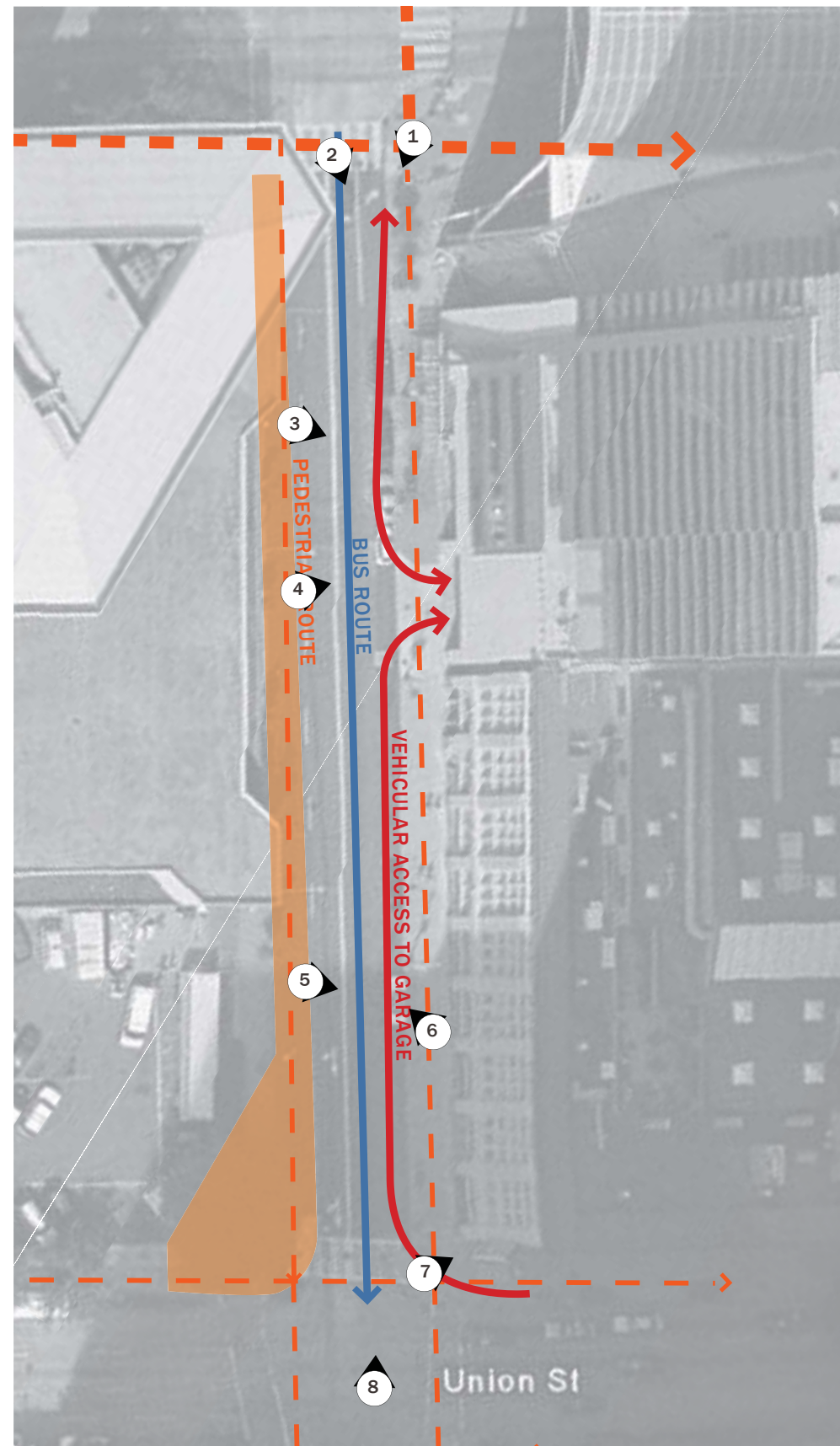


Design Review Board
Design Update
September 25, 2007



Seattle Union Street Associates
Gustafson Guthrie Nichol Ltd

PEDESTRIAN/VEHICULAR PATTERNS



1. Looking southwest from Pike Street & 7th Avenue at the Sheraton Hotel wall.



2. Looking south on 7th Avenue at the Washington State Convention Center and ACT Theater.



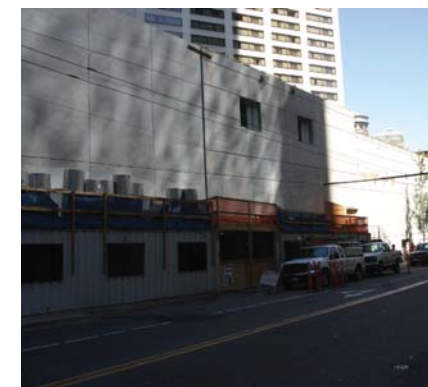
3. Looking east across from Sheraton wall at Convention Center.



4. Looking east across from Sheraton wall at Convention Center parking lot access.



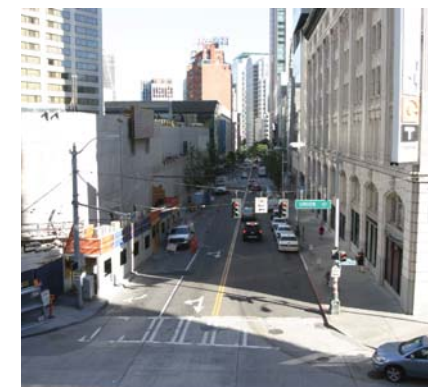
5. Looking east at the Eagles Temple Building (ACT Theatre).



