -- the relationship of built structures over time. This relationship encourages diversity of styles within a coherent whole, reinforcing the key elements of noteworthy buildings.

PROJECT RESPONSE:

Our project was originally built in 1997 and our renovation and addition would bring an updated look to the overall building while complementing what is already built in the surrounding area.



PL3 STREET-LEVEL INTERACTION

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

Seattle Design Guidelines:

A. ENTRIES

1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

PROJECT RESPONSE:

It is our intent to make the entry to the building more apparent and clear than it is currently with the renovation/addition at the corner of Roy Street and Taylor Avenue. Transparency at the street level to promote interaction will be incorporated into the design as well as other design elements that will make the entry stand out from the rest of the building.

DC2 ARCHITECTURAL CONCEPT

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

Seattle Design Guidelines:

A. MASSING

1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

Uptown Supplemental Guidelines:

I. ARCHITECTURAL CONTEXT

i. The Uptown Park and Heart of Uptown character districts prefer an architecture that emphasizes human scale and quality, detailing and materials, and that remains compatible with the existing community. Generally, the following architectural features are encouraged during the design review process:

PROJECT RESPONSE:

Our site is an entire block but it is a U-shaped building that has a void/open space at the center portion of Roy Street. This open area in the middle reduces the scale of the building even though it takes up an entire block. Our proposed addition will maintain this open space while building up the mass of the building at the corner to be similar to the adjacent buildings.

DC4 EXTERIOR ELEMENTS & FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

Seattle Design Guidelines:

A. BUILDING MATERIALS

1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Uptown Supplemental Guidelines:

II. EXTERIOR FINISH MATERIALS

ii. Throughout Uptown, decorative exterior treatments using brick, tile and/or other interesting exterior finish materials are strongly preferred. Quality exterior finish materials should be incorporated at all levels and on all exterior walls. Use materials, colors, and details to unify a building's appearance; buildings and structures should be built of compatible materials on all sides.

PROJECT RESPONSE:

Our proposed addition/renovation will use quality exterior finish materials to help update the existing building.

(E) METAL
MANSARD
ROOF

(E) STUCCO



EXISTING HOTEL ALONG ROY STREET

(E) METAL
MANSARD
ROOF

(E) STUCCO



(E) BRICK

(E) STUCCO

(E) BRICK

(E) METAL
MANSARD
ROOF



RENOVATION WITH A MANSARD - OVERALL VIEW

The new look is achieved by updating the Classic Hampton style through a total building upgrade, featuring fresh colors and new touchpoints at the guest level. All of this culminates in a distinctive first impression that conveys a heavy dose of 'new' with a light dose of 'wow'.

Existing Mansard Roof Can Remain
(behind Signature Cornice)

The Signature Cornice
and Signage Band

The Lintel Band and
Window Zone



Updated Porte Cochere

Entry Landscape
Element

Porte Cochere
'welcome' signage

Entry / Lobby Plantings
(optional)

Existing Pilasters
(rounded corners removed)

The Window Zone

The Wall

The Masonry Base and Cap

FLAT ROOF
PORTE COCHERE

NEUTRAL
COLOR

SIGNATURE
CORNICE



NEW PROTOTYPE

PORTE COCHERE RENOVATION

Existing pyramid roof to be demolished and porte cochere to be renovated to be more simple and with modern lines.

2nd FLOOR LOUNGE ADDITION

Stair and new 2nd floor guest lounge area added to existing one-story volume of building.

