

Washington State Convention Center Addition Project

Seattle Design Commission
Meeting #9 - Public Benefits

07-06-2017



AGENDA

PROJECT VISION

- NEW URBAN CONVENTION CENTER
- BUILDING CONCEPT: URBAN COLLAGE
- SITE CONCEPT: MULTIPLE NEIGHBORHOOD IDENTITIES

PUBLIC BENEFITS VISION

- CREATING PLACE & NEIGHBORHOOD CONNECTIONS

PUBLIC BENEFITS COMPONENTS

- ON-SITE PUBLIC SPACES

PROJECT VISION

**TO CREATE A NEW URBAN
CONVENTION CENTER THAT
ENRICHES SEATTLE'S URBAN CORE
BY CELEBRATING ITS ATTRIBUTES
AND CREATING NEIGHBORHOOD
CONNECTIONS.**

NEW URBAN CONVENTION CENTER



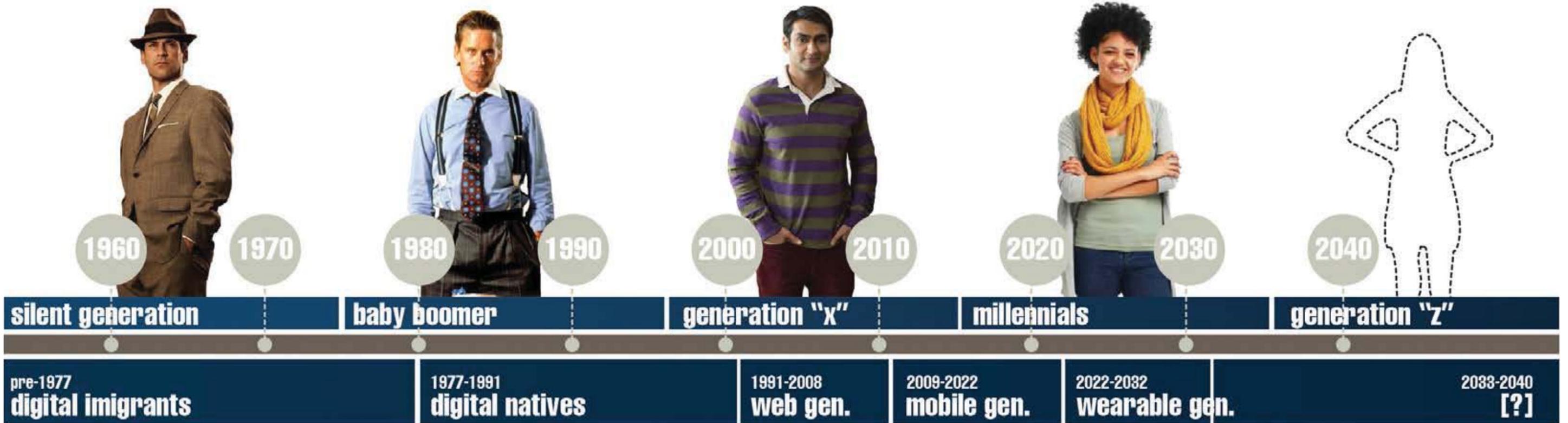
generation ONE

generation TWO

generation THREE

generation FOUR

generation FIVE

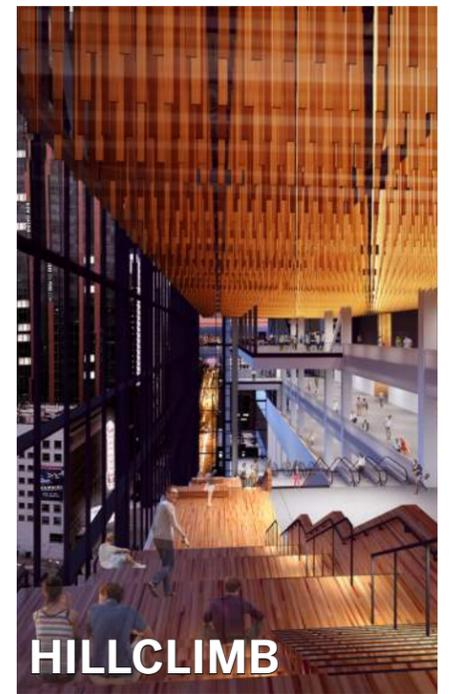


INTEGRATED MIXED USE



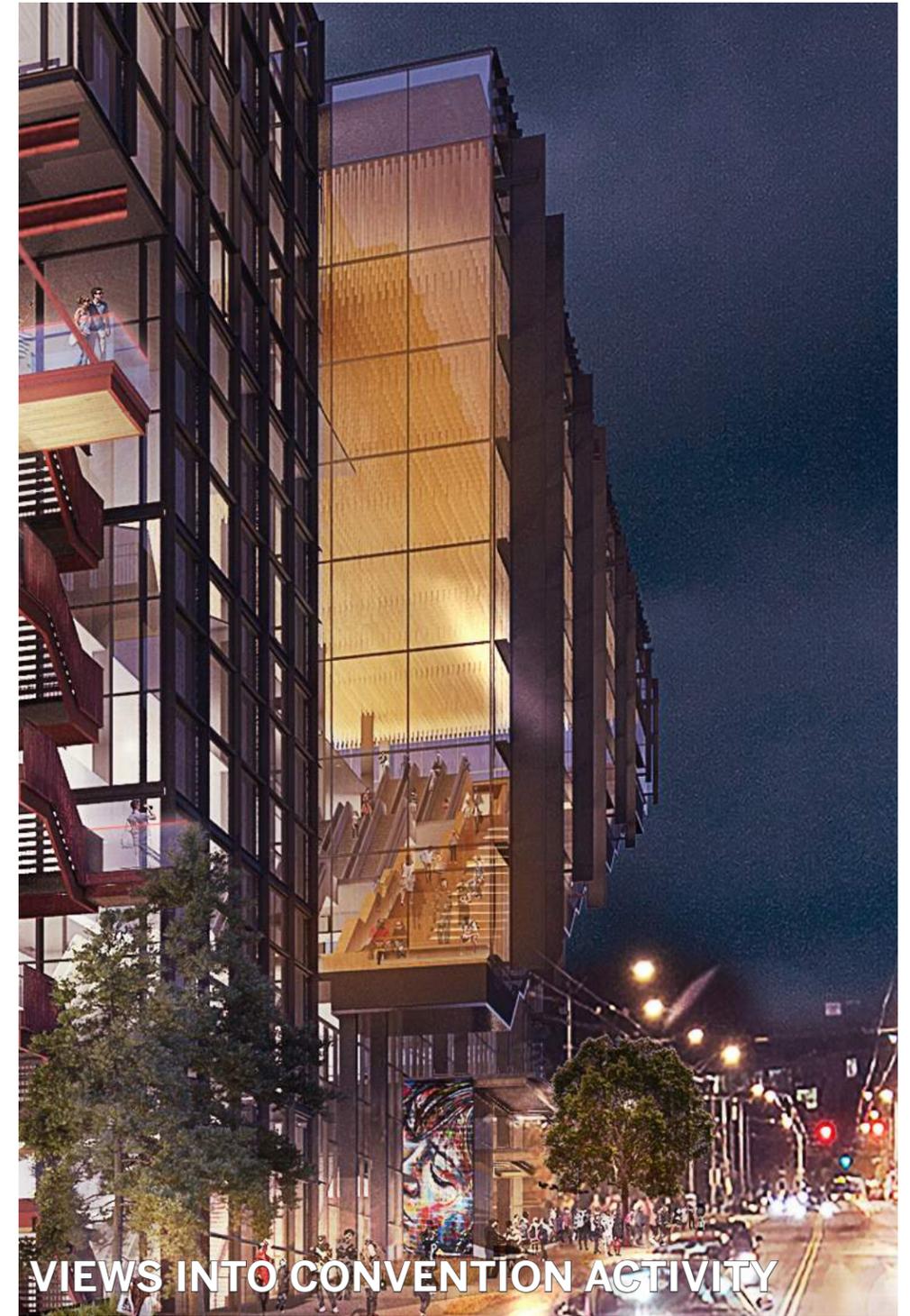
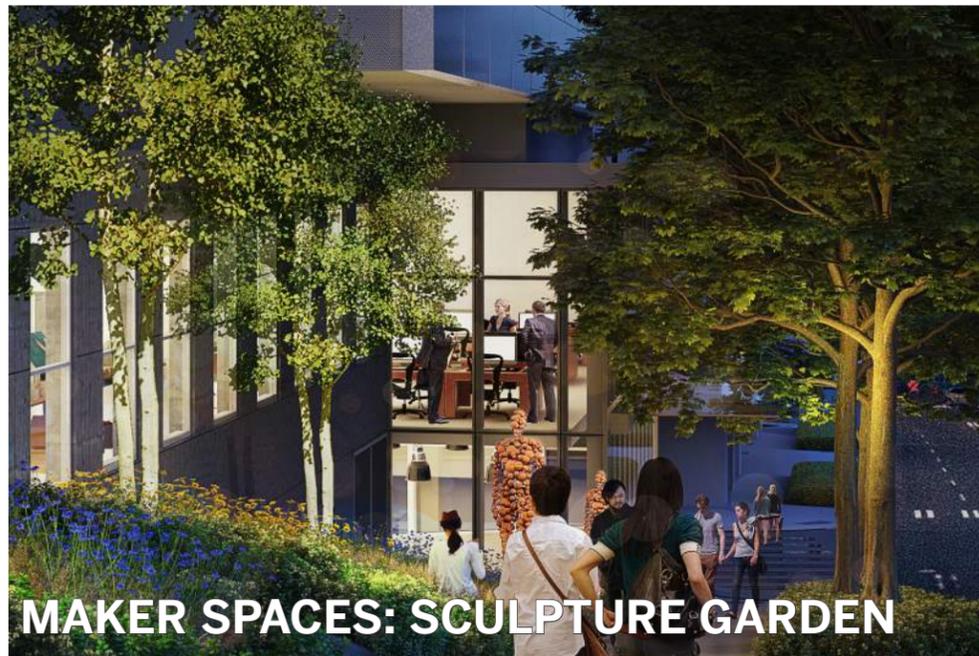
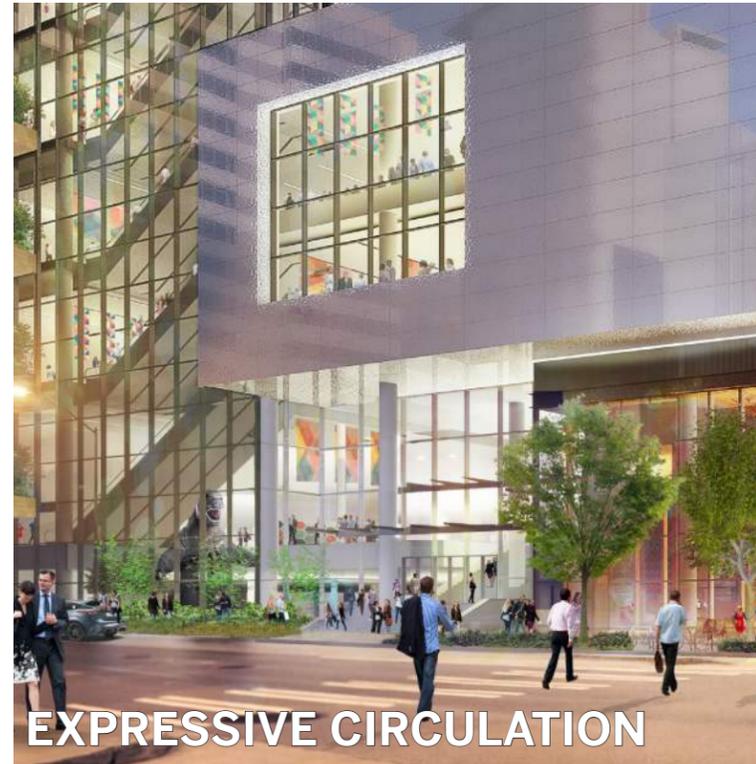
NEW URBAN CONVENTION CENTER

VERTICAL STACKED PROGRAMMING



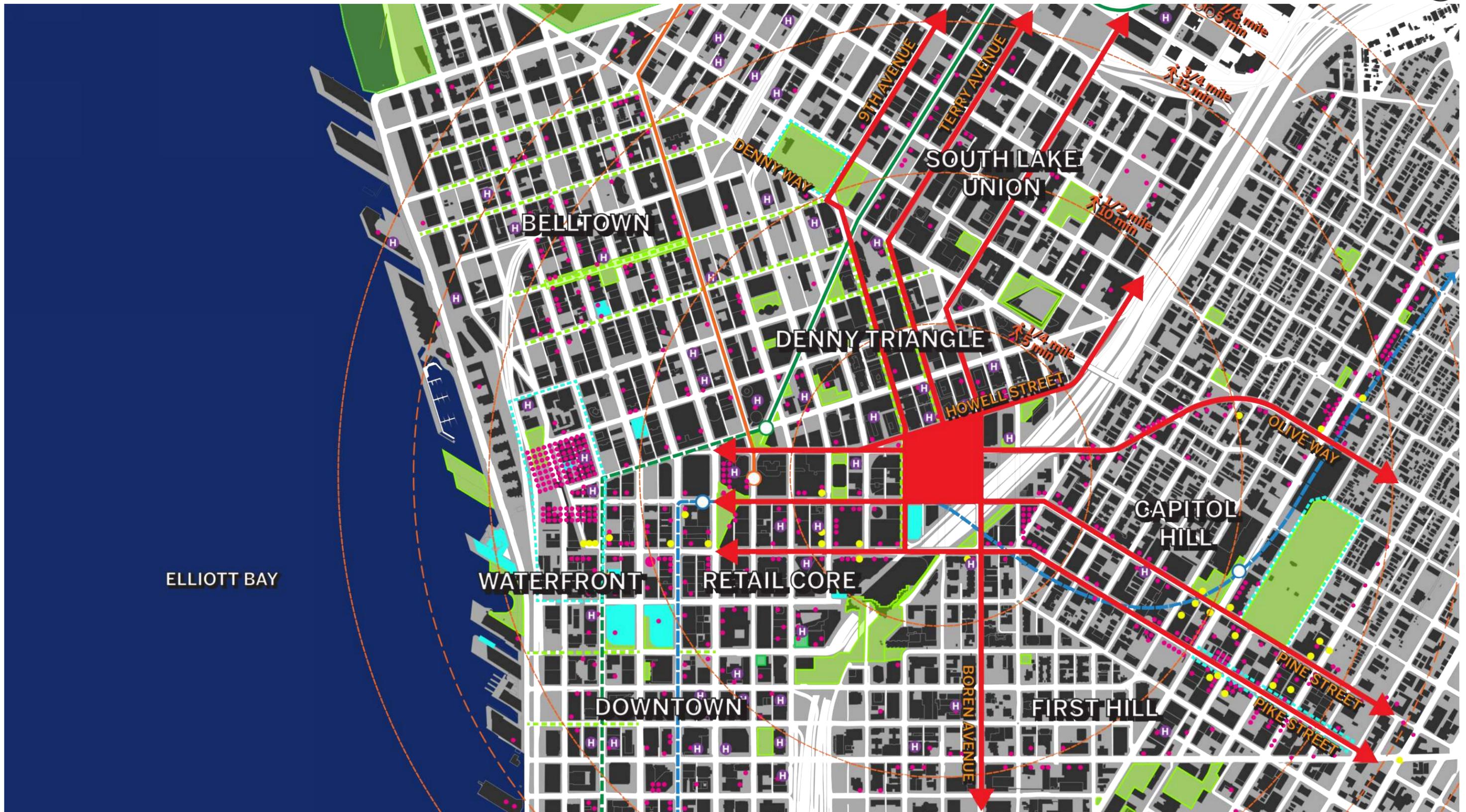
NEW URBAN CONVENTION CENTER

INTERIOR + EXTERIOR



NEW URBAN CONVENTION CENTER

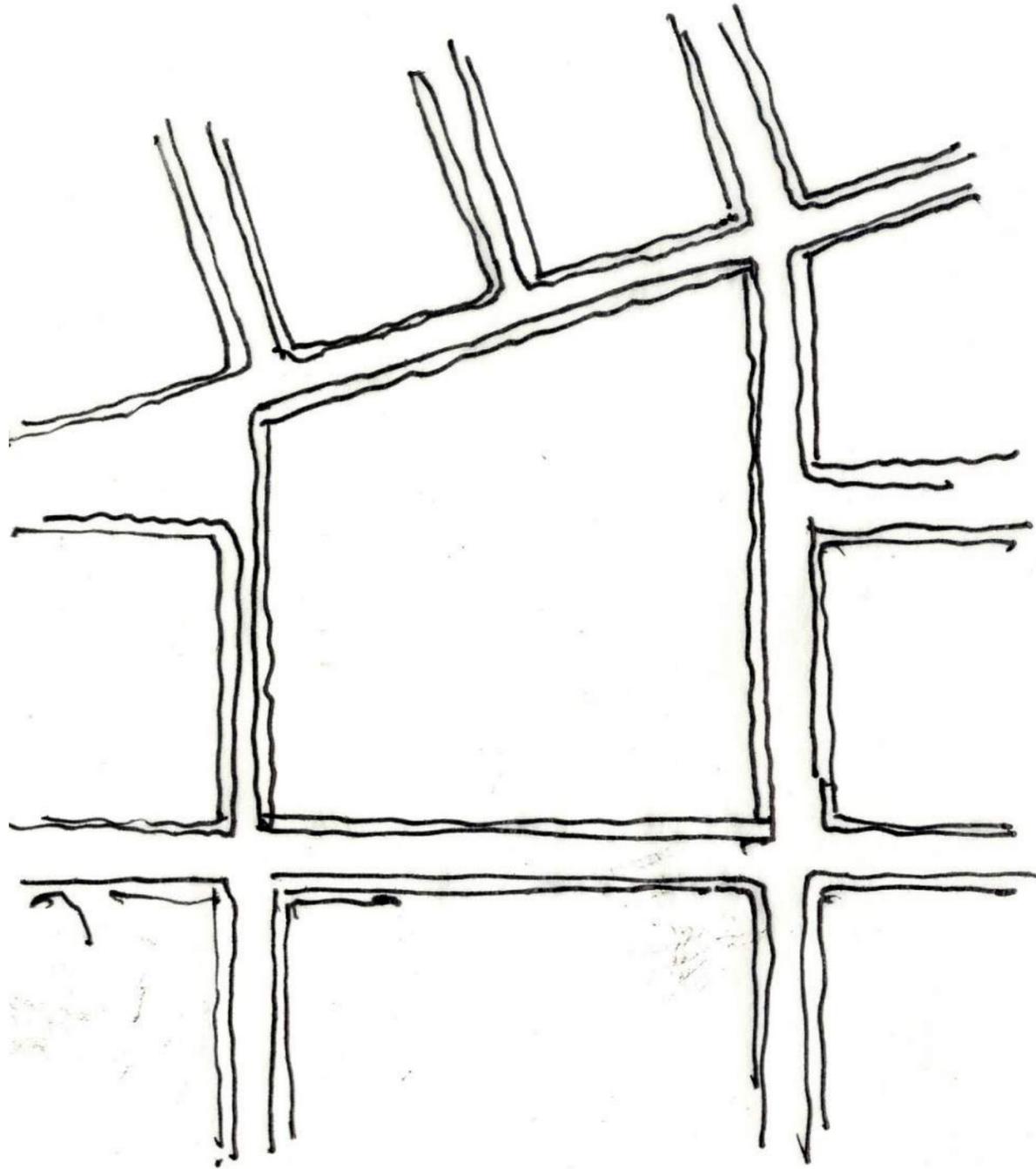
URBAN CONNECTIONS



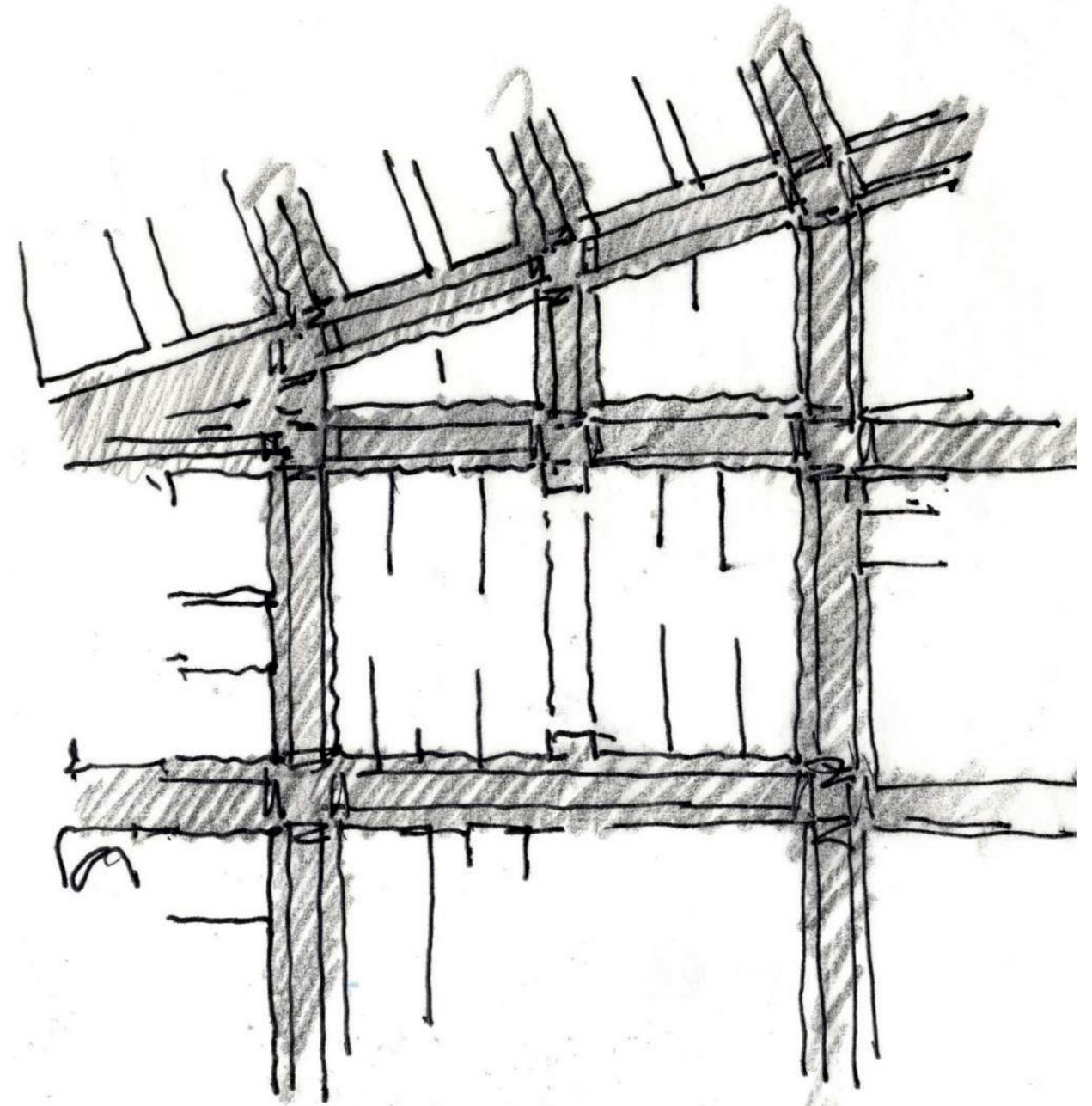
NEW URBAN CONVENTION CENTER

WEAVE URBAN FABRIC

DIVERSITY AND TRADITIONAL SCALE IN STREETS AND ARCHITECTURE



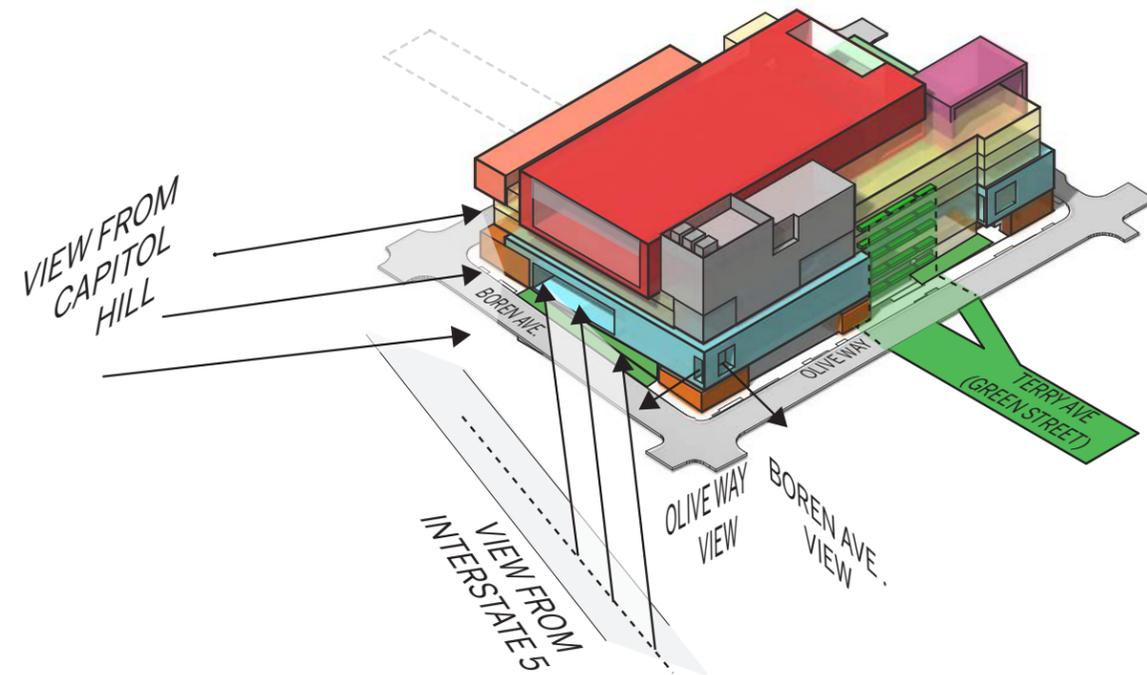
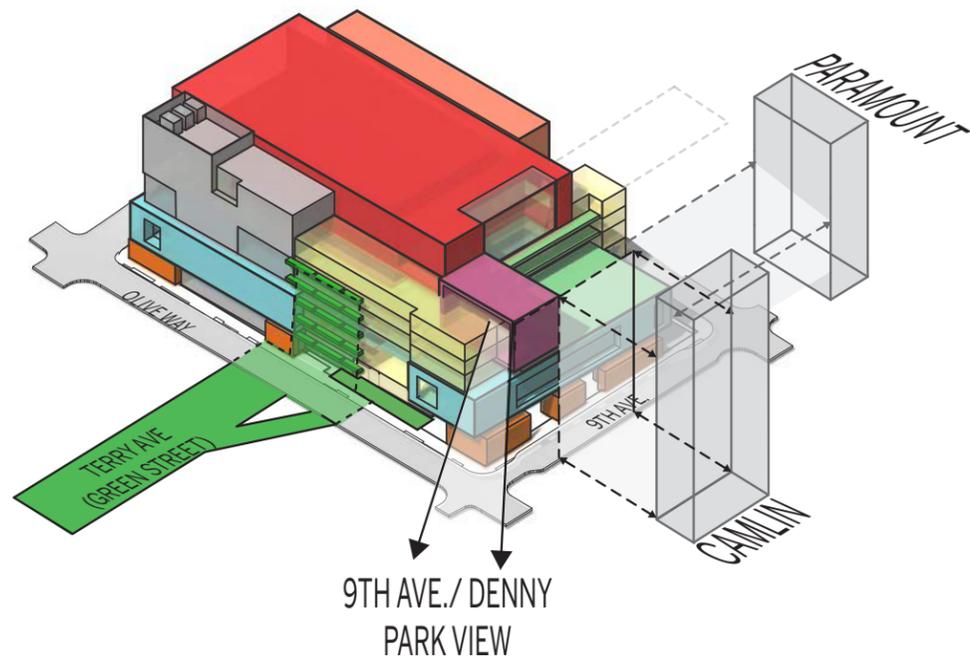
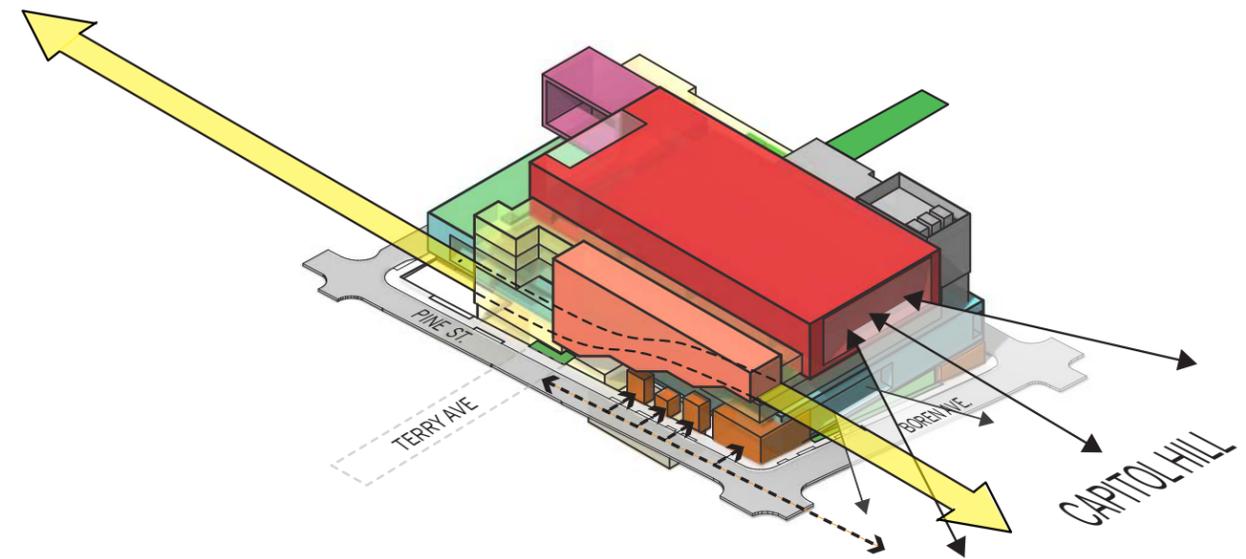
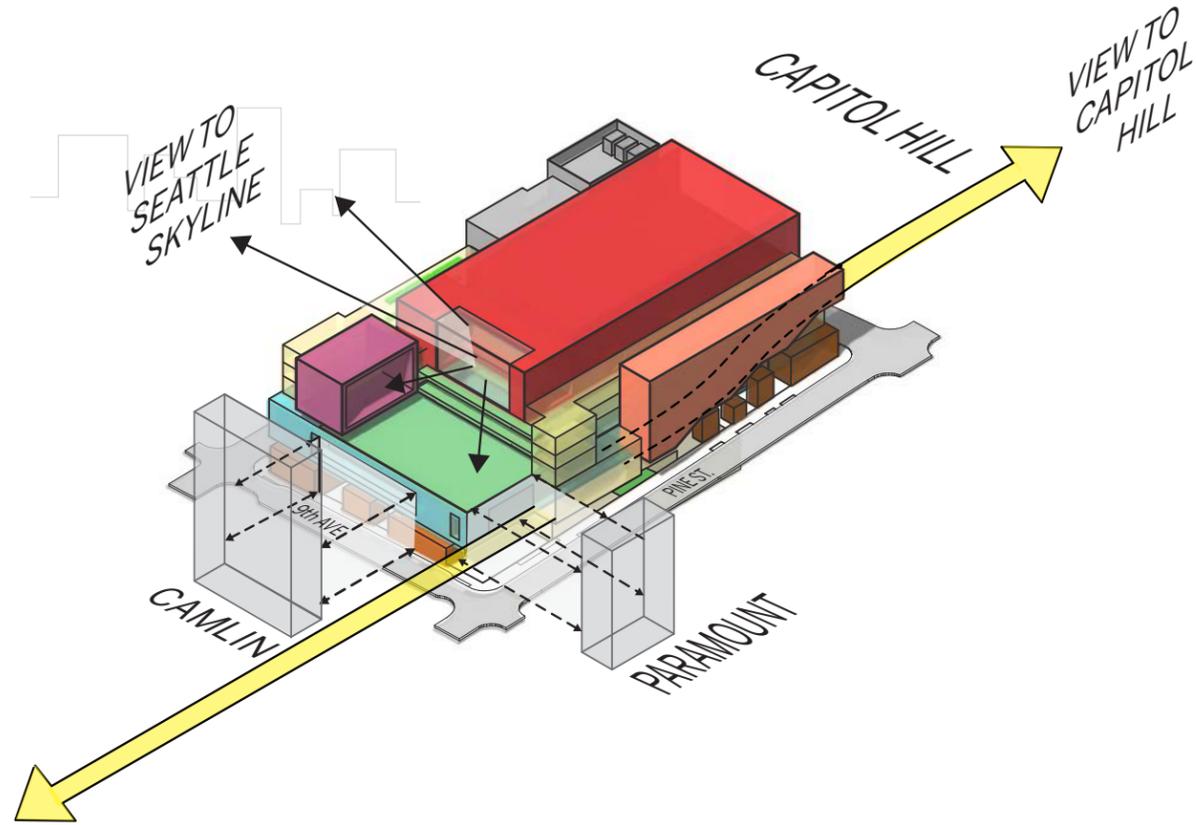
MEGA BLOCK