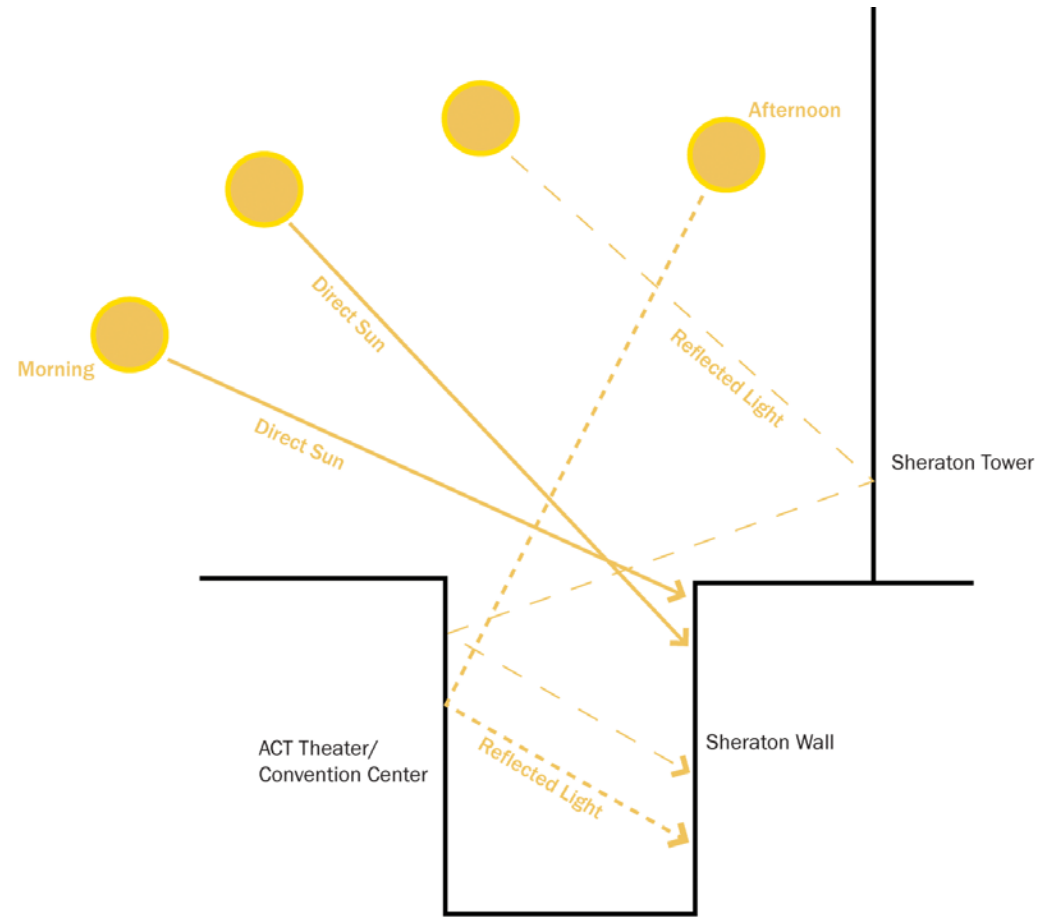
6. Looking northwest on 7th Avenue at the Sheraton Hotel wall.



