

Design Review Meeting

3926 Aurora Ave N
Seattle, WA

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Project Information

Early Design Guidance

3926 Aurora Ave N - Seattle, WA

Project Number 3012320

Site

Zone

C1-40

Overlay

Fremont Hub Urban Village

ECA

none

Site Area

36,271 sf

FAR

3

Maximum Area

108,813 sf

Proposed Uses

Hotel Lodging

85,157 sf

120 guestrooms

Parking

41,539 sf

118 spaces

Total

126,696 sf

(21,894 sf below grade)

Chargeable Area

104,802 sf

Parking

Lodging:

1 space for each 4 rooms

Required:

25 to 31 spaces

Project Description

A 4-story extended stay hotel building with public spaces on the ground floor and below grade parking. The project will consist of guestrooms on the 1st-4th floors. There will be a mix of studio, one bedroom, and two bedroom guestrooms. The below grade parking will be accessed from the entry plaza and alley. The hotel entry will be accessed by vehicles and pedestrians from Aurora Ave N.

Objective

The design of the building articulates the dual nature of an extended stay hotel. The hotel has a public aspect that stands out from its surroundings to welcome new guests. There is also a more private residential aspect to the hotel. The massing and design of the building differentiate the two components of the hotel use.

The north portion of the hotel is highly public. It connects to the context spatially by holding the street edge and contributing active uses to the pedestrian environment.

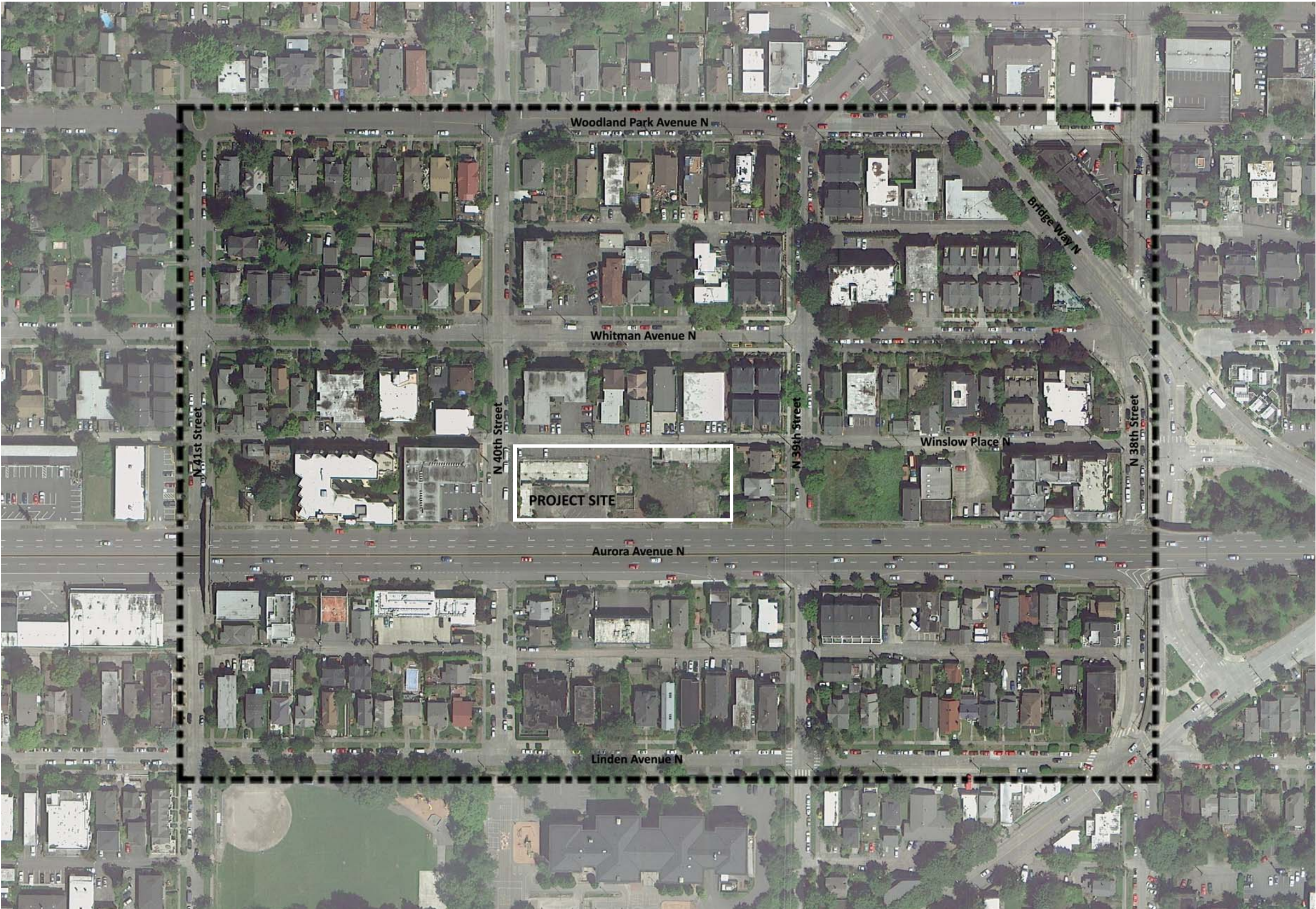
The south portion of the building is more residential and subdued. It blends in with the context by stepping back from the street and offering a landscaped buffer between between public and private space.

Bridging these two portions is an inviting entry plaza that creates a focal point with landscaped areas that enhance the streetscape.

Development Departures

No development departures are being requested.

Vicinity Map



Scale 1:150

Zoning Analysis

Zones

- LR-2
- LR-3
- C1-40
- SF 5000

Uses

- Single Family
- Townhouse
- Duplex/Triplex
- Multifamily
- Manufacturing
- Commercial
- Hotel / Temp Lodging
- Mixed Use

No. of Stories

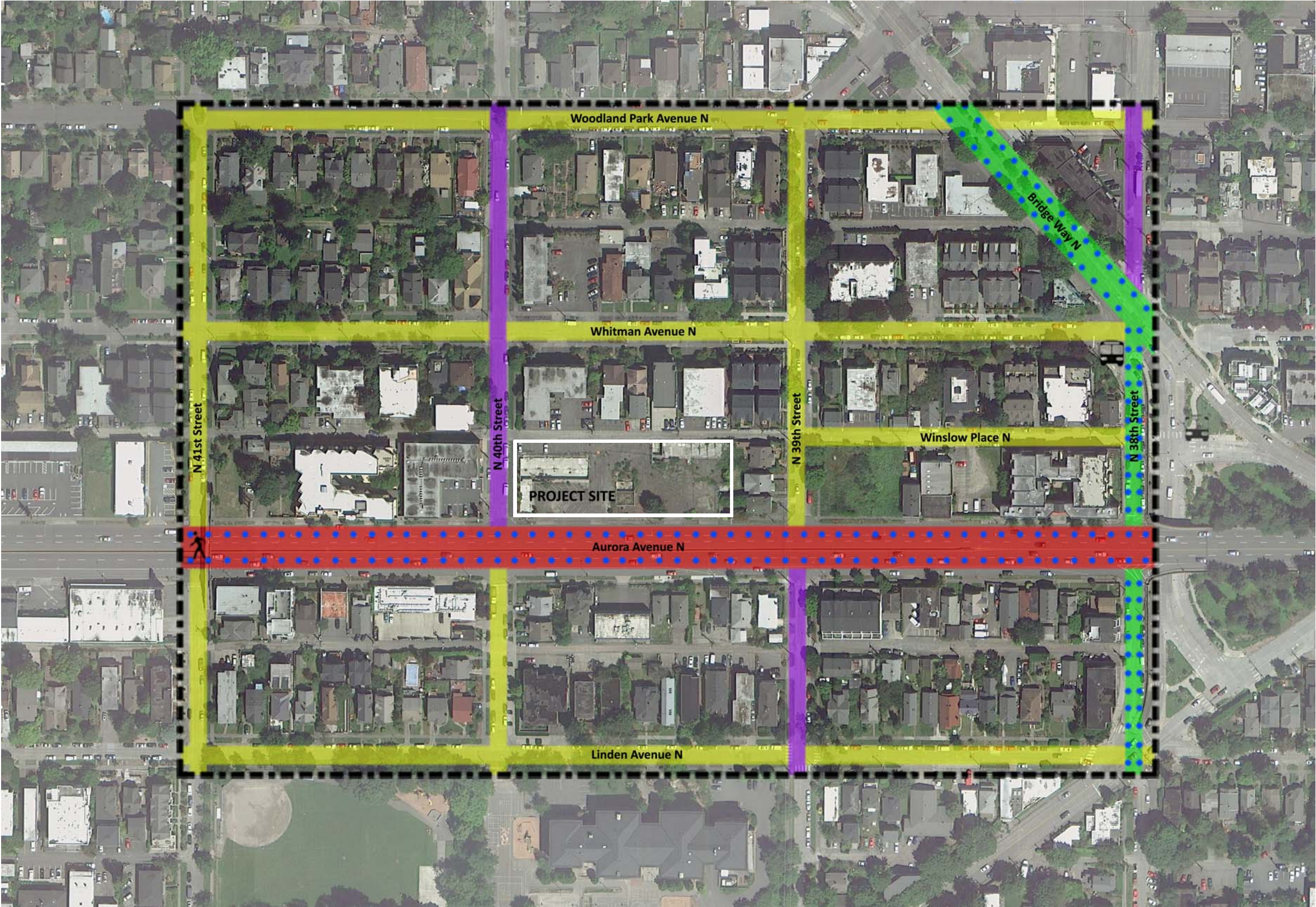
4



Transportation Analysis

Roads

- Major Arterial
Major Truck
- Residential
Access
- Minor Arterial
- Collector Arterial
- Bus Route
- Bus Stop
- Pedestrian Bridge



