

CENTRAL AVE. PERSPECTIVE

Project Description

The proposed project site is located at the northeast corner of Wilson Avenue and Central Avenue in the City of Glendale. Currently, the 18,726 square foot site is City-owned and utilized as a surface parking lot for 59 parking spaces (55 standard stalls, 3 taxi cab stalls and one accessible stall). The proposed project involves the development of an 11-story, 172-room hotel. The hotel would include an independently-operated restaurant as well as in-house amenities such as meeting areas, garden decks, fitness center with a pool, and housekeeping areas/ laundry facilities. Parking for the hotel would be provided within four levels of subterranean parking that would total approximately 232 parking spaces plus adequate number of bicycle stalls. Surrounding land uses are generally comprised of a variety of commercial uses to the north, east, west, and south of the project site; no residential uses are located adjacent to the site.

Hyatt Place Hotel

Hyatt Place, a new kind of hotel that puts style and innovation within everyone's reach. Guests will enjoy a spacious guestroom with a 42" flat-panel HDTV, a signature Hyatt Grand Bed™, a plush Cozy Corner oversized sofa-sleeper that is separated from the sleeping area, and complimentary high-speed Wi-Fi internet access throughout the hotel.

The Hyatt Place Gallery blends contemporary décor with distinctive architecture, stylish furnishings and unexpected touches to create an atmosphere of casual hospitality. The Gallery is a warm and open area that features a check-in kiosk, an intimate coffee and wine café, a TV den and an e-room with free access to public computers and a printer.

Hyatt Place spacious guestrooms feature contemporary décor with stylish furnishings including plush Hyatt Grand Beds, state-of-the-art media and work center with a 42" high-definition flat panel television that easily integrates with laptops and other electronic devices, a comfortable Cozy Corner oversized sofa-sleeper, wet bar and bathroom vanity upgraded with granite countertops. View all of the sports action in your guest room on a 42-inch high-definition flat panel TV with SportsNet, which includes NFL SUNDAY PASS and NBA LEAGUE PASS in addition to other professional and college sports options.

Hyatt Place food & beverage: Guests at Hyatt Place may purchase signature hot breakfast entrées along with Starbucks® specialty coffees or enjoy a free continental breakfast. Hyatt Place also offers a variety of freshly prepared, café quality items, including made-to-order entrées, sandwiches, soups, salads and pizza which guests can order 24 hours a day, seven days a week via a touch screen menu in the Guest Kitchen or from the Gallery Host.

Hyatt's unprecedented approach to food services includes a cashless food center with a kiosk for touch-screen ordering along with card swipe technology. This allows guests to use their room key card to charge orders to their room folio.

About Hyatt Place technology

Guests will enjoy complimentary high-speed Wi-Fi Internet access available throughout the hotel and a check-in kiosk for easy check-in/check-out self service.

The updated guestroom media center is equipped with a high-definition 42" flat panel high-definition television that easily integrates with laptops and other electronic devices such as portable DVD or mp3 players.

The e-room is equipped with free access to public computers and a printer.

About Hyatt Place Guest Services

Open 24 hours a day, the complimentary Stay Fit fitness center is equipped with state-of-the art Life Fitness® cardio and strength equipment (select locations only). Featuring the most advanced LCD touch screen consoles in the fitness industry, the cardio machines let users watch their choice of TV programming while exercising. Guests can also get a workout or just relax in our hotel pool.