MULTI-BLOCK

BUILDING CONCEPT: URBAN COLLAGE

INTERDEPENDENT RELATIONSHIPS WITH ADJACENT STREETS/BUILDINGS/SPACES



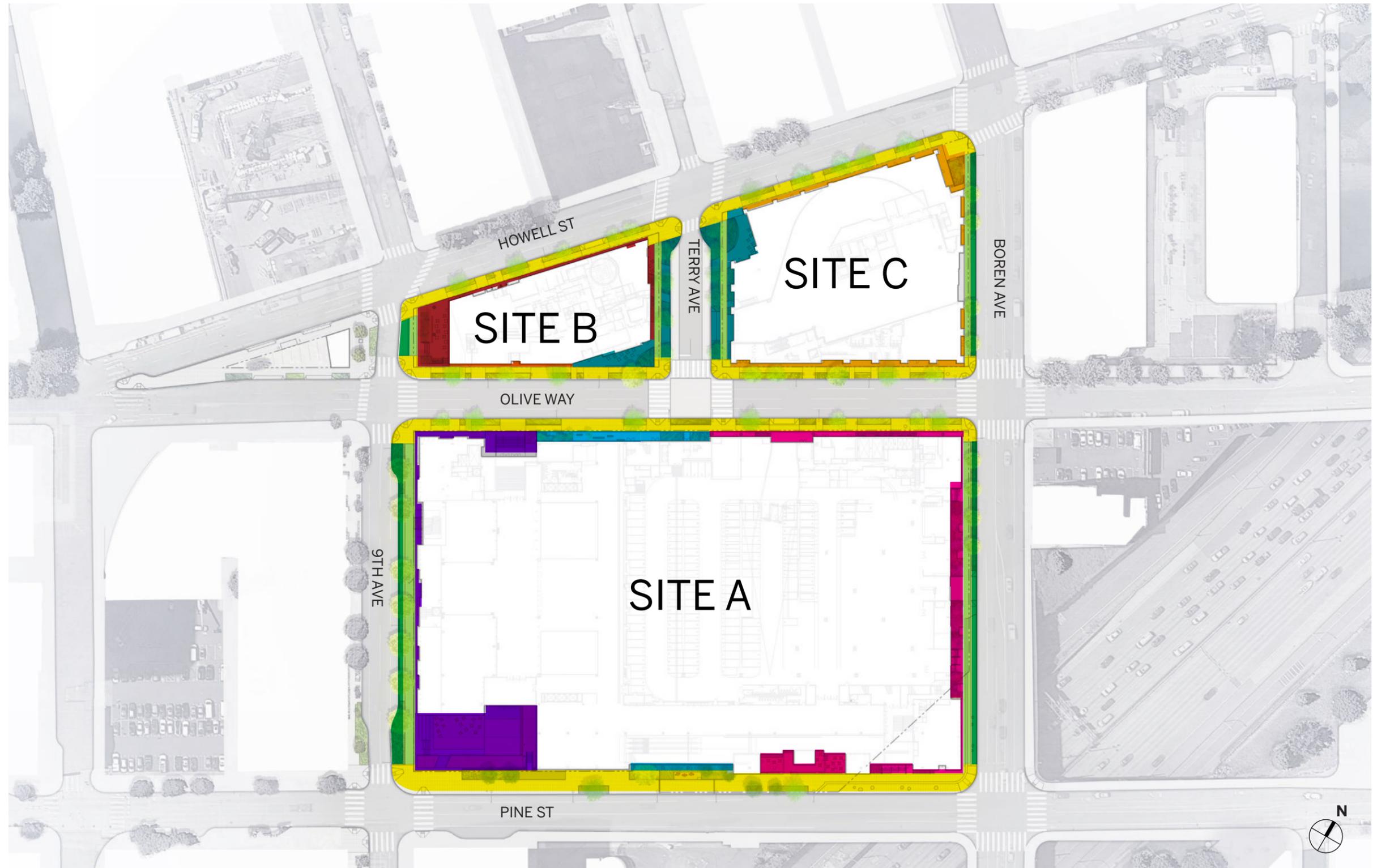
SITE CONCEPT: MULTIPLE NEIGHBORHOOD IDENTITIES

ROW SIDEWALK CHARACTER ZONES

- HILL STREET SIDEWALK CHARACTER
- AVENUE SIDEWALK CHARACTER

PROPERTY SIDEWALK CHARACTER ZONES

- WSCC EAST
- WSCC WEST: MARKET
- TERRY TERMINUS/R.O.W.
- TERRY GREEN STREET
- RESIDENTIAL BLOCK
- OFFICE BLOCK



PUBLIC BENEFITS VISION

CREATING PLACE & NEIGHBORHOOD CONNECTIONS

- 1. FILLING THE VOID ACROSS I-5 WITH EAST-WEST CONNECTIONS**
- 2. ENHANCING THE CITY'S PUBLIC SPACE NETWORK WITH INTIMATE AND DESTINATION OPEN SPACES**
- 3. CREATIVE PLACE-MAKING THROUGH ARTISTS AND ART**
- 4. ADDRESSING COMMUNITY PRIORITIES**
- 5. RESPONDING TO THE CITY'S HOUSING CRISIS**

EXISTING SITE CONDITION - VOID

VOIDS AND LACK OF CONNECTIVITY



FILLING THE VOID

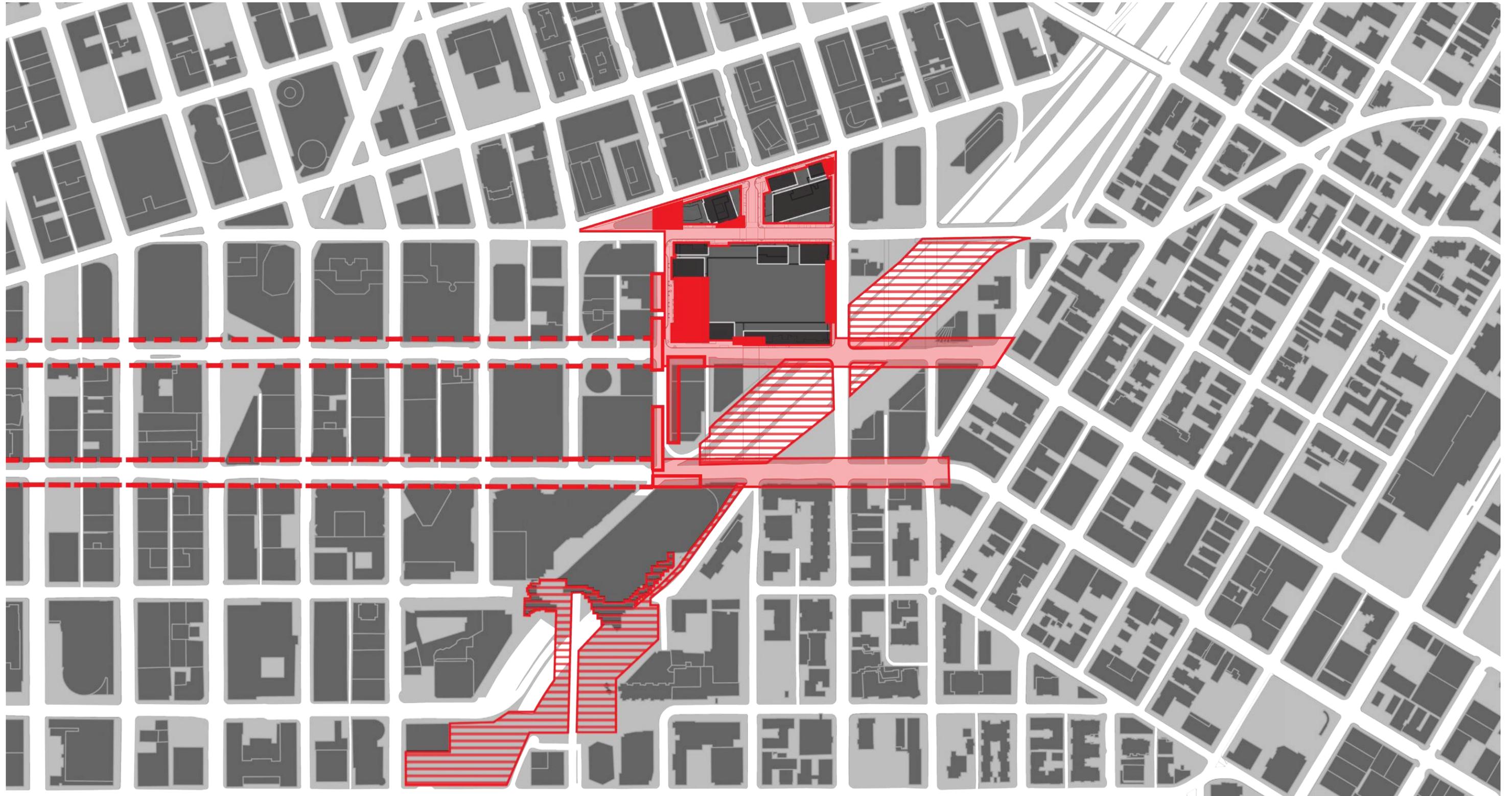
MIXED USE CONVENTION CENTER AS URBAN FABRIC



ON-SITE PUBLIC BENEFITS



PUBLIC BENEFITS / NEIGHBORHOOD CONNECTIONS



PUBLIC BENEFITS COMPONENTS

CREATING PLACE AND NEIGHBORHOOD CONNECTIONS

1 ON-SITE PUBLIC BENEFITS

- PUBLIC SPACES
- ADDITIONAL IMPROVEMENTS BEYOND CODE

2 PUBLIC BENEFIT ART

3 NEIGHBORHOOD CONNECTIONS

• FUNDING IMPROVEMENTS

- Pike/Pine Pedestrian Improvements Funding
- Pike/Pine Bicycle Facilities Funding
- Lid I-5 Study Funding
- Freeway Park Association / Seattle Parks and Recreation Funding

• IMPLEMENTATION IMPROVEMENTS

- Olive Way Improvements
- Pike/Pine 9th Avenue Improvements
- Historic Building Lighting

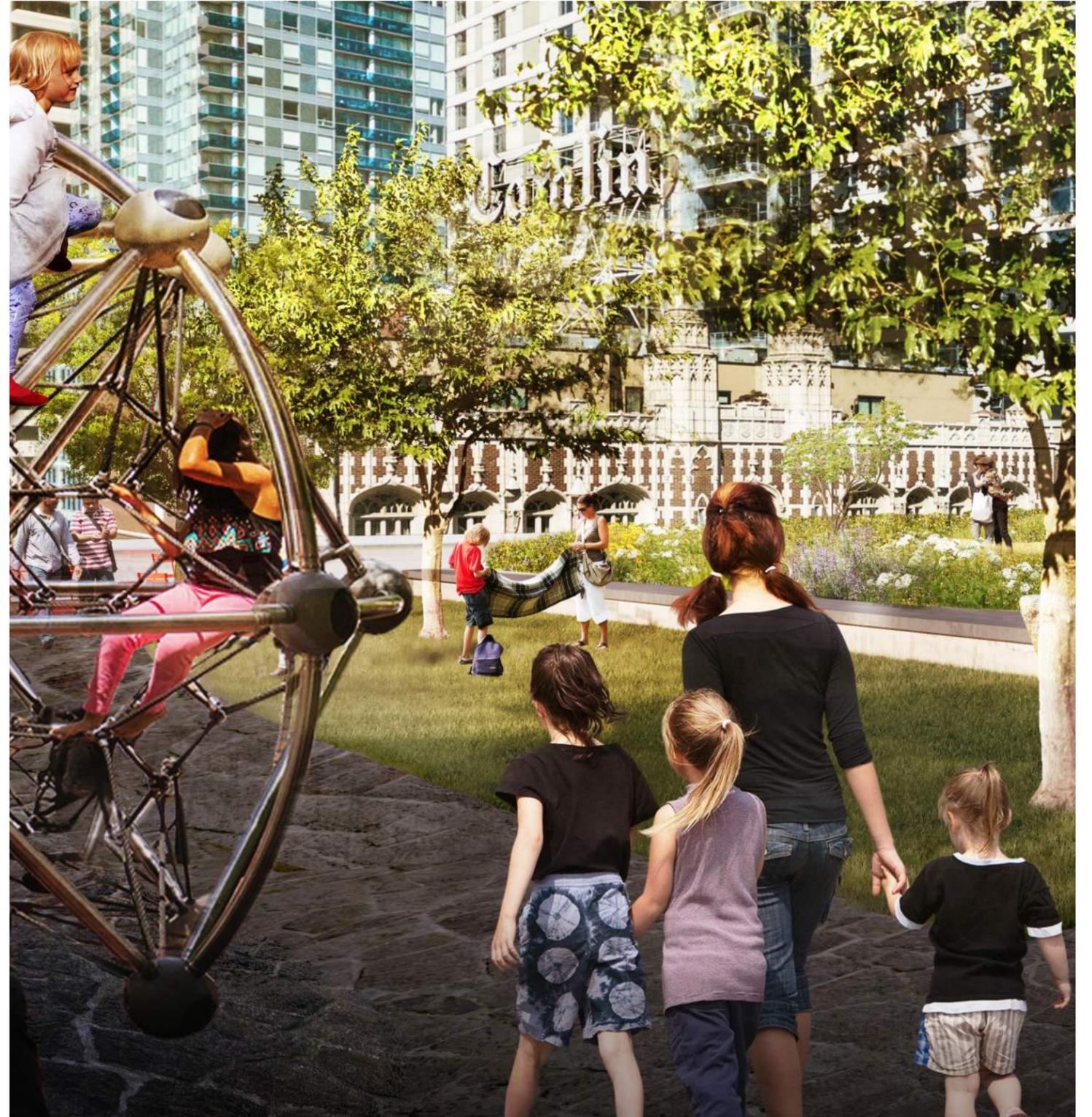
4 AFFORDABLE HOUSING FUNDING

COMMUNITY INPUT & NEIGHBORHOOD PLAN

The Public Garden is supported by public comment requests for public access and a desire for more neighborhood green space, with places for people and families to gather.

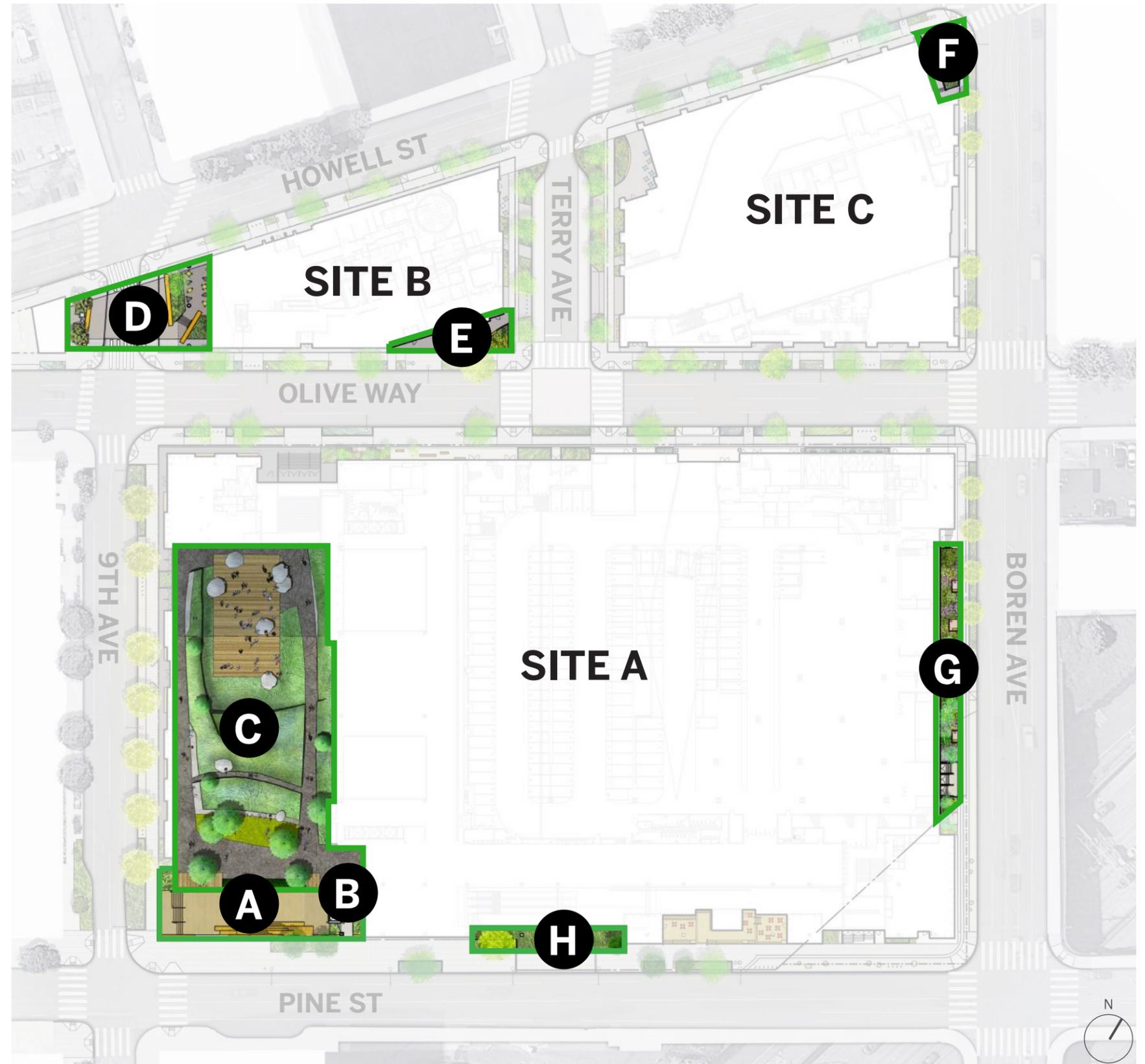
“In the Denny Triangle, ‘civic’ is the more apt term for the purpose and character of open space. Public or private, soft or hard, green or paved, passive or active, above or at-grade, the open space serves a dynamic, vital role in the quality, day and night, of the Neighborhood.”

- THE DENNY TRIANGLE NEIGHBORHOOD PLAN (13, 14)

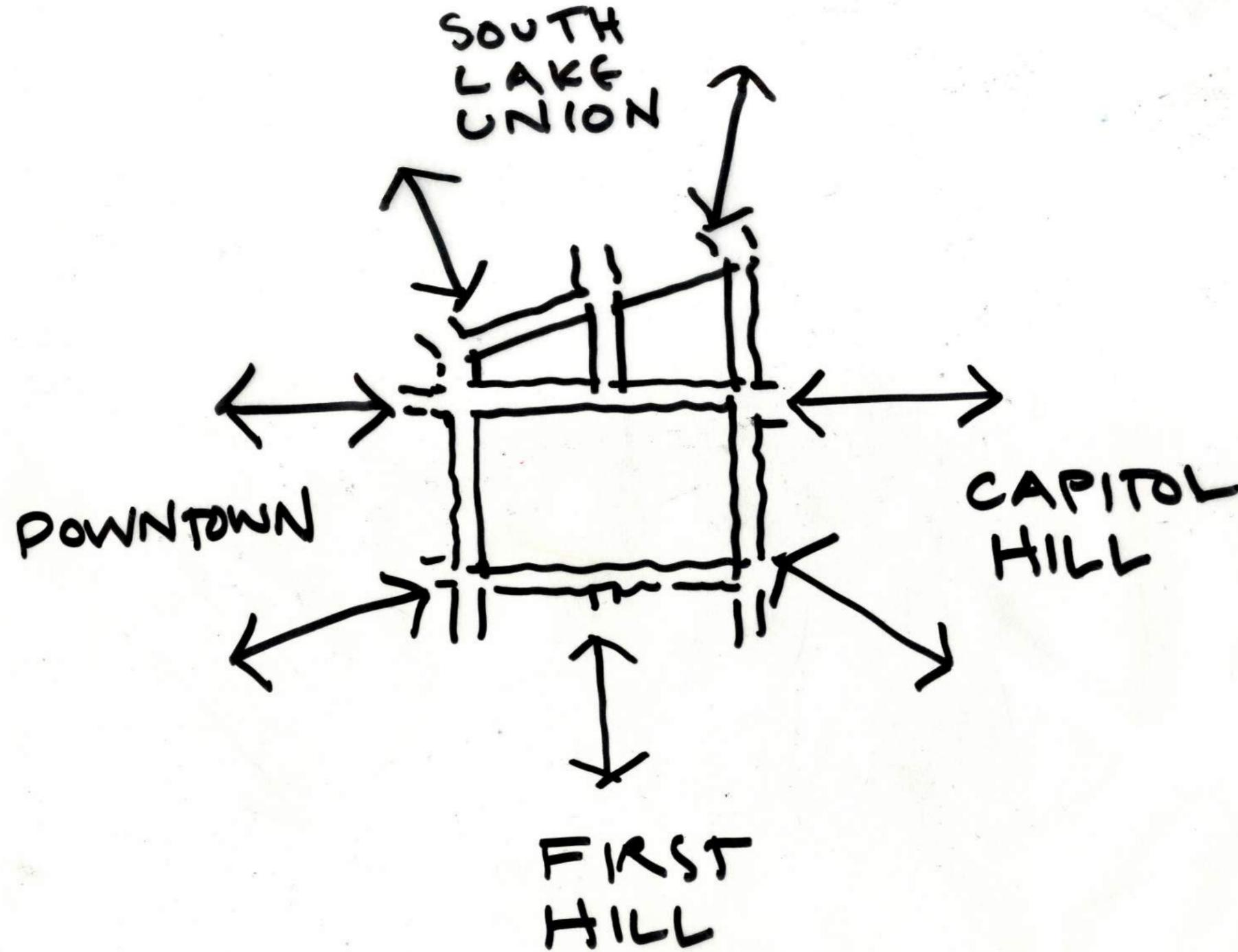


1. ON-SITE PUBLIC BENEFIT SPACES

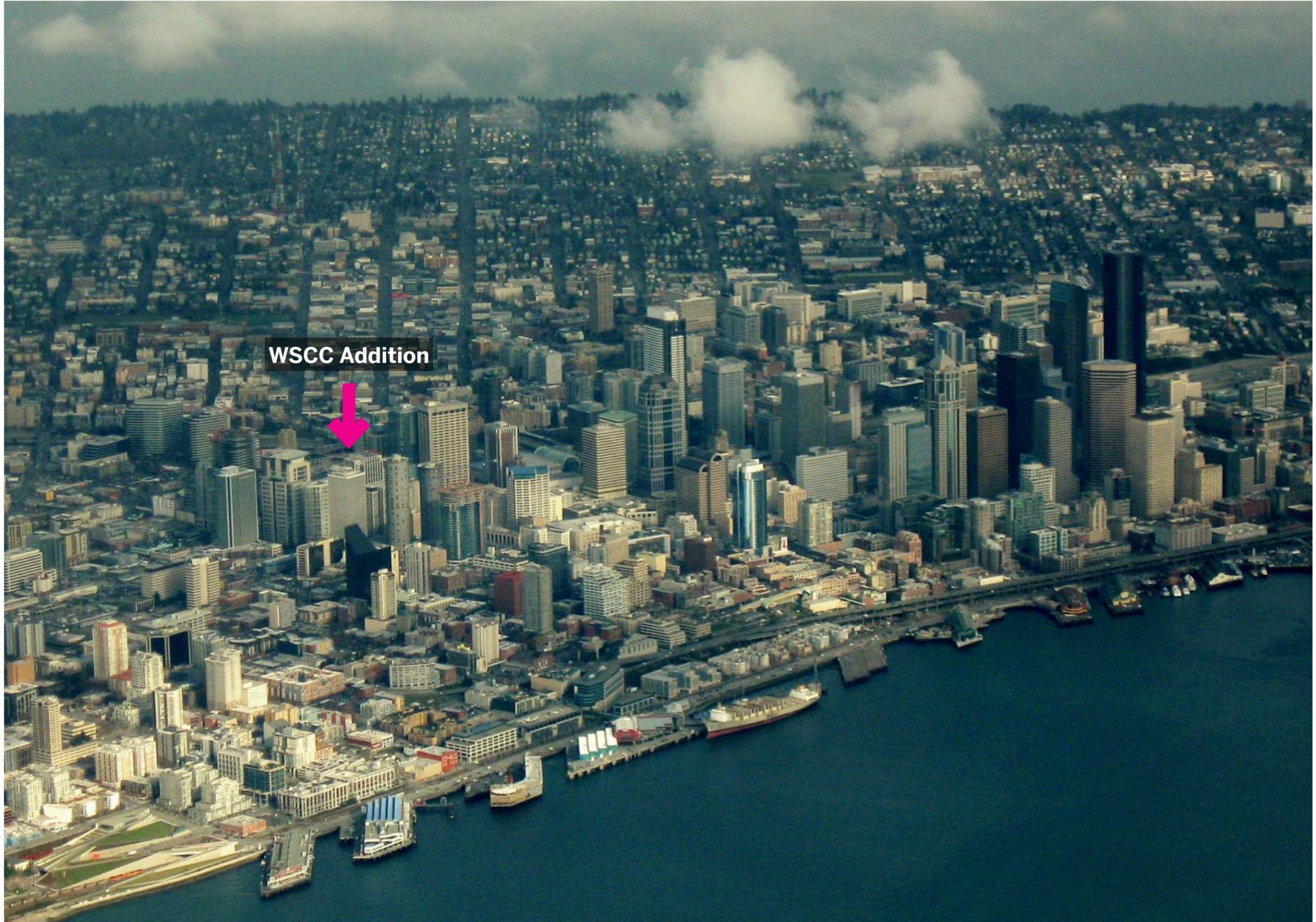
- A** Pine Street Promenade
- B** Pine Street Platforms
- C** Pine Street Public Garden
- D** Flatiron Plaza
- E** Terry Ave Green Street Plaza
- F** Denny Triangle Corner Plaza
- G** Sculpture Garden
- H** Sun Garden