Scale 1:150

Site Images



Photo Key



1 - Looking West from the Site



2 - Looking East towards the Site

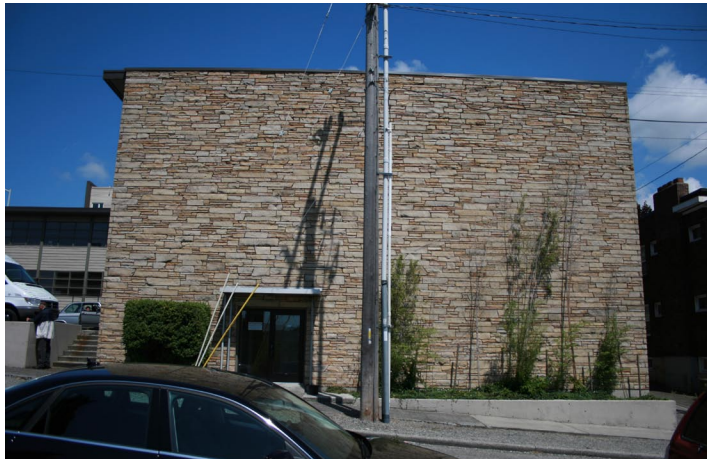
Site Images



Photo Key



3 - Looking East down N 40th St



5 - Looking North from the Site



7 - Looking Southeast from the Site



4 - Looking North from the Site



6 - Looking Northeast from the Site



8 - Looking Southwest from the Site

Site Context

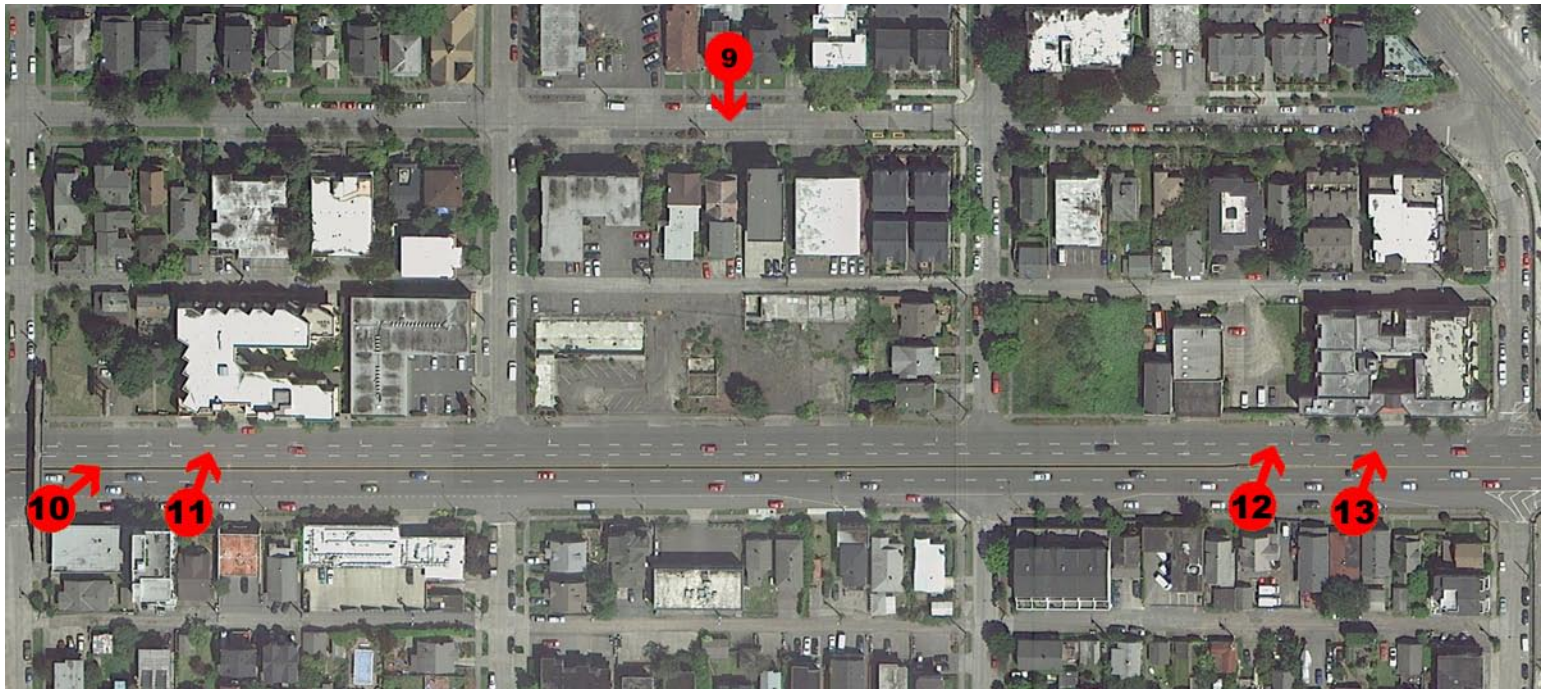


Photo Key



9 - Looking West across Whitman Ave N



10 - Looking Southeast on Aurora



11 - Looking East on Aurora



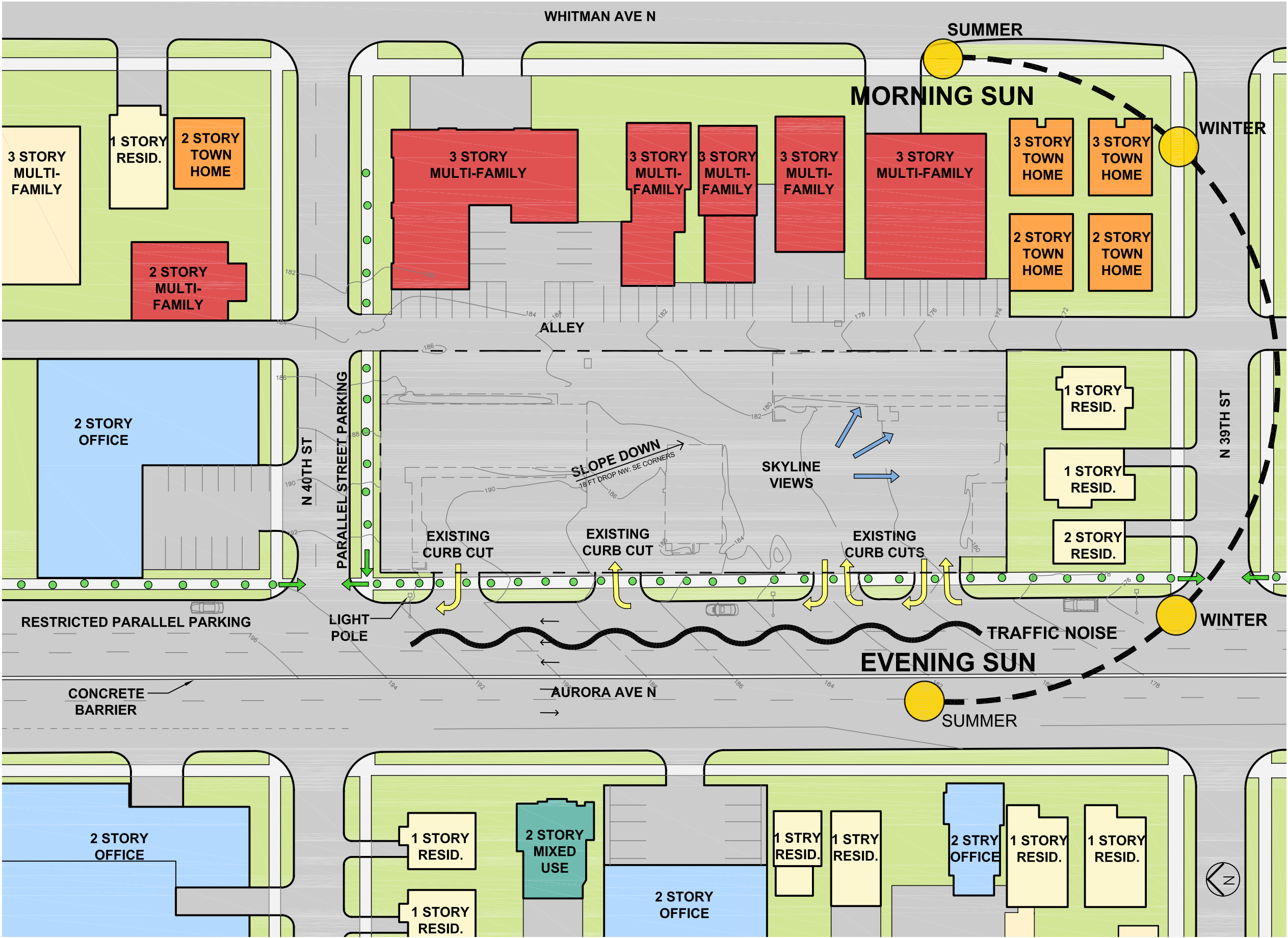
12 - Looking Southeast on Aurora



13 - Looking East on Aurora

Site Analysis

- Uses
- Residential
 - Townhome
 - Multifamily
 - Commercial
 - Mixed-Use



Scale 1:50

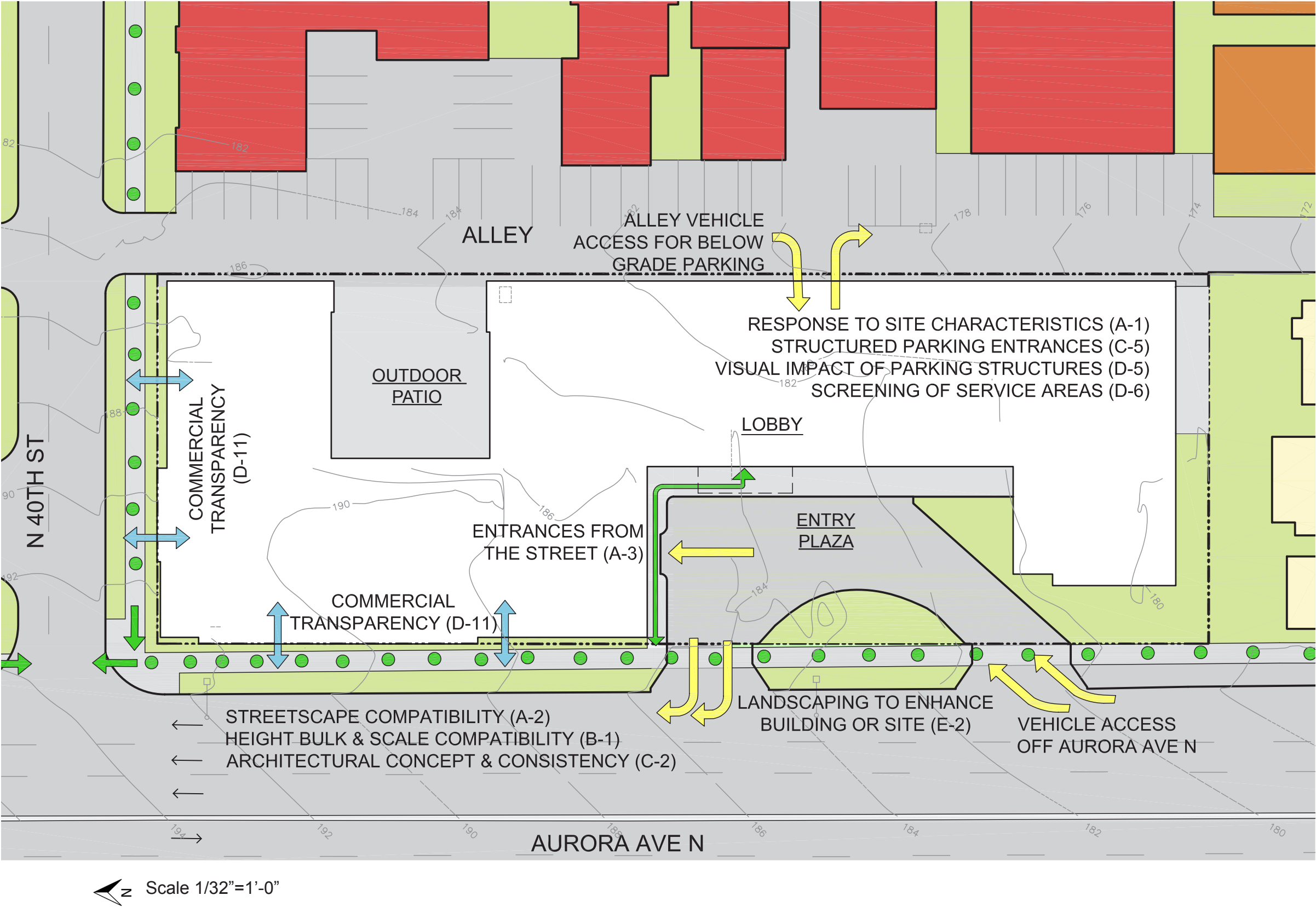
Design Guidelines

Uses

- Residential
- Multifamily
- Townhome

Seattle Design Guidelines

- (A) SITE PLANNING
- (B) HEIGHT, BULK, AND SCALE
- (C) ARCHITECTURAL ELEMENTS AND MATERIALS
- (D) PEDESTRIAN ENVIRONMENTS
- (E) LANDSCAPING



Early Design Guidance Response

A. SITE PLANNING

A-1 – The interlocking massing of the building adjusts to the site’s significant north/south slope. The project has accentuated the height differences between the northern four story mass and the southern three story mass. The building entry has been located at this intersection to create more visual drama from the street. In addition, the public spaces are all located in the ground floor of the four story mass to further differentiate between the two interlocking portions of the building.