7. Looking east from the intersection of 7th Avenue and Union Street toward the Eagles Temple Building (ACT Theatre).

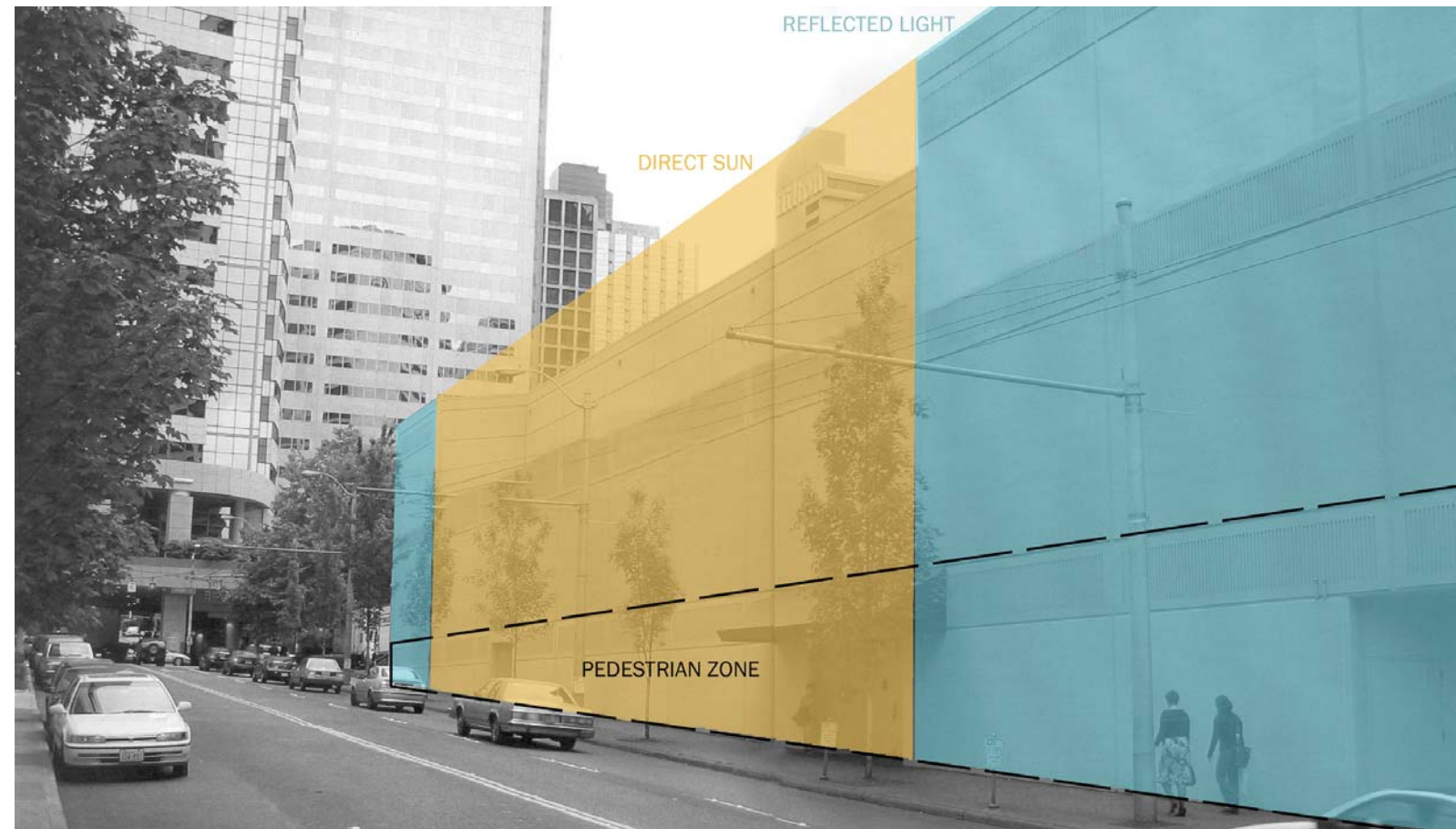


8. Looking north on 7th Avenue from Union Street.



This diagram shows three ways sunlight hits the wall:

1. Direct light
2. Single reflection off of the surrounding glass facades
3. Multiple reflections that bounce off of glass facades.



This diagram shows:

1. Reflected morning and afternoon light creates a soft dappling effect on north and south ends of the wall.
2. Direct sun highlights the center of the wall during the morning.
3. Using the architectural detailing of the facade as a guide, a datum is established to define the parameter of the intervention.
4. A pedestrian zone is identified in the lower portion of the wall signifying the need for a human scale relationship to the streetscape.

