

# HIGH-RISE & HOTEL

MIXED-USE DEVELOPMENTS



CARON

# CARON

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*Front Cover – The 8 Tower, Seattle WA*



## SERVICES

Architecture  
Pre-development  
Master Planning  
Interior Design  
Space Planning  
Feasibility Studies

## SECTORS

Multifamily  
Mixed-Use  
Residential  
Commercial  
High-Rise  
Hospitality  
Student Housing

## FIRM PROFILE

Caron [cahron] is a typographical term for an accent mark specific to the Czech language. As with language, where an accent changes a letter to acquire new sound, meaning and unique character, we strive in our work to accent each project, large and small. In doing so, we elevate a basic solution to a new meaning and unique character.

Caron is a full-service architecture firm that provides simple, elegant designs for a wide variety of national and international clients. Since 2002, our experience in design and land-use planning allows us to offer streamlined project delivery resulting in unique and marketable design solutions. From up-front marketing feasibility studies all the way through design and construction administration, we strive to be our clients' greatest advocate and prove that we are trusted project partners.

Simply put, our employees are our greatest asset. We value diversity and rely on the strength of our passionate, talented staff and their diverse cultural backgrounds to bring a fresh perspective to each of our projects. This breadth of experience, combined with our transparent and collaborative approach, ensures our clients receive the best possible service and design solutions. At Caron, our commitment to clients is never to just meet expectations but to exceed them.



# NUOVO TOWER

SEATTLE, WA

*This proposed 320' mixed-use high-rise in the heart of the U-District, will provide 102 residences above 156 hotel rooms, ground-level retail, below-grade parking, modern amenities, and a pedestrian-oriented open plaza. With a unique angled design and façade treatment, Nuovo Tower sets itself apart from adjacent structures as the neighborhood's newest and most recognizable landmark.*



HIGH-RISE & HOTEL



**LOCATION**  
Seattle, WA

**MIXED-USE TOWER:  
SIZE**

- 29 stories
- 186,000 SF hotel
- 159,000 SF residential
- 5,000 SF retail
- 125 bicycle parking stalls
- 160 parking spaces

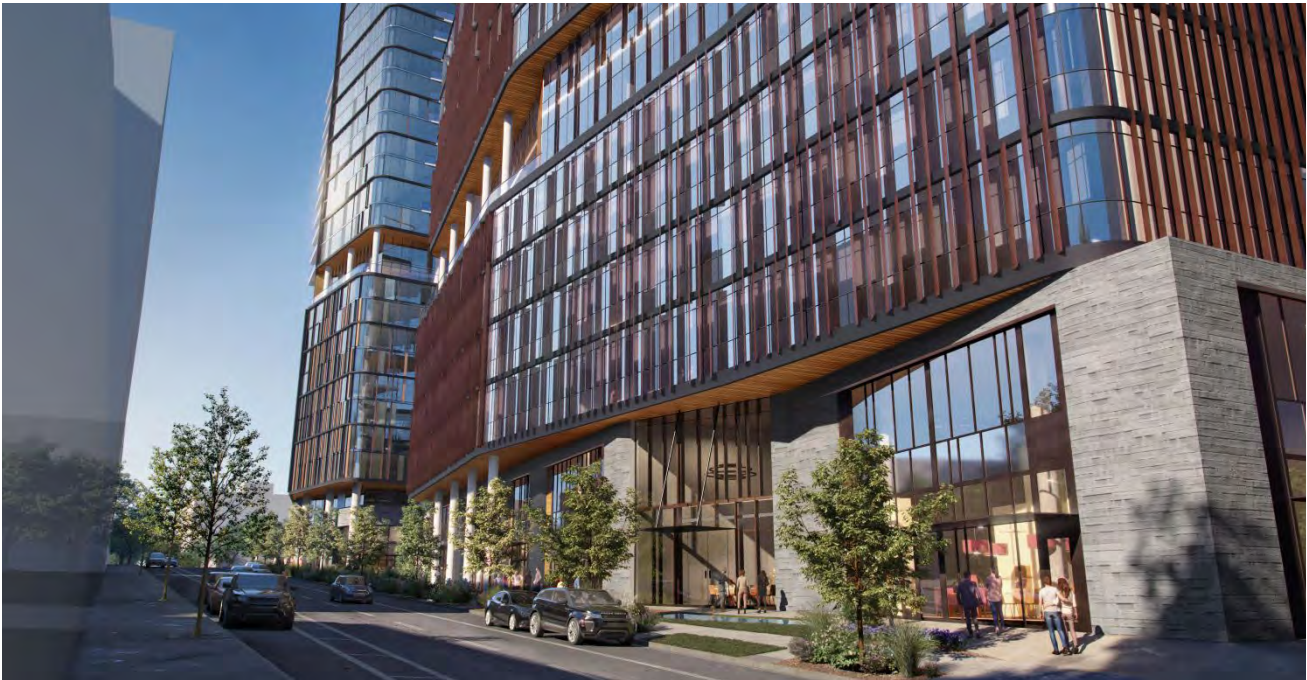
**COMPLETION**  
TBD



# UNIVERSITY CROSSING

SEATTLE, WA

*This mixed-use residential and office tower development was designed as a sustainable solution for a slender, uniquely-shaped site that required generous open space for a welcoming mid-block plaza. The design vision for the project was inspired by the beauty & naturally sculpted canyon formations of the Pacific Northwest, with an aim to create a gateway at the western edge of the University District.*