A-2 –The massing at the north end of the site responds to the busy arterial of Aurora Ave and its corner location. This portion of the building is four stories high and is built out to the edge of the property line. The southern portion of the building transitions to the residential zone with a lower height of three stories and setbacks from the property line that incorporate soft landscaped edges.

A-3 – The entry is articulated by a taller volume and a decorative stone material that is not used anywhere else on the building facade. Instead of a porte-cochere there is a pedestrian scale entry canopy with ornamental metalwork.

A-4 –The design activates the pedestrian environment on Aurora and 40th by focusing the public spaces of the hotel at the north-west corner of the site. The varied treatment of the façade articulates the building on a human scale. To promote more pedestrian activity the sidewalk has been moved adjacent to the building to create a widened landscape buffer between the pedestrians and Aurora Avenue.

A-5 – At the south end of the site the lower height and 10 foot setback provide a transition to the adjacent properties. At the east, along the alley, the private outdoor patio breaks up the taller four story building mass and softens the edge facing the residential zone. The rest of the building steps down to a height of three stories which is more compatible with the adjacent L-3 residential zone which has a height limit of thirty feet.

A-8 – see board guidance for D-8.

A-10 – At the corner of the building the façade materials of the upper floors extend down to the sidewalk. This architectural expression anchors the building to the ground and emphasizes the uniqueness of the corner. The visual connection to the pool activates the pedestrian environment. The vertical separation from the interior floor level and the adjacent grade allows transparency from the sidewalk to the pool while maintaining some separation from the street for hotel guests.

B. HEIGHT, BULK AND SCALE

B-1 – We have pursued Concept “C” as recommended by the Board. As noted, the preferred scheme breaks down the mass by stepping down the site in response to the slope of the site.

C. ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 – This project will contribute to the character of Aurora Ave as it evolves in accordance with the goals of the City and the community. The strong edges at the north of the site on Aurora and on 40th define the street edge and enliven the pedestrian environment by bringing active spaces adjacent to the sidewalk. The entry plaza provides a landscape amenity that enhances the public space of the street.

C-2 –The north mass defines the urban street edge and displays the mixed use character of the hotel and articulates the public spaces at the ground floor. The south portion of the building has a more residential character with only guestrooms and no public hotel functions. In keeping with the more private nature the south mass is set back from the street and the adjacent property with landscape buffers.

C-3 Along Aurora Ave the entry plaza creates a focal point with landscaped areas that enhance the streetscape and provide relief to the over three hundred foot long site. On 40th St portions of the façade are recessed with exposed exterior columns adding texture at the pedestrian scale. Along the alley adjacent to the exterior patio, a series of ornamental stone walls with landscape areas break down the building to a smaller scale and soften the transition between hotel and alley.

C-4 The changes in exterior colors and materials are legible at the vehicular scale on aurora. The texture of the ornamental stone, canopy detailing and treatment of the corners of the building and the detailing at the transitions between materials are appreciable at a pedestrian scale.

C-5 To lessen the impact of hotel traffic on the alley and the neighbors the project has incorporated a second garage entry accessed directly from the Aurora Avenue entry plaza. Hotel guest will register at the lobby and then drive directly down the ramp to the garage. In addition, the garage alley access location has been located as far north as possible without infringing on the public spaces at the ground floor.

Early Design Guidance Response

D. PEDESTRIAN ENVIRONMENT

D-1 The design includes a large landscaped area at the building entry including a decorative paved plaza. The hotel entrance has a canopy for overhead weather protection. The project has also incorporated outdoor lighting to promote a welcoming and secure environment. At the outdoor patio adjacent to the alley there are stepped stone walls with tiers of landscaping. This softens the wall along the alley while providing privacy and security for hotel residents.

D-3 – The landscape retaining walls at the southwest corner of the site will be stepped in order to keep them from being too tall. They will be constructed of ornamental stone in order to add textural interest at the pedestrian scale.

D-5 The walls of the garage have been enhanced by placing ledges above to add greenery along the alley.

D-6 Waste and recycling will be located in the parking garage with a roll-up door on the alley for collection access.

D-7 The registration desk at the ground floor entry and the ground floor transparency at the north end of the building will add “eyes on the street” and promote a safer environment. The project has considered the exterior lighting design carefully to create a safe pedestrian environment. The sidewalks have been moved adjacent to the building to create a more generous landscape buffer between the pedestrian and the street. The project grades have been designed so that there are no rooms at grade on the alley or southern portion of the building. Building setbacks and planting ledges are raised above the adjacent grade to avoid creating nuisance areas. There is also a fence to keep the southern portion of the site secure.

D-8. The alley façade has been designed with the neighborhoods concerns in mind. The outdoor terrace breaks down the four story section in to two smaller facades. A terraced landscaped area serves as a buffer between the public commercial areas and the low-rise zone to the east. The ornamental stone used in this area creates a warmer more pedestrian feel than is typical in alleys. The project incorporates exterior lighting along the entire alley.

D-9. We have identified proposed signage locations but will be developing the design of the signage later in the project once the agreement between the hotel brand and the ownership is in place.

D-10. We have developed a lighting plan with a variety of fixtures to suit different conditions where the building abuts the public right of way or adjacent properties.

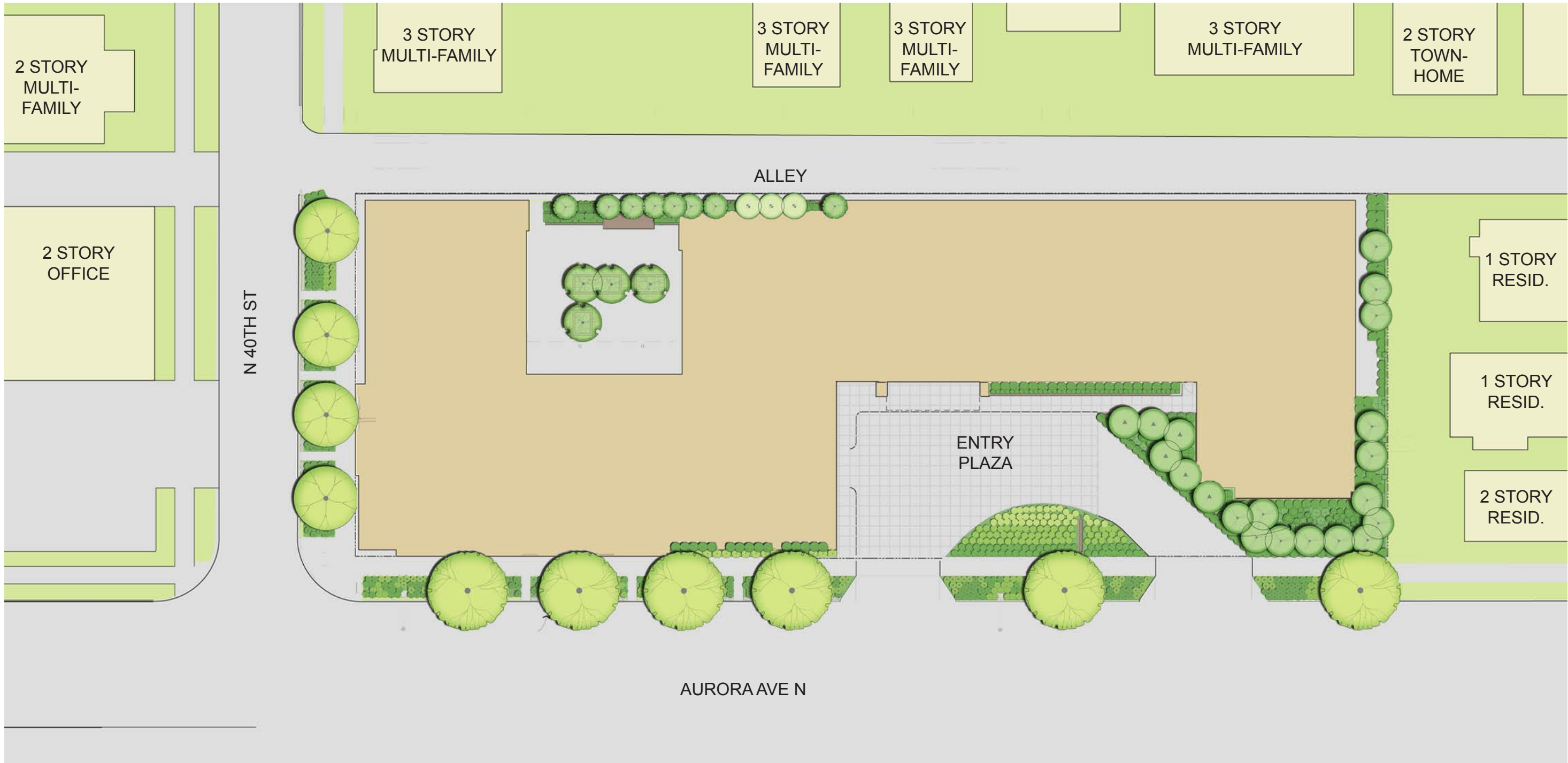
D-11. There will be glazed storefronts at the public spaces adjacent to 40th St and the north end of Aurora.

E. LANDSCAPING

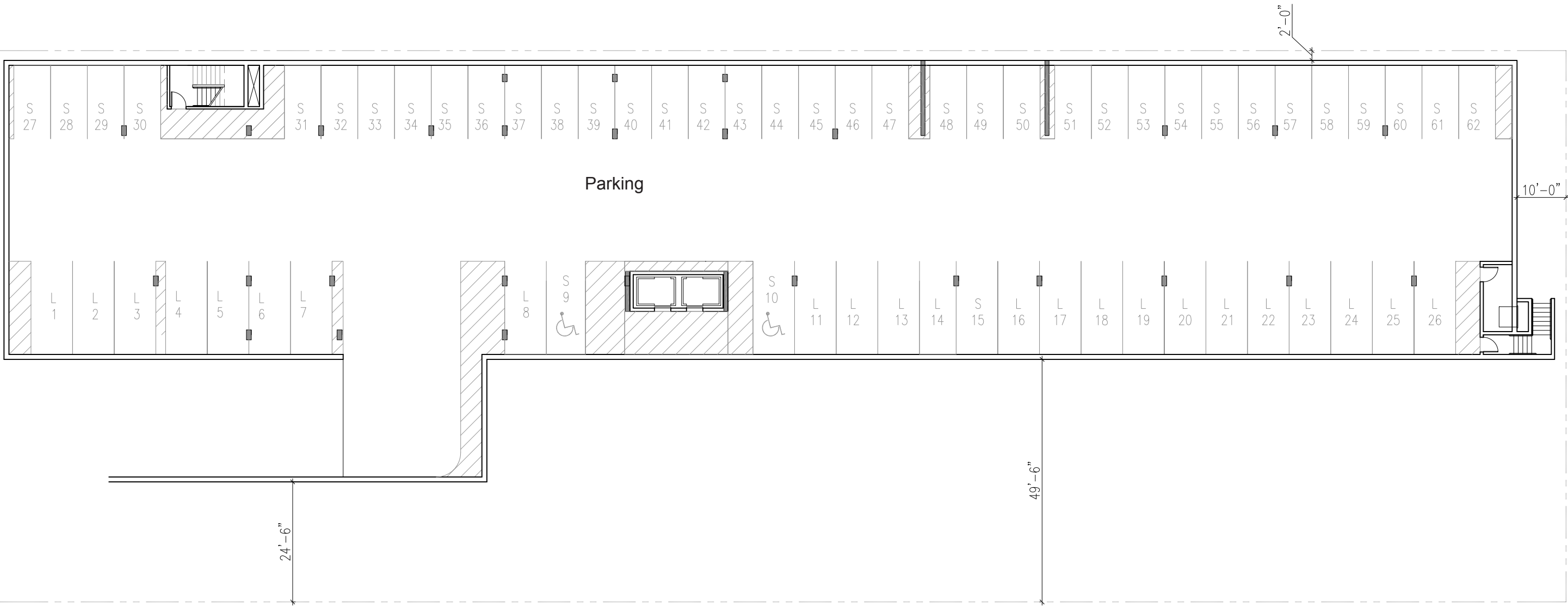
E-2. There will be a terraced planting buffer along the outdoor patio adjacent to the alley. The building will be set back south of the patio to allow a continuation of the planting bed and ornamental stone wall.

