

Real Estate

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March 17, 2008

Maxwell Hotel to start construction

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Construction is slated to begin around April 1 on The Maxwell Hotel near Seattle Center, according to John McCracken, a partner with The Chambers Group, which will manage the hotel.

Columbia West Properties of Bellevue is developing the 140-room hotel at 300 Roy St., on the north side of Roy between Third Avenue North and Nob Hill Avenue North.

Jensen/Fey is the architect. Rafn Co. is the contractor and the project manager is Mark Modawell of Sutor Modawell Hurley.

Construction is expected to take 15 months, said McCracken. The hotel will cater to business travelers Monday through Thursday and leisure travelers on weekends.

Amenities will include a full-service restaurant and lounge, indoor pool, exercise facility, three meeting spaces, about 3,000 square feet of retail space and 128 parking stalls. Two-thirds of those stalls will be underground and the rest surface.

The mid-rise complex may also have two to five apartments on the top floor that will have access to the hotel's services, said McCracken. A decision will be made during construction and be based on market conditions at the time, he said, noting that some of the units might end up as hotel suites. The units are being included to take maximum advantage of zoning, he said.

Ten to 15 years ago there appeared to be little demand for hotels in the north end of town, where The Maxwell Hotel will be located, said McCracken. "You had the Best Western down there and that pretty much took care of the market."

But there's been a gradual influx of hotels and they do well, he said. Room rates are lower than in the downtown core, and there's more parking and easier access to it, he said.

North end room rates average \$140 to \$155, which is about what Maxwell Hotel will charge, he said.

The hotel will benefit from the planned Bill & Melinda Gates Foundation, Amazon.com and Children's Hospital moving into the area, as well as more restaurants and shops going into Lower Queen Anne, McCracken said.

Another hotel broke ground in the area recently. Seattle-based Kauri Investments and Ariel Development are constructing a 160-room Hyatt Place hotel geared toward business travelers at the northeast corner of Sixth Avenue and Denny Way. They're also building a 56-unit upscale



Image courtesy Jensen/Fey [\[enlarge\]](#)

Columbia West Properties of Bellevue is planning to start work April 1 on a 140-room hotel at 300 Roy St., near Seattle Center.

apartment complex adjacent to it. The two structures will share a common wall.

While a number of developers have announced plans for hotels downtown lately, McCracken said the market isn't oversaturated. No new large hotels have been built in recent years, despite a strong economy, new office space and condos, and downtown's expansion outside the traditional core.

The Maxwell Hotel will be a three and a half diamond property. Guestrooms will have wood floors, flat screen TVs, granite countertops, Wi-Fi and custom furniture. The hotel will offer expanded breakfasts and gourmet coffee, McCracken said.

Green features will be incorporated in the complex, including an HVAC system that turns on and off as guests enter or leave rooms.

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