HIGH-RISE & HOTEL



**LOCATION**  
Seattle, WA

**RESIDENTIAL TOWER:  
SIZE**

- 26 stories
- 232,993 SF residential
- 268 units, including 10 levels of co-living, 11 levels of market-rate, and 2 levels of penthouse units
- 2,137 SF retail
- 270 bicycle parking stalls
- 80-160 parking spaces

**OFFICE TOWER:  
SIZE**

- 12 stories with 6 levels of co-working
- 196,000 GSF office
- 7,186 SF retail
- 100 bicycle parking stalls
- 80-160 parking spaces

**COMPLETION**

Study Completed in 2020





# THE 8 TOWER

SEATTLE, WA

*Located in the heart of Seattle's Denny Triangle neighborhood, the 8 Tower will provide a Class A property located in close proximity to the Amazon campus. The unique location offers unobstructed views of Lake Union, the Space Needle, Seattle's Downtown Skyline and Elliott Bay. The tower will provide approximately 300+ market rate residential and penthouse apartments consisting of a mix of one-bedroom, two-bedroom and studio units. Amenities include a residential lobby on street level, indoor/outdoor lounge, fitness center, pet area, and rooftop dining area.*





HIGH-RISE & HOTEL



**LOCATION**  
Seattle, WA

**SIZE**

- 42 stories
- 426,009 SF
- 5,200 SF commercial
- Approximately 300+ residential units

**COMPLETION**  
Estimated completion 2022

# 2121 5TH AVENUE

SEATTLE, WA

*The 2121 5th Ave high-rise began as a single-lot mid-block development with a tall, skinny hotel/apartment tower, akin to what one might see in east Asian cities. As Caron worked through entitling this design, the owner was able to acquire an adjacent parcel, effectively doubling the size of the project. Caron worked through programming the interplay between the now much larger hotel functions and apartments. Caron was able to successfully obtain the land use entitlements within a year of the drastic change in program.*





HIGH-RISE & HOTEL



**LOCATION**  
Seattle, WA

- SIZE**
- 18 stories
  - 261,729 SF
  - 136 residential units
  - 184 hotel keys
  - 120 parking spaces

**COMPLETION**  
Estimated completion 2022

# 1415 NE 43RD ST

SEATTLE, WA

*Located in the heart of the University District, this 27-story, mixed-use building offers the creation of a true vertical neighborhood. The project focused on the redevelopment of 'third places' including a new state of the art facility for the University Temple United Methodist Church's existing programs as well as social spaces such as cafés and yoga studios. The upper levels are slated for student apartments.*





HIGH-RISE & HOTEL



**LOCATION**  
Seattle, WA

- SIZE**
- 27 stories
  - 472,400 SF
  - 397 residential units
  - 275 parking spaces

**COMPLETION**  
Study completed in 2018



# 1916 BOREN FEASIBILITY STUDY

SEATTLE, WA

*Strategically located near the Washington State Convention Center expansion project, the proposed 46-story hotel and residential tower will provide a four-star, 248-key luxury hotel and approximately 469 market rate residential apartments consisting of a mix of 1-bedroom, 2-bedroom and upper-level two-story townhomes affording terrific views of Puget Sound, the Olympic Mountains and the Space Needle. Amenities include: meeting rooms, a TV lounge, hotel services and indoor/outdoor amenity areas for hotel and residential use.*





HIGH-RISE & HOTEL



**LOCATION**  
Seattle, WA

**SIZE**

- 46 stories
- 737,478 SF
- 248 hotel keys
- 469 residential units
- 371 parking spaces

**COMPLETION**  
Study completed in 2018

# 1800 TERRY FEASIBILITY STUDY

SEATTLE, WA

*A study in the cost comparison of two structural systems, 1800 Terry is planned as a 45-story residential building with ground floor retail and below-grade parking. A late-comer in the rapidly developing east corner of the Denny Triangle, the design of the tower is shifted by 45 degrees to the street grid to take in the unique views from this corner lot.*







**LOCATION**  
Seattle, WA

**SIZE**

- 45 stories
- 578,000 SF
- 524 residential units
- 296 parking spaces

**COMPLETION**  
Study completed in 2018

# THE CHARTER HOTEL

SEATTLE, WA

*Part of Hilton's Curio Collection, The Charter Hotel is a 16-story, 175,000 SF hotel with 229 guest rooms, a 3,700 SF event space, a 2,500 SF fitness center, a restaurant space and exclusive rooftop lounge. As associated architect, Caron Architecture was responsible for the design guidelines and for seeing the project through the City of Seattle's permitting and entitlement process. Architect of Record: Hogan + Campis Architecture; Associated Architect: Caron Architecture*







**LOCATION**

1610 2nd Avenue  
Seattle, WA 98101

**SIZE**

- 16-story
- 175,000 SF
- 229 hotel keys
- 3,700 SF event space
- 2,500 SF fitness center

**DESIGN ARCHITECT &  
ARCHITECT OF RECORD**  
Hogan + Campis Architecture

**ASSOCIATED ARCHITECT**  
Caron Architecture

**COMPLETION**  
Summer 2018



# PROJECT FORCE TOWERS

FORT BONIFACIO, PHILIPPINES

*A conceptual master plan was created to support the fast growing number of office workers centralized in Fort Bonifacio, Philippines. Project Force consists of a 107,639 SF master plan, envisioned to represent a new lifestyle living concept with a 52-story residential tower on top of a four-level retail podium and open public plaza. Project completed in collaboration with John Gish Architects.*







**LOCATION**  
Fort Bonifacio, Philippines

**SIZE**  
• 52 stories  
• 107,639 SF

**COMPLETION**  
Project completed in collaboration with John Gish Architects in 2014

**RENDERINGS**  
John Gish Architects



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