



The Westin Seattle

Public Benefit Mitigation Package

owner / location:



Westin Hotels & Resorts
 1900 Fifth Avenue
 Seattle, WA 98101
 (t) 206.728.1000
www.westinseattle.com

legal advisor:



McCullough Hill Leary
 701 Fifth Avenue, Suite 6600
 Seattle, WA 98104
 (t) 206.812.3388
www.mhseattle.com

landscape architect:



Geyer Coburn Hutchins
 1607 Dexter Avenue North, Ste. 3
 Seattle, WA 98109
 (t) 206.285.4422
www.gchsite.com



THE WESTIN HOTEL - HISTORY

1. The 40-story cylindrical tower of the Washington Plaza Hotel opened in 1969.
2. The 47-story guest room tower was added in 1980.
3. The City Council approved the skybridge in 1983, over 32 years ago.
4. The hotel features panoramic views of the Puget Sound, Cascade Mountains, Cityscape and the Space Needle



THE WESTIN HOTEL - GUEST AND STAFFING

1. 891 guest rooms and suites with over 70,000 sq. ft meeting space.
2. Other amenities include a event space, business center, fitness studio, spa, bistro, and juice bar.
3. The Westin Seattle- hotel of choice for Presidential and dignitary visits.
4. Nearly 400,000 guests per year.
5. Over 500 unionized staff are employed.
6. Skybridge pedestrian traffic depends on events being held. On an average day 200 visitors use the sky bridge. When there is an event or multiple events that number can go up to more that and 1000 visitors a day.



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THE WESTIN HOTEL

1. Tourism is the state's 4th largest industry.
2. AAA Four Diamond Award winner.
3. The Westin hosts over 1200 community and fund raising events.



Some of the **fund raising** events include:

1. Alliance for Education
2. American Heart Association
3. American Israel Public Affairs Committee
4. ArtsFund Annual Luncheon
5. Association of Fundraising Professionals Annual Luncheon
6. Big Brothers Big Sisters
7. Boys and Girls Clubs of King County
8. Children's' Hospital Guild Annual Luncheon
9. City Year
10. Crohn's and Colitis
11. Gates Foundation
12. Gilda's Club Surviving with Style
13. Global Partnerships Business of Hope
14. Group Health Foundation Gala
15. Holocaust Education Research Center
16. Make-A-Wish Gala
17. National MS Society
18. NW Immigrant Rights
19. NW Kidney Foundation
20. Plymouth Housing Group
21. Mocking Bird Society
22. Pike Place Market Foundation
23. Providence O'Christmas Tree Christmas Carnival, Silver Bells Luncheon and Gala Dinner and Auction
24. Seattle Central Foundation Gala
25. Seattle University Gala
26. Special Olympics
27. Virginia Mason Dreambuilders' Ball
28. Wing Luke Museum Gala
29. Women Business Owners
30. Women in Transportation Gala
31. YMCA AK Guy Awards Luncheon



THE WESTIN HOTEL - FEES & TAXES GENERATED

1. Since 2007 over \$166,000 in fees have been paid to the City to retain the skybridge.

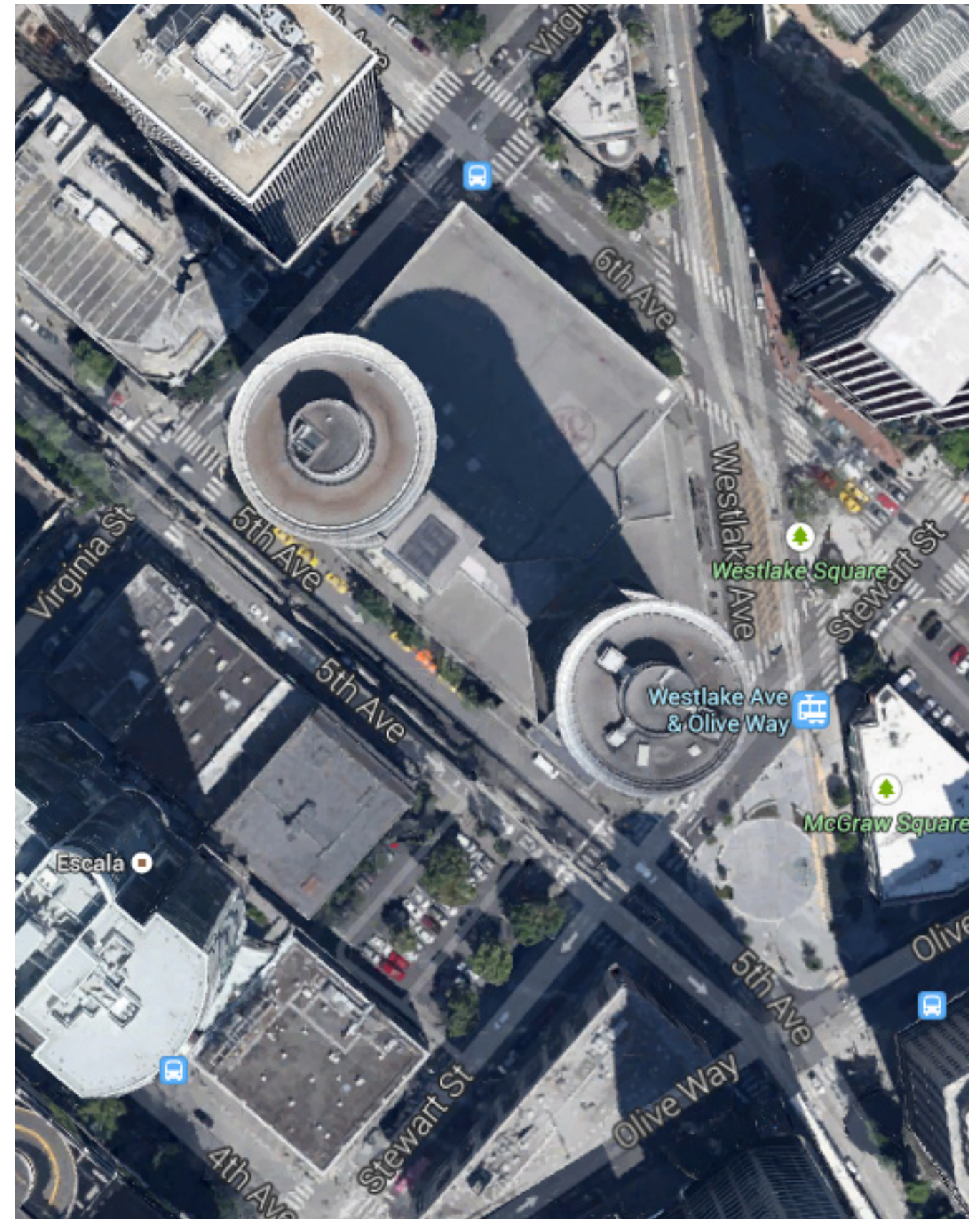
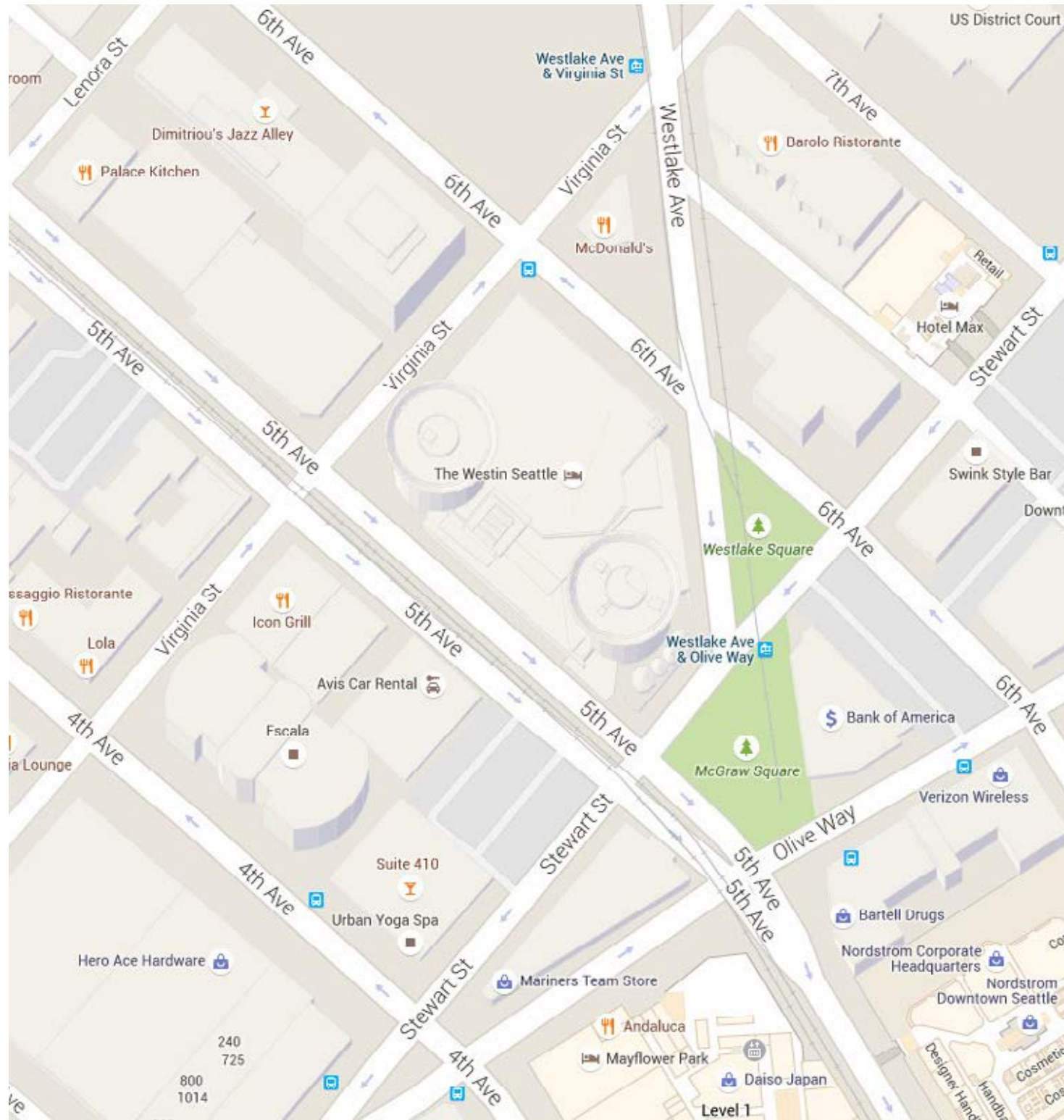
2007	2008	2009	2010	2011	2012	2013	2014	2015
\$7,573.78	\$8,437.43	\$8,500.59	\$8,549.90	\$23,760.00	\$23,760.00	\$23,760.00	\$28,512.00	\$33,264.00