MASSING MODEL

HYATT PLACE GLENDALE

KOMAR INVESTMENTS 23 Corporate Plaza #247, Newport Beach, CA

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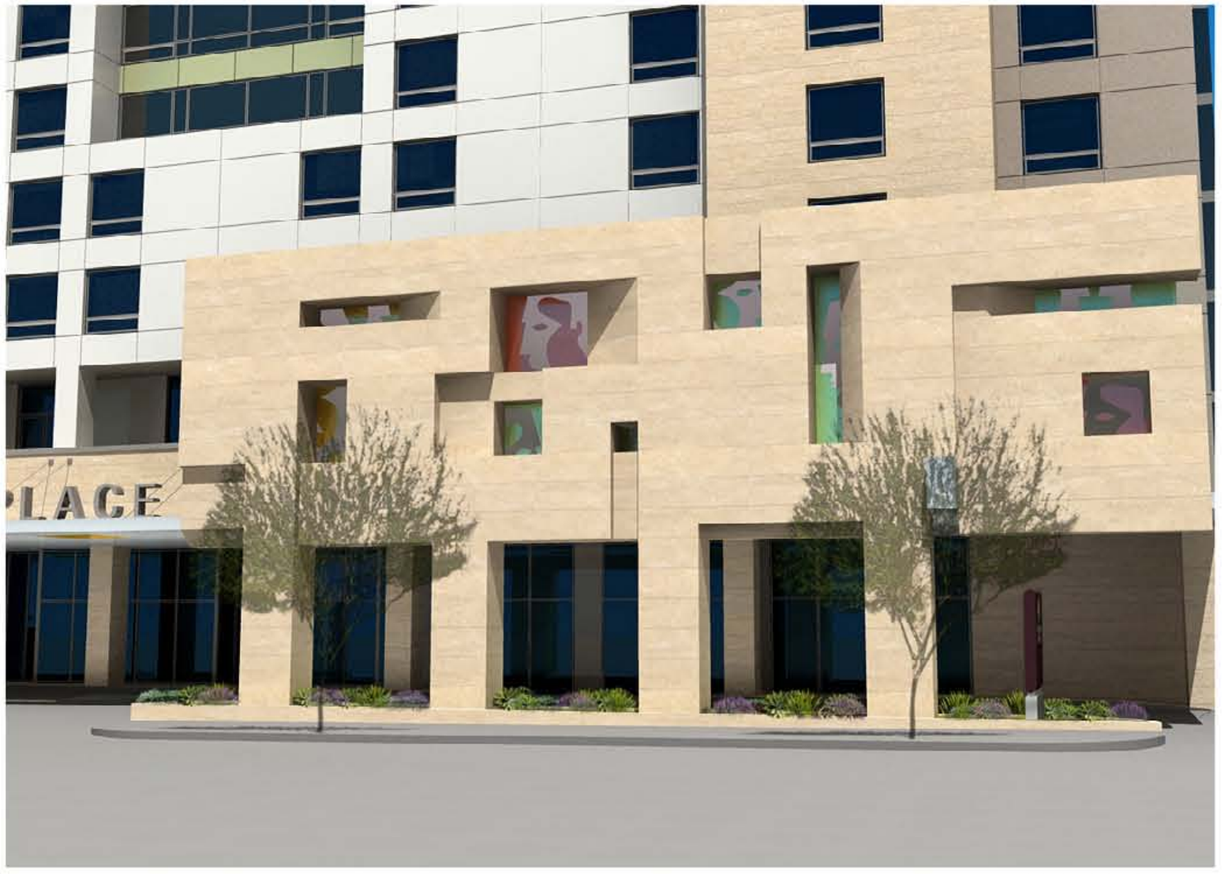
NORTH CENTRAL PERSPECTIVE



