

PROJECT TEAM

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117 YALE AVE N EARLY DESIGN GUIDANCE SUBMITTAL

Project # 3026512 - Meeting date: 11-01-2017



DEVELOPMENT OBJECTIVES

Construction of a 10-story hotel building with basement meeting space and supporting facilities, ground-level lobby and coffee shop, guestrooms, and rooftop food and drink service.

Hotel guestrooms: Target 175
Site Area: 9,569 s.f.
Building Area: Max. FAR = 8 = 76,552 s.f.
Parking Spaces: Target Zero (valet parking to off-site location)

PROJECT GOALS

Not your typical Hotel Experience

A design vision inspired by clean modernism will create a backdrop for curated abstract art, European-inspired food service, and innovative spaces and amenities tailored to business travelers. The site proximity to downtown and the newly burgeoning areas of the Denny Triangle and South Lake Union provides an ideal location. The top-level food and drink service facilities provide a unique viewpoint.

Elevate the Streetscape Experience

The main floor Lobby will be visually open, transparent, and welcoming. The hotel entrance will be set back from the sidewalk to provide visual relief and a better entry experience, for both hotel guests and pedestrians. Coffee shop in the Lobby provides an amenity for and connection to the residents and workers in the neighborhood.

Contribute to Local Context

The adjacent blocks have several landmark buildings, some of which have been incorporated into new development. Though not a landmark building, the existing building on our site has a unique exterior design treatment of glazed decorative ceramic tile. Elements of this tile will be preserved and sought to feature as an art display piece in the new building's interior.

Build Sustainable

The project is targeting LEED Gold certification and will incorporate design and features that conserve natural resources

117 Yale Ave N

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SHEET INDEX

1	COVER SHEET
2	NEIGHBORHOOD CHARACTER
3	DEVELOPMENT OBJECTIVES & PROJECT GOALS
4	EXISTING SITE CONDITIONS
5	PROPOSED SITE PLAN
6-7	CONTEXT ANALYSIS - BUILDING TYPOLOGIES & NOTABLE ARCHITECTURE
8	VICINITY
9	NODES AND TRANSPORTATION
10-12	SITE PHOTOS - STREETScape MONTAGE
13	EXISTING SITE VIEWS
14	ZONING - VICINITY ZONING & ZONING SUMMARY
15	ZONING SUMMARY
16-17	DESIGN GUIDELINES - CITYWIDE AND SOUTH LAKE UNION GUIDELINES
18	MASSING CONCEPT EVOLUTION
19	3 MASSING SCHEMES COMPARISON
20-21	ARCHITECTURAL CONCEPT - OPTION 1
22-23	ARCHITECTURAL CONCEPT - OPTION 2
24-25	ARCHITECTURAL CONCEPT - OPTION 3 (PREFERRED)
26	REQUEST FOR BOARD SUPPORT
27	CONCEPT IMAGES / ARTICULATION & REFINEMENT
28	SUN/SHADOW STUDY
29	STREETScape CONCEPT

EXISTING SITE SURVEY

The site has an area of 9,569 s.f., with approximately 80 feet of frontage on Yale Ave N, and the alley, and approximately 120 feet of shared interior property line with properties to the north and south. Existing 2 story building occupies the entire site. Existing use is retail with a single apartment unit on the second floor.

TOPOGRAPHY

Site is level on along the north and south property lines, and slopes down approximately 13" from the south property line to the north.

OPEN SPACE

No open space exists on the current site

TREES AND LANDSCAPING

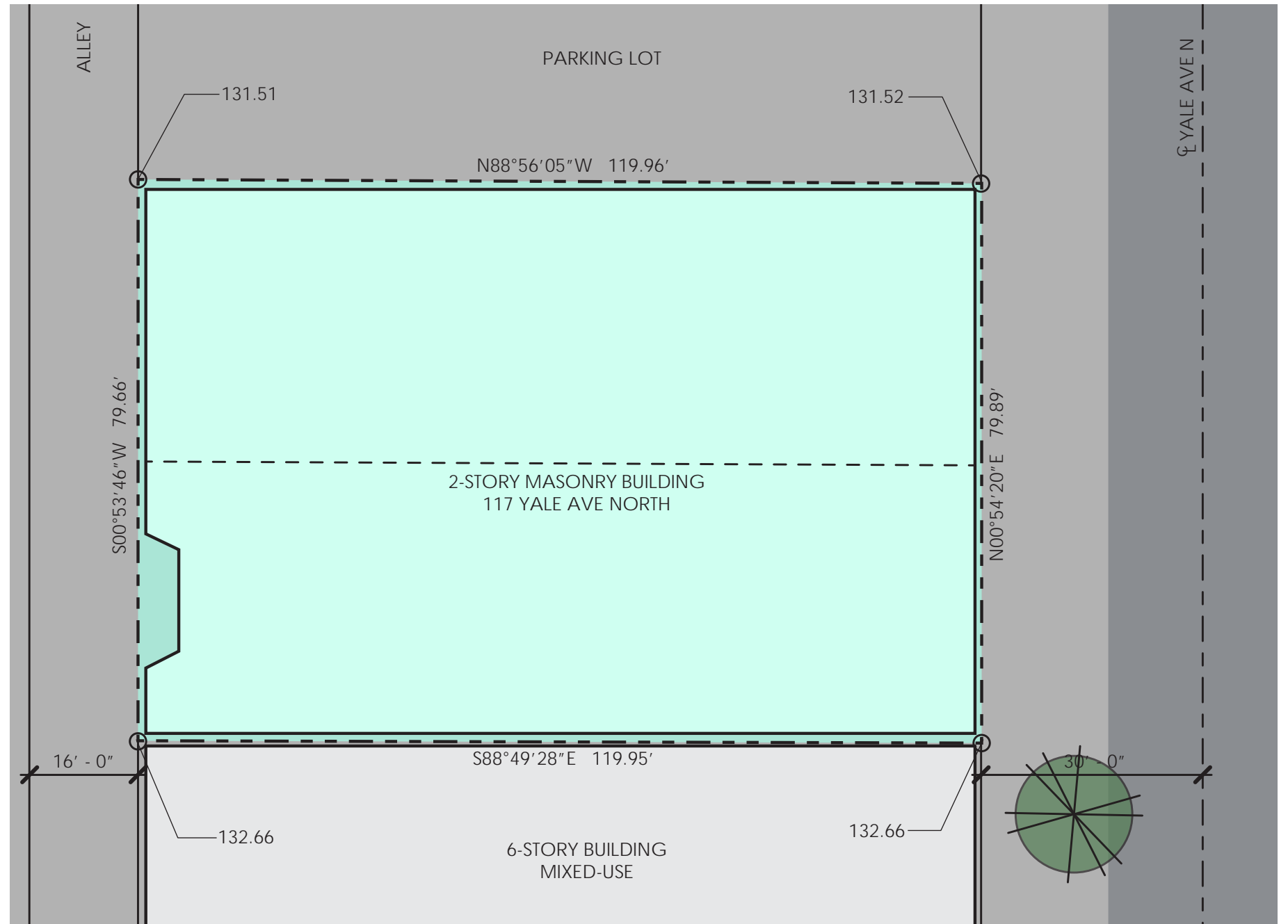
No trees or landscaping exist on the current site or along the street frontage on Yale Ave N.

VEHICULAR AND PEDESTRIAN ACCESS

Existing loading dock door along alley. No vehicular access currently from Yale Ave N. No curb cuts along existing street frontage. Pedestrian access is from Yale Ave N.

LEGAL DESCRIPTION

Lot 15 and 16, Block 13, Pontius 4th addition to the city of Seattle, According to the plat thereof recorded in Volume 7 of Plats, page 8 Records of King County, Washington. Situated in the City of Seattle, County of King, State of Washington



PROPOSED SITE PLAN

SITE FEATURES

SITE CONSTRAINTS

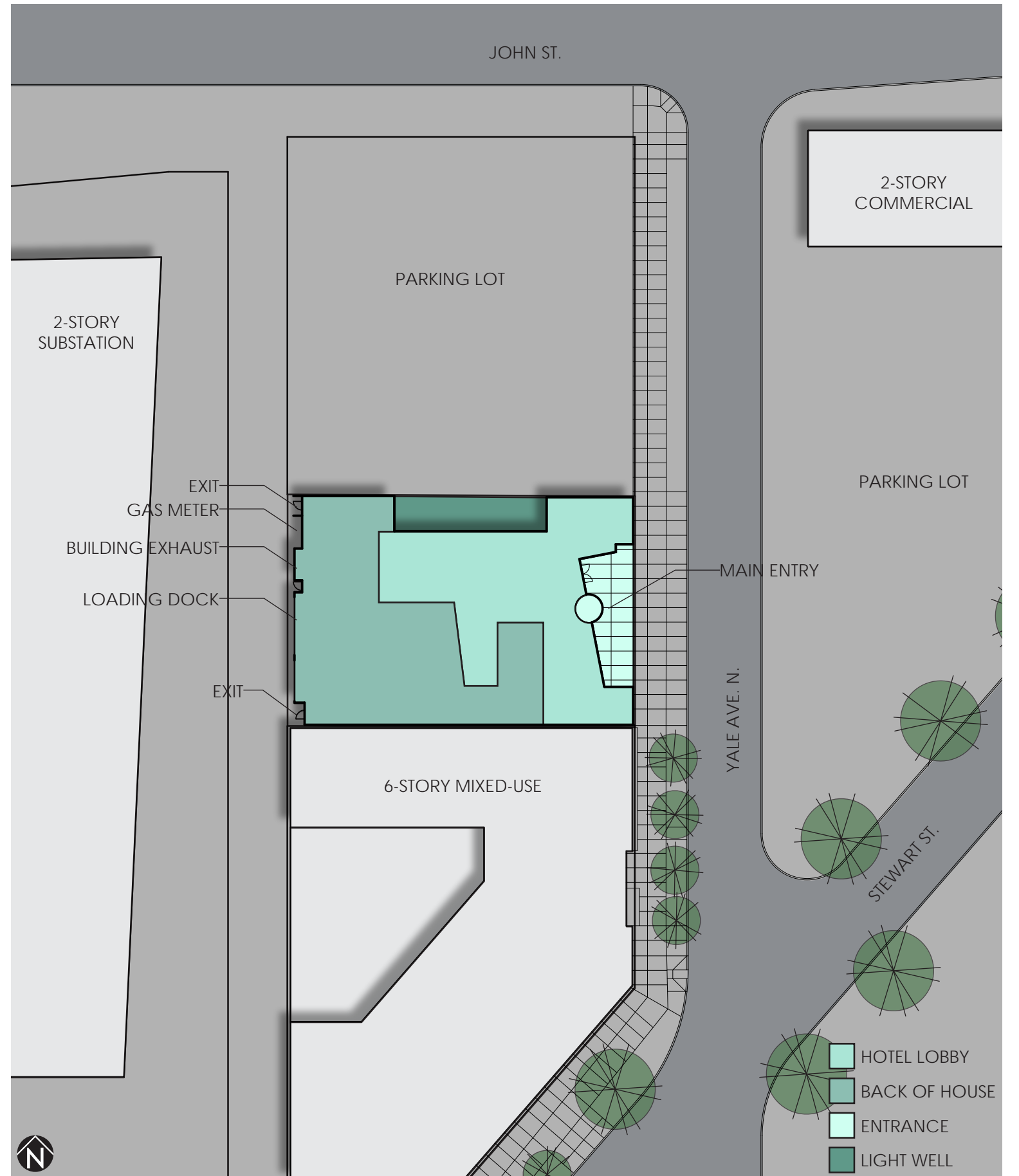
The site is mid-block, with the proposed development much shorter than the allowed zoning envelope. The small site footprint means that the overall lot coverage will be high to achieve the development goals. Interior property lines to the north and south constrain the location of guestroom windows.

SITE VISIBILITY

The location of the Seattle City Light substation across the alley to the west means that both the Yale Ave N and the alley elevation will be visible, essentially creating two front facades. The top level and roof will be highly articulated and mechanical equipment will be screened.

VEHICULAR ACCESS

All guest access will be via Yale Ave N. No parking entrance or curb cut provided. A curbside drop-off area will be provided for vehicles arriving at the building. Alley access will be for deliveries to loading dock only.



BUILDING TYPOLOGIES & NOTABLE ARCHITECTURE

The South Lake Union Urban Center is a thriving, diverse neighborhood of the city.

The neighborhood has been shaped recently by several large developments including Amazon's headquarters. New buildings are emerging with new public spaces, neighborhood centers, public transportation, and utility centers. Many significant & landmark buildings are located in the neighborhood.

South Lake Union has many recent developments of new mixed-use apartments and condominiums.

Residential areas are located throughout the neighborhood, but most of the eastern blocks are residentially focused. Mixed-use and commercial uses are predominantly located in the western blocks where Amazon is located. The northern side of the neighborhood includes Lake Union Park which has a museum, beach, and walking paths.

The primary zoning in the Urban Center is SM, Seattle Mixed. Land uses include apartments, condos, grocery stores, restaurants, offices, hotels, general retail and business support services.

The neighborhood is mixed-use & diverse in character with building types ranging from historic landmarks, iconic buildings, to single-purpose commercial structures, multi-story mixed-use and residential structures.

Adjacent development in the South Lake Union Urban Center include large scale mixed-use residential and commercial structures.

The selected images on the adjacent page represent examples of the neighborhood's wide range of building types, including historic and proposed new development.





1 UMPQUA BANK OFFICE TOWER



1 UMPQUA BANK OFFICE TOWER



2 SPRINGHILL SUITES HOTEL



3 EL CORAZON MUSIC VENUE

GOOD USE OF WELCOMING TRANSPARENCY



4 REI FLAGSHIP STORE RETAIL

GOOD USE OF APPEALING LANDSCAPING



5 REI PARK/TEST AREA



6 MIXED-USE APARTMENTS

GOOD USE OF INTERESTING MATERIALS



7 APARTMENTS

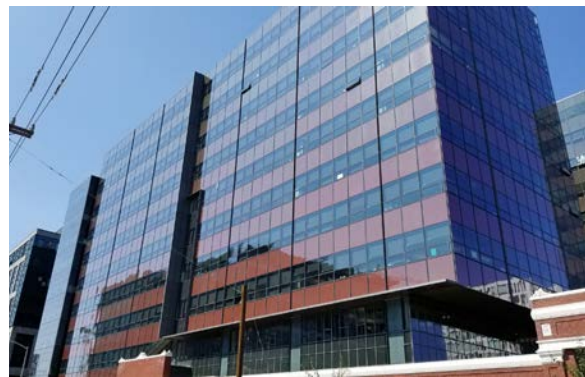


7 APARTMENTS



8 IMMANUEL LUTHERAN CHURCH

GOOD USE OF MODERN MATERIALS



10 AMAZON HOUDINI SOUTH MIXED-USE RETAIL/OFFICE WITH LANDMARK BUILDING

GOOD USE OF INTERESTING ROOFLINE



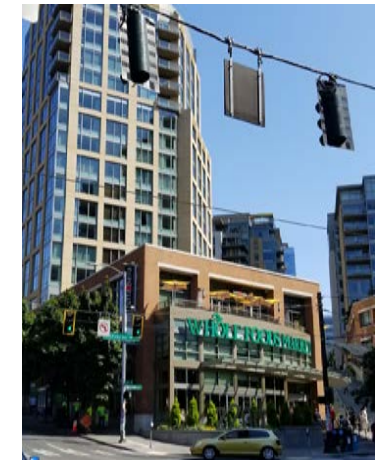
11 AMAZON - ARIZONA BUILDING MIXED-USE OFFICE/RETAIL