2. Hotel Tax Revenue

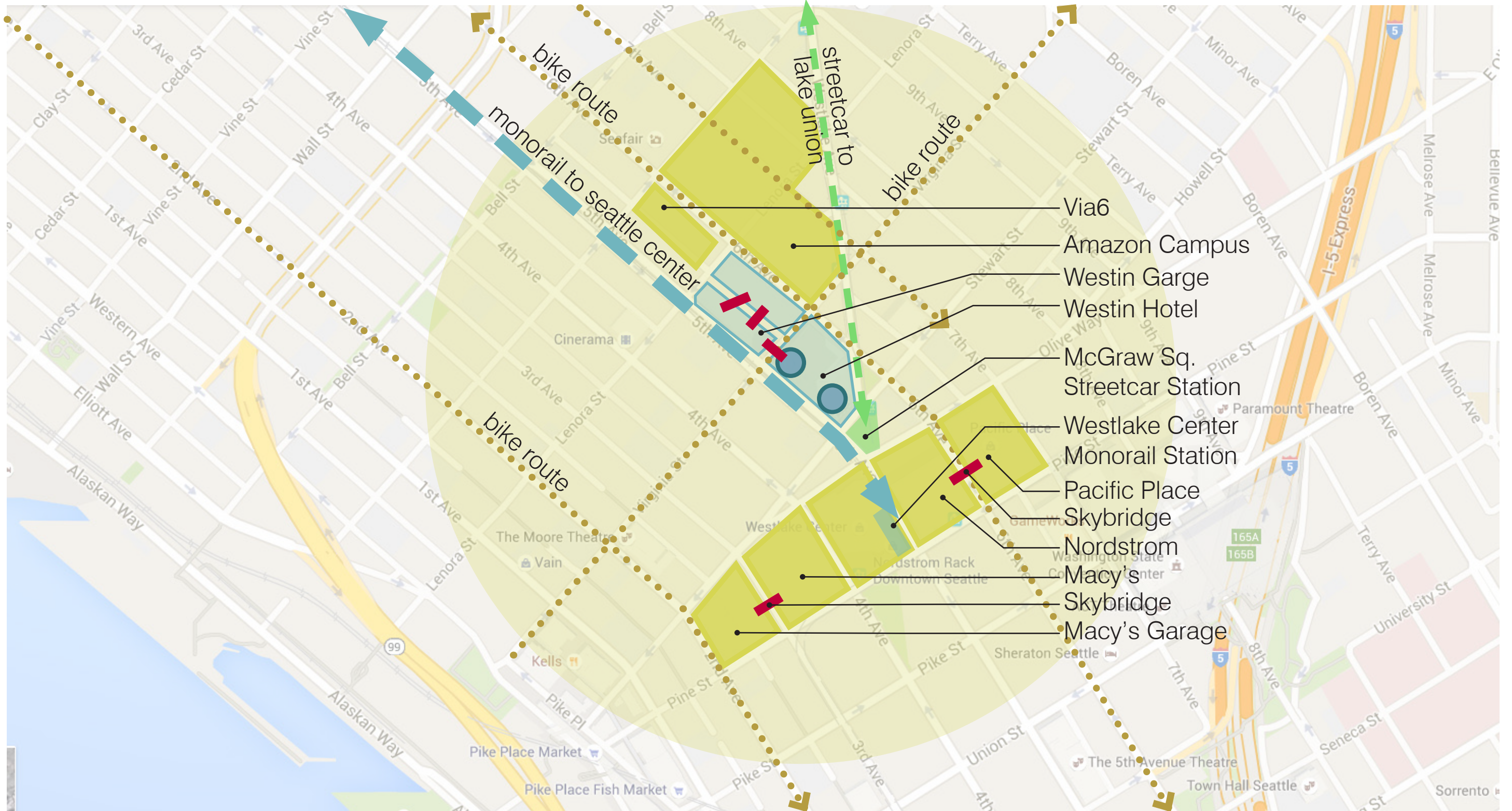
	Tax Revenue
State Sales & Use Tax	\$3,575,000
Convention & Trade Center Tax	\$3,850,000
Local Sales & Use Tax	\$1,155,000
Annual Total	\$8,580,000