WILSON AVE. PERSPECTIVE

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ART WALL



ART WALL



GALLERY HOST STAND



GALLERY HOST STAND DETAIL



GALLERY CAFE

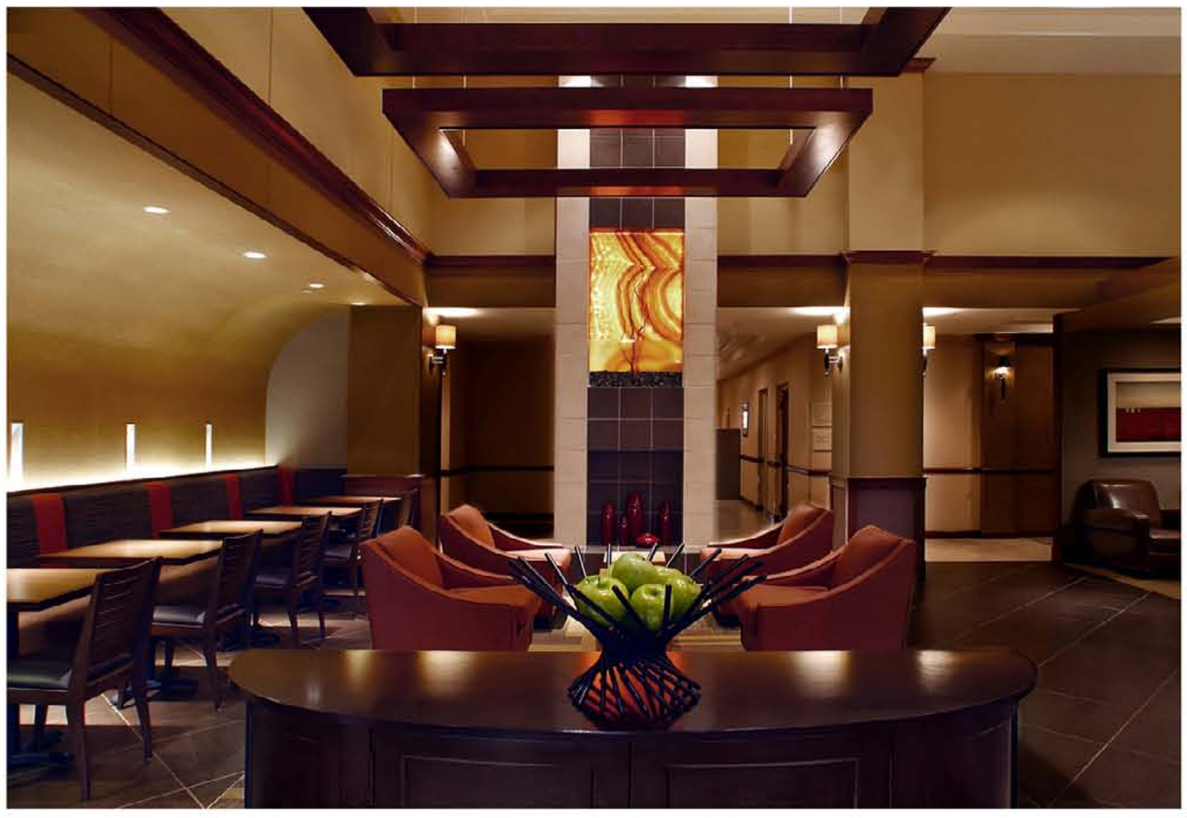


GALLERY GREAT ROOM

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GALLERY GUEST KITCHEN



GALLERY GREAT ROOM



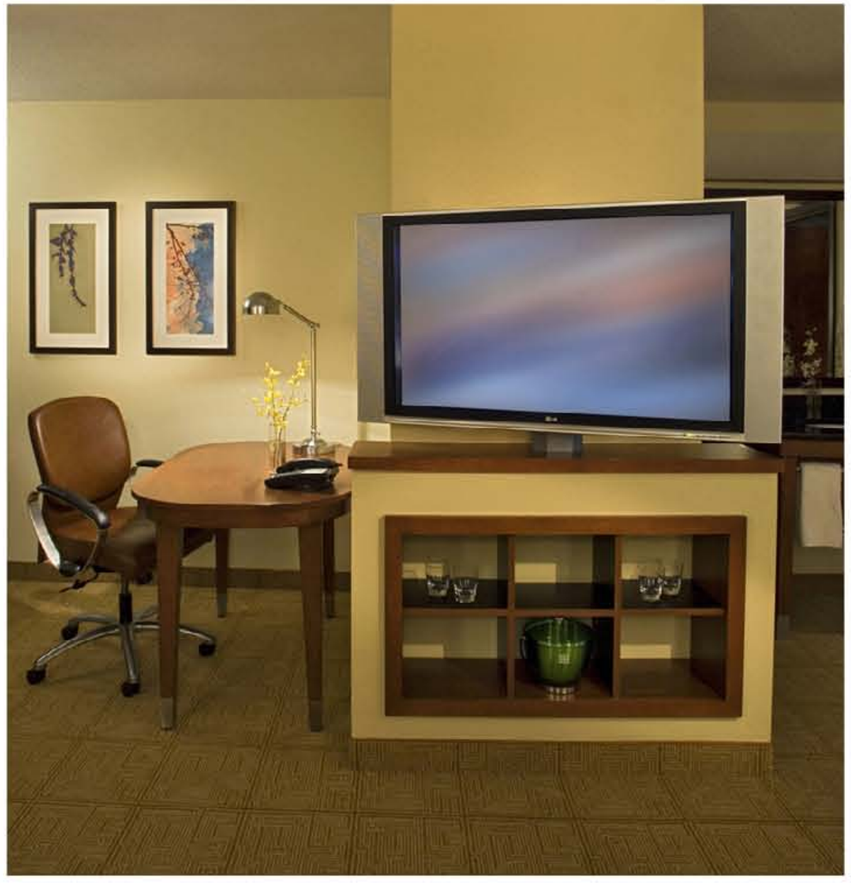
DOUBLE DOUBLE GUEST ROOM



COZY CORNER



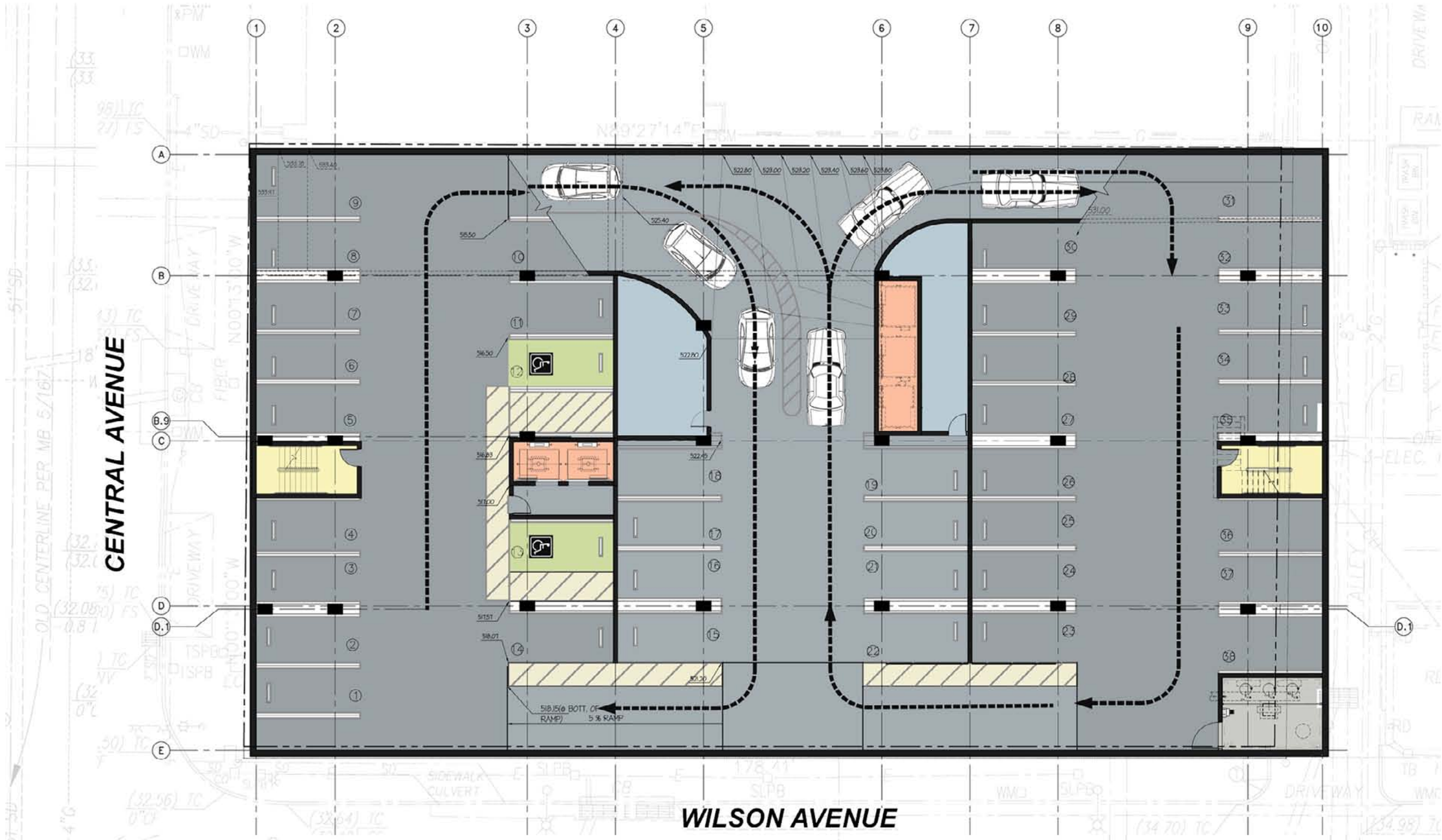
KING VANITY



MEDIA CENTER



KING GUEST ROOM



G1 PARKING PLAN

PROPOSED PARKING G1

STANDARD PARKING	36 CARS
HANDICAP PARKING	2 CARS
TOTAL PARKING	38 CARS

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1ST FLOOR PLAN

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2ND FLOOR PLAN

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3RD FLOOR PLAN

