



Owner :



Westin Hotels & Resorts

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Seattle, WA 98101
206.728.1000
www.westinseattle.com

Landscape
Architect:



Geyer Coburn Hutchins

1607 Dexter Avenue N, Suite 3
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206.285.4422
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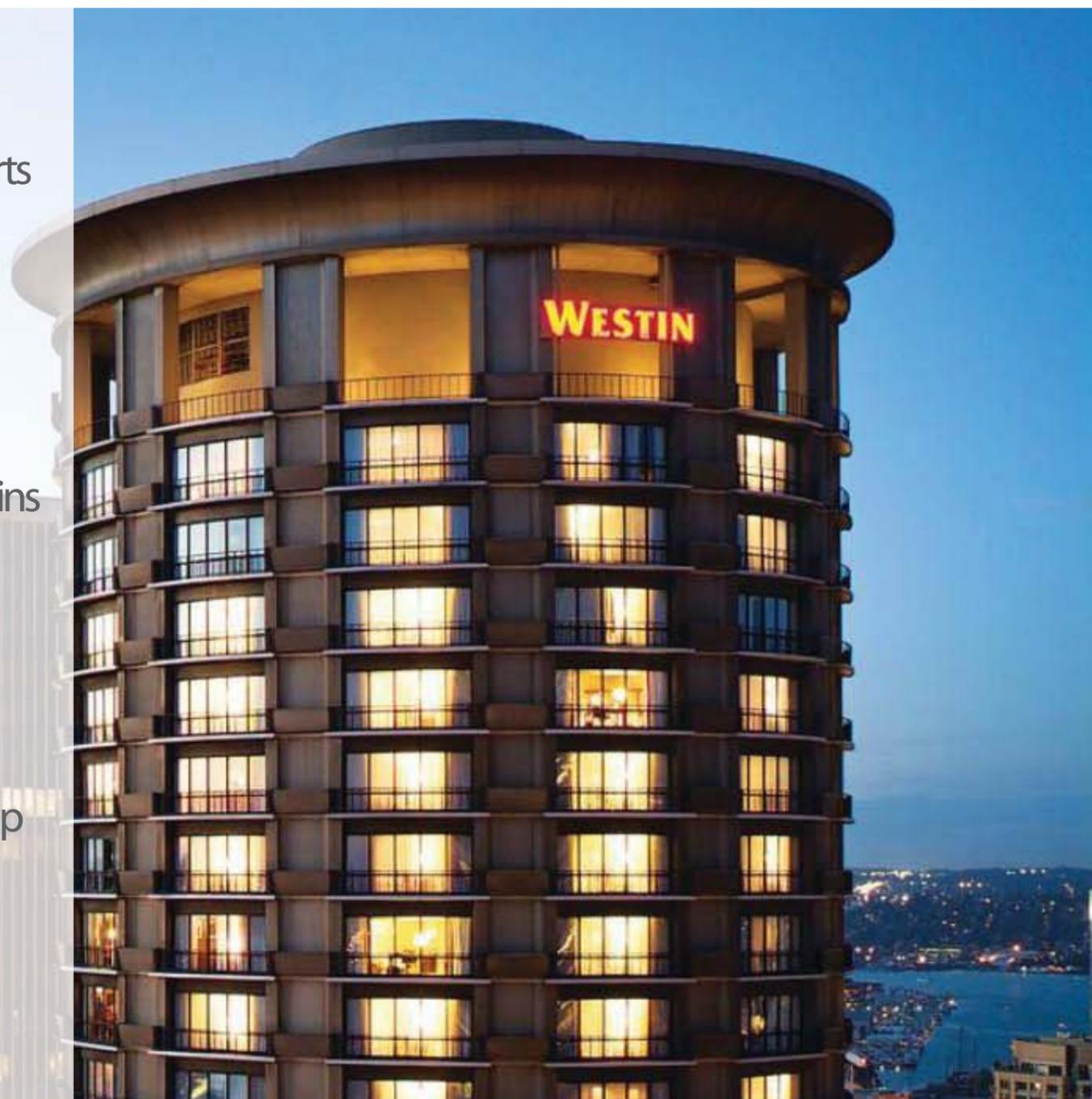
Architect:



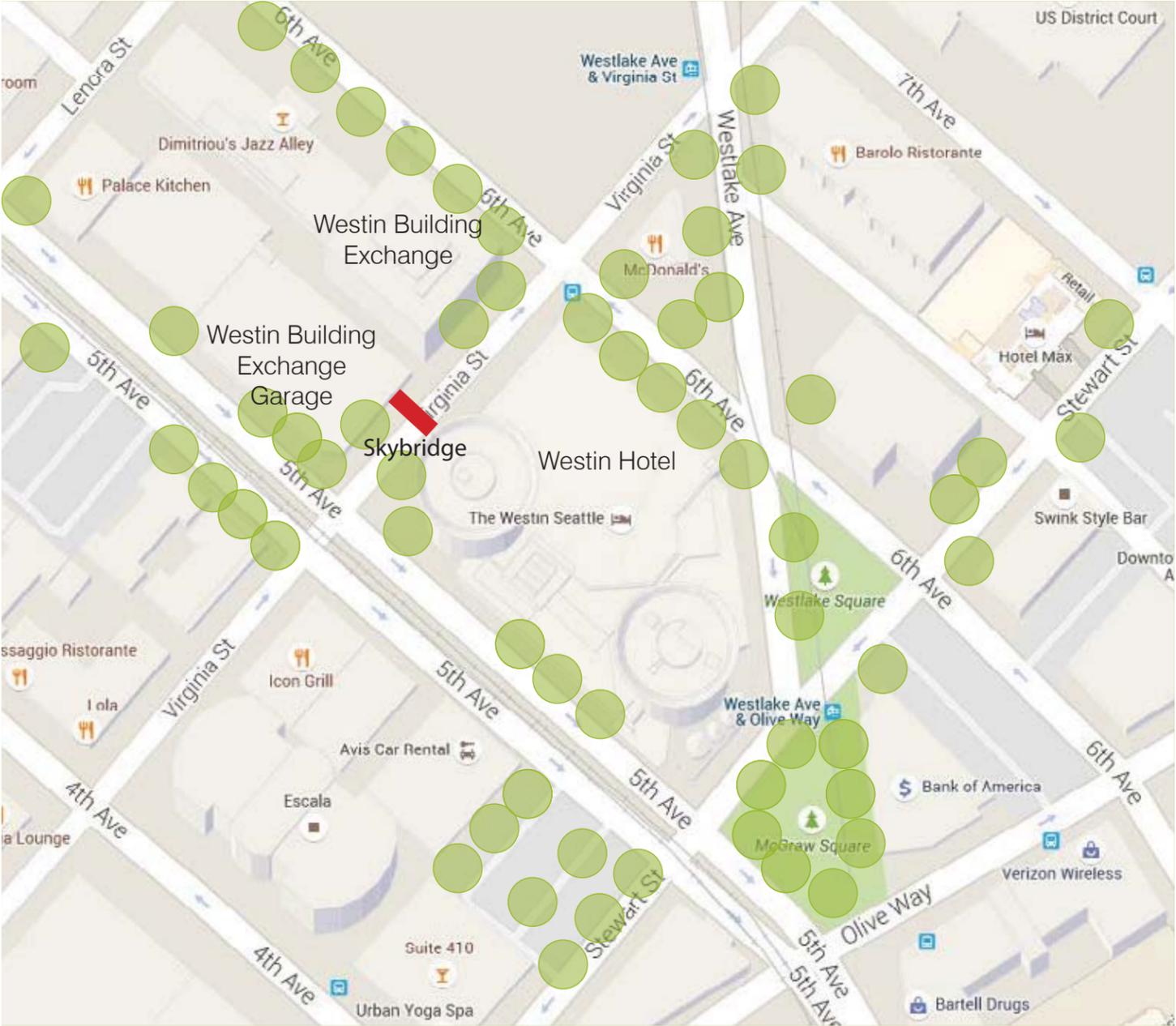
GRAPHITE

Graphite Design Group

1809 7th Avenue, Suite 700
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**The Westin Seattle
Westin Skybridge Public Benefit Package
Seattle Design Commission
November 3, 2016**



