

PROJECT TEAM

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117 YALE AVE N  
RECOMMENDATION DESIGN MEETING

Project # 3026512 - Meeting date: 10-03-2018



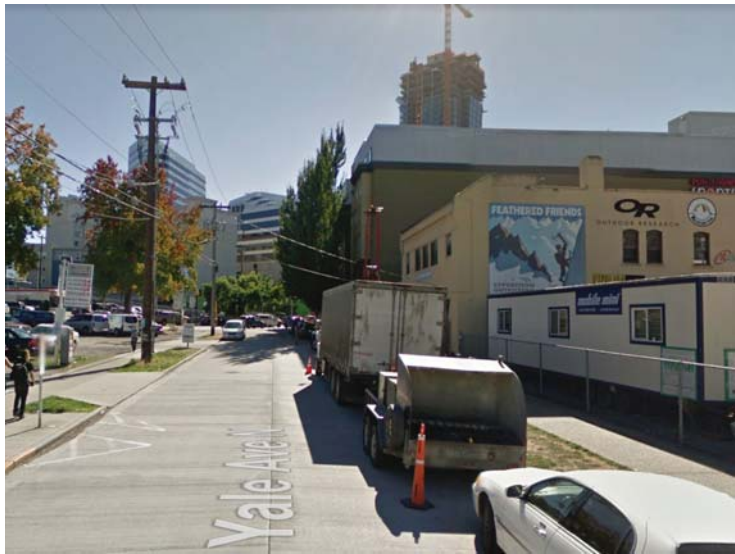
The project is targeting LEED Gold certification and will incorporate design and features that conserve natural resources







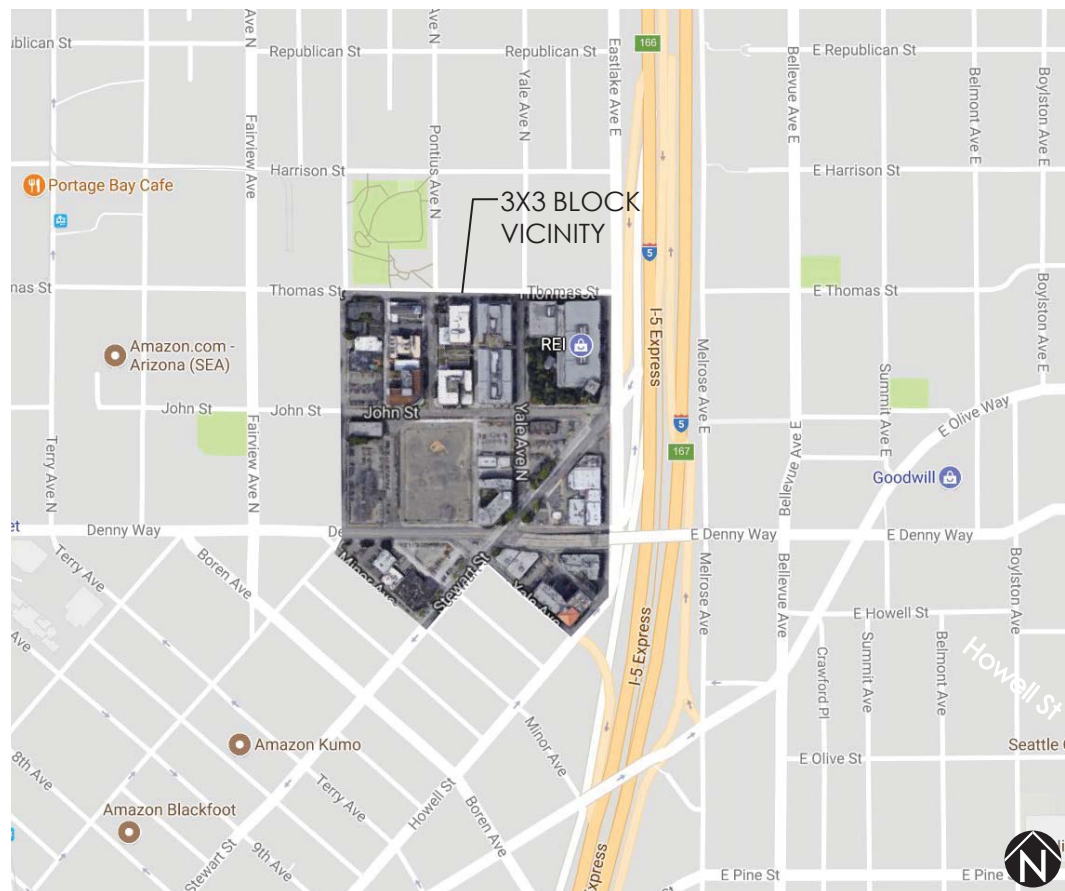
1. Yale Ave looking North



2. Yale Ave looking South



3. Existing alley





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.





# 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

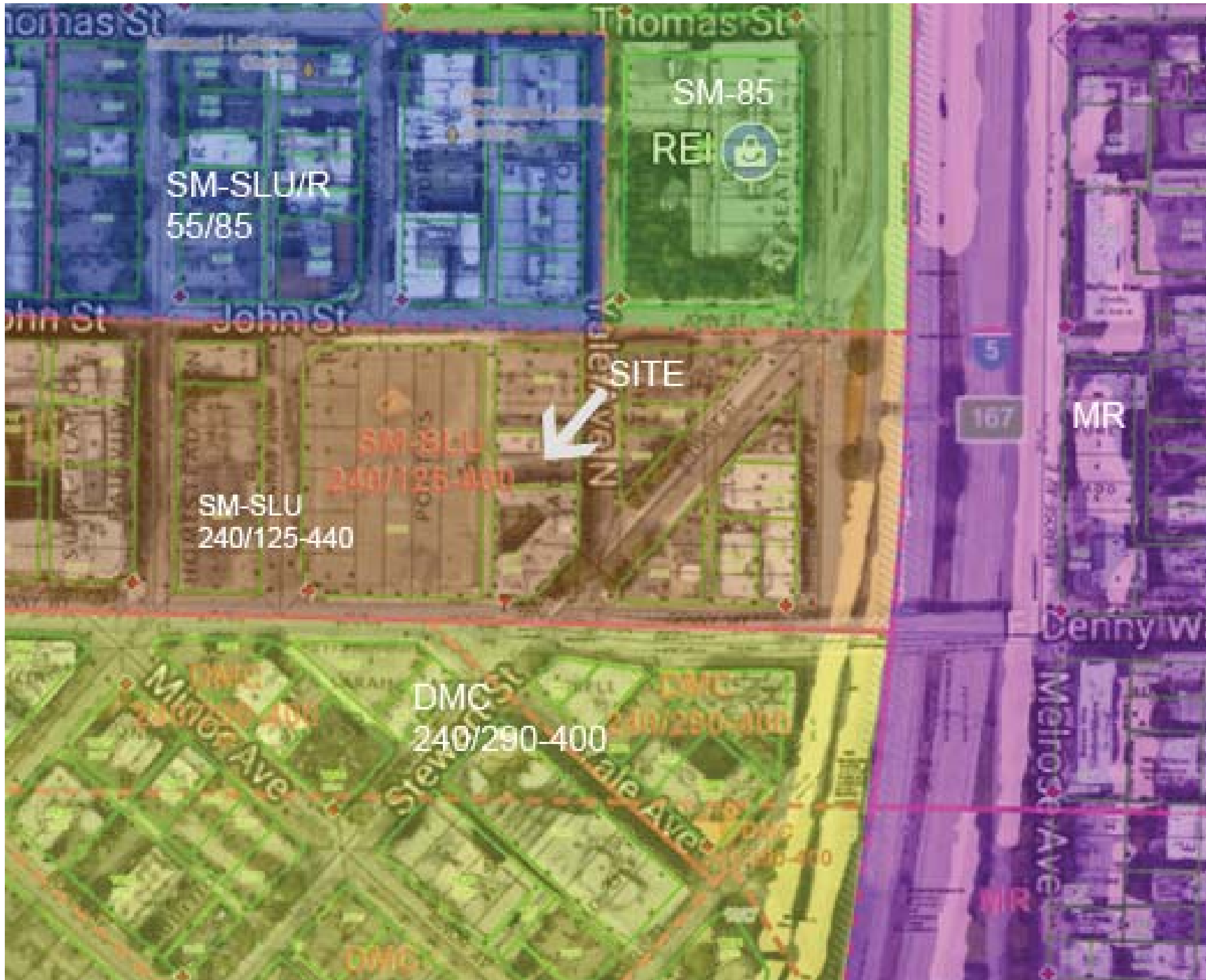
Zoning to the South of Denny Way: DMC 240/290-400

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.

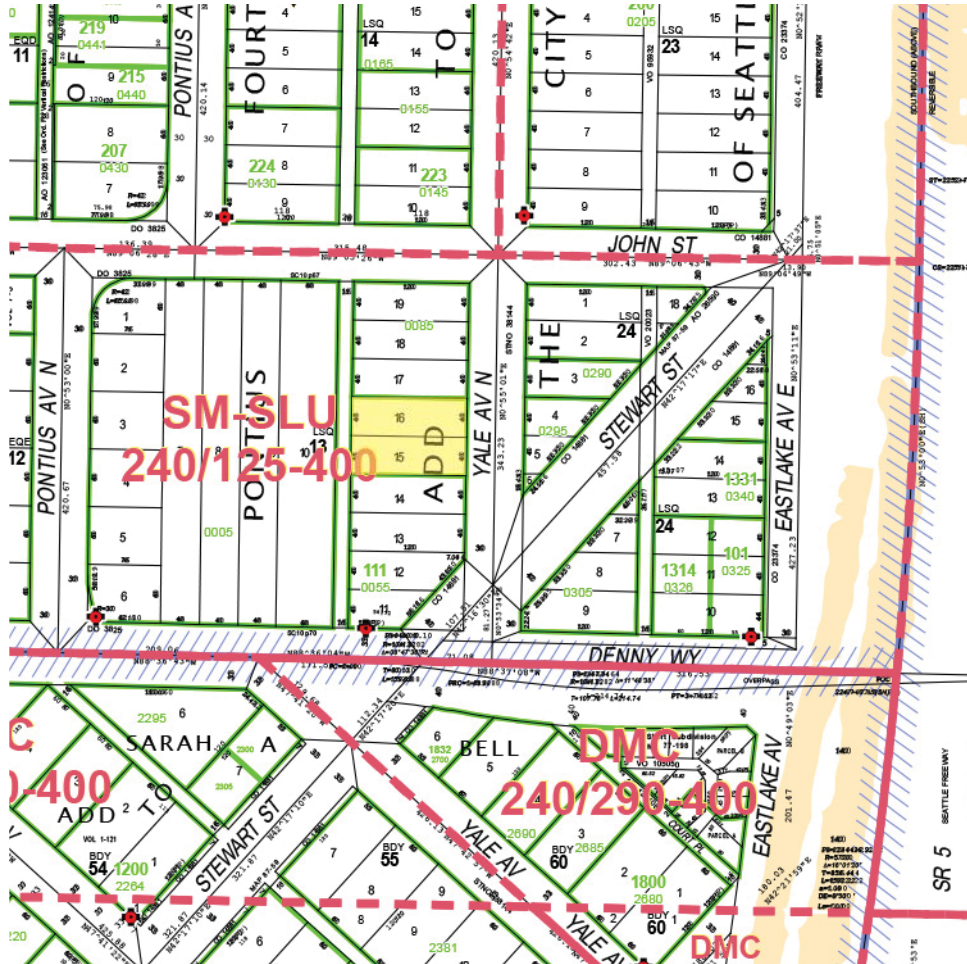
The site immediately adjacent to the north of the project site is a parking lot that could be developed in the future to zero lot line condition without and alley.

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)

# ZONING SUMMARY

## 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

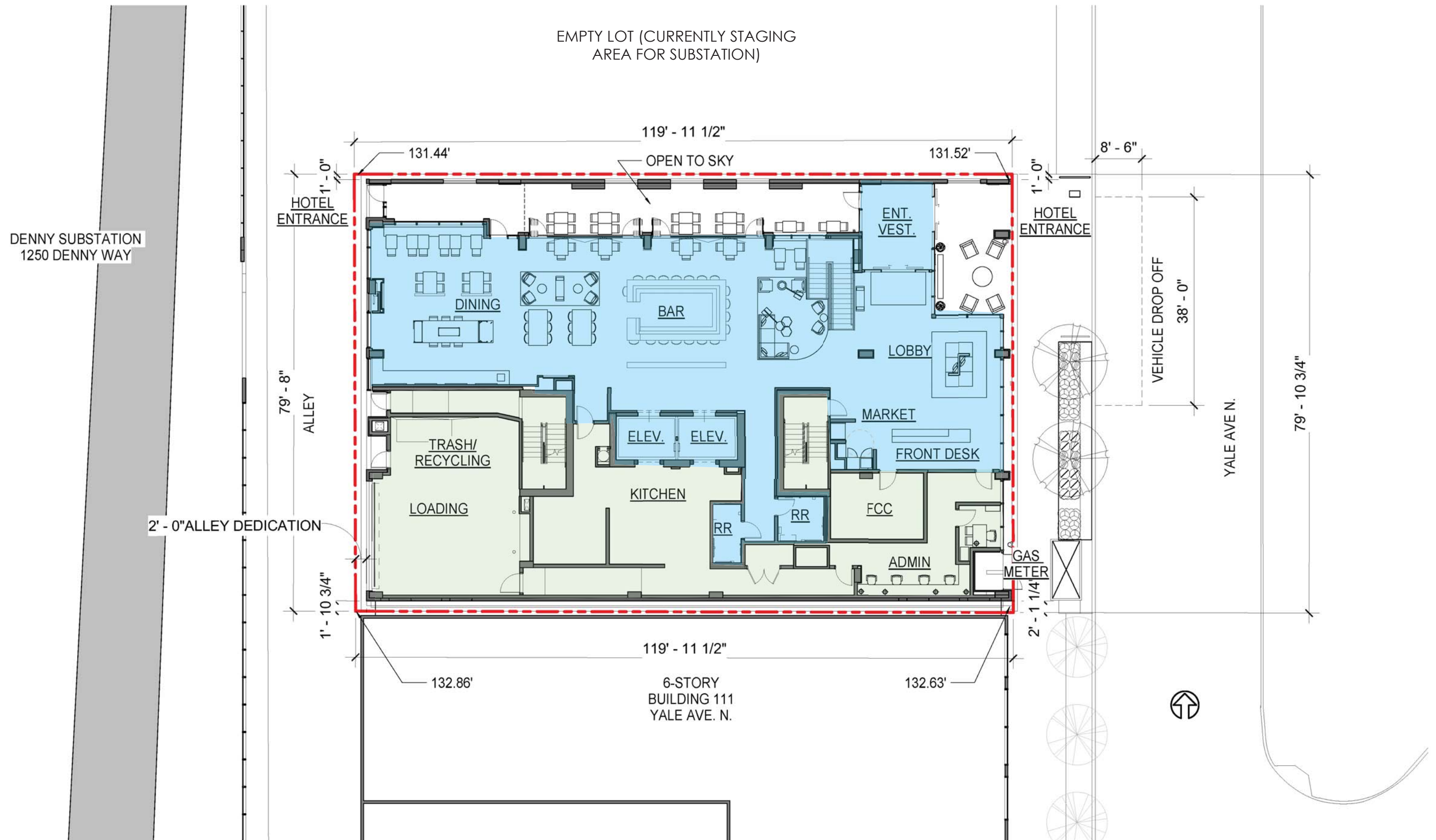
- Lodging use = low demand per table A.
- Size is 10' wide, 14' high, 35' long (25' with decision)
- 60,001-160,000 sf (2) loading berths required

## 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 39 FOR PROPOSED REQUEST FOR BOARD SUPPORT FOR LOADING BERTH.

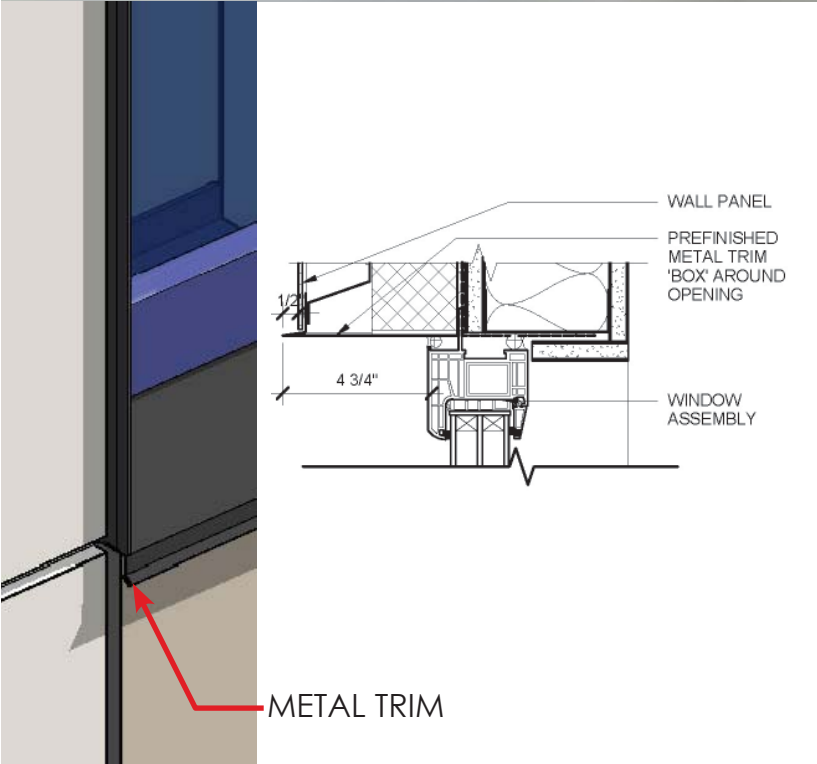






REVISED MASSING

PREFERRED OPTION 3 FROM EDG PRESENTATION



CS2-B-1  
Site through block connection carried up building. Alley facade treated same as Yale Ave N.