LOCATION MAP



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URBAN CONTEXT



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EXISTING CONDITIONS - View From Virginia Street & 4th Ave Looking East



View East



View East



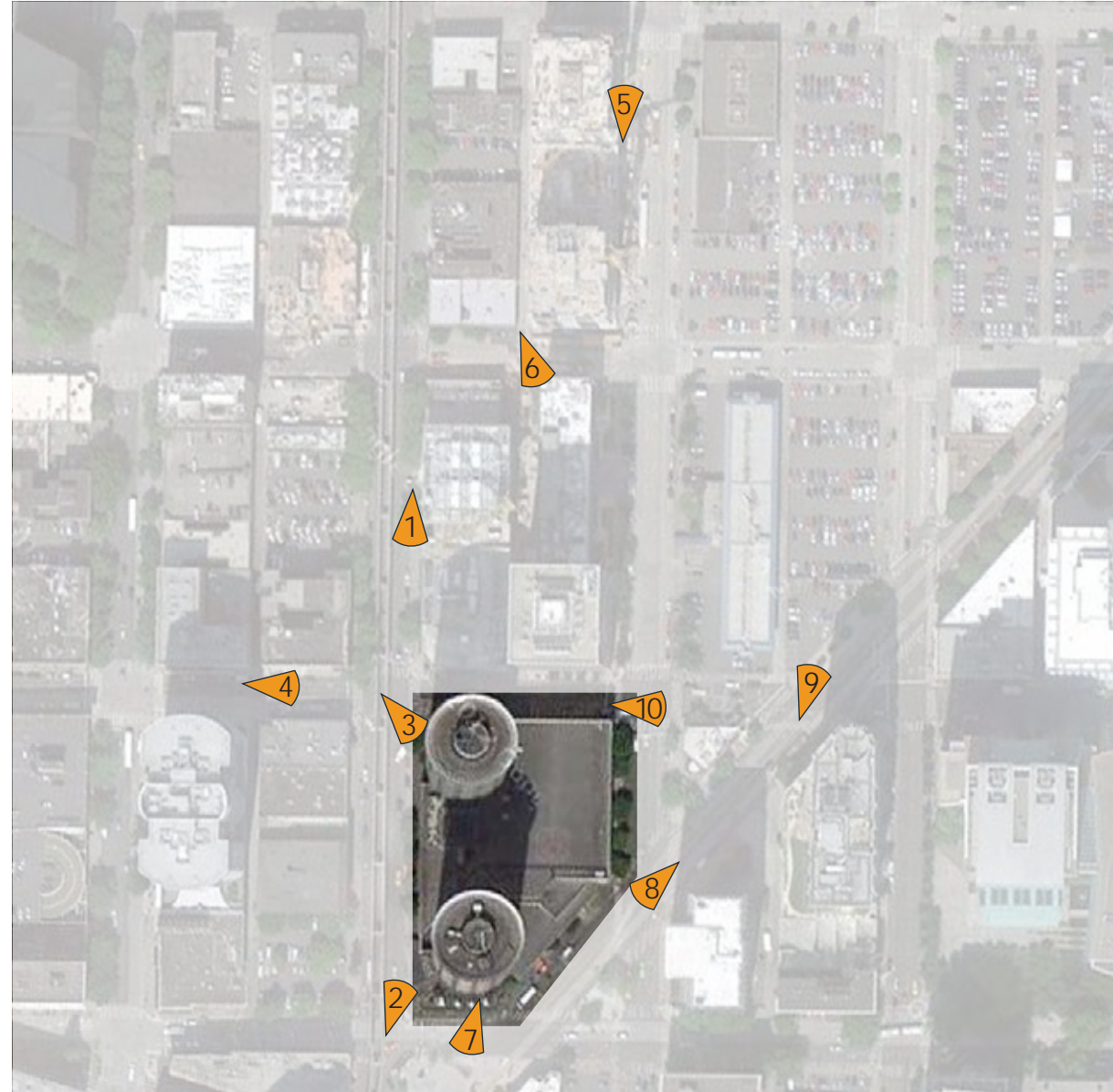
View West

EXISTING CONDITIONS - Virginia Street



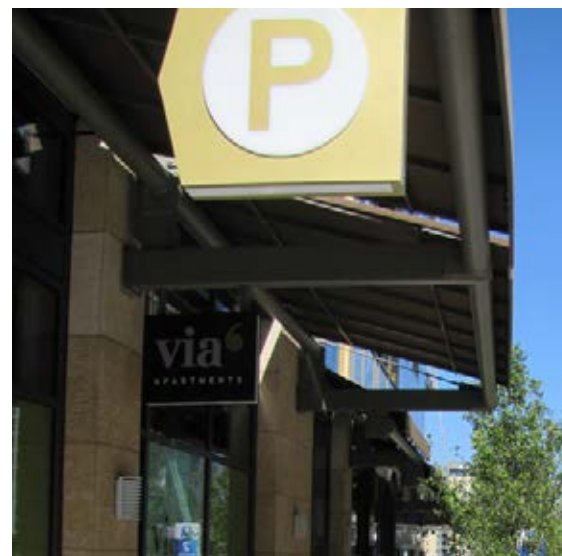
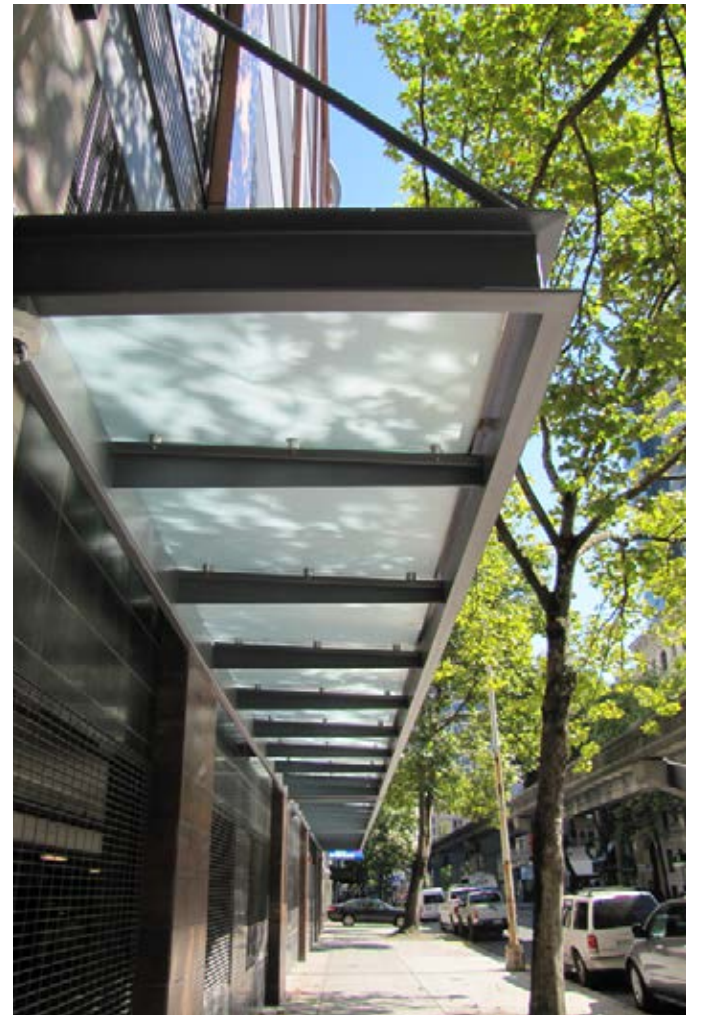
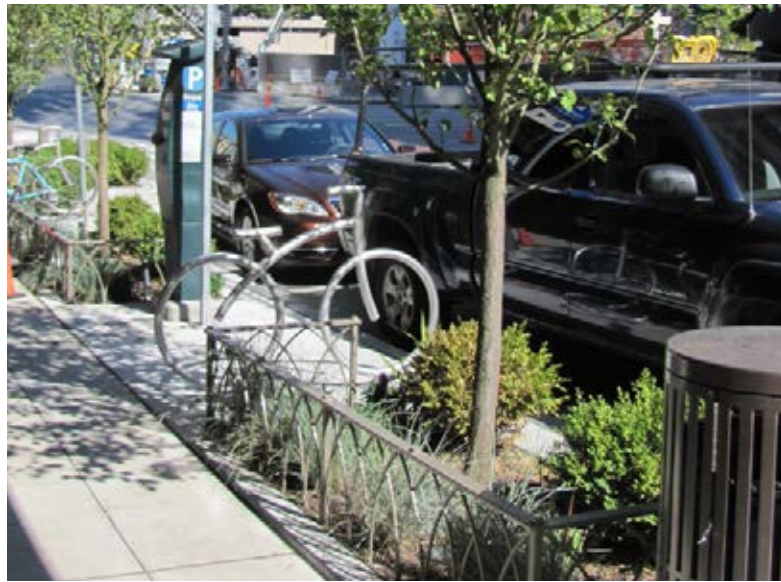
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NEIGHBORHOOD CONTEXT IMAGES



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NEIGHBORHOOD CHARACTER IMAGES



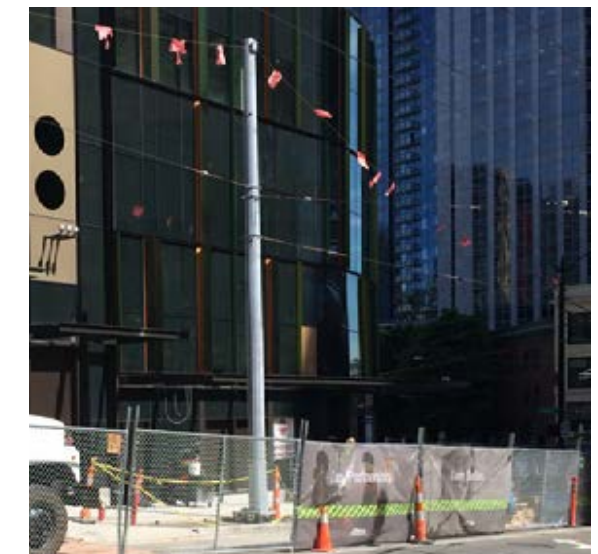
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SKYBRIDGE NECESSITY

1. ADA access.
2. Egress in case of an emergency.
3. Utilities incorporated into skybridge structure.
4. Provides structure for bus electrical lines. Relocation would include poles.
5. Access to parking for the hotel. Currently other local hotels have more parking, creating a competitive advantage.

Current Local Hotel Parking Counts

Hotel	Total Rooms	Total Stalls	Stalls per Room	ADA
Four Seasons Hotel	147	650	4.42	
W Seattle	424	715	1.69	
The Fairmont Olympic Hotel	450	710	1.58	
WAC Hilton combined	348	520	1.49	
Grand Hyatt	457	950	2.08	
The Edgewater Hotel	223	160	0.72	
Motif	319	150	0.47	
Even / Staybridge hotel	235	100	0.43	
Seattle Marriot Water Front Hotel	358	150	0.42	
Renaissance	556	200	0.36	
Sheraton	1236	350	0.28	
Crowne Plaza	417	115	0.28	
Westin	891	211	0.24	8
Westin Building	891	198	0.46	7