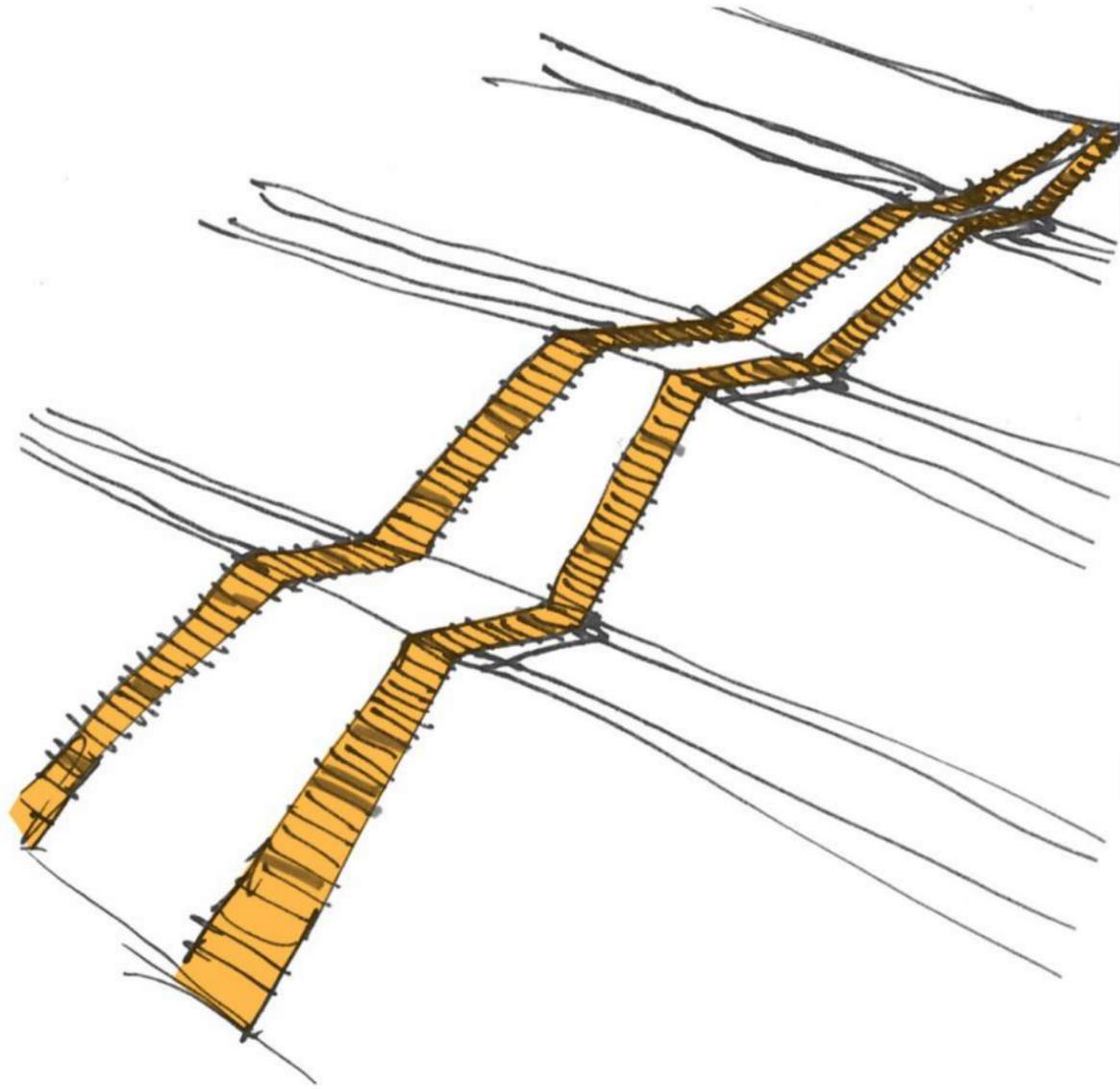
NEIGHBORHOOD CONNECTIONS



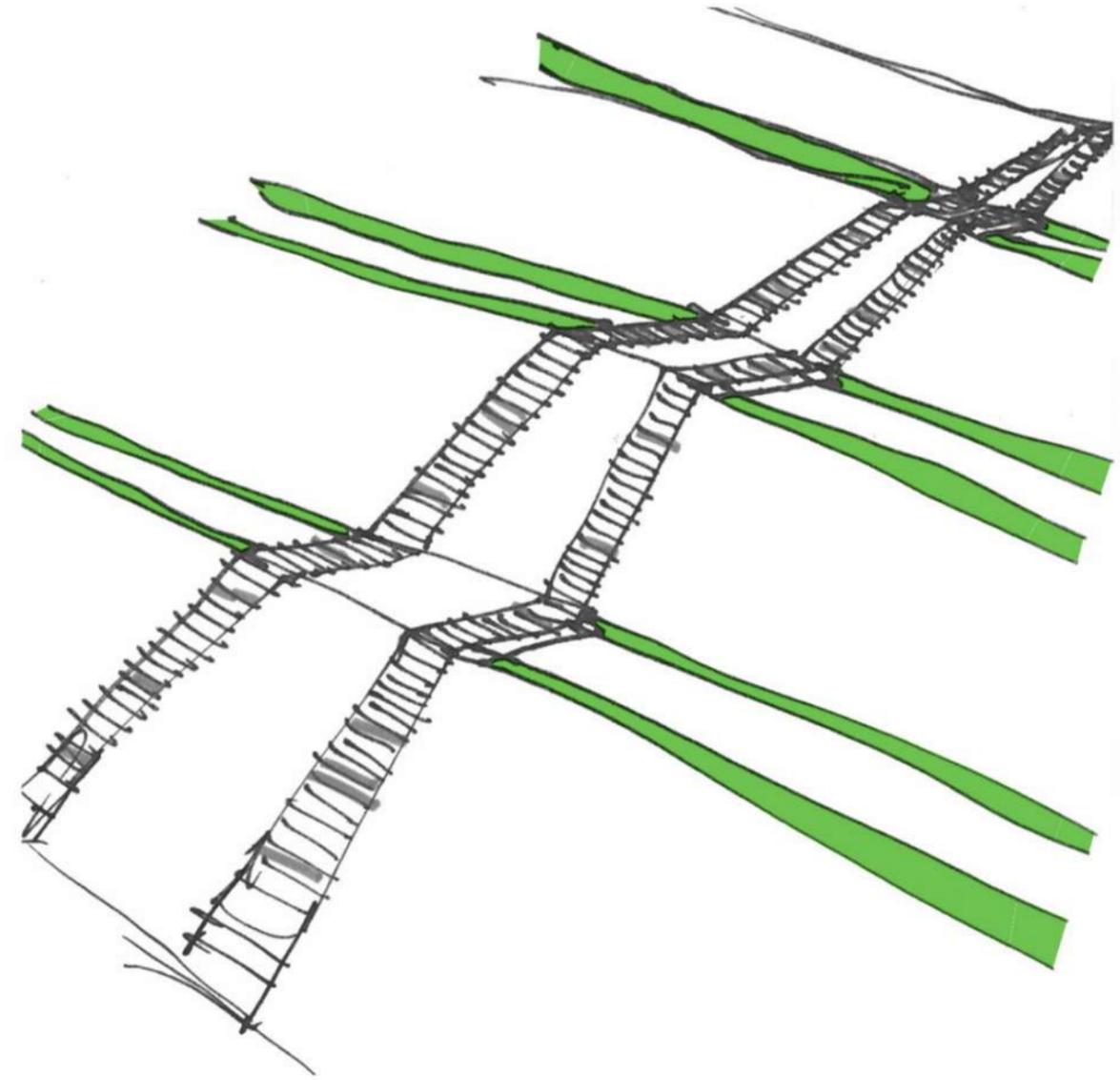
A HILLTOWN ON THE WATER



HILL STREETS AND AVENUES



Rugged hillclimb streets



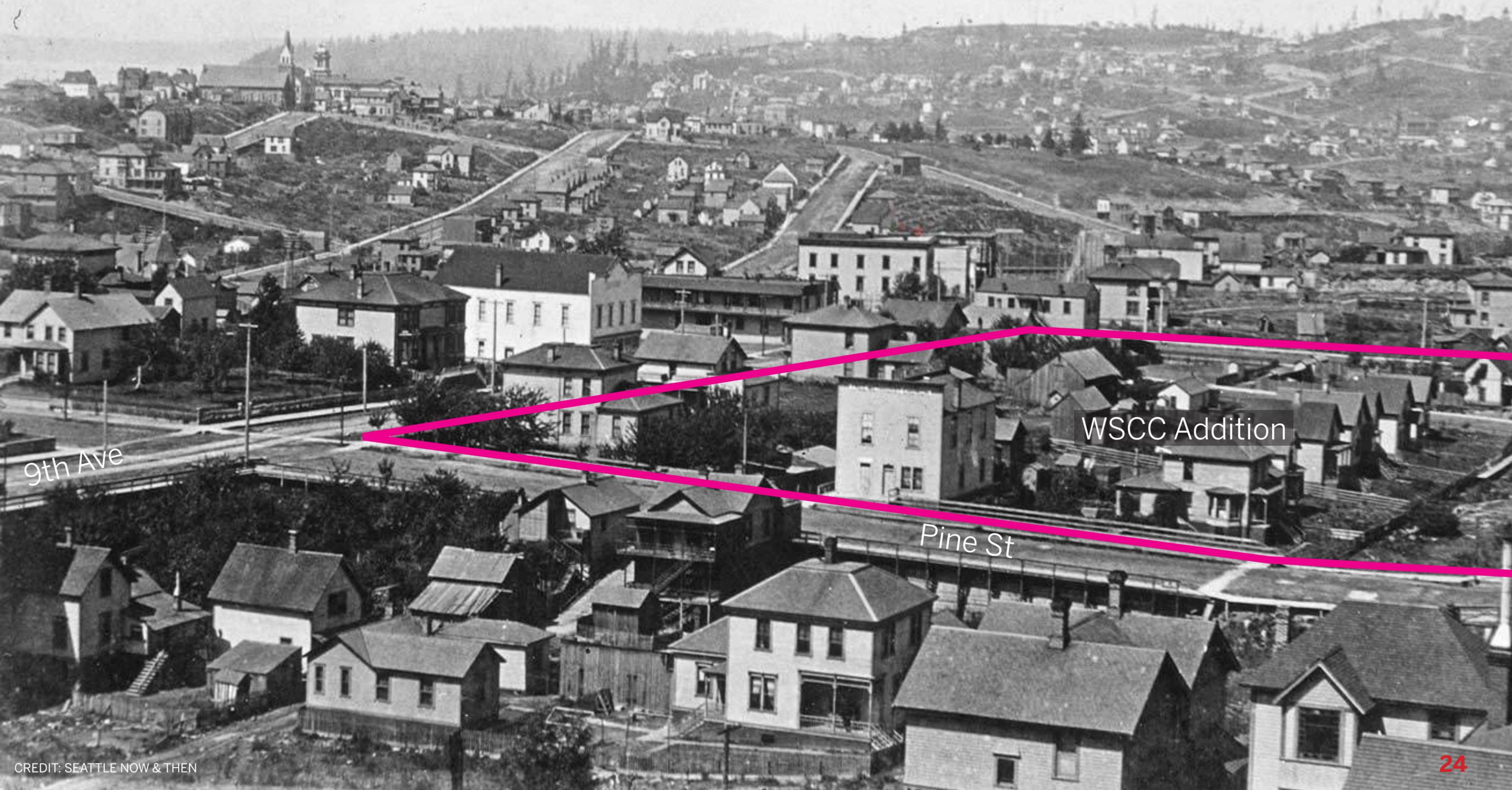
Green terraced avenues

EAST-WEST HILL STREETS

Market-to Market Hillclimb, waterfront access for hilltop neighborhoods



HISTORIC EAST-WEST HILL STREETS



9th Ave

WSCC Addition

Pine St

NORTH-SOUTH AVENUES

Series of lush, tree-lined green rooms and neighborhood spaces



5th Ave between Pike St and Pine St



9th Ave between Pike St and Pine St

NORTH-SOUTH AVENUES

Series of lush, tree-lined green rooms and neighborhood spaces



Freeway Park

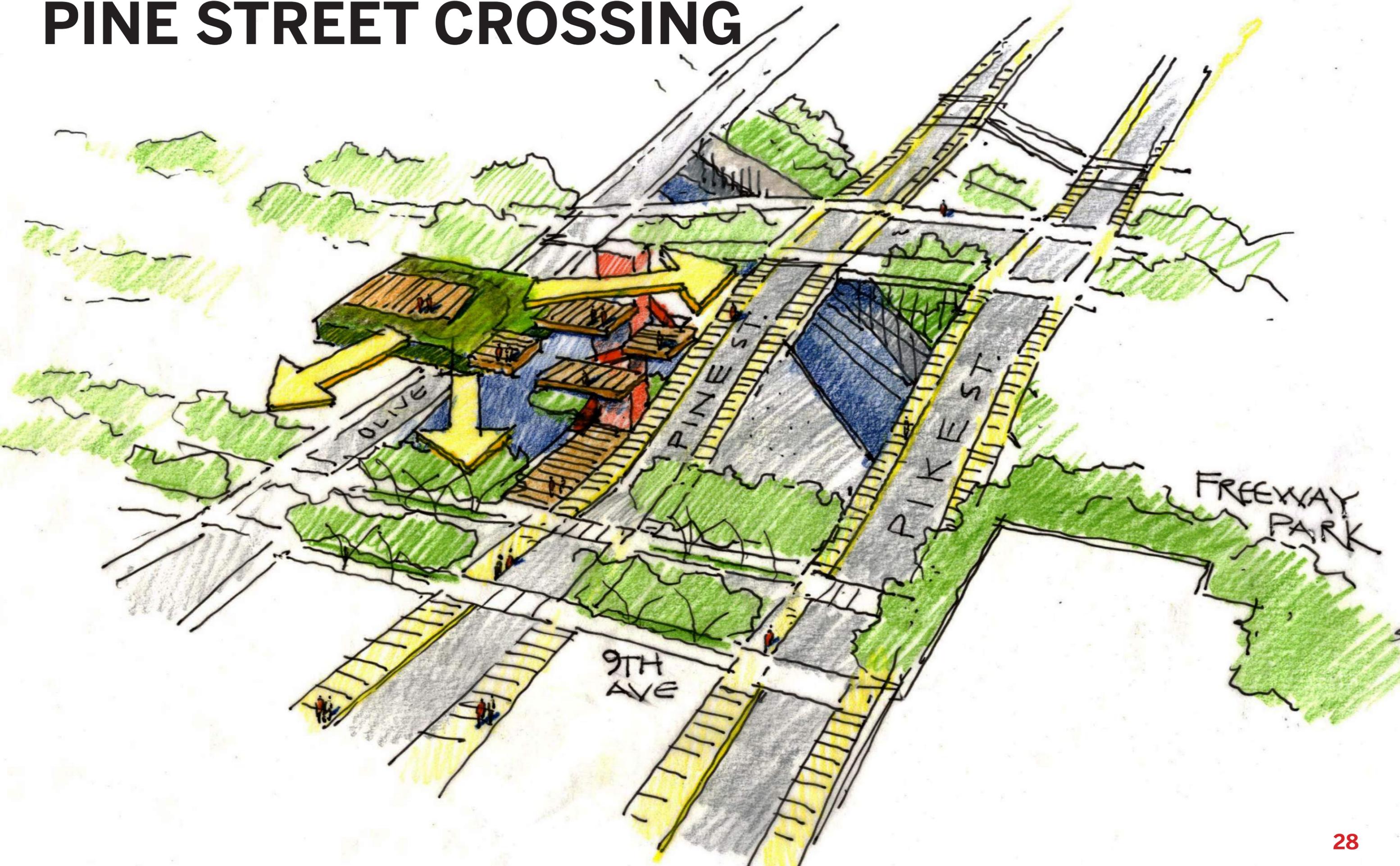


Terry Avenue North, South Lake Union

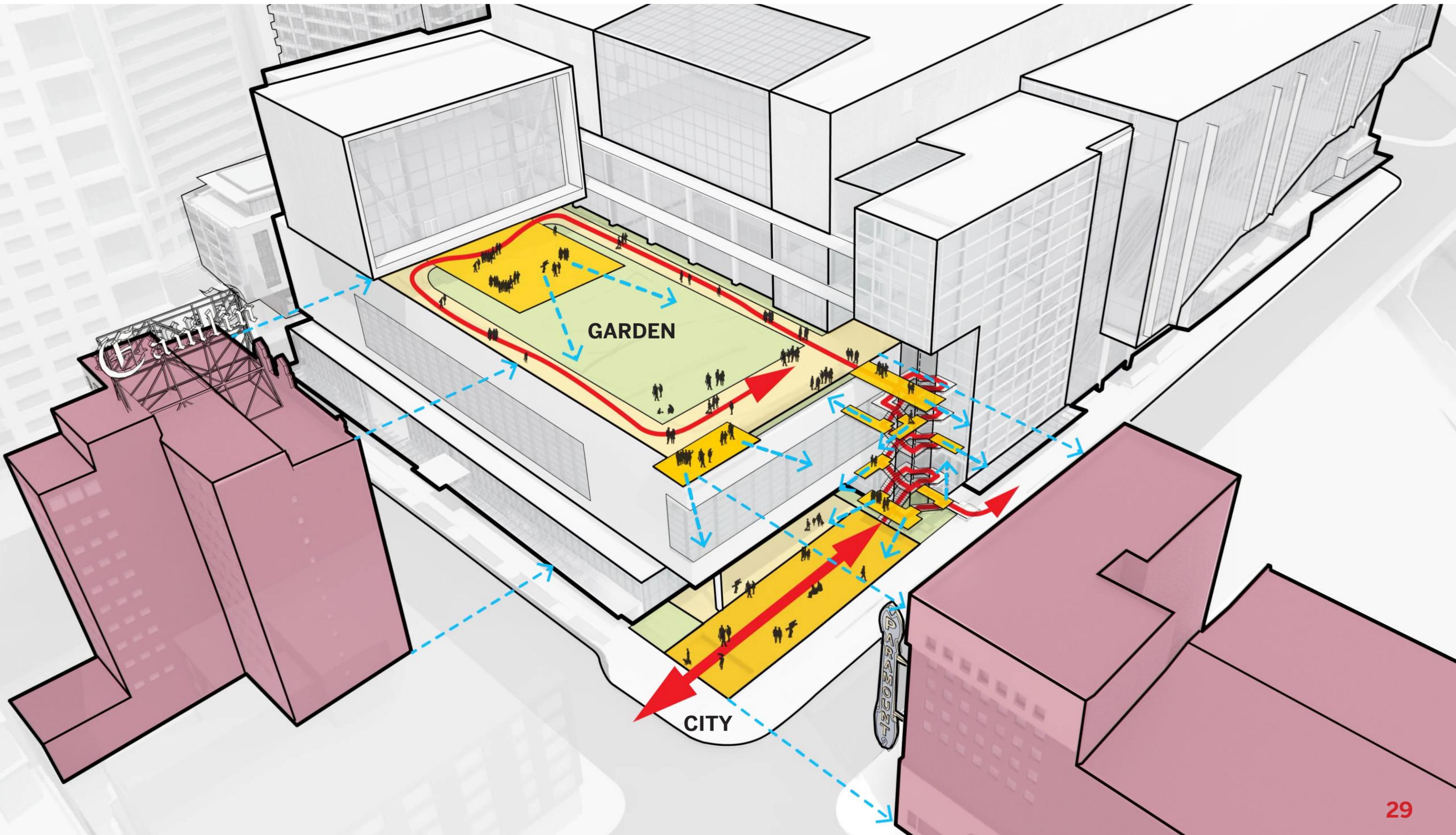
WSCC - A CENTRAL CROSSING POINT IN THE HEART OF AN URBAN NEIGHBORHOOD



PINE STREET CROSSING



PINE STREET CROSSING



PINE STREET CROSSING



PINE STREET CROSSING CHARACTER

Uniquely Seattle beauty where rugged natural materials meet technology and culture



CREDIT: MOONPIESANDCHERRYSLURPIES.BLOGSPOT.COM



CREDIT: CADENCE REAL ESTATE



CREDIT: MACIEK LULKO VIA FLICKR



CREDIT: FLICKR 63VWDRIVER



Rough timber pier planks, historic Capitol Hill brick architecture, and Freeway Park planting

Iconic, colorful markers of Seattle culture: Port cranes, Pike Place Market neon, Capitol Hill rainbow pride crosswalks

PROCESSION FROM URBAN STREET EDGE TO LUSH NATIVE GARDEN



Vibrant Pike / Pine corridor



CREDIT: FINEARTAMERICA.COM



CREDIT: PLANTSYSTEMATICS.ORG

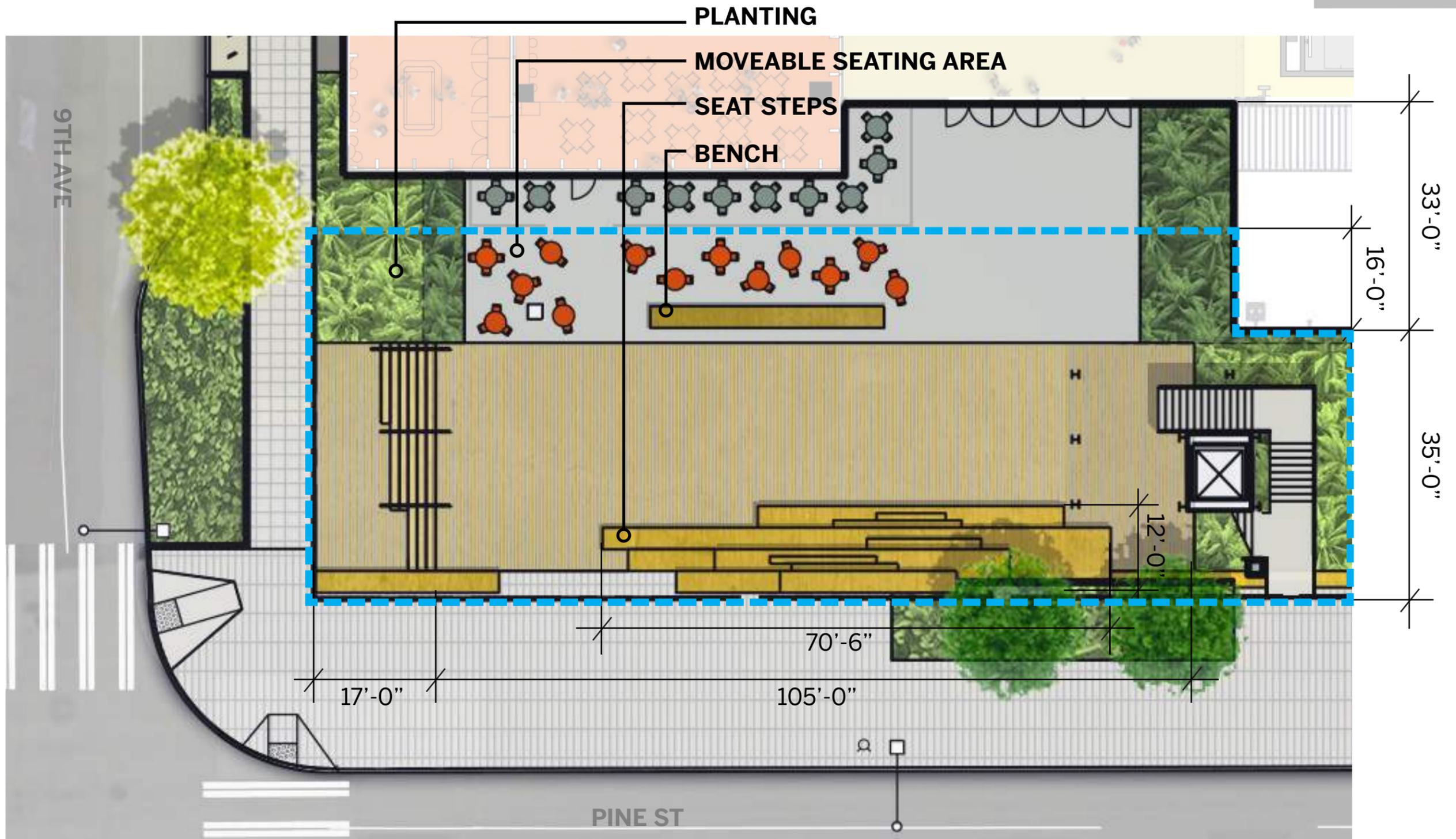
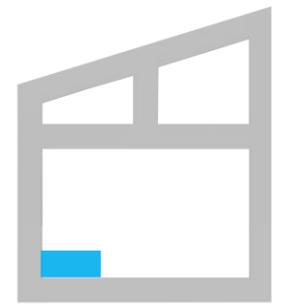


CREDIT: DAN ANDERSON

Native northwest garden

PINE STREET PROMENADE

Public Benefit Area: 7,227 SF

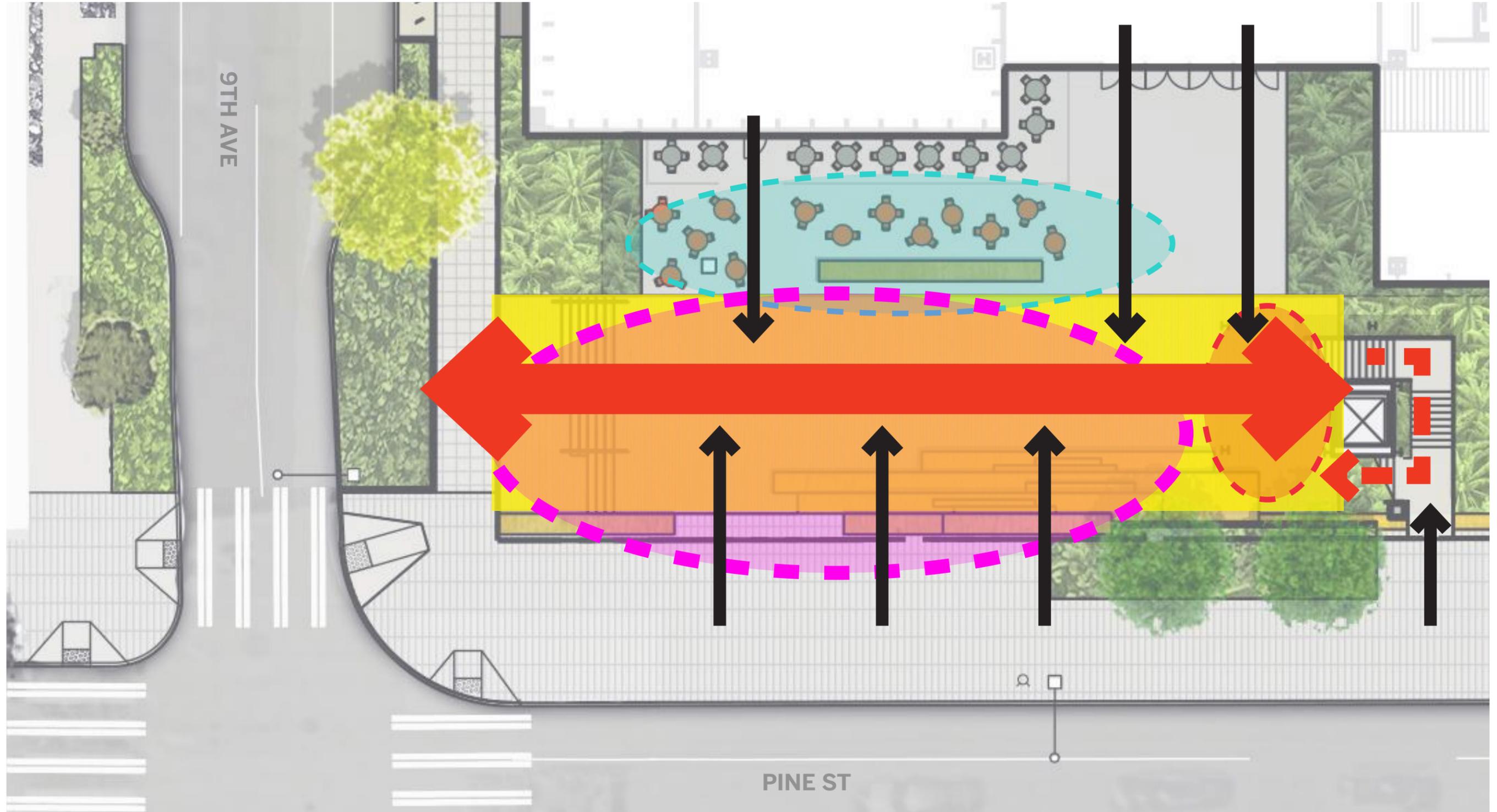


 VOLUNTARY SETBACK
AREA COUNTED AS PUBLIC
BENEFIT



PINE STREET PROMENADE

Public circulation spine



PROMENADE PLAN COMPARISON



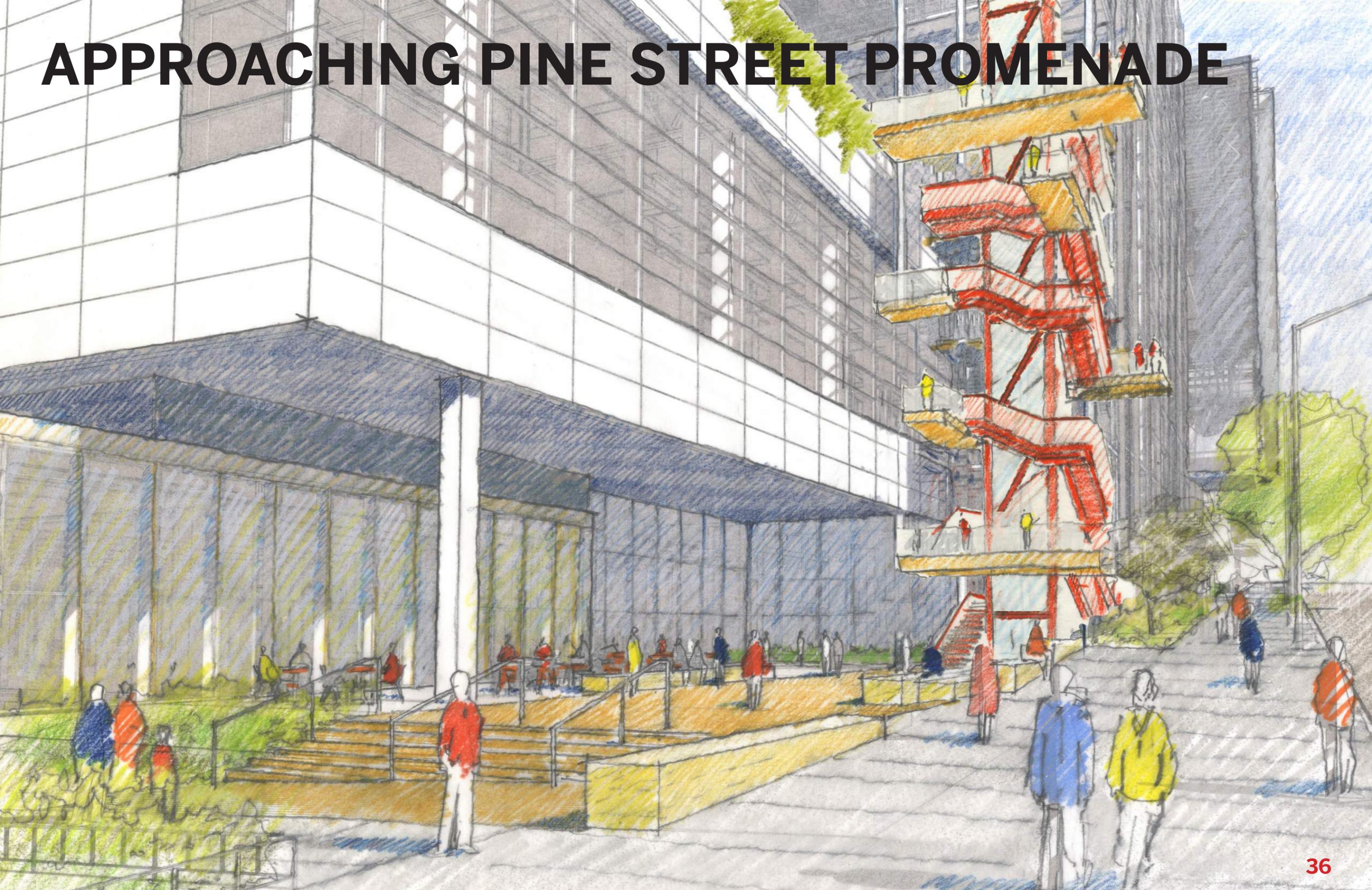
May 2017 plan



Current plan



APPROACHING PINE STREET PROMENADE



PINE STREET PROMENADE



PINE STREET PROMENADE



PROMENADE EVERYDAY ACTIVITIES

An urban promenade for people watching, eating lunch, waiting for a friend, or enjoying the afternoon sun