GOOD USE OF NICE RELAXING AREA



9 CASCADE PEOPLE'S CENTER PARK/LEARNING CENTER

GOOD USE OF TRANSPARENT STREET LEVEL



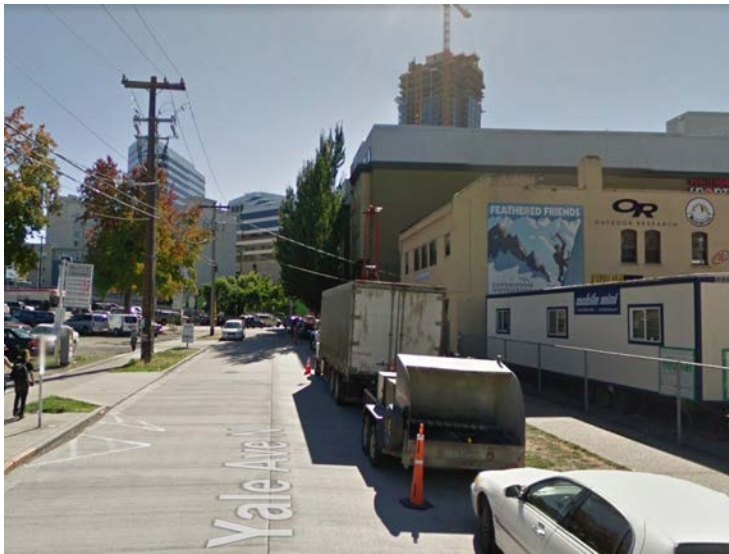
13 WHOLE FOODS MIXED USE RETAIL



12 WESTLAKE CONDOS MIXED-USE CONDOS



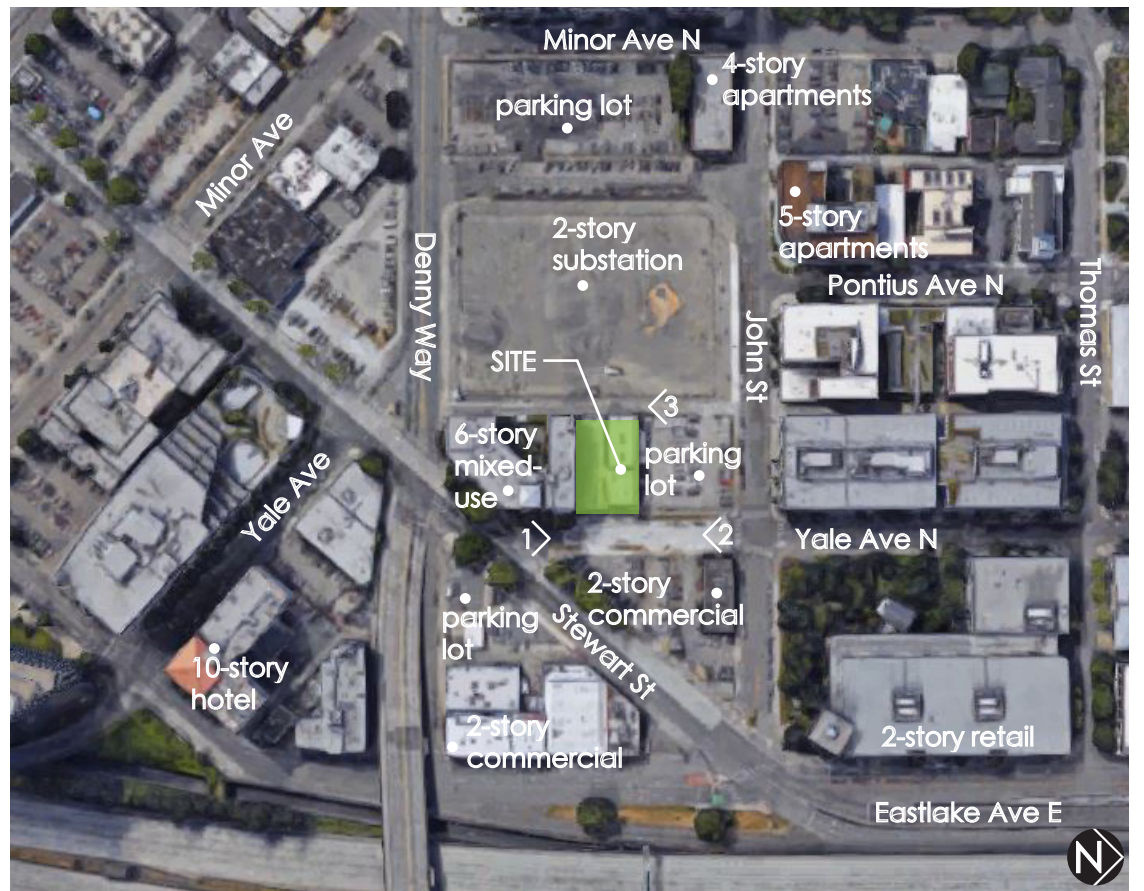
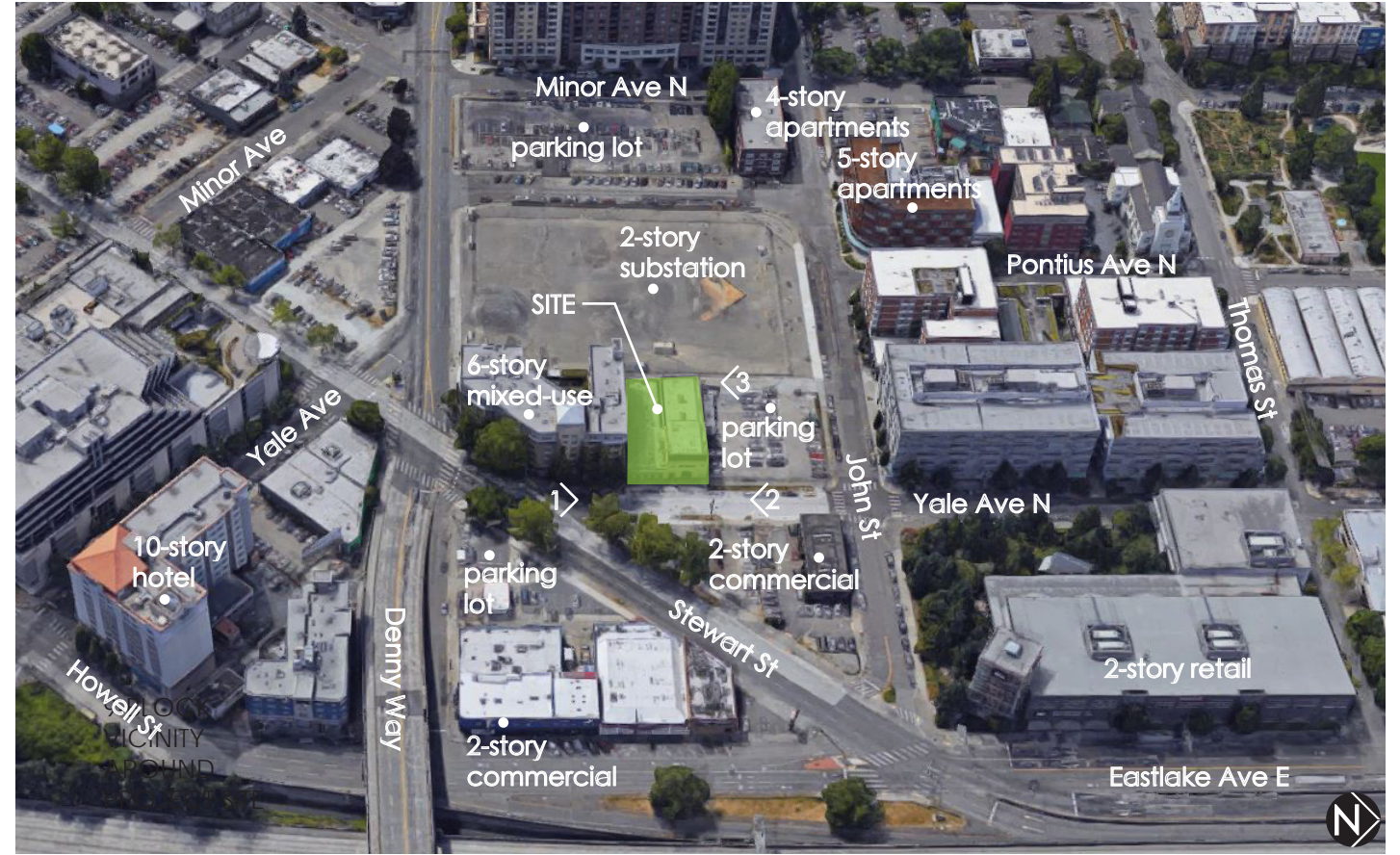
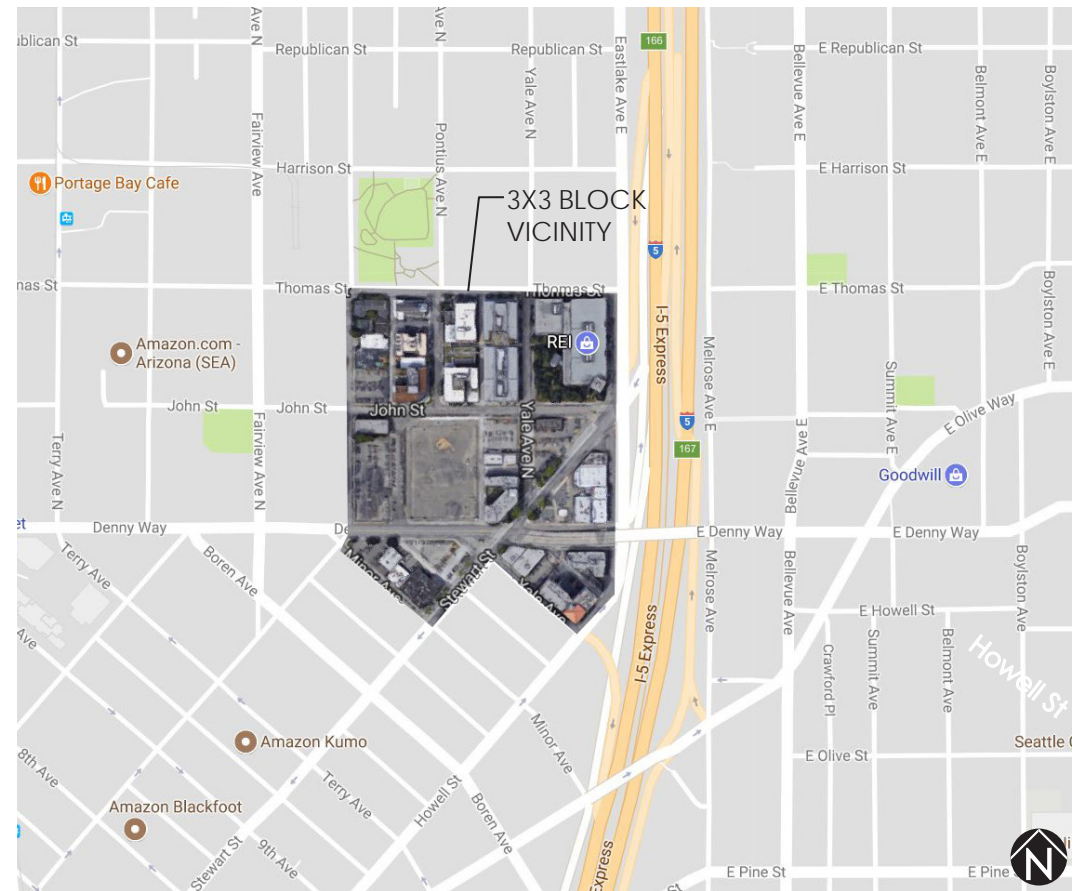
1. Yale Ave looking North



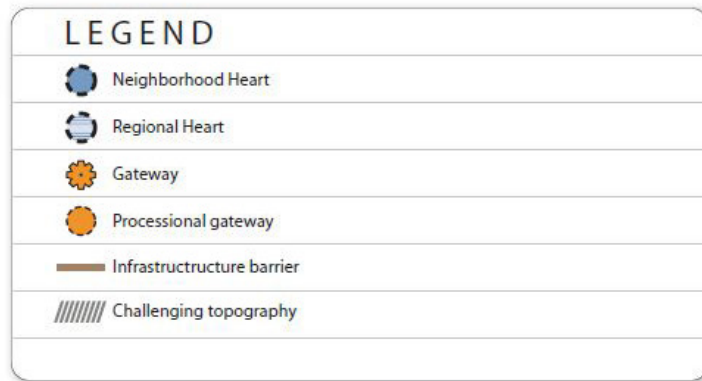
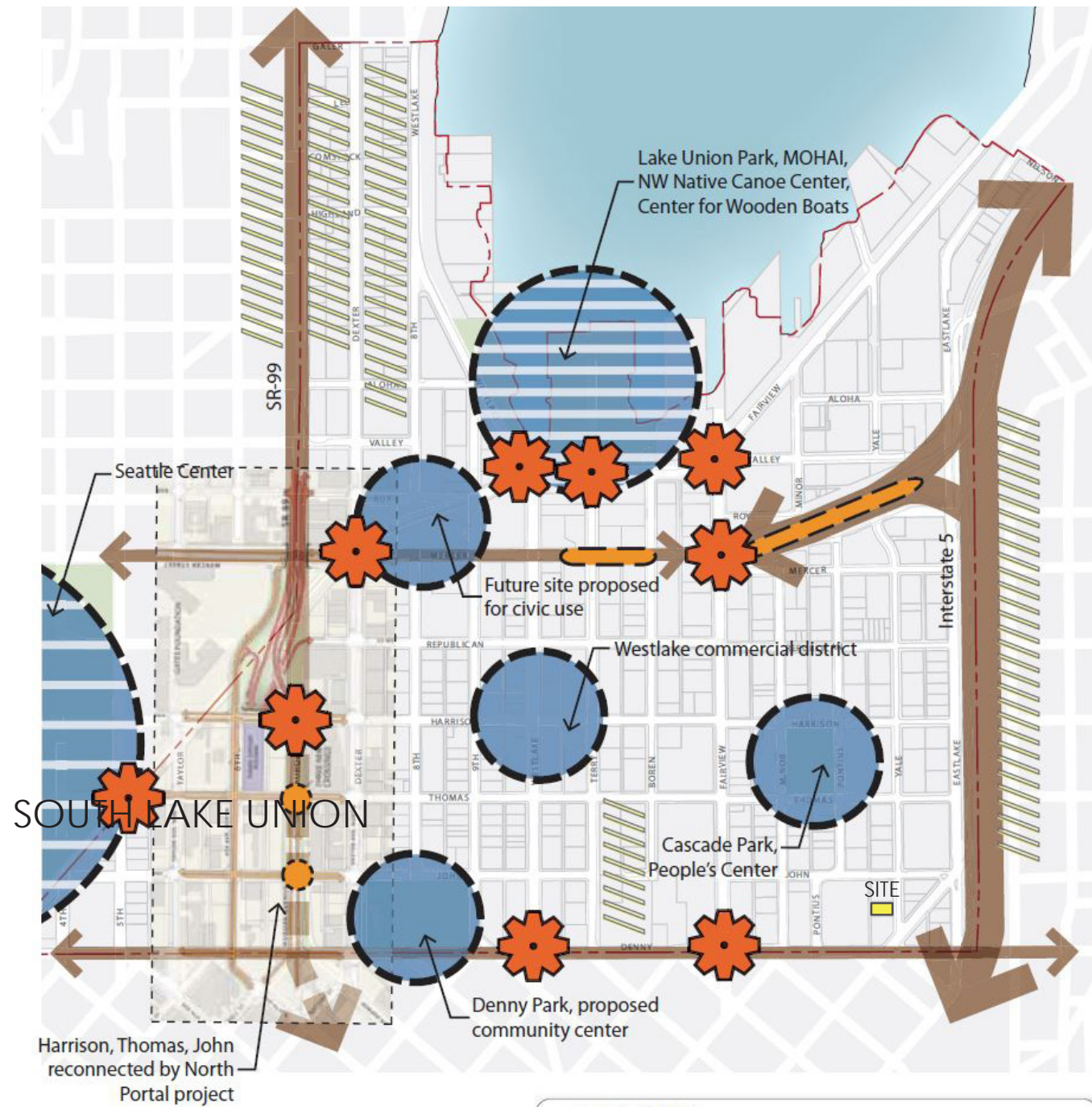
2. Yale Ave looking South



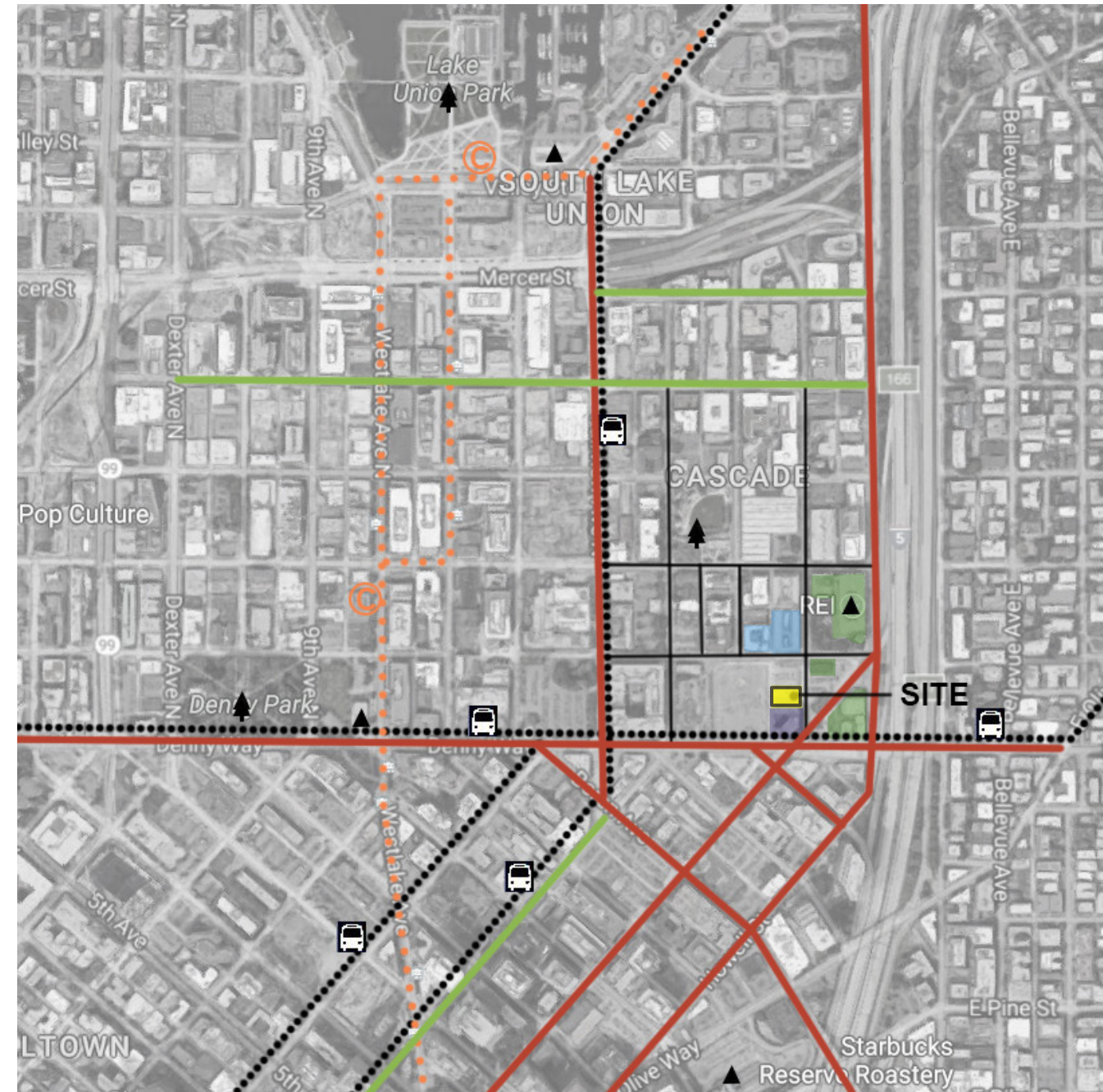
3. Existing alley



VICINITY & URBAN CONTEXT



NODES & TRANSPORTATION



PLAN LEGEND



STREETSCAPE MONTAGE

Denny Way

SUBJECT SITE

John Street

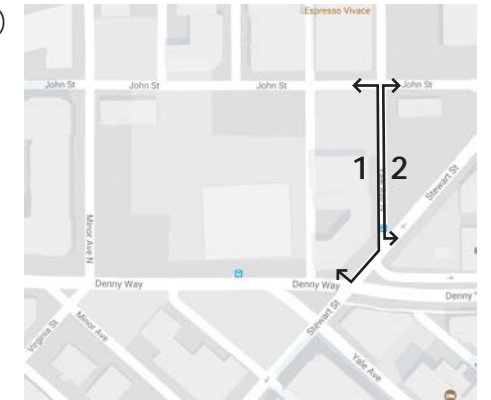


6-story mixed-use building

Existing Building to be demolished

Parking lot (Substation staging)