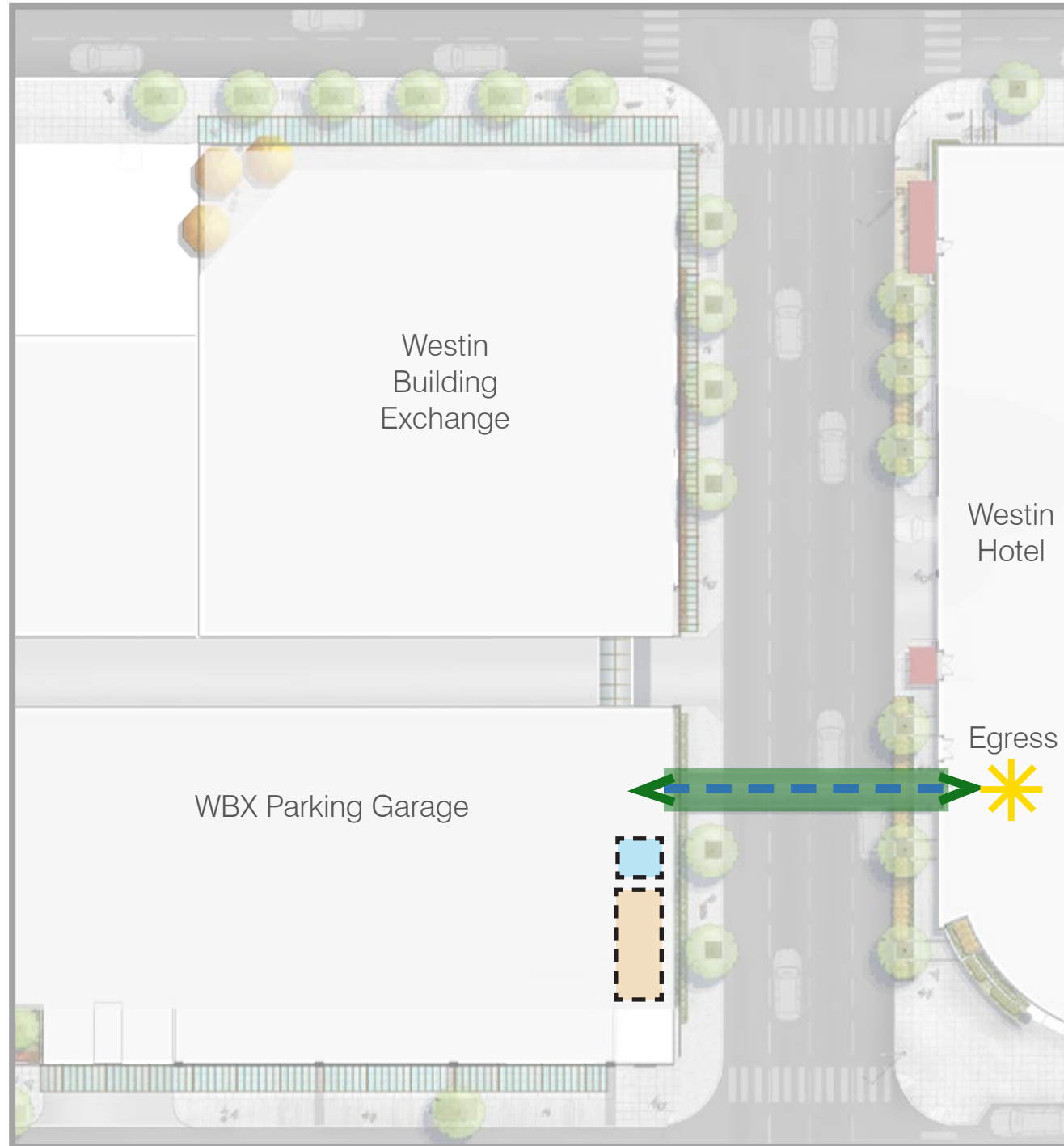


Typical example of free-standing poles required to provide structure for bus electrical lines.

- Adequacy of horizontal and vertical clearance
- View blockage
- Interruption or interference with existing streetscape or other street amenities.
- Impacts due to reduction of natural light
- Reduction of and effect on pedestrian activity at street level
- Number of pedestrian that currently use the skybridge
- Effect on commerce and enjoyment of neighboring land uses
- Availability of reasonable alternatives
- Effect on traffic and pedestrian safety
- Accessibility for the elderly and handicapped

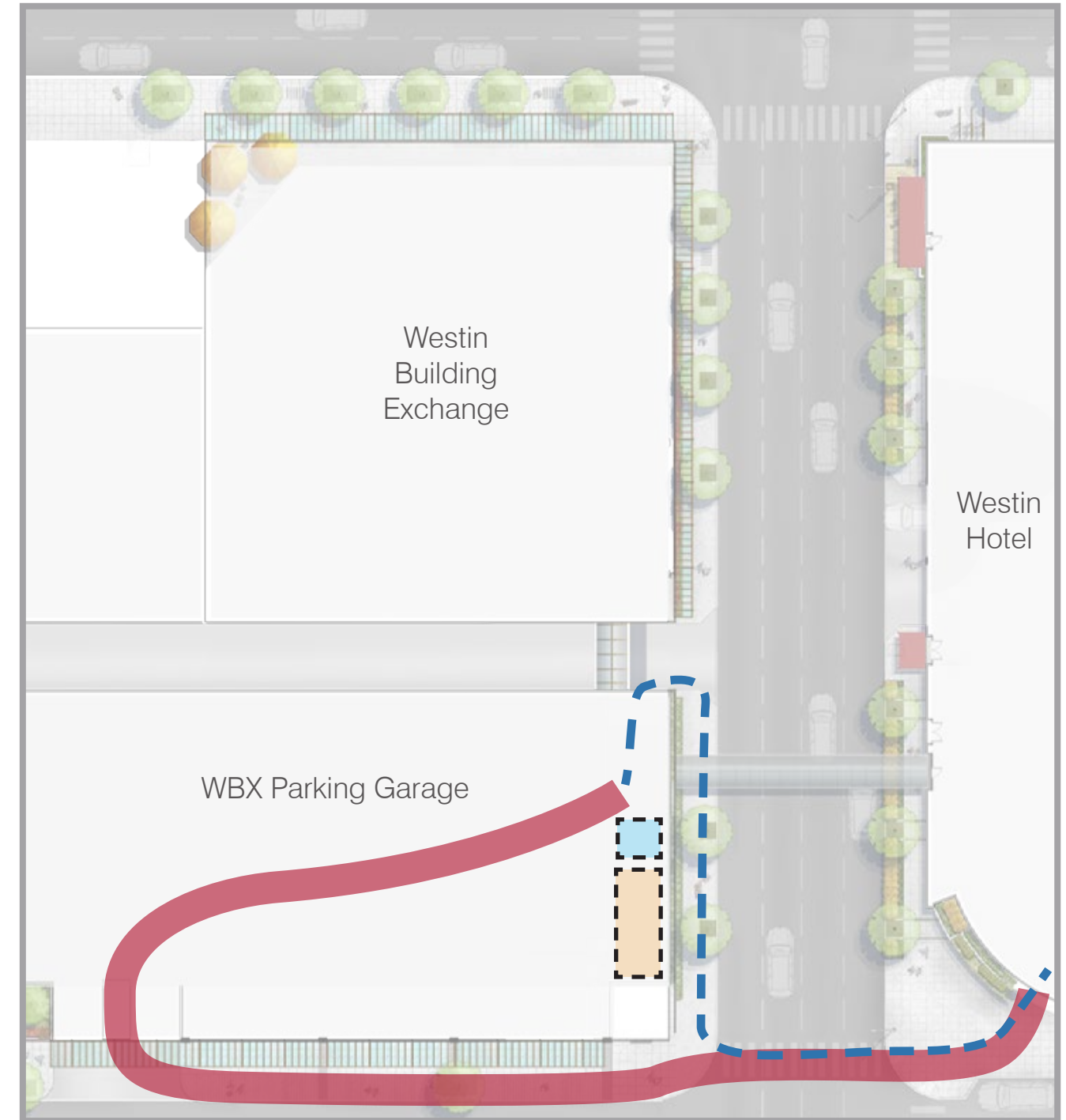
NECESSITY OF SKYBRIDGE

With skybridge:



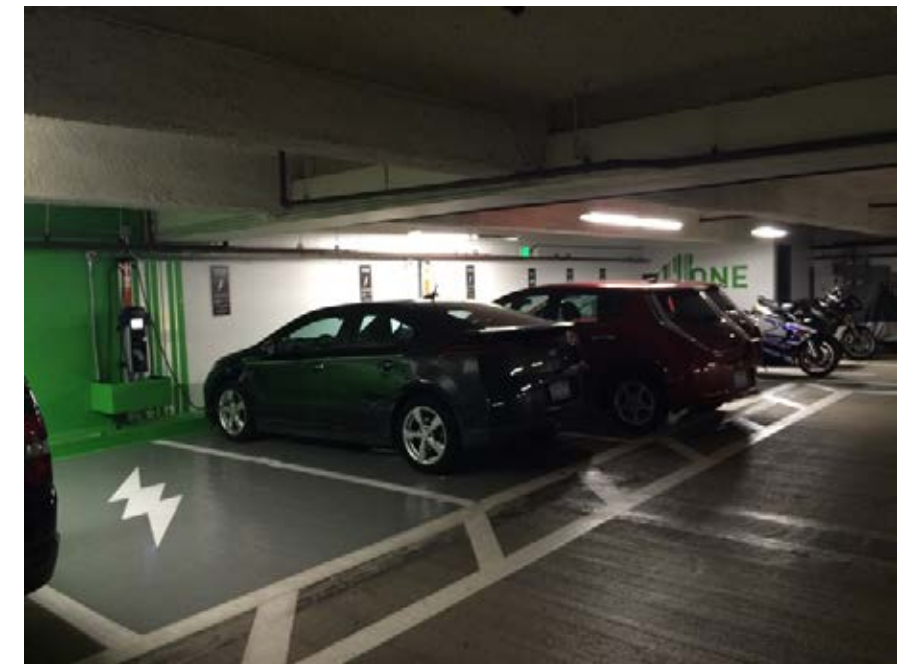
- Pedestrian Route With Skybridge
- Level 2 Secure Bike Parking
- ADA Accessible Route With Skybridge
- ADA Parking Spaces