E-3 – We have used the slope of the site and locations where the building is raised above the adjacent street or alley as opportunities to create terraced landscaped areas.

Site Plan



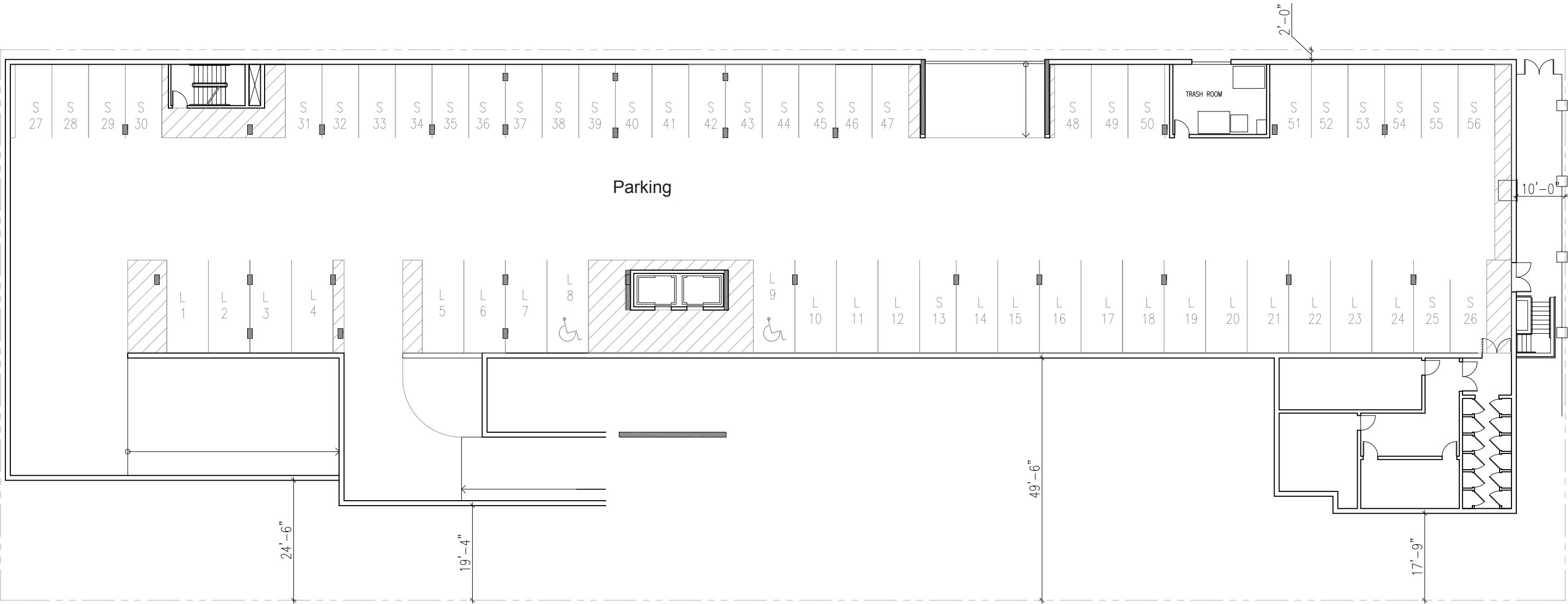
Plans



Parking Level P2 Plan



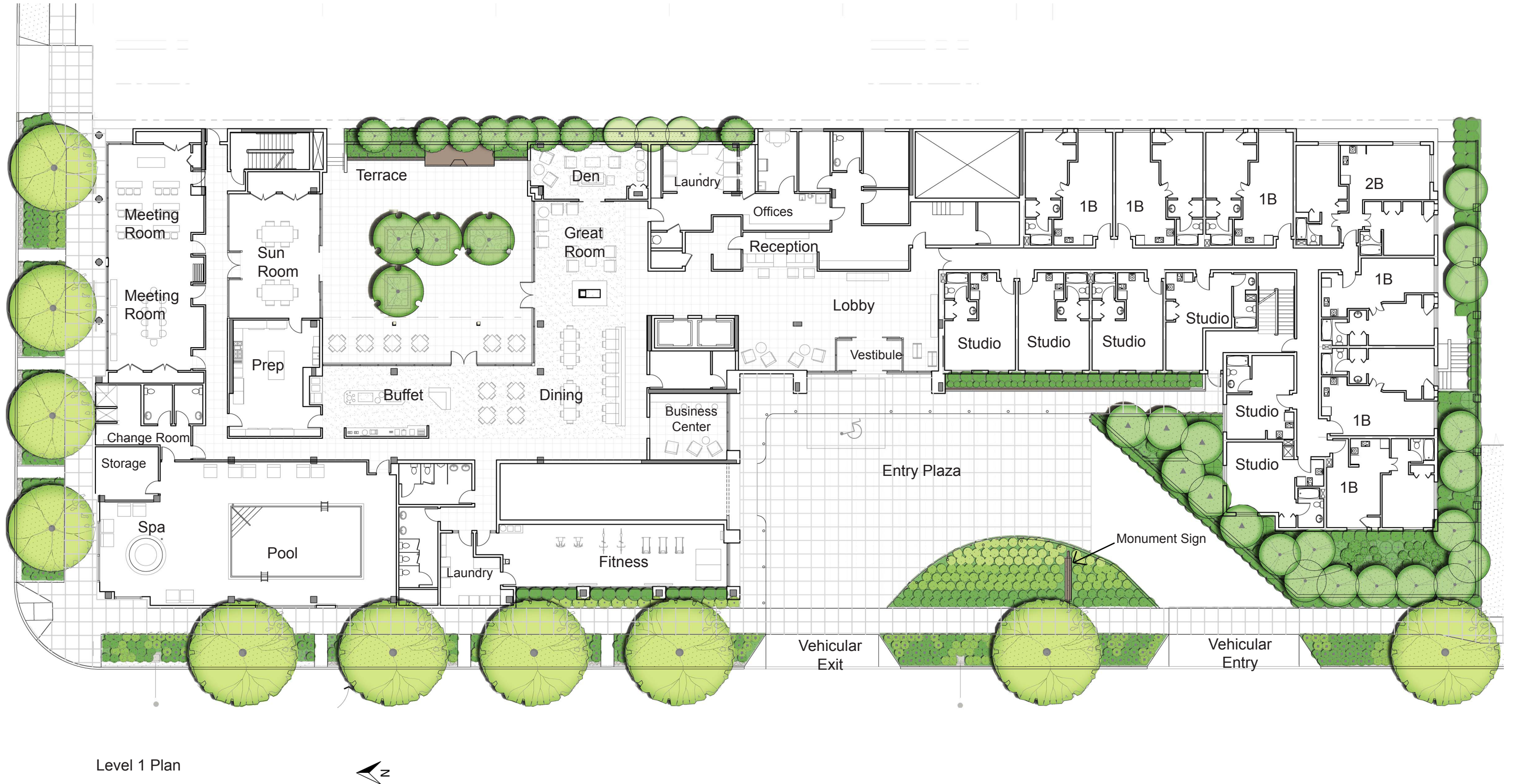
Plans



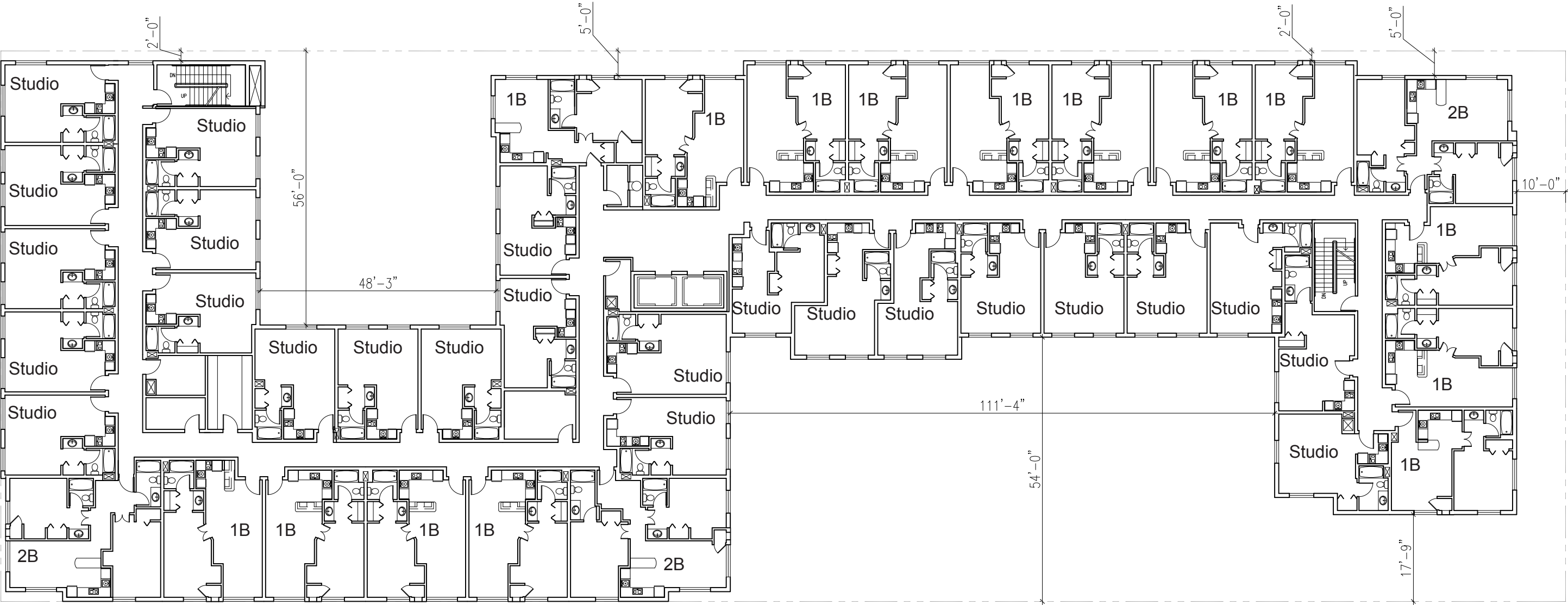
Parking Level P1 Plan



Plans



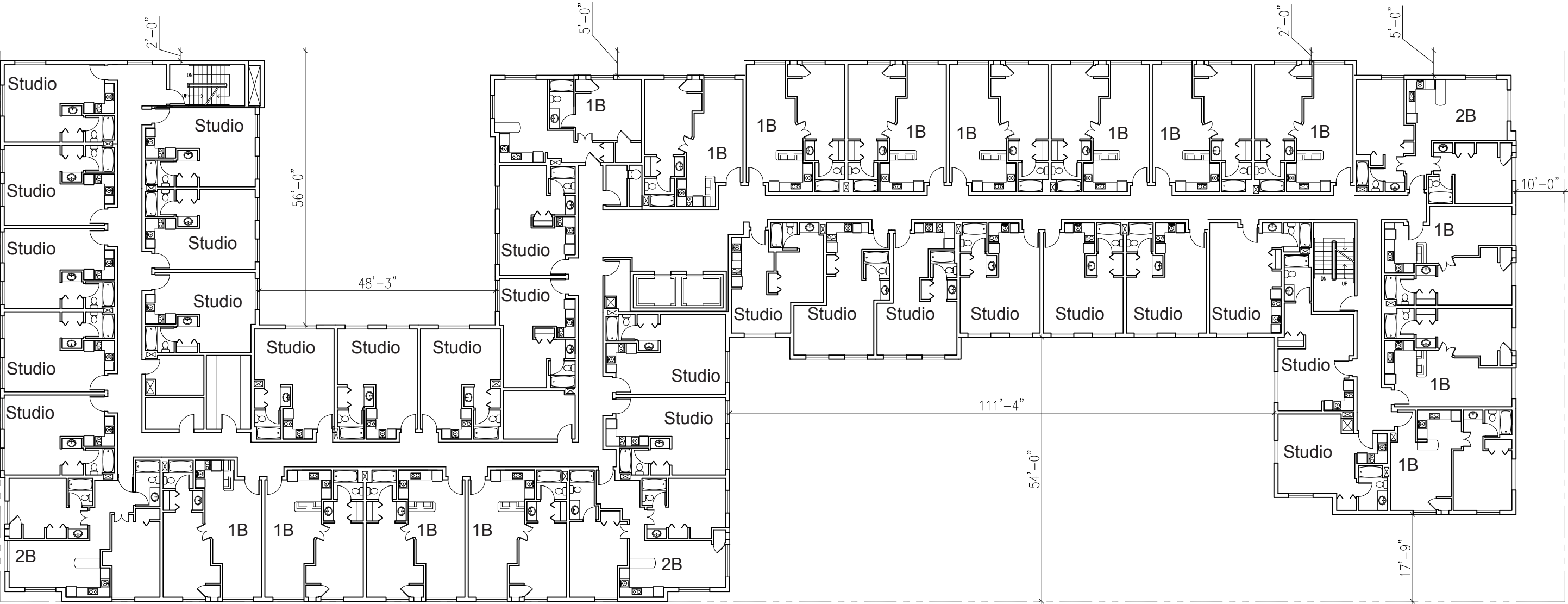
Plans



Level 2 Plan



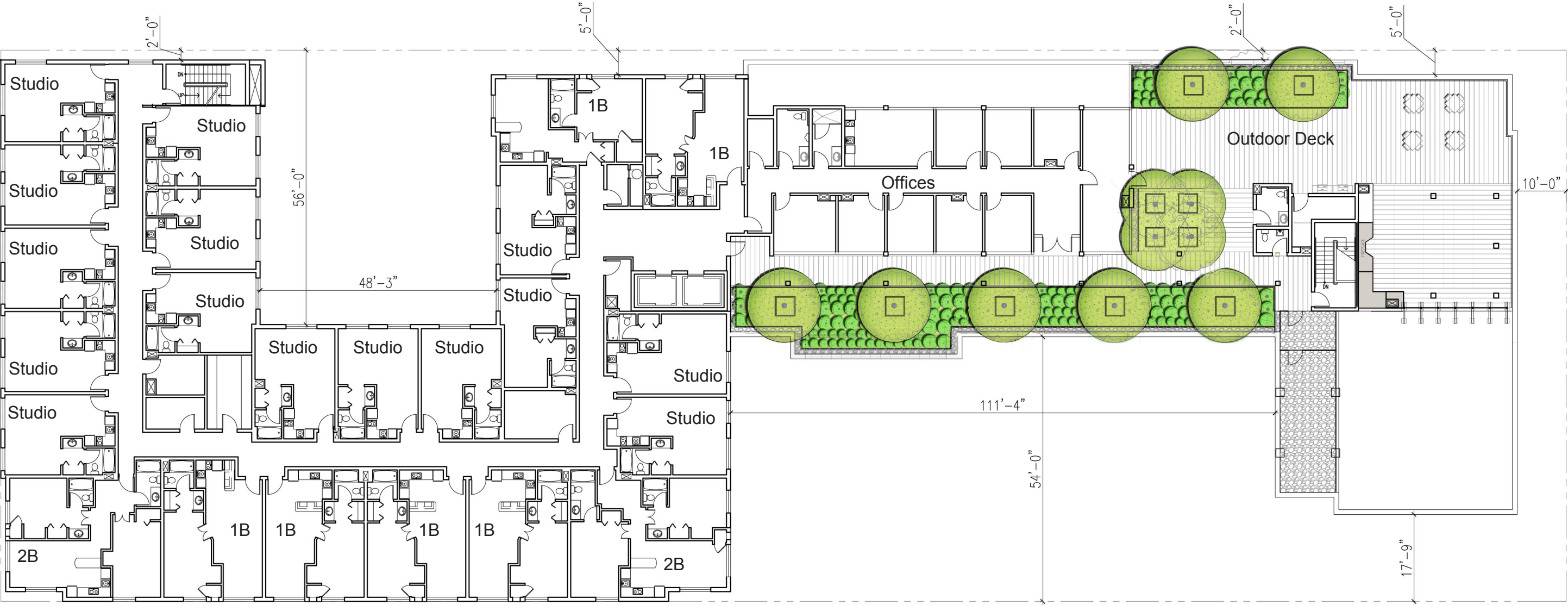
Plans



Level 3 Plan



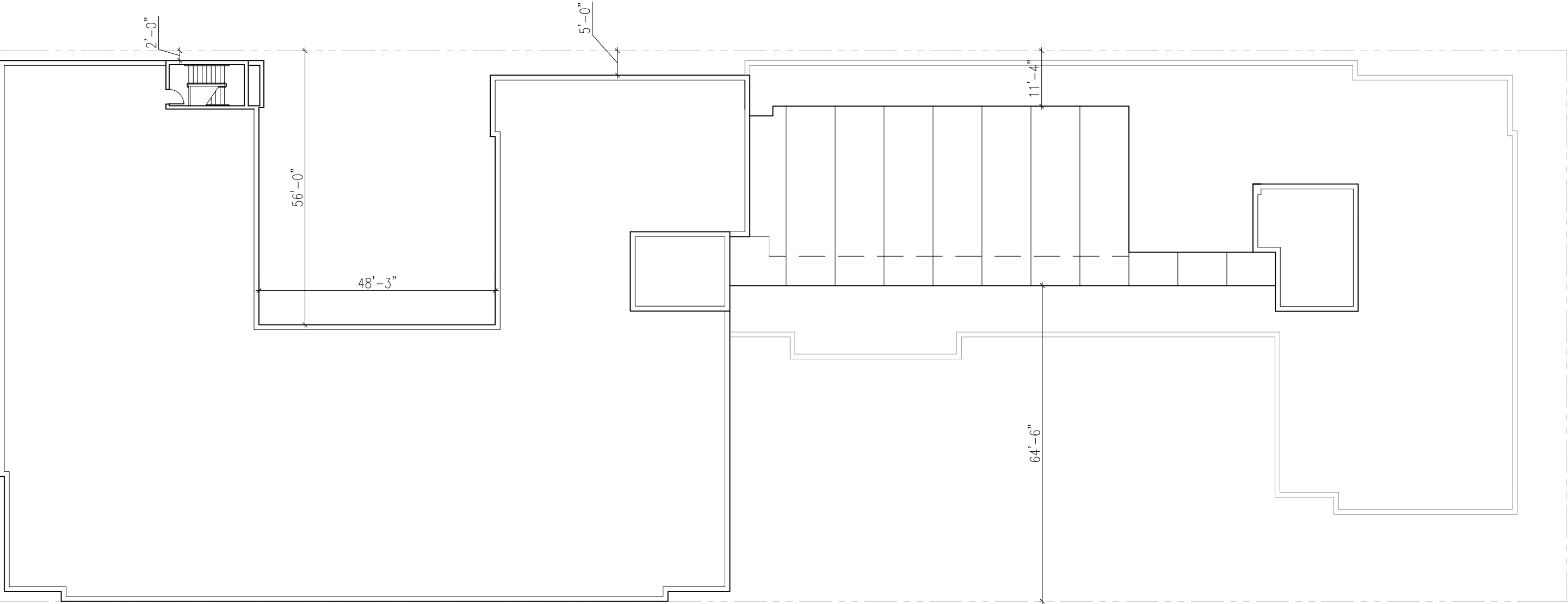
Plans



Level 4 Plan



Plans



Roof Plan



Color Elevations



West Elevation



East Elevation

Color Elevations



South Elevation



North Elevation

Color Elevations