Natural Light Studies, 8am - 11am, Summer Study



12pm - 5pm





CONTEXT MAP: GREEN SPACE



canyon fountain imagery



looking northeast



canyon fountain imagery



Looking North, one union tower



looking east

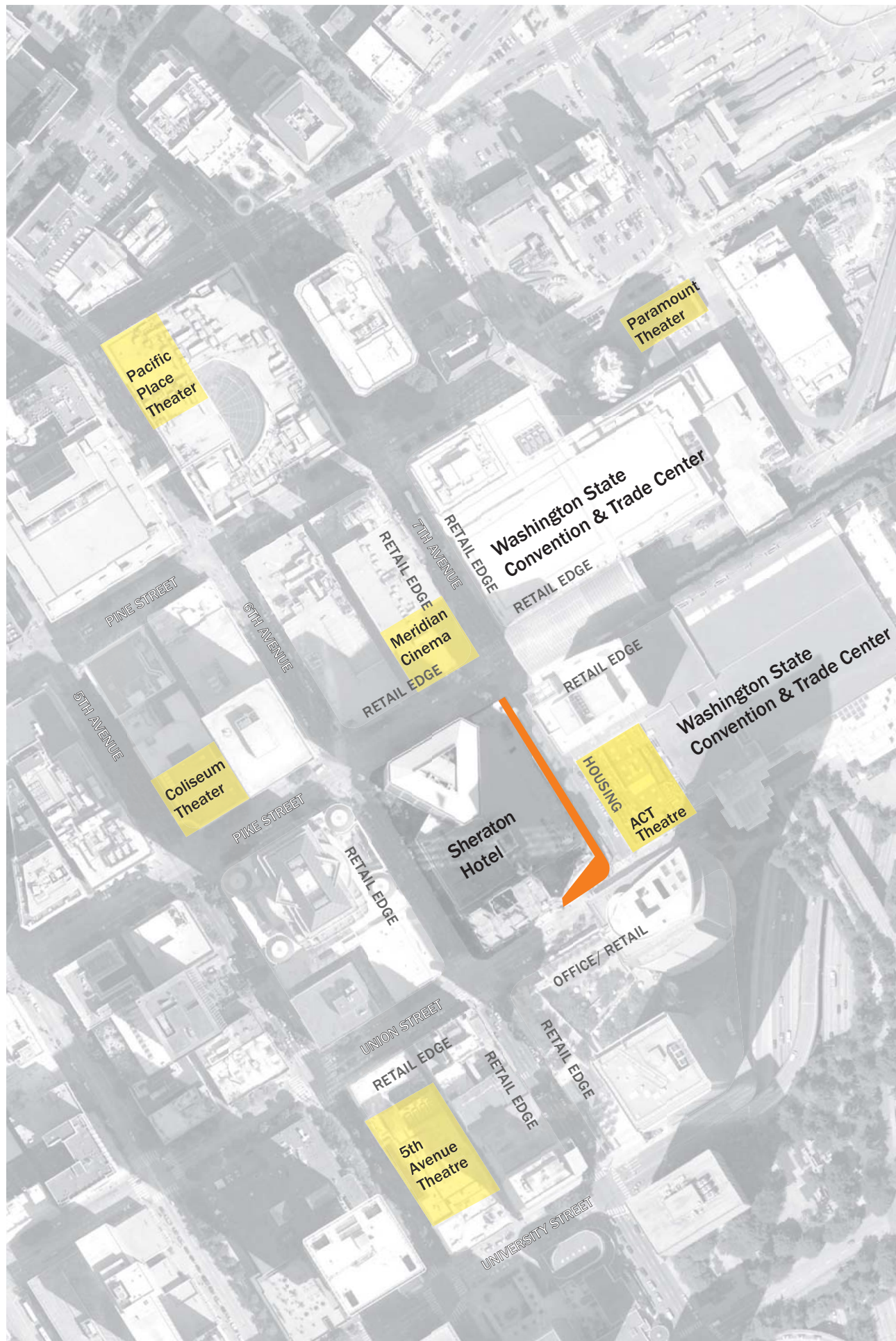


7th & Union: Facing East: Convention Center/Freeway Park



Freeway Park over I-5

FREWAY PARK REFERENCE IMAGES



CONTEXT MAP: THEATER DISTRICT



Pine Street: Paramount Theatre



7th Facing South: Pacific Place Retail Facade



7th & Pike Facing West: Meridian 16 Cinema



5th Ave : 5th Avenue Theatre



7th Facing South: Meridian 16 Retail Facade



7th & Union: ACT Theatre



5th & Pike: Historic Coliseum Theatre

The Garden Walk

Design Intent

This revised streetscape design pulls inspiration from both the immediate, and lush, context of Freeway Park as well as the surrounding historic and active theater venues to develop strategies for creating an enlivened pedestrian experience along 7th Avenue from Pike to Union Street. The design creates a garden experience in the pedestrian realm, utilizing the ground, wall, and overhead elements to animate the pedestrian zone and building facade. A dramatic combination of light, color, texture, reflection and plantings provides interest and variety while framing key pedestrian gathering spaces along the passageway.

This revised design concept firmly addresses the connection of this enlarged streetscape space to the neighborhood green space, Freeway Park. From an aerial map, a green link along this corridor completes a circuit of Freeway Park-related green spaces around the Convention Center complex. This green link translates into our concept for creating a Garden Walk.

This Garden Walk has an urban flavor, reflecting its location in the Downtown. A green wall concept has been introduced and following this idea, the green wraps and embraces the sidewalk environment for maximum effect. The idea is to create the illusion of being surrounded by green without truly enclosing the space. Adding to this sense of illusion, several large scale mirrors are strategically placed along the wall. Passing a mirror means viewing an expanded space that reflects the planted ground plan, cars in the street and the architecture across the street.

The concept of outdoor garden theater is still present in this design, specifically at night. The canopy has the subtlety of the sky during the day but changes at night to a twinkling chandelier. The dramatic lighting emphasizes the procession of the walk towards your destination. The idea of a foyer entrance at the pocket park still resonates with larger scale seating and the change of pavement. Lighting that highlights the sculpture and lights the pocket park will create a nighttime mood and allow its safe use during the dark hours.

Ginny Ruffner's dynamic sculpture, 'An Urban Garden', anchors the design at the corner where Freeway Park and the streetscape meet. The large scale grandiosity of the sculpture relates to the scale of the streetscape design and provides a bold dash of color and whimsy at that juncture. Creating a view line to the sculpture from Pine St., at the opposite end of the site, is an important design element that adds visual connection from one end of the block to the other.

The Elements

A major revision in this design is the treatment of the wall. The wall has been transformed into a vegetated plane, lush with climbing vines. Areas of vines are interspersed with large-scale mirrored panels.

This design is effective on many levels. First, the bold scale of the wall design is legible from a distance, so the space can be seen and understood as one approaches the block. The detail of the vegetation and the personal reflections in the mirrors, though, brings the large scale design down to a human scale once on the adjacent sidewalk. Second, the mirrors reflect movement, color, etc., making the space lively and always changing. In the view from across the street, the mirrors reflect select areas of the Eagles Temple Building and the Convention Center building, replacing the blank wall of the Sheraton with the illusion of much grander architecture. Last, mirrors can create illusions of extended space and secret passageways. They were a common element of historic gardens, creating small windows of wonderment. Here, the modern garden interpretation uses large scale mirrors to greatly expand the feeling of space.

The overhead canopy, in four stepped levels, is a multi-effect element. The transparent canopy is embellished with a cloud pattern, created by crystals attached to the overhead glass. During the day, the sunlight creates cloud-pattern shadows cast onto the ground. At night, this same cloud pattern is apparent in the sky, as the crystal reflects the integrated lights, creating a starry, sparkly canopy overhead.

