



DOWNTOWN SEATTLE HOTEL

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LMN ARCHITECTS COMPLETES NEW DOWNTOWN SEATTLE HOTEL

THE PROJECT IS THE FIRST OF ITS KIND TO BE COMPLETED BY THE FIRM AND IS THE LARGEST HOTEL IN THE PACIFIC NORTHWEST

FOR IMMEDIATE RELEASE

PROJECT

Downtown Seattle Hotel

LOCATION

*808 Howell Street
Seattle, Washington 98101*

CLIENT AND DEVELOPER

R.C. Hedreen Company

DESIGN YEARS

2012-2015

CONSTRUCTION YEARS

2015-2018

MAJOR BUILDING MATERIALS

White polished precast concrete sandwich panel, stainless-steel curtainwall, white Venetian plaster, stone and carpeted floors, fritted glass, and locally-sourced wood finishes

PROGRAM

Hotel composed of 1,260 Rooms, and various amenities including 4 Ballrooms, 52 Meeting Rooms, Business Center, Fitness Center, 2 Restaurants, Lobby Bar, and Market

SITE AREA

63,924 SF

FLOOR AREA

1,400,000 SF

BUILDING HEIGHT

500 FT

NUMBER OF FLOORS

45

Seattle, Washington – April 10th, 2019 – LMN Architects is pleased to announce the completion of the new Downtown Seattle Hotel. The project is a full-service hotel and meetings venue managed by Hyatt Hotels composed of 1,260 rooms, and numerous amenities including ballrooms and restaurants. The design synthesizes a variety of urban influences and scales into a mixed-use architectural collage inspired by its position at the intersection of Seattle's primary commercial and high-rise residential neighborhood adjacent to the new Washington State Convention Center Expansion.

The new Downtown Seattle Hotel is a contemporary composition of pure geometric forms hovering over a transparent and inviting street-level public space at the base of the building. The building supports an engaging interplay between the community and the vast influx of visitors, while anchoring the rapid northward expansion of downtown's urban fabric.

Stephen Van Dyck, Design Partner, comments: "Beyond its scale and the complexity of its program components, the building redefines the role of the large urban hotel within the city. Through a refined and minimal material palette, and great attention to proportion and scale throughout, the architecture puts people and events at the center of the experience. With its unique form, minimalist exterior surfaces and crafted interior spaces, the building is also a new beacon within the downtown core."

An 8-story podium is the base for the 500-foot tall hotel tower and covers most of a city block with 103,000 square feet of meeting and ballroom spaces, ground-level retail and an art-filled hotel lobby that welcomes visitors and guests.

A mid-block pedestrian and vehicular passage through the podium connects to an existing alley to accommodate all loading dock, parking garage access, valet and drop-off services within the interior of the block, leaving the street perimeter free for continuous public space with wide sidewalks, street furnishings, and landscape.

The placement of the tower on the south corner of the block relates it to the dense commercial high-rises of downtown and the new convention center expansion, while framing the Olive/Howell triangle as a significant space in the shifted urban street grid. The building directly engages the city with its open, vibrant and active lower levels, which includes the lobby, porte-cochere, restaurants, bars, and shops. The ground level spaces blur the line between the lobby and the landscaped sidewalks, creating a holistic experience between the interior and the exterior of the building, and the life of the city.

LEAD DESIGN ARCHITECT

LMN Architects

801 Second Avenue, Suite 501

Seattle, Washington 98104

(Urban design, building exterior, interior architecture, and all interior design unless stated otherwise)

PROJECT TEAM

Clay Anderson

Kjell Anderson, AIA

David Backs

Kathryn Benson

Andrew Carr

Jack Chaffin, AIA

Evan Chakroff

Timothy Clark, AIA

Elizabeth Correa, Associate AIA

Leonardo Da Costa, Associate AIA

Christopher Paul Davison

Michael Day

Steven DelFraino, AIA

Melissa Eby

Andrea Elander

Tiffani Erdmanczyk

Jeffrey Floor, AIA

Amber Fulgham

Mette Greenshields, AIA

Anne Herrick, AIA

Chelsea Holman

Kyle Kiser, AIA

Gustavo Lopez, AIA

Jennifer Marckx

Taylor Massey, AIA

David Matthews, AIA

Walter Niehoff, AIA

Timothy Pfeiffer

Francene Ray

Mark Reddington, FAIA

David Schneider, AIA

Todd Schwisow, AIA

Philip Straeter

Higinio Turrubiates

Stephen Van Dyck, AIA

Masako Wada

Kathryn Westbrook, AIA

Sunmin Whang, AIA

John Woloszyn, AIA

Rushyan Yen, Associate AIA

Kejia Zhang

A prominent second level offers additional retail space, including a grab-and-go market, a bar and restaurant, and a lobby lounge space for the hotel and guests.