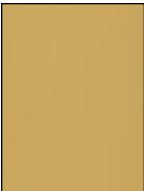


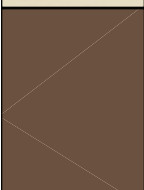



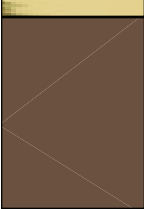
Entry Plaza Elevations



Patio Elevations

Enlarged Elevations

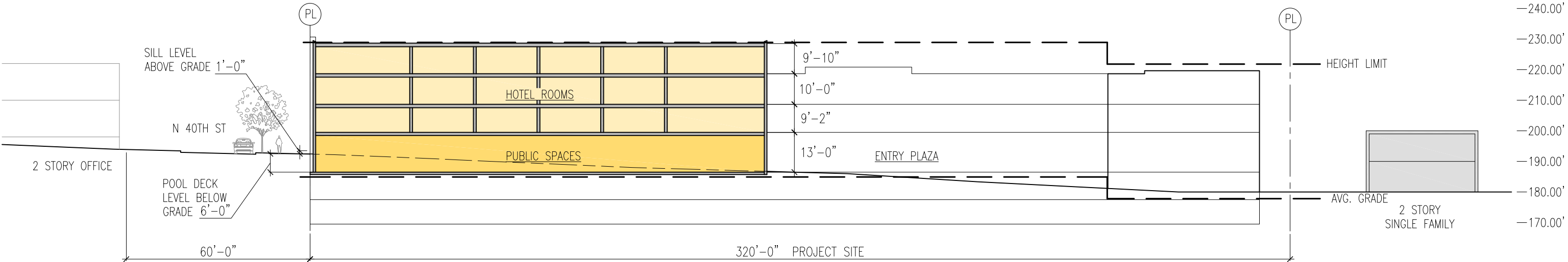
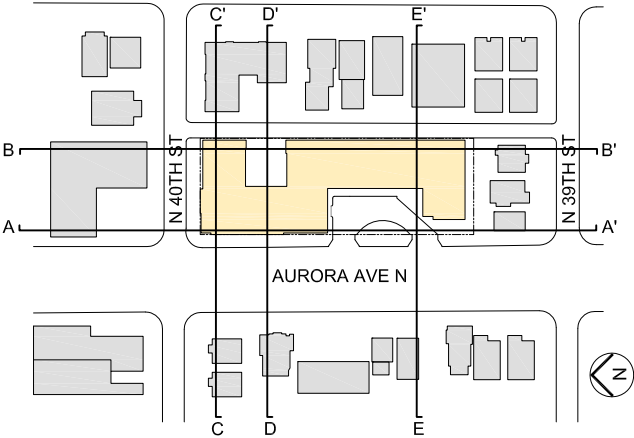
Proposed Colors

	1. StoQuik Silver NExT Ventilated Cement Board Stucco Color: Orange
	2. StoQuik Silver NExT Ventilated Cement Board Stucco Color: Yellow
	3. StoQuik Silver NExT Ventilated Cement Board Stucco Color: Cream
	4. Flat Metal Panel and Matching Louver Color: Dark Brown
	5. El Dorado Stacked Stone Veneer
	6. Cast-in-Place Concrete Color: Orange
	7. Cast-in-Place Concrete Color: Yellow
	8. Aluminum Storefront Color: Dark Brown