The ground plane will consist of low evergreen plantings, interspersed with swaths of colored, flowering plants, as well as street trees. The walkway surface will be relatively simply scored, colored concrete. The neutral surface will best accept the shadows and reflections of light from the canopy above. The light color will let the walk visually 'float' over the green plantings to emphasize the feeling of being wrapped in green.

Gathering Areas and Open Space

Seating opportunities are available all along the streetscape. At the pocket park at the corner of 7th Avenue and Union Street, a large built-in bench is provided for gathering at the base of the sculpture. Along the length of 7th Avenue, benches are clustered in order to provide opportunities for sitting and gathering.

At the corner of 7th Avenue and Pike Street, the Daily Grill restaurant will have the opportunity to maximize outdoor restaurant seating on both the 7th Avenue and Pike Street sidewalks.

This design proposal seeks one departure from the standard:

SMC 23.86.028 Blank facades

The blank façade and lack of transparency along 7th Ave are existing conditions. This revised design addresses the lack of transparency by the use of mirrored panels. Although they are not windows to see into the building, the mirrors reflect the surrounding buildings, cars and people, creating changing scenery. Additionally, an upgraded streetscape design, including creative lighting and enhanced seating and plantings, helps to create a pleasant sidewalk environment.

Please describe how the proposed design responds to the comments provided by the Design Review Board. The redesign attempts to address the concerns from the Early Design Guidance Meeting, May 25, 2004:

C-1 Promote pedestrian interaction:

The mirrors that have been placed along the Sheraton wall are particularly effective at engaging the users. Mirrors not only reflect the people on the sidewalk and the lights from the overhead canopy; they reflect the prominent architecture of the east side of 7th Ave and come alive with reflections of the ever-changing movement of cars on the road.

The design includes continuous overhead canopy for protection from the elements. Clustered seating is provided along 7th Avenue and at the pocket park.

C-3 Provide active-not blank- facades:

The bold scale of the wall design is legible from a distance so the space can be seen and understood as one approaches the block. The details of the concept, though, bring the scale of the elements to human scale at the sidewalk. Using the reflectivity of the mirrors, the existing blank façade is suddenly lined with windows of reflection and illusions. The blocks of greenery in between provide a lush interlude between these experiences. The vine also provides liveliness to the walk. The leaves of the Boston Ivy move in the breeze, a contrast to the solidity of the mirrors. The vines tend to line up neatly as they grow, providing a very manicured appearance. The seasonal color change of the vine provides a long green summer' followed by a spectacular red color in fall. When the leaves fall, the wall is covered with a lacy vegetative pattern.

C-5 Encourage overhead weather protection:

Overhead weather protection is included along the entire length of 7th Avenue.

D-2 Enhance the building with landscaping:

The design includes vertical landscape elements, such as a vine wall and street trees, as well as horizontal elements, including ground level and raised planting beds to mitigate the blank façade.

D-5 Provide adequate lighting:

The design includes "creative lighting treatments" in both the overhead canopy and ground level pedestrian lights to create night-time interest and to enhance personal safety and security.

The redesign also attempts to address the comments from the previous meeting of this Design Review Board, July 10 2007:

- *Study alternatives for the chandelier/lobby concept, especially alternatives that provide for continuous overhead weather protection along the entire 7th Avenue façade.*

Continuous overhead protection along 7th Avenue has been provided.

- *Explore details and design considerations, including signage, that will contribute to the "branding" of this passage as "The Theatre Walk."*

The urban garden walk, as an extension of the Urban Garden sculpture and plaza and Freeway Park, will be an easily identifiable and 'branded' place.

- *Reconsider the fleur-de-lis wallpaper as a continuous surface, especially since the wall would greatly benefit from the incorporation of rhythmical, vertical elements...*

The design of the wall has been revised to include vertical mirror elements, interspersed within the vine planting, that help to visually break up the size of the façade. The canopy also helps to visually break up the large façade as it steps up the wall along the slope and provides human scale.

- *The plaza surrounding the "Urban Garden" sculpture does not work with the sculpture at this point; re-examine the "Green Wall" concept generally, in particular for the sunny pocket park wall behind the sculpture; explore ways to integrate the sculpture within this niche space and with the context of the "Theatre Walk."*

The revised design concept provides a better context for the sculpture in the pocket park. A 'green' wall has been incorporated and will grow to cover the wall behind the sculpture, forming a visually strong vegetative backdrop.

- *Work to coordinate the sculpture with the detailed design of the wall behind and the ground surface treatment of the pocket park...*

The sculpture has become more fully embraced by the streetscape design. A long, curved bench wraps around the edge of the plaza to echo the shape of the sculpture base; the paving design in the plaza incorporates the base of the pot into its design; the vegetative wall helps to create a setting for the sculpture; the garden path (replacing the 'red carpet') provides a graceful entrance into the plaza area.

- *Work to better integrate the seemingly disjunctive ideas behind the "Urban Garden" sculpture and the "Theatre Lobby" concept and to articulate that integration.*

The 'urban garden' theme has become more integral to the design concept thereby having greater harmony with the sculpture.