PL1-B-1; DC3-C-2  
Through-block connection to alley and new neighborhood substation/park. Recessed entry and outdoor courtyard provide sense of place.

DC2-I-i  
Roofscape enhanced with tray planting, equipment screening, and tall parapets.

DC2-B-1; DC2-B-2  
Yale Ave Facade broken down with materiality.



CURRENT BUILDING MASSING

EARLY DESIGN GUIDANCE RESPONSES:

1. Massing:  
The Board agreed that the design team should proceed with the preferred Option 3. In critique of the Yale St façade, they expressed that the symmetry as shown reinforced a perceived weight of the massing. The Board gave guidance that the massing should be broken down at the upper levels, with either modulation or articulation and through the use of materiality. The Board noted that as the alley side will be visible above the City Light substation, both the front and back facades are important. (CS2-B-1, DC2-B-1, DC2-C-2) The following guidance was given:
  - a. Simplify and break down the weight of the Yale St. façade with less symmetry, and either more modulation of 5' or greater, or articulation through the use of materiality. (DC2-B-1, DC4-A-1)
  - b. Design the alley façade with as much care as the Yale St. façade. (CS2-B-1)
  - c. Maintain the location of the roof top amenity features. (DC2-I-i, DC3-C-2)
  - d. Blank walls at the interior lot lines are acceptable, given current and potential future development on the adjacent sites. (DC2-B-2)

**Response:**  
*The proposed design is a result of the team's careful review and consideration of the building's unique relationship in the neighborhood. With the design and layout of the substation to the West of our project, the Alley facade prominence was heightened. With our design we have treated the Alley and Yale Ave facades in the same manner, and the overall mass of the building above the street level has been set back from the north property line.*

**1.a.** *Our design keeps a simple mass form with articulation through materiality. We are using a quality fiber cement facade panel that is through-colored and chosen for many projects throughout Seattle, and accented with two high end accent color panels around each opening. The windows are staggered horizontally floor-to-floor, are recessed from the face of the building, and detailed with a surrounding metal trim that extends 1/2" beyond the face of the building providing depth and shadow lines. The panel design with the offset windows break down the overall facade and provide an overall modern look.*

*The roof also steps in height with a low roof at level 2, a level 10 mid roof for mechanical equipment, the main roof level, and finally the penthouse roof for elevator and stair towers.*

**1.b.** *The alley facade maintains the pattern, materials, and overall design of the Yale Ave face while housing necessary functions for the hotel such as the loading dock, generator exhaust, transformer exhaust, and 2' alley dedication.*

**1.c.** *Our roofscape design and approach centered on screening mechanical equipment from the neighborhood and incorporating green space and PV panels to meet our green factor and energy requirements. The project has green walls on level 1, bio-retention planters on level 2, and roof tray-planters at the high roof.*

*Design features added to minimize the impact of the mechanical equipment include removing a portion of the floor plate at the upper levels to create a notch for the largest equipment, equipment screening for remaining large components, and designing the top of our parapet to be 4' above the roof level.*

**1.d.** *We carried the design motif and pattern from Yale Ave and the Alley onto the blank walls along the interior lot lines to breakup the facade panels and provide detail.*



## GROUND LEVEL DESIGN

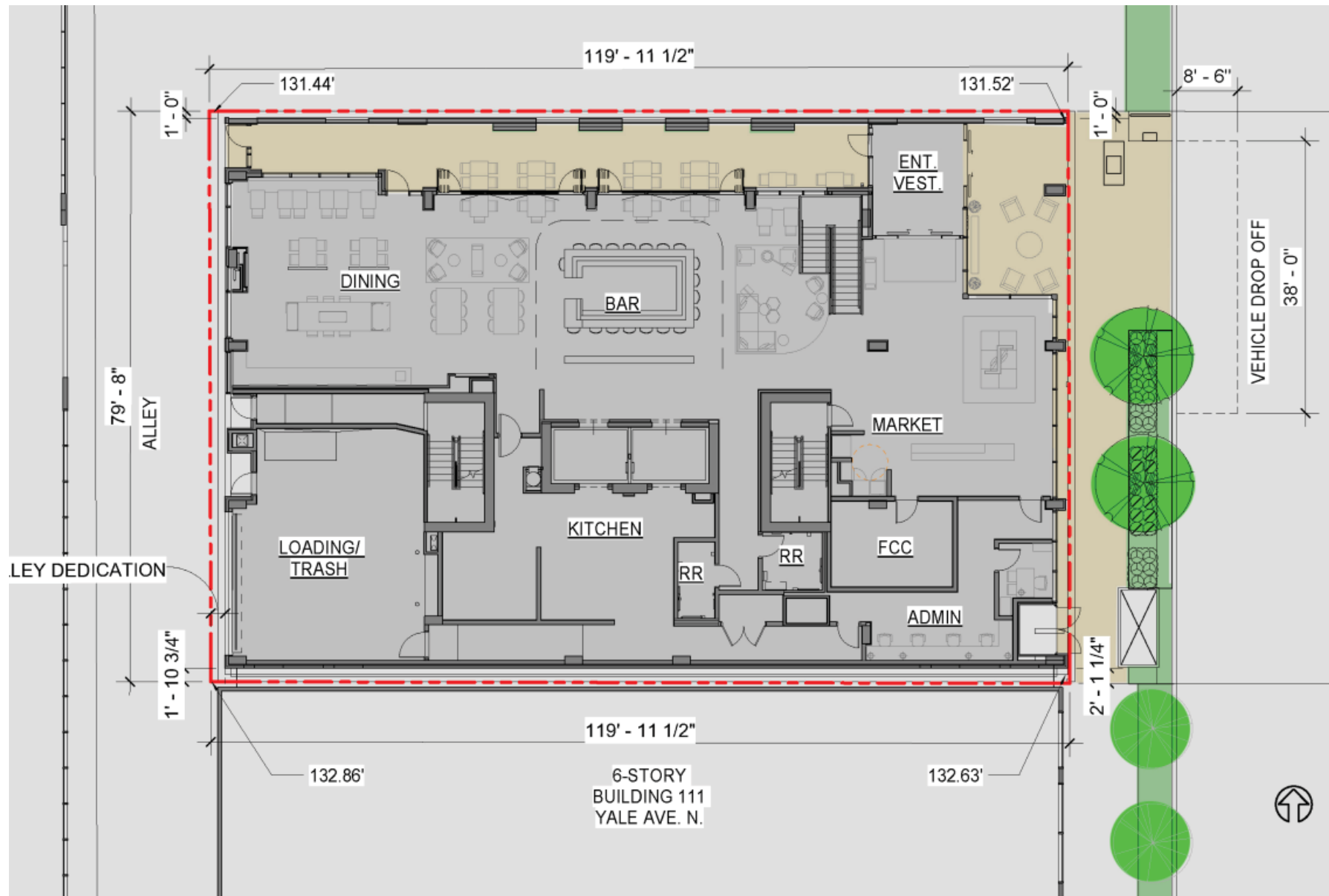


PL3-C-1; DC3-A-1  
Connection between Yale Ave and Alley is partially covered at the ends, open in the middle, with opportunity for decorative screening and lighting.

CS1-B-2  
Glazing provided on Alley so natural light can penetrate the building and offer views through the entire space.

CS2-B-2; PL3-C-1; DC3-A-1  
Courtyard connection provides access from alley and Yale Ave. Exterior courtyard open to the sky with sliding glass wall to create porous interior/ exterior space.

PL3-A-4  
Recessed entry with exterior gathering space set apart from sidewalk circulation. Overhead weather protection provided at sidewalk.



### EARLY DESIGN GUIDANCE RESPONSES:

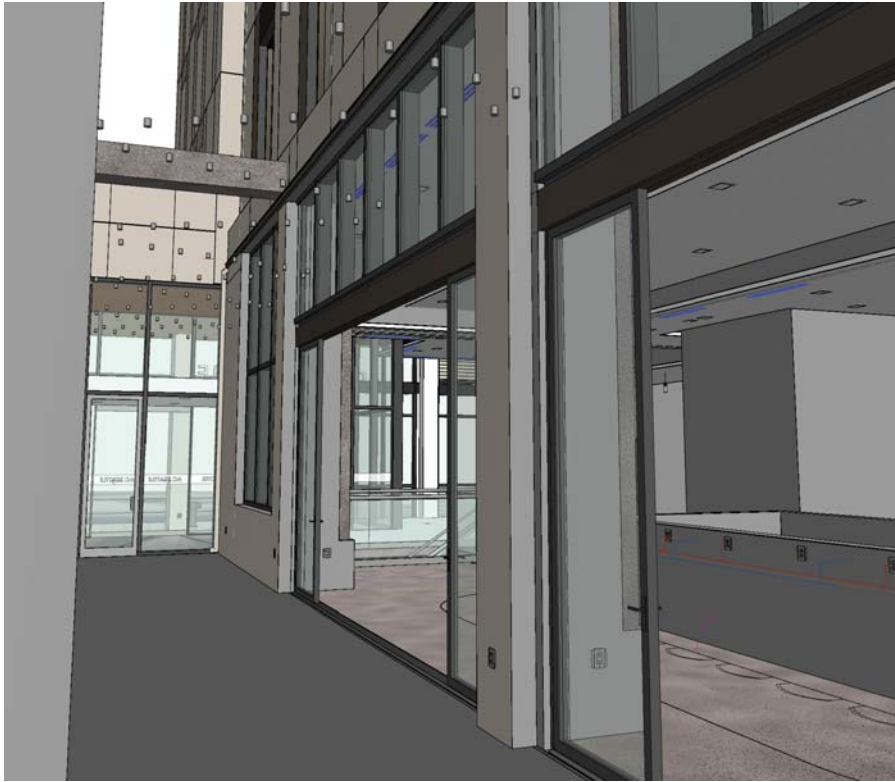
2. Ground Level Design: The Board felt strongly that pedestrian access into the ground level should occur from both Yale St and the alley, and that the north lightwell should not extend to the below grade level but should stop at the ground level, creating a "courtyard". This courtyard should provide the illusion of a through block connection and have a connection to and support the market function along Yale St. (CS2-B-2, PL3-C-1, DC3-A-1, DC3-B-1) The following guidance was given:

- Provide a pedestrian entry into the ground level from the alley. (CS2-B-2, DC3-A-1)
- Stop the north light well at the ground level. (DC3-A-1, DC3-B-1)
- Explore a design with the courtyard area below the lightwell to be partially open and partially covered. (DC3-A-1, DC3-C-2)
- Refine the circulation path through the structure to connect the two entries to the courtyard below the lightwell and the market space. (PL3-C-1, DC3-A-1)
- Maintain the north corner market space along Yale St to provide a street presence as future development to the north is unknown. (CS2-B-2)
- The canted entry façade along Yale St. is acceptable. (PL3-A-4)
- The Board supported the reduced length of 25' at the loading zone. (DC1-B-1)

### Response:

*We embraced the pedestrian access through the ground level on the north side of the building from Yale Ave to the Alley. We stopped the north lightwell at the ground floor and created an interior courtyard. This new courtyard connection now occupies the space where the program previously showed the market retail space. After considering several alternatives, the solid, opaque market area was moved inside the building, on an interior wall next to the front desk. This allows the lobby to be one large transparent space that provides a better visual connection with the street. The back-of-house areas of the hotel are shifted from the alley side to the south property line, allowing the public space to be transparent and open on three sides.*





*CS1-B-2 SUNLIGHT & NATURAL VENTILATION*  
*CS1-B-3 MANAGE SOLAR GAIN*  
*PL3-II-iv ACTIVITY CLUSTERS*  
*DC3-A-1 INTERIOR/EXTERIOR FIT*

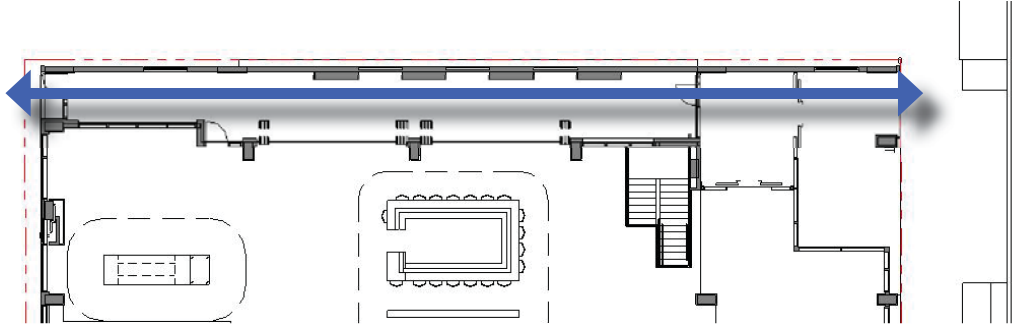
Tall glazing is provided on Yale Ave N, the alley, and along the north courtyard side, which is mostly open to the sky. This allows for daylight to penetrate a much larger percentage of the floor plate than a typical mid-block site. Natural light is now provided to the ground floor from 3 sides. Solar gain is not an issue as the majority of the glazing faces north, with none to the south.



*CS1-I-i SUSTAINABLE DESIGN*  
*CS3-II-vi CASCADE CHARACTER*  
*DC2-C-2 DUAL PURPOSE ELEMENTS*  
*DC3-I-i SUSTAINABLE LANDSCAPING*

In addition to efficient HVAC and lighting design on this project we are utilizing Bio-retention planters that filter roof rainwater.