Project Site | Skybridge Location





Looking East from 4th Avenue



Looking East from 5th Avenue



Skybridge

Looking West from 7th Avenue



Looking West from 6th Avenue



Walking West from 7th Avenue





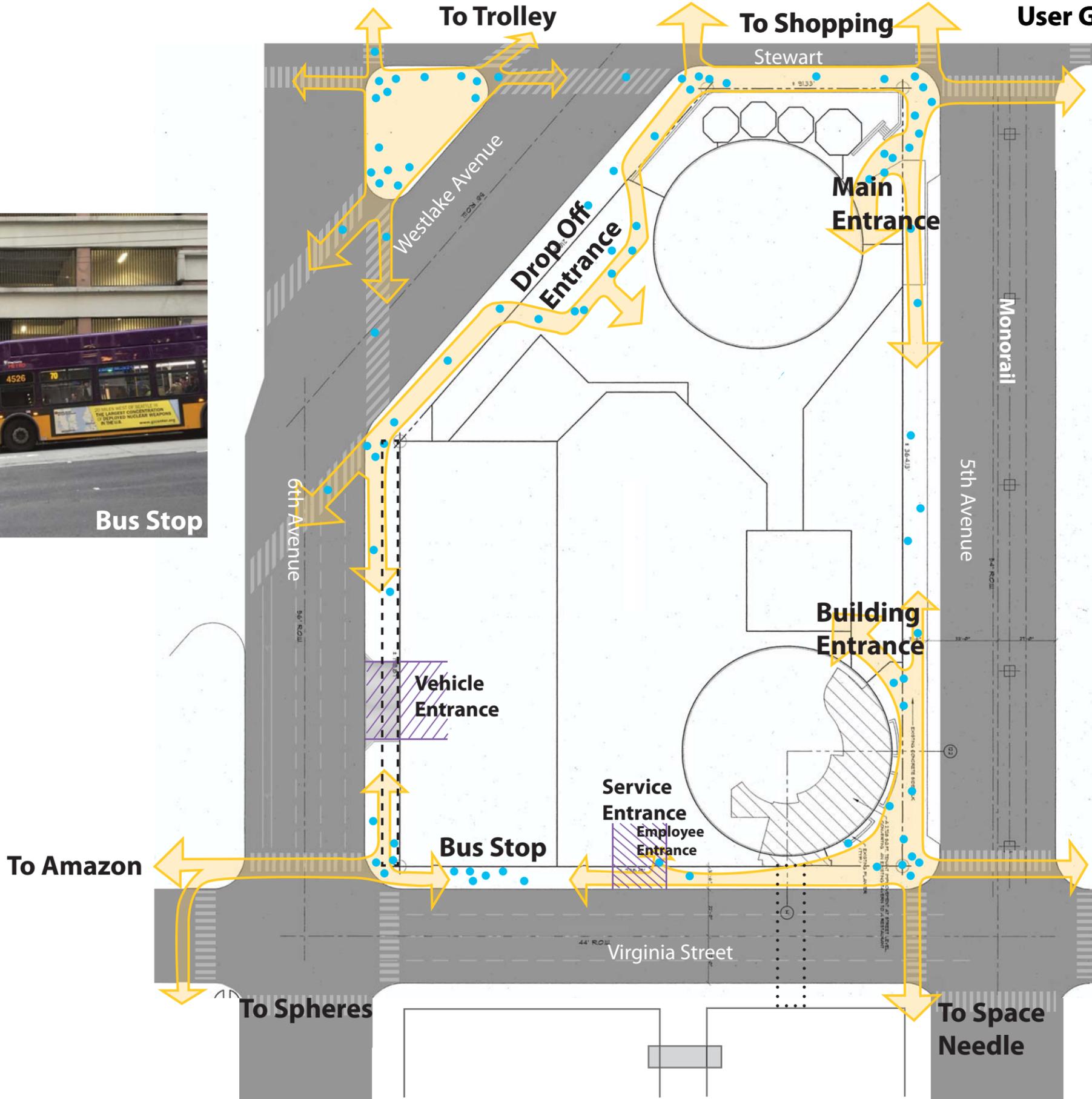
Looking North -- Virginia Street between 5th and 6th, site across Virginia from the Westin Hotel



Looking East from 5th Avenue



Looking Across the street from 6th and Virginia



- Tourists walking from Market to Spheres and Trolley
 - Neighborhood Employees and Shoppers
 - Transit Riders
 - Westin Guests and Business Travelers
- ⊗



Westlake Ave. Drop-Off Entrance
 • Seasonal Planting



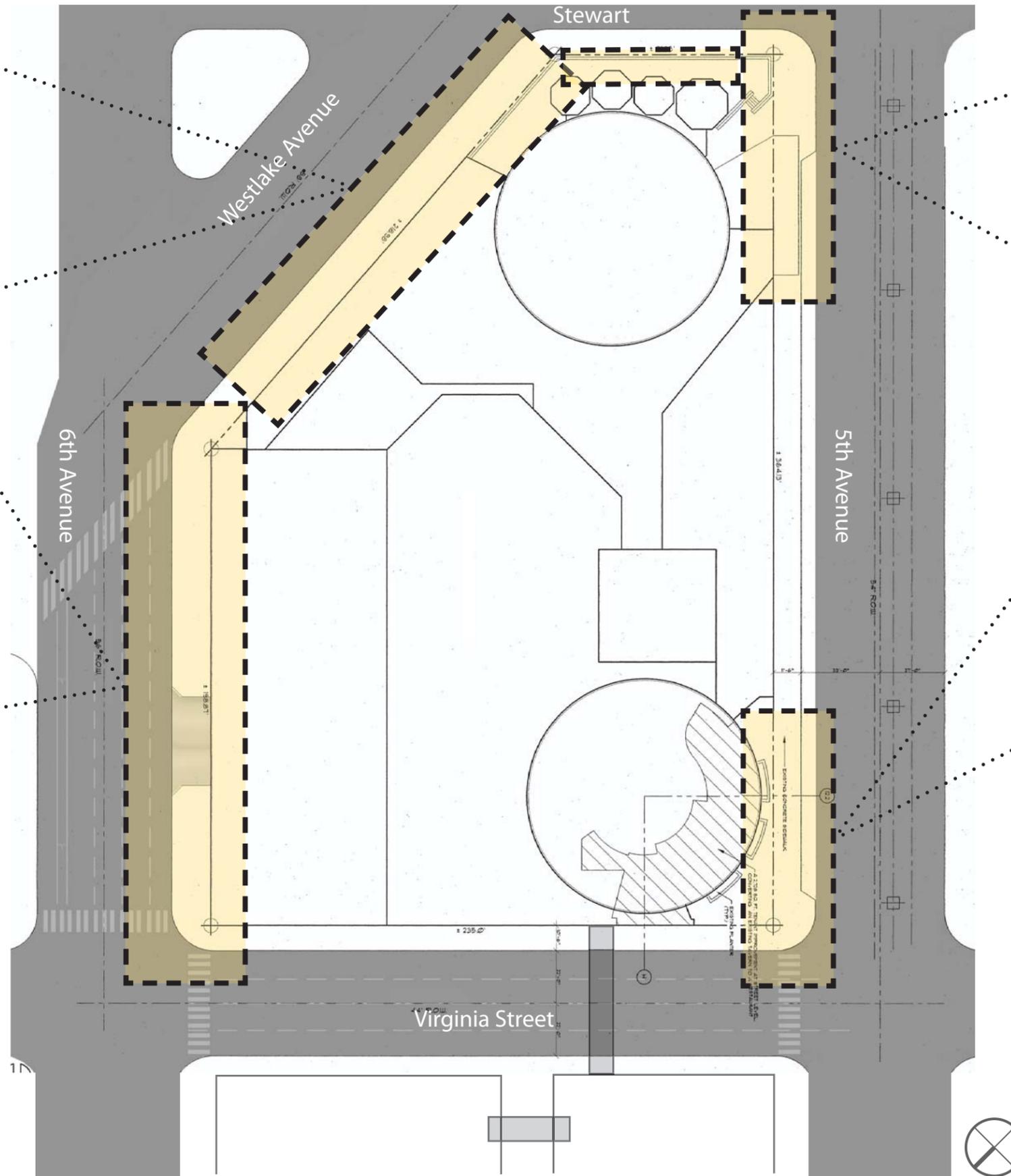
6th Ave Street Front
 • New Awning
 • New Street Trees
 • New Base planting
 • Seasonal Plants



Main Entrance
 • Seasonal Planting



North Tower Entrance
 • Seasonal Planting



Implemented Public Benefits



Existing Street Elevation



Proposed Public Benefits - Elevation

Figure 3: proposed and existing conditions along Virginia St.



PROPOSED UNDERSTORY PLANTING: pedestrian buffer planting along roadway.



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



PROPOSED TREE PLANTING: street trees.

Figure 1: Proposed Streetscape along Virginia St.

Summary of Discussion

The Commissioners discussed the proposal using four categories:

1. Impacts on the pedestrian environment
2. The skybridge's role in providing accessible routes to the hotel
3. The overall design of the bridge
4. The proposed public benefit package.