OPEN SPACE PROGRAMMING

Programming and management plan modeled on 2+U

Plan would apply to the Pine Street Public Garden, Pine Street Promenade, and Flatiron Plaza

Year-round active programming at various scales could include:

- Family-friendly events
- Cultural events
- Concerts
- Games
- Theater and other performances
- Seasonal events

Free and open to all members of the public

Activation by Downtown Seattle Association, modeled on Westlake Park and Occidental Square successes



DSA ACTIVATION

Street Level (Pine St Promenade + Flatiron Plaza) - Everyday, passerby programs



CHESS AT WESTLAKE PARK



ART IN OCCIDENTAL SQUARE



GAMES IN WESTLAKE PARK

Upper Public Garden Level - Destination event programming & play equipment



PERFORMANCE IN WESTLAKE PARK



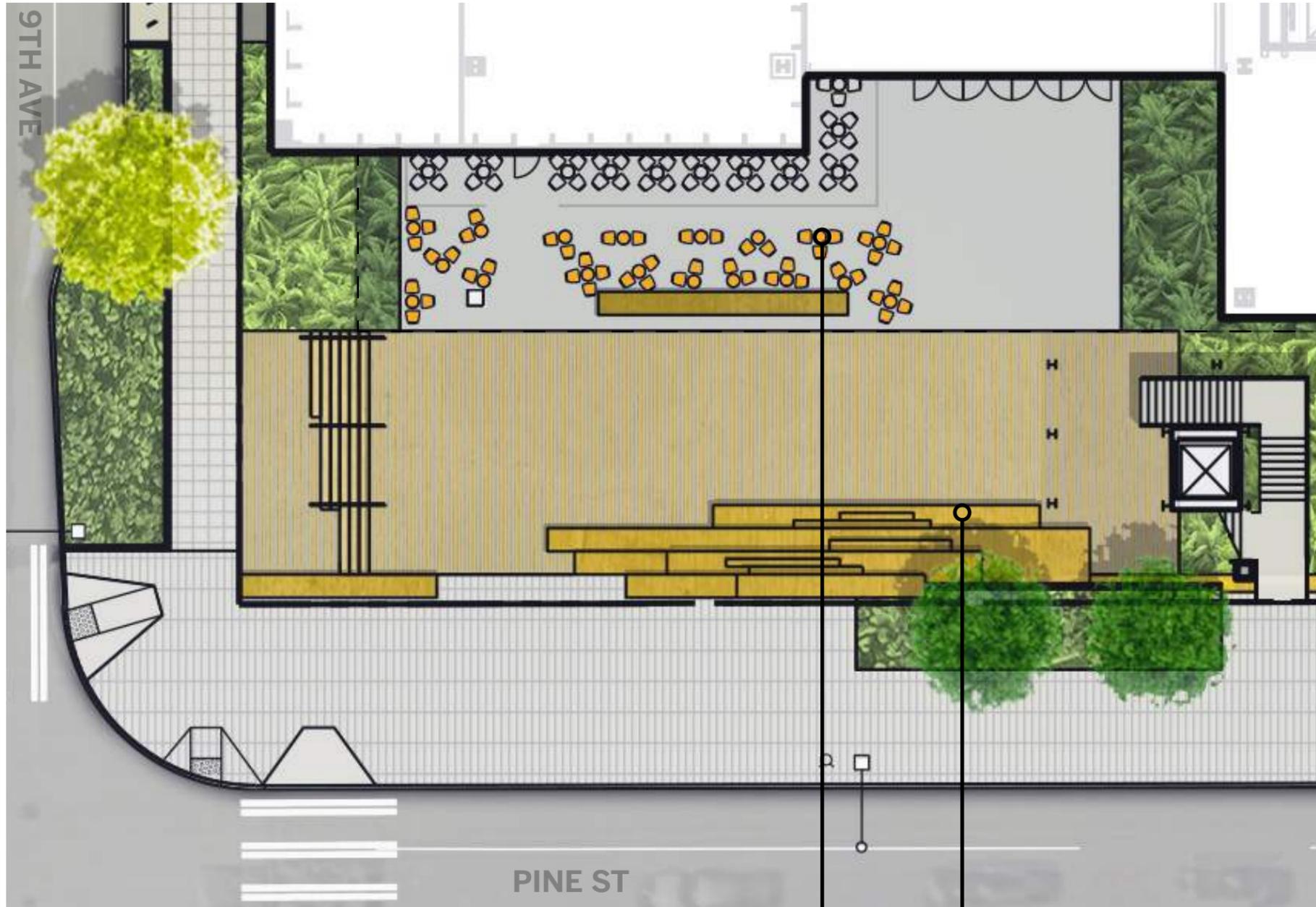
PERFORMANCE IN WESTLAKE PARK



PLAY EQUIPMENT IN WESTLAKE PARK

PROMENADE - EVERYDAY CONFIGURATION

A mix of moveable and fixed, covered and uncovered seating centered on public promenade



Moveable Seating: 18 small tables / 45 seats

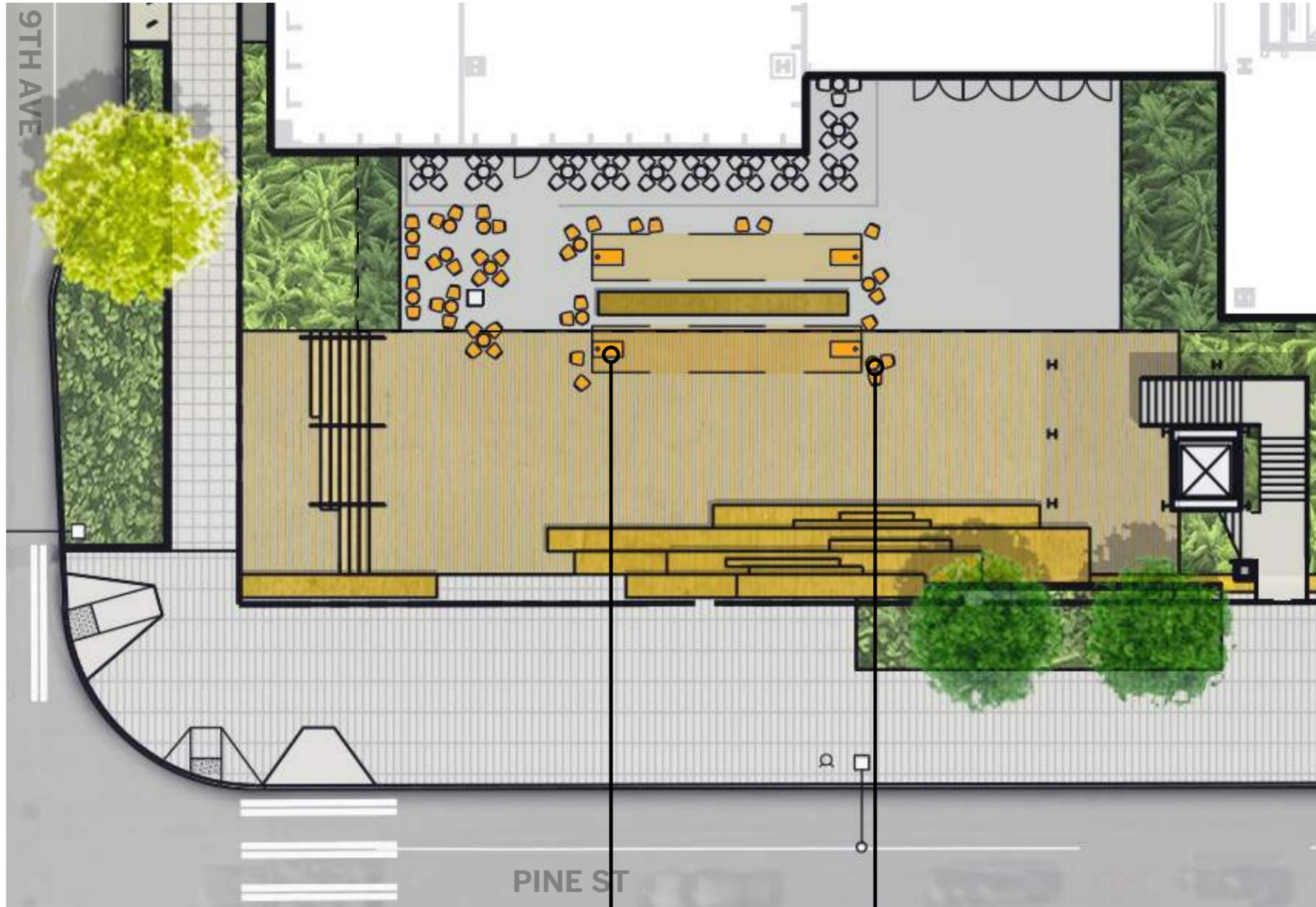
185'+ Fixed Seating (benches + seat steps)