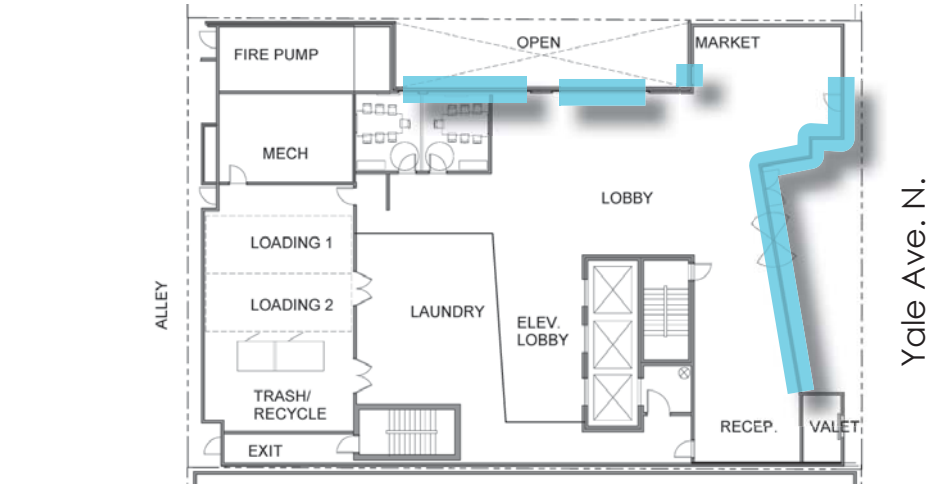
The Cascade character of supporting greenery is embraced with this design by adding planting to a site that was previously devoid of any.



*CS2-A-1 SENSE OF PLACE*  
*CS2-B-1 SITE CHARACTERISTICS*  
*PL3-A-1 DESIGN OBJECTIVES*  
*PL3-A-2 COMMON ENTRIES*

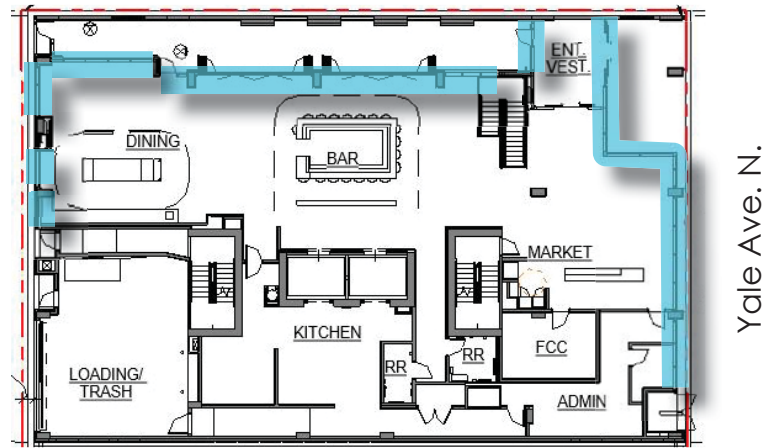
A distinctive sense of place will be set by providing connection through our site. The neighborhood will be enhanced by the connection, which increases the ease of pedestrian flow from the east side of our site to the substation/park on the west side. Due to being a mid-block site, we are placing a wall on the north side of our interior courtyard to control the quality of the space, which also gives it a unique identity. Tile preserved from the existing building will be integrated as artwork along the north wall.





EDG SOLUTION

VS.  
NEW SOLUTION



**CS2-B-2 CONNECTION TO THE STREET**  
**CS2-B-3 CHARACTER OF OPEN SPACE**  
**PL2-B-3 STREET-LEVEL TRANSPARENCY**  
**PL3-C-1 POROUS EDGE**  
**PL3-C-2 VISIBILITY**

Ground floor glazing and the courtyard through the site provides a much better connection to the street than the traditional sidewalk-facing solution. Glazing on 3 sides instead of 1 further enhances the visibility and creates a porous edge.

**CS2-C-2 MID-BLOCK SITES**  
**CS2-D-5 RESPECT FOR ADJACENT SITES**

Our design has matched the building to the South that is built to a zero lot line along the Alley and Yale Ave. The site to the north is a staging area currently, but we anticipate a future development and are taking steps to control the character of our through-block courtyard, and maintaining a setback at the upper floors for windows.

These moves allow much greater connection to the substation/community center/ park adjacent with the rest of the neighborhood.



**CS3-A-1 FITTING OLD AND NEW TOGETHER**  
**DC2-C-3 FIT WITH NEIGHBORING BUILDINGS**

The new development in this area is characterized by large projects that take up entire blocks, with a connection through the middle of the site. Even though we are a small mid-block site, our design solution reinforces this context. The design further connects to the adjacent eclectic neighborhood by building to the street edge as other new development does.





### CS-A-2 CONTEMPORARY DESIGN

The design uses modern materials in unique ways that emphasize a clean modern design, with additional detail that reveals itself upon closer look. Simple forms, detailed well, without un-needed ornamentation fits the character the hotel seeks to convey, and fits in well in the urban context.



### CS3-A-3 ESTABLISHED NEIGHBORHOODS

### CS3-A-4 EVOLVING NEIGHBORHOODS

### CS3-II-i MIX OF BUILDING STYLE

This neighborhood continues to change as older buildings are replaced with new development. The hotel fits in well by bringing a neighborhood amenity and eating/drinking establishment that can be used by everyone, not just guests of the hotel.



### CS3-B-1 PLACEMAKING

### CS3-B-2 HISTORICAL/CULTURAL REFERENCES

### CS3-II-ii PRESERVATION

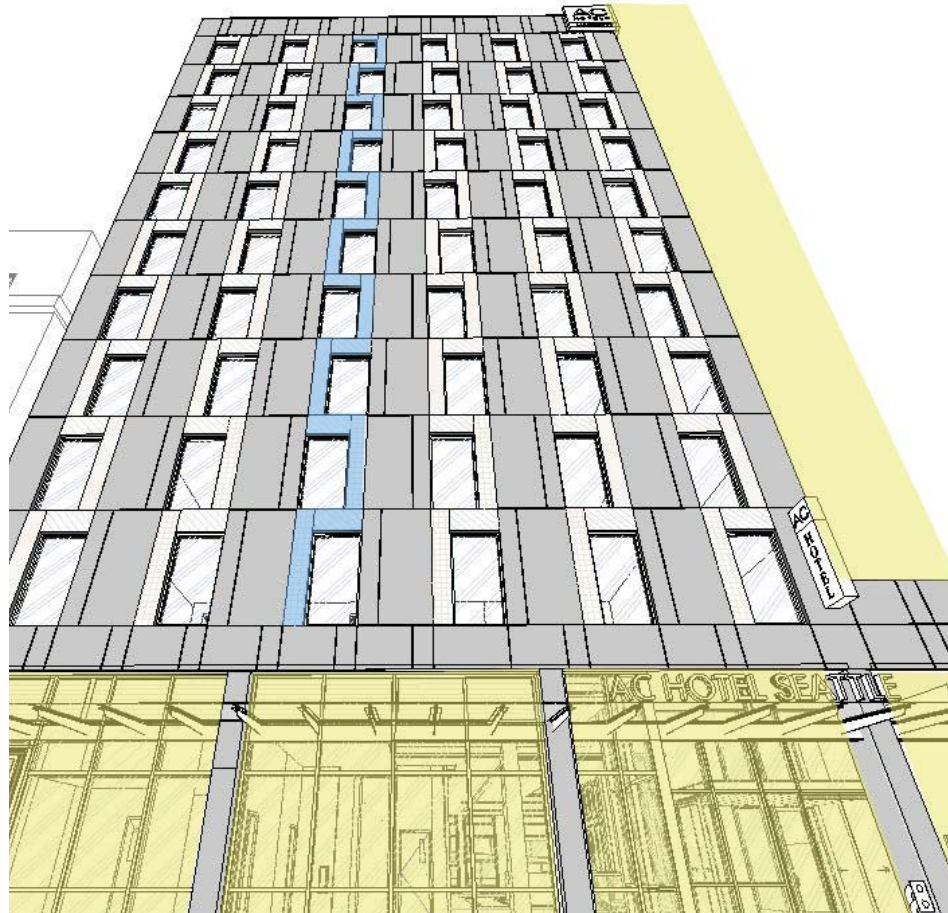
### CS3-II-iii HISTORIC SIGNAGE

### CS3-II-iv HISTORIC AESTHETIC

### CS3-II-v INDUSTRIAL CHARACTER

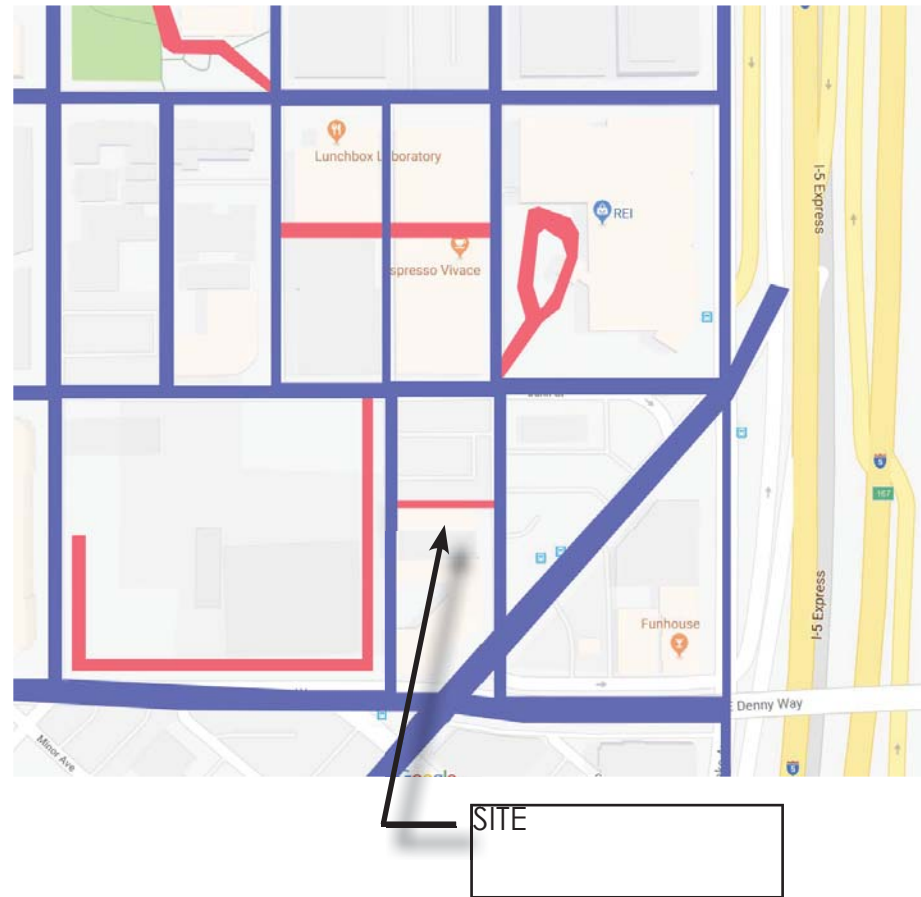
The existing building was built in 1917 for Rodgers Tile Company as a Tile, Marble, and Terrazzo store, and they used tile on the exterior as an advertisement of their wares. Though the building was not found to be of historical value, the tile can be considered a recognizable neighborhood attribute. Efforts will be made to preserve the original tile prior to demolition, with the saved portions being integrated into an artwork installation along the north edge of the new building.





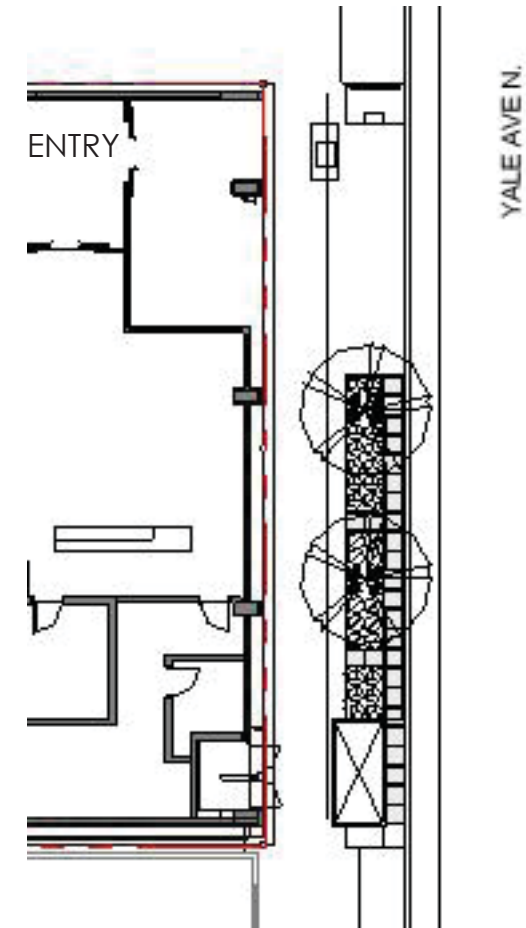
**CS3-I-i FACADE ARTICULATION**  
**CS3-I-ii REDUCE VISUAL BULK**  
**PL3-II-ii ACTIVATE FACADES**  
**DC2-C-1 VISUAL DEPTH AND INTEREST**

Staggered windows with a unifying window surround treatment provide large-scale organization, while the more subtle variety of colors and materials reveal more detail at a smaller scale. The windows are framed with a dark metal trim that extends slightly beyond the surrounding façade as a clean, modern expression. The patterns established on the east and west facades subtly turn the corner onto the interior property line elevations, which likely will be eventually covered by future development



**PLA-A-1 ENHANCING OPEN SPACE**  
**PL1-A-2 ADDING TO PUBLIC LIFE**  
**PL1-B-1 PEDESTRIAN INFRASTRUCTURE**  
**PL1-I-ii PEDESTRIAN NETWORK**

A major design decision for our site is to continue the off-the-street approach for pedestrian circulation in the neighborhood by adding the courtyard connection similar to other sites nearby.



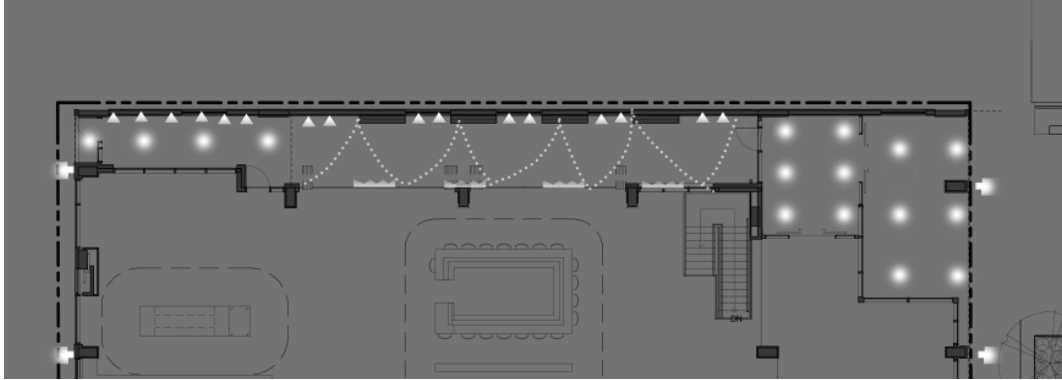
**PL1-B-2 PEDESTRIAN VOLUMES**  
**PL1-B-3 PEDESTRIAN AMENITIES**  
**PL1-C-1 SELECTING ACTIVITY AREAS**  
**PL1-I-i OPEN CONNECTIONS**  
**PL1-II-i SPATIAL HIERARCHY**  
**PL3-A-4 ENSEMBLE OF ELEMENTS**  
**PL3-II-i PUBLIC/PRIVATE TRANSITION**

Setting the entry back provides space for pedestrians to gather off of the main sidewalk. It also welcomes them to utilize the through-block connection.

Landscaping will match SLU standards along the street to promote continuity with adjacent sites.

Landscaping at the entry will provide seating and lighting in addition to landscaped green areas.





*PL1-I-iii LIGHTING*  
*PL1-III-i PUBLIC REALM AMENITY*  
*PL2-B-1 EYES ON THE STREET*  
*PL2-B-2 LIGHTING FOR SAFETY*  
*PL2-II-i ALL-DAY ACTIVITY*  
*DC4-C-1 LIGHTING FUNCTIONS*  
*DC4-C-2 AVOIDING GLARE*

Safe and well-lit open spaces and entrances with focus on high activity areas.

The exterior entryway incorporates pedestrian-oriented street lighting with additional street furniture for meeting and waiting along the sidewalk.

Lighting will be specific to areas on site limiting light pollution.