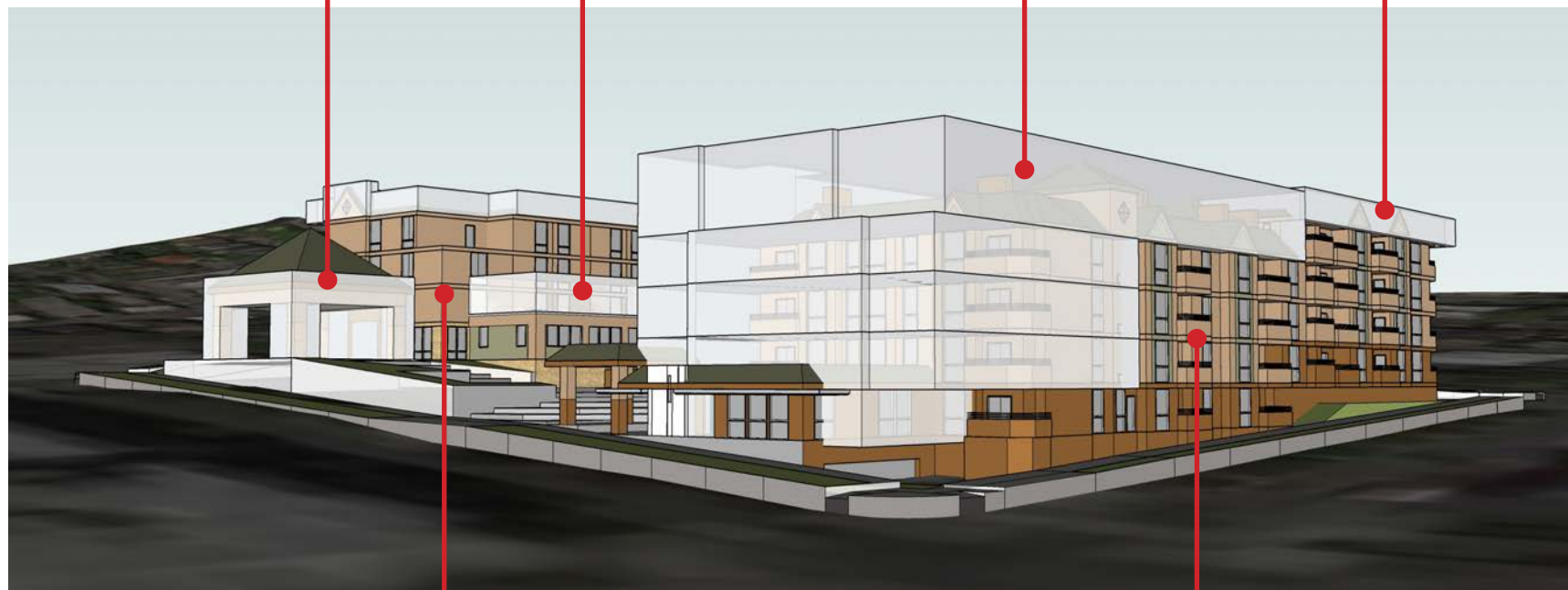
PROPOSED ADDITION

Expansion/addition to existing hotel building to add guestrooms to project at the southeast corner of site.

This end of the eastern wing will be completed renovated from the exterior with the demolition of existing exterior canopies.

NEW ROOF LINE

The existing mansard roof to be overframed and hidden from view with the addition of a new parapet. This will give the existing building a fresh look and bring the hotel building closer in design to the new Hampton Inn & Suites prototypes with their recognizable cornice details. Renovation to be completed around the entire perimeter of the building.



NEW PAINT

New paint in a lighter and more neutral color to brighten up facade. A new color will also be the link to seamlessly connect the new portions of the renovation with the existing portions that will remain.

NEW BALCONIES

New balconies throughout entire building to provide a new decorative element to the remaining facades that would otherwise have just been painted.