- *Strengthen the sense of a continuity of interesting small events occurring along 7th Avenue; further examine opportunities for clustering of the street trees and plantings along the street to promote these smaller events...*

Seating opportunities are provided all along the length of the block. The placement of the benches within the line of the sidewalk helps to keep activity moving around the benches and creates a sense of liveliness when the walking surface is compressed. Some benches are clustered to encourage interaction of the users. The curved bench at the pocket park provides a different setting, to allow for different types of gathering at varying times of the day or year.

- *Do not ignore the presence of utility poles and the supports for the electrical system...*

Utility poles have been shown and fit into the pattern of the street trees.

- *Examine and provide the Board with graphic information for the entire length of the block from the perspective of different seasons and weather conditions.*

Seasonal change is most notably indicated by change in leaf color and dropping of leaves in winter, creating a different feeling and pattern along the walk. Daily changes will occur as different amounts of light coming through the canopy will change the patterns on the ground plane, movement and reflection in the mirror of the day's surroundings and the various lighting effects at night.

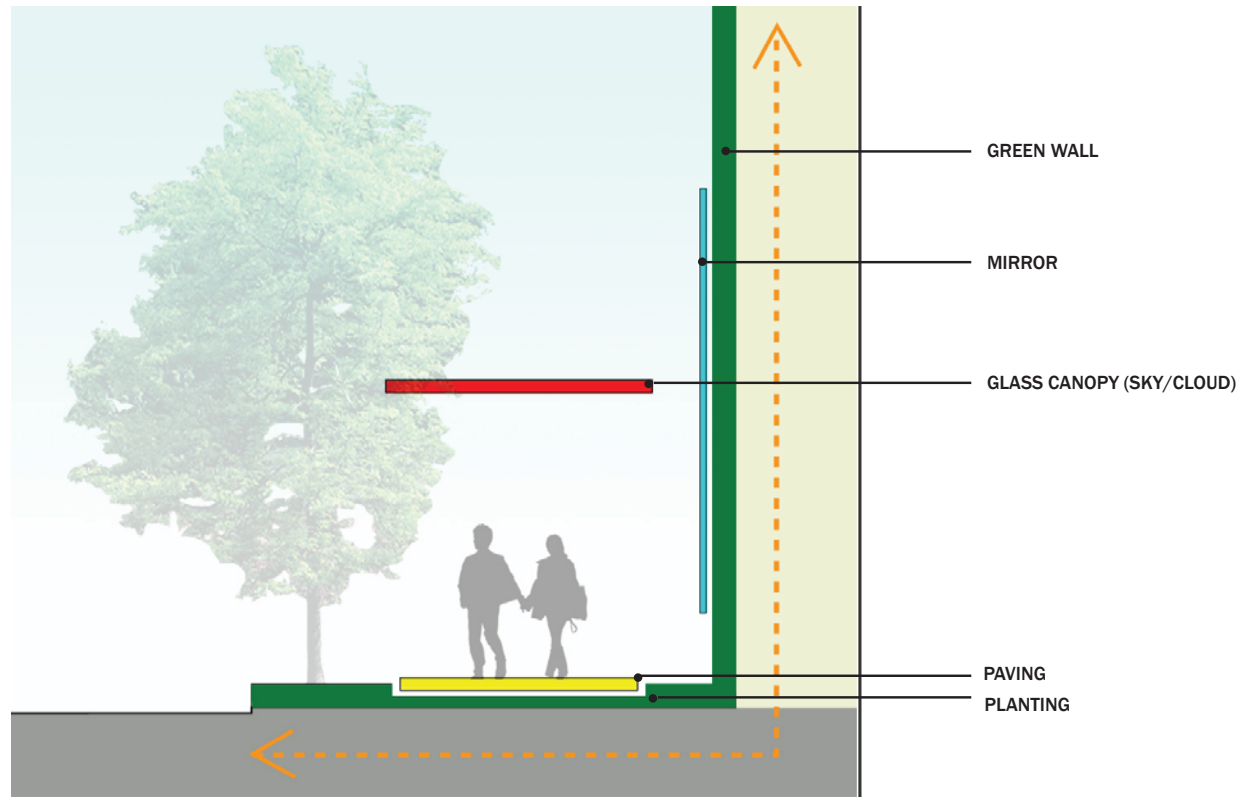
- *Provide samples of proposed colors, materials and treatments.*

Photos of design materials are included in the presentation.