*PL2-C-1 LOCATIONS AND COVERAGE*  
*PL2-C-2 DESIGN INTEGRATION*  
*PL2-C-3 PEOPLE-FRIENDLY SPACES*  
*PL2-I-i STREET LEVEL USES*  
*PL2-I-i STREETScape AMENITIES*

Overhead weather protection will be provided along the entire street frontage of Yale Ave. N. The glass canopy will extend under the wood soffit of the building above. The design is similar to other canopies in the SLU area.

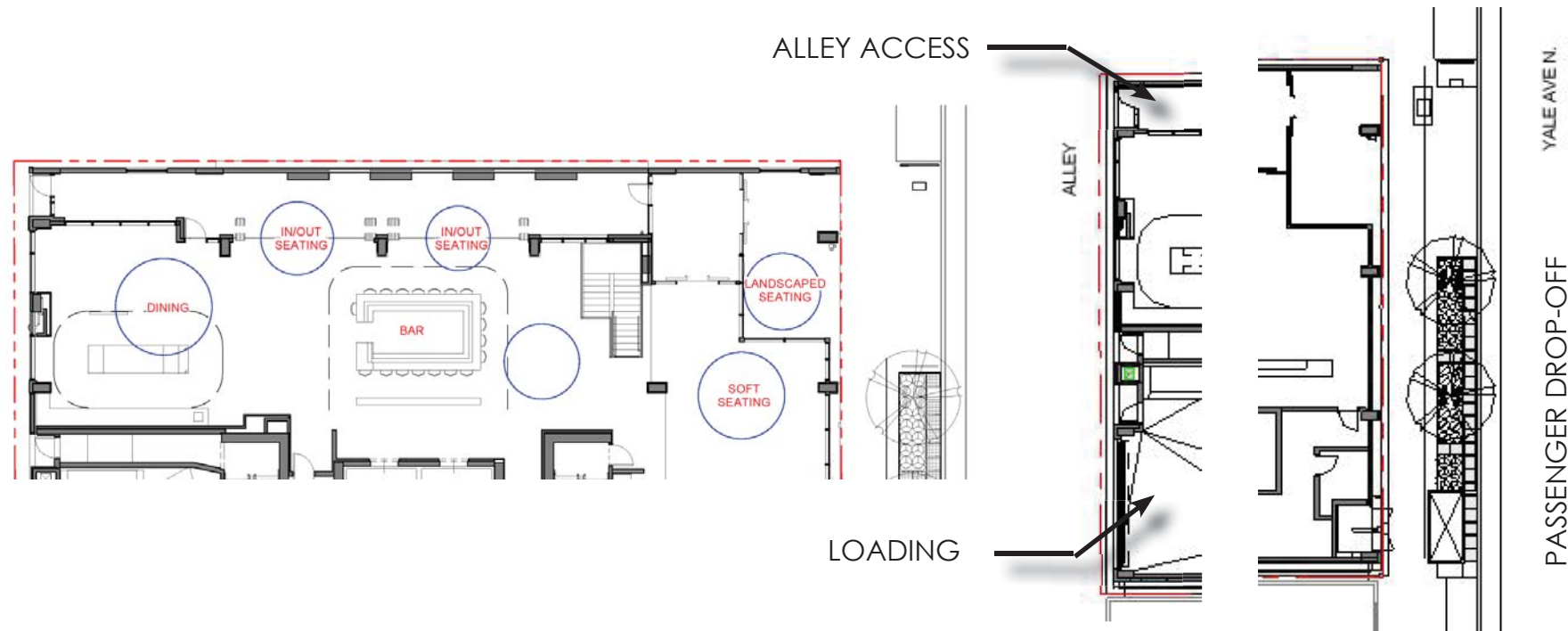
The space below will be available for congregating along the sidewalk.



*PL1-I-iii SIDEWALK RETAIL*  
*PL3-C-3 ANCILLARY ACTIVITIES*  
*PL3-I-i RETAIL LOCATION*  
*PL3-II-iii COORDINATE RETAIL/PEDESTRIAN ACTIVITY*

Providing glazing and openness along 3 sides of our site promotes views into and through the public space of the hotel, which is open to everyone. Especially at night, the bar is intended to serve the greater neighborhood.





**DC1-A-1 VISIBILITY**  
**DC1-A-2 GATHERING PLACES**  
**DC1-A-3 FLEXIBILITY**  
**DC1-A-4 VIEWS AND CONNECTIONS**  
**DC2-E-1 LEGIBILITY AND FLEXIBILITY**  
**DC3-B-1 MEETING USER NEEDS**

Interior space layout keeps the gathering locations and meeting spaces on the north side of space while separating the services to the south side of the building. This provides flexibility in space configuration while creating a large open area in a relatively small site.

**DC1-B-1 ACCESS LOCATION AND DESIGN**  
**DC1-C-4 SERVICE USES**  
**DC3-I-v LIGHTING**

User arrival and access to the site is along the north side of the building while service access is separated to the alley and south side of the building.

Landscape and lighting along Yale Ave. N. will meet the City Light Streetscape Light standards.

**DC2-A-2 REDUCING PERCEIVED MASS**  
**DC2-B-1 FACADE COMPOSITION**  
**DC2-B-2 BLANK WALLS**

The alley façade receives the same treatment as the Yale Ave N façade, reinforcing the “two front doors” of the project and how it ties into the neighborhood. The design motif shown on the main elevations is subtly carried over onto the side elevations, even though they will eventually be covered by new development. Glazing is used along the alley and Yale to prevent blank walls.





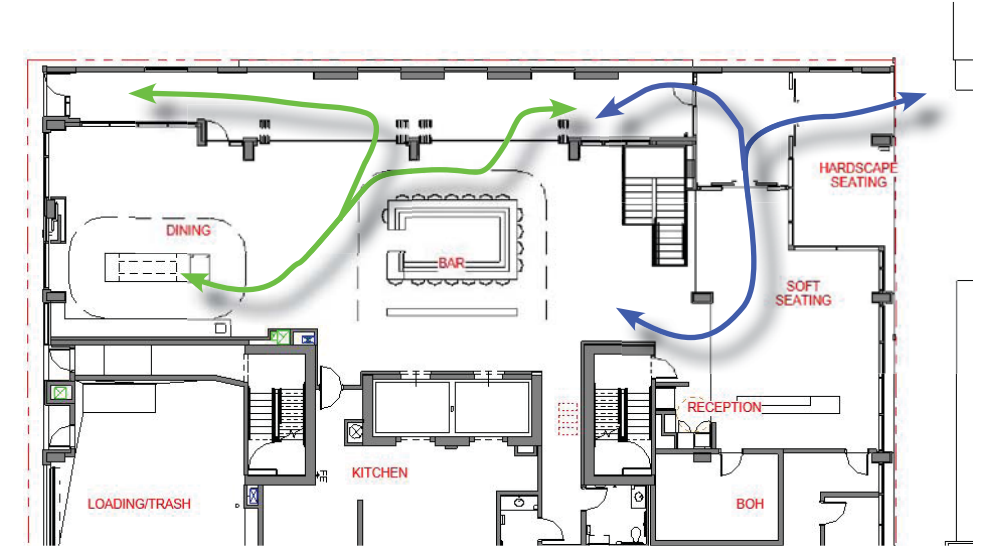
**DC2-D-1 HUMAN SCALE**  
**DC2-D-2 TEXTURE**  
**DC3-C-2 AMENITIES/FEATURES**  
**DC4-D-4 PLACE MAKING**

The interior space steps up from the elevator lobby, to the bar, and ultimately to the exterior courtyard where various materials are used to change the mood from an urban street to a quieter, intimate pass through. The hotel will utilize landscape, scent, music, and lighting to provide an appealing and accessible space.



**DC2-I-i ROOFSCAPE DESIGN**

We employ several methods of minimizing the visual impact of the roofscape. The largest pieces of equipment were put on a portion of roof 2 floors below the upper roof, and are screened. Mechanical equipment on the main roof is minimized and kept inside enclosures where possible, and completely screened where not possible. Finally, green roof areas and PV panels highlight the sustainable nature of the project.



**DC3-B-2 MATCHING USES TO CONDITIONS**  
**DC3-B-3 CONNECTING TO OTHER OPEN SPACE**  
**DC3-C-1 REINFORCE EXISTING OPEN SPACE**

The building circulation flows freely along the north side of the space allowing pass-through connection from Yale Ave N. to the Alley which provides access to the new substation park and community center.





**DC3-I-ii NATIVE VEGETATION**  
**DC4-D-1 CHOICE OF PLANT MATERIALS**  
**DC4-D-3 LONG RANGE PLANNING**

The plants selected for use are chosen because of their success in the northwest area and ability to handle the wet and dry season with minimal maintenance.

**DC3-II-i INTEGRATED ARTWORK**

Artwork will be incorporated in the interior and exterior of the building. The current design plans to utilize tile from the existing building in the entry vestibule. The hotel brand has a strong vision for how artwork is used in the hotel.

**DC4-A-1 EXTERIOR FINISH MATERIALS**  
**DC4-A-2 CLIMATE APPROPRIATENESS**  
**DC4-D-2 HARDSCAPE MATERIALS**

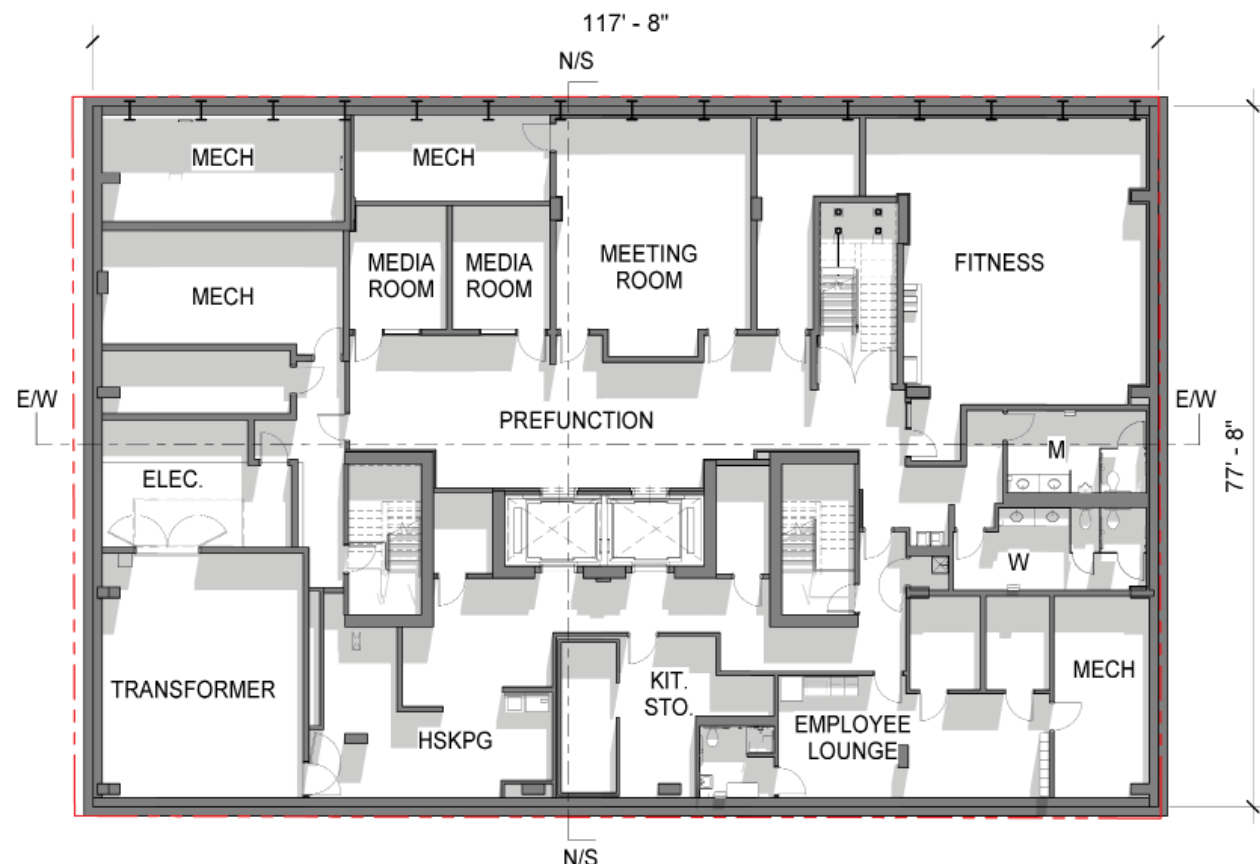
Materials selected for our design are common throughout the Seattle area and withstand the specific requirements for this area while maintaining a high quality look.

**DC4-B-1 SIGNAGE SCALE AND CHARACTER**  
**DC4-B-2 COORDINATION WITH PROJECT DESIGN**

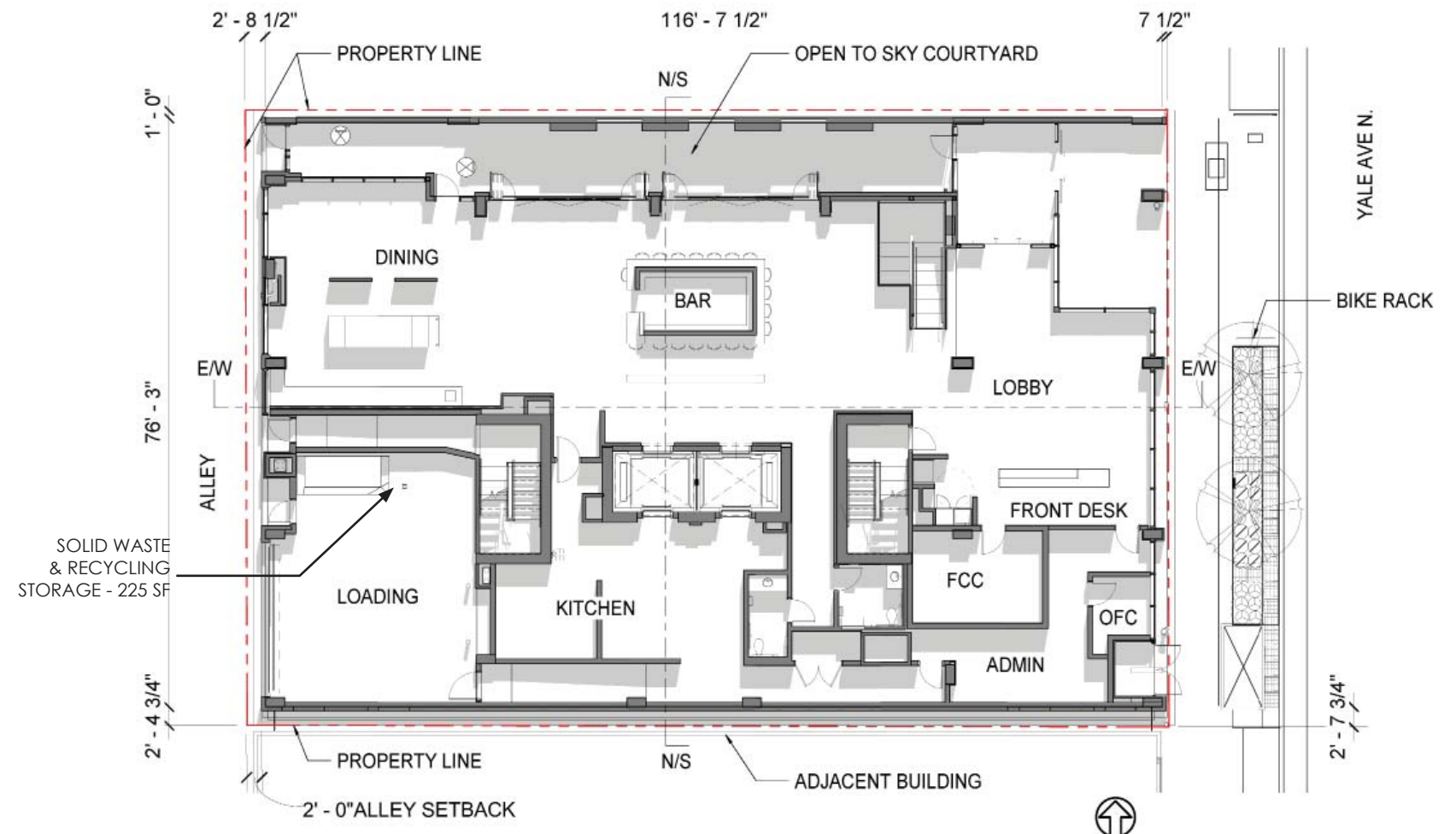
Signage will include a large upper corner lit sign that can be seen from the highway and downtown Seattle.