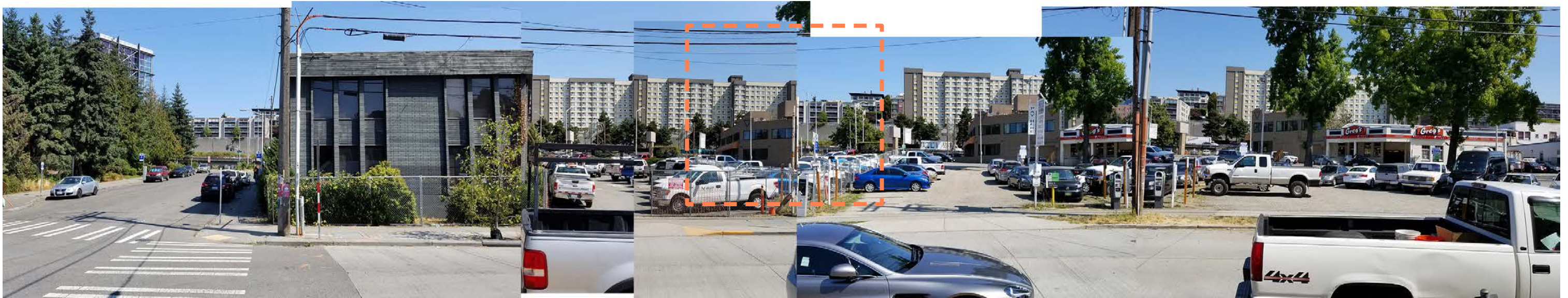
1. YALE AVE N STREET FRONTAGE - LOOKING WEST



John Street

ACROSS FROM SUBJECT SITE

Stewart Street



2-story commercial building

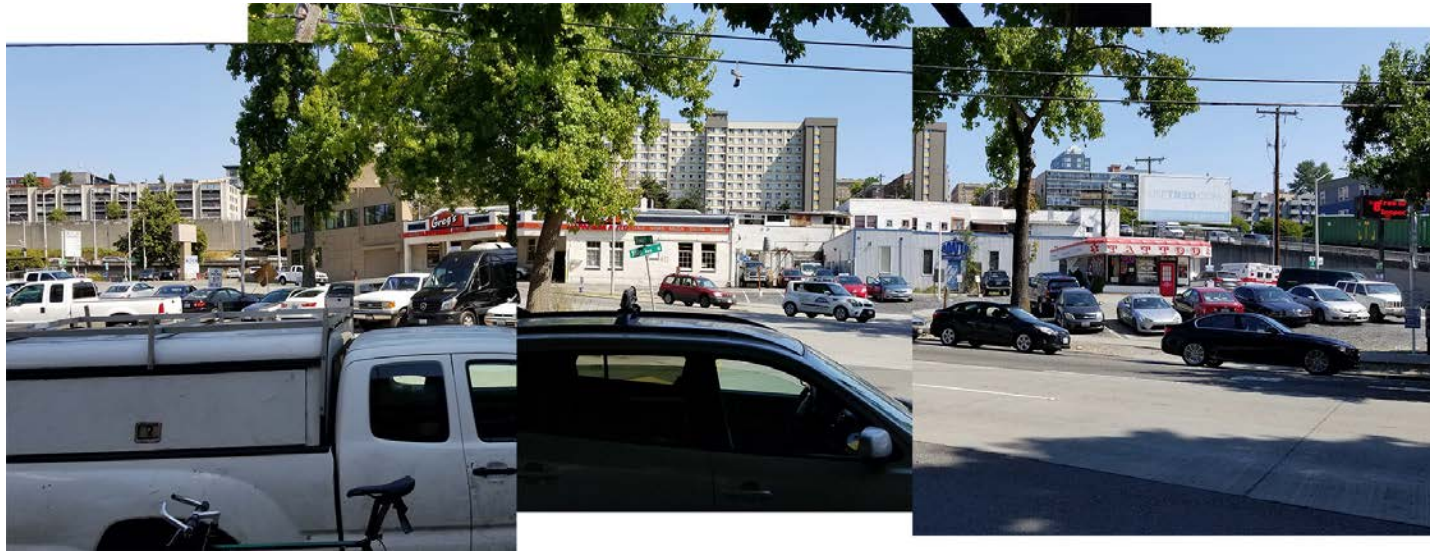
Site beyond

Parking lot

2. YALE AVE N STREET FRONTAGE - LOOKING EAST

Stewart Street

Denny Way



Parking lot

3. STEWART STREET FRONTAGE - LOOKING SOUTHEAST



Minor Ave N.

Seattle City Light substation under construction

Site beyond



2-story Substation

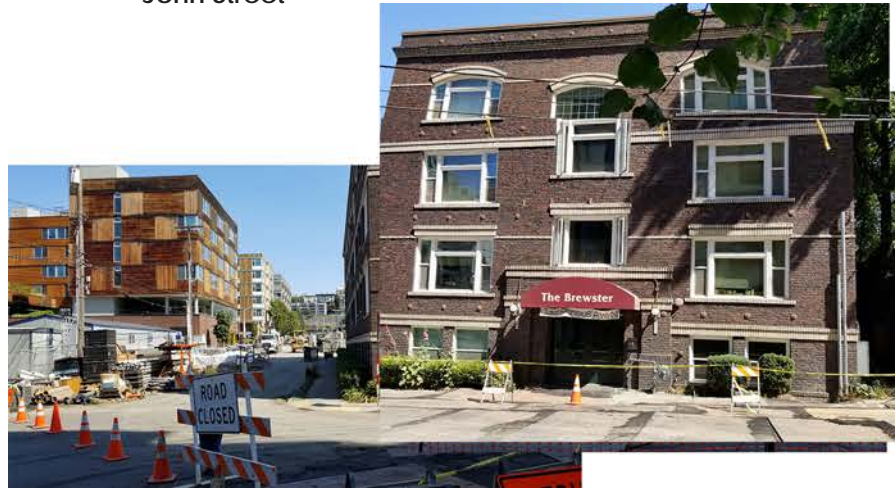
Alley

6-story mixed-use building

4. DENNY WAY STREET FRONTAGE - LOOKING NORTH

STREETSCAPE MONTAGE

John Street



4-story apartments

Site beyond

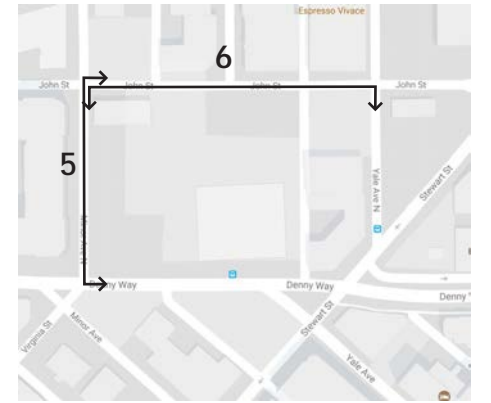


2-story substation

Denny Way



5. MINOR AVE N. STREET FRONTAGE LOOKING EAST



Yale Ave N

SUBJECT SITE



2-story substation



4-story apartments

6. JOHN STREET FRONTAGE - LOOKING SOUTH

EXISTING SITE VIEWS

Images from drone video footage taken 120' above existing grade

EXISTING SITE VIEWS

LAKE UNION VIEW



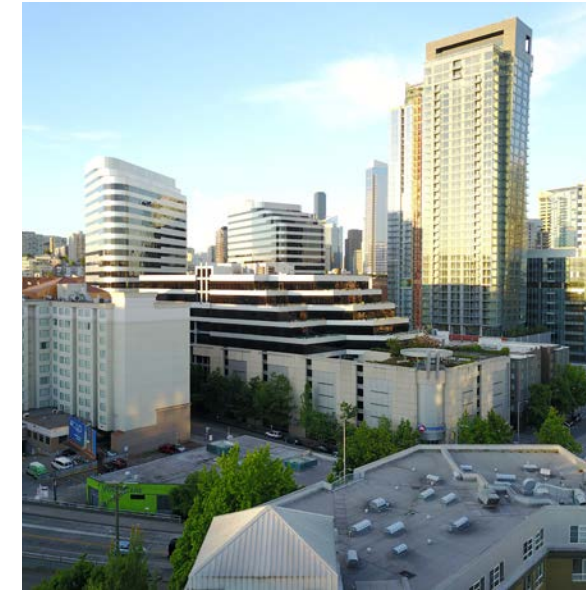
VIEW TO NORTH



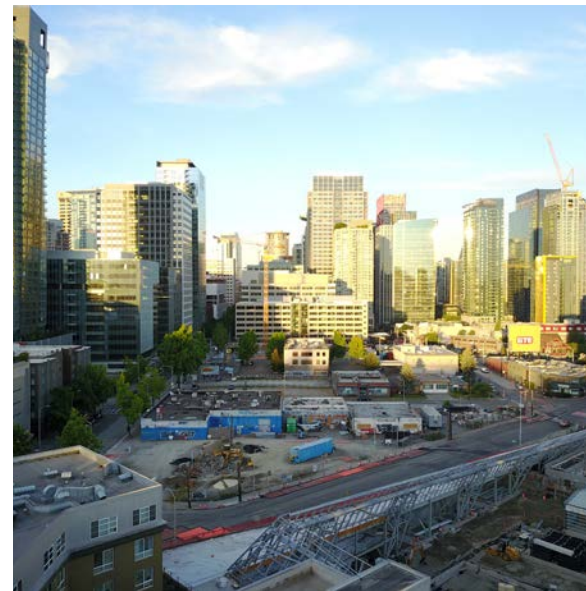
VIEW TO EAST



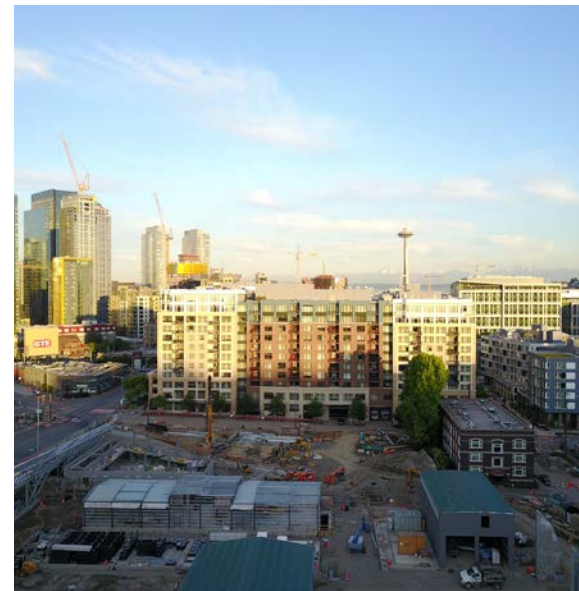
VIEW TO SOUTHEAST



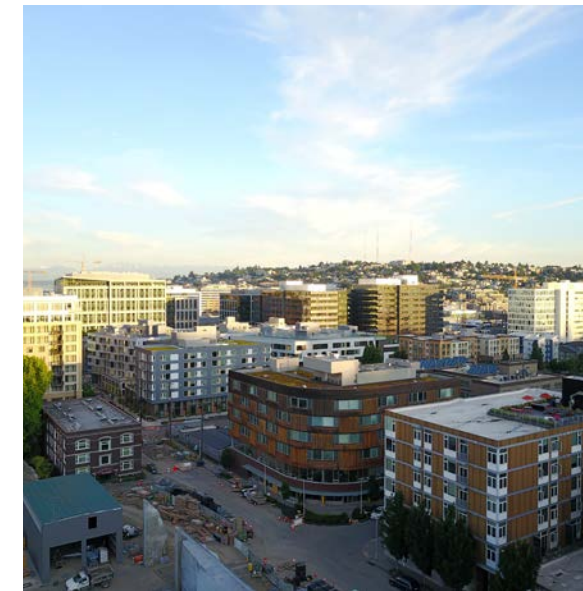
VIEW TO SOUTH



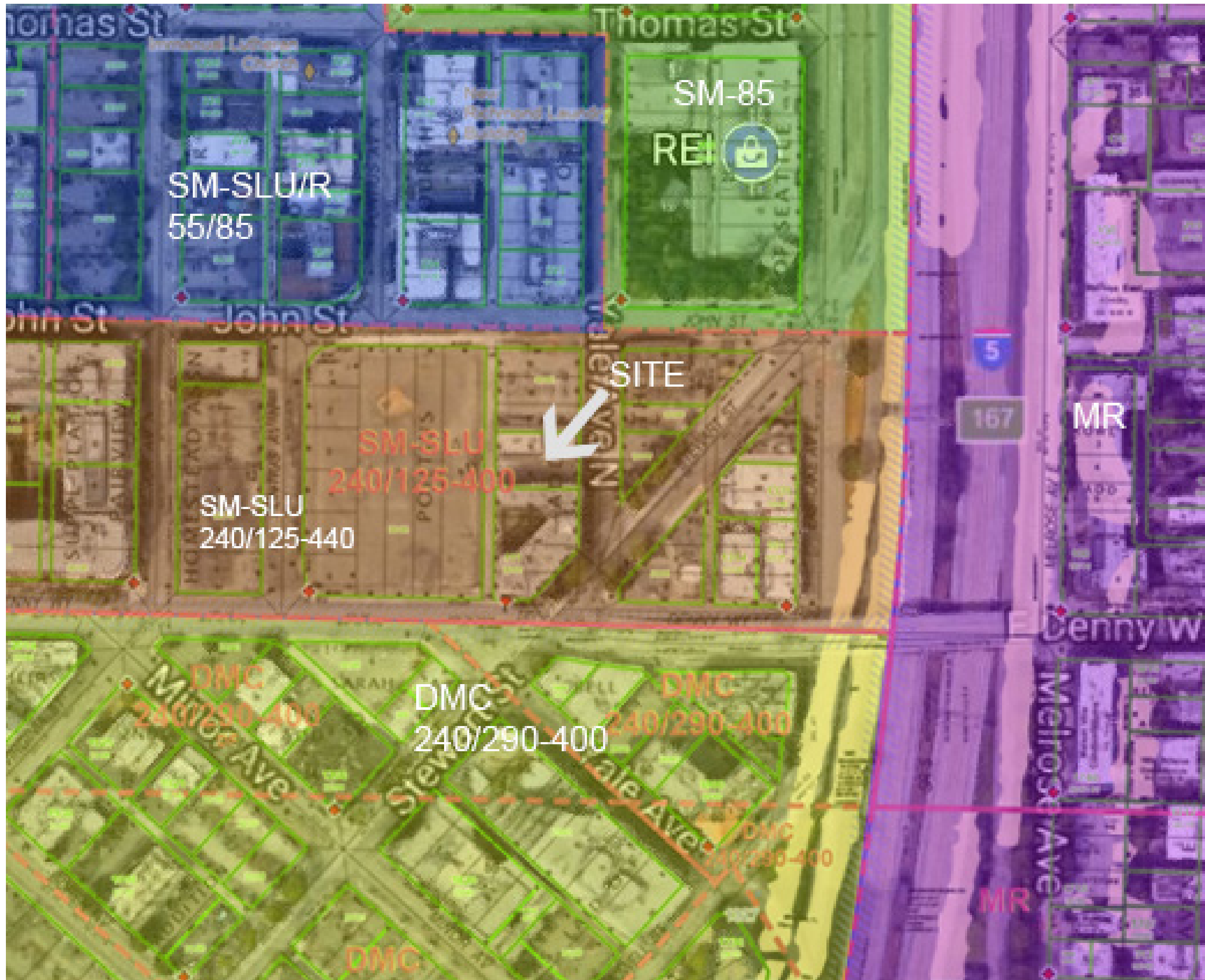
VIEW TO SOUTHWEST



VIEW TO WEST



VIEW TO NORTHWEST



VICINITY ZONING

SITE ZONING: SM-SLU W40/125-440

North of Denny Way and South of John St., West of I-5
All surrounding sites are this zoning.