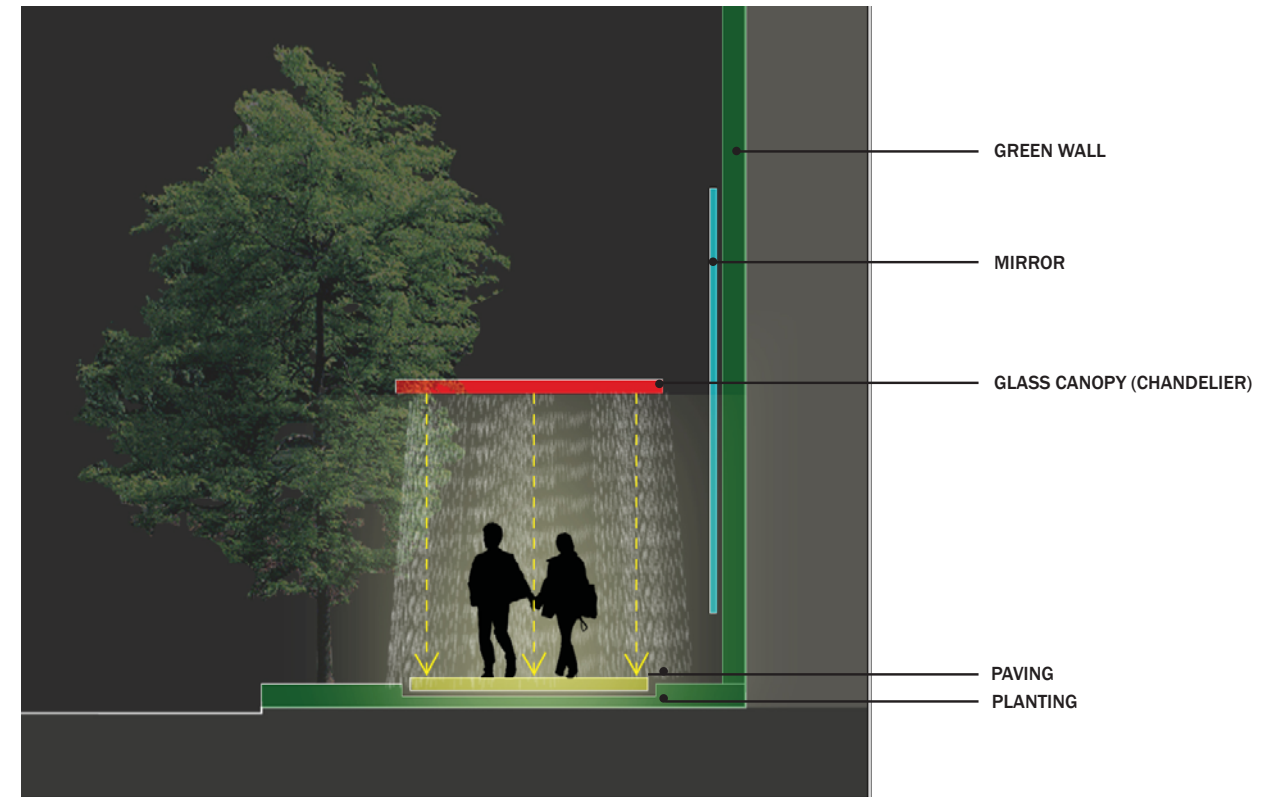
Also, the design addresses the comments made by the public at the meeting:

- The design responds and reacts to the 'green' connection to Freeway Park. Wayfinding will be incorporated into the paving at the pocket park.

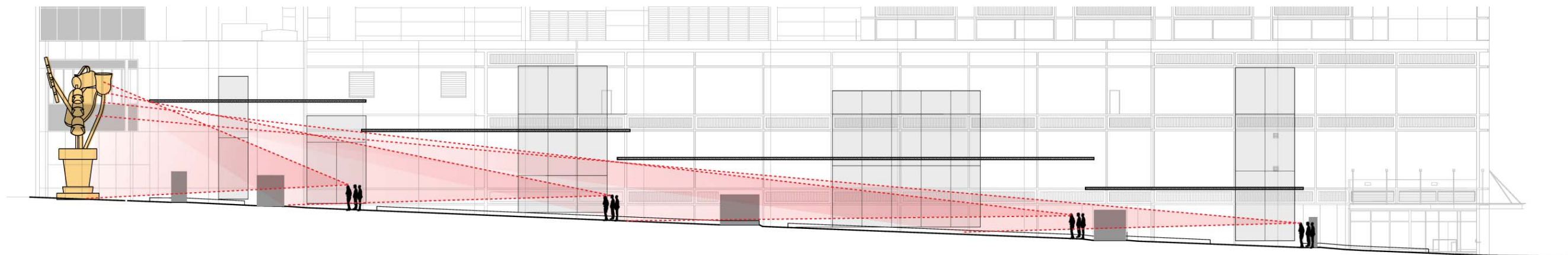
- Although the street is not widened for formal pull-out areas, several breaks in the vegetation are provided in areas where drop-offs could occur.



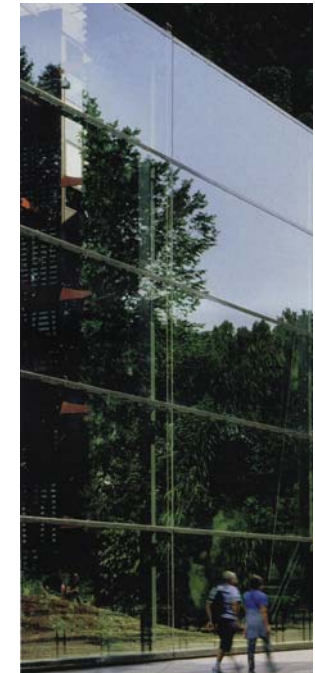
DAY TIME CONCEPT SECTION DIAGRAM: GREEN WRAP



NIGHT TIME CONCEPT SECTION DIAGRAM: SURROUNDED BY LIGHT



VIEW DIAGRAM: movement/progression/sequence

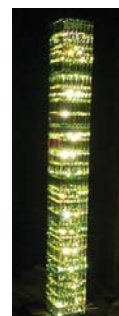


REFERENCE IMAGE: GREEN WALL

REFERENCE IMAGE: MIRROR/REFLECTION)