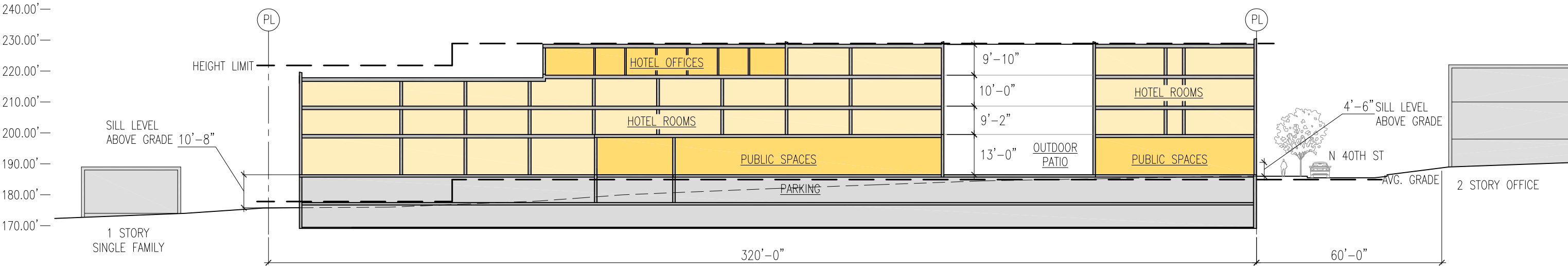
Site Sections

SECTION KEY
NTS



SECTION A - A'

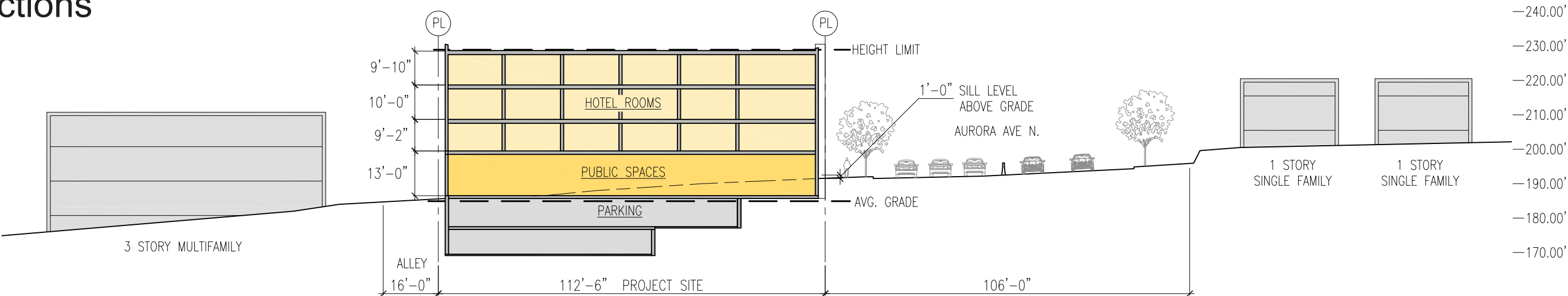
SCALE: 1/32" = 1'-0"



SECTION B - B'

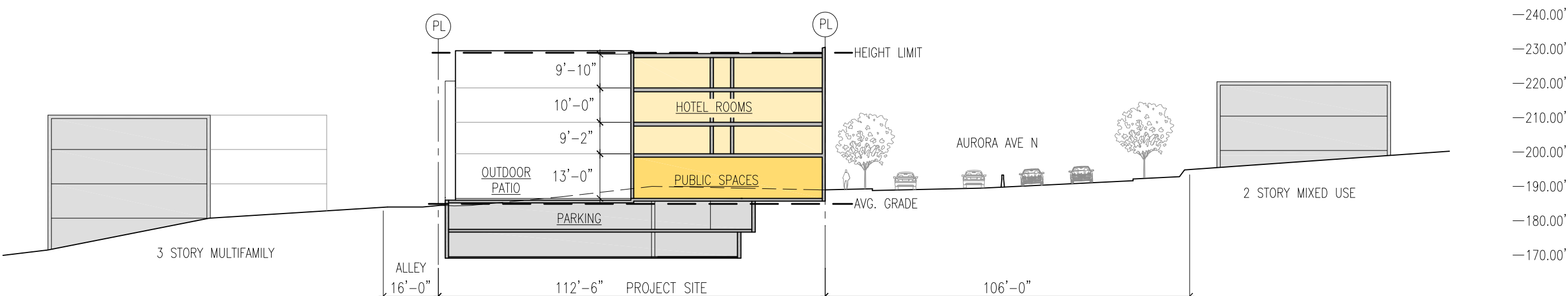
SCALE: 1/32" = 1'-0"

Site Sections



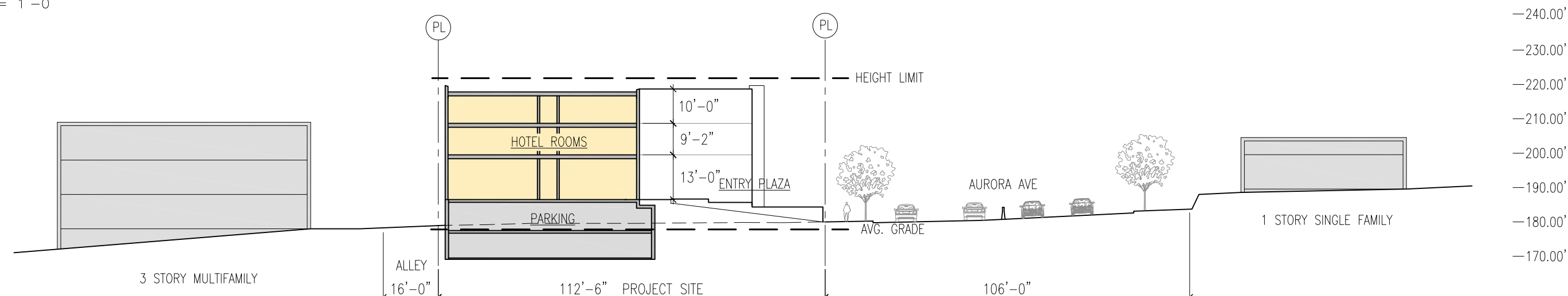
SECTION C - C'

SCALE: 1/32" = 1'-0"



SECTION D - D'

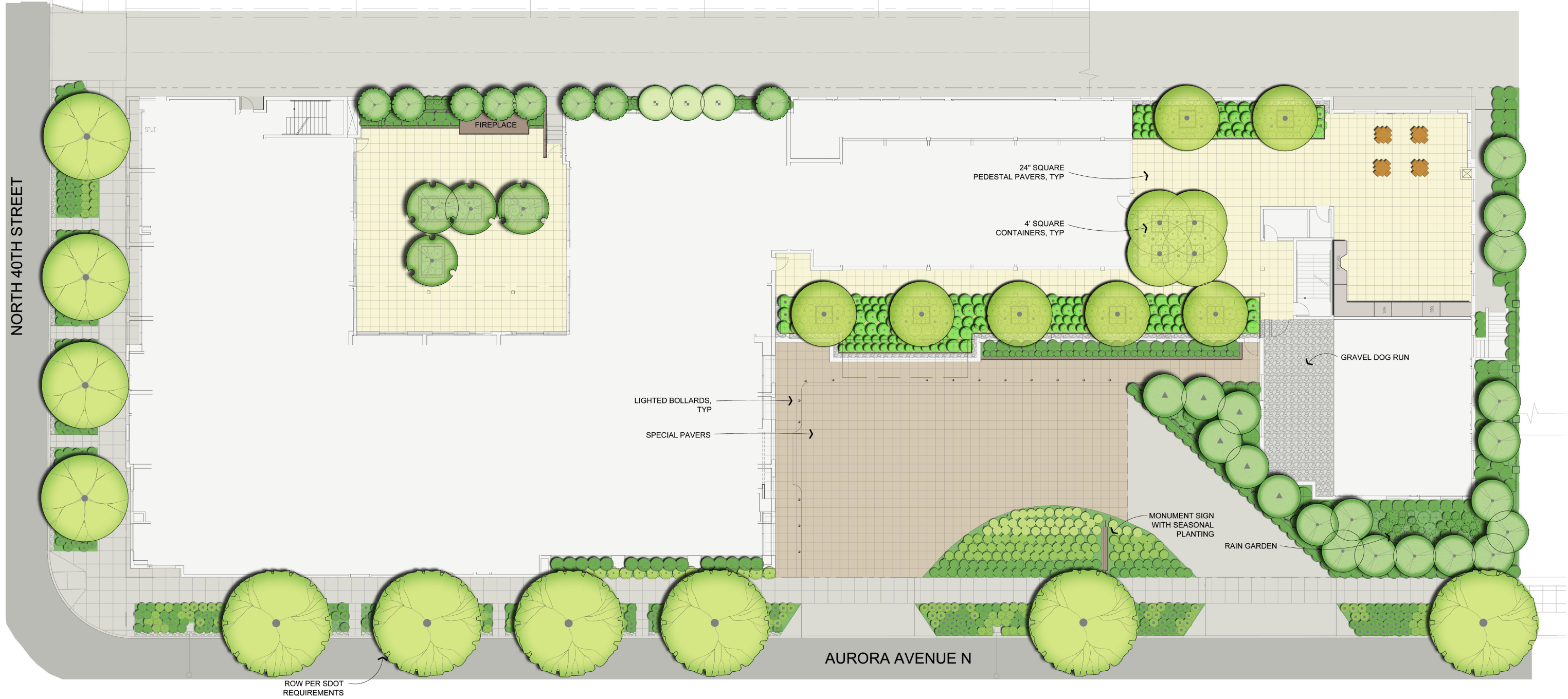
SCALE: 1/32" = 1'-0"



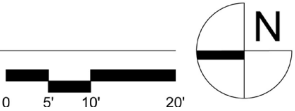
SECTION E - E'

SCALE: 1/32" = 1'-0"

Landscaping



RENDERED SITE PLAN



Lighting Plan

- A.



Exterior Wall Sconces at Entry
Scott Architectural Lighting
S9100
- B.



Lighted Bollard at Entry
US Architectural Lighting
TLB Series
- C.



Path Lighting at Entry
Ares
New Vega
- D.



Recessed Downlight
Maxilume
4" diameter
- E.



Recessed Wall Mount
Gardco
944 Square Light
- F.



Surface Downlight at Stair
Lithonia
TWF Contour
- G.



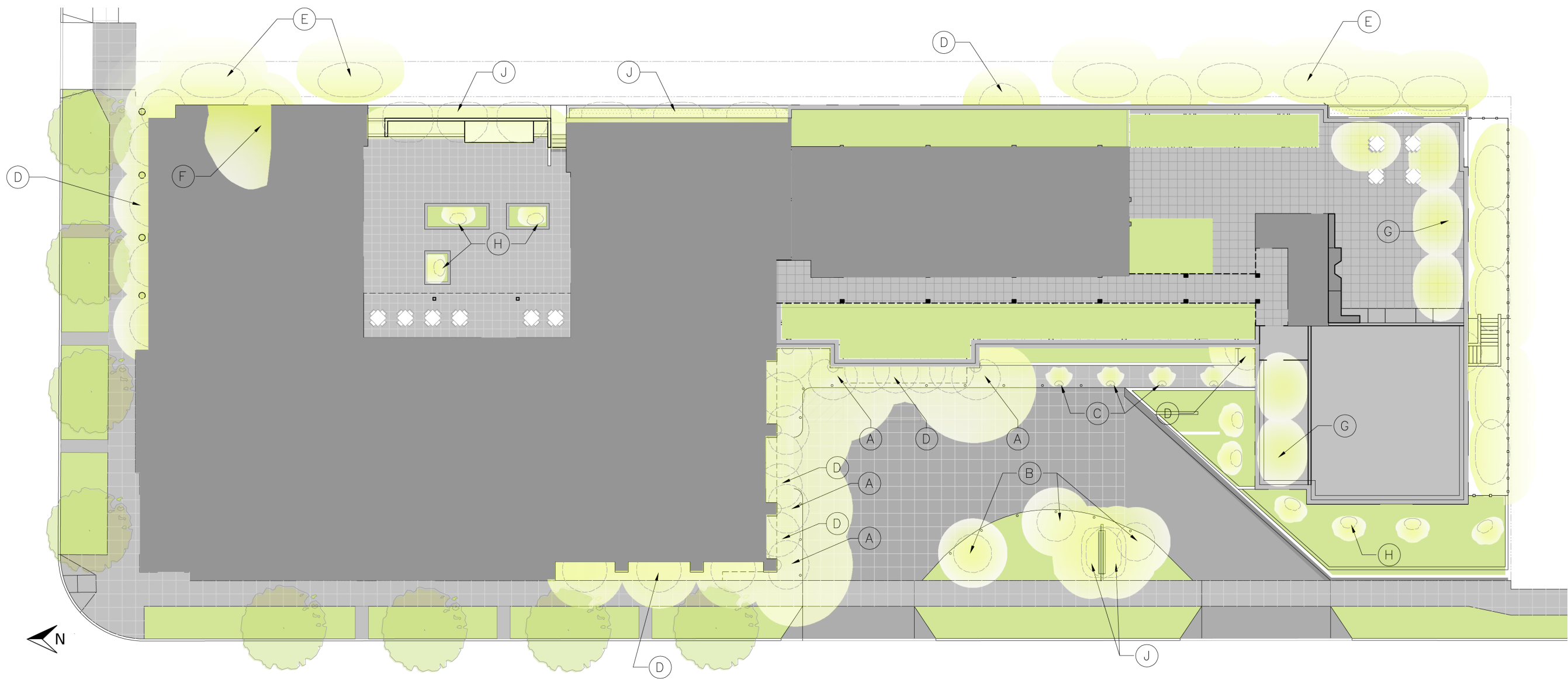
Recessed Luminaire at Terrace
Invue
Solas Series Square
- H.