1. Impacts on the pedestrian environment

The Commissioners agreed that the street where the skybridge is located is not a friendly environment, but that the skybridge was only one determining factor when evaluating the surrounding environment. The facades on both sides of the street were noted to have a "back of house" quality (see figure 3). The only property along the block likely to redevelop is the garage on the north side of the street, to which the skybridge connects. Because the skybridge ordinance would be linked to the garage, if the garage were redeveloped the ordinance would "expire."

2. The skybridge's role in providing accessible routes

Staff pointed out that ADA parking was limited to one floor and that potential for more was limited given the garage configuration. While the necessity of the skybridge to meet ADA was not confirmed by the SDC, the convenience value was recognized.

3. The overall design of the Skybridge

The Commission did not recognize replacement of the tinted glass with clear glass as a public benefit; they did agree it would help reduce the visual impact of the skybridge. They saw it as a baseline improvement that should be made if the skybridge were to remain. They added that lighting should also be considered in order to lighten up the heavy appearance of the bridge.

4. The proposed public benefit package

While the SDC found the proposed improvements would benefit the streetscape of Virginia (see figure 4), they did not believe the benefits went far enough to enhance the pedestrian experience. The street trees were considered a valuable piece of the public benefit package. Commissioners suggested that the skybridge itself be considered more carefully in the design for pedestrian improvements. It was suggested the design team focus on pedestrian lighting as well as other public benefits that were located along the mid-block instead of the intersections.

Action

The Design Commission thanked the project team for presenting the Westin Skybridge public benefit package. With a vote of 7 to 1 the Seattle Design Commission recommended conditional approval of the Westin Hotel skybridge ordinance for the skybridge over Virginia St between 5th Ave and 6th Ave. The commission requested that the project return for a review of the proposed public benefit package, once the public benefit package had been expanded and improved. That includes such features as:

1. Street improvements along the south side of Virginia St consisting of street trees, ground level plantings, canopies along a segment of the building, and a pedestrian lighting fixture on the building.
2. Seek to engage the property owner of the parking garage that the skybridge connects to in providing improvements to the streetscape of Virginia St.

BENEFITS PROPOSED on July 16, 2015:

- *Replacement of Skybridge Glass*
- *New Canvas Awnings with lighting*
- *New Street Trees*
- *New Pedestrian Buffer Planting*

**DESIGN COMMISSION
RECOMMENDATIONS JULY 16, 2015**

Conditional Approval of Skybridge Pending:

- **Addition to Public Benefits package per SDC suggestions:**
 - *Add Pedestrian Lighting*
 - *Fix "Back of house" look*
- **Engage Owner of Garage across the street**
- **Return to SDC to review expanded Public Benefits Proposal**

BENEFITS PROPOSED on November 3, 2016

- ① Replacement of Skybridge Glass
- ② Add Skybridge Interior Illumination
- ③ Clean and Paint Surfaces
- ④ Truck Access Improvements
- ⑤ New Canvas Awnings with Lighting
- ⑥ New Leaning Benches
- ⑦ New Solid Wall to Replace Unused Garage Entry
- ⑧ Upgraded Pedestrian Level Building Facade
- ⑨ New Illuminated Feature Elements
- ⑩ New Street Trees
- ⑪ New Pedestrian Buffer Planting
- ⑫ New Glass Doors and Illumination
- ⑬ New Illuminated Identity Sign
- ⑭ Leaning Benches in Westlake Square
- ⑮ Replant Tree Wells

IMPLEMENTED BENEFITS

- 6th Avenue Revitalization
- Cleaning and Restoration Work



Westlake Ave. Drop-Off Entrance
 • Seasonal Planting



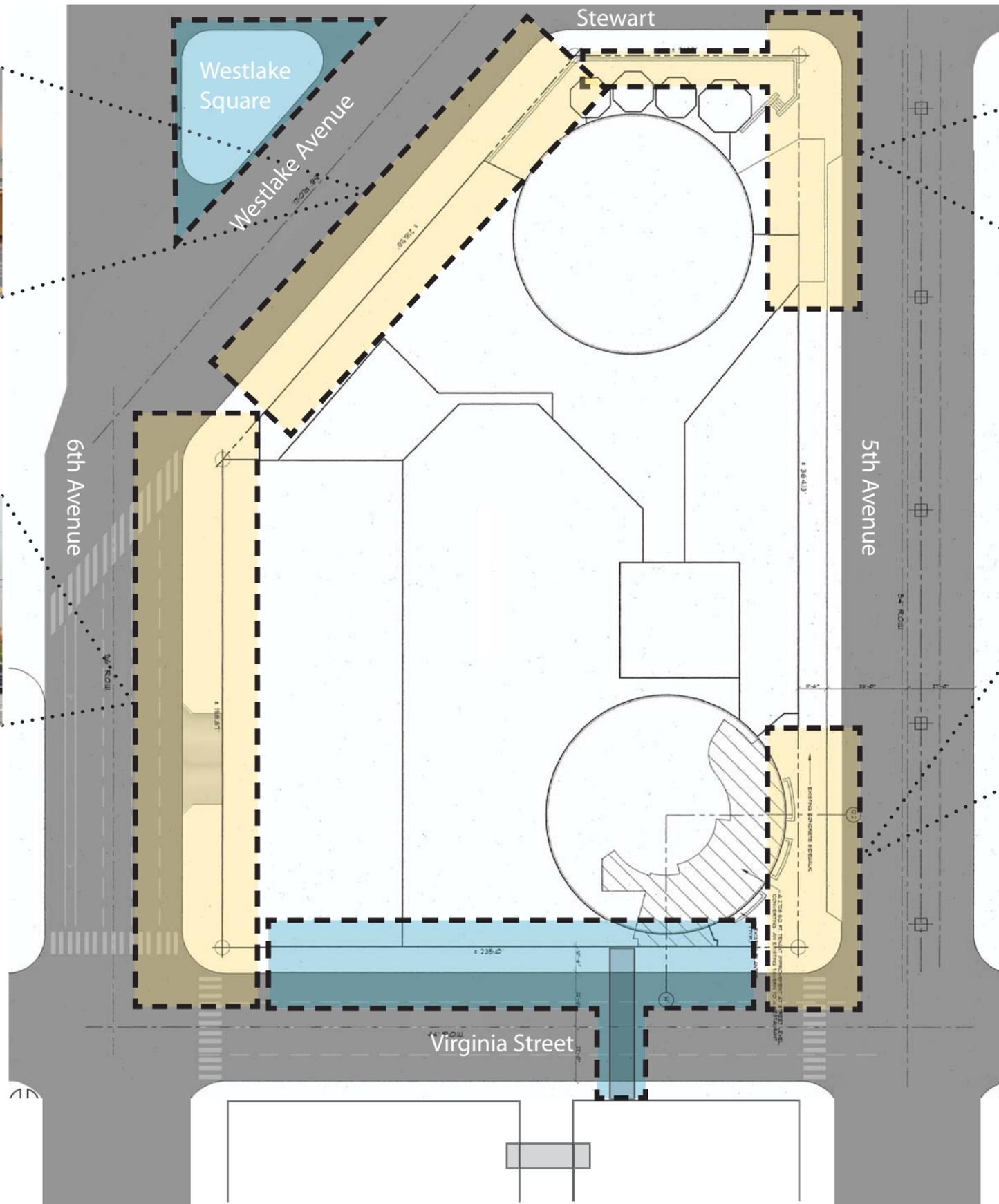
6th Ave Street Front
 • New Awning
 • New Street Trees
 • New Base planting
 • Seasonal Plants