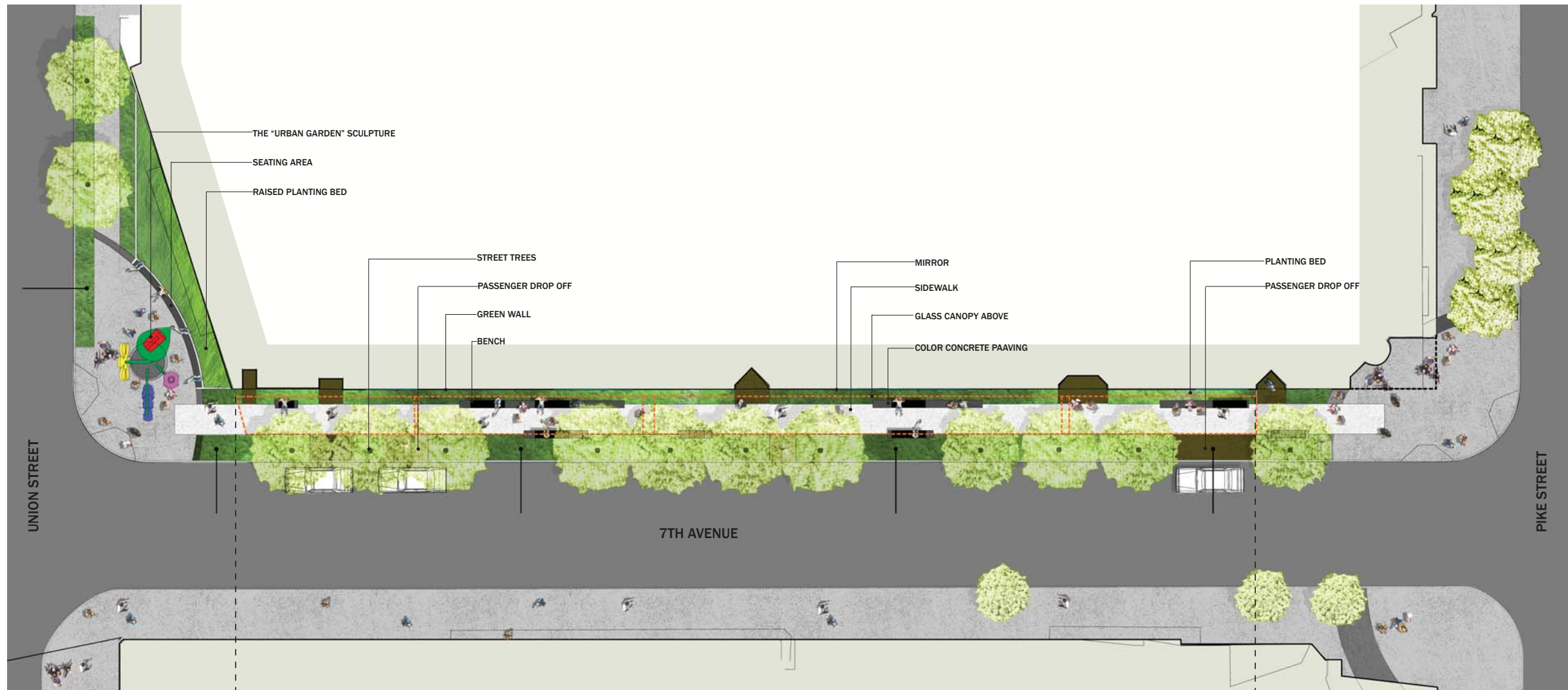
REFERENCE IMAGE: SKY/CLOUD



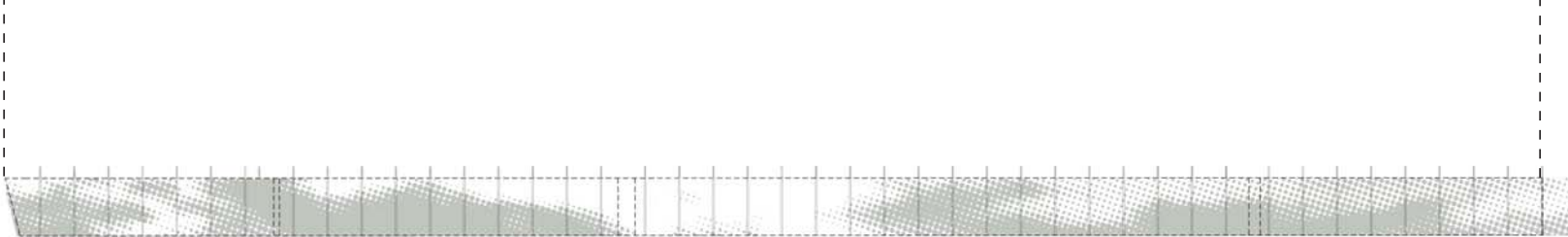
REFERENCE IMAGE: CHANDELIER/CRYSTALS



REFERENCE IMAGE: BENCH



PLAN SCALE: 1"=10'-0"



CANOPY PATTERN



Underneath the Canopy, looking south, Daytime view (northern east side)



Underneath the Canopy, looking south, Daytime view. (southern east side)



Context of Garden walk, looking north west



Context of Garden walk, looking west



Southern corner, intersection of Union & 7th Avenue., looking north



6/07

The "Urban Garden"- Art piece by Ginny Ruffner



6/07