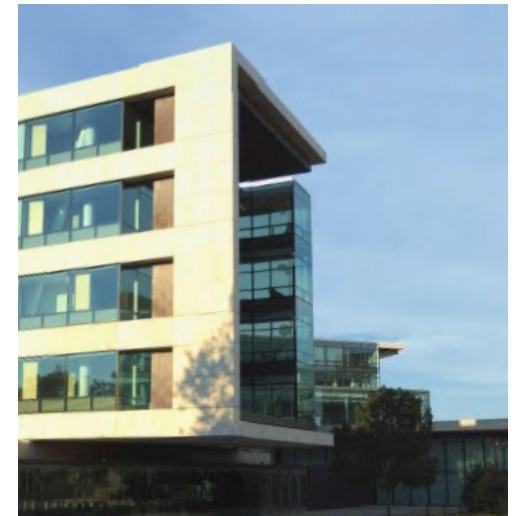
DESIGN CUES FROM NEIGHBORING PRECEDENTS



1 EXISTING EIFS MATERIAL COMPLEMENTS OTHER NEIGHBORING AND SIMILAR TYPE BUILDINGS.



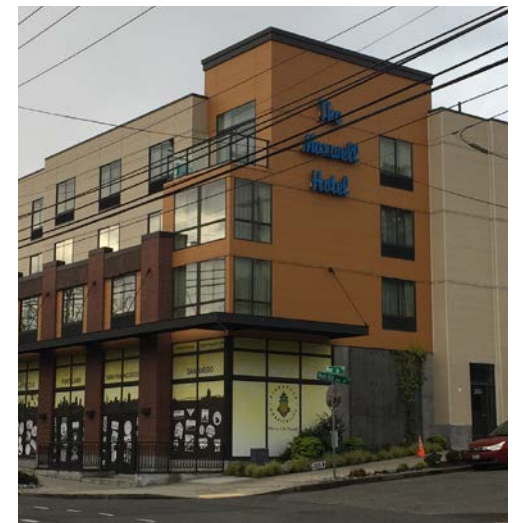
2 EXTENSIVE GLASS USED AT STREET LEVEL FOR HIGH TRANSPARENCY AND ACTIVATION OF PEDESTRIAN INTERACTION.



3 FOLDED PLANES USED AS BOLD DESIGN STATEMENT.



4 CANTILEVERED ELEMENTS AT PROMINENT STREET CORNERS / EXPRESSED COLUMNS AT EXTERIOR.



5 USE OF COLOR TO BREAK UP BUILDING MASSING AND CREATE MODULATION.



1. PORTE COCHERE AT NEIGHBORING HOTEL



2. ENTRY AT STREET LEVEL FOR APARTMENTS ACROSS ROY STREET.



3. PARKING / LOADING ENTRY AT ADJACENT APARTMENTS.



4. BUILT-IN CONCRETE STOOLS ALONG SIDEWALK.



5. CORNER ENTRY INTO ADJACENT GROCERY STORE.



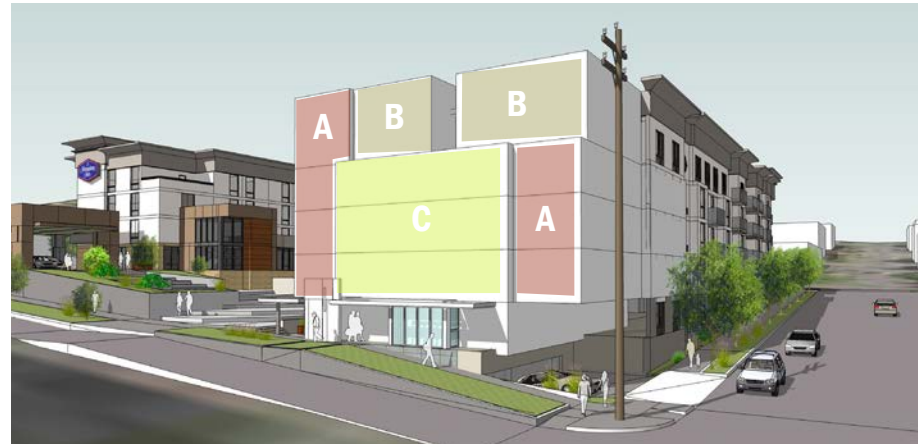
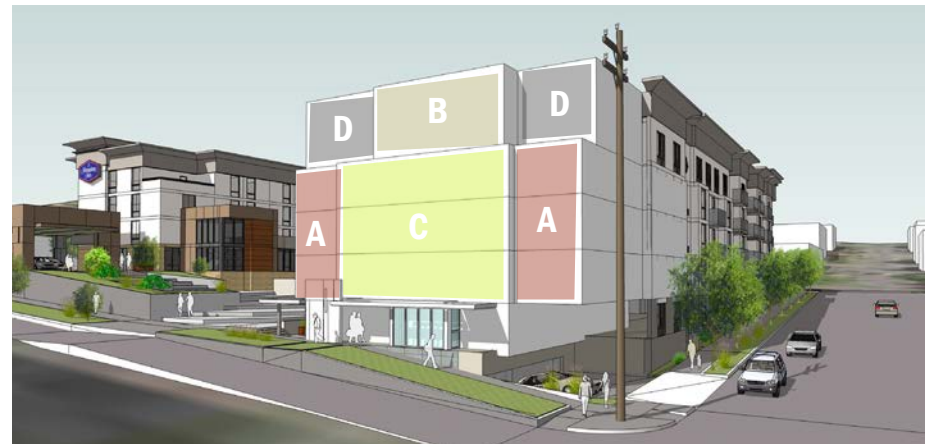
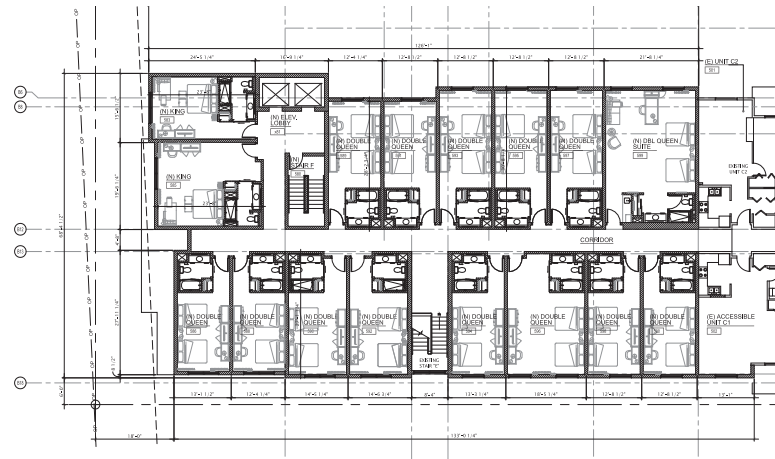
6. FUNCTIONAL ART / SEAT.