Zoning to North: SM-85

Zoning to Northwest: SM-SLU/R 55/85

Zoning to the East over I-5: MR

Zoning to the South of Denny Way: DMC 240/290-400

The site immediately adjacent to the south of project site is developed as a 6-story mixed use building with Retail on the ground level and Residential for (5) stories above. The adjacent site is a zero-lot line condition without an alley. The building is configured in a "7" shape with blank walls at property line with an outdoor courtyard opening to the alley/west property line.

The site immediately adjacent to the north of the project site is a parking lot that could be developed in the future to zero lot line condition without and alley.

The site across the alley to the west is a new electrical substation that has a dog park and neighborhood meeting center in addition to the substation equipment.

The site across Yale Ave N. to the East is currently a parking lot.



SITE ADDRESS: 117 Yale Avenue North

PARCEL NUMBERS: 6849700075

ZONING: Seattle Mixed

OVERLAY DISTRICT:

- South Lake Union Urban Center

APPLICABLE DESIGN GUIDELINES:

- Seattle Design Guidelines "Citywide" 2013
- South Lake Union Design Guidelines "Neighborhood" rev. 2013

LOT AREA: 9,659 sq. ft. (0.222 acres)

23.48.005 - USES

- Hotels are permitted.
- No required street level uses on Yale Ave N

23.48.020.D.3 - FLOOR AREA EXEMPT FROM FAR CALCULATIONS

- As an allowance for mechanical equipment, in any structure 65 feet in height or more, 3.5% of the total chargeable gross floor area is exempt from FAR calculations.

23.48.021.D - EXTRA FLOOR AREA

- Extra floor area will not meet green building standards per 23.58.D.
- Submit Transportation Management Program with MUP application.

23.48.025 - HEIGHT LIMITS

- Zoning height limit for non-residential is 240 ft.

23.48.040.A.e - FACADE HEIGHT

- Minimum facade height is 15 ft.

23.48.040.B - TRANSPARENCY AND BLANK WALL REQUIREMENTS

- Minimum of 30% of the street-facing facade must be transparent between 2'-8' above sidewalk.
- Blank facades are limited to 30' in length. Total width of blank facade to not exceed 70% of the facade.

23.48.055 - LANDSCAPING AND SCREENING REQUIREMENTS

- Street trees are required. Consult with Director of Transportation.
- Achieve Green Factor score $\geq .30$

23.48.080- REQUIRED PARKING AND LOADING

- Parking to be per 23.48.280
- Loading berths to be provided per 23.54.035.

23.48.220 - FLOOR AREA RATIO (FAR) TABLE A

- Base FAR = 5; maximum FAR = 8

23.48.221 - EXTRA FLOOR AREA

- Non-residential floor area, height greater than 85'. Applicant shall achieve 75% extra floor area on the lot by using bonus non-residential floor area for affordable housing and child care, or housing TDR, and achieve 25% extra floor area by using open space TDR or Landmark TDR.
- Applicant shall make a commitment that the development will meet the green building standard.

23.48.225 - STRUCTURAL HEIGHT

- 240'-0" Height Limit

23.48.235 - UPPER LEVEL SETBACKS

- Property does not lie on street shown on Map A.

23.48.240 - STREET LEVEL DEVELOPMENT STANDARDS

- Property is not on a Class 1 or Class 2 pedestrian street.
- May setback 12' from street lot line if setback is landscaped. 30% may setback more if 20' or greater from street corner.

23.48.245 - UPPER LEVEL DEVELOPMENT

- There is no floor area limit for non-residential uses in a structure or portion of structure that does not contain non-residential uses above 85' in height.
- For non-residential structures over 85', each story above specified podium height is limited to a maximum gross floor area of 24,000 sf per story.
- B.4 Podium standards only apply to structures that include a tower. A tower is a structure that exceeds 125' for SM-SLU 240/125-440.
- C. Upper level setbacks; if the development contains non-residential uses above 85' height. Yale Ave N is not listed on Table A.
- D. Facade modulation is required for non-residential uses exceeding 85'. Maximum length of unmodulated facade is 150'.

23.48.280 - REQUIRED PARKING

- There is no minimum requirement for parking for non-residential per 23.54.015 Table A/II/J.

23.54.035 - LOADING BERTH REQUIREMENTS AND SPACE STANDARDS

- Lodging use = low demand per table A.
- Size is 10' wide, 14' high, 35' long (25' with decision)
- 60,001-160,000 sf (2) loading berths required

23.54.040 - SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS (TABLE A)

- 225 sf for commercial spaces 50,001 -100,000 sf

SEE SHEET 42 FOR PROPOSED DEPARTURE REQUESTS FOR LOADING BERTH.

CITYWIDE GUIDELINES
 SOUTH LAKE UNION GUIDELINES
 CS1- NATURAL SYSTEMS AND SITE FEATURES

Citywide Guideline: Use natural systems and features of the site and its surroundings as a starting point for project design.

SLU Guideline:

- Take advantage of site configuration to accomplish sustainability goals
- Examples include: solar orientation, storm water run-off, detention and filtration systems, sustainable landscaping, and versatile building design for entire building life cycle.

Response:

- Building will target LEED Gold Certification, employing a variety of strategies to save energy, water use, and maximize daylighting.
- Site has limited solar exposure due to long internal property lines, with future construction likely to be much higher than our project. Special attention will be paid to deal with unique site constraints.
- Landscaping will be introduced to a site that currently has none.

CS3- ARCHITECTURAL CONTEXT AND CHARACTER

Citywide Guideline: Contribute to the architectural character of the neighborhood. In evolving neighborhoods, explore ways for new development to establish a positive context for others.

SLU Guideline:

- Articulate facade to relate to existing structures.
- Support the existing fine-grained character of the neighborhood with a mix of building styles.

Response:

- With the eclectic building nature of the Cascade area of South Lake Union, the proposed designs look to relate to iconic buildings in the area such as the REI flagship store and newer residential buildings using creative materials for cladding.
- Unique tile exterior finish of current building will be preserved and used as an art feature in the building lobby.
- Establish a positive context for others to build upon in the future of this rapidly changing neighborhood.

PL3 - STREET LEVEL INTERACTION

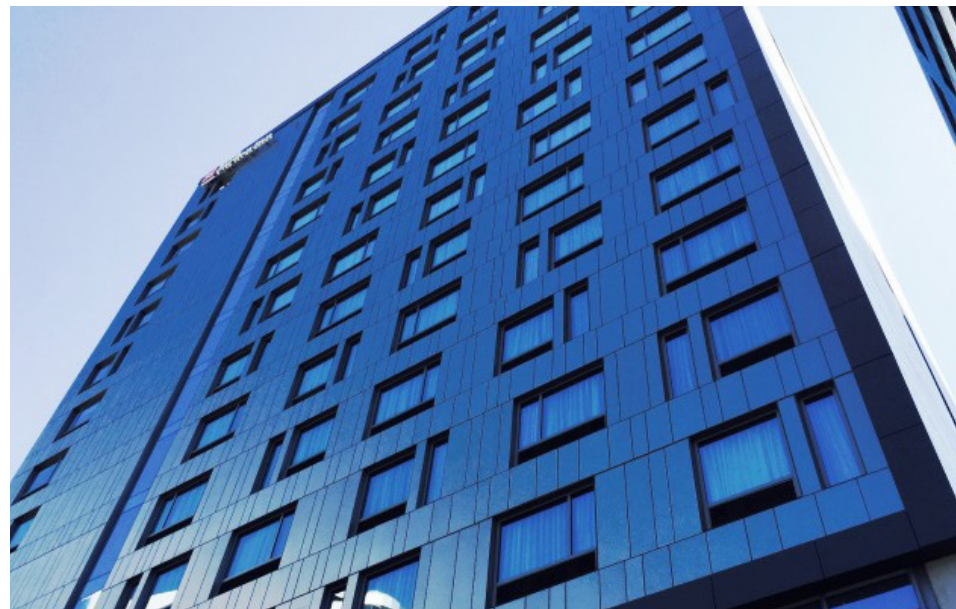
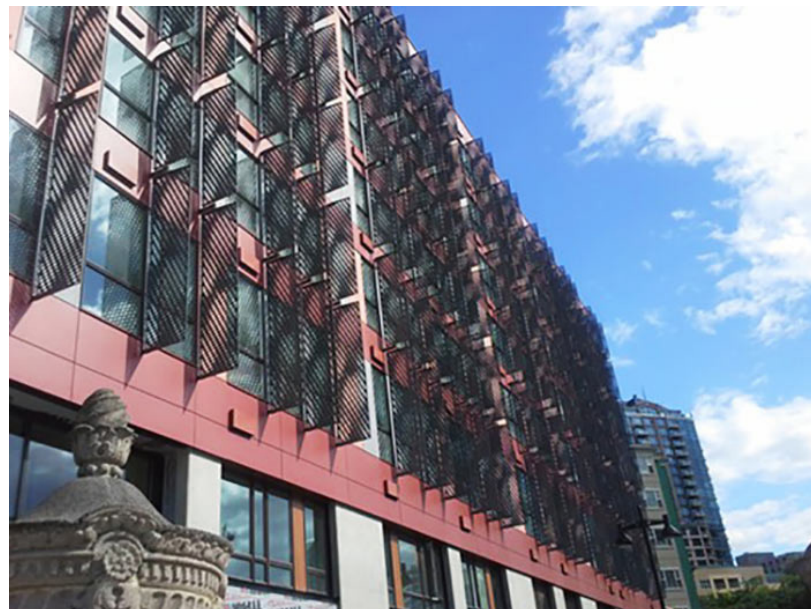
Citywide Guideline: Encourage human activity and interaction at street level with clear connections to building entries and edges.

SLU Guideline:

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

Response:

- Highly transparent street frontage will be provided along Yale Ave N to promote human activity and pedestrian interaction along a highly vehicular oriented streetscape.
- A neighborhood amenity (coffee shop) will be provided in the Lobby for use by hotel guests as well as surrounding workers and residents.
- Recessed main entry with landscaping and seating integrated into the space strengthens pedestrian connection, street-level interaction, and helps define the building entry.



Transparency at sidewalks / active street level interaction

CITYWIDE GUIDELINES
SOUTH LAKE UNION GUIDELINES

DC2 - ARCHITECTURAL CONCEPT

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

SLU Guideline:

- Design the fifth elevation, roofscape.

Response:

- Recessed main entry off the sidewalk will provide a more elegant entry sequence than glazing directly against the sidewalk.
- Roof top food service and outdoor deck with landscaping are anticipated to provide unique character to the top of the building
- Rooftop treatment will minimize clutter to minimize view impacts from other areas of the City.
- Alley elevation will be treated as a “second front façade” due to unobscured views from the City over the substation.

DC3 - OPEN SPACE CONCEPT

Citywide Guideline: Integrate open space design with the design of the building so that each complements the other.

SLU Guideline:

- Encourage landscaping that meets LEED criteria.
- Where appropriate, install indigenous trees and plants.
- Retain existing, non-intrusive mature trees.
- Water features are encouraged, including natural marsh-like installations.

Response:

- Small, tight site makes open space very difficult to achieve. A planted light well will be provided from the top of the building down to the below-grade level, which will provide natural light and views at the hotel public spaces.
- Transparent entry façade will provide view to light well from the street.
- Landscaping and seating will be provided along the sidewalk.

DC4 - EXTERIOR ELEMENTS AND FINISHES

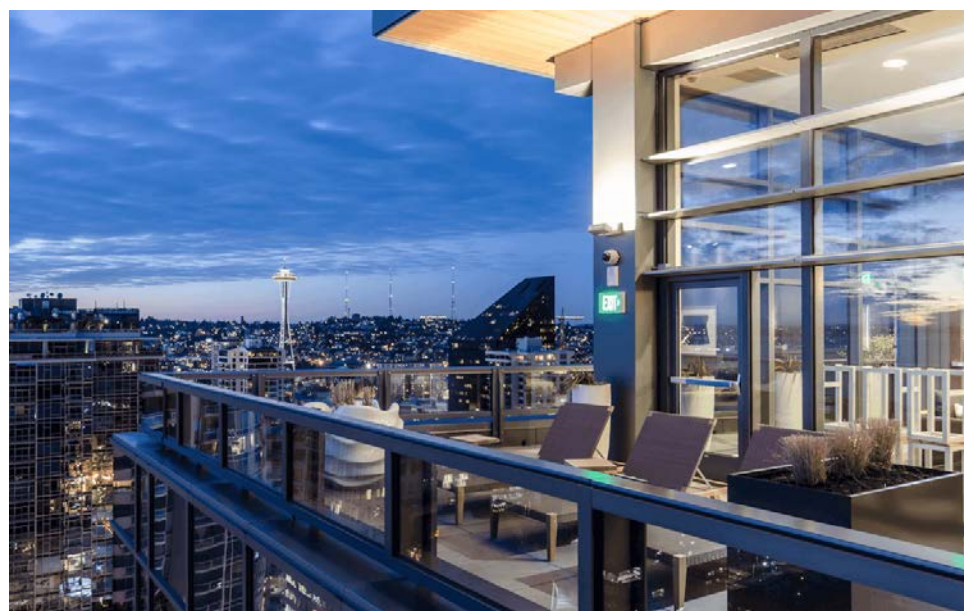
Citywide Guideline: Use appropriate and high quality elements and finishes for the buildings and its open spaces.

SLU Guideline:

- None.

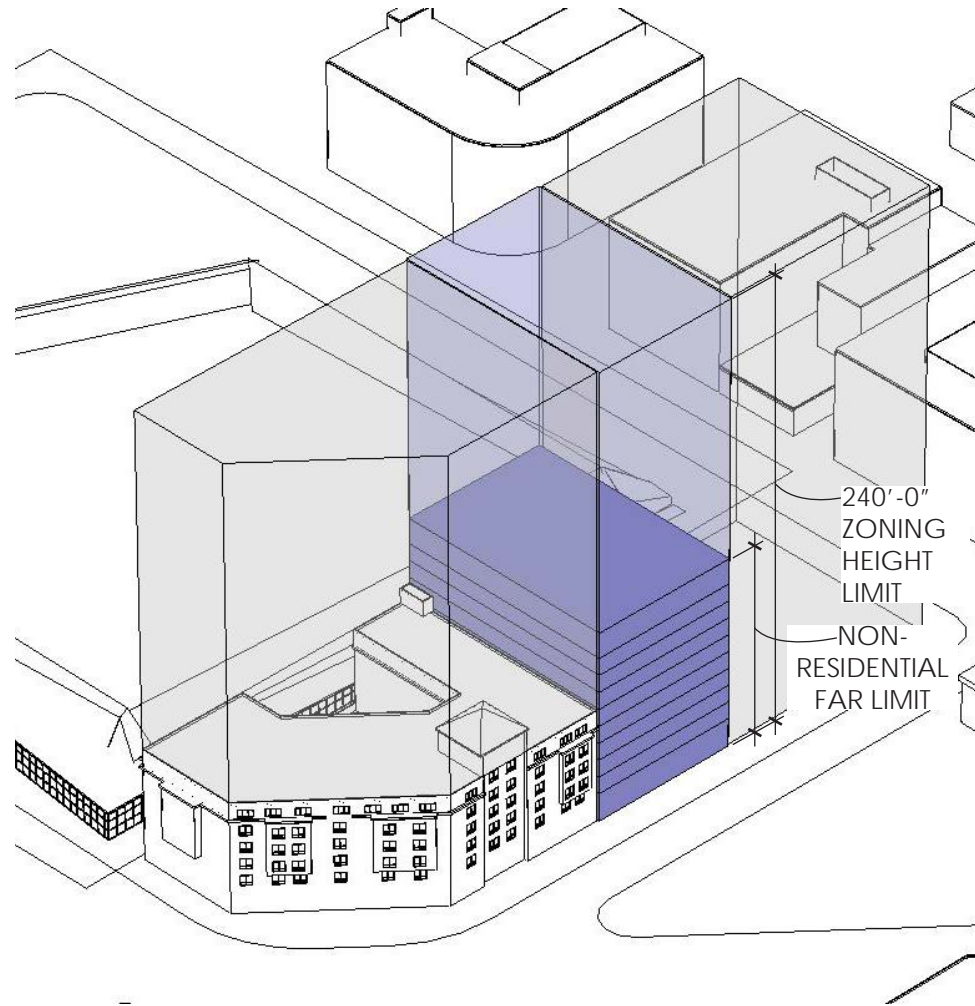
Response:

- The project will use high quality, durable exterior materials similar to other new urban projects in Seattle
- Exterior lighting will reinforce design concepts and provide night time accents and focal points for pedestrian safety
- Illuminated building signage will provide wayfinding and focal points for the neighborhood