Moveable seating in Occidental Park

PROMENADE - DSA GAMES CONFIGURATION

Games and Activities



2 Beanbag Game Courts
(36' x 6' each)

Moveable Seating: 12 small tables / 38 seats



Games at Westlake Park

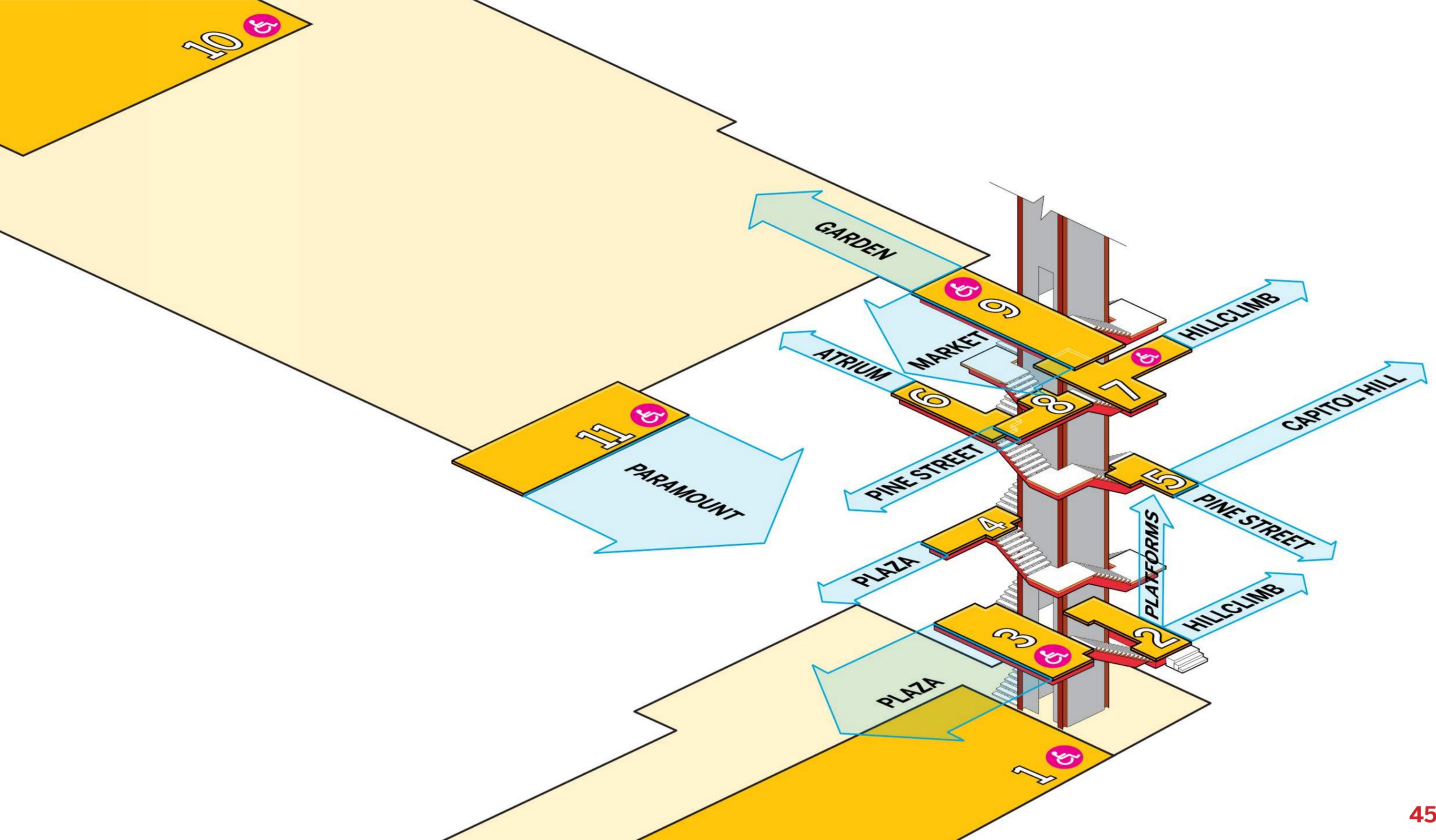


Chess at Westlake Park

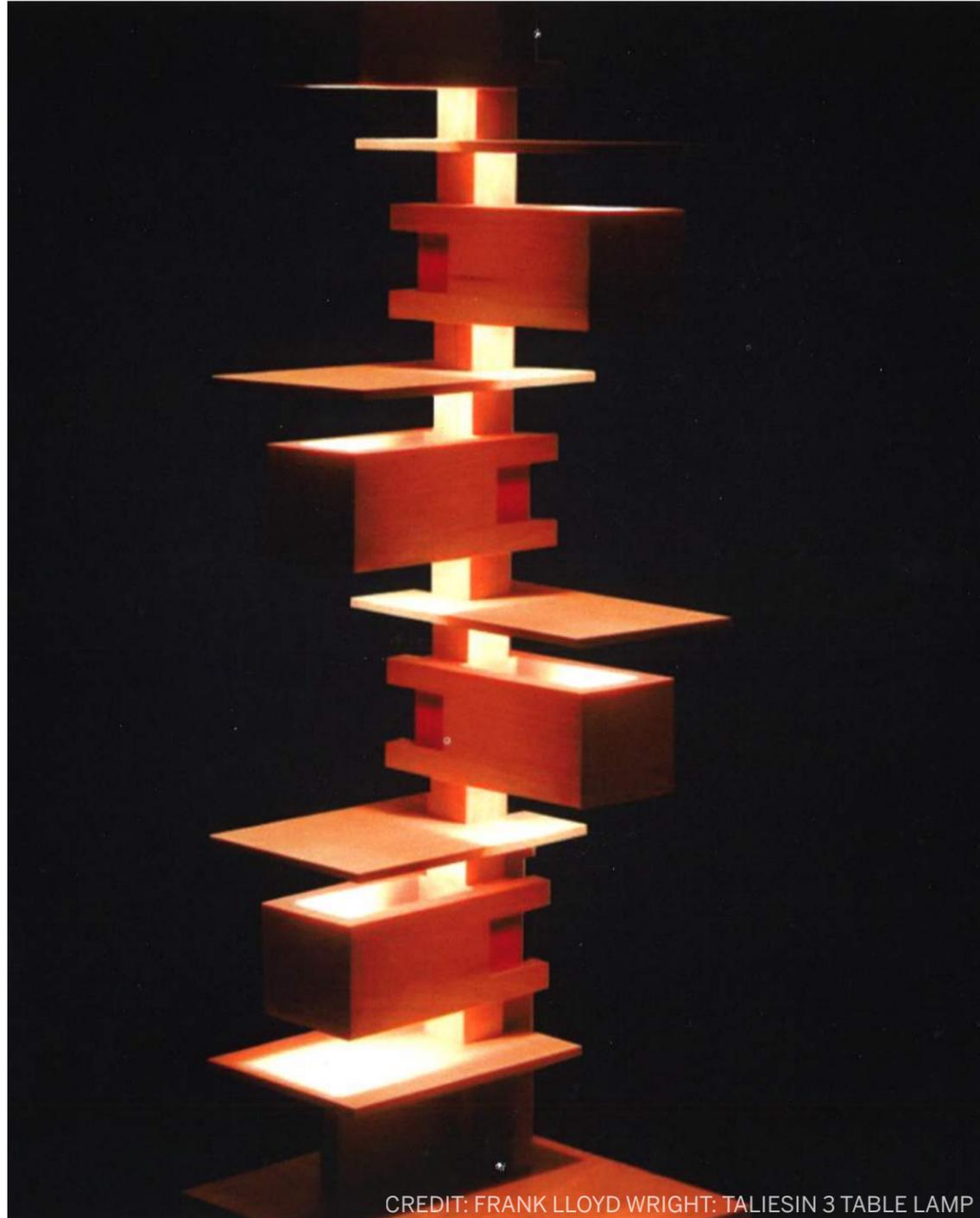
PINE STREET PLATFORMS



PINE STREET PLATFORMS

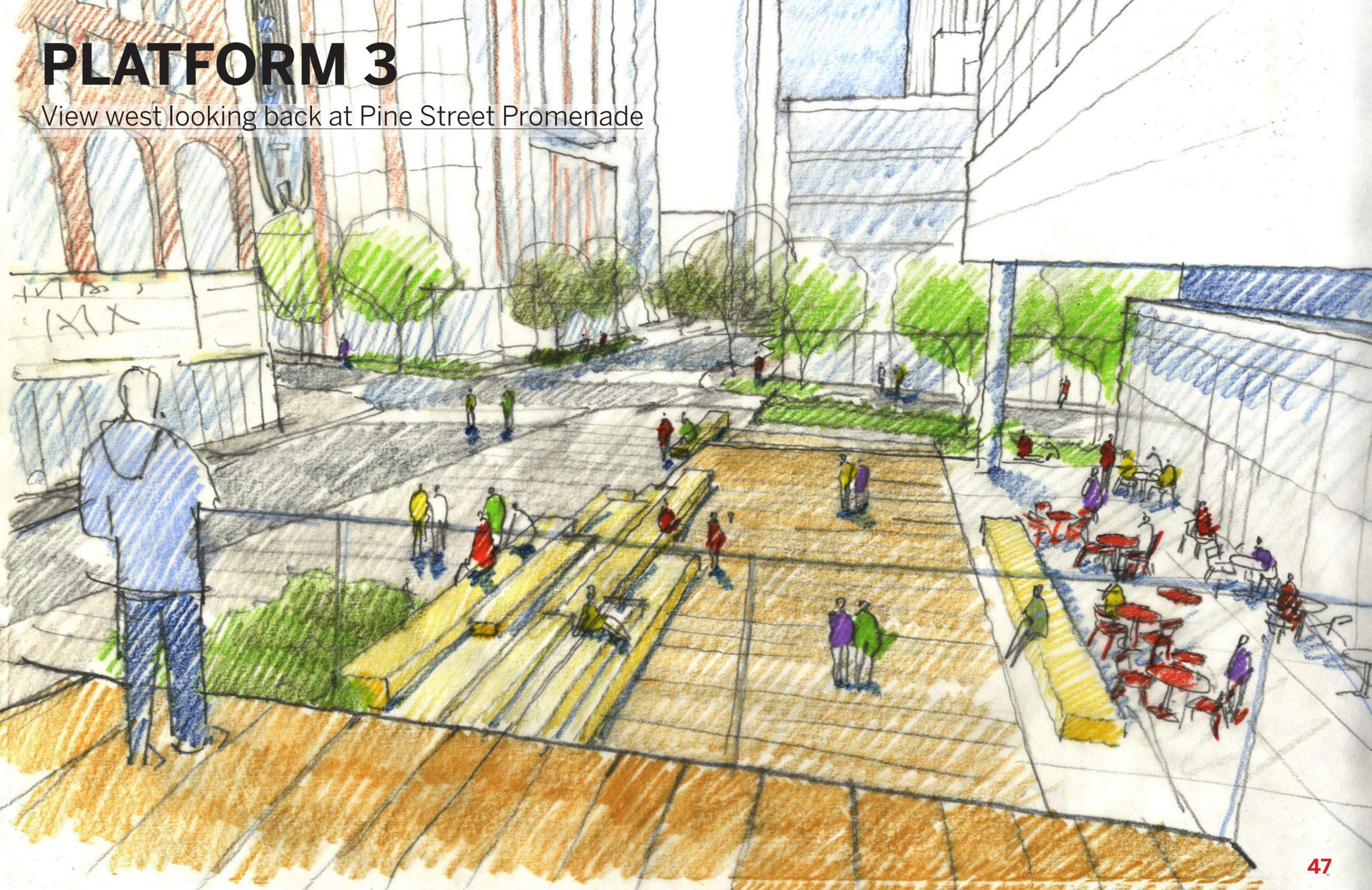


PINE STREET PLATFORMS



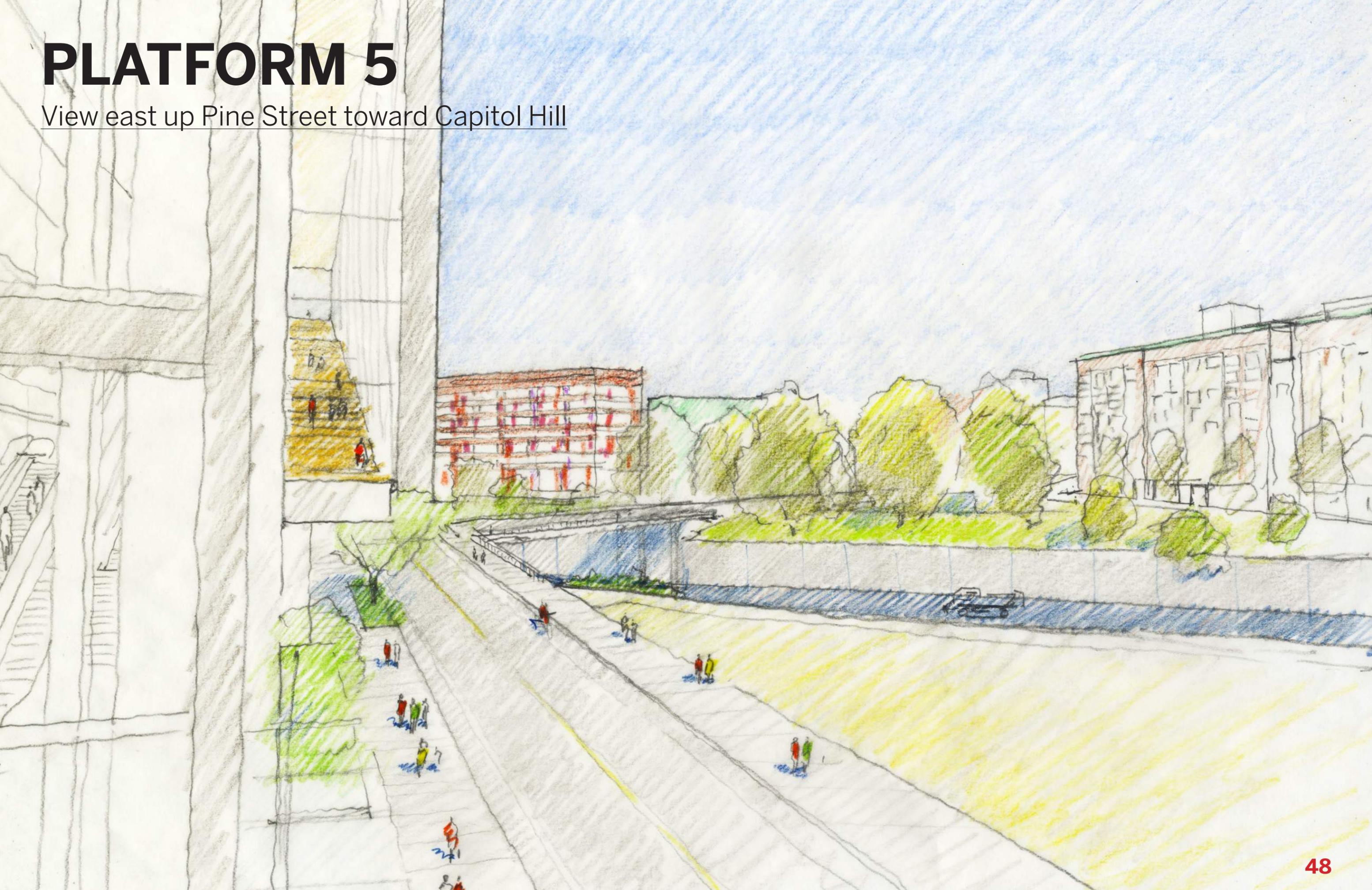
PLATFORM 3

View west looking back at Pine Street Promenade



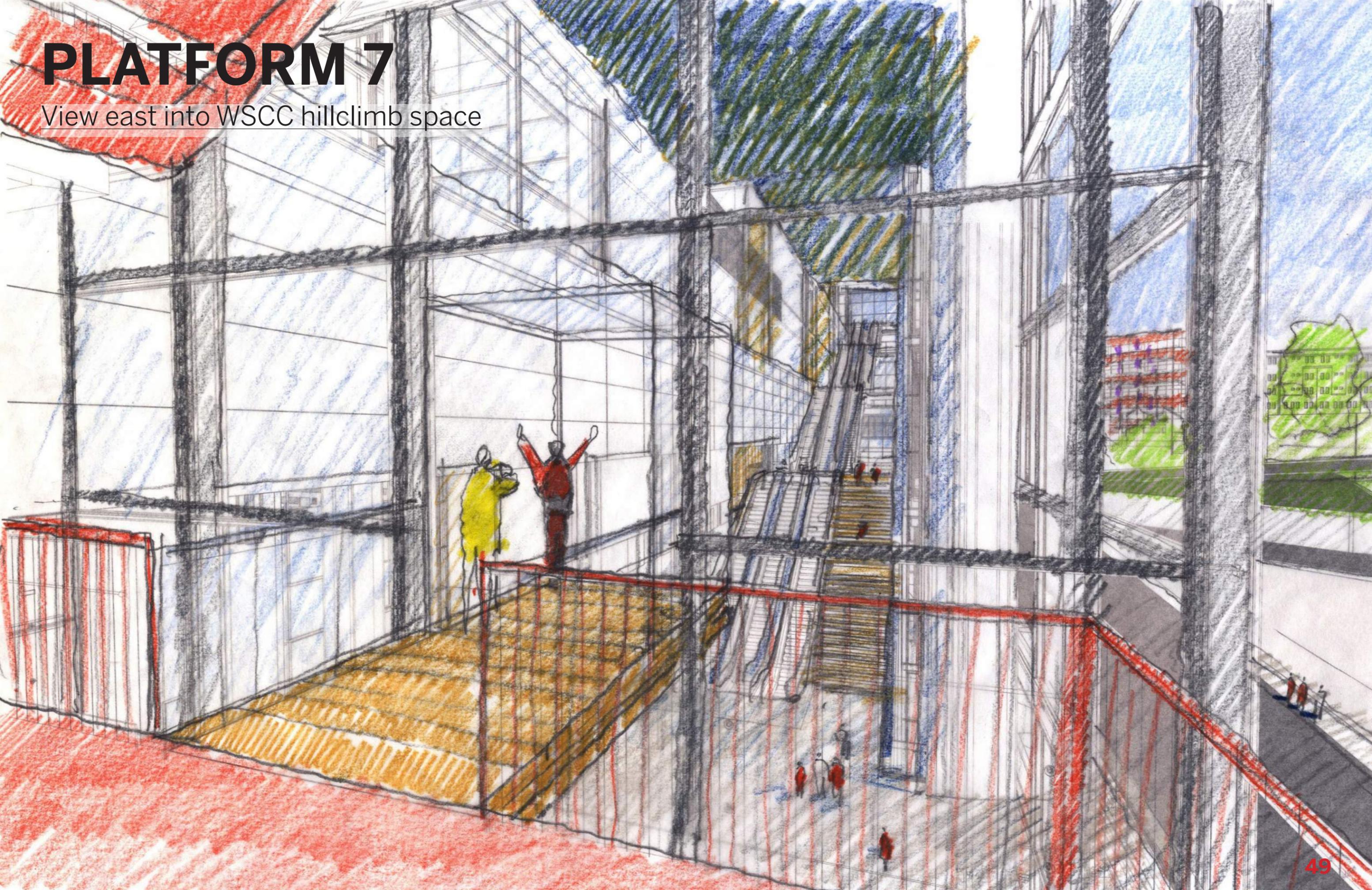
PLATFORM 5

View east up Pine Street toward Capitol Hill



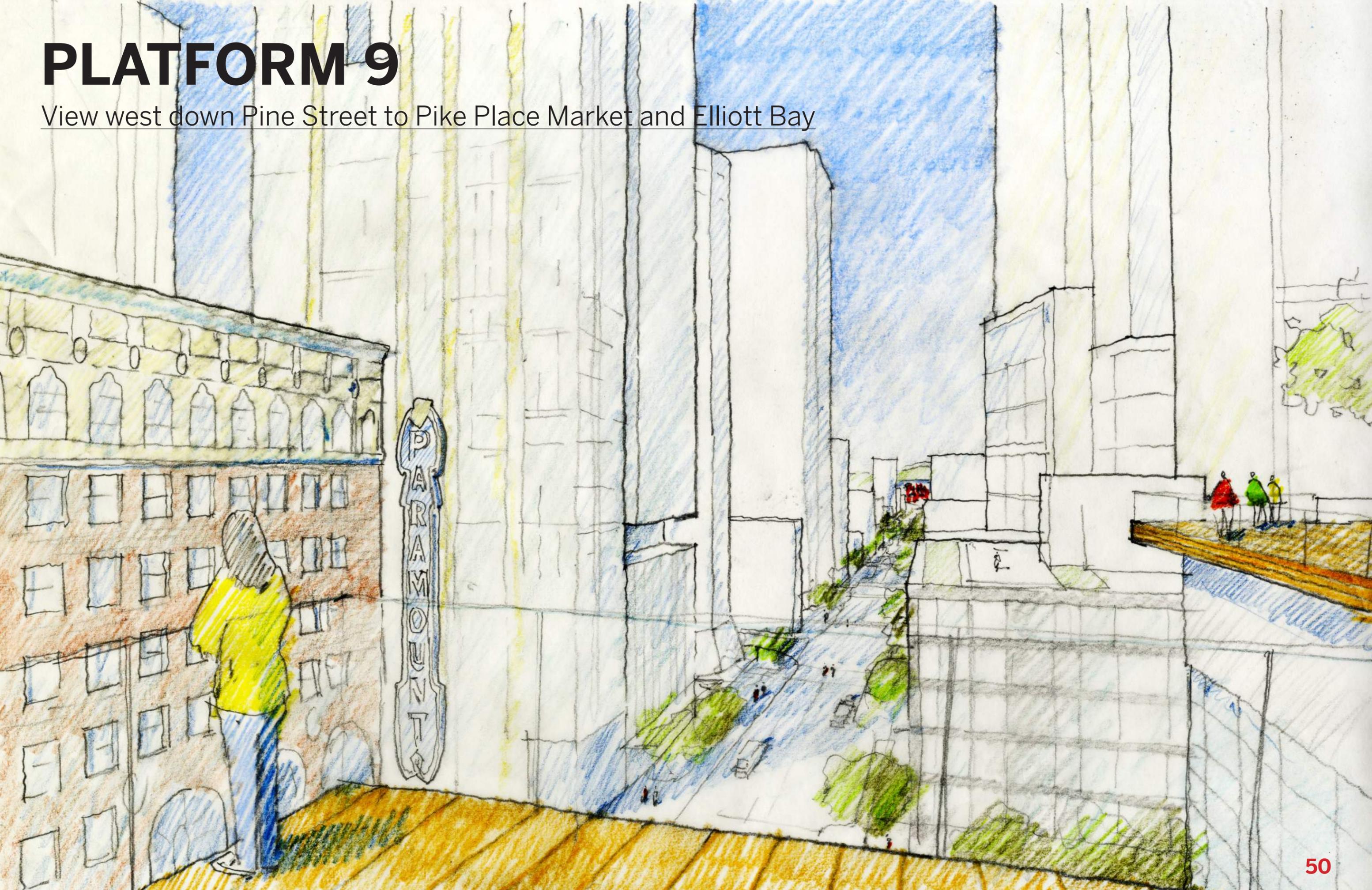
PLATFORM 7

View east into WSCC hillclimb space



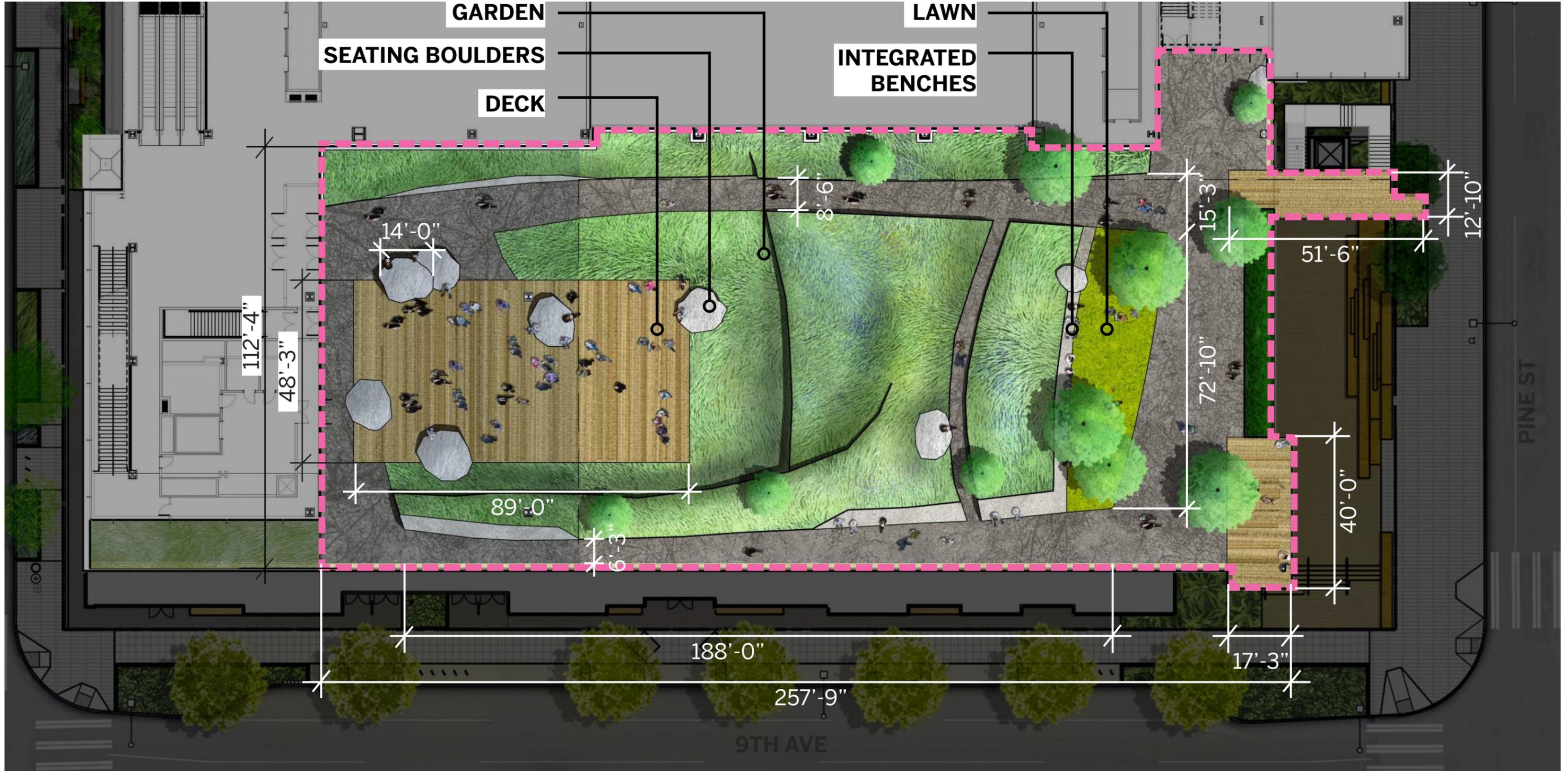
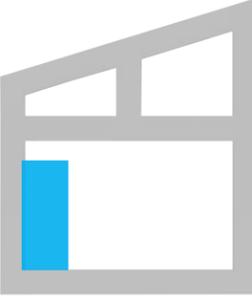
PLATFORM 9

View west down Pine Street to Pike Place Market and Elliott Bay



PINE STREET PUBLIC GARDEN

Public Benefit Area: 29,920 SF (0.7 acre)

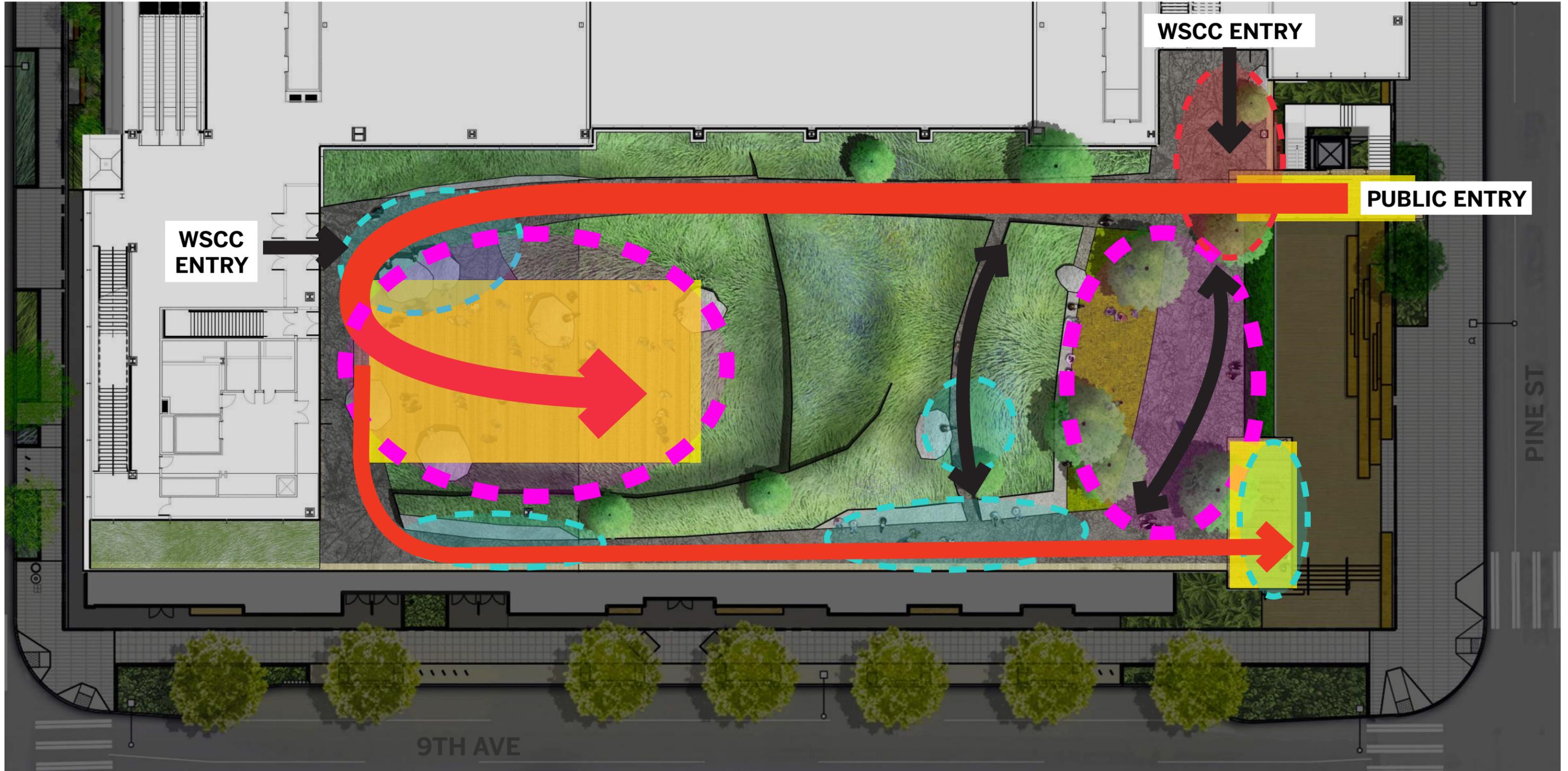


 PUBLIC BENEFIT AREA

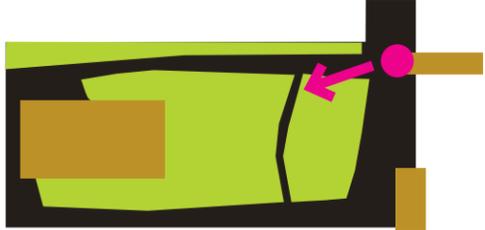


PINE STREET PUBLIC GARDEN

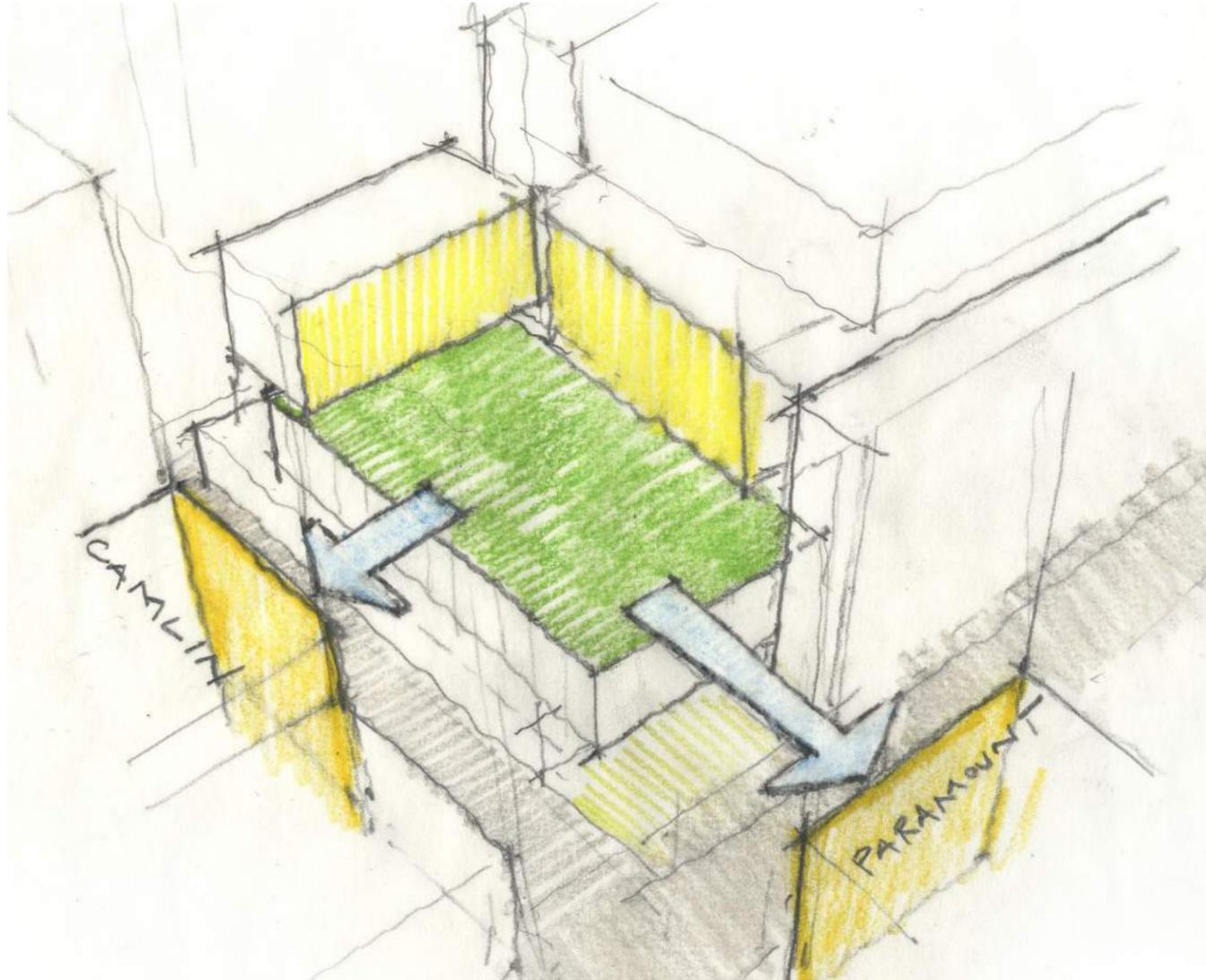
Circulation loop



ARRIVAL AT THE PUBLIC GARDEN



IMMERSIVE URBAN GARDEN EXPERIENCE

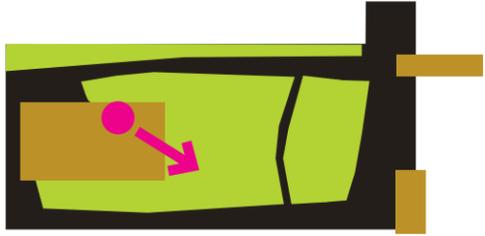


Garden view diagram

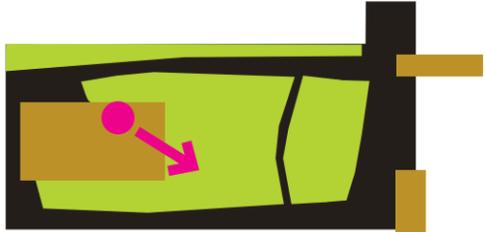


Lurie Garden at Millennium Park, Chicago

VIEW SOUTH ACROSS GARDEN DECK TOWARD PARAMOUNT THEATRE



VIEW SOUTH ACROSS GARDEN DECK TOWARD PARAMOUNT THEATRE



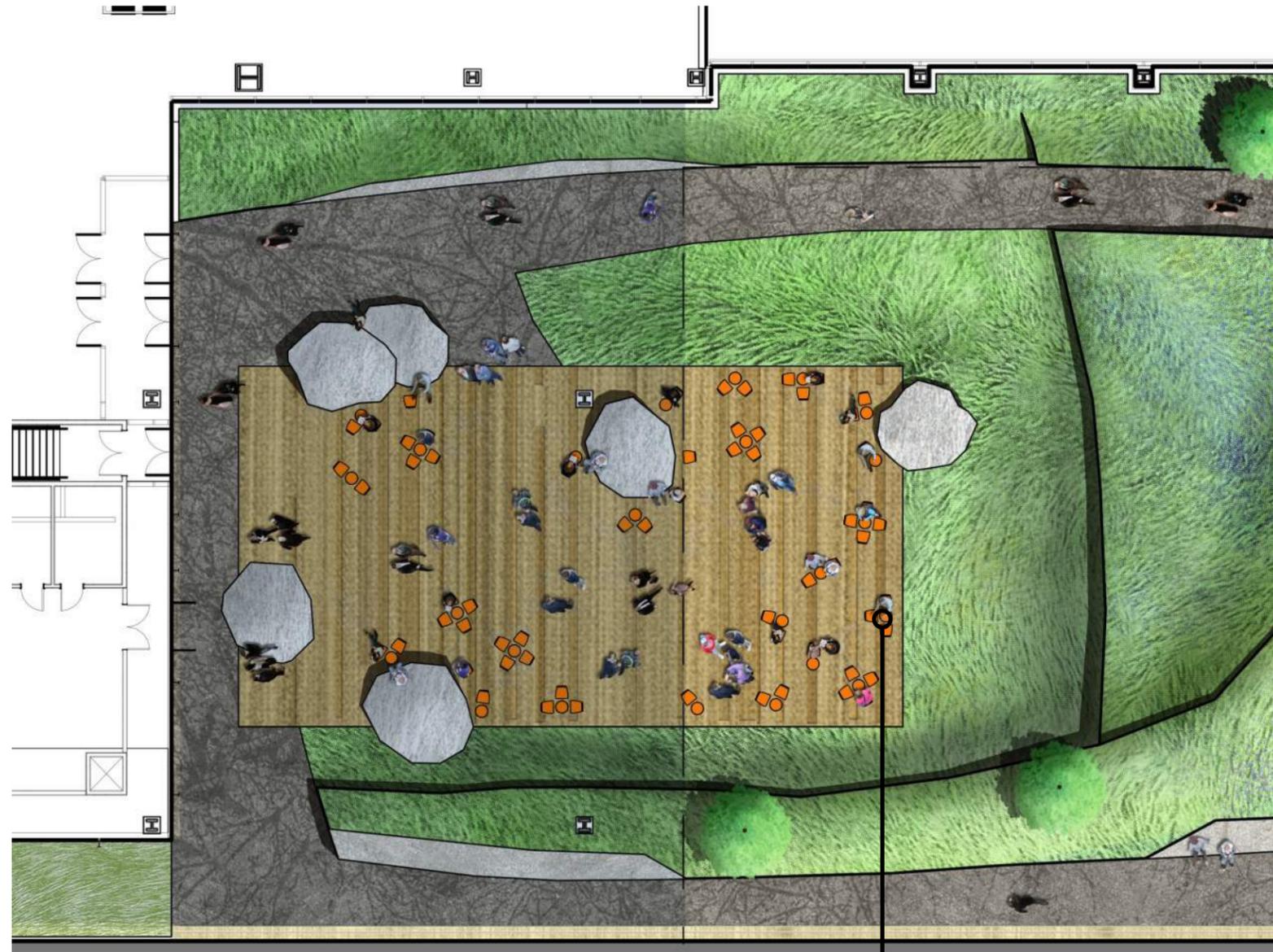
GARDEN DECK EVERYDAY ACTIVITIES

A public porch embraced and surrounded by garden; a place to work, eat, read, socialize, or play



GARDEN DECK - EVERYDAY CONFIGURATION

Moveable seating to eat lunch, meet friends, read a book, or relax



Moveable Seating: 24 Small Tables / 50 Seats —
Could accommodate 20+ more tables during peak season/times



CREDIT: DOWNTOWN SEATTLE ASSOCIATION

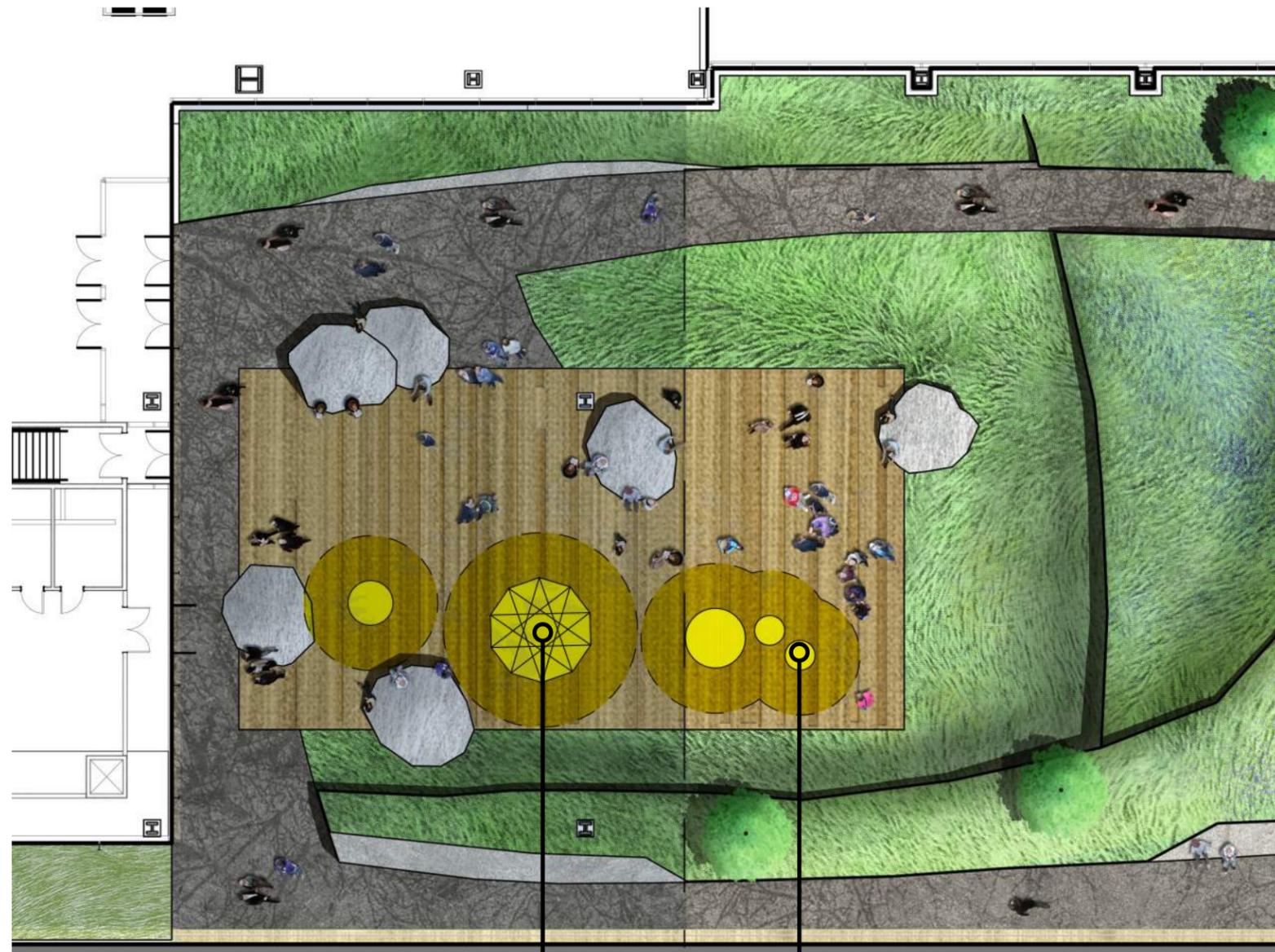


CREDIT: DOWNTOWN SEATTLE ASSOCIATION

Moveable seating at Westlake Park (top) and Occidental Square (below)

GARDEN DECK - PLAY CONFIGURATION

Sculptural playground equipment, demountable for events



Large Climbing Domes
(14' diameter with 6' safety buffer zone)

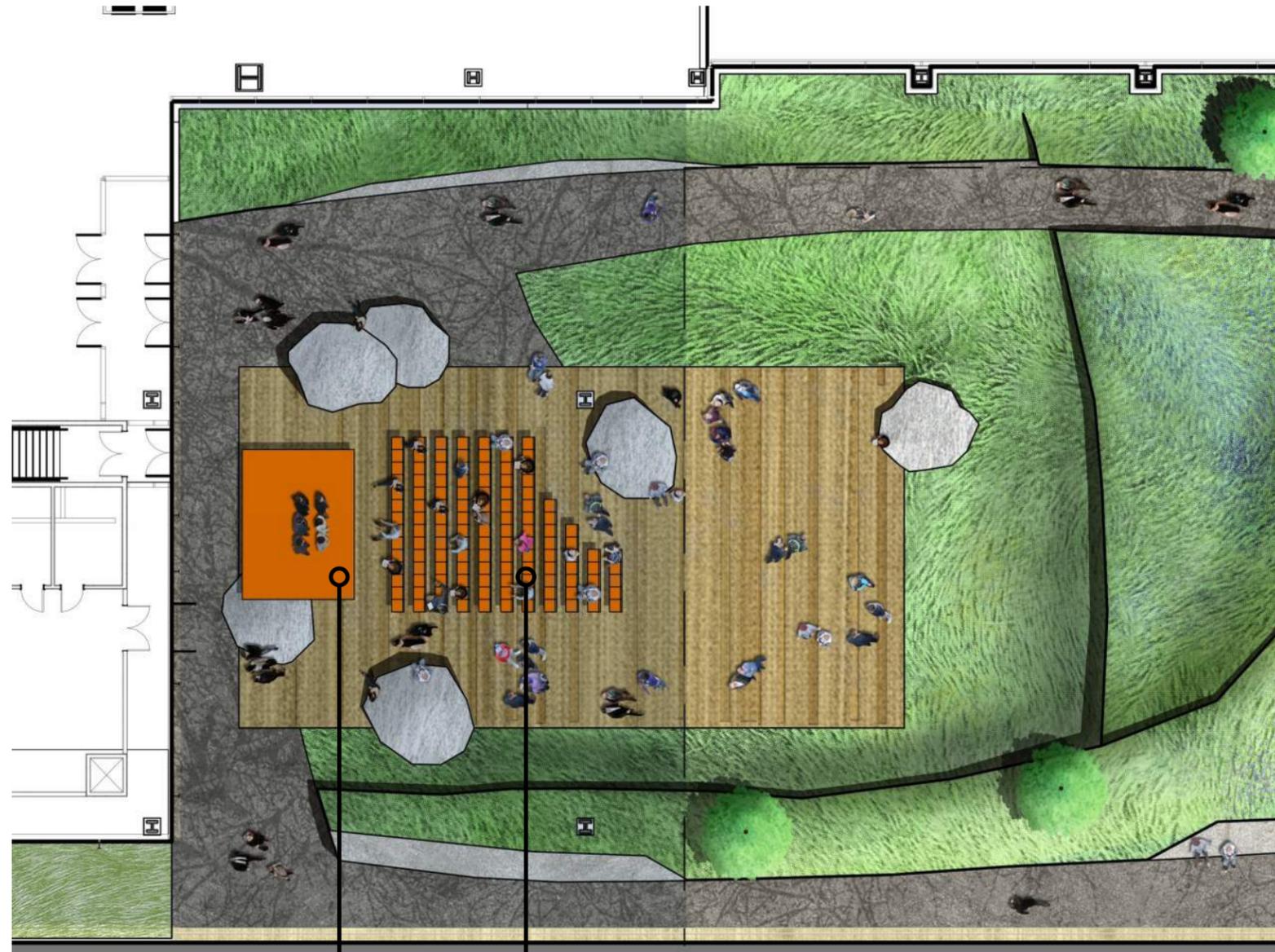
Low Climbing Forms
(4'-8' diameter + 6' safety buffer zone)