On the exterior, the building's minimal material palette is composed of polished white concrete panel and structural glass walls to express the composition of public and private spaces, while reinforcing the connectivity of the public spaces to the city beyond. The white concrete podium is positioned over a transparent wall lining the sidewalk around the building. The glass wall, reaching up to 50 feet in height, achieves maximum transparency through the use of low-iron glass and a minimally intrusive stainless-steel vertical columns that feature a polished interior edge. The reflection from the polished edges provides a subtle play of light throughout the street-level public spaces.

The tall ground floor lobby features full-height white, Venetian plaster walls, recalling the polished white concrete of the exterior. Stone and carpeted floors, fritted glass, locally-sourced wood finishes, and specialty casework and lighting fixtures round out the major interior materials.

The project also adds notable contributions to the artwork within Seattle's urban landscape. Throughout the building, paintings, photographs and sculptures have been curated to animate the building's public spaces and guest rooms. Six local photographers were commissioned to provide some of the 1,260 pieces of room art, while large-scale artworks in the lobby provide a dramatic welcome to the reception area: Cecily Brown's oil painting "Bring Me the Sunset in a Cup" spans 33 feet wide (by 9 feet high) across three linen panels, while a 5.7-ton black diorite and granite installation by Michael Heizer, "Black Diorite Negative Wall Sculpture," explores negative space and nods to the region's mountainous terrain.

Walt Niehoff, Partner-in-Charge, comments: "When we began design in 2012, we set out to transform the site into an active and inviting space at the heart of our city and bring a uniquely 'Seattle' experience. In addition to providing much needed hotel rooms, the building offers gathering spaces that will be important destinations for the greater community. The Downtown Seattle Hotel is a transformative project for Seattle and the Pacific Northwest, and we are proud that we were able to design this building in collaboration with a talented team of consultants."

CIVIL ENGINEER

Coughlin Porter Lundeen, Inc.

INTERIOR DESIGN

Zena Design Group

(Interior design First Floor Restaurant, Eighth Floor Guest Amenities, and the interior design and furniture selection for the hotel rooms)

LANDSCAPE ARCHITECT

Berger Partnership

LIGHTING DESIGN

Horton Lees Brogden Lighting Design

MEP ENGINEER

Arup

STRUCTURAL ENGINEER

Magnusson Klemencic Associates

LMN Architects has designed a number of important projects in Seattle including Benaroya Hall, McCaw Hall, the Washington State Convention Center Expansion, the Foster School of Business Paccar Hall and the Paul G. Allen School of Computer Science and Engineering at the University of Washington, and the Museum of History & Industry, and the Seattle Aquarium Ocean Pavilion on the new waterfront. Other recently completed projects in the city of Seattle and the state of Washington include the Seattle Academy of Arts and Sciences Cardinal Union, Midtown21 Office Building, Sound Transit University of Washington Station, and the Federal Way Performing Arts & Event Center.

About LMN Architects

Since its founding in 1979, LMN Architects has dedicated its practice to the health and vitality of communities of all scales. Internationally recognized for the planning and design of environments that elevate the social experience, the firm works across a diversity of project typologies, including higher education facilities, science and technology, civic and cultural projects, conference and convention centers, urban mixed-use and transportation.

LMN has successfully completed over 700 projects across North America, including the Voxman Music Building at the University of Iowa in Iowa City, Iowa; Tobin Center for the Performing Arts in San Antonio, Texas; Vancouver Convention Centre West in Vancouver, Canada; Sound Transit University of Washington Station in Seattle, Washington; and the new Downtown Seattle Hotel.

Based in Seattle, Washington, LMN Architects is led by partners John Chau, Sam Miller, Walt Niehoff, Wendy Pautz, Mark Reddington, George Shaw, Stephen Van Dyck, and Rafael Viñoly-Menendez. The firm employs 150 talented professionals practicing architecture, interior design, and urban design, and the quality of the work has been recognized with nearly 300 national and international design awards, including the prestigious 2016 National Architecture Firm Award from the American Institute of Architects (AIA).

For more information on the work of LMN Architects, please visit lmnarchitects.com

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