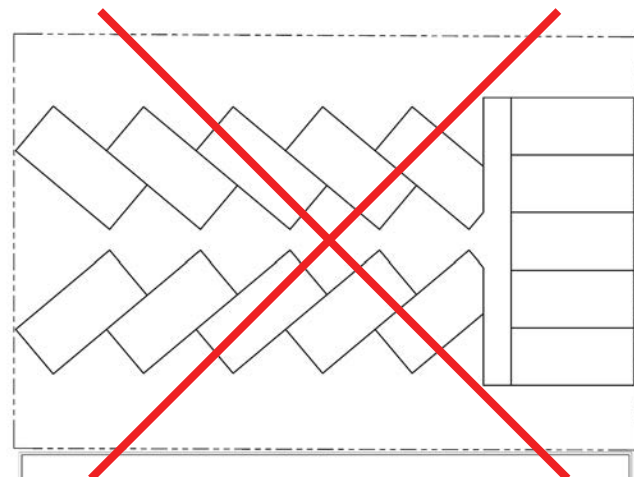
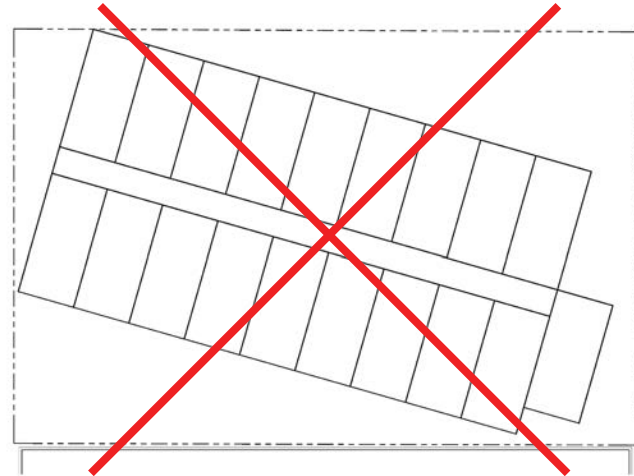
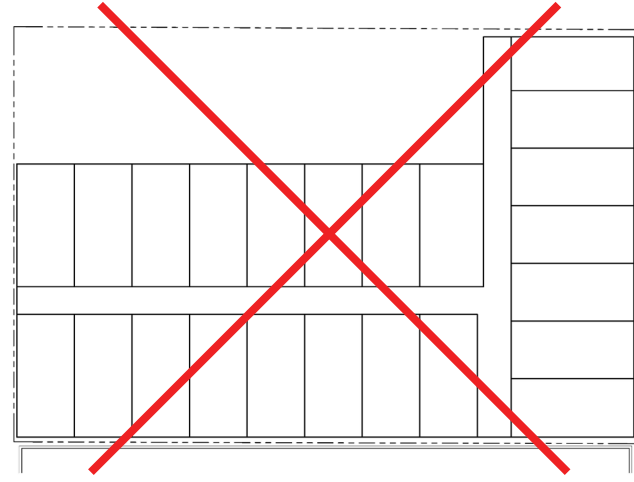


MASSING FACTORS

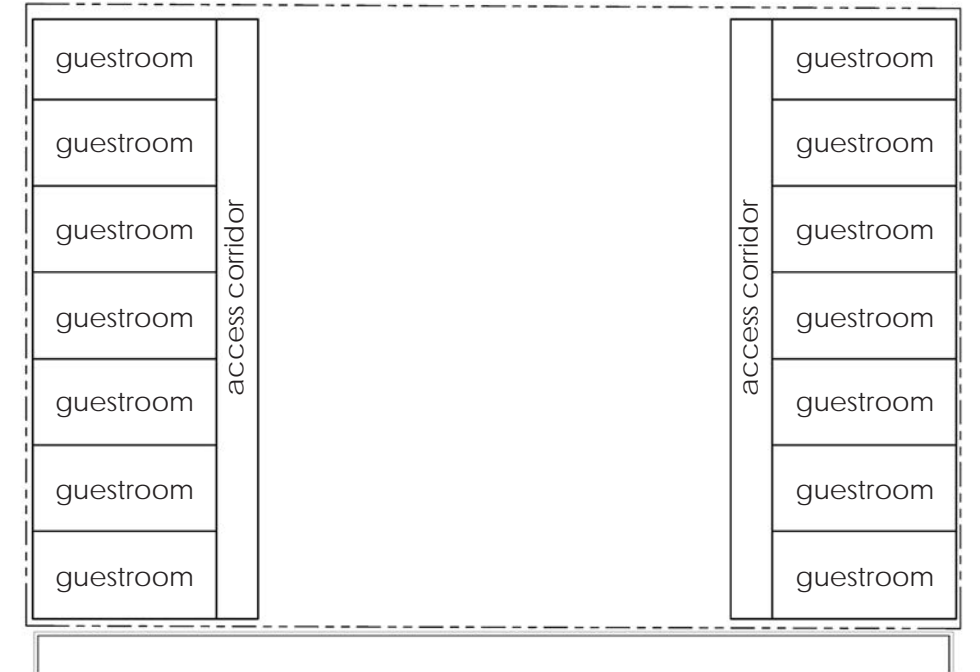
1. Massing of upper floors is highly influenced by hotel guestroom modules, which each need corridor access on one side and exterior windows on the other. This limits the depth of the building mass that can occur.
2. Height of project is limited by FAR allowable for a hotel project, which results in a building much lower than the zoning height limit.



3. Zoning of neighboring parcels at interior property lines creates likelihood of future development much taller than our project to both the north and south. This limiting factor precludes many potential massing schemes from being feasible.



4. Priority given for guestroom location is facing Yale Ave N and the alley (which will have good views over the substation).
5. Massing options start by filling units along Yale Ave N and the alley, then exploring options becomes an exercise in filling in the space in between.





OPTION 1

- OPPORTUNITIES:
- + Code compliant, no departures
 - + Large internal lightwell

- CONSTRAINTS:
- Inefficient layout due to single-loaded corridors
 - Exterior form of building has no articulation
 - Due to inefficient layout, building is reduced one story, providing lower unit count
 - Lightwell location doesn't work well to extend down to lower floors



OPTION 2

- OPPORTUNITIES:
- + Code compliant, no departures
 - + Two internal lightwells
 - + Good articulation on north and south sides

- CONSTRAINTS:
- Inefficient layout due to higher exterior surface area, providing lower unit count
 - Lightwell locations don't work well to extend down to lower floors



OPTION 3 (PREFERRED)

- OPPORTUNITIES:
- + Code compliant, no departures
 - + Light well on north side can easily extend down to lower floors
 - + Good articulation on north and south sides
 - + Most efficient guestroom floorplate maximizes FAR use and guestroom count

- CONSTRAINTS:
- Add articulation to Yale Ave N and alley sides

OPTION 1

NUMBER OF UNITS:

21 per floor x 8 =	168
+ 0 ground level =	0
	<hr/>
	168 total

PARKING: 0

F.A.R. - ALLOWABLE

Total Site Area	9,569 SF
Multiplier (Mixed Use)	8

Max. Allowable	76,552 SF
3.5% Mechanical allowance	2,679 SF

Max. Allowable grand total 79,231 SF

FLOOR AREA RATIO SUMMARY:

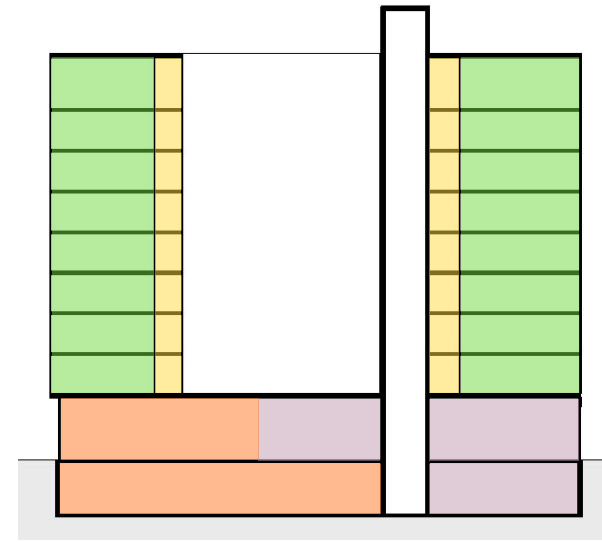
FAR Areas:	
Ground Level	8,881 SF
2nd Level	8,068 SF
3rd Level	8,223 SF
4th Level	8,223 SF
5th Level	8,223 SF
6th Level	8,223 SF
7th Level	8,223 SF
8th Level	8,223 SF
9th Level	8,223 SF
Roof Level	544 SF
Total Gross	75,054 SF
Mech (3.5%)	- 2,627 SF
FAR	72,427 SF
	(7.57)

TOTAL FLOOR AREA SUMMARY:

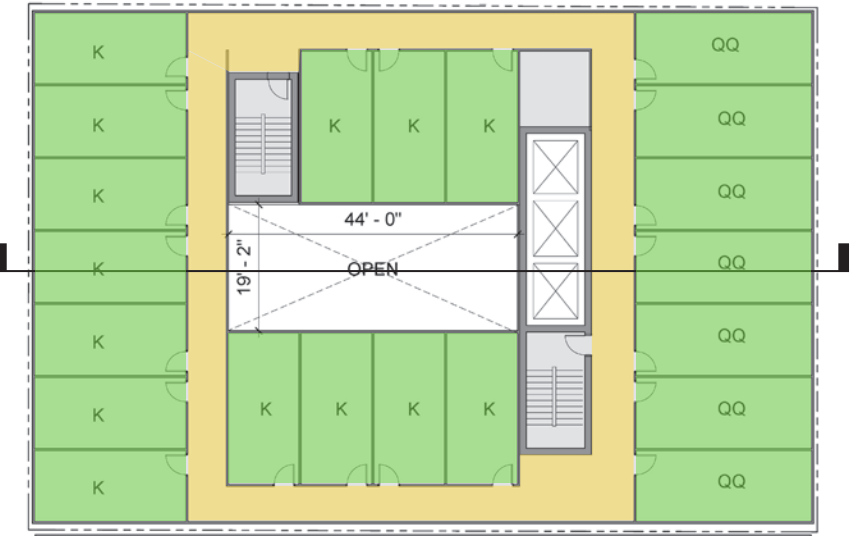
Below Grade (exempt FAR):	
P1 Level	8,893 SF
Levels 1- Roof	75,054 SF
Total proposed area	83,947 SF

AREA LEGEND:

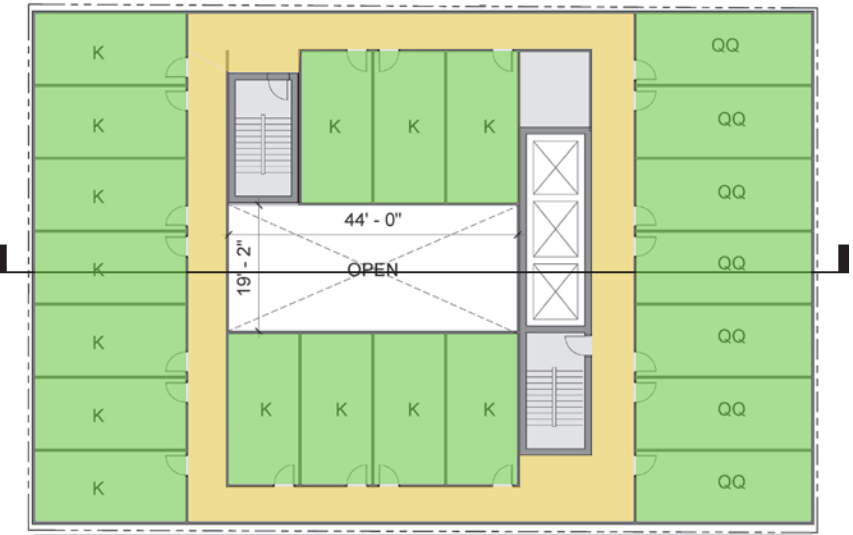
- Guestrooms
- Hospitality
- Retail
- Corridor
- Back-of-House