7. ENTRY CANOPY AT NEIGHBORING HOTEL.



8. OUTDOOR DINING ALONG SIDEWALK.



1

ALTERNATE 1 HAS A MASSING WITH THE ENTIRE UPPER LEVEL
SETBACK WITH THE MIDDLE PORTION SET BACK THE LEAST.
THIS CREATES A MASSING THAT HAS MANY COMPONENTS AND
LOOKS SOMEWHAT TOO BUSY.

2

3

MASSING : COMPARISON OF ALTERNATES



1. VIEW OF PORTE COCHERE AND LOUNGE ADDITION LOOKING NORTHWEST.



2. VIEW OF BUILDING FROM ROY STREET AND TAYLOR AVENUE LOOKING NW.



3. VIEW LOOKING DOWN TAYLOR AVENUE AT SOUTHEAST CORNER OF ADDITION.



4. VIEW OF ADDITION LOOKING DOWN ROY STREET.



5. SOUTHEAST CORNER OF BUILDING ADDITION ON ROY STREET.



6. VIEW LOOKING WEST UP ROY STREET ALONG SIDEWALK.



1. VIEW OF PORTE COCHERE AND LOUNGE ADDITION LOOKING NORTHWEST.



2. VIEW OF BUILDING FROM ROY STREET AND TAYLOR AVENUE LOOKING NW.



3. VIEW LOOKING DOWN TAYLOR AVENUE AT SOUTHEAST CORNER OF ADDITION.



4. VIEW OF ADDITION LOOKING DOWN ROY STREET.



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3. VIEW LOOKING DOWN TAYLOR AVENUE AT SOUTHEAST CORNER OF ADDITION.