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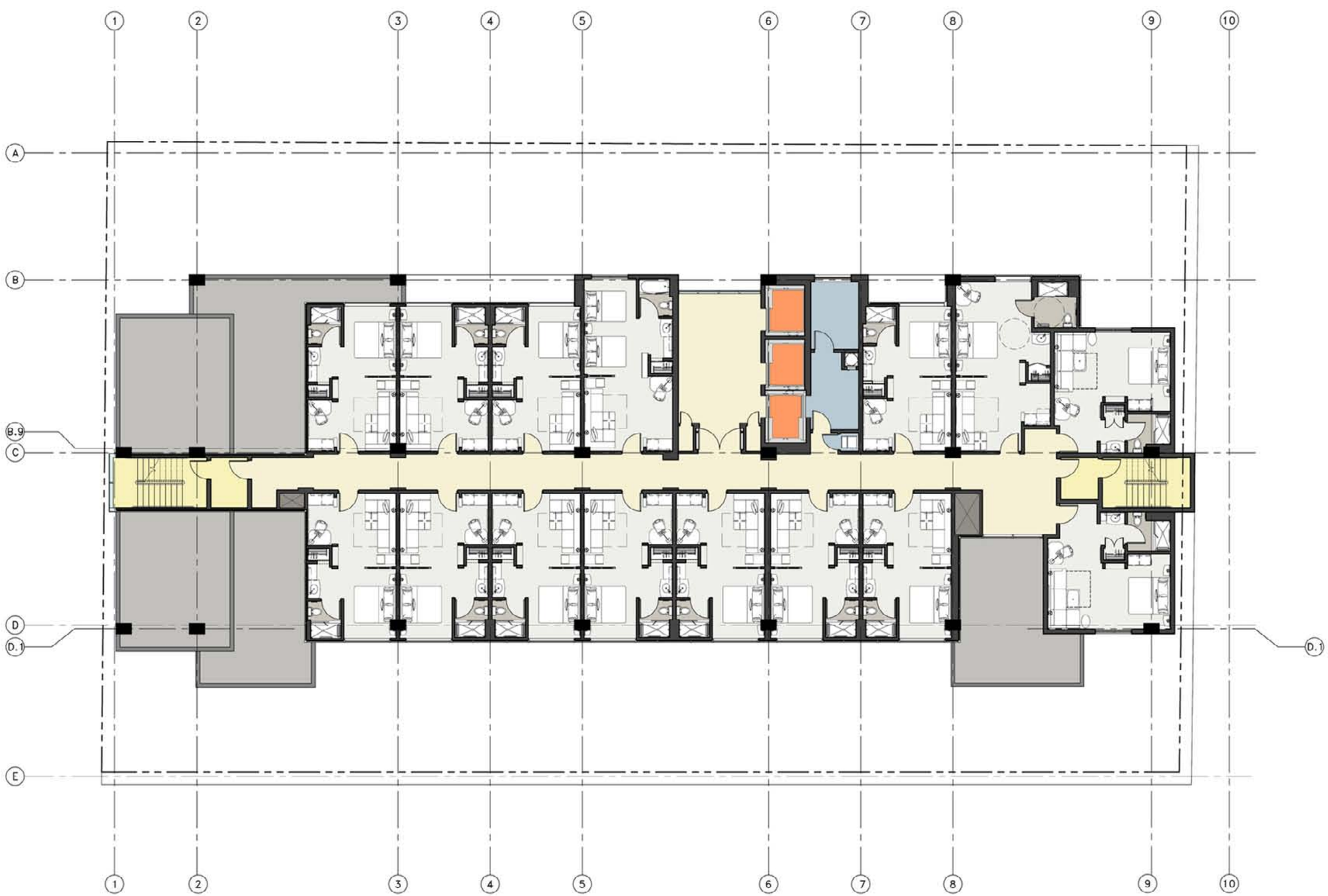


10TH FLOOR PLAN

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11TH FLOOR PLAN

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WILSON AVE. FACADE



CENTRAL AVE. FACADE

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Project Desctription (Hotel)

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Project Desctription (Public Arts)

The title of the sculpture is "Conversation"
As in our minds, words are everywhere, spread out all over the place and before we can put them together and create a conversation... it is a puzzle. The same is true in the project; the parts of the sculpture are spread throughout the inside of the hotel and then completely put together on the corner to create a "Conversation". The visitor only sees parts of the sculpture when he is inside the hotel, awakening his curiosity as he discovers each part of the puzzle. He is trying to put it all together and see the whole picture .This way we create a mystery in the mind of the visitor that somewhere there is a message. He is looking for that whole puzzle and when he finds it on the corner in front of the hotel; he mentally connects the dots from his experience inside. In this way we create a strong visual and mental connection between the building, both inside and outside through the sculpture which makes him part of the whole conversation. The artwork is no longer only a sculpture for public art seekers; it is now an inseparable part of the essence of the building's architecture and its environment.