Without skybridge:



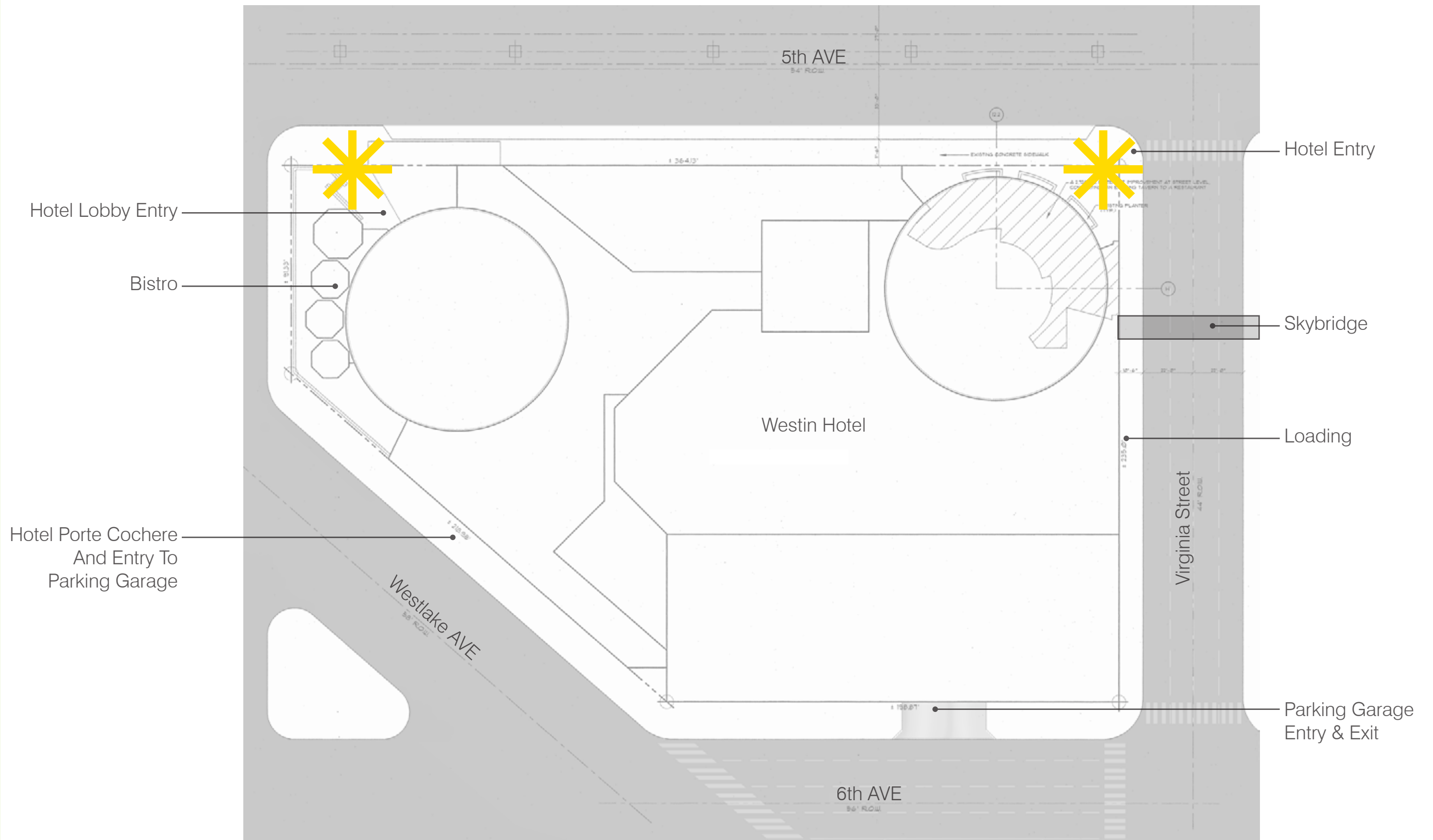
- Pedestrian Route Without Skybridge
- ADA Accessible Route Without Skybridge
- * ADA accessible route would lengthen considerably without skybridge