Main Entrance
 • Seasonal Planting

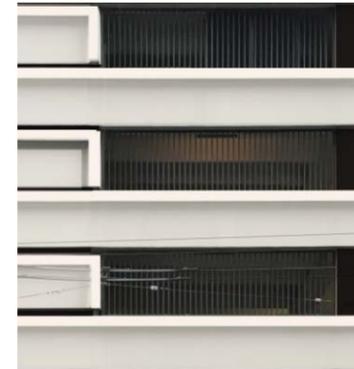


North Tower Entrance
 • Seasonal Planting

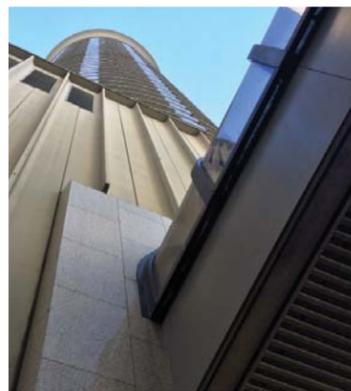




Respond to user groups



Upgrade existing building facade



Respect iconic architecture



Improve street level experience at Virginia Street



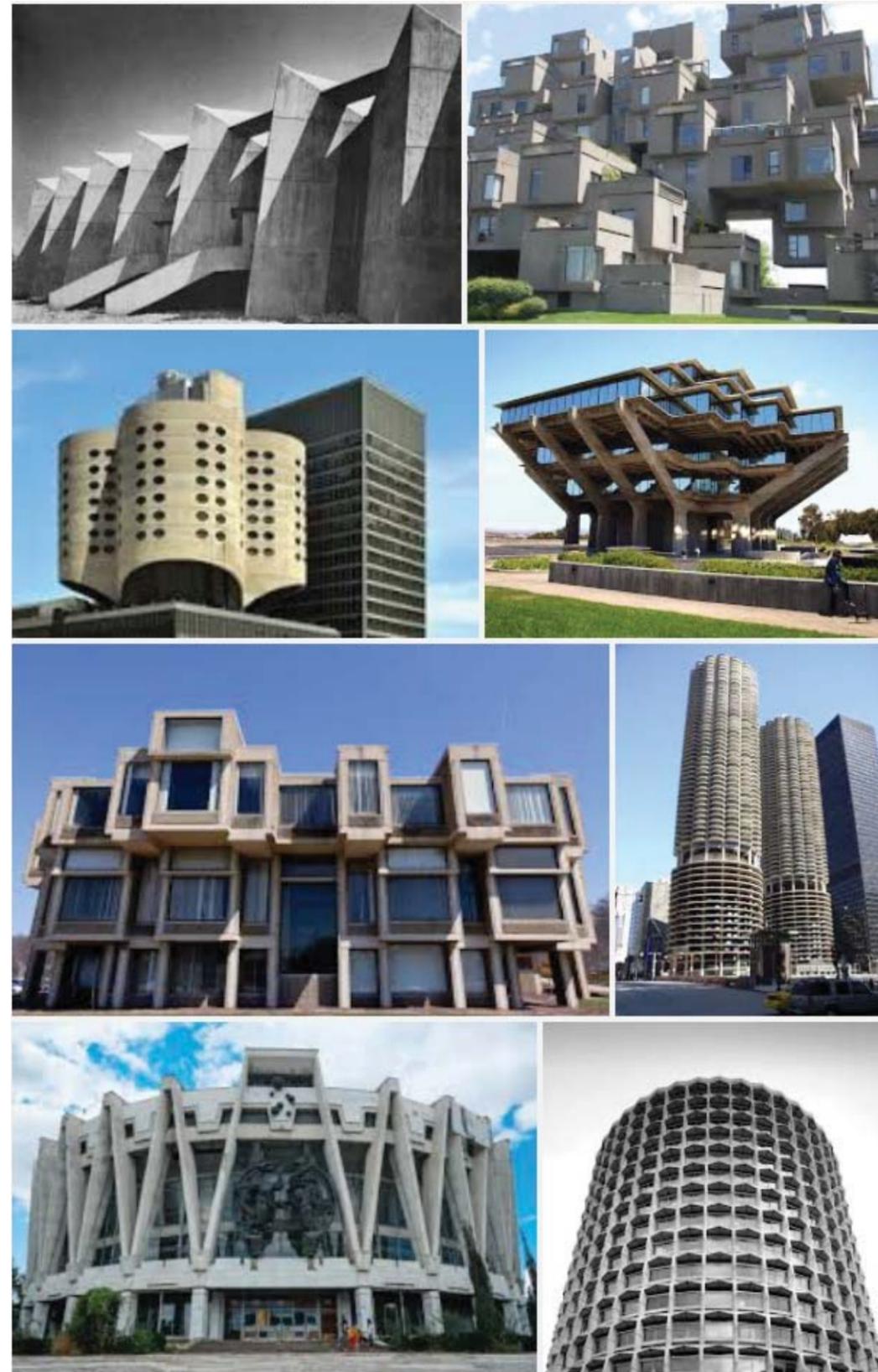
Continue goals of adjacent upgrades to pedestrian realm



Identify neighborhood improvement opportunities

RESPECT THE ICONIC ARCHITECTURE

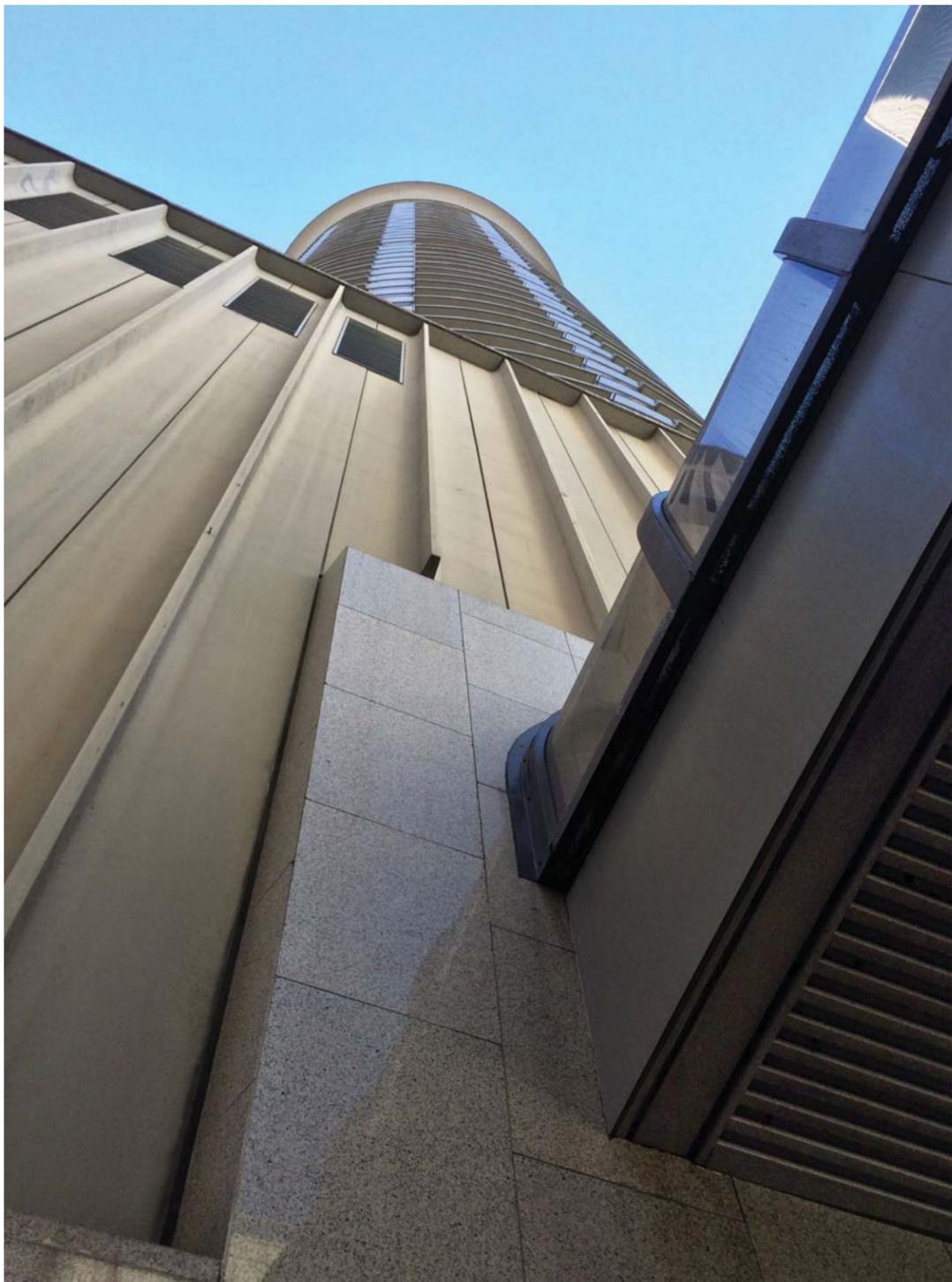
Importance of Architectural Type and Diversity within the City