4. VIEW OF ADDITION LOOKING DOWN ROY STREET.

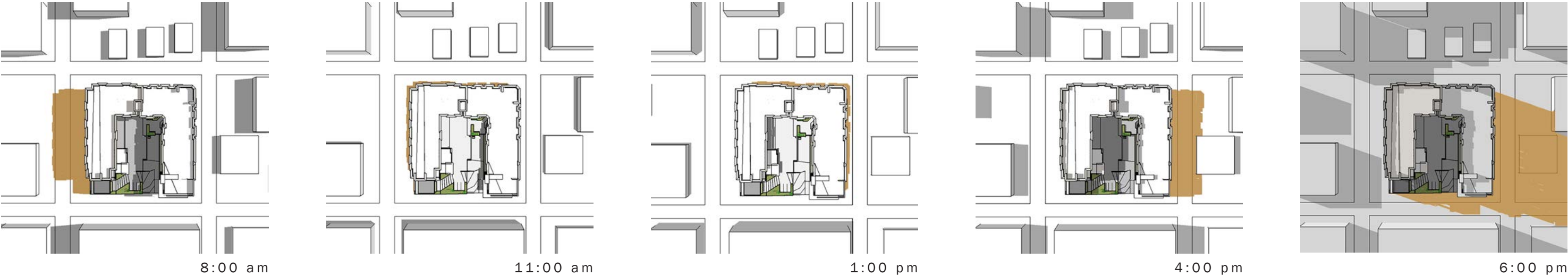


5. SOUTHEAST CORNER OF BUILDING ADDITION ON ROY STREET.

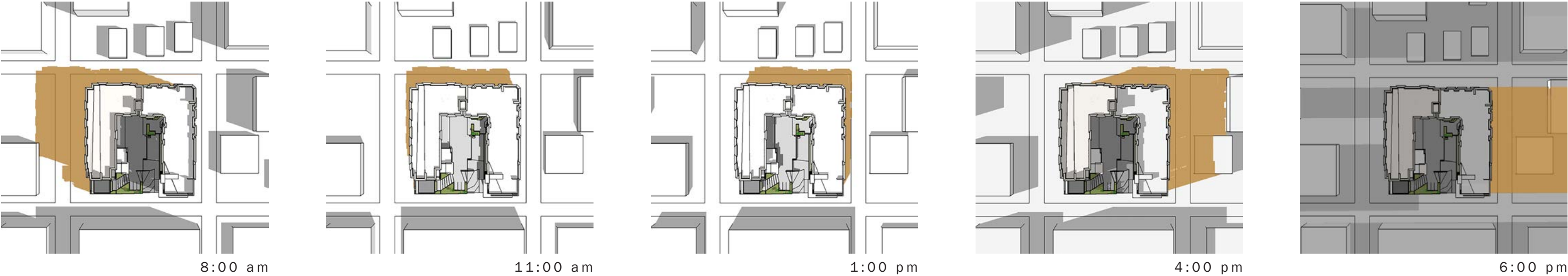


6. VIEW LOOKING WEST UP ROY STREET ALONG SIDEWALK.

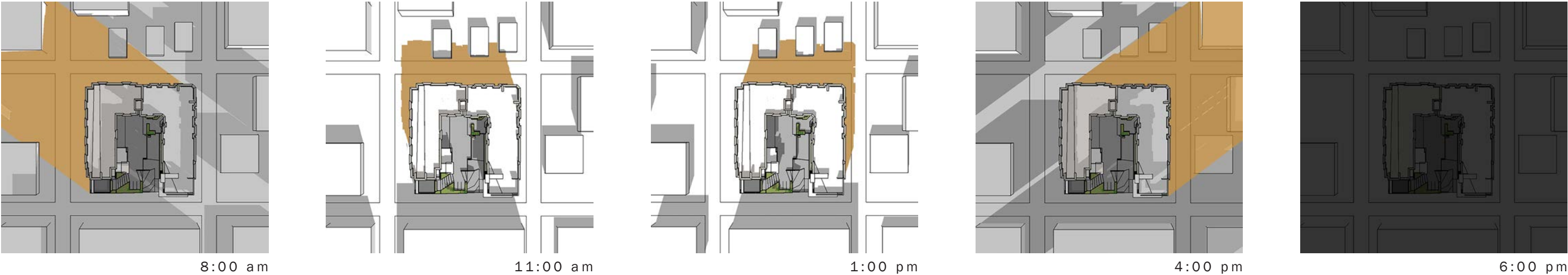
SUMMER SOLSTICE

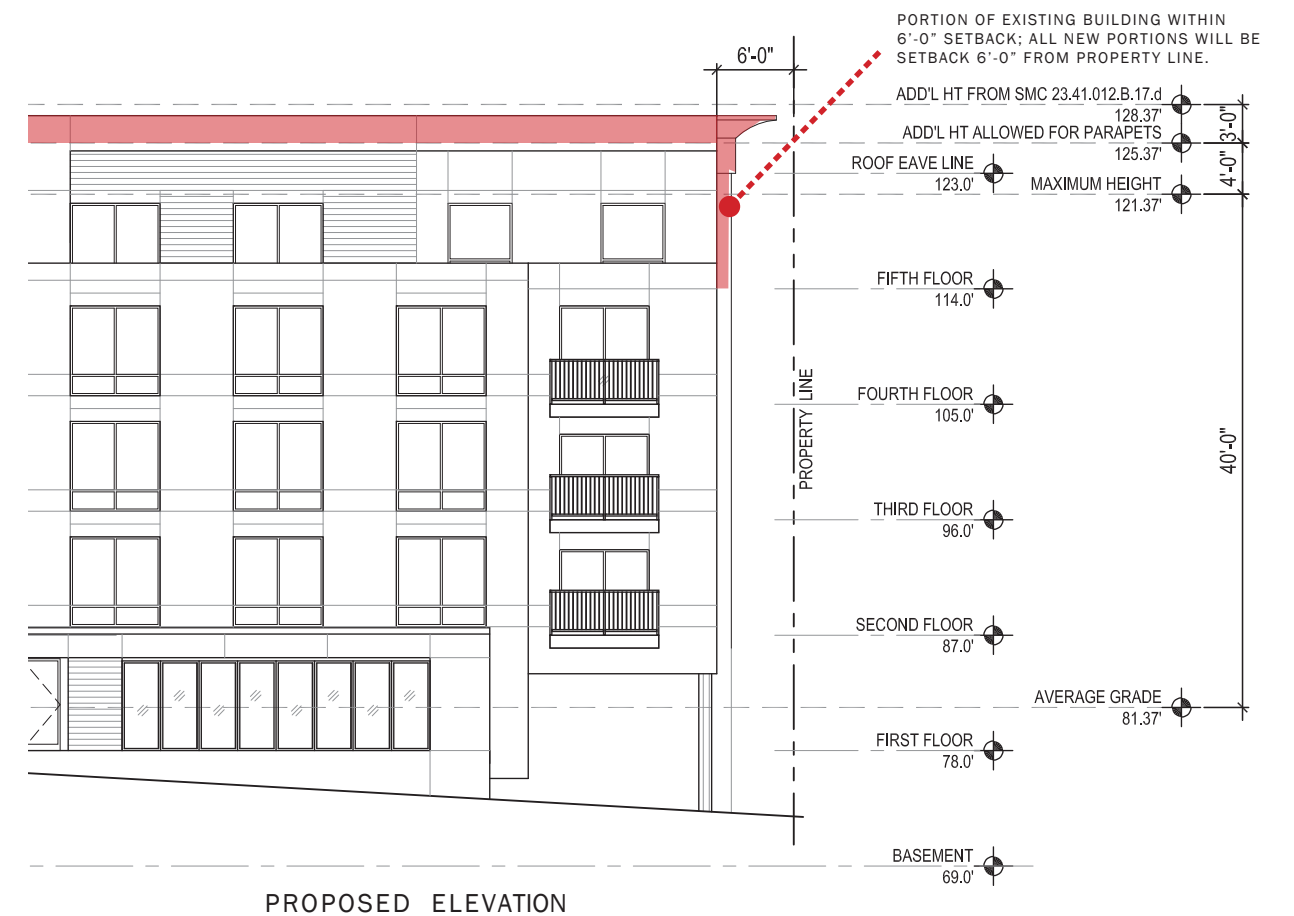


SPRING / FALL EQUINOX



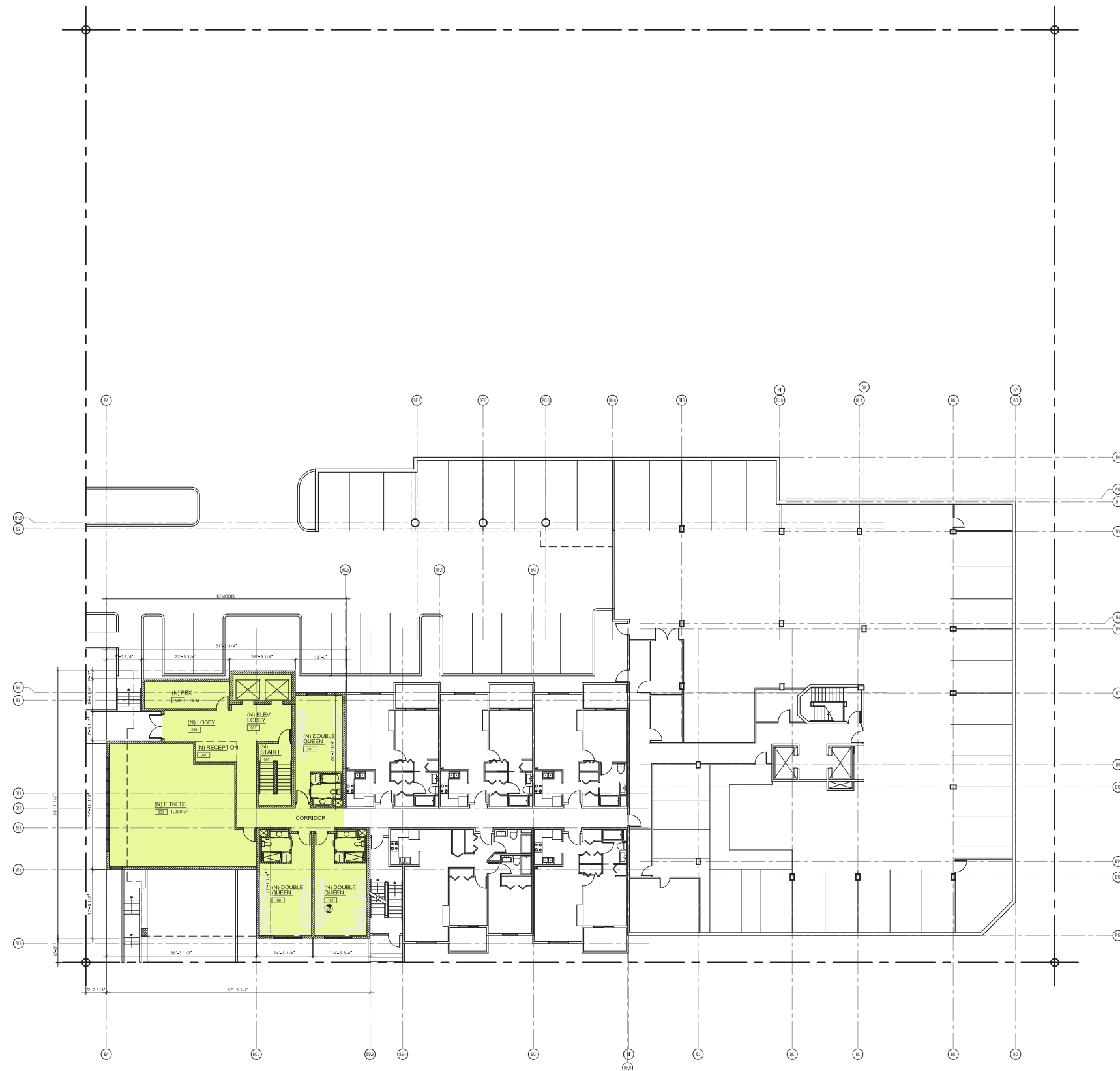
WINTER SOLSTICE





DESIGN DEPARTURE