EXCHANGE BUILDING ACCESS

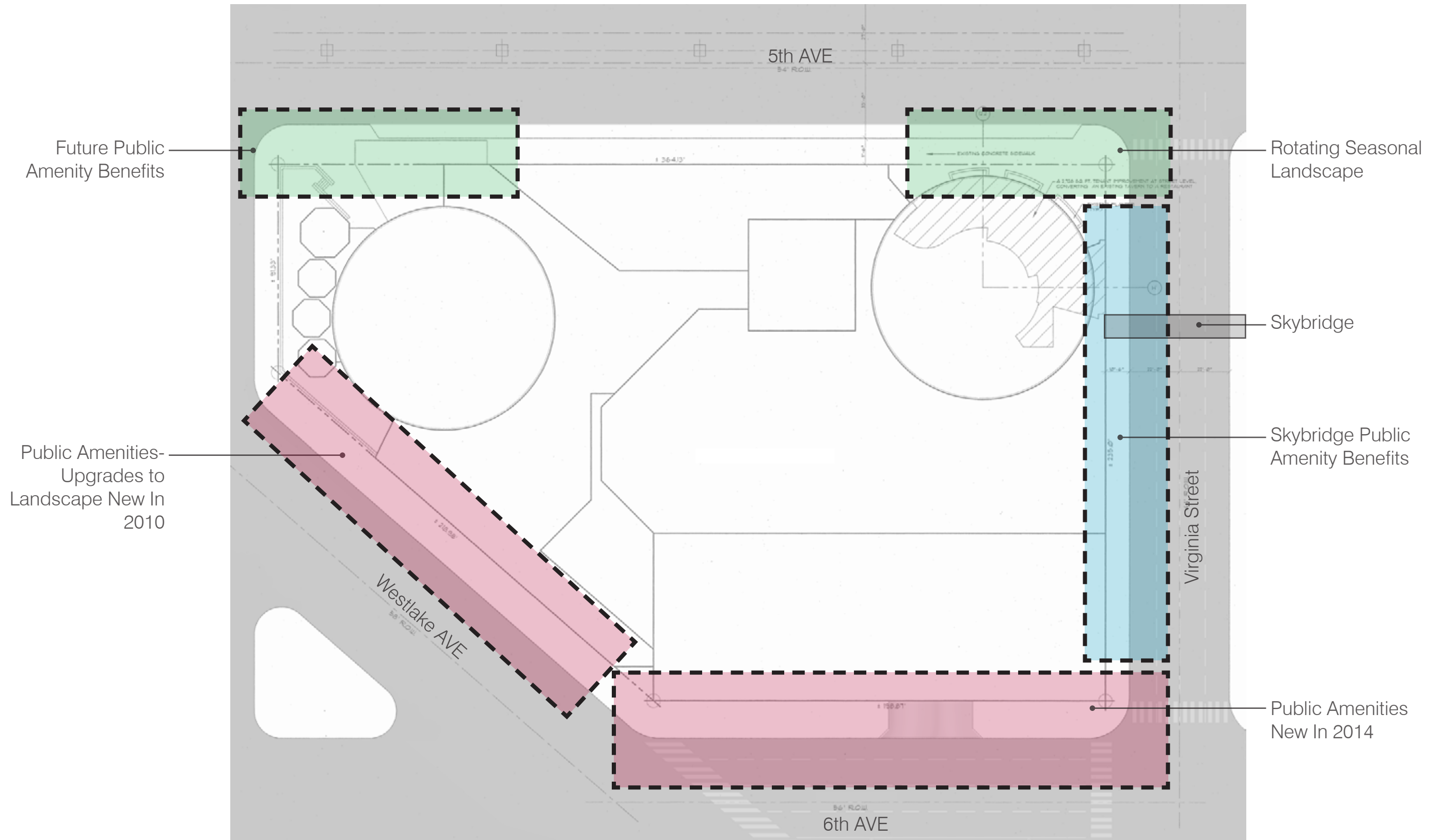


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FULL BLOCK SITE PLAN



FULL BLOCK IMPROVEMENTS





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RECENT IMPROVEMENTS - 6th Avenue

A



RETAIN EXISTING STREET TREES

B



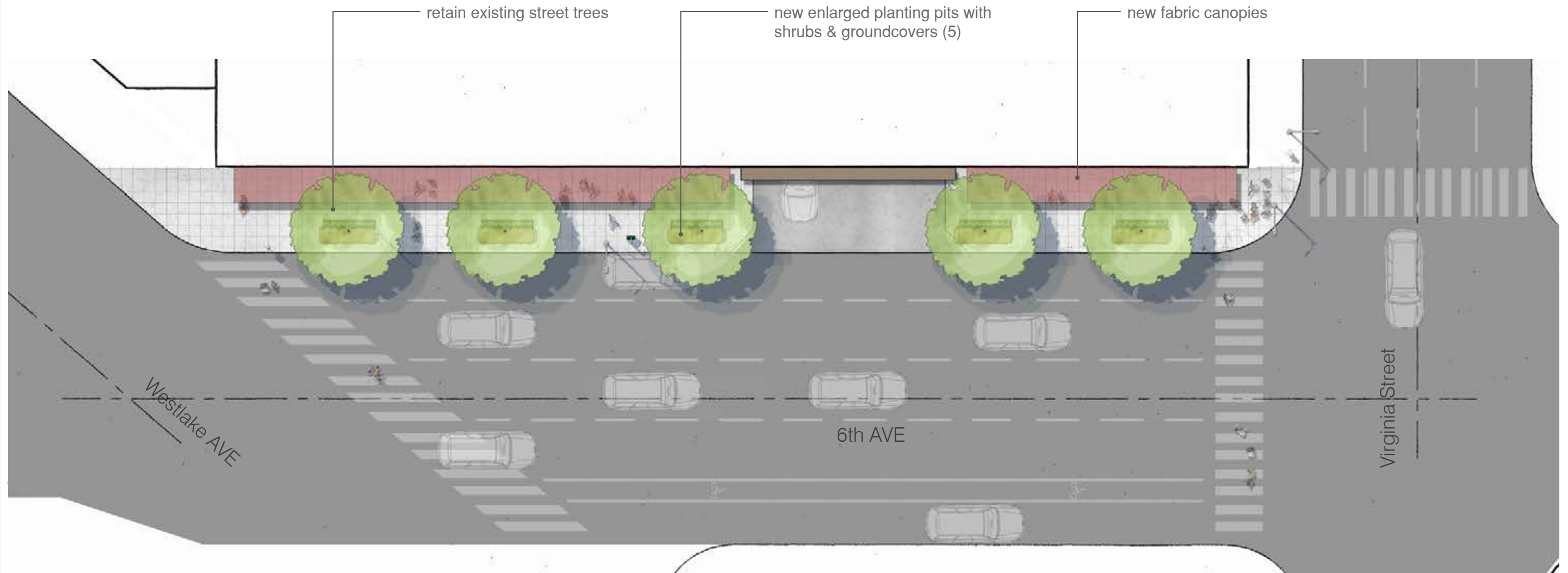
NEW FABRIC CANOPIES

C

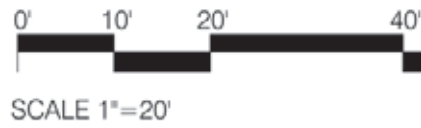


NEW ENLARGED PLANTING PITS WITH SHRUBS & GROUNDCOVERS (5)

RECENT IMPROVEMENTS - 6th Avenue



STREETScape CONCEPT 6TH AVENUE



EXISTING CONDITIONS - Virginia Street



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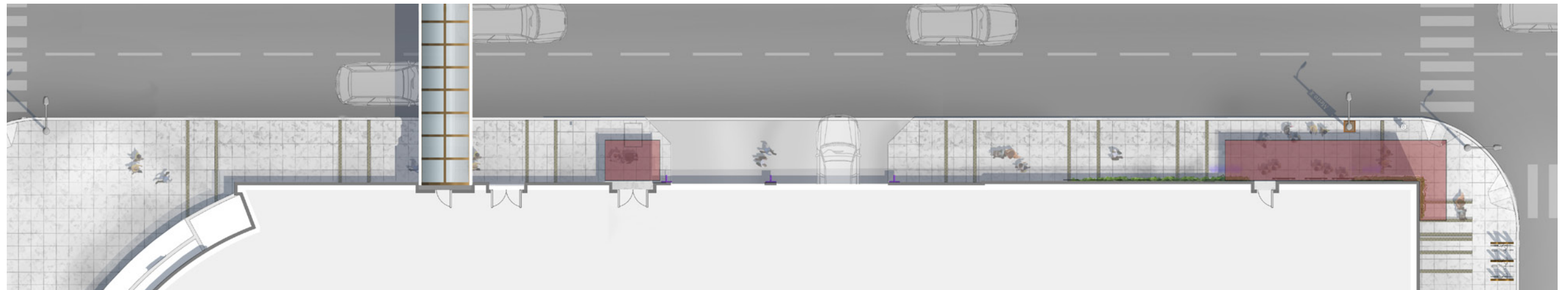
PROPOSED PUBLIC BENEFITS - Virginia Street