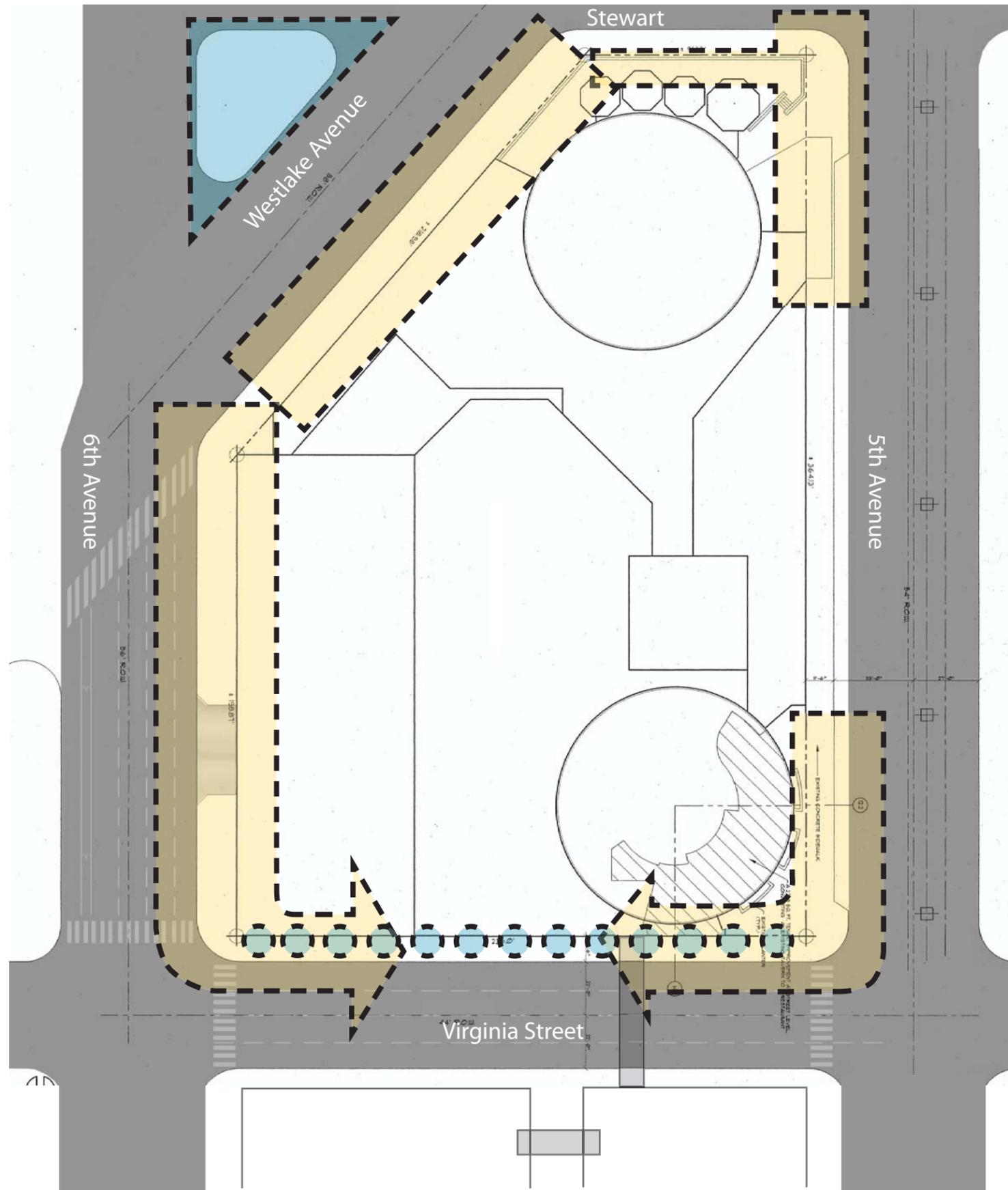


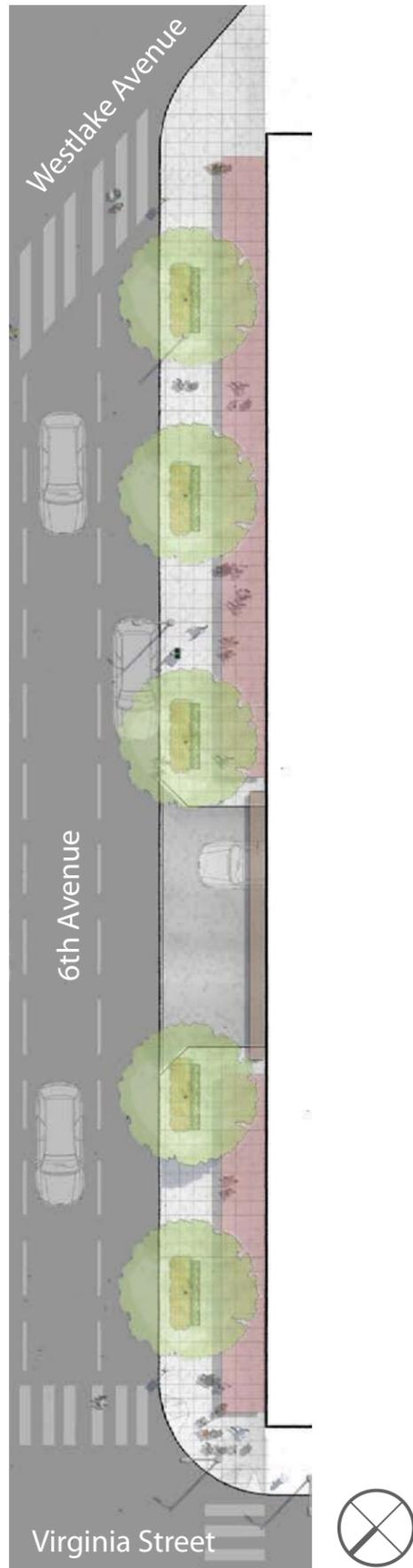
The Westin Hotel, John Graham & Company, 1969

RESPECT THE ICONIC ARCHITECTURE

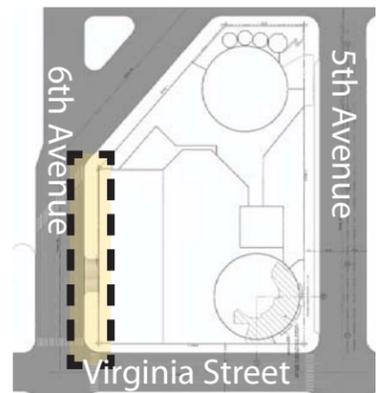
Importance of Architectural Type and Diversity within the City







Continue 6th Ave Improvements onto Virginia Street



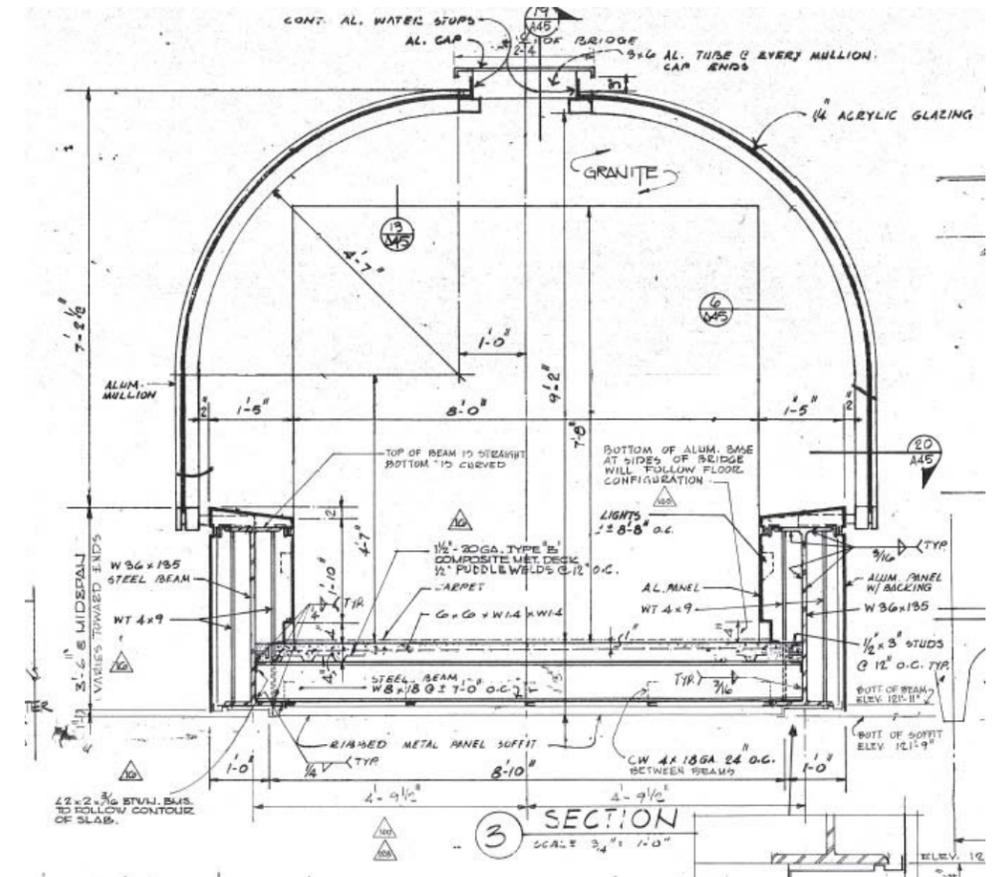


5th & Virginia Entry Plaza



Continue Character of 5th Ave Plaza





PUBLIC BENEFIT GOALS:

- Respect iconic architecture
- Continue goals of adjacent upgrades to pedestrian realm
- Upgrade existing building facade
- Improve street level experience at Virginia Street