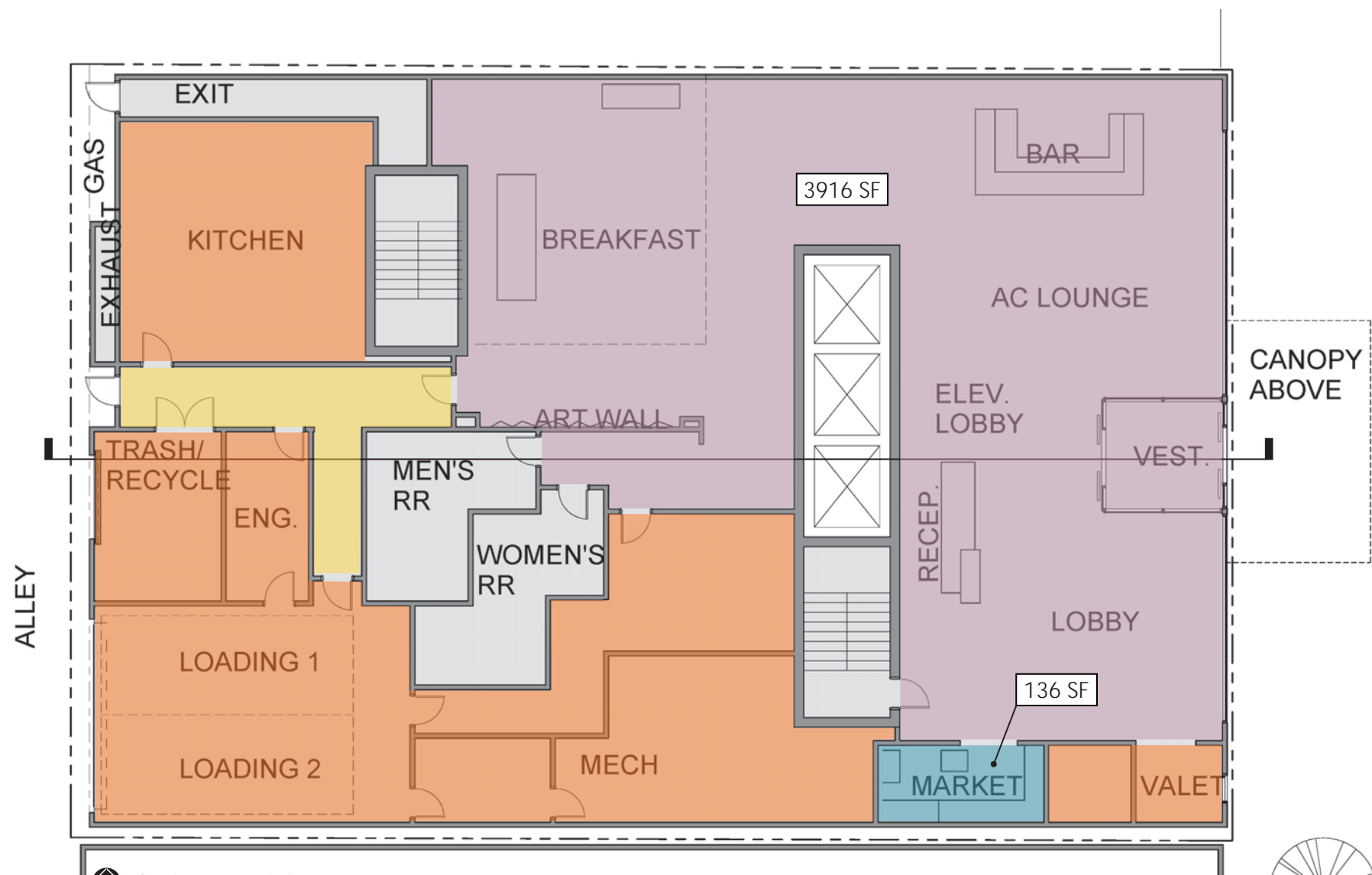
SCHMATIC SECTION



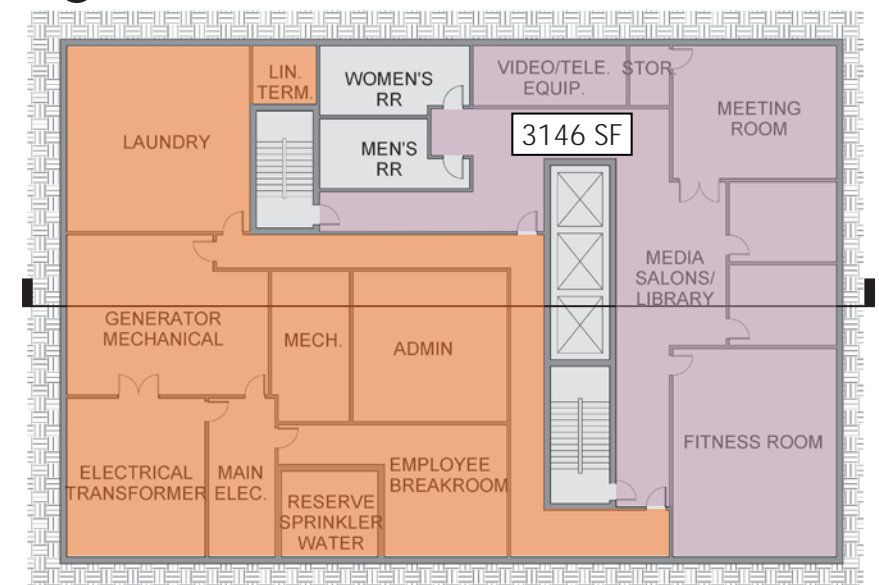
10TH FLOOR PLAN



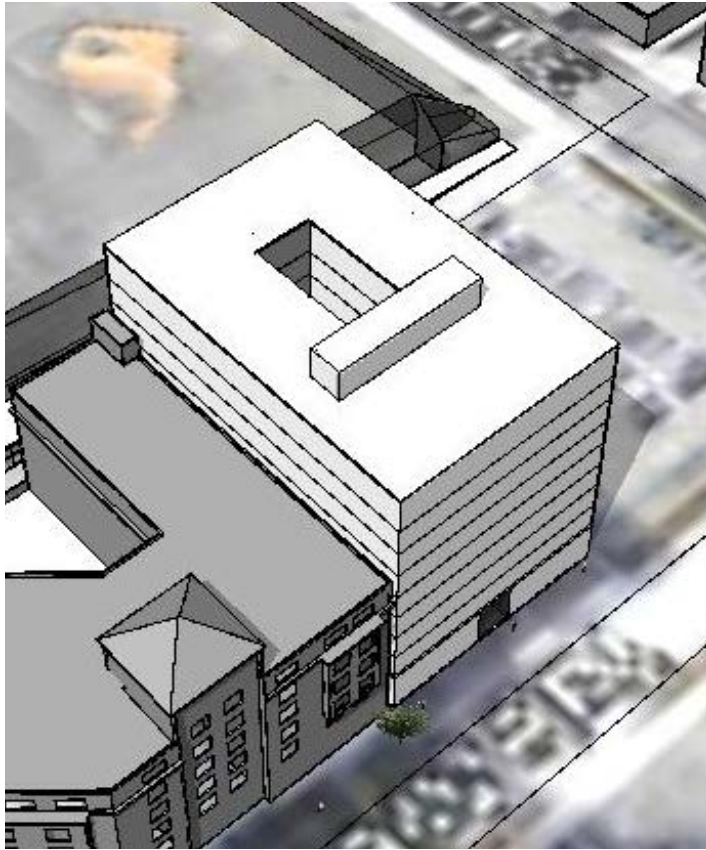
TYPICAL FLOOR PLAN



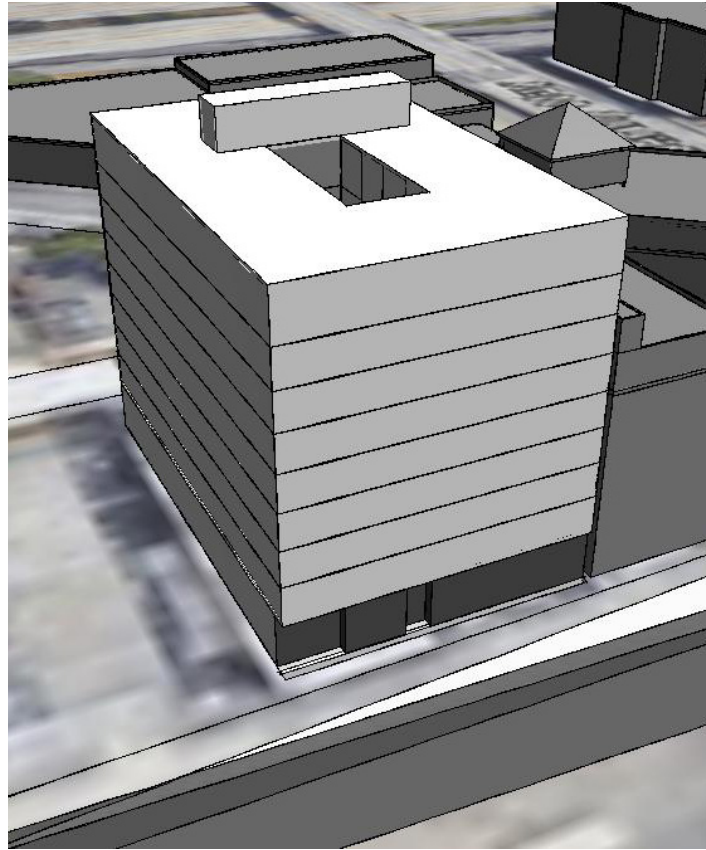
GROUND FLOOR PLAN



BELOW GRADE FLOOR PLAN



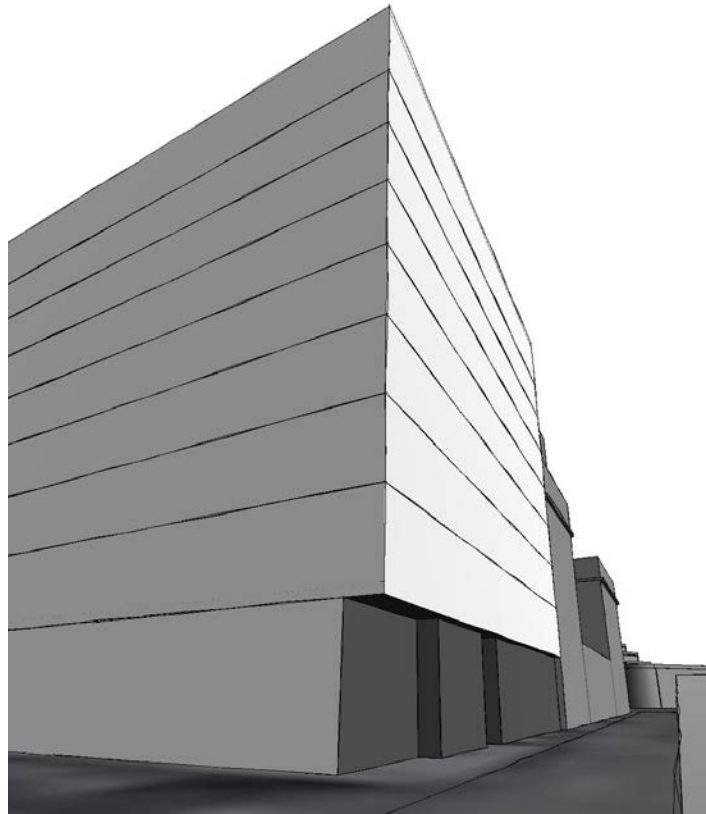
AERIAL FRONT VIEW



AERIAL REAR VIEW



FRONT VIEW LOOKING SOUTH ON YALE AVE. N



REAR VIEW LOOKING SOUTH IN ALLEY



FRONT VIEW LOOKING NORTH ON YALE AVE. N

OPTION 2

NUMBER OF UNITS:

20 per floor x 8 =	160
+ 13 floor 10 =	13
+ 0 ground level =	0
173 total	

PARKING: 0

F.A.R. - ALLOWABLE

Total Site Area	9,569 SF
Multiplier (Mixed Use)	8

Max. Allowable	76,552 SF
3.5% Mechanical allowance	2,679 SF

Max. Allowable grand total 79,231 SF

FLOOR AREA RATIO SUMMARY:

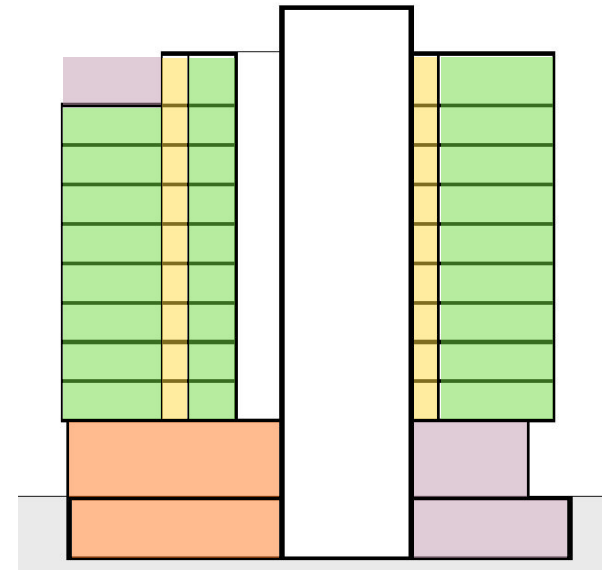
FAR Areas:	
Ground Level	8,336 SF
2nd Level	7,737 SF
3rd Level	7,829 SF
4th Level	7,829 SF
5th Level	7,829 SF
6th Level	7,829 SF
7th Level	7,829 SF
8th Level	7,829 SF
9th Level	7,829 SF
10th Level	6,133 SF
Roof Level	555 SF
Total Gross	77,564 SF
Mech (3.5%)	- 2,715 SF
FAR	74,849 SF (7.82)

TOTAL FLOOR AREA SUMMARY:

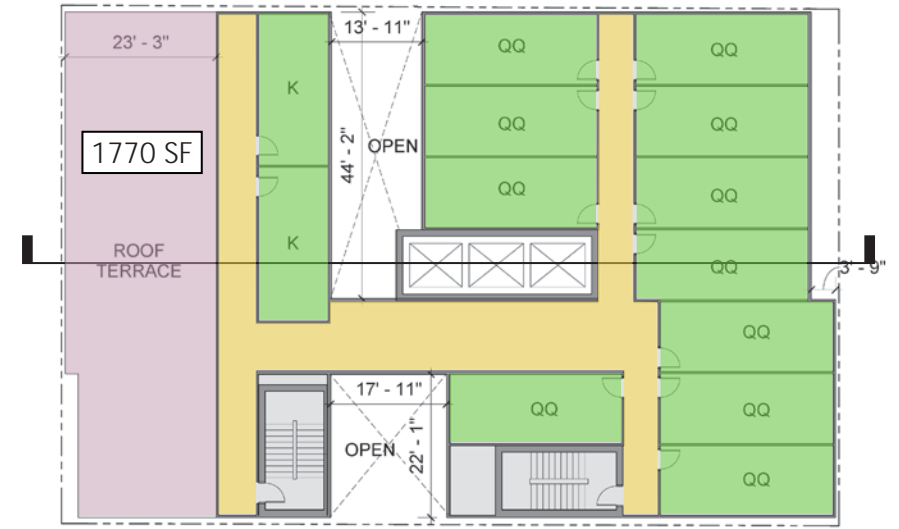
Below Grade (exempt FAR):	
P1 Level	8,893 SF
Levels 1- Roof	77,564 SF
Total proposed area	86,457 SF

AREA LEGEND:

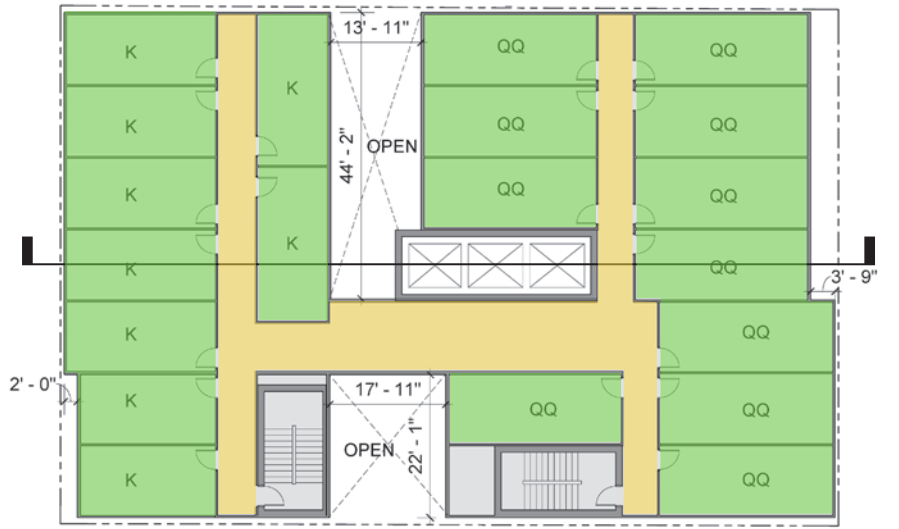
- Guestrooms
- Hospitality
- Retail
- Corridor
- Back-of-House



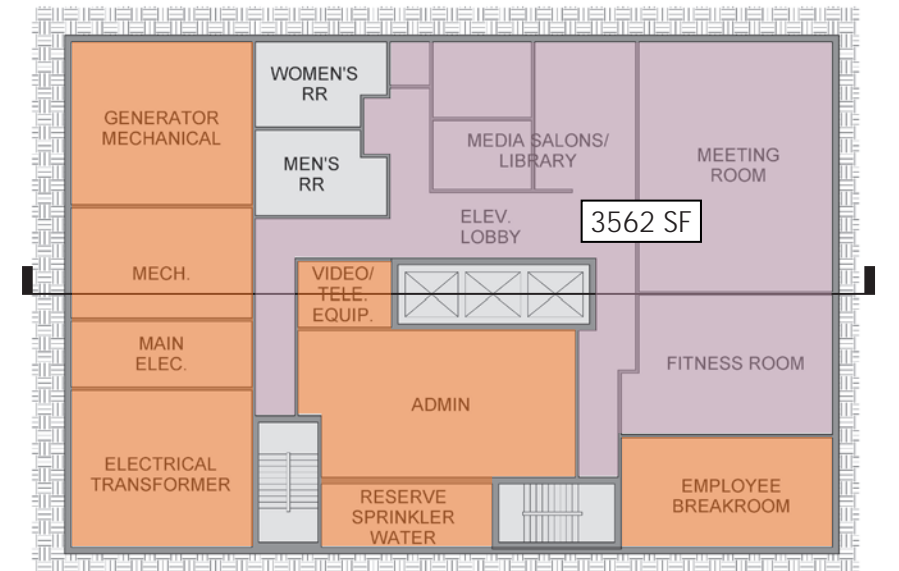
SCHEMATIC SECTION



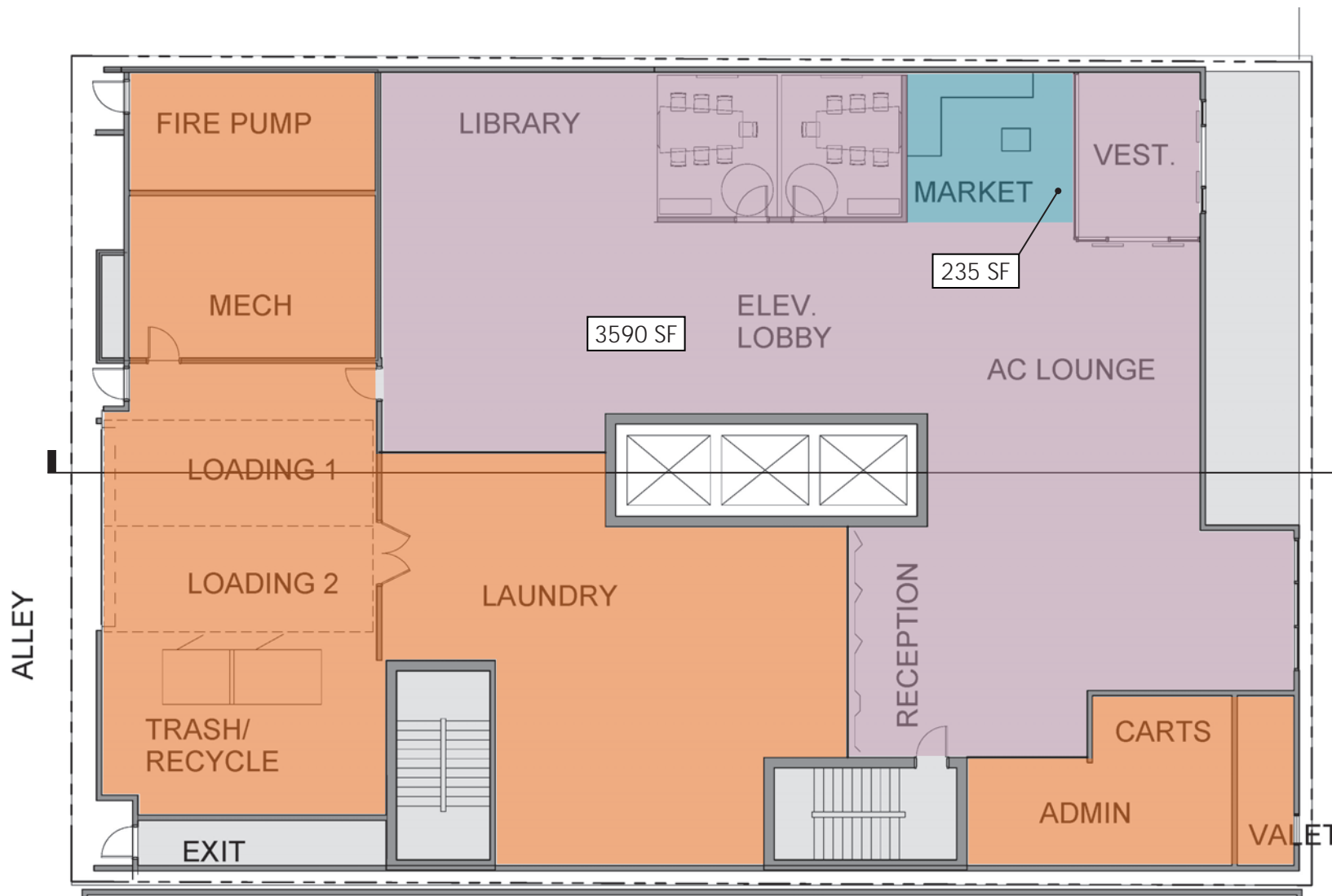
10TH FLOOR PLAN



TYPICAL FLOOR PLAN



BELOW GRADE FLOOR PLAN



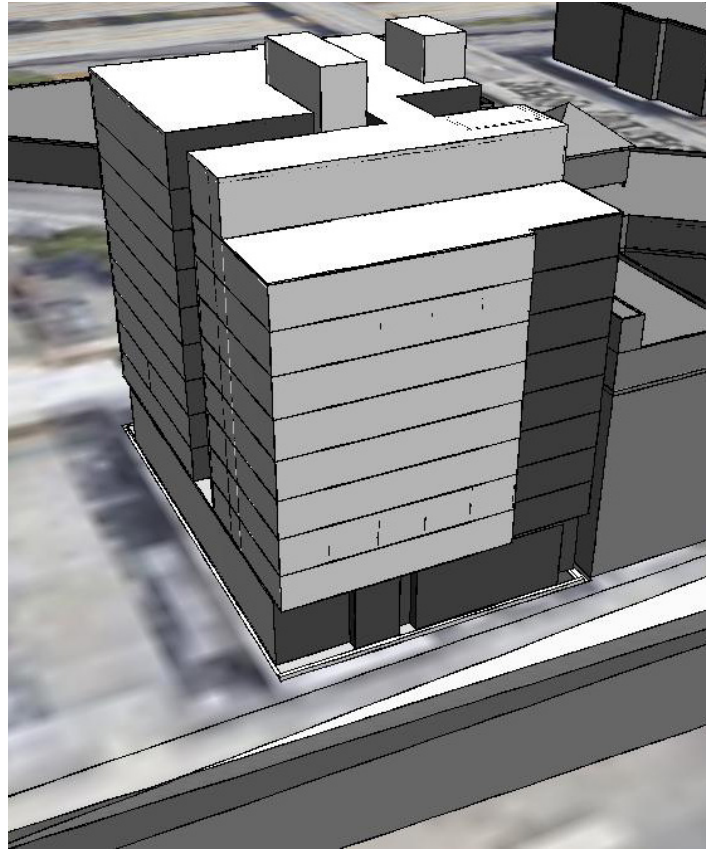
GROUND FLOOR PLAN

YALE AVE N.