Along the canopy signage will include free standing lit letters and a marquee lit sign along the building.

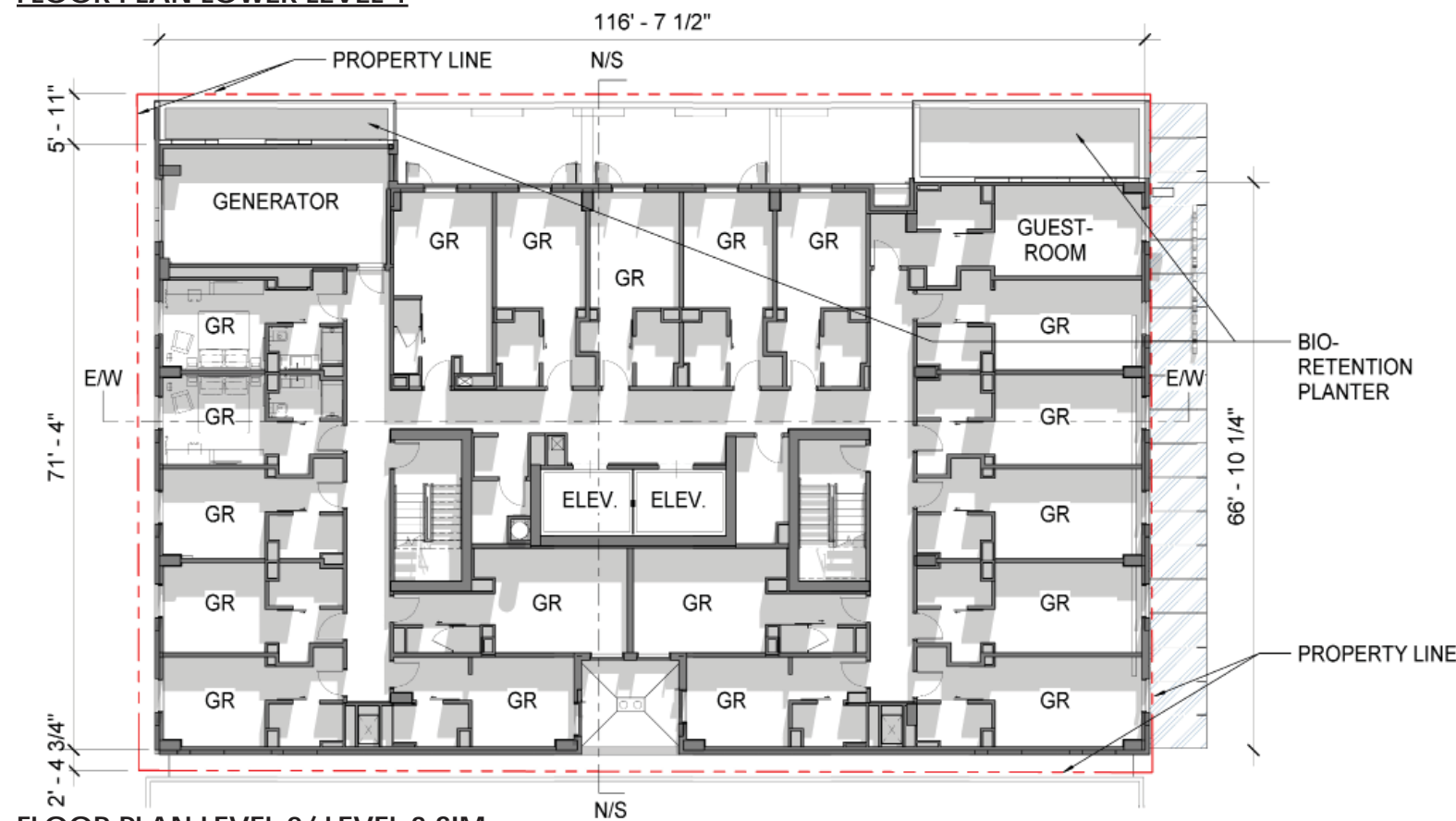




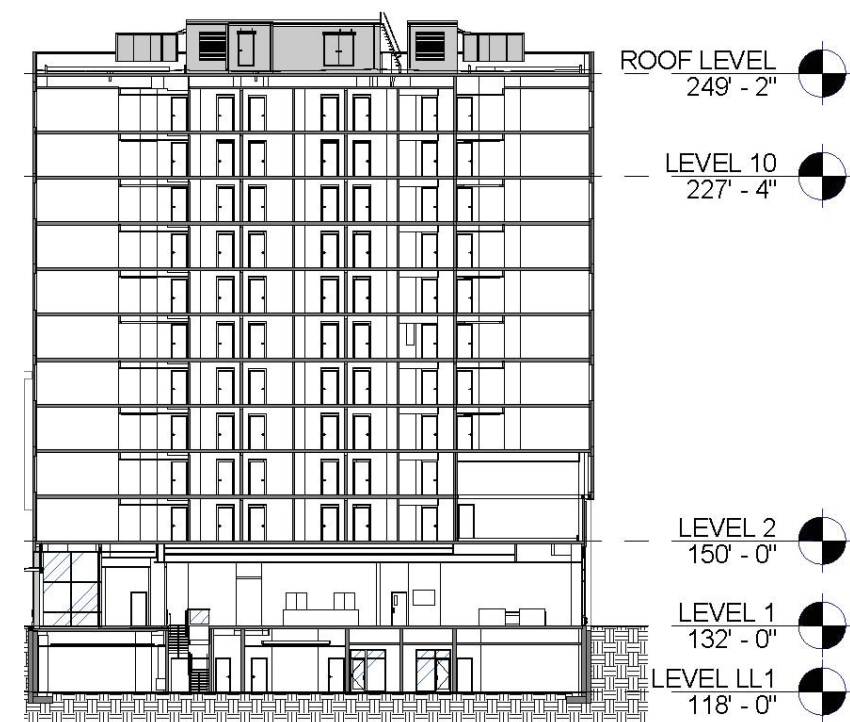
FLOOR PLAN LOWER LEVEL 1



FLOOR PLAN LEVEL 1



FLOOR PLAN LEVEL 2/ LEVEL 3 SIM.

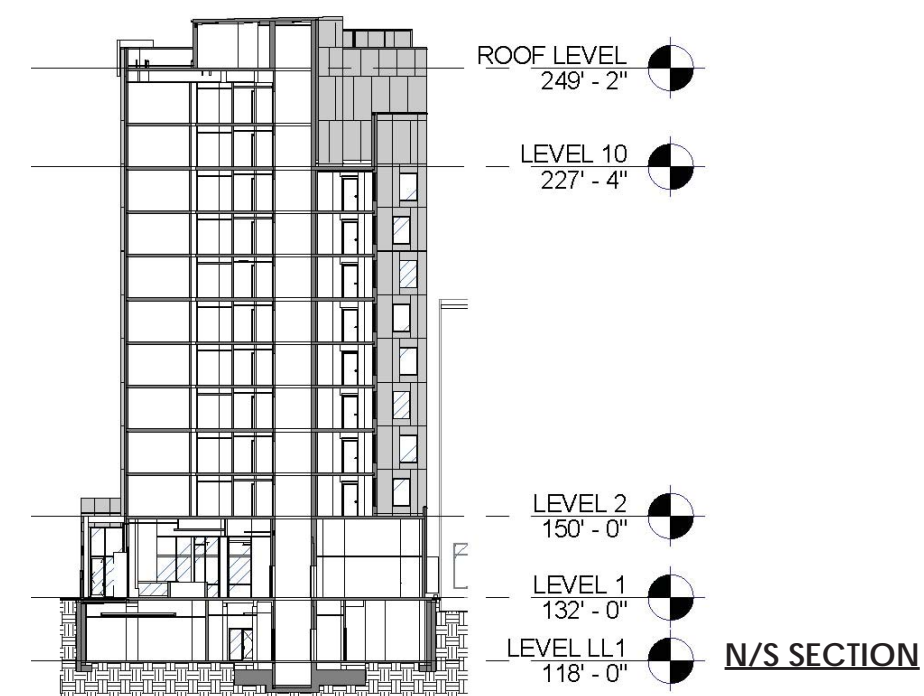
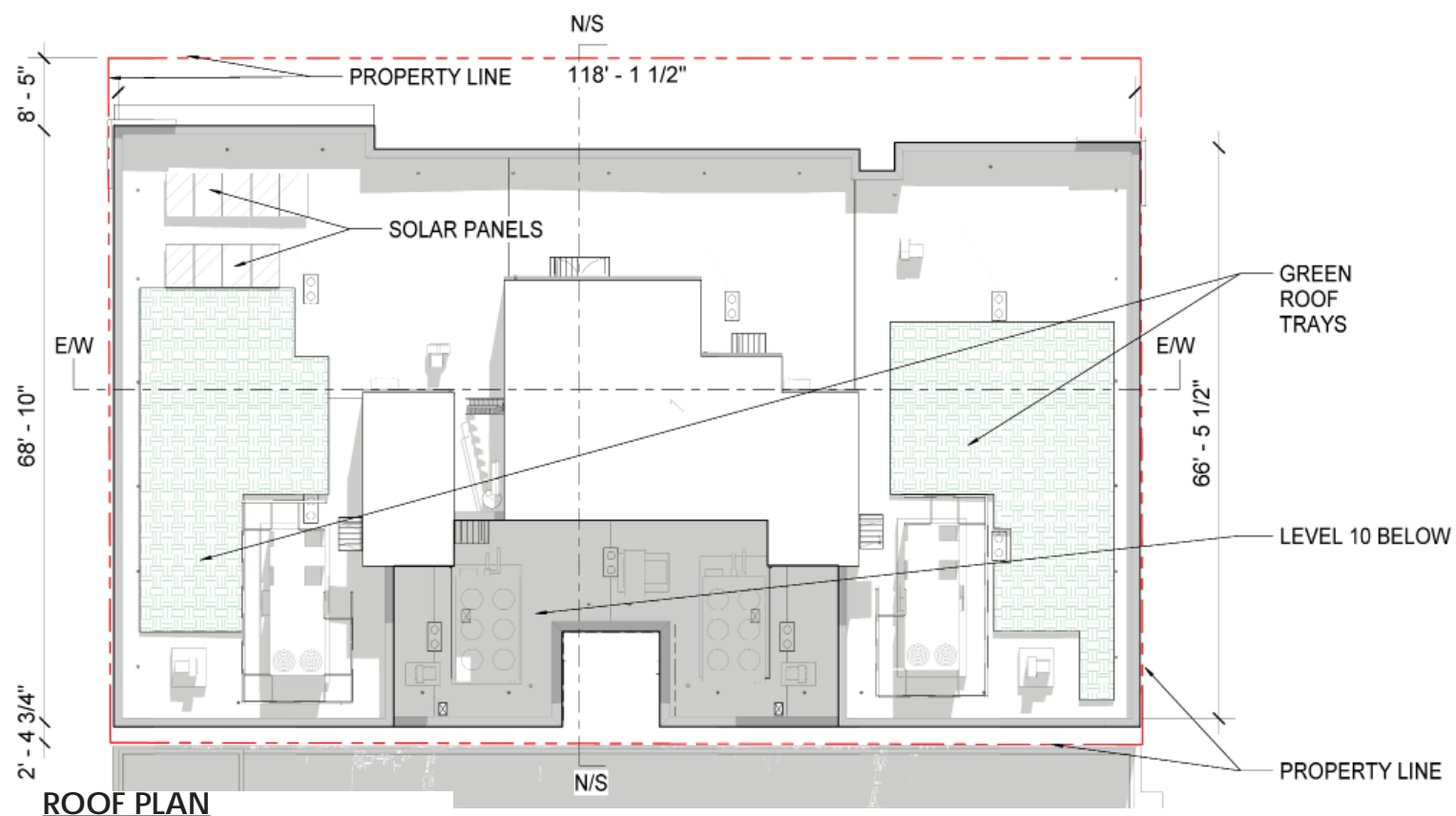
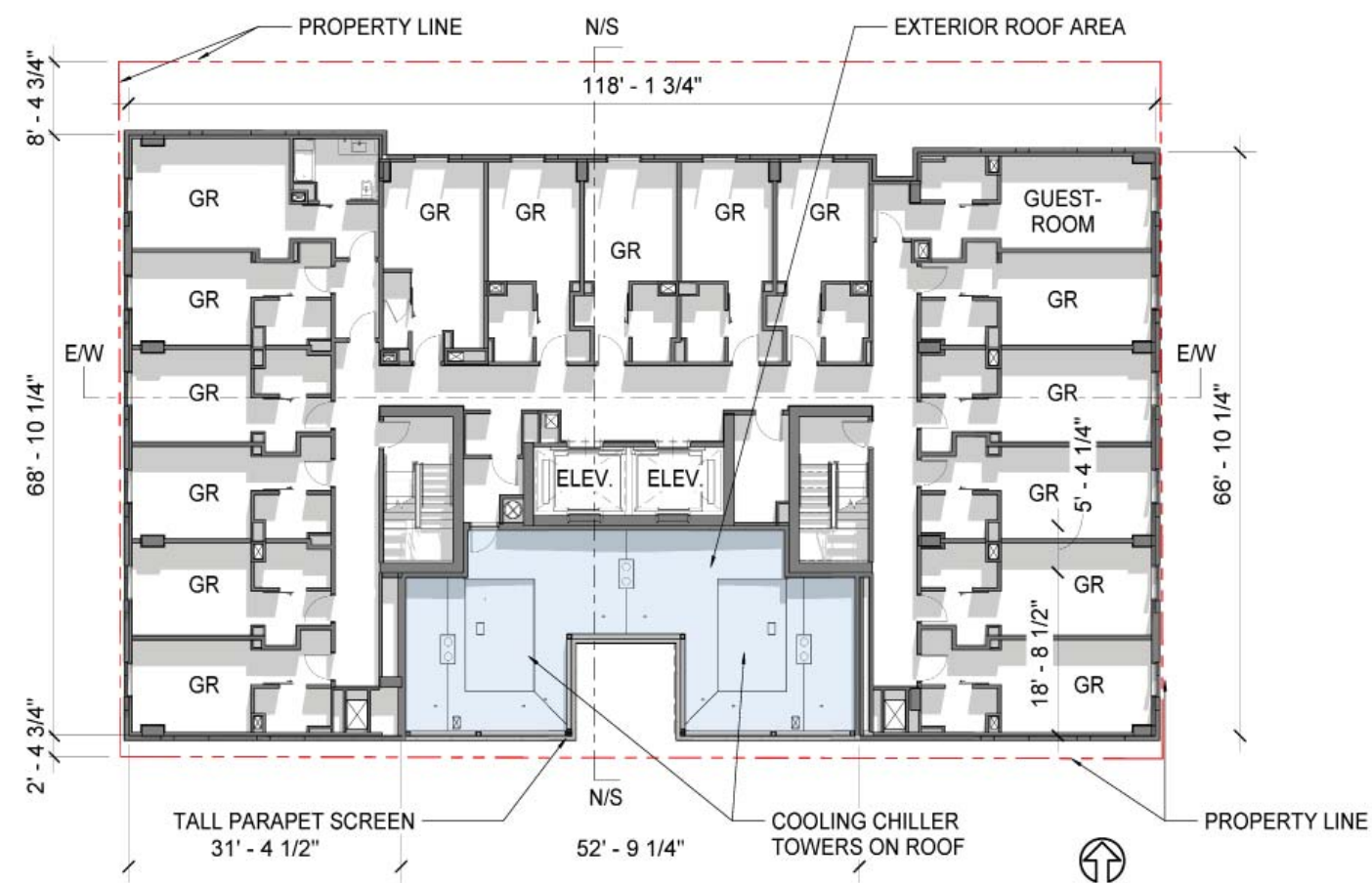
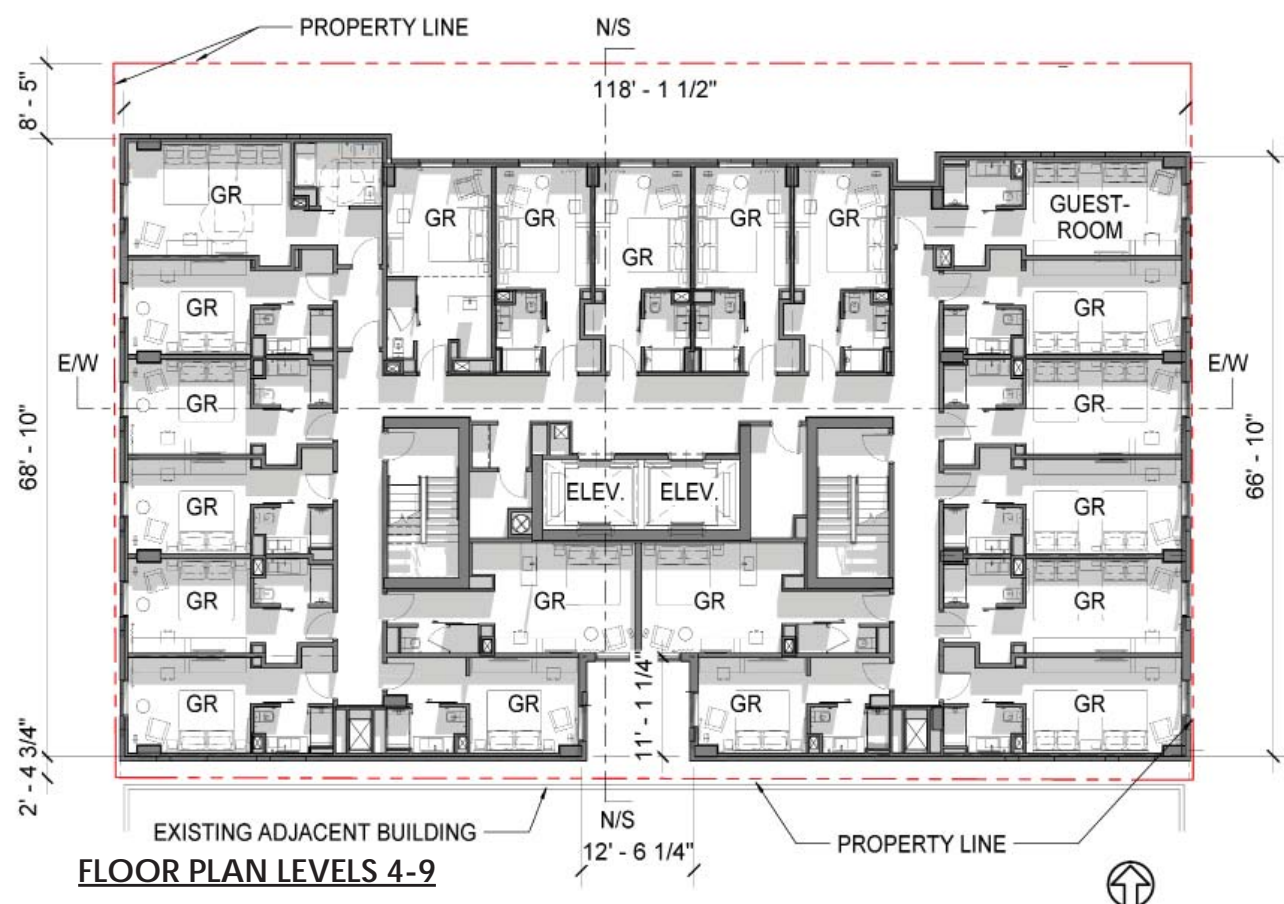