Sculptural play equipment at Westlake Park

GARDEN DECK - EVENT CONFIGURATION

A space large enough for concerts, dancing, lectures, exercise classes and more



Medium Stage
(15' x 20')

125 Folding Chairs

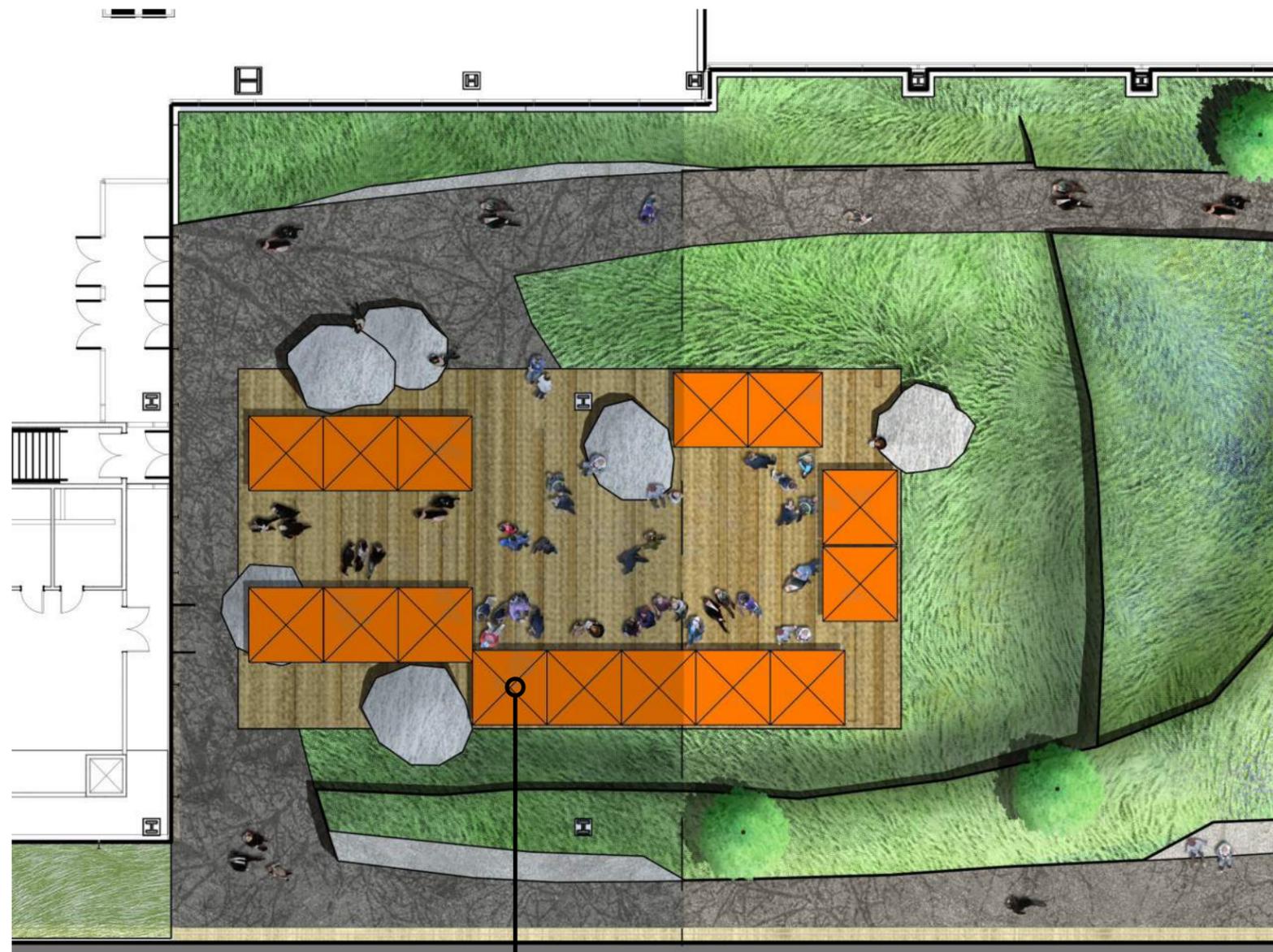
Could accommodate additional seats with a different stage configuration for larger events



Dance event at Seattle City Hall (top), yoga at City Center DC (below)

GARDEN DECK - MARKET CONFIGURATION

A flexible deck space for tents, tables, and stages in many configurations



15 Standard Tents

10'x10' open frame tents

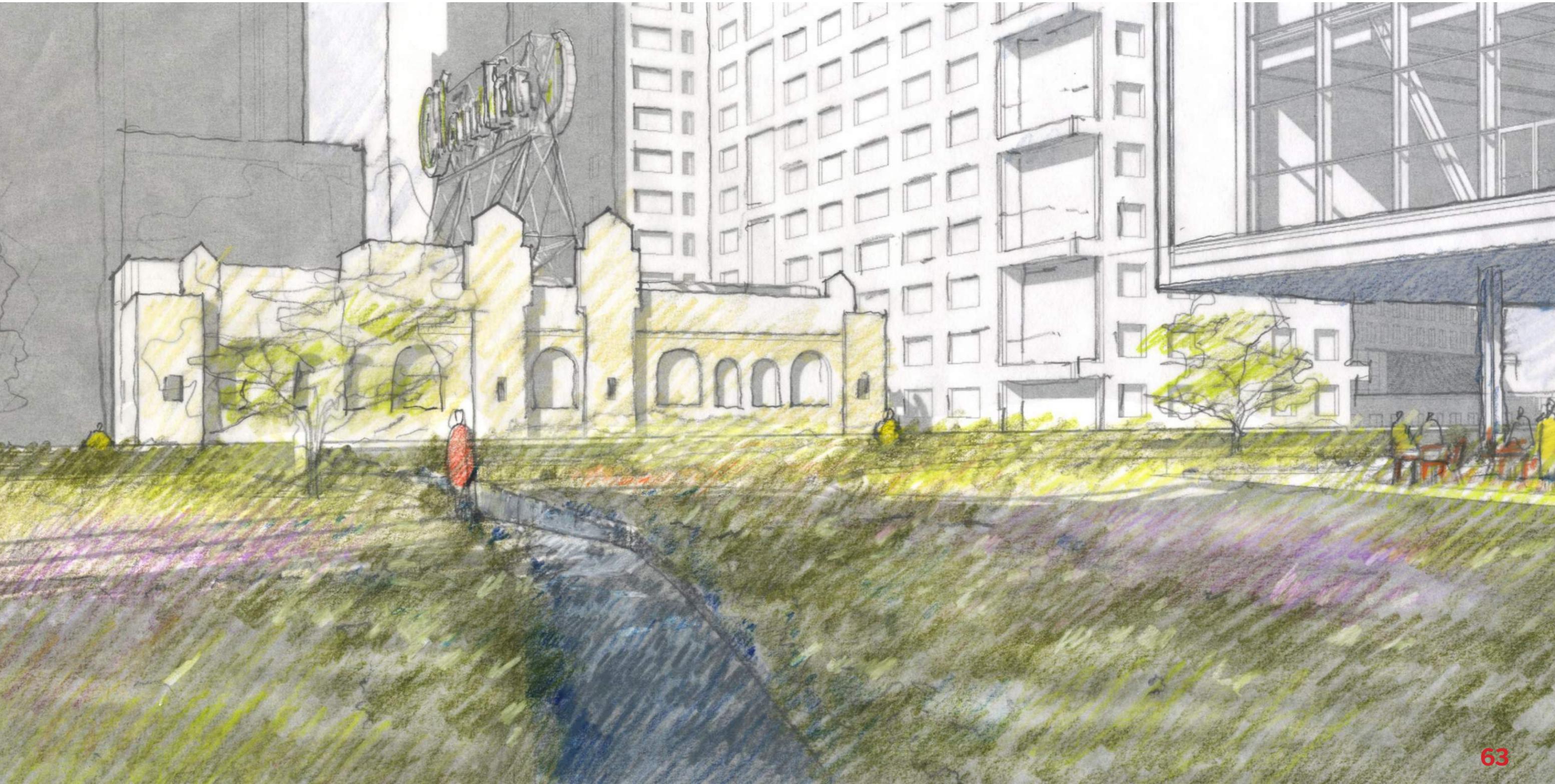
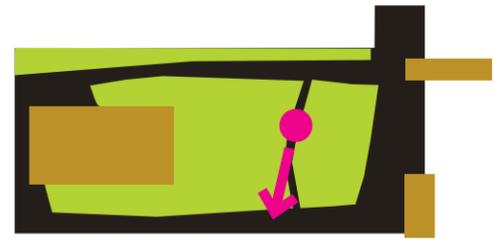


Pike Place Market satellite markets at Seattle City Hall (top) and Occidental Square (below)

PINE STREET PUBLIC GARDEN



VIEW WEST ALONG GARDEN PATH, FACING WORLDMARK CAMLIN



GARDEN ACTIVITIES

A beautiful and educational place to stroll through, relax in, or learn about nature in the heart of the city



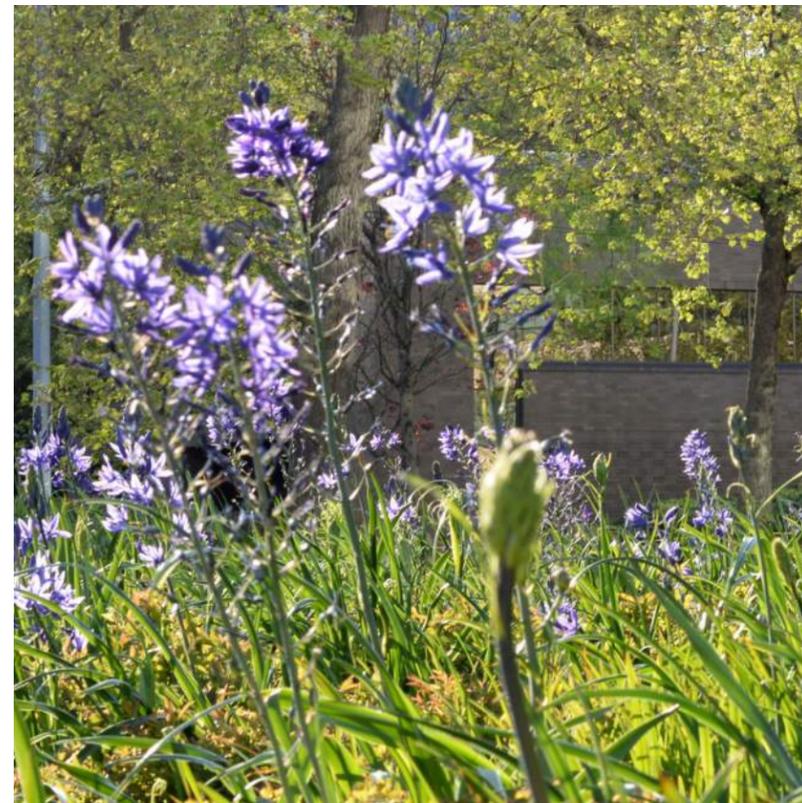
A NEW REGIONAL GARDEN

Drawing inspiration from Washington State basalt and the landform of the Palouse hills



A NEW REGIONAL GARDEN

A mix of Pacific Northwest natives, pollinators, and edible plants

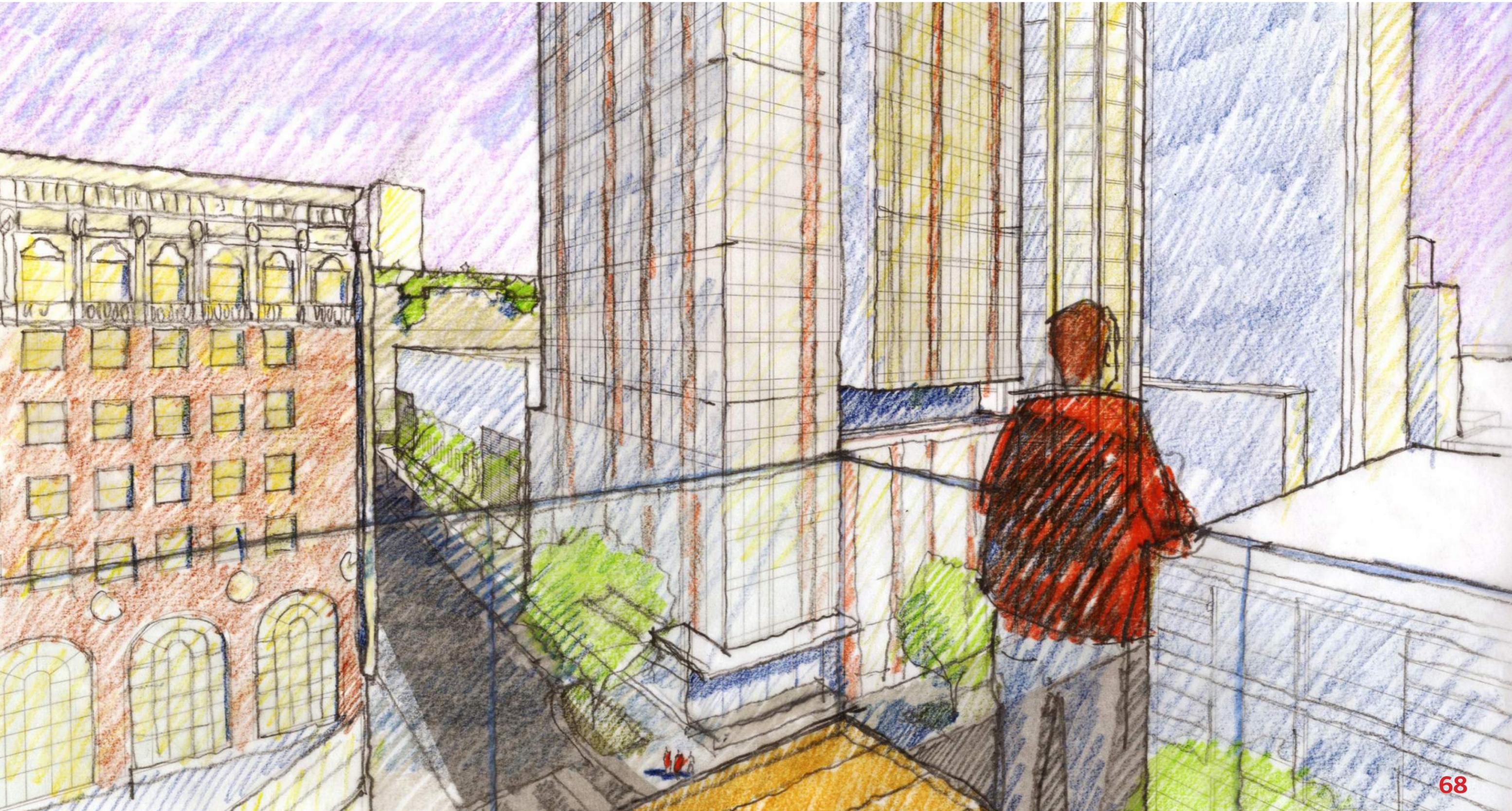
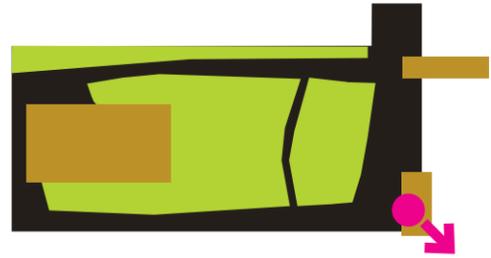


PINE STREET PUBLIC GARDEN



PLATFORM 11

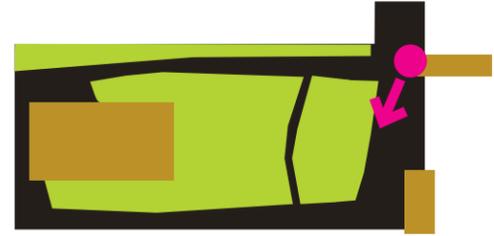
View southwest back to the Paramount Theatre, Pine Street, 9th Avenue and city beyond



PINE STREET PUBLIC GARDEN



SOUTH GARDEN AREA



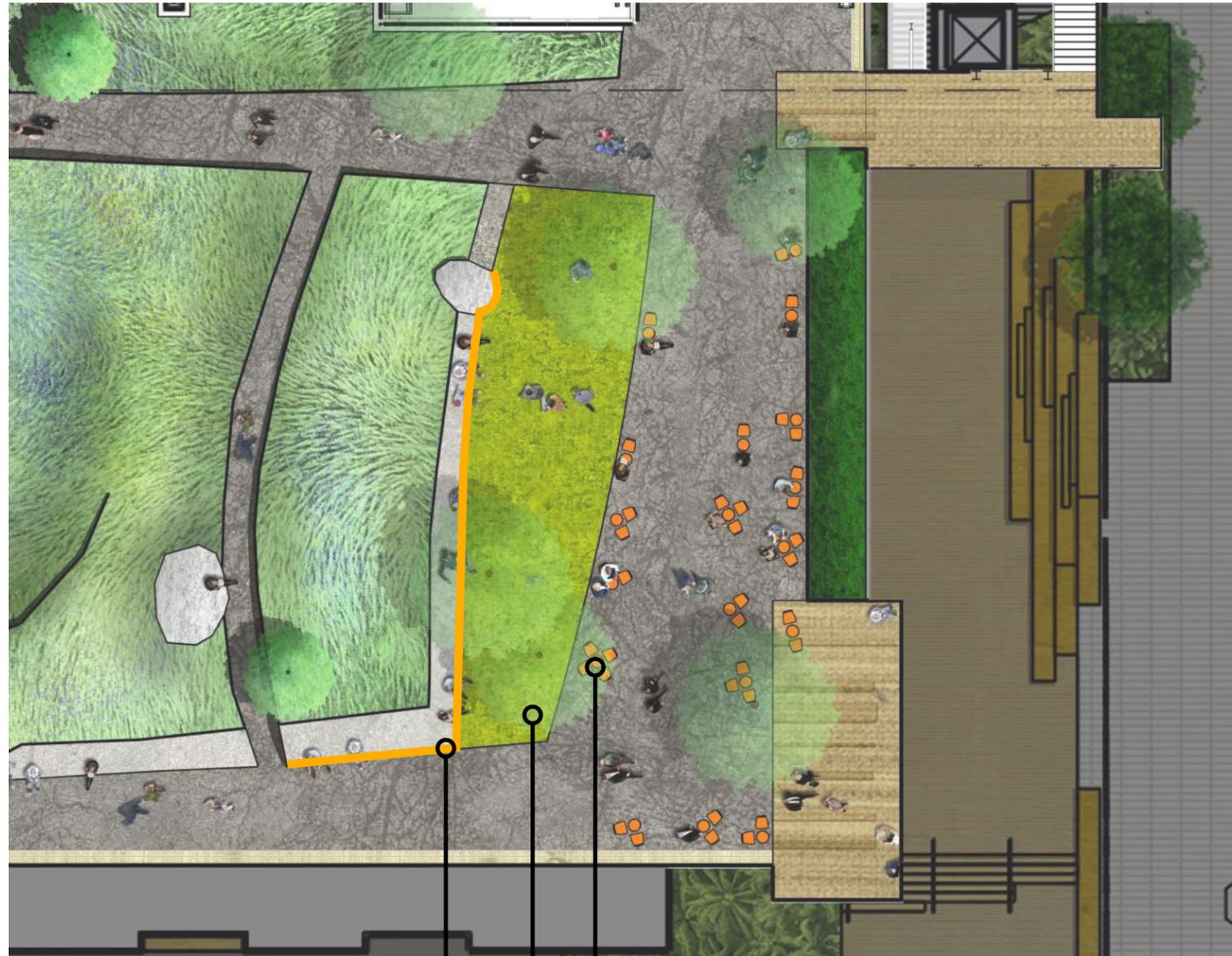
SOUTH GARDEN EVERYDAY ACTIVITIES

An active park-like space to play, gather, and socialize in with a versatile mix of lawn and hardscape



SOUTH GARDEN - EVERYDAY CONFIGURATION

A generous and flexible lawn area framed by moveable seating, a fixed bench, and shade trees



85' Linear Bench

Open Lawn Area

1,350 SF

Moveable Seating

As shown: 18 small tables / 45 seats



CREDIT: DOWNTOWN SEATTLE ASSOCIATION



CREDIT: CITY OF SEATTLE

Moveable seating at Westlake Park (top), lawn area at Victor Steinbrueck Park (below)

SOUTH GARDEN - PLAY CONFIGURATION

Sculptural playground equipment, demountable for events



Large Climbing Domes
(11' diameter with 6' safety buffer zone)

Low Climbing Forms
(4'-8' diameter + 6' safety buffer zone)



Sculptural play equipment at Westlake Park

TERRACE GARDEN MANAGEMENT APPROACH

Property Use and Development Agreement
to be approved by City of Seattle

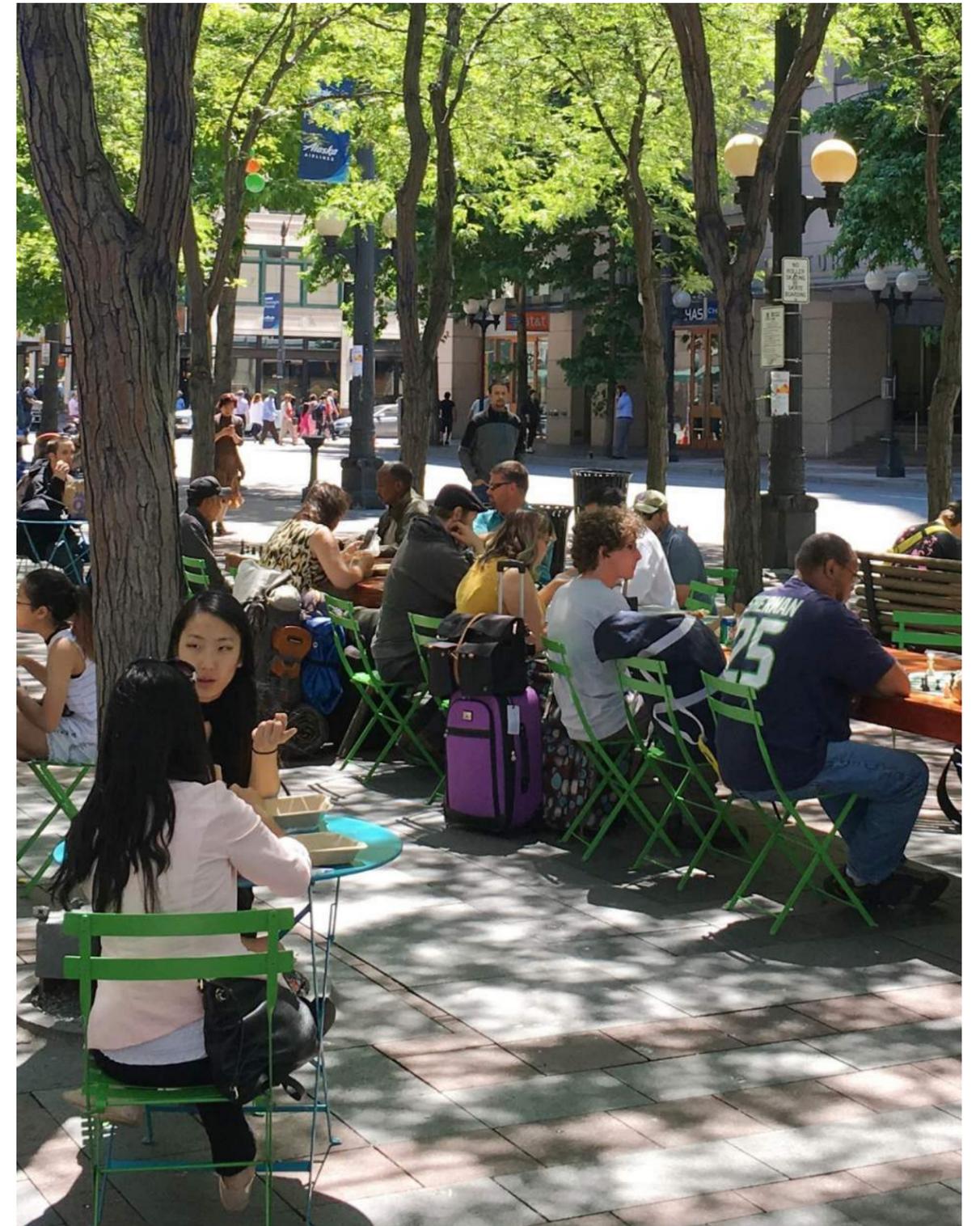
Allow for free speech activities such as hand billing, signature gathering, holding signs

Include signage identifying public access and allowing free speech activities

Open daily, except holidays and occasional closures for private events: full closures once or twice per month, and three to four partial closures per month (less than 50% closed with public access in the remaining portion)

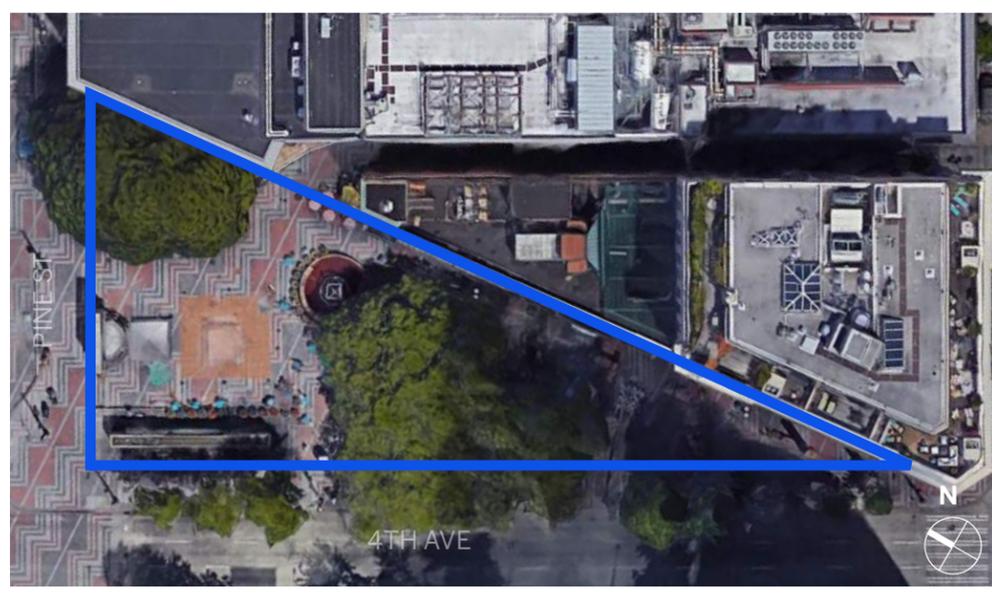
Operating hours:
8 a.m. to dusk or 7 p.m., whichever is earlier

Public restroom: Ground floor



Occidental Square

OPEN SPACE SCALE COMPARISONS



Pine Street Crossing

Garden 252' X 112' 29,920SF
 Promenade 128' X 48 7,227SF

Westlake Park, Seattle

Total 320' X 146' 26,000 SF

Arthur Ross Terrace,
 New York City

Total 240'x163' 39,500 SF

**ADDITIONAL ON-SITE
PUBLIC BENEFIT OPEN SPACES**

WSCC - A CENTRAL CROSSING POINT IN THE HEART OF AN URBAN NEIGHBORHOOD



HILL STREETS AND AVENUES

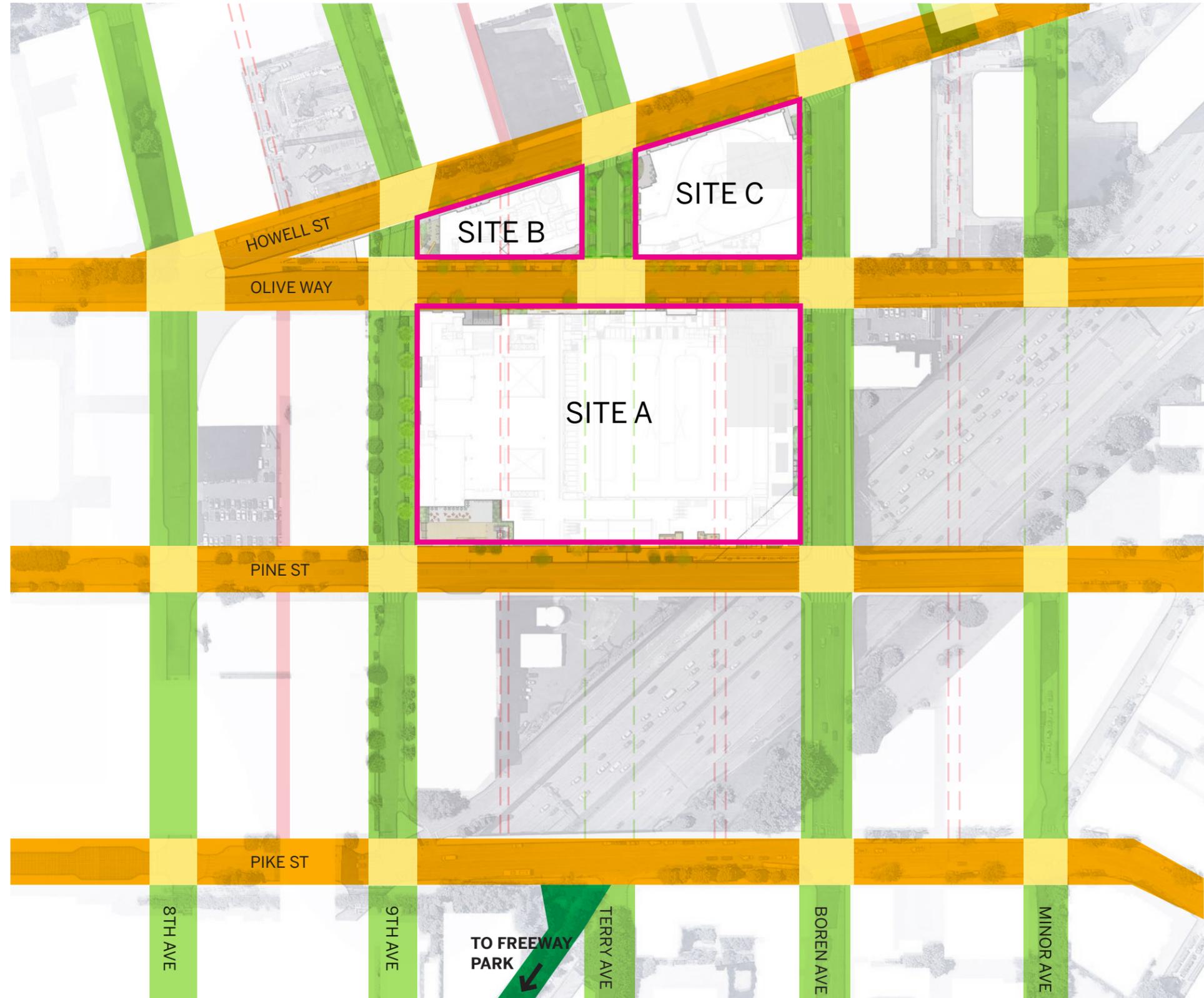
KEY

 CHARACTER 1
(EAST-WEST HILL STREETS)