A



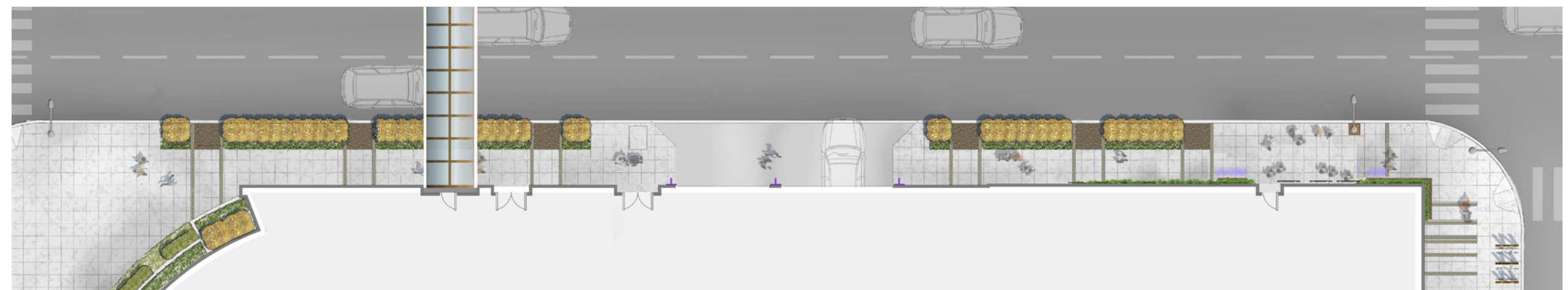
PROPOSED TREE PLANTING: street trees.

B



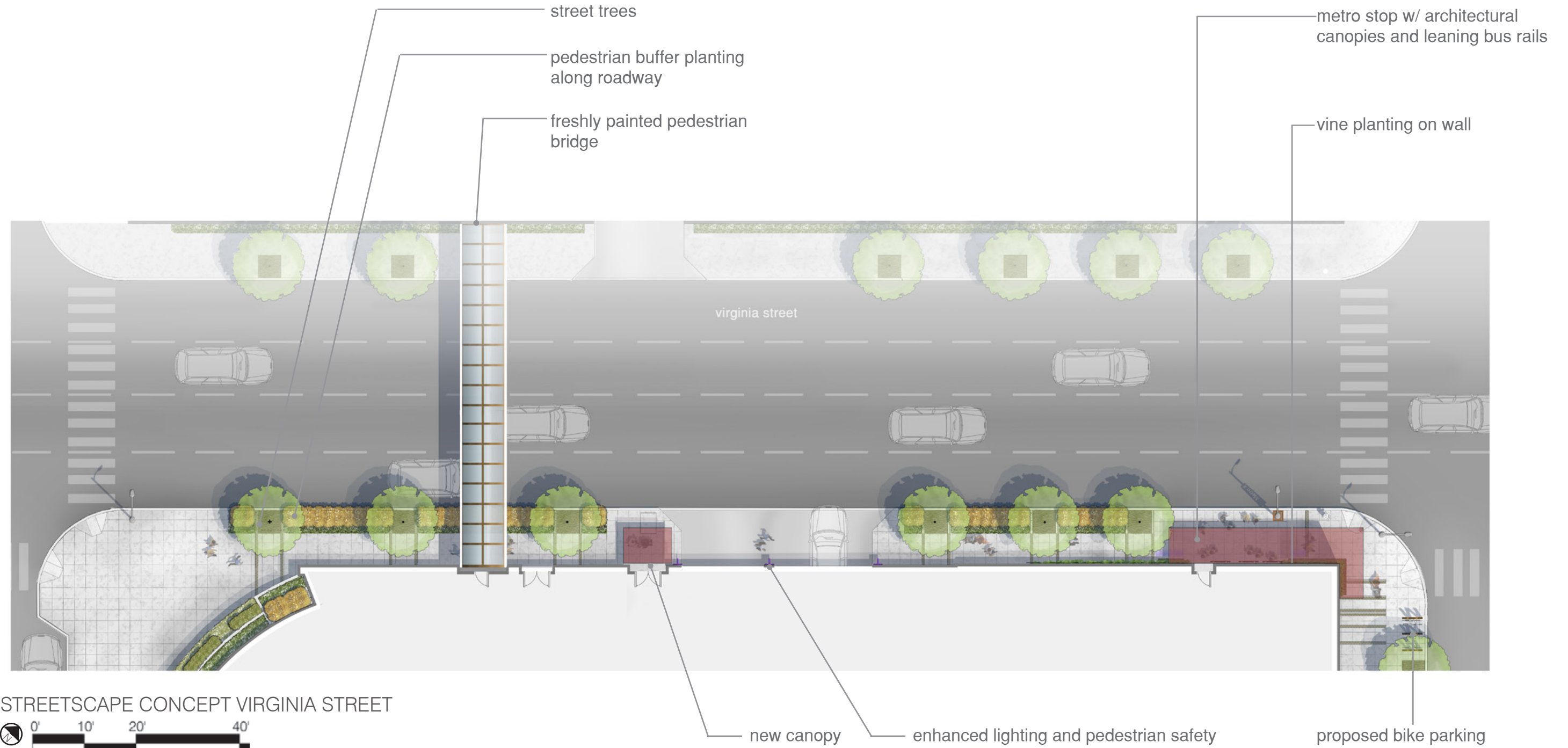
PROPOSED ARCHITECTURAL ELEMENTS: new canopy, freshly painted pedestrian bridge and enhanced lighting and pedestrian safety.

C



PROPOSED UNDERSTORY PLANTINGS: pedestrian buffer planting along roadway.

PROPOSED PUBLIC BENEFITS - Virginia Street



PROPOSED PUBLIC BENEFITS - Virginia Street



Proposed Public Benefits - Elevation



Existing Street Elevation

FUTURE PLANNED IMPROVEMENTS - Corner of 5th Ave & Stewart St.



circular planter to delineate arrival spaces, provide curbside seating

existing structural column

ADA ramp (8.3% slope) extending approx. 24' into pedestrian sidewalk

architectural canopy

herb planters / terrace buffer

small moveable cafe seating on paved dining terrace

architectural accent privacy panels, curved mesh w/ steel frame

low curved planter seatwall to increase visibility down length of street, cover site demolition

CIRCULAR TERRACE CONCEPT



SCALE 1"=10'

FUTURE PLANNED IMPROVEMENTS - Corner of 5th Ave & Stewart St.



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SKYBRIDGE PUBLIC BENEFIT PACKAGE

Public Benefit	Description	Quantity	Estimated Cost
Fabric Canopy: Virginia Street	Northwest Awning & Fabric Solid Color Sunbrella Awning Welded Aluminum with Mill Finish Dimensions:	1	\$5,000
		1	\$2,000
Tree Pit Extension: Virginia Street	<ul style="list-style-type: none"> New 4' wide planters 543 additional sq ft of planting area 	6	\$ 135,000
Street Trees: Virginia Street		6	\$ 2,000
Narrow Building Planting Strip: Virginia Street	6" Parthenocissus tricuspidata planting strip along building facade	1	\$ 6,000
Estimated Virginia Skybridge Public Benefits Cost:			\$150,000
Recent 6th Ave Skybridge Public Benefits Cost:			\$150,000
Total Skybridge Public Benefit Cost:			\$300,000
*Note: Costs are preliminary estimates only. Contractor to provide itemized cost schedule.			