E/W SECTION

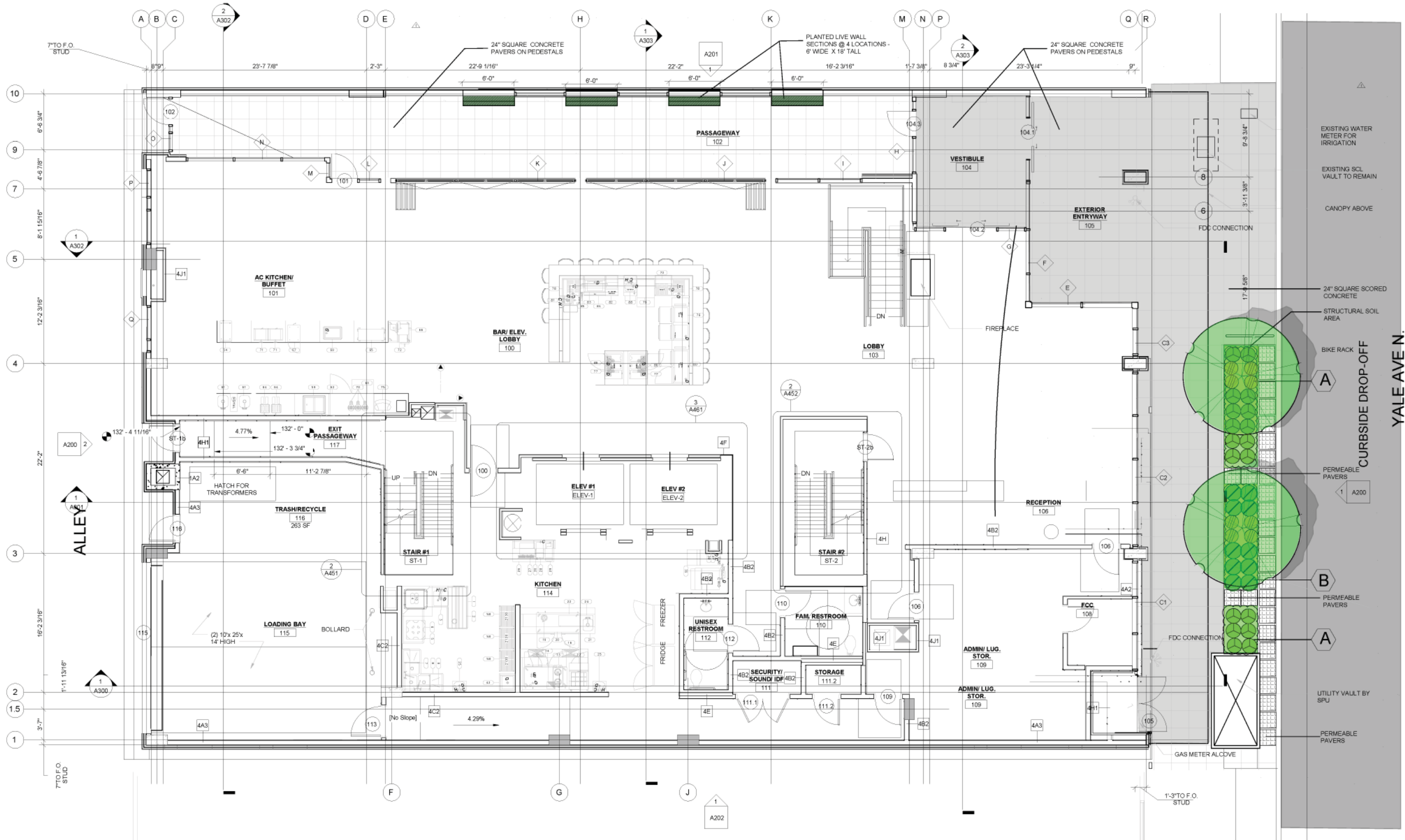
GSF COMMERCIAL AREA BY FLOOR:

|              |                     |
|--------------|---------------------|
| ROOF         | 732.08              |
| LEVEL 11     | 6,438.53            |
| LEVEL 10     | 6,438.53            |
| LEVEL 9      | 7,600.27            |
| LEVEL 8      | 7,600.27            |
| LEVEL 7      | 7,600.27            |
| LEVEL 6      | 7,600.27            |
| LEVEL 5      | 7,600.27            |
| LEVEL 4      | 7,600.27            |
| LEVEL 3      | 7,228.77            |
| LEVEL 2      | 7,561.12            |
| LEVEL 1      | 7,341.07            |
| LL1          | 8,731.02            |
| <b>TOTAL</b> | <b>90,072.74 SF</b> |







