

Program Summary:

With an animated façade of large-scaled “shutters” in an alternating pattern, this modestly-scaled boutique hotel boldly announces its presence along a busy Southern California freeway.

Program Statement:

In a vast city such as Los Angeles, whose macro-scale urban character is defined by huge freeways and wide boulevards, factors such as clarity, visibility and bold exterior design are paramount for the success of any commercial hotel development. These factors greatly influenced the design of this 4-story, 100-room boutique hotel, which is located between a freeway, a busy boulevard and adjacent to an existing office building.

While considered primarily a suburban archetype, this “motor hotel” exhibits an urban sophistication by defining the street edge and scaling down the pedestrian experience with an expressive entry pavilion that embraces the sidewalk. Adjacent to the entry pavilion is a new auto court serving both the new hotel and a neighboring 1960s office building. The aggregation of uniform guest room modules is in an “L” configuration that defines the street edge and also encloses an outdoor courtyard and pool deck, creating a semi-public space visible from the street.

The necessity for regularized guest room modules provided an opportunity for architectural expression. A richly animated façade comprised of large-scaled “shutters” in an alternating pattern between the repetitive guest room windows was devised to create a strong visual identity for the hotel. At night the shutters are backlit, providing further visual interest to an otherwise simple building form. At the solid end walls where there are no guestroom windows, a lively pattern of vertical mullions recalls the shutter patterning.

A-290.01

Building Area: (sf)
47,000 SF

Cost per Square Foot:
\$400/SF

Construction Cost
\$19,000,000

Date of Completion:
July 2022

A-290.02

Boulevard Entry View:

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A-290.03

Street Level Entry Views:

The hotel exhibits an urban sophistication by defining the street edge and scaling down the pedestrian experience with an expressive entry pavilion that embraces the sidewalk.



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A-290.04

Street Entry View:

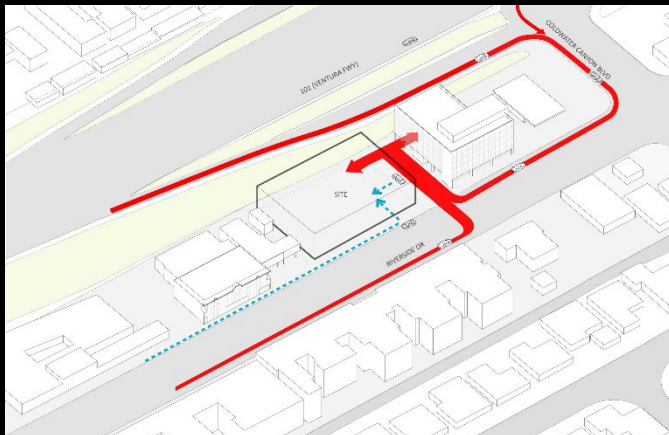
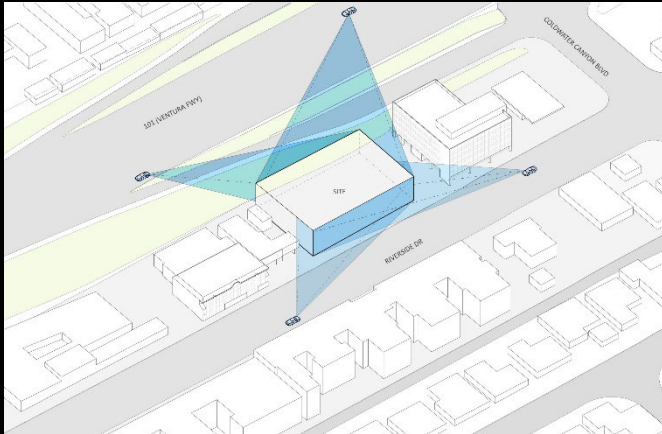
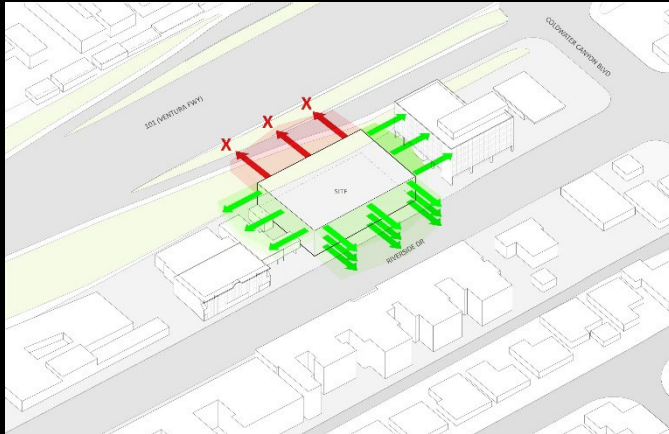
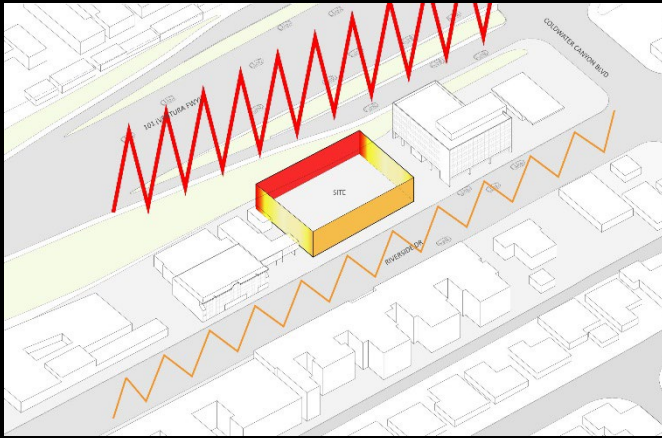
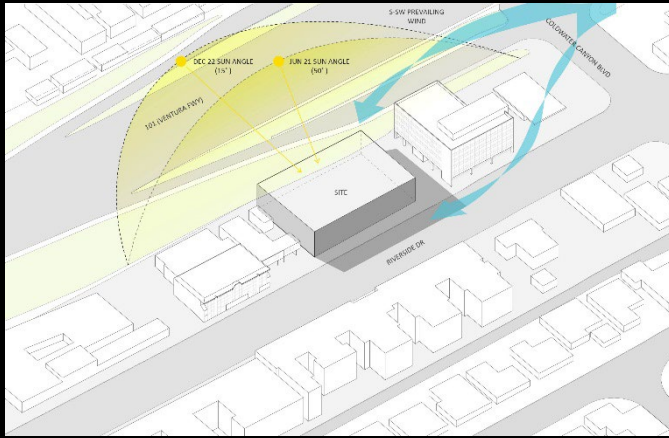
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Compendium of site forces which influenced the design.

- Climate
- Noise
- Guestroom Views
- Visibility
- Access
- Street Wall



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Massing Development:

Hotel site and office building under same ownership provides opportunity for coordinated development.