 CHARACTER 2
(NORTH-SOUTH AVENUES)

 CHARACTER 3
(ALLEYS)

 INTERSECTIONS

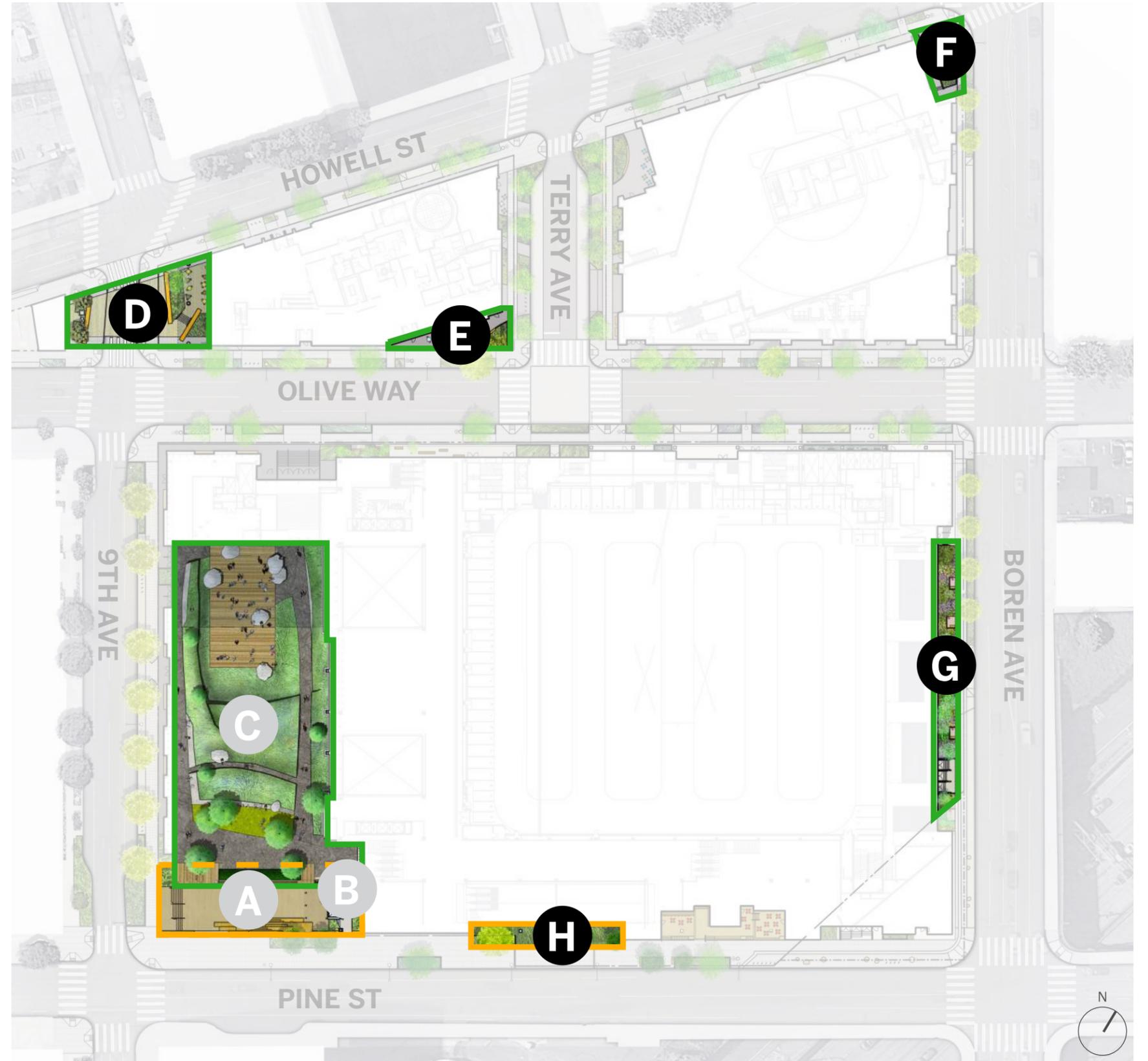


ON-SITE PUBLIC BENEFIT OPEN SPACES

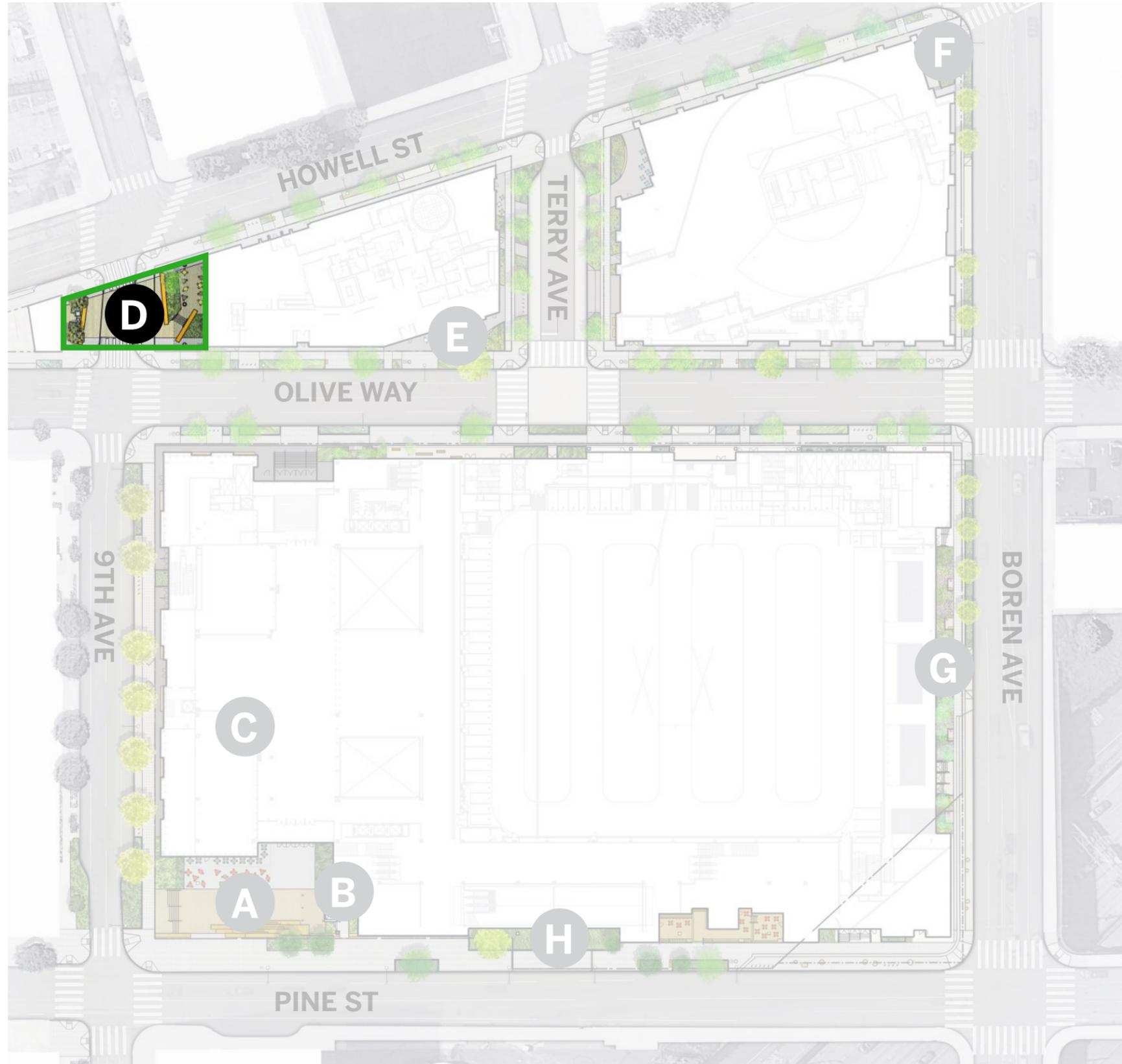
- A** Pine Street Promenade
- B** Pine Street Platforms
- C** Pine Street Public Garden
- D** Flatiron Plaza
- E** Terry Ave Green Street Plaza
- F** Denny Triangle Corner Plaza
- G** Boren Avenue Sculpture Garden
- H** Pine Street Sun Garden

 Hill Street Public Benefit Spaces

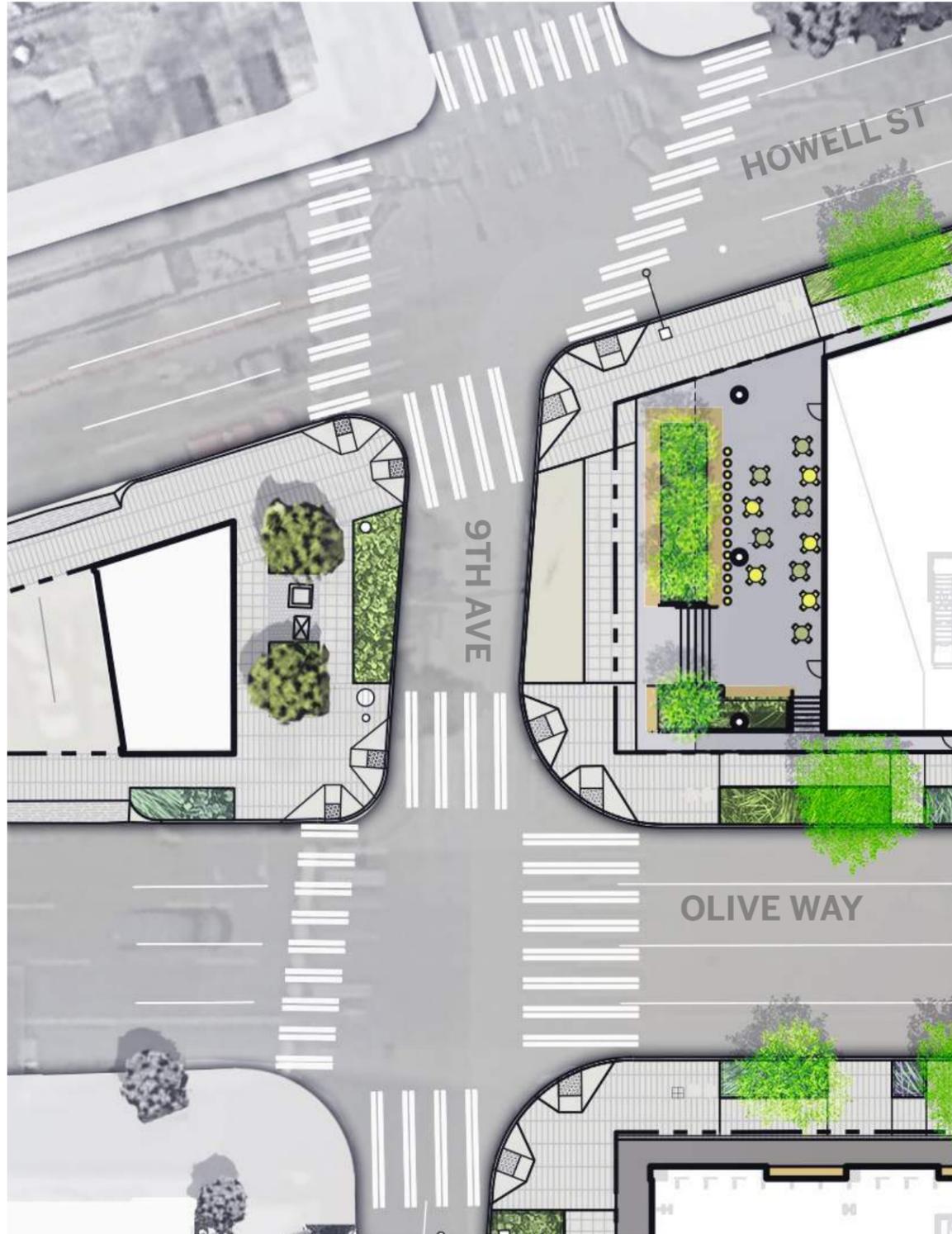
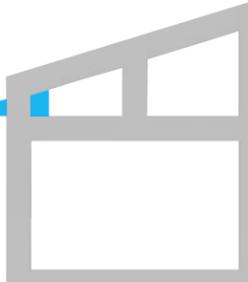
 Avenue Public Benefit Spaces



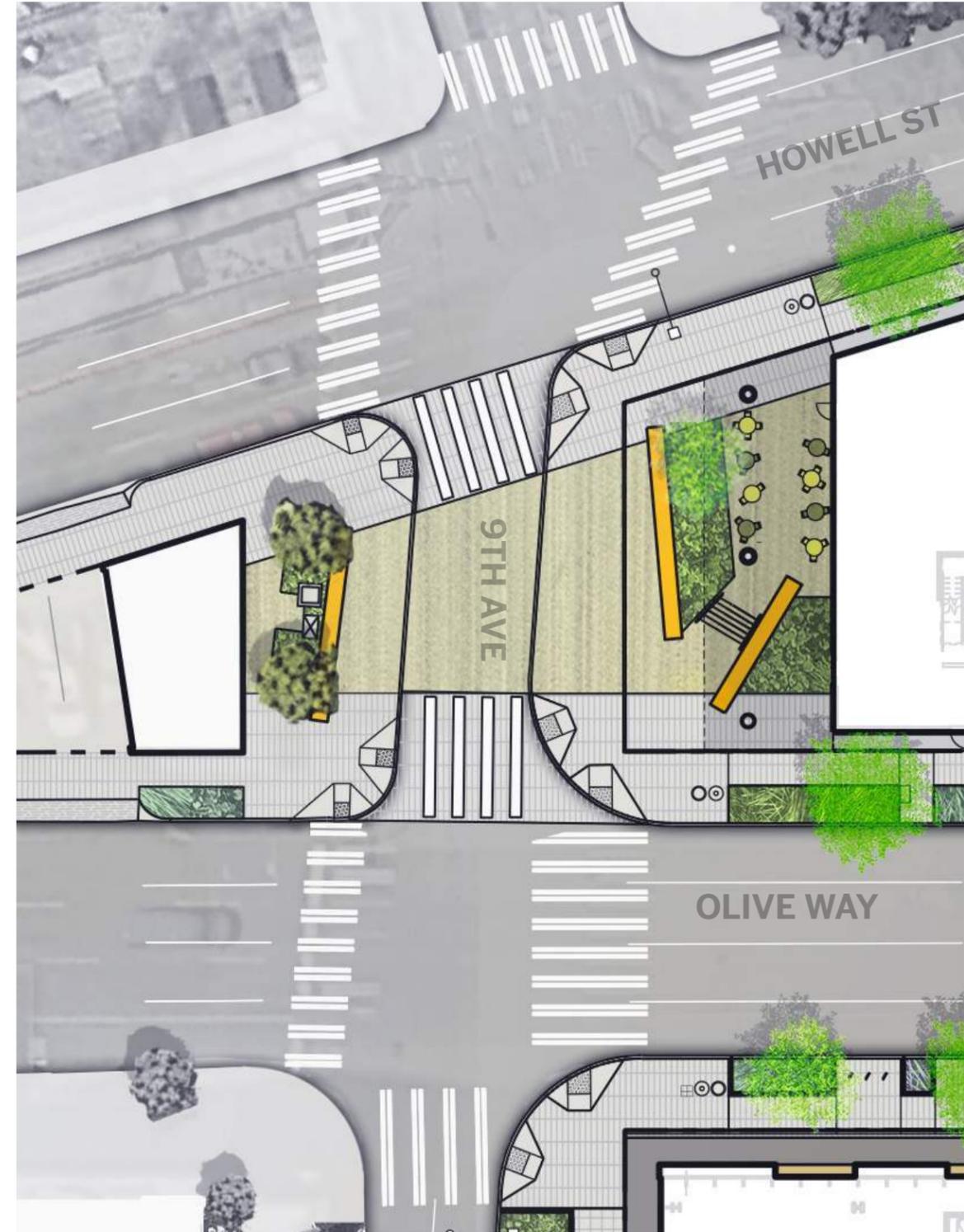
FLATIRON PLAZA



FLATIRON PLAZA PLAN COMPARISON



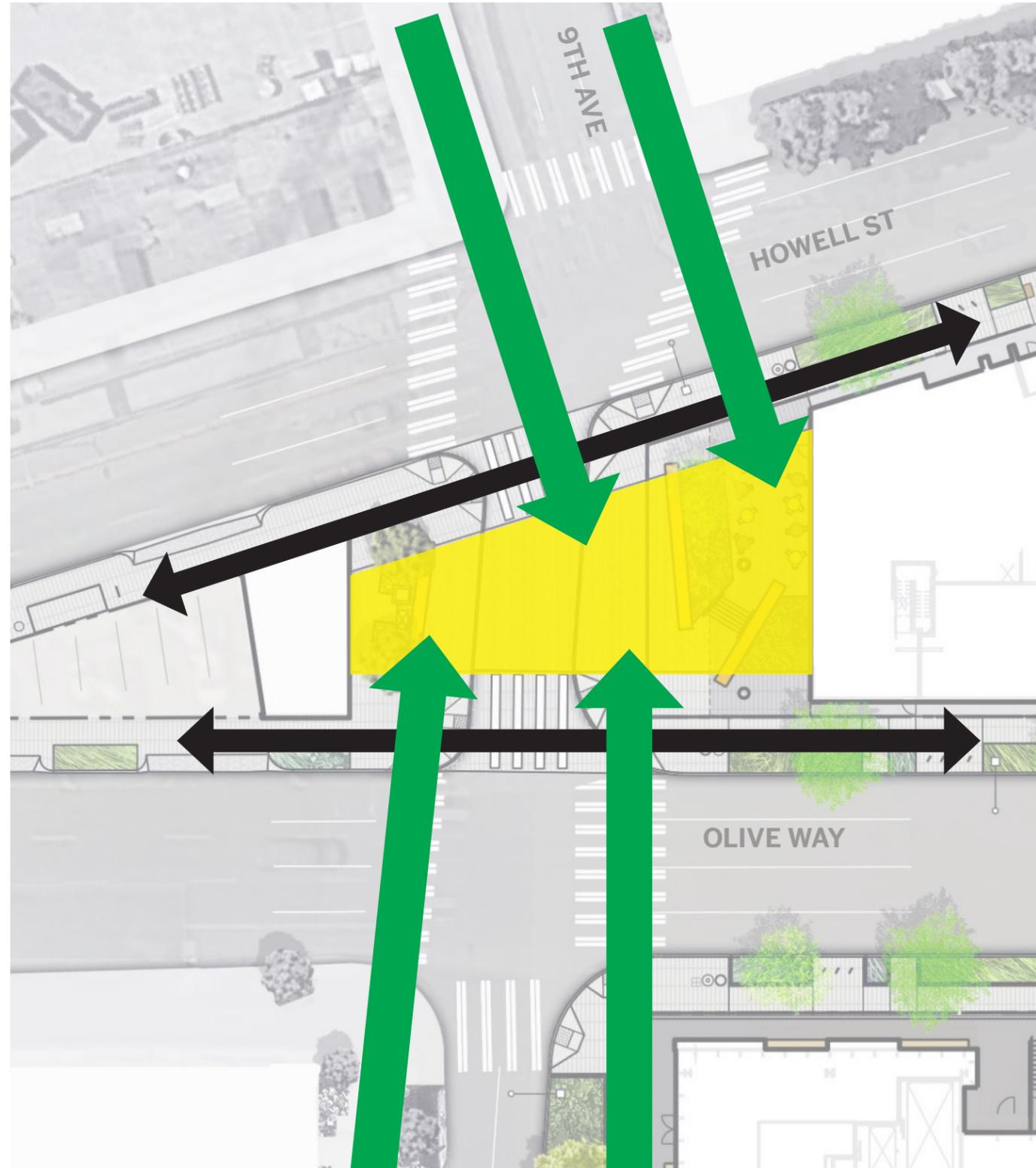
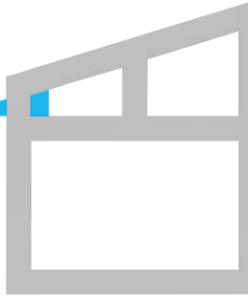
May 2017 plan



Current plan

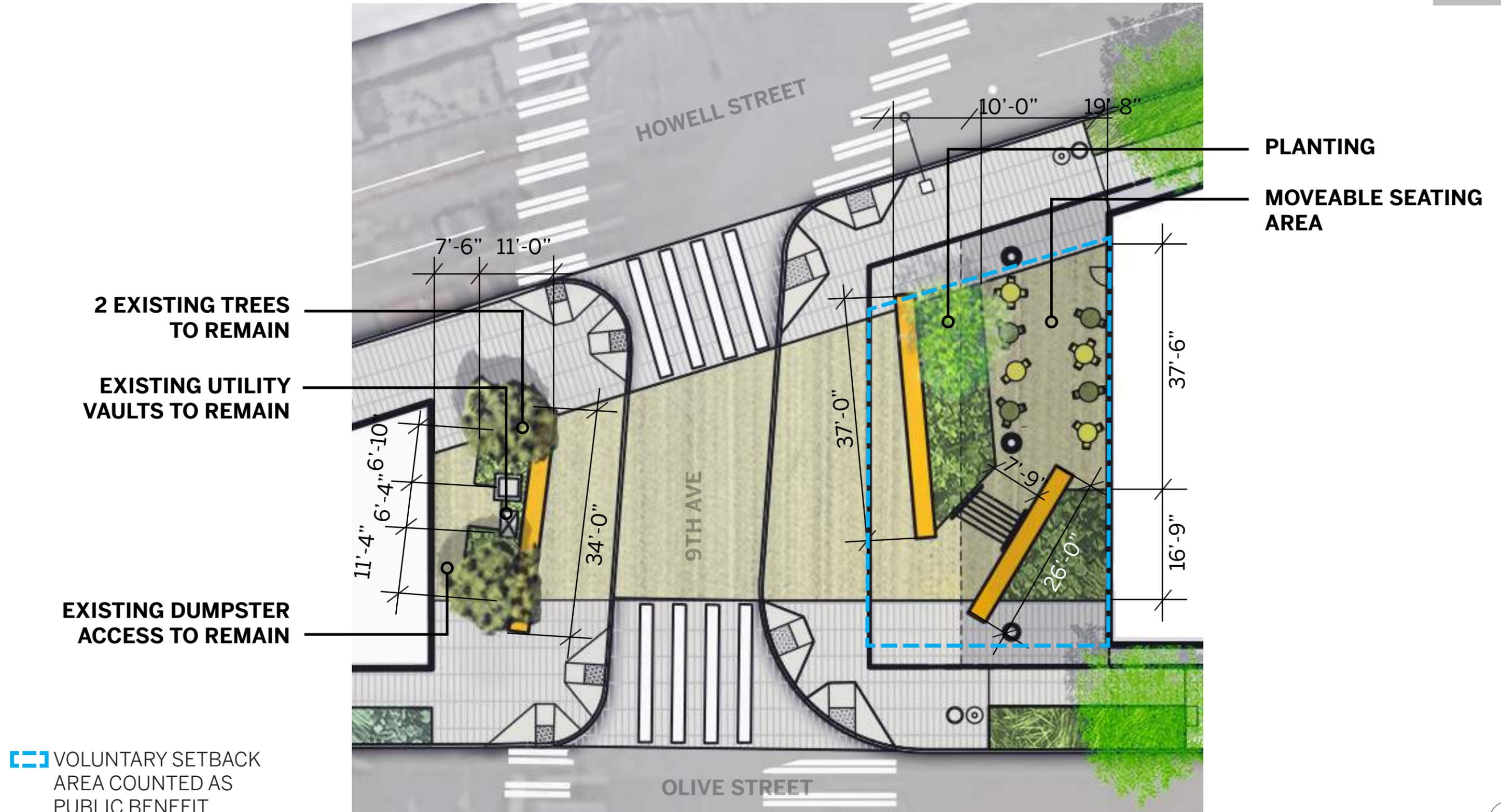
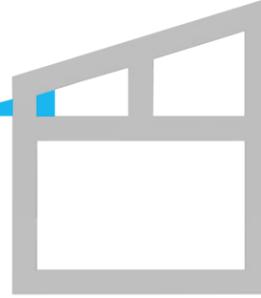
FLATIRON PLAZA

Receive pedestrians from all directions, minimize impact of roadway, and celebrate street grid shift



FLATIRON PLAZA

On-site Public Benefit Area: 1,788



FLATIRON PLAZA

Large sculptural benches and moveable seating, with a strong connection across 9th Avenue



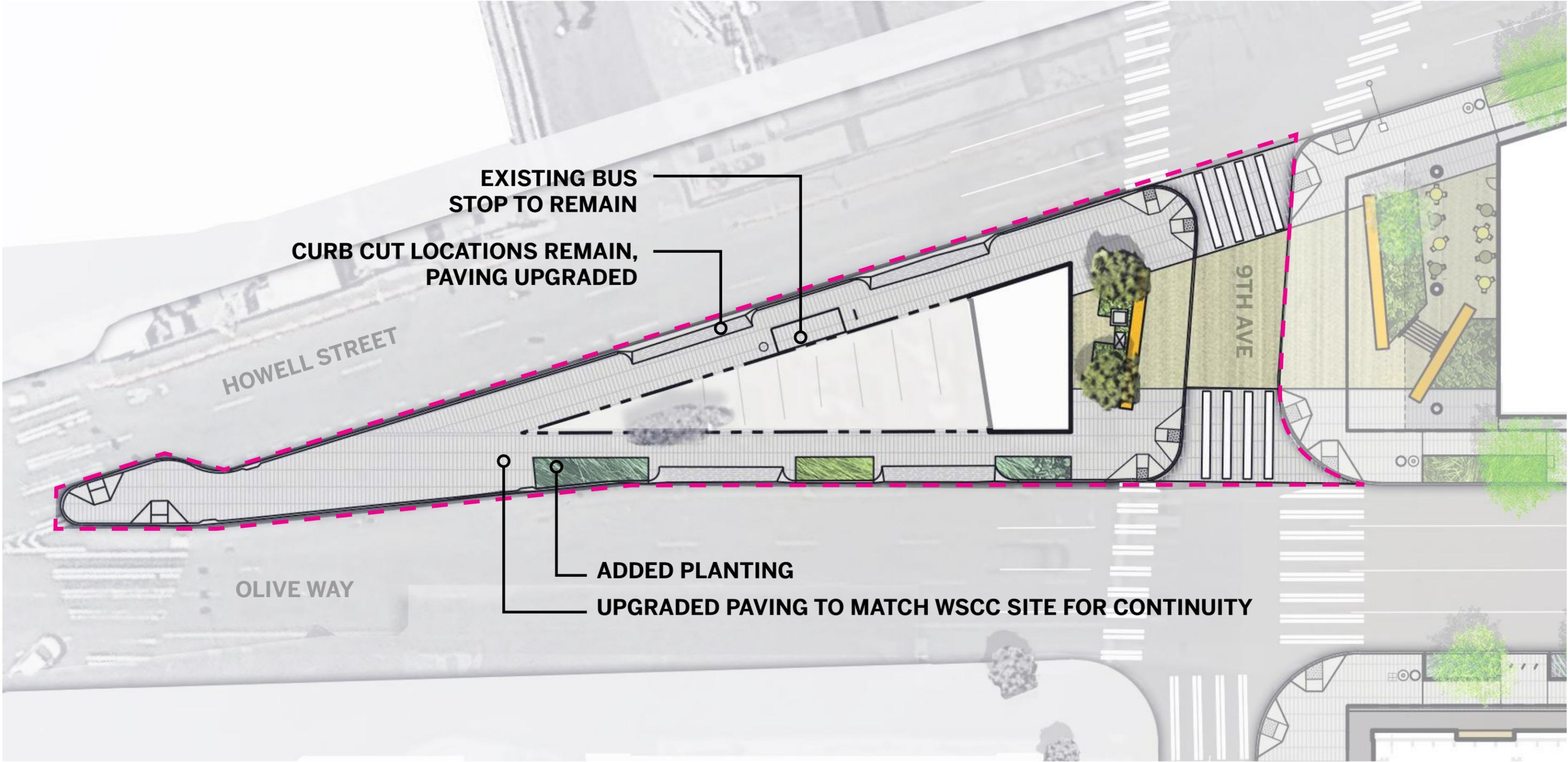
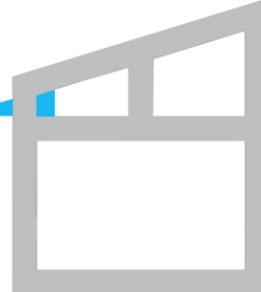
FLATIRON PLAZA