CURBSIDE DROP-OFF



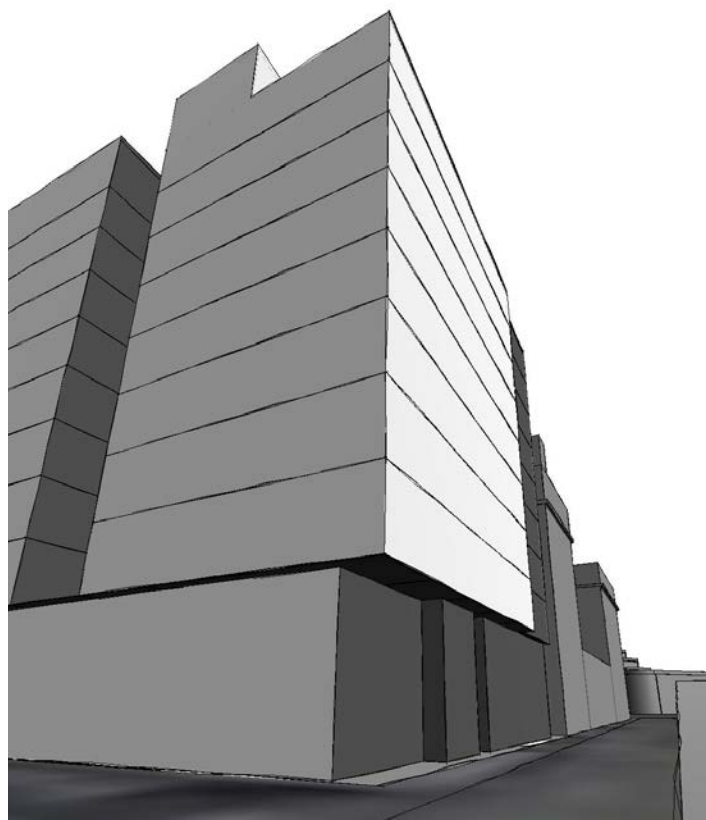
AERIAL FRONT VIEW



AERIAL REAR VIEW



FRONT VIEW LOOKING SOUTH ON YALE AVE. N



REAR VIEW LOOKING SOUTH IN ALLEY



FRONT VIEW LOOKING NORTH ON YALE AVE. N

OPTION 3 (PREFERRED)

NUMBER OF UNITS:

21 per floor x 8 =	189
7 on 10th floor	7
+ 0 ground level =	0
	<hr/>
	175 total

PARKING: 0

F.A.R. - ALLOWABLE

Total Site Area	9,569 SF
Multiplier (Mixed Use)	8

Max. Allowable	76,552 SF
3.5% Mechanical allowance	2,679 SF

Max. Allowable grand total 79,231 SF

FLOOR AREA RATIO SUMMARY:

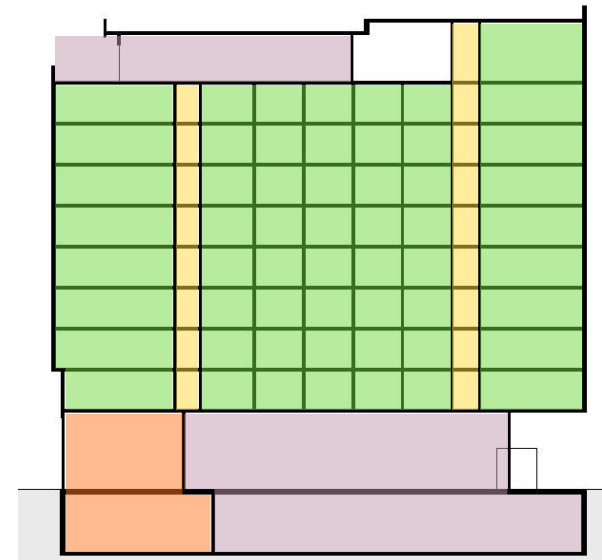
FAR Areas:	
Ground Level	7,547 SF
2nd Level	7,910 SF
3rd Level	8,065 SF
4th Level	8,065 SF
5th Level	8,065 SF
6th Level	8,065 SF
7th Level	8,065 SF
8th Level	8,065 SF
9th Level	8,065 SF
10th Level	6,769 SF
Roof Level	525 SF
Total Gross	79,206 SF
Mech (3.5%)	- 2,772 SF
FAR	76,434 SF (7.99)

TOTAL FLOOR AREA SUMMARY:

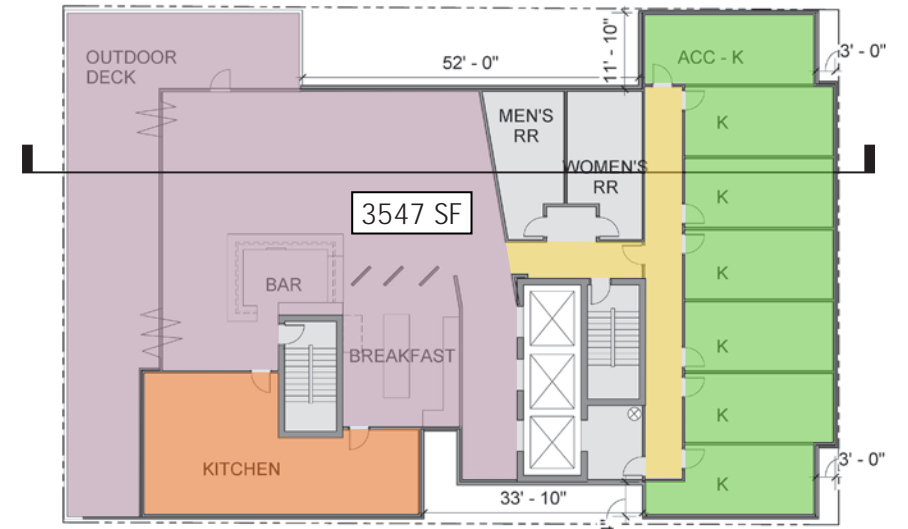
Below Grade (exempt FAR):	
P1 Level	8,893 SF
Levels 1- Roof	79,206 SF
Total proposed area	88,099 SF

AREA LEGEND:

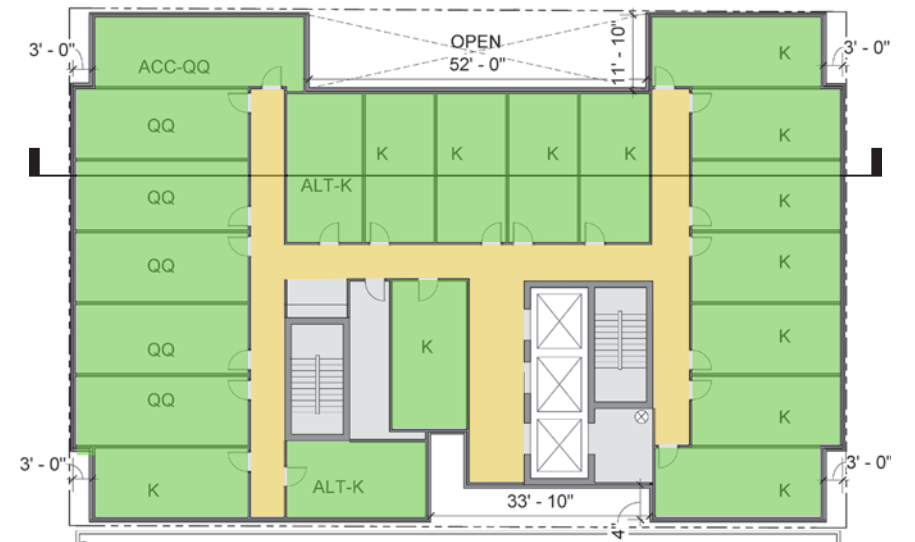
- Guestrooms
- Hospitality
- Retail
- Corridor
- Back-of-House



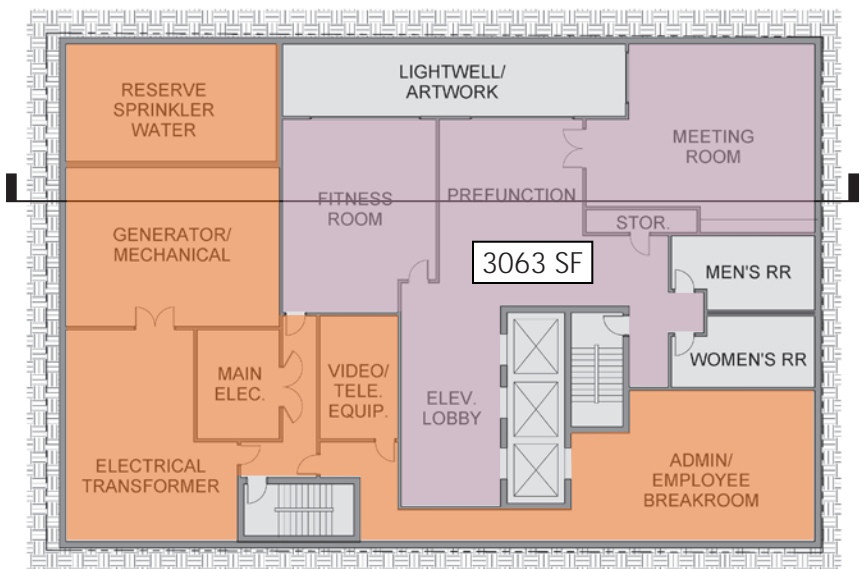
SCHEMATIC SECTION



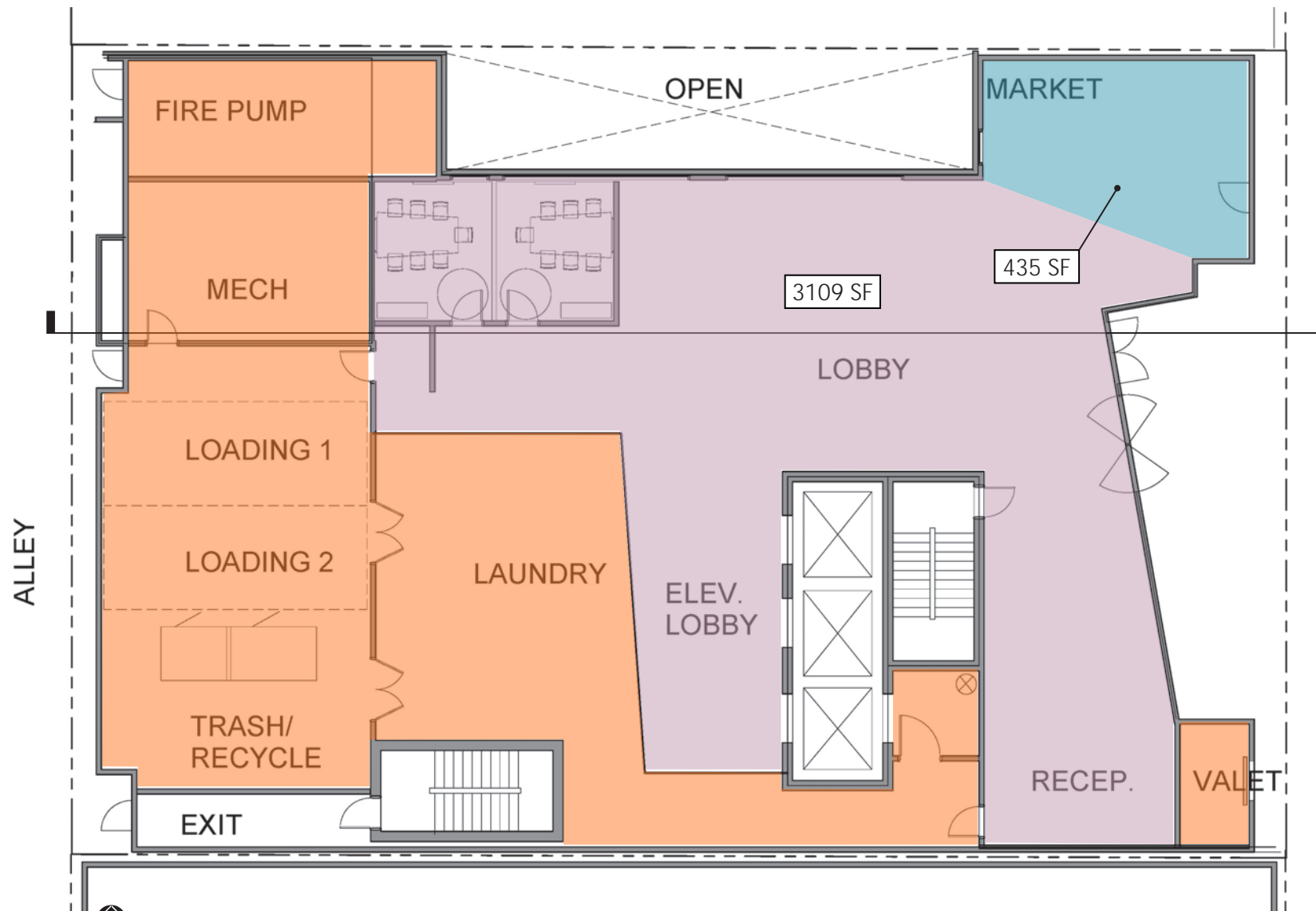
10TH FLOOR PLAN



TYPICAL FLOOR PLAN



BELOW GRADE FLOOR PLAN



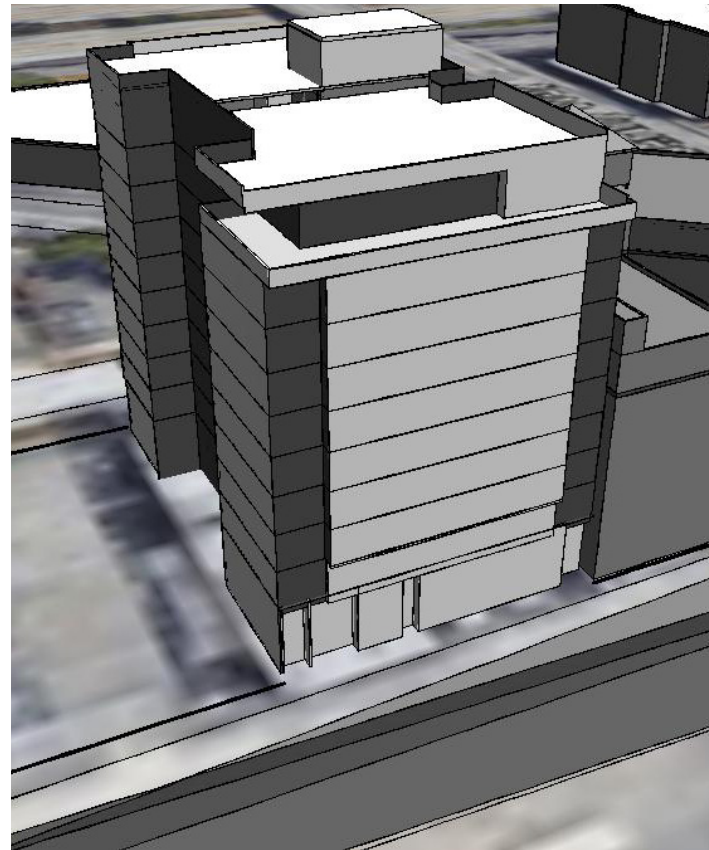
GROUND FLOOR PLAN

YALE AVE N.