PUBLIC BENEFITS:

- 1 Replace Skybridge Glass
- 2 Skybridge Interior Illumination
 - Concealed LED linear, soft glow
 - Respect and Clarify Existing Form
 - Counterpoint to Pedestrian Level Illuminated Features



PLAN and ELEVATION along Virginia Street between 6th and 5th at the Westin Hotel

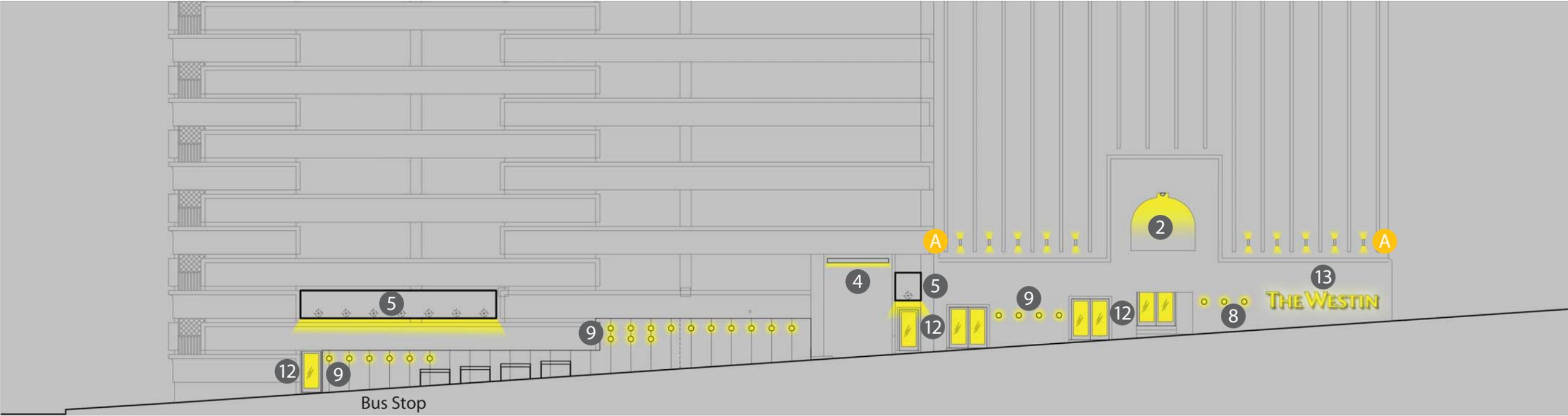
PEDESTRIAN EXPERIENCE IMPROVEMENTS GOALS:

- Respect iconic architecture
- Continue goals of adjacent upgrades to pedestrian realm
- Upgrade existing building facade
- Improve street level experience at Virginia Street
- Respond to User Groups

- A** Bus Stop
- B** Existing Street Tree

PUBLIC BENEFITS:

- 1** New Glass in Skybridge
- 2** Add Skybridge Interior Illumination
- 3** Clean and Paint Surfaces
- 4** Truck Access Improvements
- 5** New Canvas Awnings with Lights
- 6** New Leaning Benches
- 7** New Solid Wall
- 8** Upgraded Pedestrian Level building Facade
- 9** New Illuminated Feature Elements
- 10** New Street Trees
- 11** New Pedestrian Buffer Planting
- 12** New Glass Doors and Illumination
- 13** New Illuminated Identity Sign



A Existing Lights

PUBLIC BENEFITS:

- 2 Add Skybridge Interior Illumination
- 5 New Awnings with Lights
- 4 Truck Access Lighting Improvements
- 9 New Illuminated Feature Elements
- 12 Add Glass and Illumination at Doors
- 13 New Illuminated Identity Sign





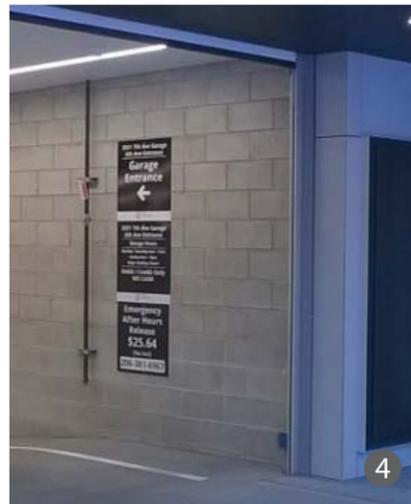
PEDESTRIAN EXPERIENCE IMPROVEMENTS GOALS:

- Respect iconic architecture
- Continue goals of adjacent upgrades to pedestrian realm
- Upgrade existing building facade
- Improve street level experience at Virginia Street
- Respond to User Groups

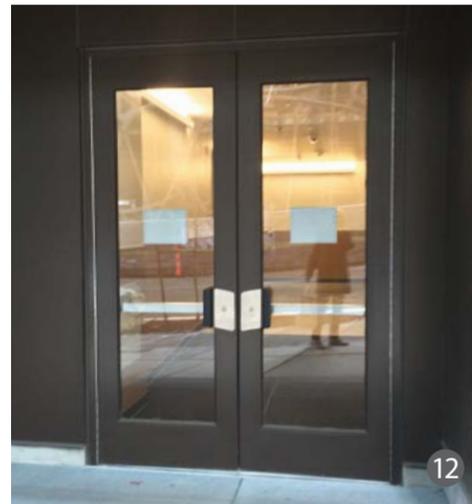
PUBLIC BENEFITS:

- ③ Clean and Paint Surfaces
- ⑤ New Canvas Awning with Lighting
- ⑥ New Leaning benches
- ⑦ New Solid Wall
- ⑧ Upgraded pedestrian level building facade
- ⑨ New Illuminated Feature Elements
- ⑫ New Glass Doors and Illumination





Example of Truck Access Improvements



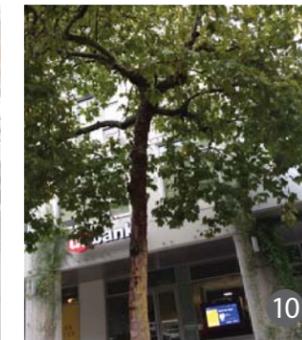
Example of Added Glass and Illumination



Illuminated Feature Elements



Base Planting Buffer



Street Trees



Illuminated Sign

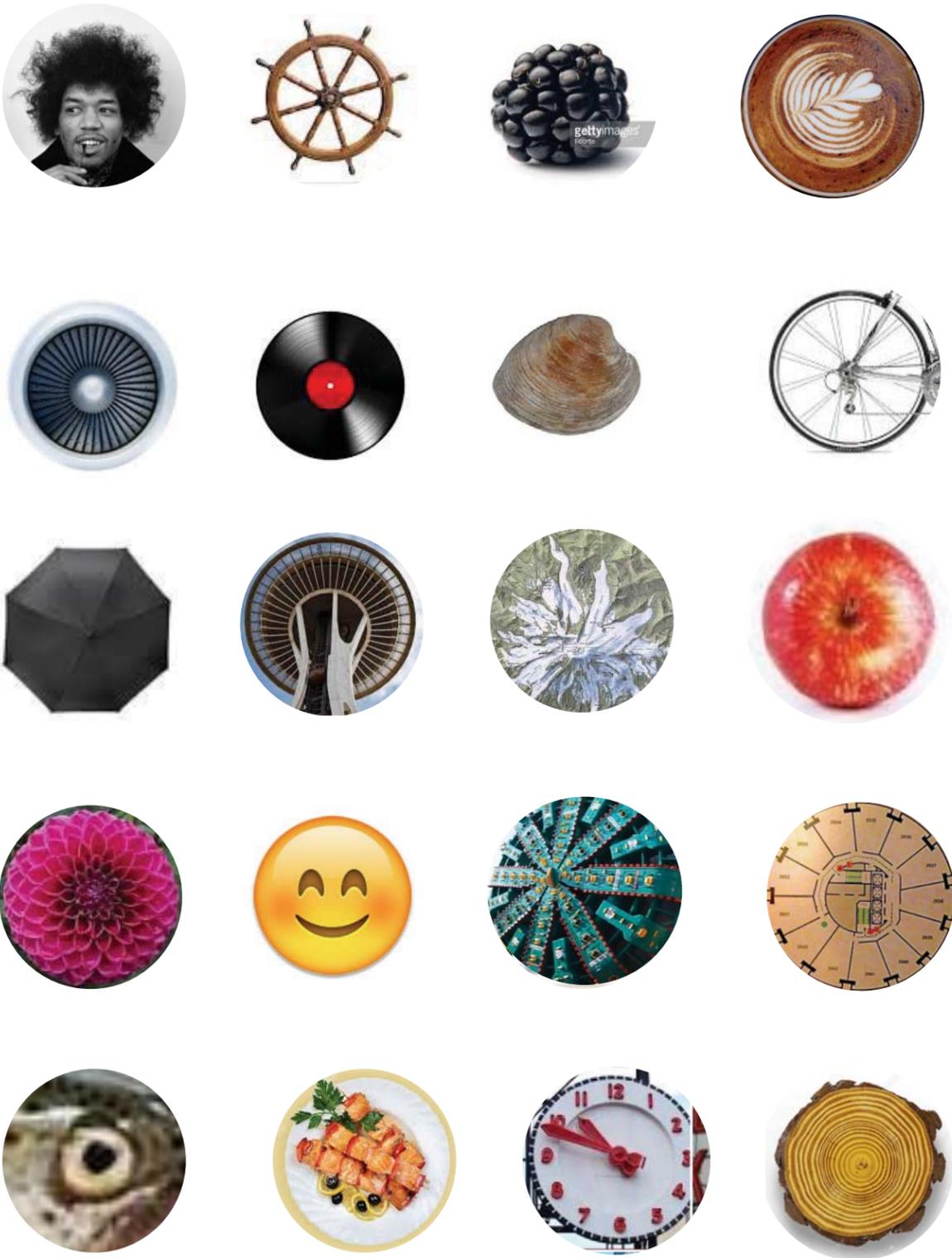
PEDESTRIAN EXPERIENCE IMPROVEMENTS GOALS:

- Respect iconic architecture
- Continue goals of adjacent upgrades to pedestrian realm
- Upgrade existing building facade
- Improve street level experience at Virginia Street
- Respond to User Groups

PUBLIC BENEFITS:

- | | |
|---|------------------------------------|
| ③ Clean and Paint | ⑩ New Street Trees |
| ④ Truck Access Improvements | ⑪ New Pedestrian Buffer Planting |
| ⑤ New Canvas Awning with Lighting | ⑫ New Glass Doors and Illumination |
| ⑧ Upgraded Pedestrian Level Building Facade | ⑬ New Illuminated Identity Sign |
| ⑨ New Illuminated Feature Elements | |





A unifying experience along entire facade telling the story of Seattle's favorite circles... culminating in The Westin plan, and illuminated Westin sign.

PUBLIC BENEFITS:

- 8 New Illuminated Feature Elements



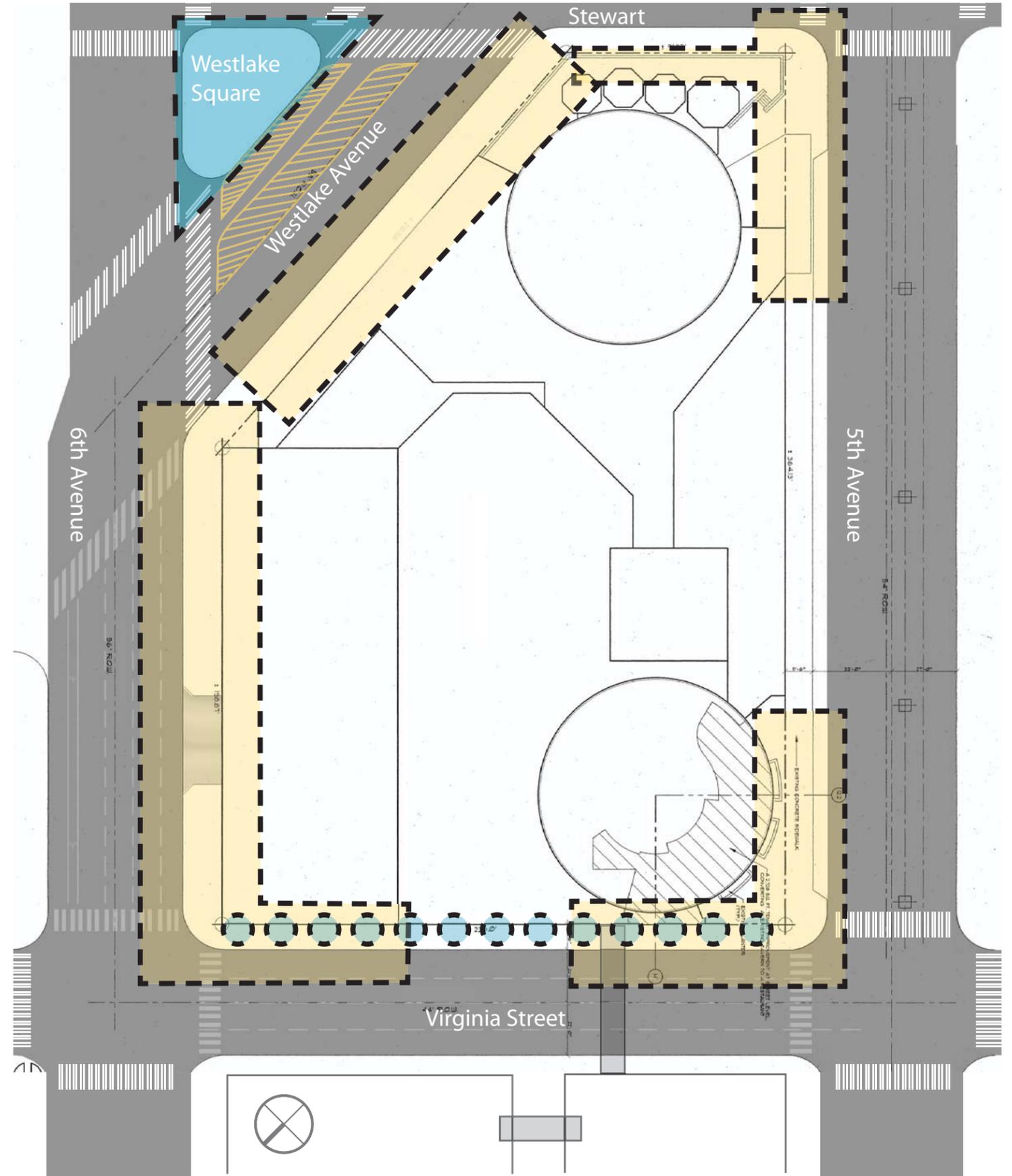
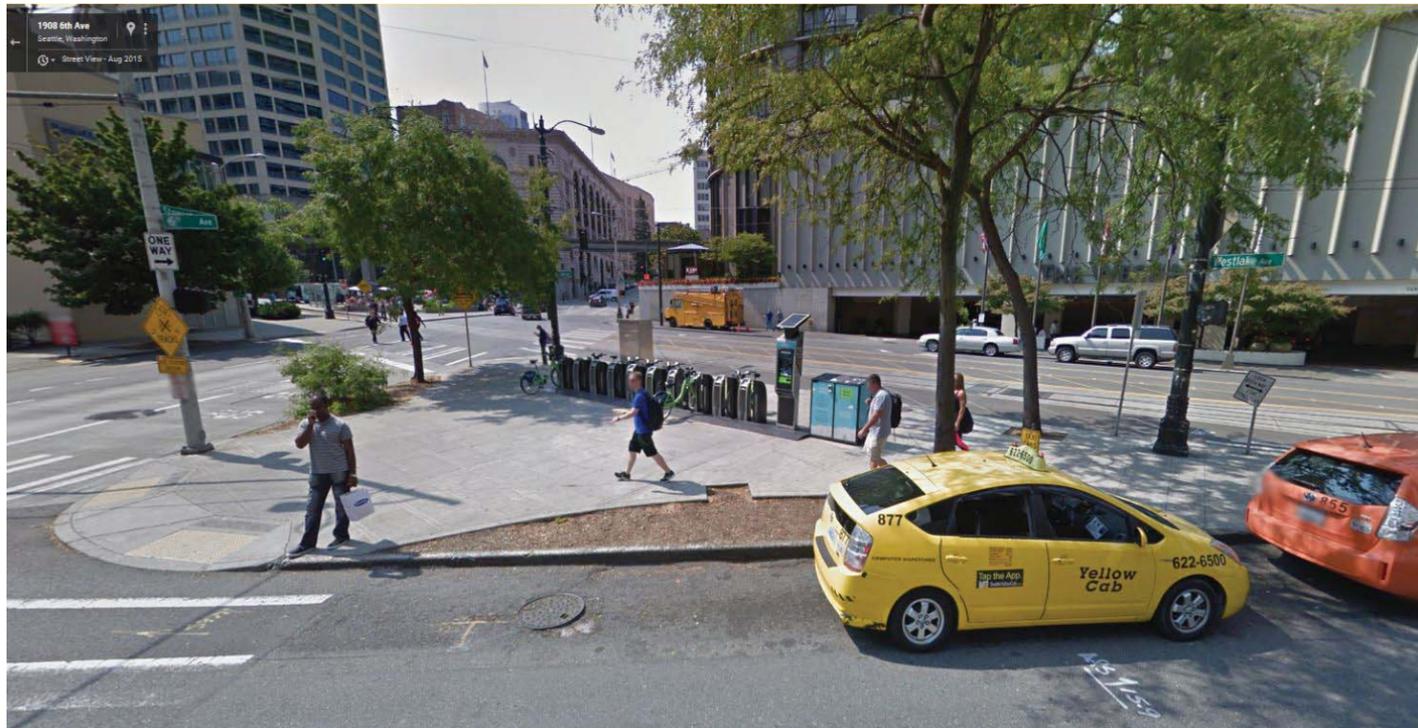
An upgraded base finish to provide a backdrop to the illuminated features and improve the facade’s attractiveness at street level--remove the “back door” feel