STAINLESS STEEL/TERRAZZO
FLOOR PANEL SAMPLE



STAINLESS STEEL/TERRAZZO
FLOOR PANEL SAMPLE



STAINLESS STEEL/TERRAZZO
FLOOR PANEL SAMPLE



ART FLOOR PERSPECTIVE



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PORTE COCHERE REFLECTED CEILING



SKYLIGHT PANELS
COLOR & DESIGN VARIES



PORTE COCHERE REFLECTED CEILING PERSPECTIVE



View from Central



Overall View from Central/Wilson corner

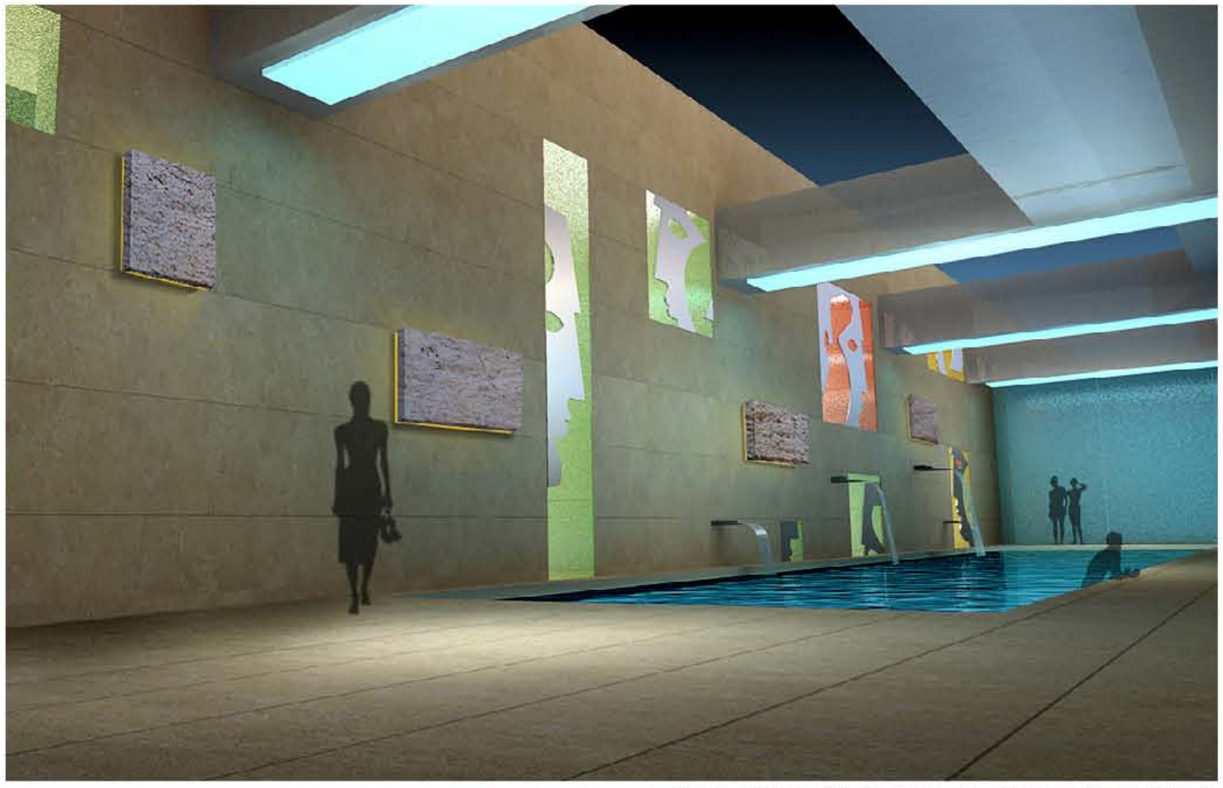


View from Central/Wilson corner



View from Wilson

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ART WALL VIEW FROM SWIMMING POOL



ART WALL VIEW FROM SWIMMING POOL