CURBSIDE DROP-OFF



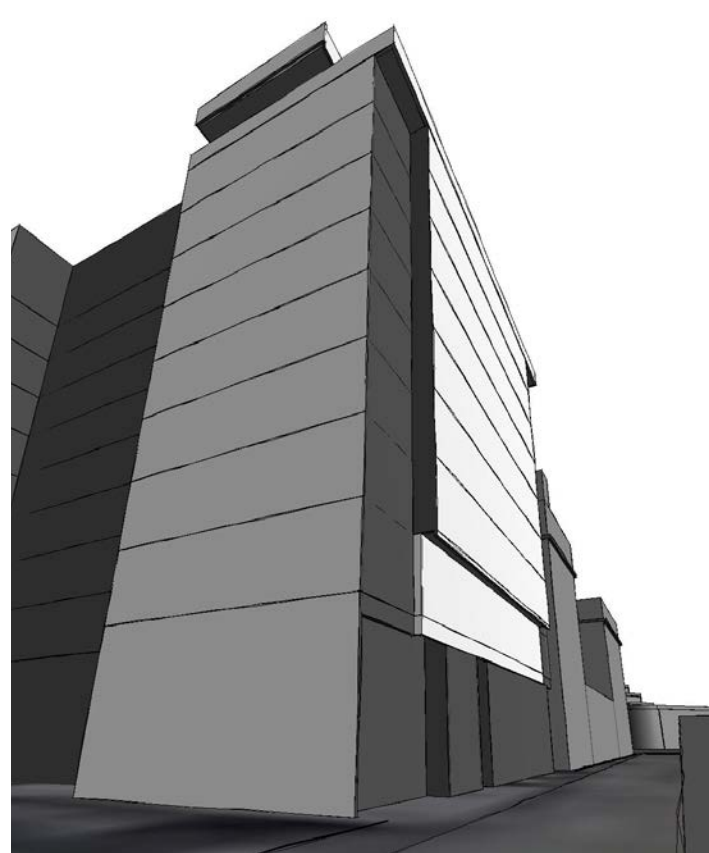
AERIAL FRONT VIEW



AERIAL REAR VIEW



FRONT VIEW LOOKING SOUTH ON YALE AVE. N



REAR VIEW LOOKING SOUTH IN ALLEY



FRONT VIEW LOOKING NORTH ON YALE AVE. N

ZONING CODE	REQUIREMENT	WHAT IS PROPOSED	WHICH SCHEME	RATIONALE
1. SMC 23.54.035 - <u>LOADING BERTH REQUIREMENTS AND SPACE STANDARDS</u>	<ul style="list-style-type: none"> Lodging use = low demand per table A. Size is 10' wide, 14' high, 35' long 60,001-160,000 sf (2) loading berths required Exceptions to Loading Berth Length. Where the Director finds, after consulting with the property user, that site design and use of the property will not result in vehicles extending beyond the property line, loading berth lengths may be reduced to not less than the following: <ul style="list-style-type: none"> - Low- and Medium-demand Uses. Twenty-five (25) feet. 	Request to allow a reduction in the loading berth length from 35' to 25' due to hotel operations expected loading needs.	All schemes	The size of delivery truck used by hotel management will work with a 25' loading berth. In addition, the delivery trucks can be scheduled by hotel management so that no more than (1) delivery truck would need the loading berth at a time. Small delivery trucks will have less traffic impact to the surrounding neighborhood



Articulated building top for roof deck

Articulation and Refinement of Preferred Scheme

- Recess hotel entry along sidewalk to allow for landscaping and seating
- Cut back top floor for roof deck with views to Lake Union and downtown



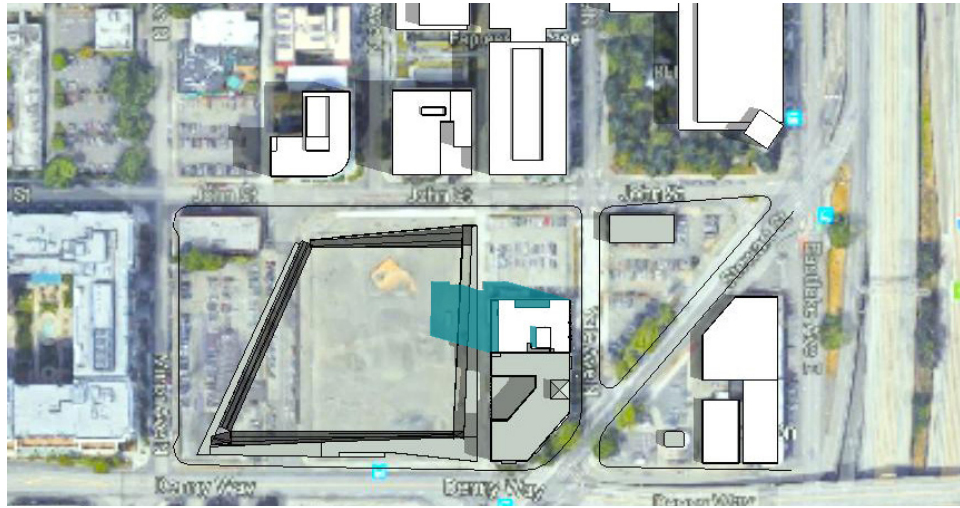
Frame around building edge



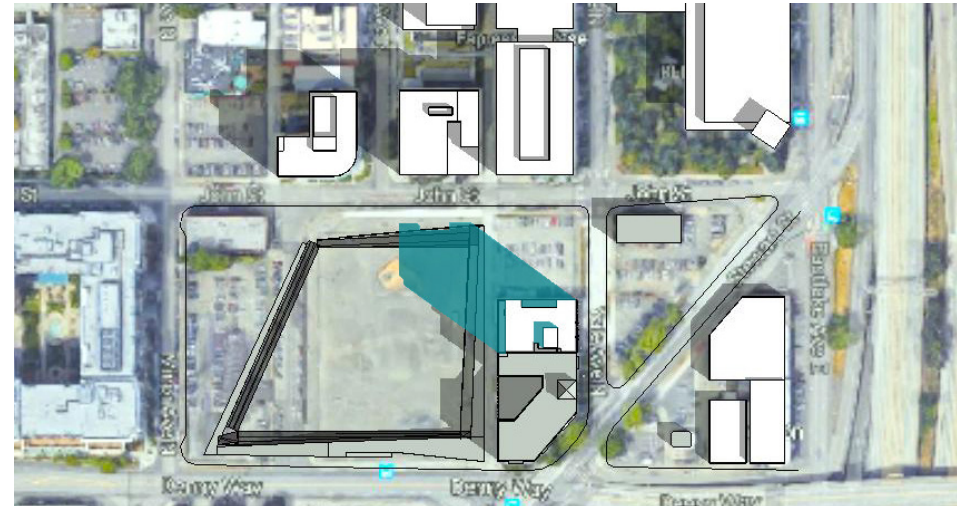
Recessed and highly transparent building entry



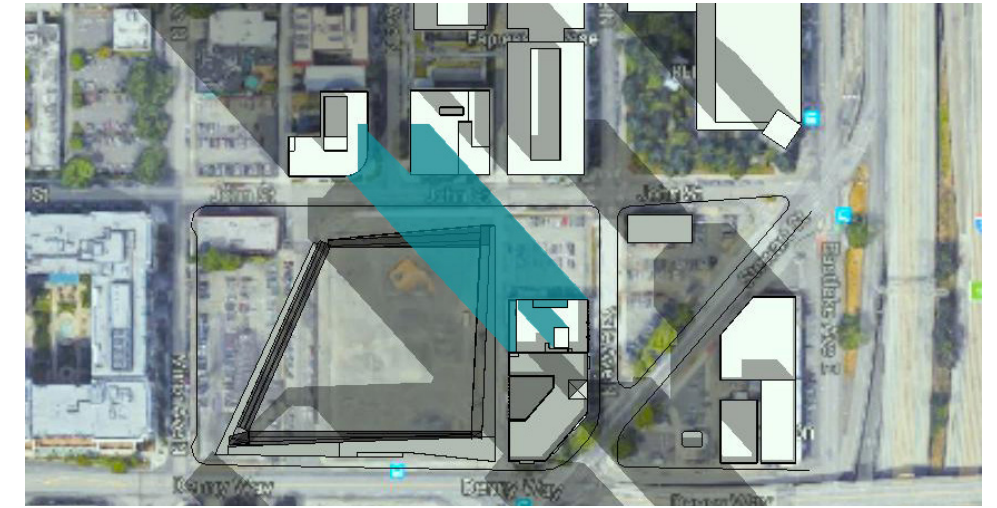
Frame around building entry



JUNE 21 - 9 AM



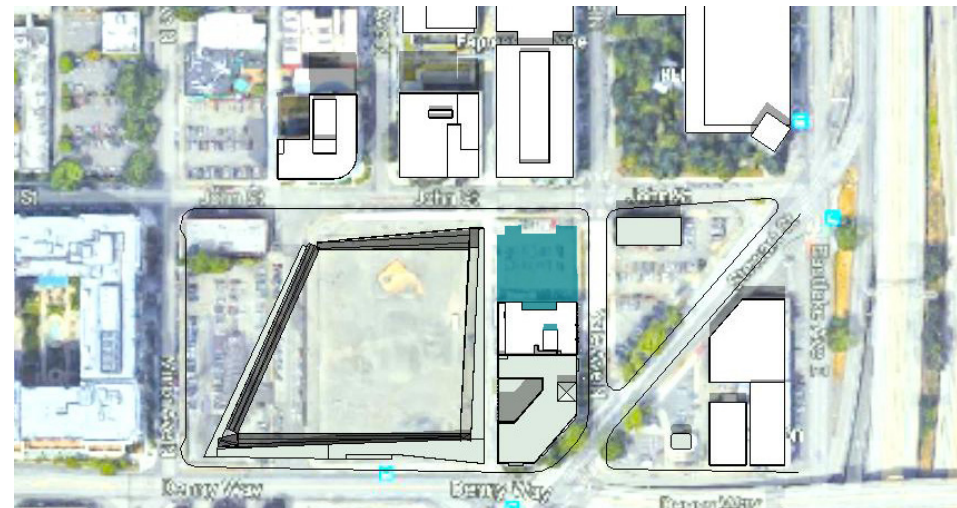
MARCH/SEPT - 9 AM



DEC. 21 - 9 AM



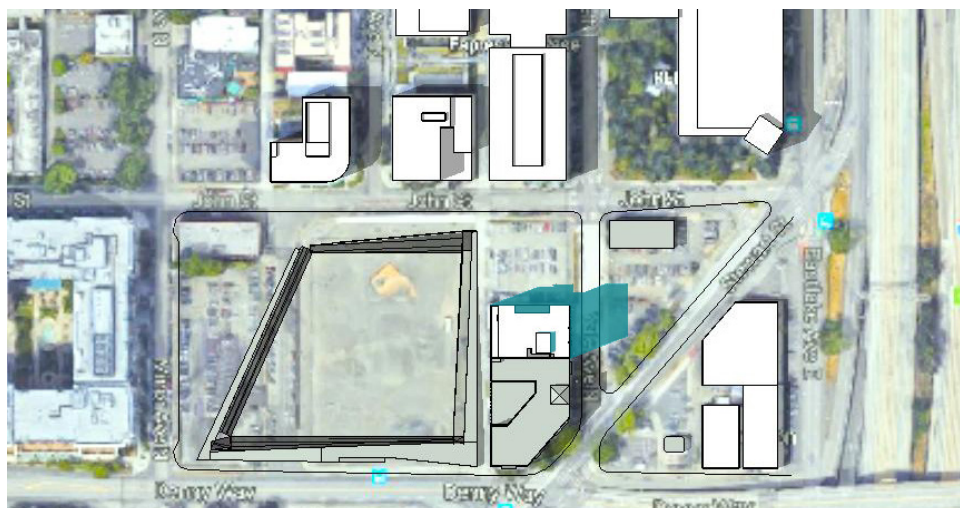
JUNE 21 - NOON



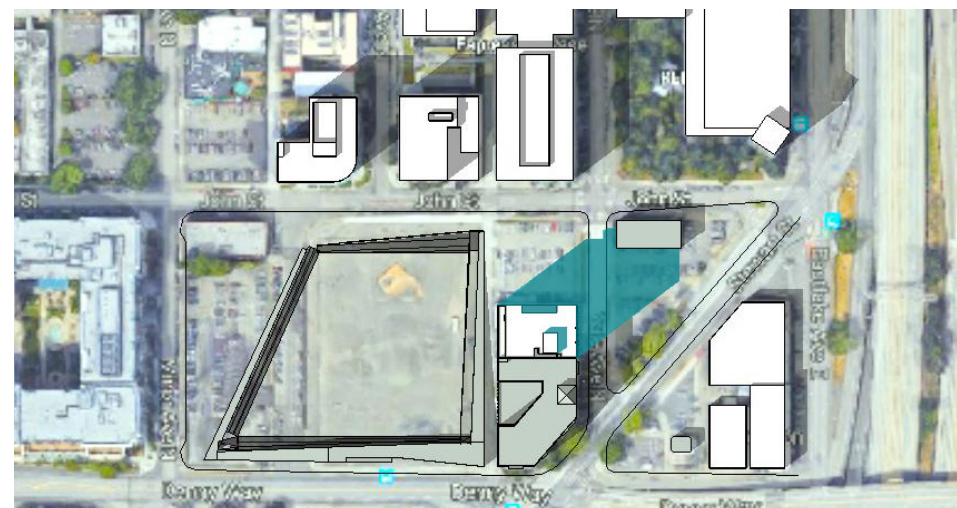
MARCH/SEPT - NOON



DEC. 21 - NOON



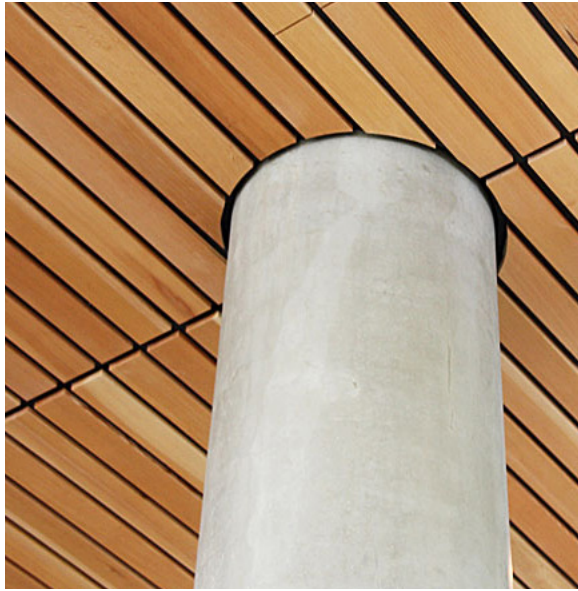
JUNE 21 - 3 PM



MARCH/SEPT - 3 PM



DEC. 21 - 3 PM



Wood ceiling adds warmth and defines outdoor plaza



Colorful palette



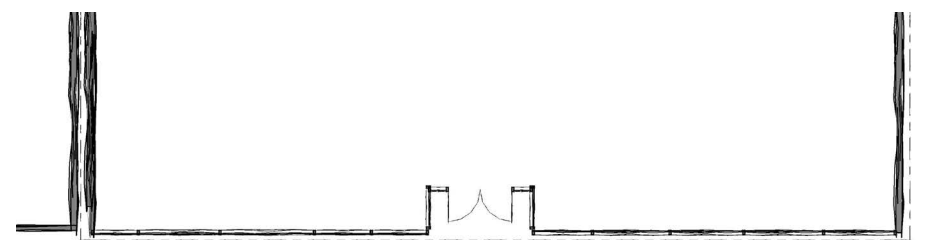
Unique paving pattern defines entry sequence



Variety of planting heights

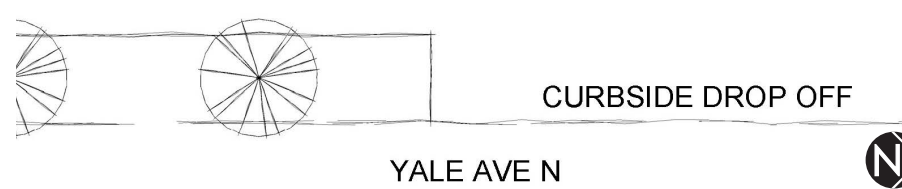
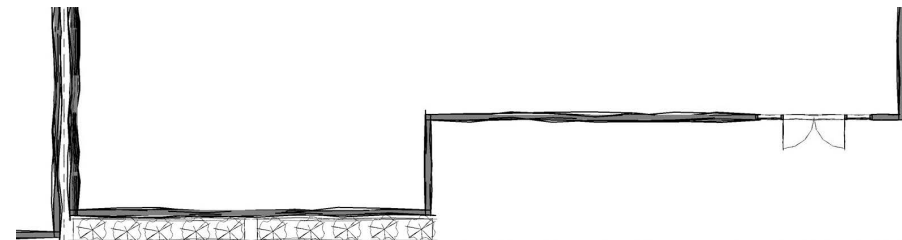


Lighting for plaza and building entry



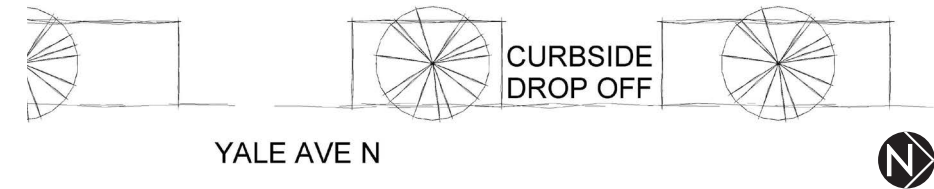
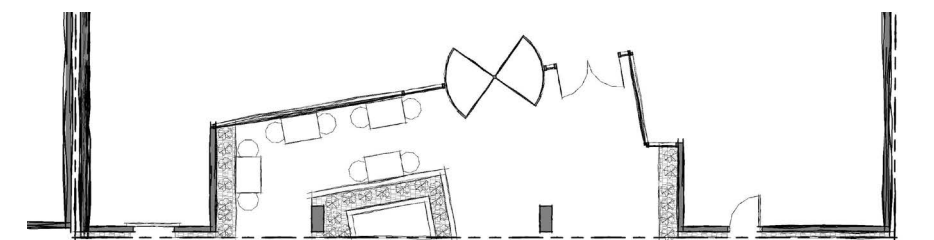
BUILDING TO SIDEWALK SCHEME

- No space for landscaping



SHALLOW SETBACK SCHEME

+ Space for planters and seating along sidewalk



DEEP RECESS SCHEME

+ Space for planting, and covered seating areas for inclement weather