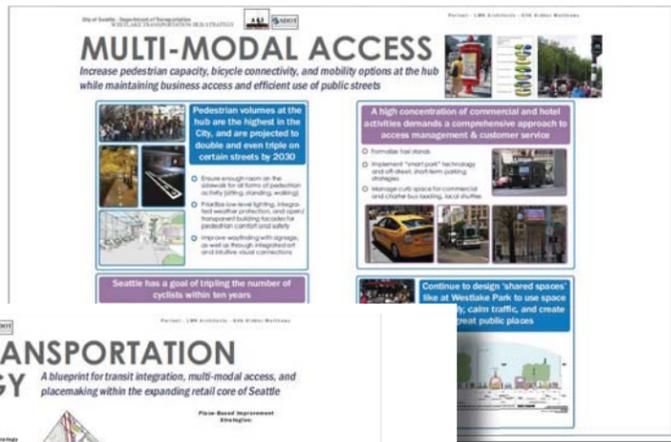
Large Format Porcelain Stone
Laminam Oxide - Nero
39.4” x 118.1”
3mm
Fiber Reinforced Surface Cladding Tile

PUBLIC BENEFITS:

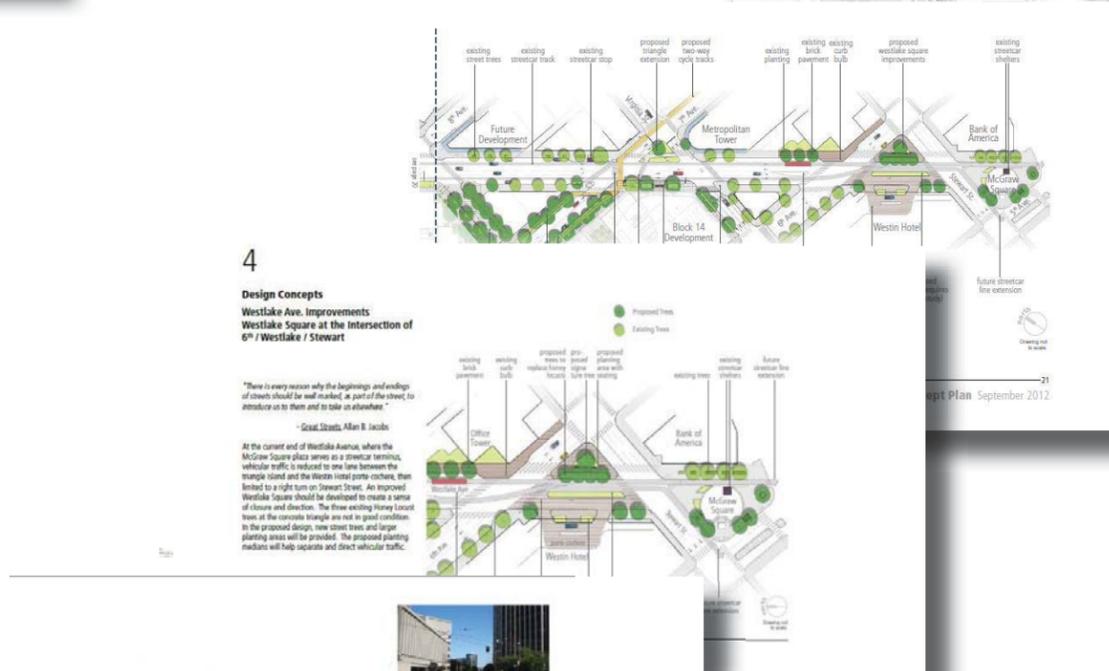
- 13 Upgraded pedestrian level building facade



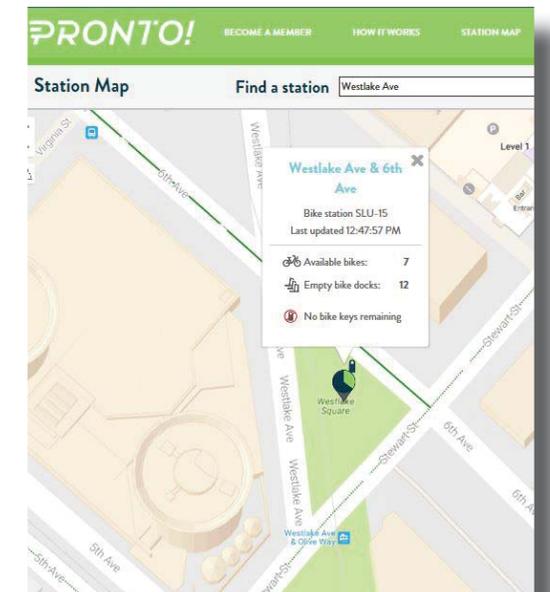
Implemented Public Benefits 
 Proposed Public Benefits 



undated planning document prior to 2013 *Westlake Transportation Hub Strategy*
SDOT, LMN, Perteet, GVA Kidder Matthews



2012 *Westlake Transportation Hub Strategy*
DPD, SDOT, NBBJ, Site Workshop, Heffron Transportation, Seneca Group



2014 PRONTO! bike rental station



PEDESTRIAN EXPERIENCE IMPROVEMENTS GOALS:

- Respond to User Groups
- Identify Neighborhood Improvement Opportunities



Landscape Forms - Connect Leaning Rail
Material: Powdercoated Metal
Dimensions: 6" wide x 45" long x 30" ht.



Landscape Forms - Connect Sitting Rail
Material: Powdercoated Metal
Dimensions: 7" wide x 45" long x 18" ht.

PUBLIC BENEFITS:

- 14 New Leaning / Sitting Rail Benches
- 15 Planter Bed Treatment: Boulders, Gravel and Ferns, Trim Existing Trees

PUBLIC BENEFIT	Item #	Description	Est. Cost
UPGRADE SKYBRIDGE	1 2	REPLACE PLEXIGLASS GLAZING; ADD INTERIOR ILLUMINATION - 1,300 s.f. of clear plexiglass glazing - 65 l.f. l.e.d. lighting	\$57,410
NEW AWNINGS	5	PROVIDE NEW AWNINGS & LIGHTING - 32 l.f. of awning at bus stop with 7 lights - 15 l.f. of awning at employee entry with 3 lights	\$28,095
BENCHES	6	PROVIDE LEANING BENCHES at bus stop - 4 metal leaning benches	\$18,570
PROVIDE PUBLIC INTEREST FEATURE	3 4 7 8 9	PROVIDE NEW TILE FINISHES AND ILLUMINATED ICONS - 240 s.f. garage entry infill; 15 l.f. garage access eliminated - 750 s.f. accent paint - 500 s.f. tile facing - 26 lights with 12" dia. backlit iconic Seattle imagery	\$132,710
STREET TREES & PLANTING STRIP	10 11	LANDSCAPE BEDS AND TREES - 240 s.f. planting beds with pet protection - 3 street trees	\$110,000
TRANSPARENT DOORS	12	REPLACE HOTEL EXIT DOORS; UPGRADE INTERIOR LIGHTING & FINISHES - 4 alcoves - 8 doors - 700 s.f. interior upgrades and lighting	\$27,730
SIGNAGE	13	PROVIDE NEW WESTIN SIGN with backlit letters - signage area approx. 48 s.f.	\$18,160
WESTLAKE SQ. UPGRADES	14 15	PROVIDE LEANING BENCHES AND PLANTER BED TREATMENT - 3 benches aligned as border to street trolley tracks - 2 planter beds enhanced with boulder features	\$15,000
		SUBTOTAL	\$418,525
		GENERAL CONDITIONS	\$83,705
		TOTAL ESTIMATED COST	\$502,230
BENEFITS INSTALLED 2015 - 2016		6th AVENUE R.O.W. IMPROVEMENTS - 130 l.f. awnings & lighting - 5 planter beds	\$100,000
		FAÇADE CLEANING & RESTORATON - tens of thousands of s.f.	\$250,000
GRAND TOTAL			\$852,230