DEVELOPMENT STANDARD CODE SECTION / SMC 23.47A.012 STRUCTURE HEIGHT		
REQUIREMENT	PROPOSED	RATIONALE
ZONING NC3-40 ALLOWS MAXIMUM BUILDING HEIGHT OF 40 FEET; WITH AN ADDITIONAL 4 FEET OF PARAPET HEIGHT.	<p>MAXIMUM BUILDING HEIGHT OF 40 FEET; WITH AN ADDITIONAL 4 FEET OF PARAPET HEIGHT</p> <p>WITH AN ADDITIONAL 3 FEET OF ALLOWED EXTRA HEIGHT PER SMC 23.41.012.B.17.d</p> <p>Within the Uptown Urban Center building height departures up to 3 feet of additional height may be granted if the top floor of the structure is set back at least 6 feet from all lot lines abutting streets.</p>	<p>WE WOULD LIKE TO TAKE ADVANTAGE OF THE ALLOWABLE EXTRA HEIGHT PER SMC 23.41.012.B.17.d TO ADD THE ADDITIONAL 3 FEET TO OUR BUILDING. THIS WOULD ALLOW US TO PROVIDE ADDITIONAL GUESTROOMS TO OUR BUILDING BY EXTENDING THE UPPER LEVEL AS PART OF OUR PROJECT ADDITION. WE WOULD ALSO BE ABLE TO ADD PARAPETS AT THE ENTIRE ROOF PERIMETER TO UPDATE THE BUILDING SO THAT IT IS MORE