Spot Light at Planting Area
Winscape
Palm
- J.



Spot Light at Signage
Winscape
Blakely



*Outer boundary indicates 0.2 FC boundary

Renderings



Looking North at the Entry Plaza on Aurora Ave N.

Renderings



Looking South at the Entry Plaza on Aurora Ave N.

Renderings



Looking South at the corner of Aurora Ave N and N 40th Street

Renderings



Looking South West at the alley entrance on N 40th Street

Renderings



Looking North across Aurora Ave N

Project Examples

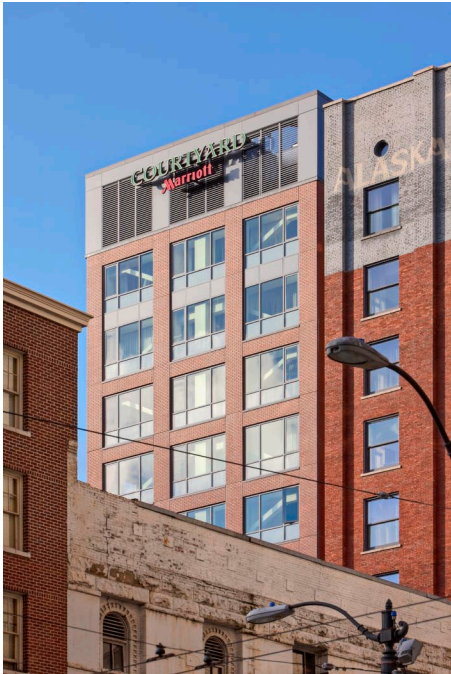
Architect
Clark Design Group, PLLC



Ballard Blocks, Ballard
2009



Alaska Building, Pioneer Square
2010



Trio Condominium, Belltown
2006



Ken's Market, Phinney Ridge
2010



Divers Institute of Technology, Lake Union
2011

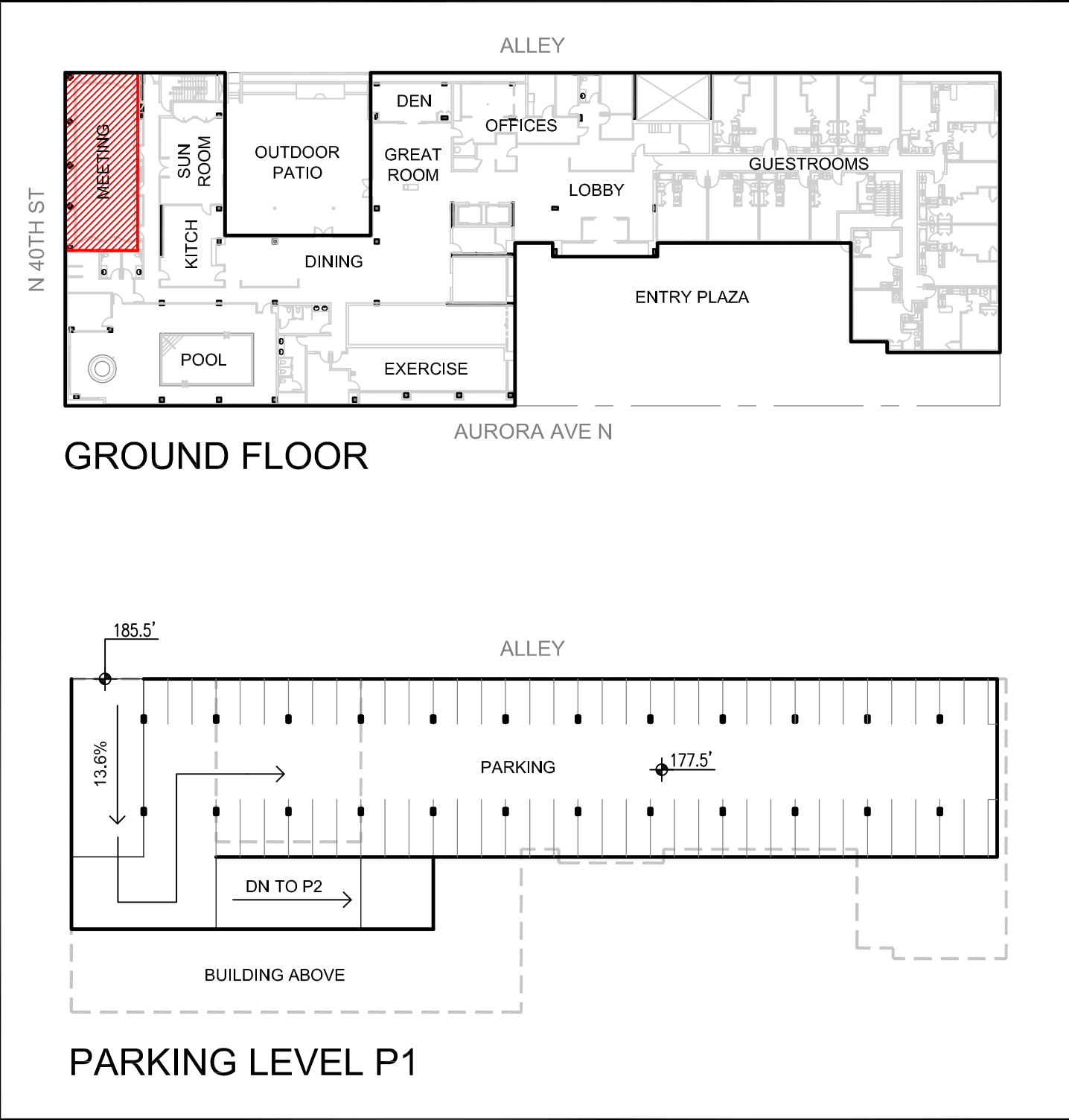
Developer
Hotel Concepts, Inc



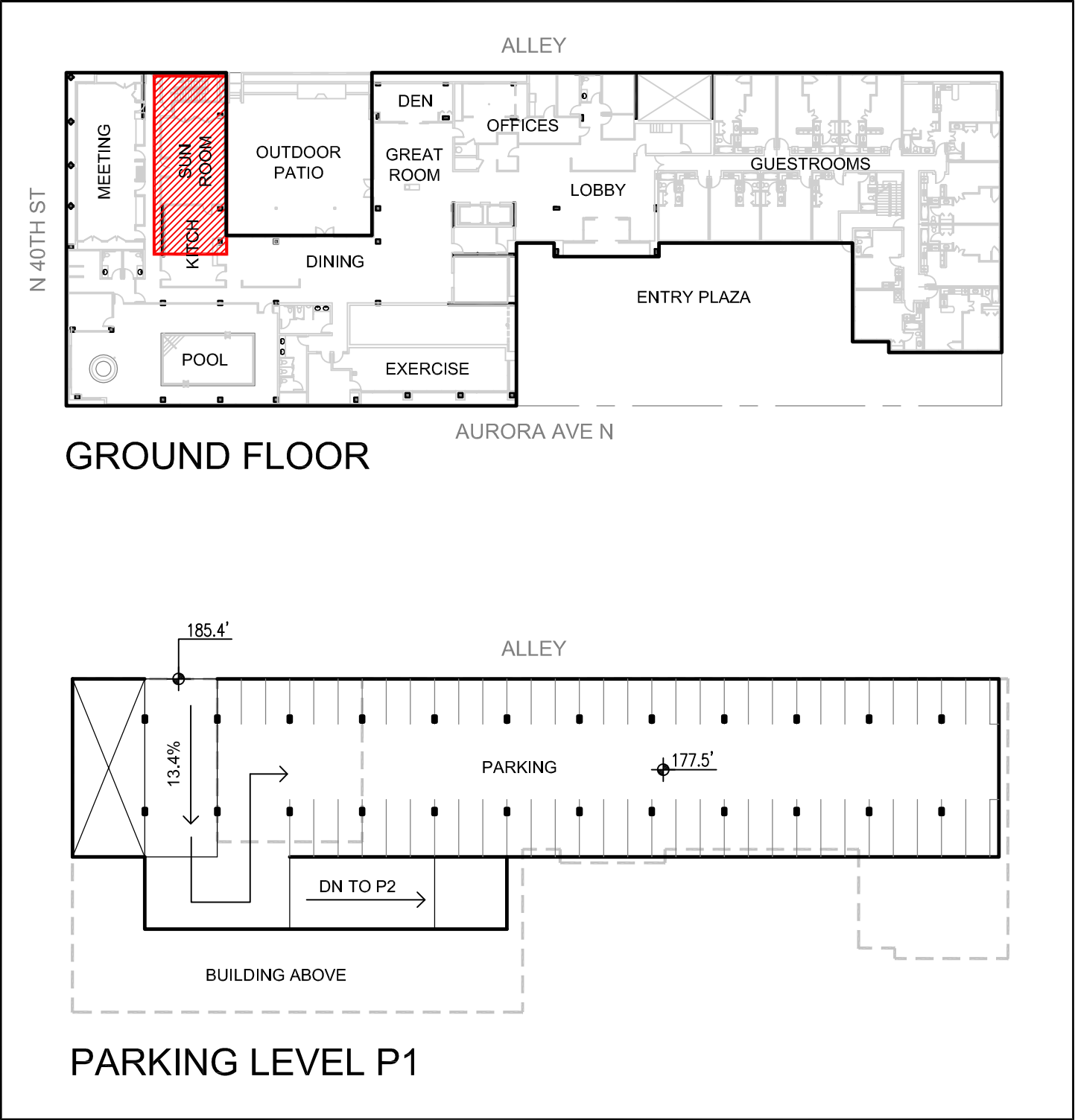