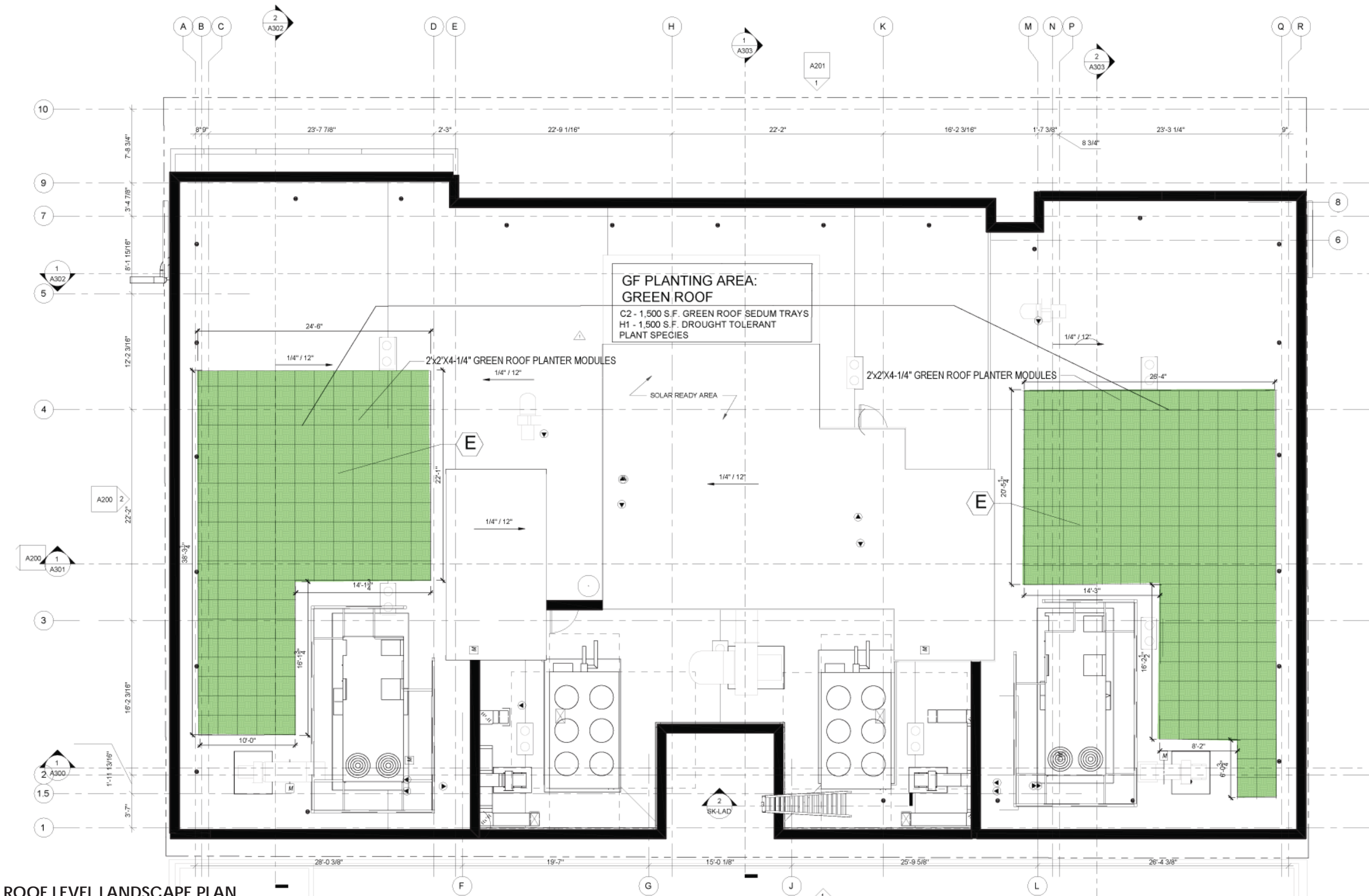


LEVEL 1 LANDSCAPE PLAN









ROOF LEVEL LANDSCAPE PLAN



PLANT PHOTOS - TREES



① LEGACY SUGAR MAPLE



② GREEN ARROW ALASKA CEDAR



③ SPRING GROVE WESTERN RED CEDAR



④ MONROE VINE MAPLE

PLANT PHOTOS - SHRUBS AND GROUNDCOVERS



⑤ DWARF REDTWIG DOGWOOD



⑥ ROSE QUEEN BISHOP'S HAT



⑦ SWORD FERN



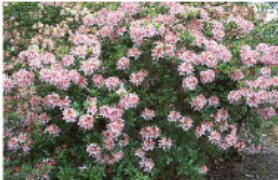
⑧ CORNISH HEATH



⑨ RED BELLS ENKIANTHUS



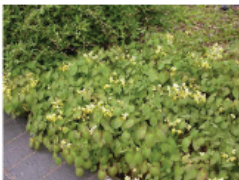
⑩ TALL OREGON GRAPE



⑪ WESTERN AZALEA



⑫ DEER FERN



⑬ SULPHUREUM BISHOP'S HAT



⑭ REDWOOD SORREL



⑮ WESTERN FOAMFLOWER



⑯ WESTERN MAIDENHAIR FERN



⑰ PACIFIC HAIR GRASS



⑱ ITALIAN BELL FLOWER



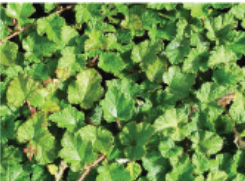
⑲ PACIFIC COAST IRIS



⑳ CREEPING LILY TURF



㉑ CREEPING PHLOX



㉒ EVERGREEN BRAMBLE

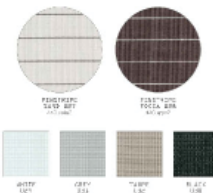


㉓ SWEET WOODRUFF



㉔ SEDUM TRAY

SITE FURNITURE PHOTOS



CHAIR - TAUPE ALUMINUM BASE, CUSHIONS SOLID TAUPE, FRAME PINSTRIPE MOCCA



COFFEE TABLE - TAUPE ALUMINUM BASE, TOP SLATE LAMINATE



TIBURON PLANTER - FIBERGLASS W/ STAINLESS FINISH



PERMEABLE PAVER CONCEPT



ENTRY PAVER CONCEPT



GREEN ROOF CONCEPT

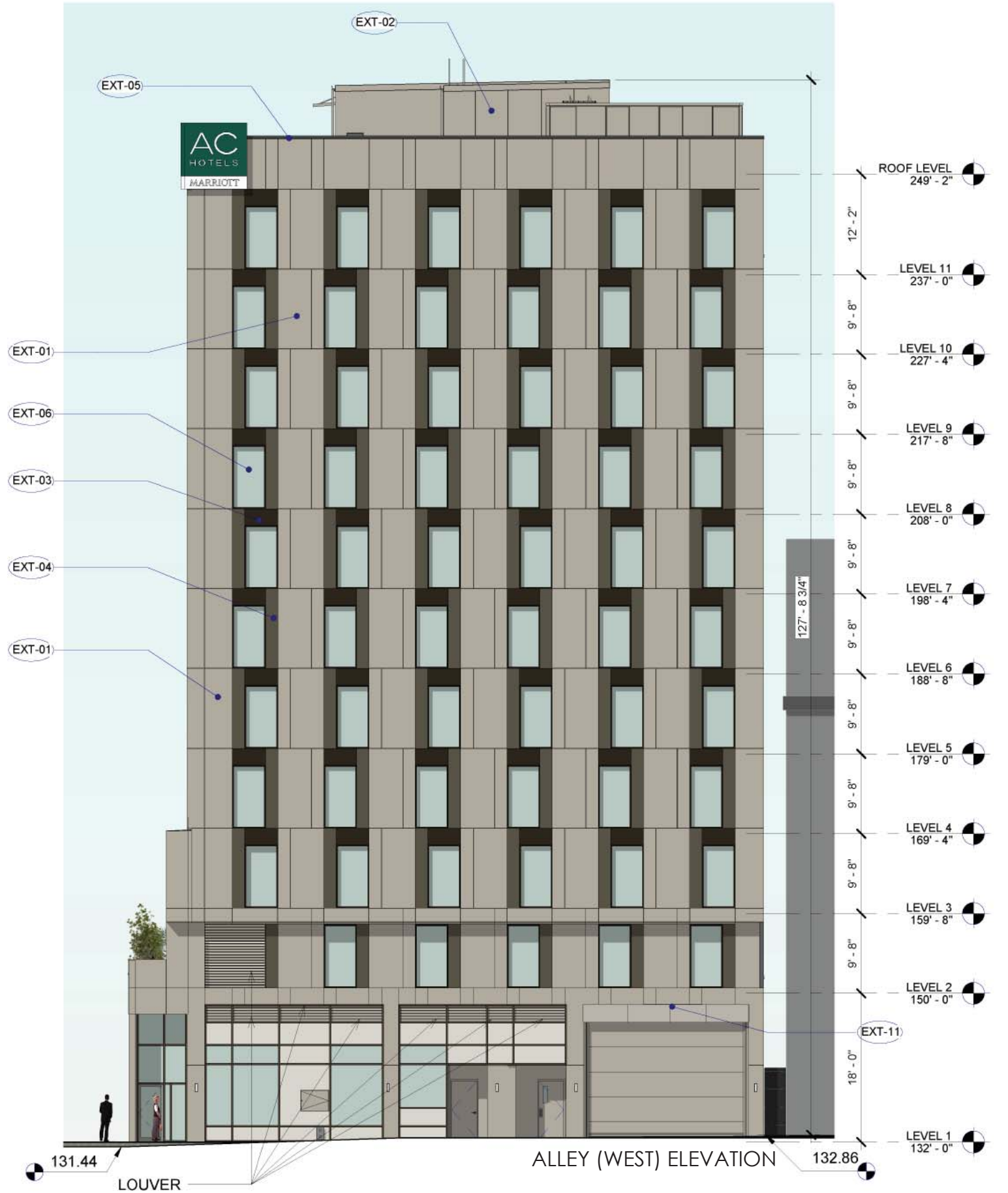
PLANTING SCHEDULE

| PHOTO REFERENCE     | SYMBOL | BOTANICAL NAME / COMMON NAME                                | SIZE AT PLANTING                            | QTY. | SPACING            |
|---------------------|--------|---|---|------|--------------------|
| TREES               |        |   |   |      |                    |
| ①                   |        | ACER SACHARINUM 'LEGACY' / LEGACY SUGAR MAPLE               | 3" CAL PER. B&B TREE FORM BRANCHED AT 8'-6" | 2    | 30'-0" O.C.        |
| ②                   |        | CHAMAECYPARIS NODICATA 'GREEN ARROW' / ALASKA CEDAR VARIETY | 8' HT. B&B                                  | 3    |                    |
| ③                   |        | TAXUS PLICATA 'SPRING GROVE' / WESTERN RED CEDAR VARIETY    | 8' HT. B&B                                  | 2    |                    |
| ④                   |        | ACER CERNATUM 'MONROE' / VINE MAPLE VARIETY                 | 8' HT. MULTI-STEM B&B                       | 2    |                    |
| SHRUBS              |        |   |   |      |                    |
| ⑤                   |        | CORNUS SERICEA 'KEISEYI' / DWARF REDTWIG DOGWOOD            | 12" HT. 3-GAL POT                           | 31   | 3'-0" O.C.         |
| ⑥                   |        | EPIMEDIUM GRANDIFLOSUM 'ROSE QUEEN' / BISHOP'S HAT          | 6" HT. 1-GAL POT                            | 2    | 1'-0" O.C.         |
| ⑦                   |        | POLYSTICHUM MUNITUM 'SWORD FERN'                            | 18" HT. 3-GAL POT                           | 3    | 4'-0" O.C.         |
| ⑧                   |        | ERICA VAGANS / CORNISH HEATH                                | 12" HT. 3-GAL POT                           | 22   | 4'-0" O.C.         |
| ⑨                   |        | ENKIANTHUS CAMPANULATUS 'RED BELLS' / ENKIANTHUS            | 24" HT. 5-GAL POT                           | 4    | 4'-0" O.C.         |
| ⑩                   |        | MAHONIA AQUIFOLIUM / TALL OREGON GRAPE                      | 18" HT. 3-GAL POT                           | 5    | 4'-0" O.C.         |
| ⑪                   |        | RHODODENDRON OCCIDENTALE / WESTERN AZALEA                   | 18" HT. 3-GAL POT                           | 4    | 3'-0" O.C.         |
| ⑫                   |        | BLECHUM SPICANT / DEER FERN                                 | 12" HT. 2-GAL POT                           | 21   | 1'-0" O.C.         |
| PLANTED WALL PLANTS |        |   |   |      |                    |
| ⑬                   |        | EPIMEDIUM X VERSICOLOR 'SULPHUREUM' / BISHOP'S HAT          | 4-INCH POT                                  | 60   | PER WALL TYPE UNIT |
| ⑭                   |        | OVALIS OREGANA / REDWOOD SORREL                             | 4-INCH POT                                  | 60   | PER WALL TYPE UNIT |
| ⑮                   |        | TIARELLA TRILOBIATA UNIFOLIATA / WESTERN FOAMFLOWER         | 4-INCH POT                                  | 60   | PER WALL TYPE UNIT |
| ⑯                   |        | ADIANTUM ALEUTICUM / WESTERN MAIDENHAIR FERN                | 4-INCH POT                                  | 60   | PER WALL TYPE UNIT |
| ORNAMENTAL GRASSES  |        |   |   |      |                    |
| ⑰                   |        | DESGHAMPSIA CESPITOSA 'PACIFIC HAIR GRASS'                  | 8" HT. 1-GAL POT                            | 31   | 1'-0" O.C.         |
| PERENNIALS          |        |   |   |      |                    |
| ⑱                   |        | CAMPANULA ISOPHYLLA / ITALIAN BELLFLOWER                    | 8" HT. 1-GAL POT                            | 25   | 1'-0" O.C.         |
| ⑲                   |        | ISB TENAX / PACIFIC COAST ISB                               | 8" HT. 1-GAL POT                            | 21   | 1'-0" O.C.         |
| GROUNDCOVERS        |        |   |   |      |                    |
| ⑳                   |        | LIRIOPE SPICATA / CREEPING LILY TURF                        | 4-INCH POT                                  |      | 1'-6" O.C.         |
| ㉑                   |        | PHLOX STOLONIFERA / CREEPING PHLOX                          | 4-INCH POT                                  |      | 1'-6" O.C.         |
| ㉒                   |        | RUBUS CALYCINOIDES / EVERGREEN BRAMBLE                      | 4-INCH POT                                  |      | 1'-0" O.C.         |
| ㉓                   |        | ASPERULA ODERATA / SWEET WOODRUFF                           | 4-INCH POT                                  |      | 1'-6" O.C.         |
| ㉔                   |        | SEDUM TRAY - SELECT 6 VARIETIES                             | 24" X 24" X 4/4" DEPTH TRAY                 |      |                    |

PLANTING NOTES

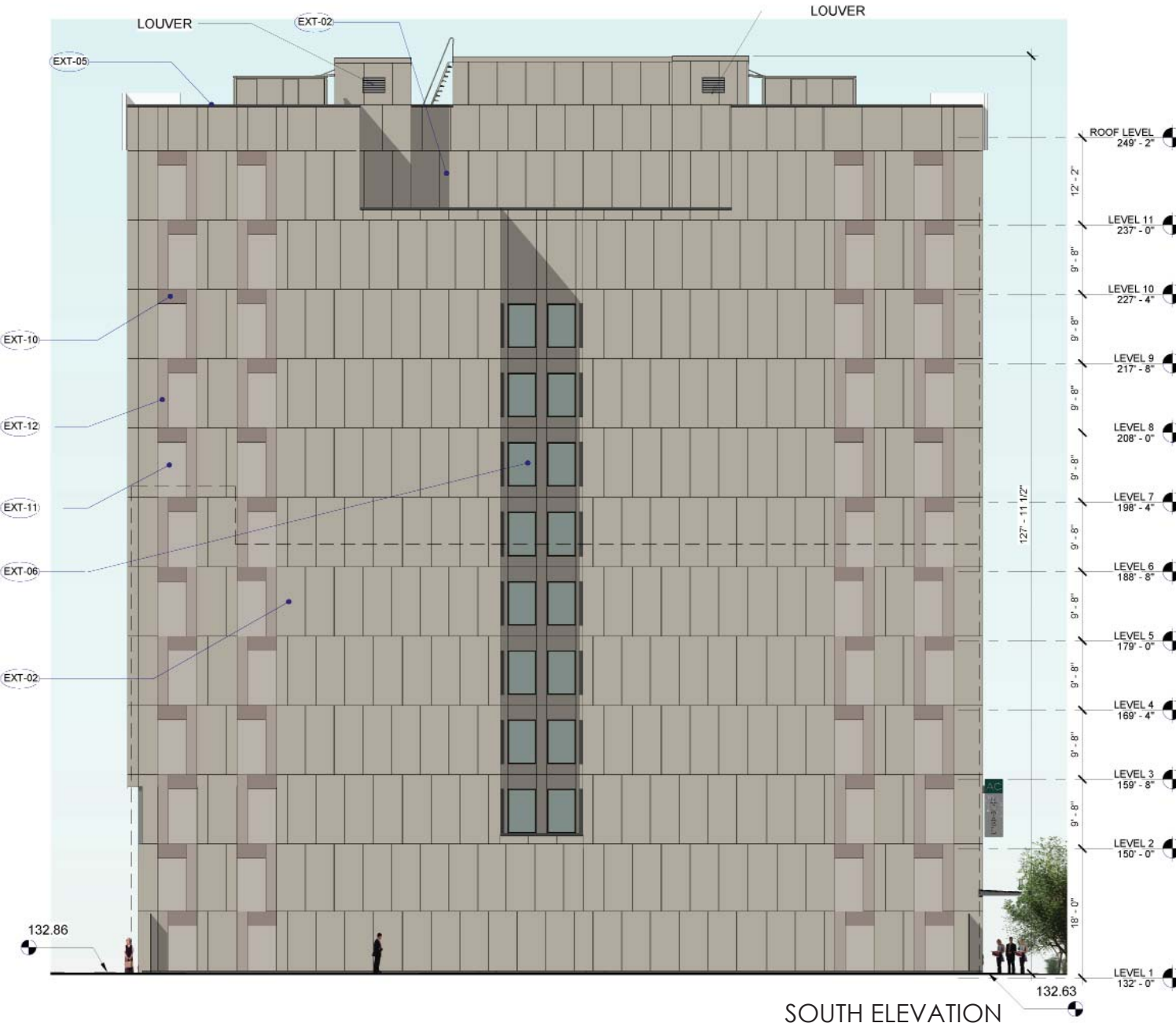
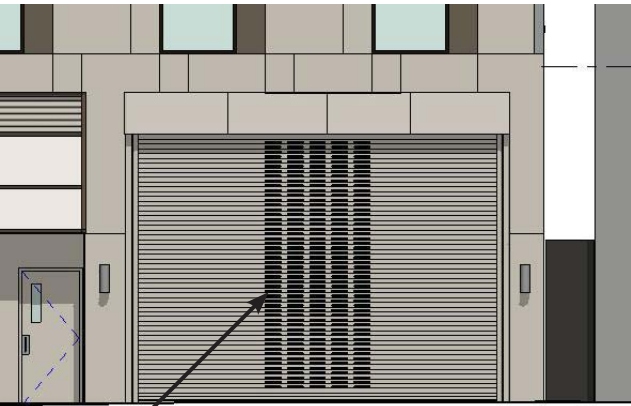
- ALL NEW STREET TREE PLANTING AREAS SHALL BE INSTALLED AS PER STANDARDS DESCRIBED IN CITY OF SEATTLE STD. PLAN 100A INCLUDING CU STRUCTURAL SOILS AND ROOT BARRIER MATERIALS.
- ALL NEW FREE-STANDING PLANTERS SHALL RECEIVE MINIMUM 24" DEPTH OF CEDAR GROVE WINTER MIX WASHED SAND / COMPOST SOIL AND 2" DEPTH OF FINE COMPOSTED MULCH.
- ALL NEW BIO-RETENTION BASIN PLANTING AREAS SHALL RECEIVE SOIL MIX AND DEPTH AS SPECIFIED BY CIVIL ENGINEER.
- ALL NEW PLANTING AREAS SHALL BE WATERED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
- ALL NEW TREES TO BE PLANTED AT A MINIMUM DISTANCE OF 5' FROM ALL UNDERGROUND UTILITIES, 20' FROM STREET LIGHTS AND EXISTING TREES, 10' FROM POWER POLES.
- SEE SHEET L3-D FOR PLANTING AREA GREEN FACTOR CALCULATION.



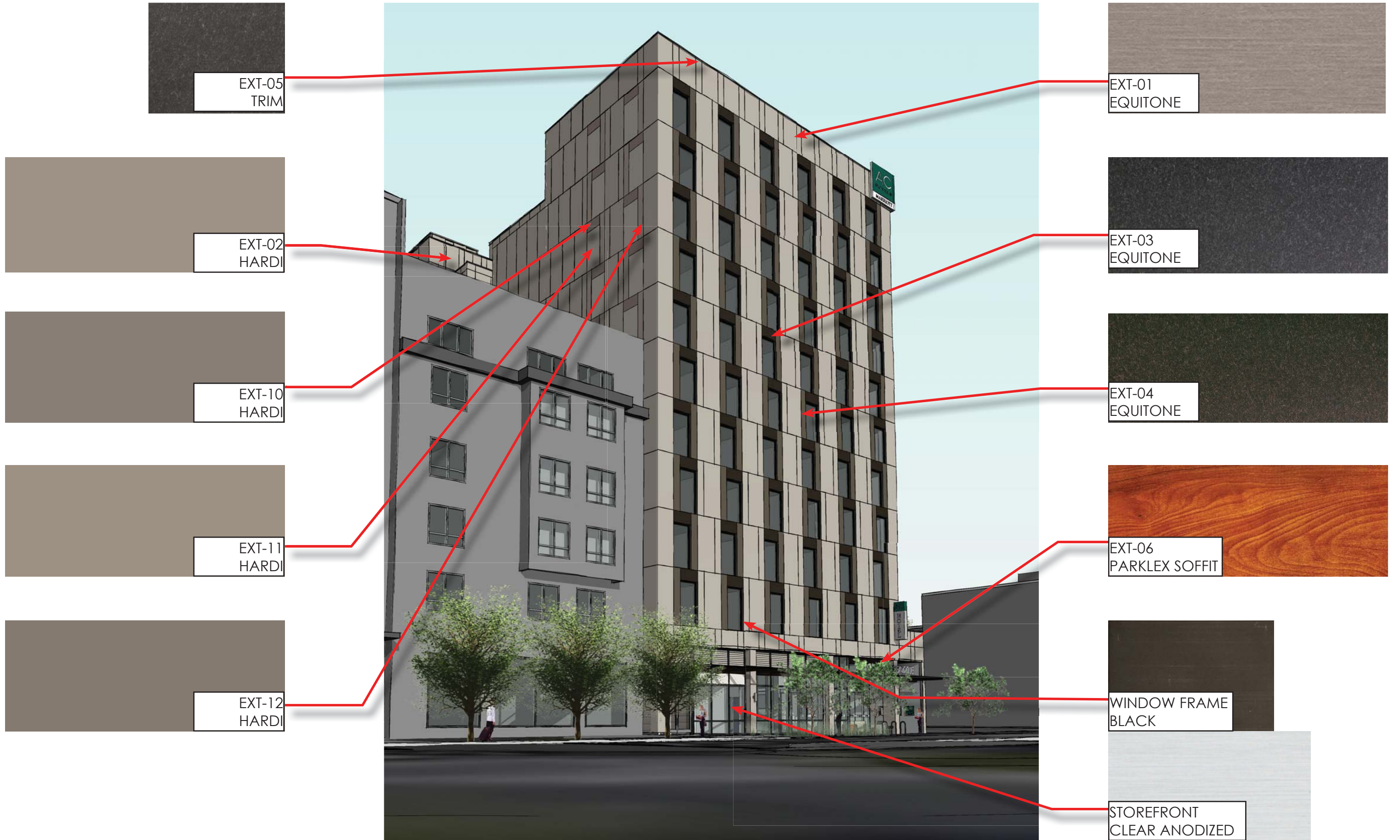




- |         |   |        |   |         |  |
|---------|---|--------|---|---------|--|
| EXT-01: | EQUITONE FIBER CEMENT PANEL<br>COLOR: TE60 (LIGHT GRAY) | EXT-05 | METAL TRIM<br>COLOR: DARK GRAY                            | EXT-10: | HARDI PANEL<br>COLOR: SPALDING GRAY<br>SHERWIN WILLIAMS 6074 |
| EXT-02: | HARDI PANEL<br>COLOR: SW 9169 CHATURA GRAY              | EXT-06 | WOOD COMPOSITE PARKLEX PANEL<br>COLOR: COPPER             | EXT-11: | HARDI PANEL<br>COLOR: KEYSTONE GRAY<br>SHERWIN WILLIAMS 7504 |
| EXT-03  | EQUITONE FIBER CEMENT PANEL<br>COLOR: PATTERN N251      | EXT-08 | VISION GLASS W/ SOLAR FILM<br>(SEE THROUGH, NON-MIRRORED) | EXT-12: | HARDI PANEL<br>COLOR: BACKDROP<br>SHERWIN WILLIAMS 7025      |
| EXT-04  | EQUITONE FIBER CEMENT PANEL<br>COLOR: N972 (DARK GRAY)  | EXT-09 | CAST-IN-PLACE CONCRETE<br>COLOR: SEALED CONCRETE          |         |  |