IN KEEPING WITH THE NEIGHBORHOOD VOCABULARY AND PROVIDE A MORE FRESH LOOK FOR OUR BUILDING.</p> <p>SUPPORTING DESIGN GUIDELINES :</p> <p>CS2 URBAN PATTERN & FORM / UPTOWN SUPPLEMENTAL GUIDELINES III. CORNER LOTS & IV. HEIGHT, BULK AND SCALE COMPATIBILITY (see page 18 of EDG packet).</p>



AREA OF WORK



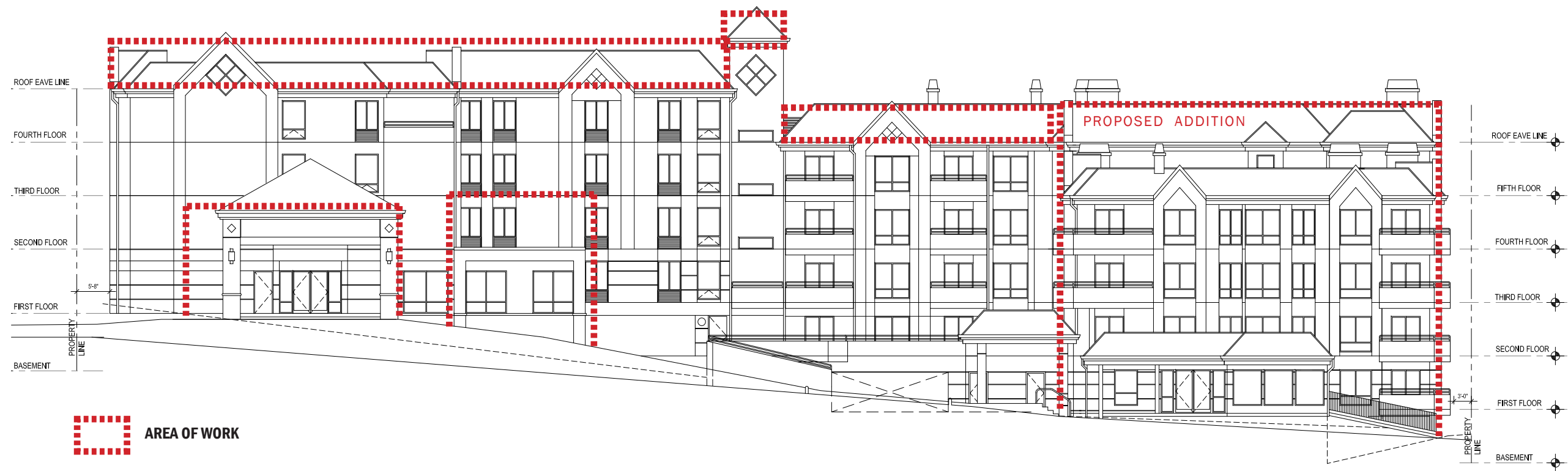
GROUND FLOOR PLAN





 AREA OF WORK

FIFTH FLOOR PLAN



EXISTING ELEVATION



PROPOSED ELEVATION



PROPOSED ELEVATION