Hotel
Staybridge Suites



Garage Alley Access Diagrams

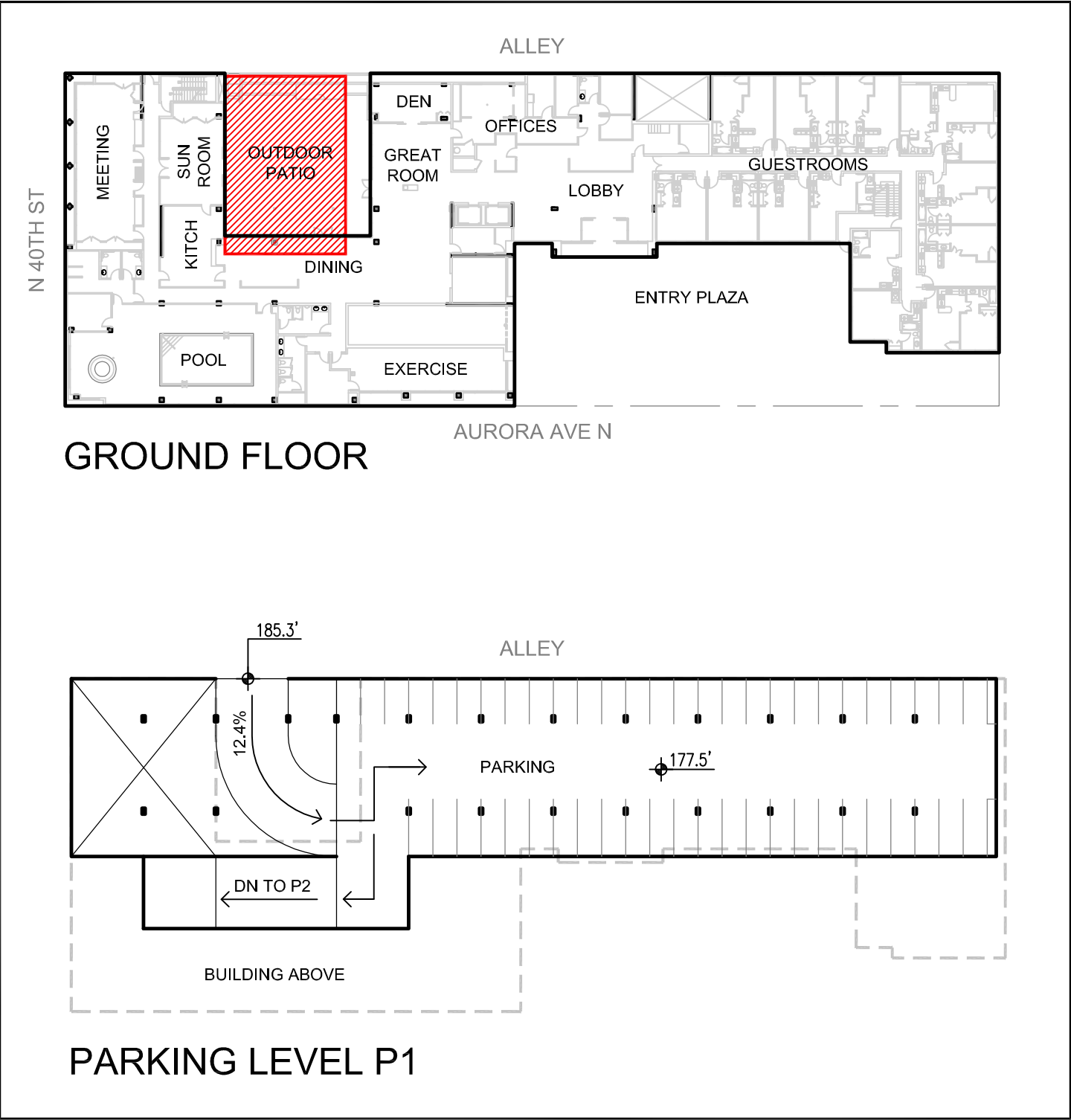


OPTION-A: Garage entry at north end
Eliminates ground floor uses and transparency along 40th St

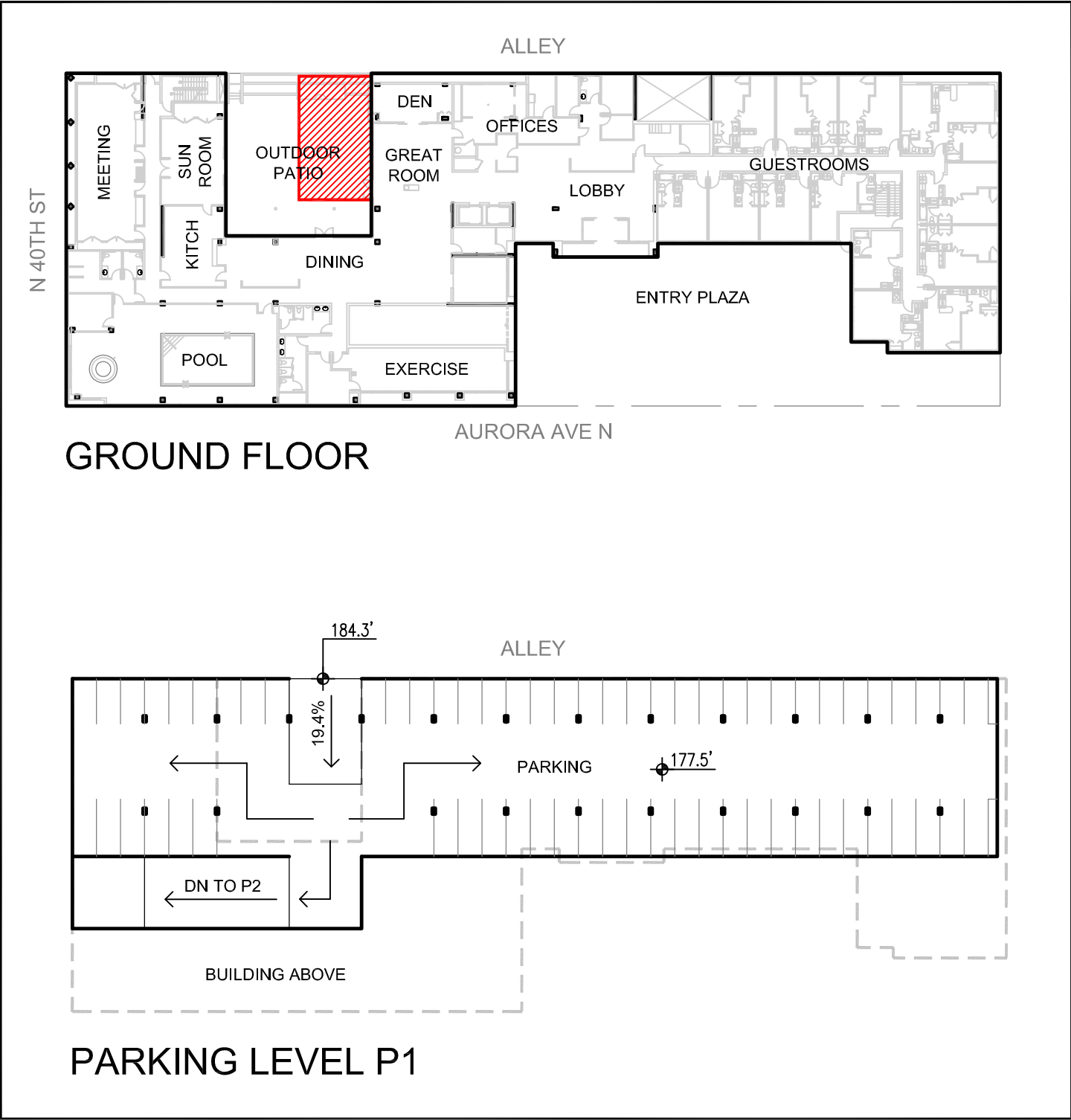


OPTION-B: Garage entry 24ft from north end
Blocks connection between ground floor uses and outdoor patio

Garage Alley Access Diagrams

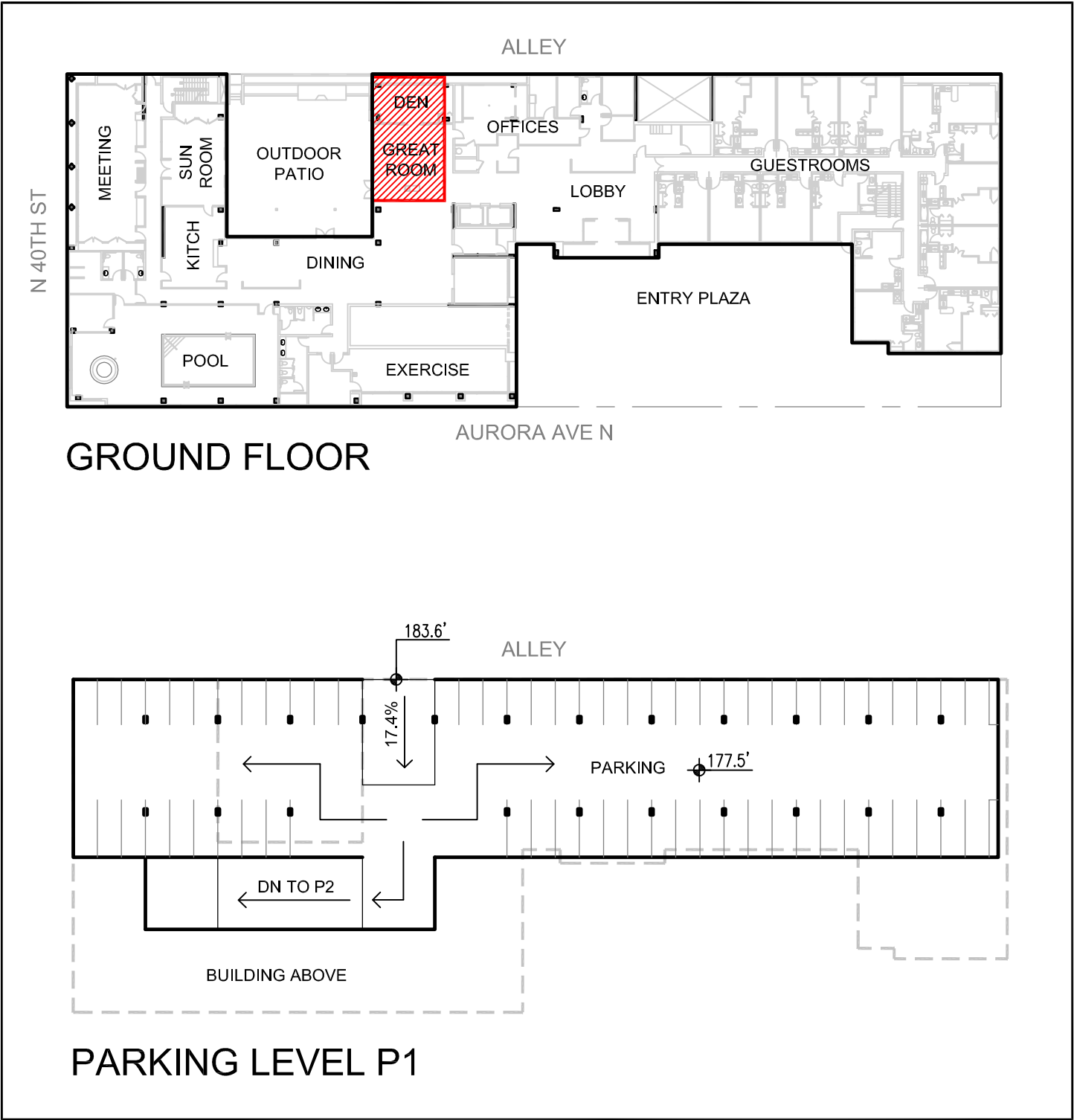


OPTION-C: Garage entry 48ft from north end
Eliminates outdoor patio (curved ramp needed to accomodate ramp to P2)
Eliminates landscaping along the alley



OPTION-D: Garage entry 72ft from north end
Significantly reduces outdoor patio
Blocks connection between primary public space and patio
Reduces landscaping along the alley

Garage Alley Access Diagrams



OPTION-E: Garage entry 96ft from north end
Eliminates primary public space on the ground floor