VIEW FROM ACROSS YALE AVE N





VIEW FROM STREET LOOKING SOUTH





VIEW FROM YALE AVE N





LOOKING NORTH DOWN ALLEY





VIEW FROM ALLEY





COURTYARD LOOKING EAST





COURTYARD LOOKING WEST





VIEW FROM NORTHEAST





AERIAL FROM ABOVE SUBSTATION





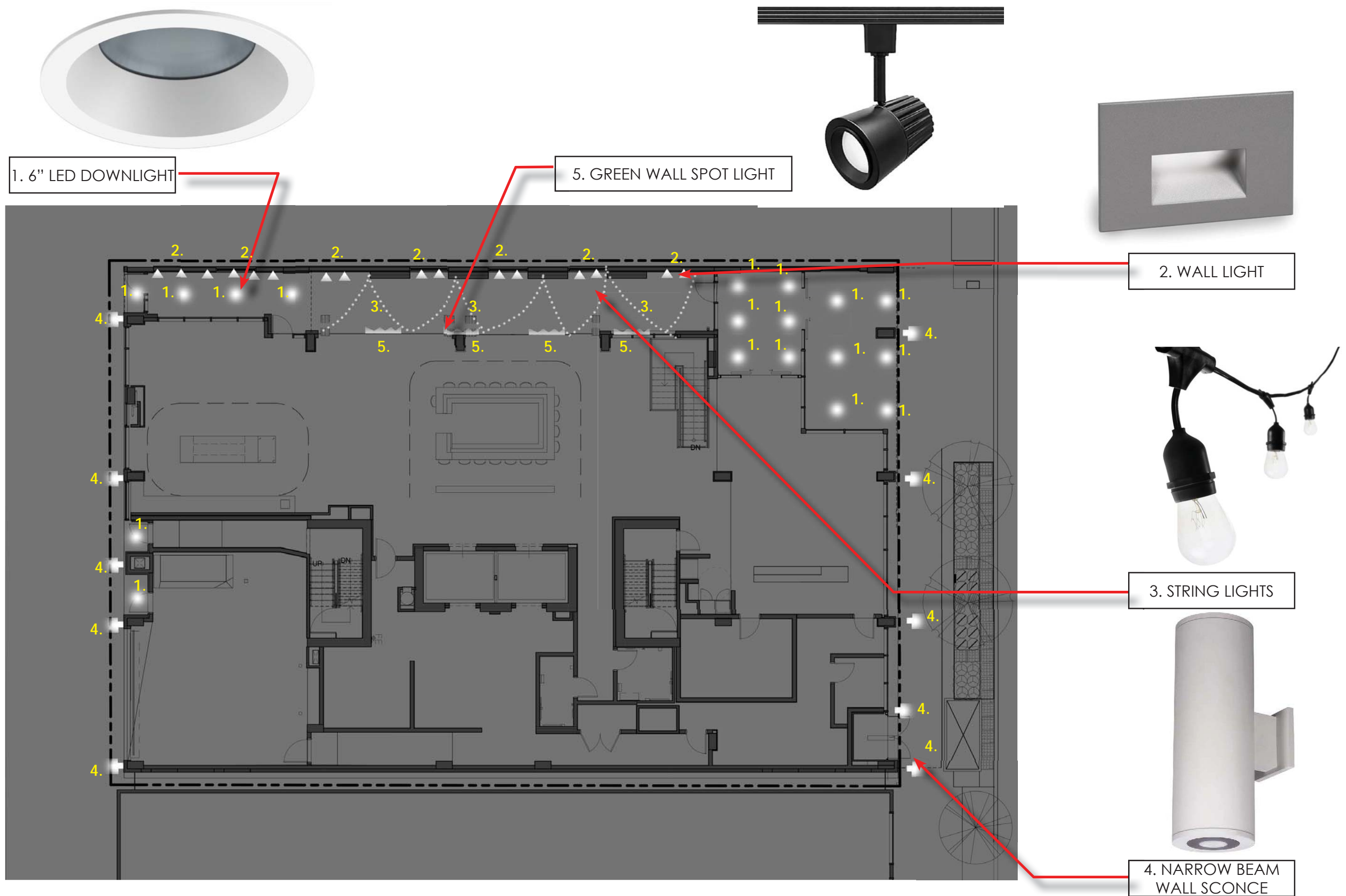
VIEW FROM DOWNTOWN





AERIAL FROM ABOVE ADJACENT BUILDING

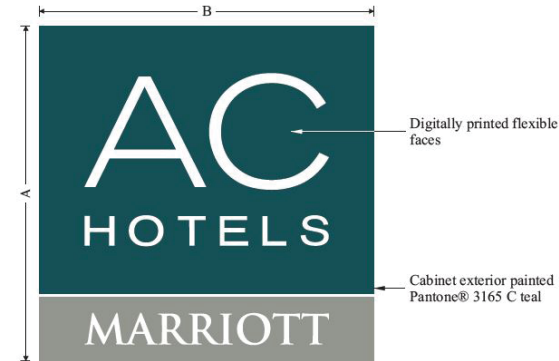








SIGN PLAQUE



Facade Sign Detail

LIT FACADE SIGN AT NORTHEAST & SOUTHWEST CORNER



ALLEY FACADE



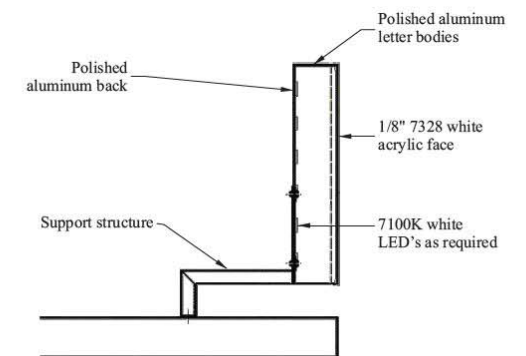
YALE FACADE

LIT MARQUEE SIGN



Entrance Letter Layout

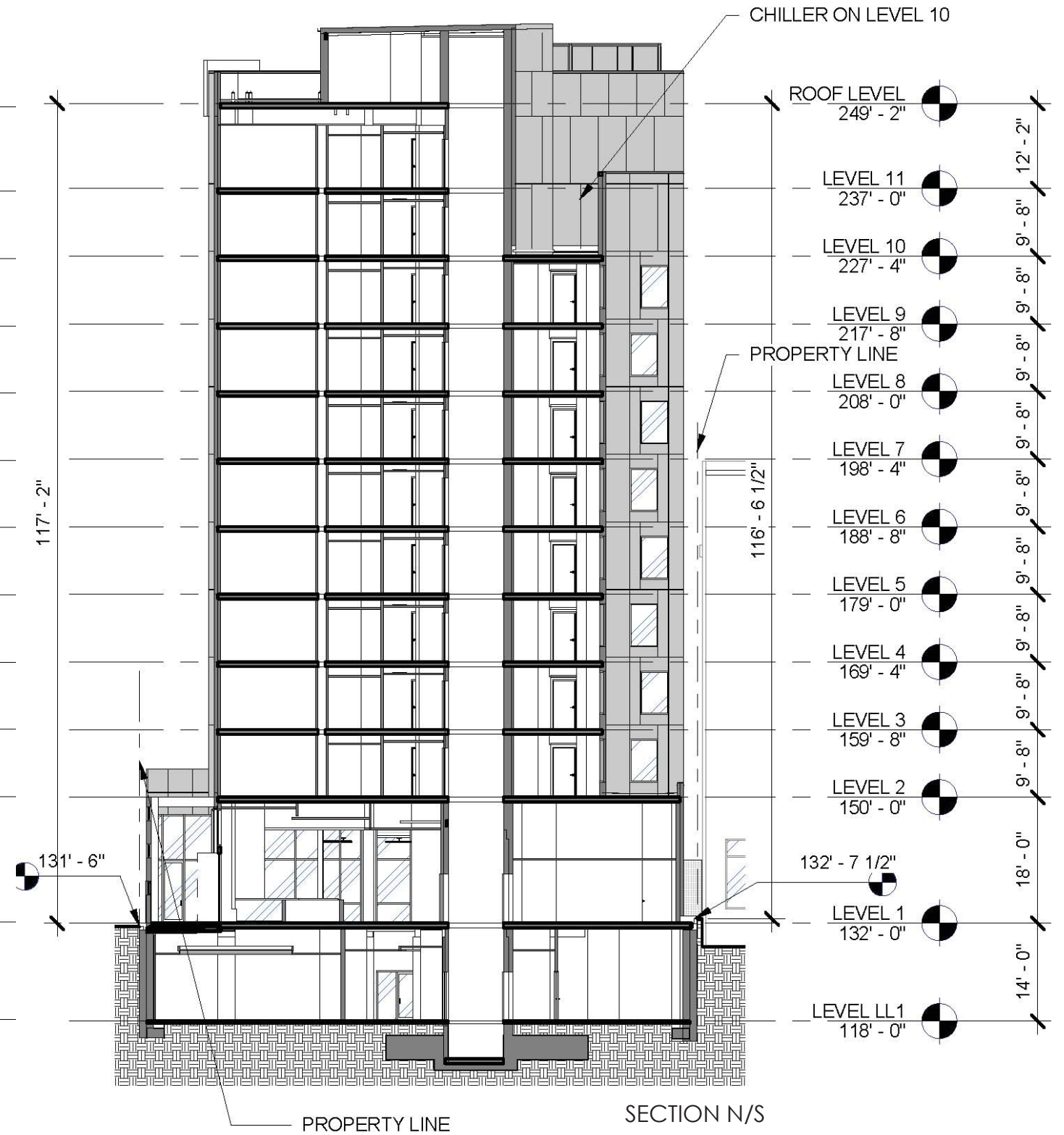
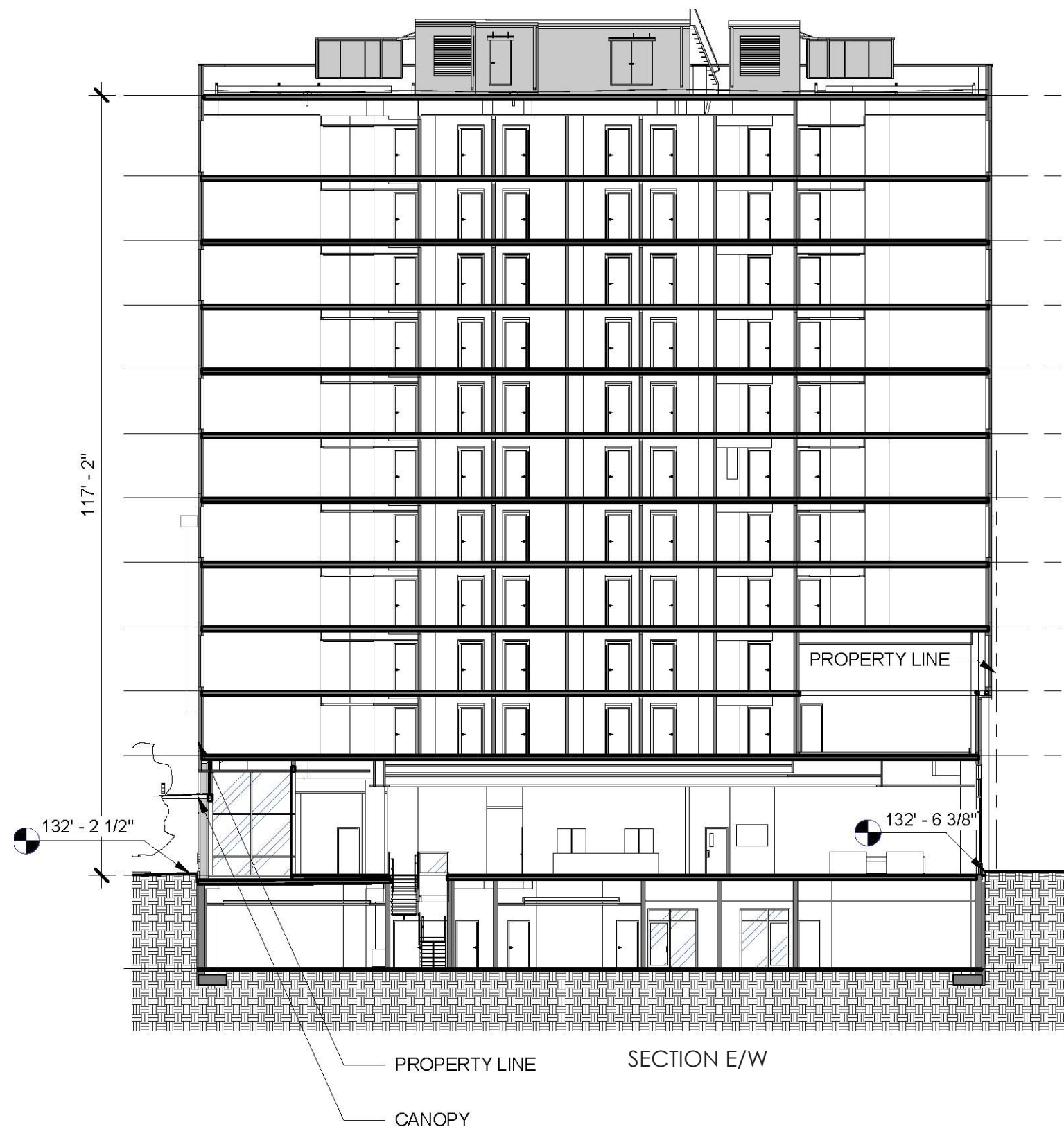
ENTRANCE LETTERS



Entrance Letter Detail

- Color:**
- Letter Exterior:**
    - Polished aluminum
  - Letter Faces:**
    - 7328 white acrylic







| ZONING CODE   | REQUIREMENT  | WHAT IS PROPOSED   | WHICH SCHEME | RATIONALE   |
|---|--|--|--------------|---|
| <div>1. SMC 23.54.035</div> <div>- <u>LOADING BERTH REQUIREMENTS AND SPACE STANDARDS</u></div> <div><u>**EDG RECOMMENDED APPROVAL</u></div> | <ul style="list-style-type: none"><li>Lodging use = low demand per table A.</li><li>Size is 10' wide, 14' high, 35' long</li><li>60,001-160,000 sf (2) loading berths required</li><li>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"><li>- Low- and Medium-demand Uses. Twenty-five (25) feet.</li></ul></li></ul> | 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 |