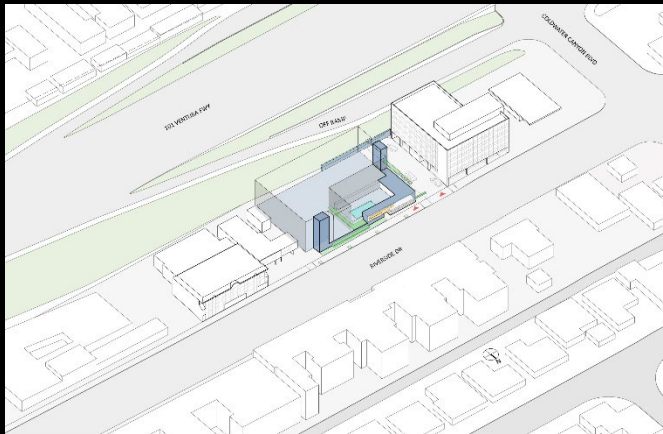
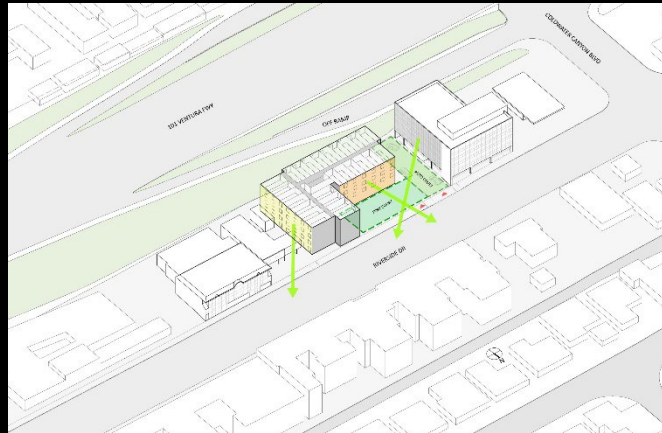
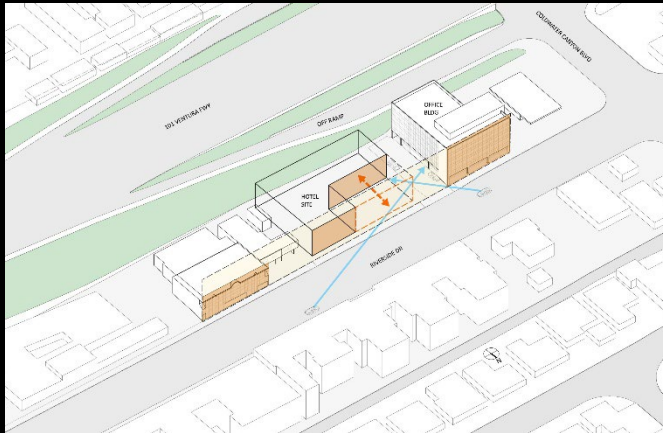
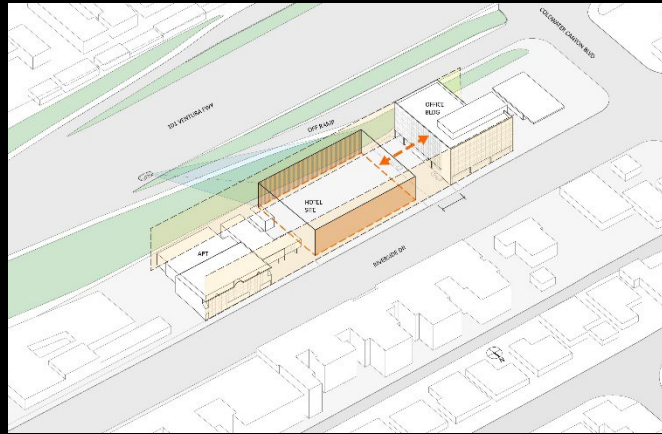
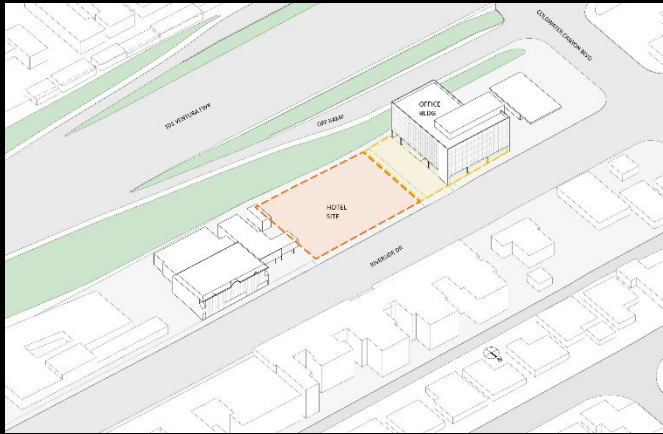
Establish dominant north plane to reinforce street wall and articulated south plane to capture motorist views

Define autocourt between site and existing office building, creating vehicular arrival plaza for both and removing congestion from street. Carve building mass to create urban forecourt fronting street and increased visibility to autocourt. Provides massing relief for both buildings and street experience

Guest rooms positioned to minimize freeway views. 60% of guest rooms with desirable views. Forecourt and autocourt conceived as refined semi-public urban oases

Introduction of building "extremities" reinforce urban edges, scale down overall massing, enhance pedestrian experience and define pedestrian and vehicular entries.

New hotel is welcoming, appropriately scaled urban intervention in neighborhood



A-290.07

Aerial Street View:

The aggregation of uniform guest room modules is in an “L” configuration that defines the street edge but also encloses an outdoor courtyard and pool deck, creating a semi-public space visible from the street.



A-290.08

Detail of Façade Design:

The necessity for regularized guest room modules provided an opportunity for architectural expression. An animated façade comprised of large-scale “shutters” in an alternating pattern between the repetitive guest room windows was devised to create a strong visual identity for the hotel. At night the shutters are backlit, further providing visual interest to an otherwise simple building form.



A-290.09

North Elevation:

At the solid end walls where there are no guestroom windows, a lively pattern of vertical mullions recalls the shutter patterning. These are also lighted at night.



A-290.10

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A-290.11

West Elevation:

The hotel site and adjacent office building are under the same ownership, allowing for a unified development.

A new auto court between the hotel and existing office building creates a vehicular arrival plaza for both and removes congestion from a busy street.



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Dining Room and Courtyard:

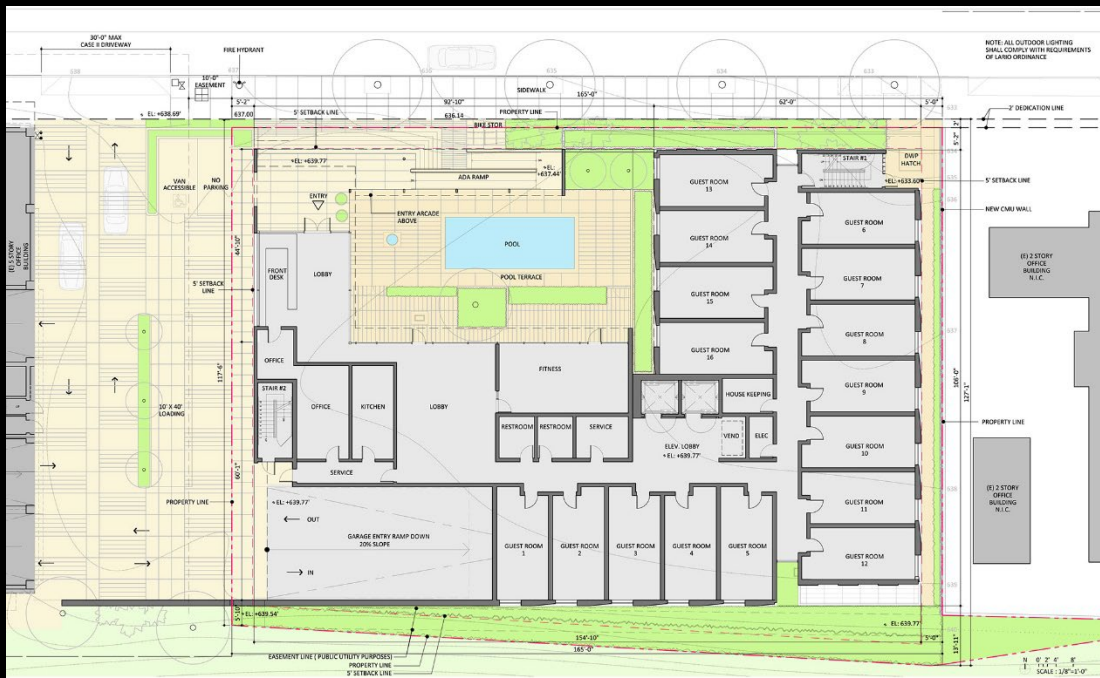
The dining room is open to the courtyard beyond and adjacent to the glass-enclosed lobby.



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First Floor Plan

The aggregation of uniform guest room modules is in an "L" configuration that defines the street edge but also encloses an outdoor courtyard and pool deck, creating a semi-public space visible from the street.



Upper Floor Plan