Large sculptural benches and moveable seating, with a strong connection across 9th Avenue

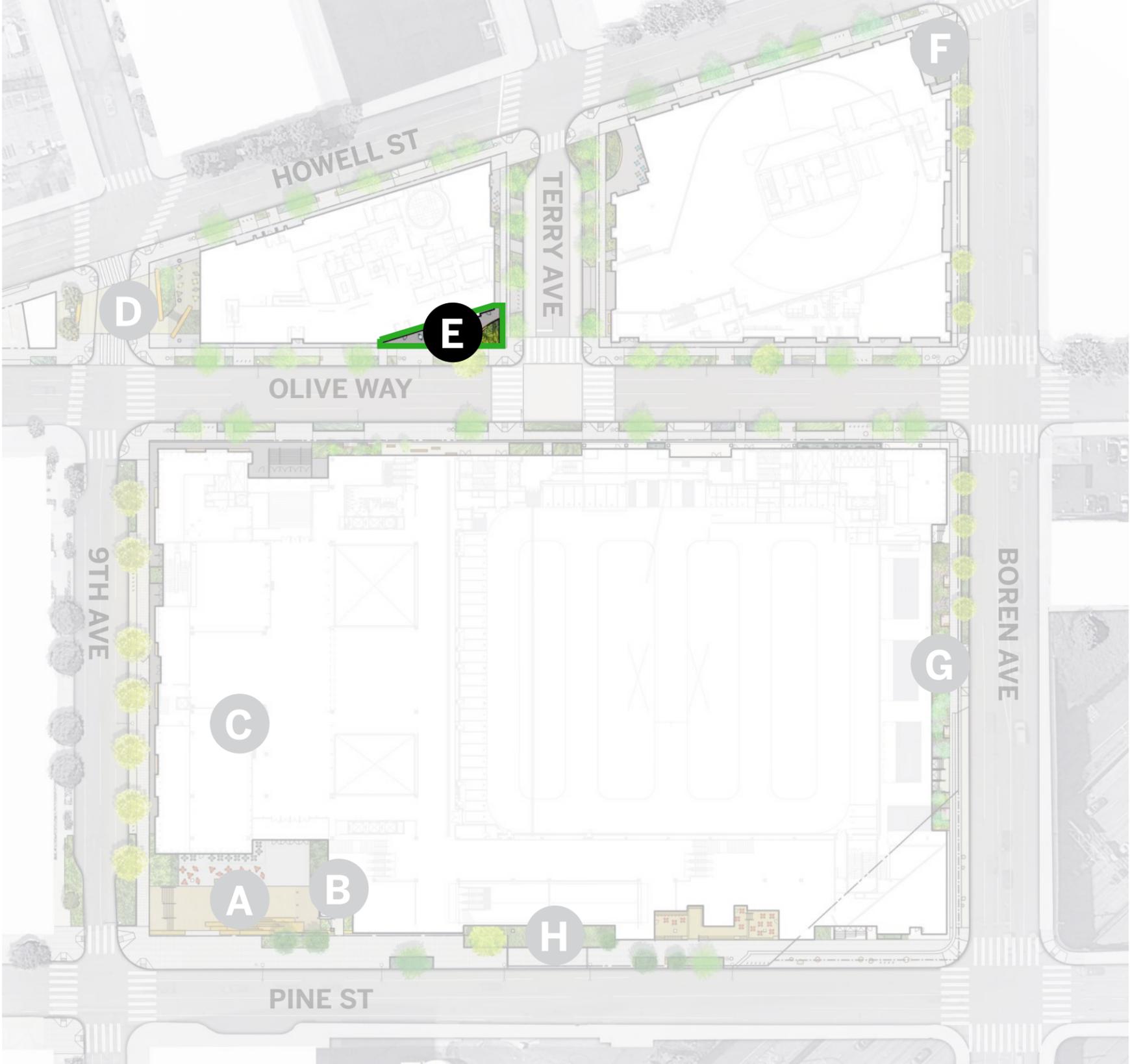


ADJACENT OFF-SITE IMPROVEMENTS

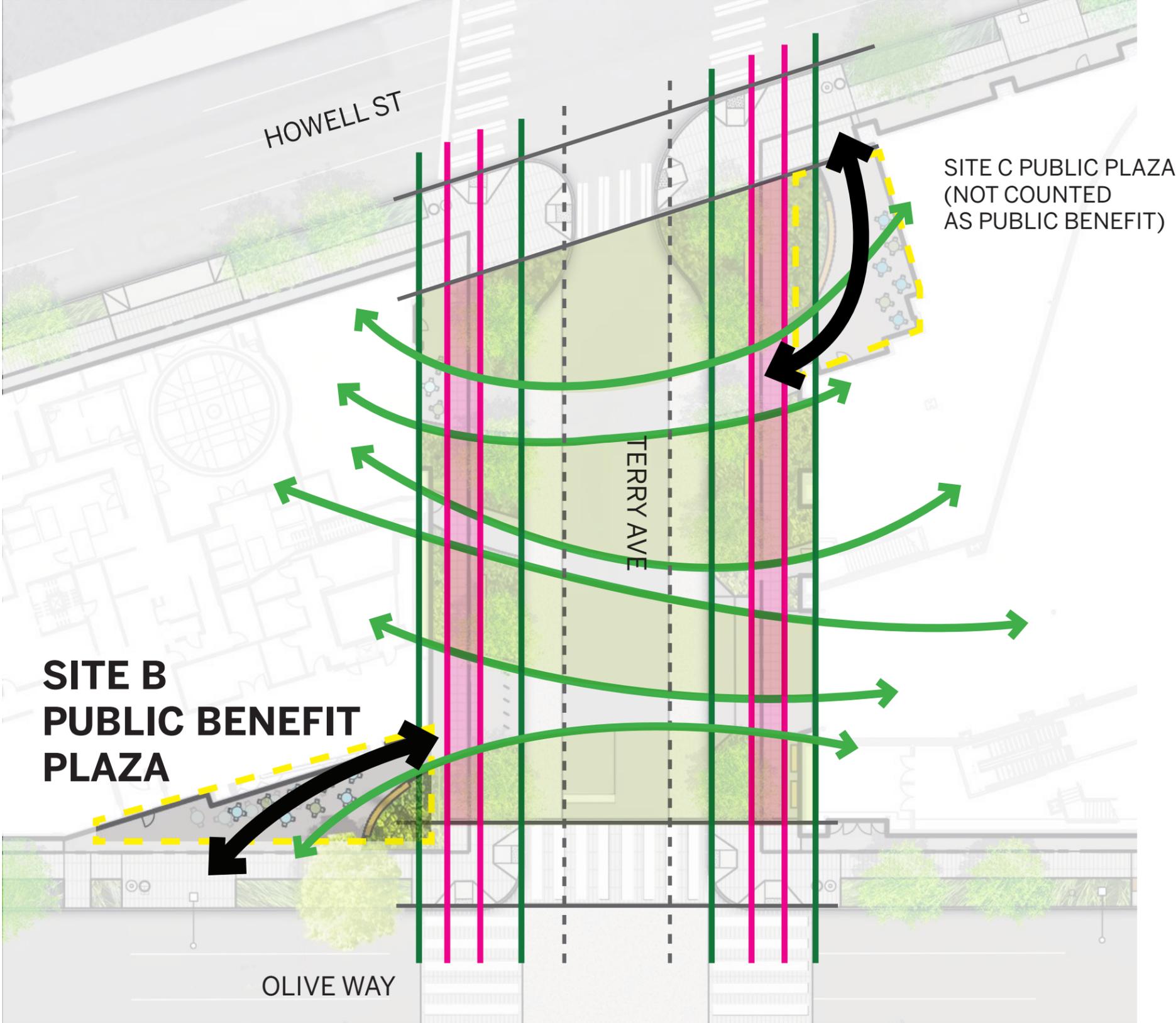
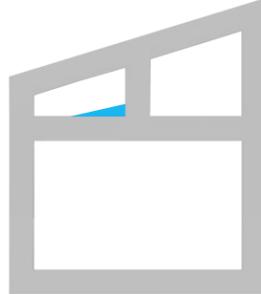
Supporting the Flatiron Plaza with strong, high-quality sidewalks at the Olive/Howell Triangle



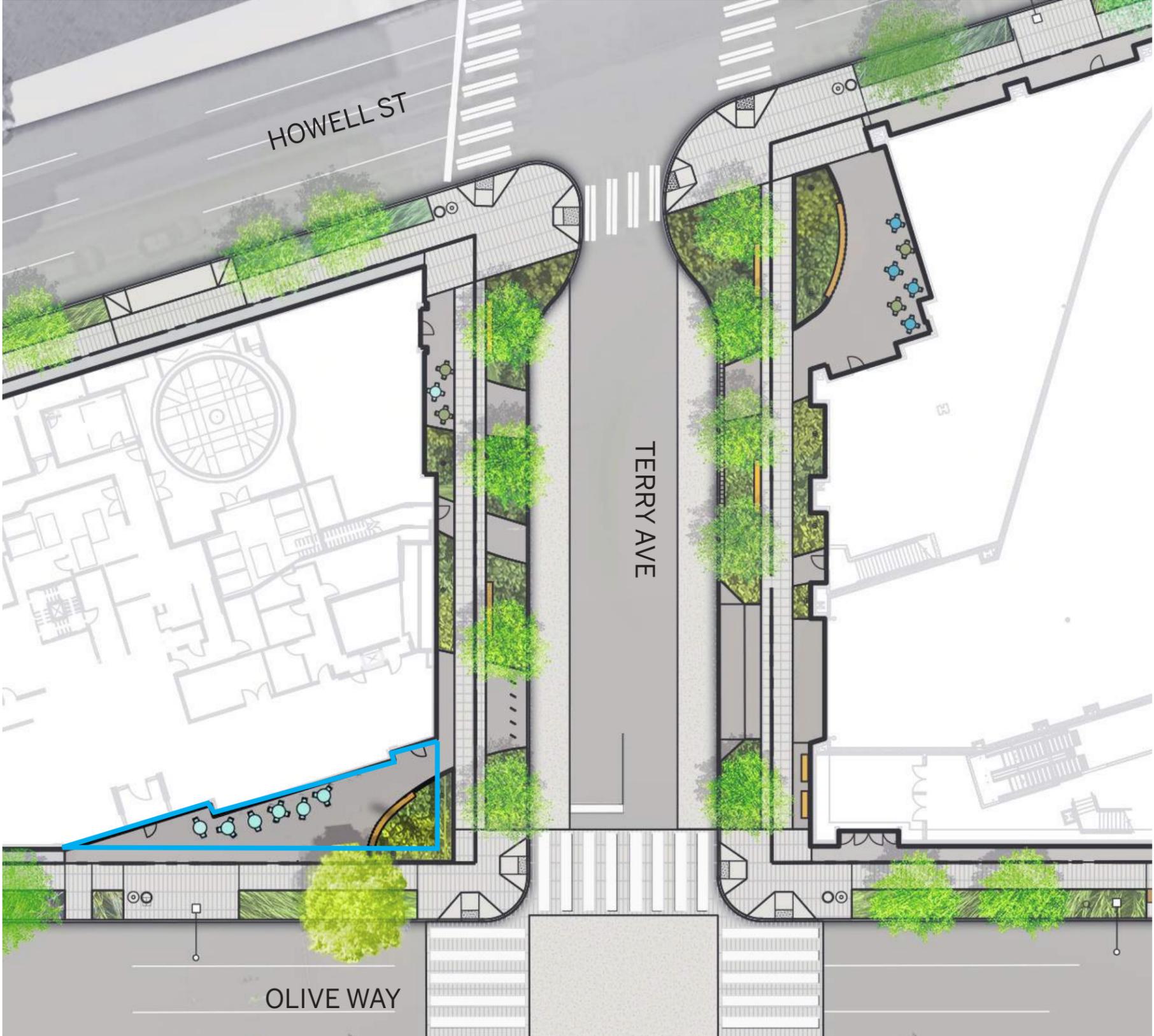
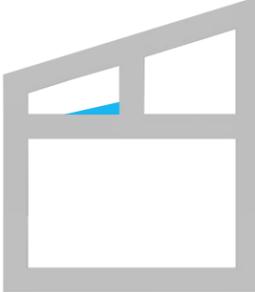
TERRY GREEN STREET PLAZA - SITE B



TERRY GREEN STREET CONCEPT

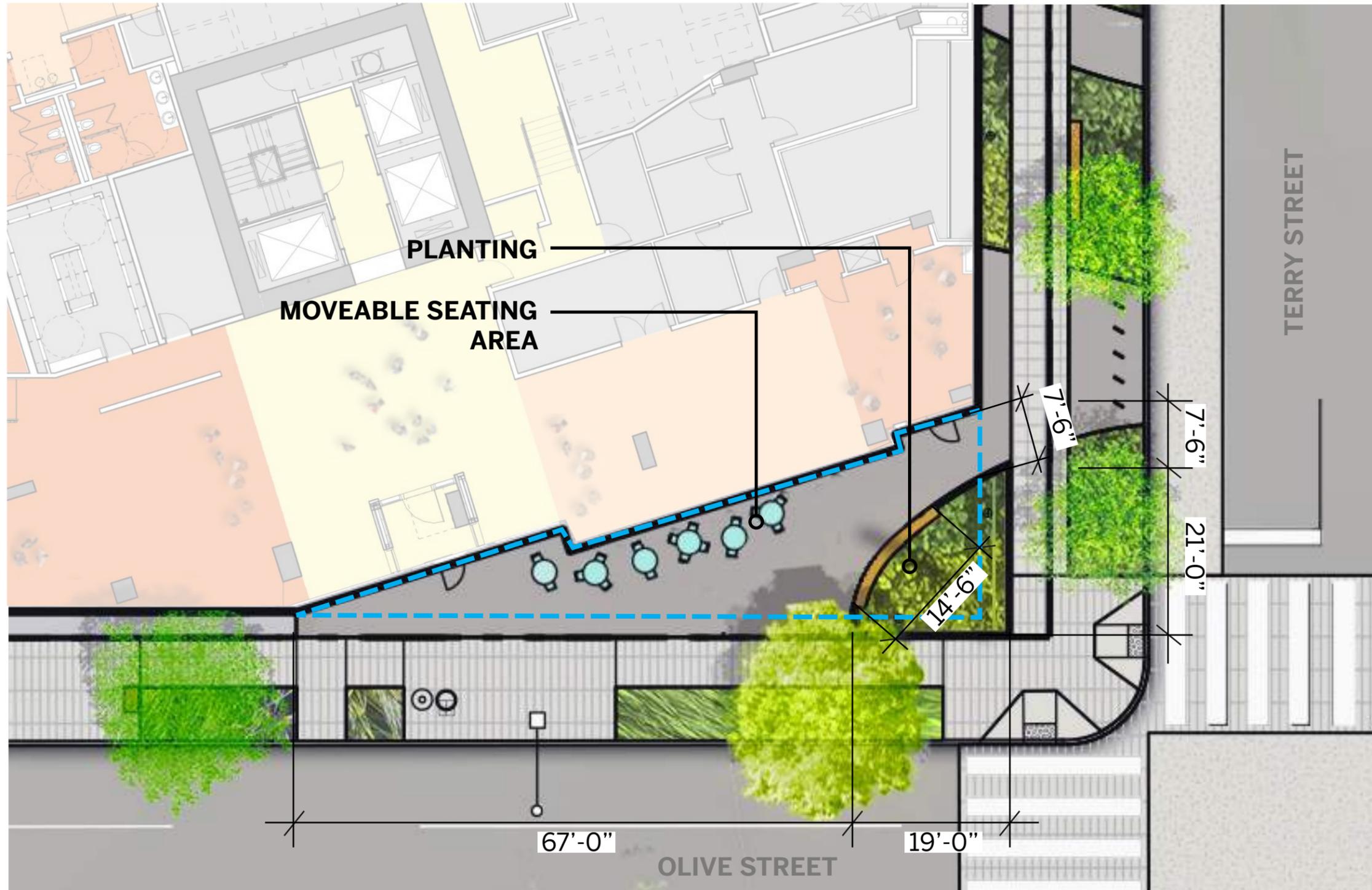


TERRY GREEN STREET PLAZA - SITE B



TERRY GREEN STREET PLAZA - SITE B

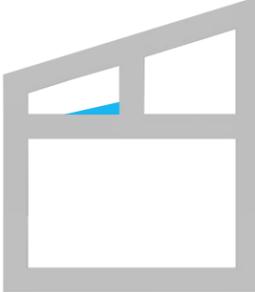
Public Benefit Area: 927 SF



 VOLUNTARY SETBACK
AREA COUNTED AS
PUBLIC BENEFIT

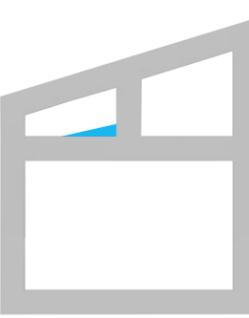


TERRY GREEN STREET PLAZA - SITE B

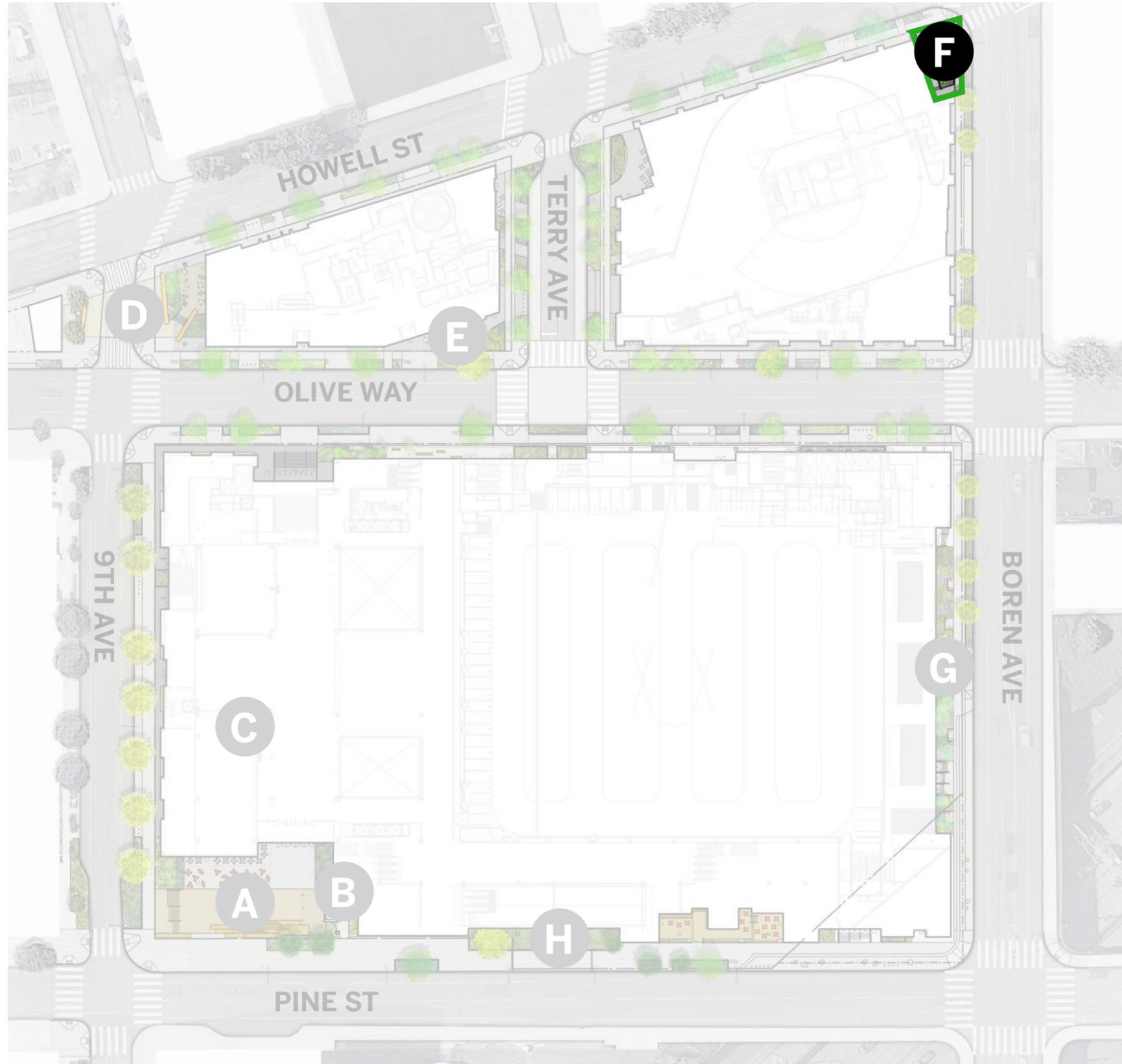


TERRY GREEN STREET PLAZA - SITE B

A Green Street extension with signature planter and a range of seating options

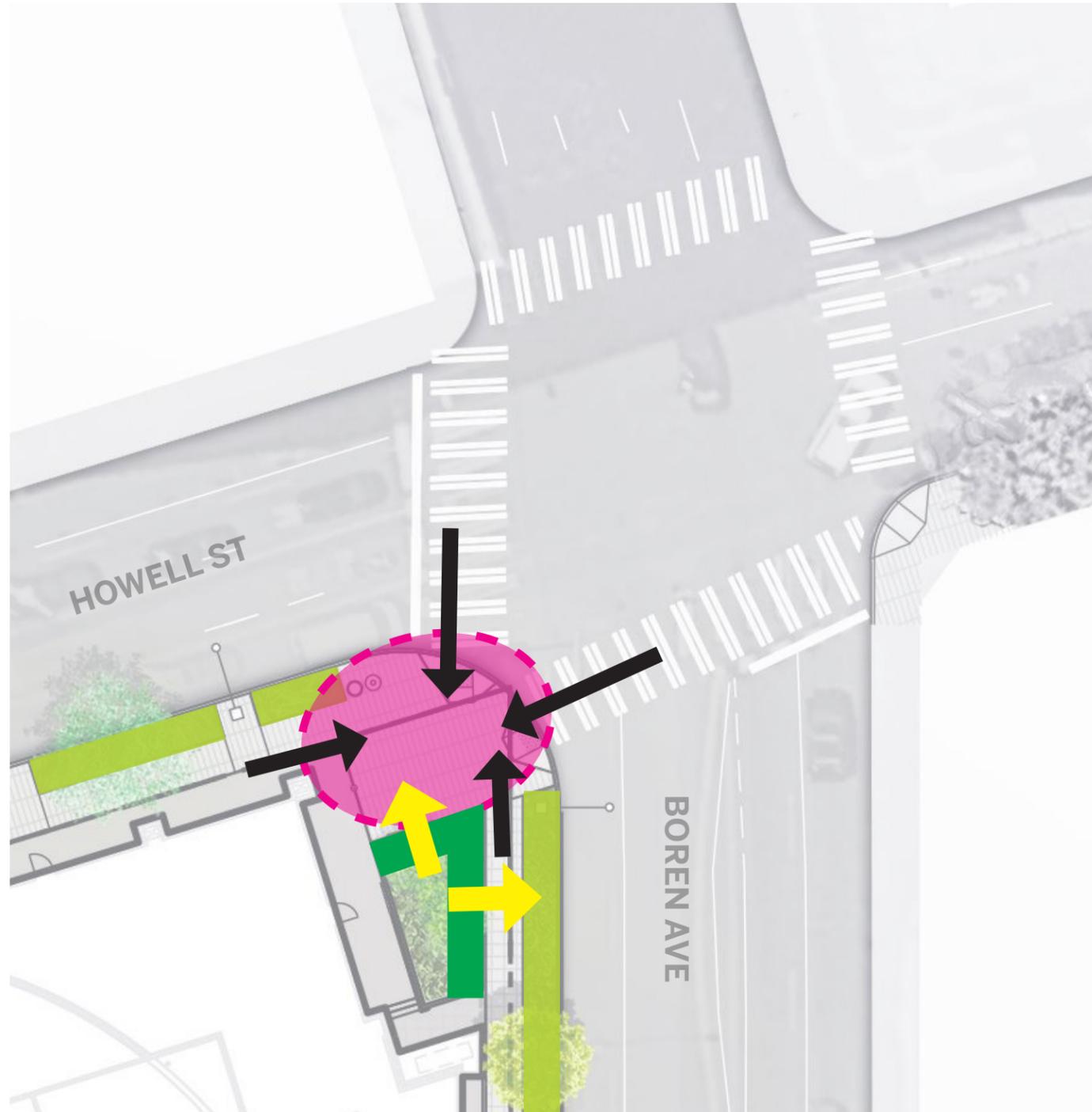
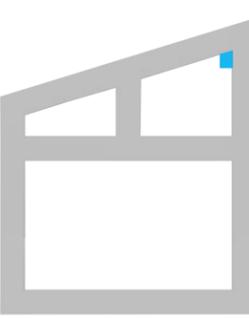


DENNY TRIANGLE CORNER PLAZA



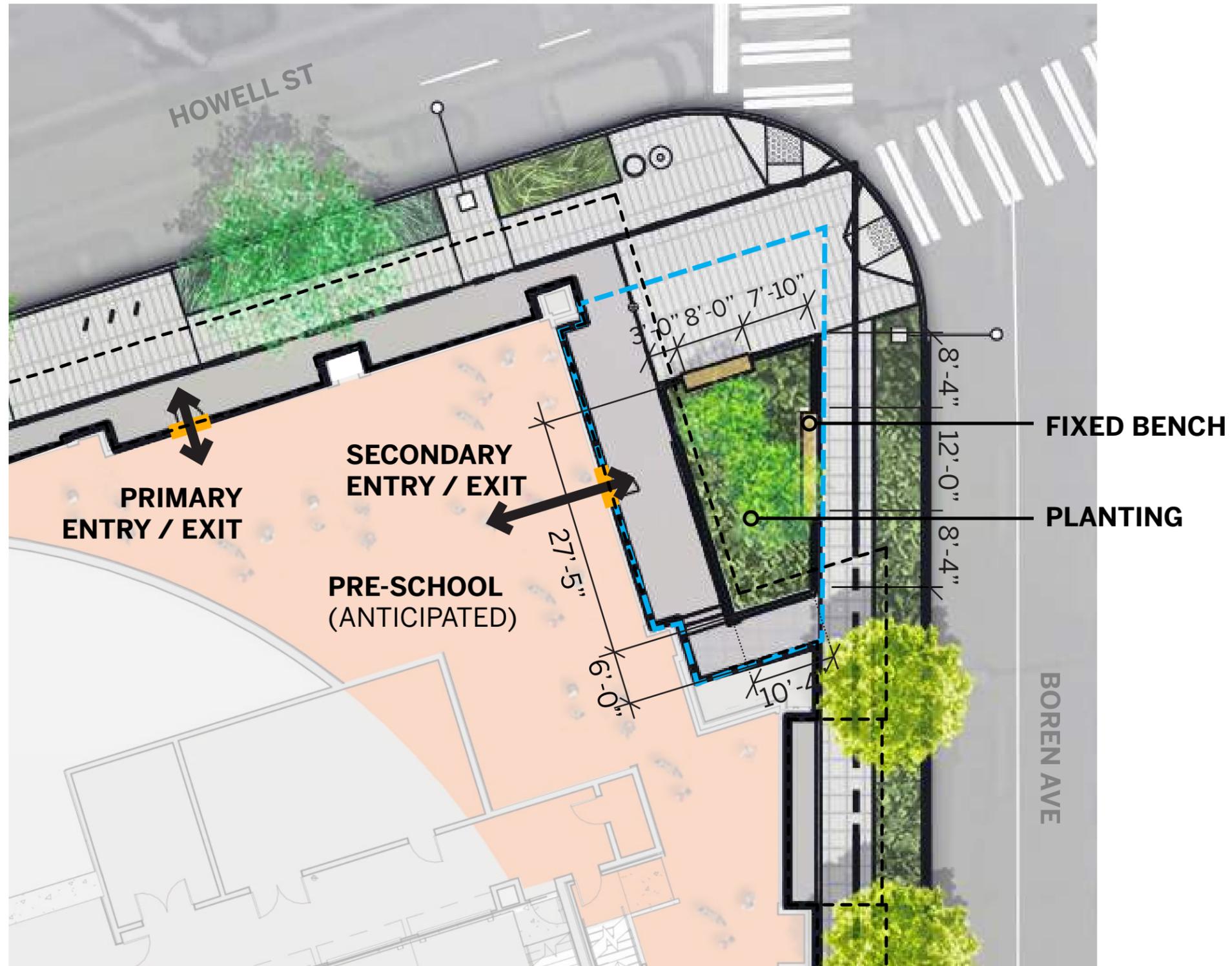
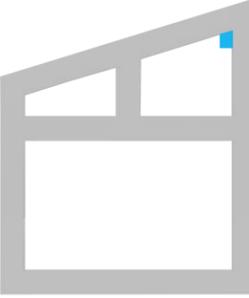
DENNY TRIANGLE CORNER PLAZA

Receive pedestrians at acute corner, amplify planting and direct energy toward streetlife



DENNY TRIANGLE CORNER PLAZA

Public Benefit Area: 1037 SF

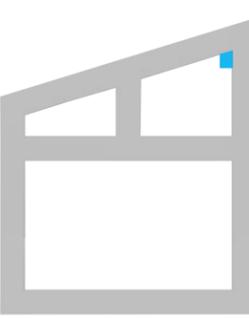


 VOLUNTARY SETBACK
AREA COUNTED AS
PUBLIC BENEFIT



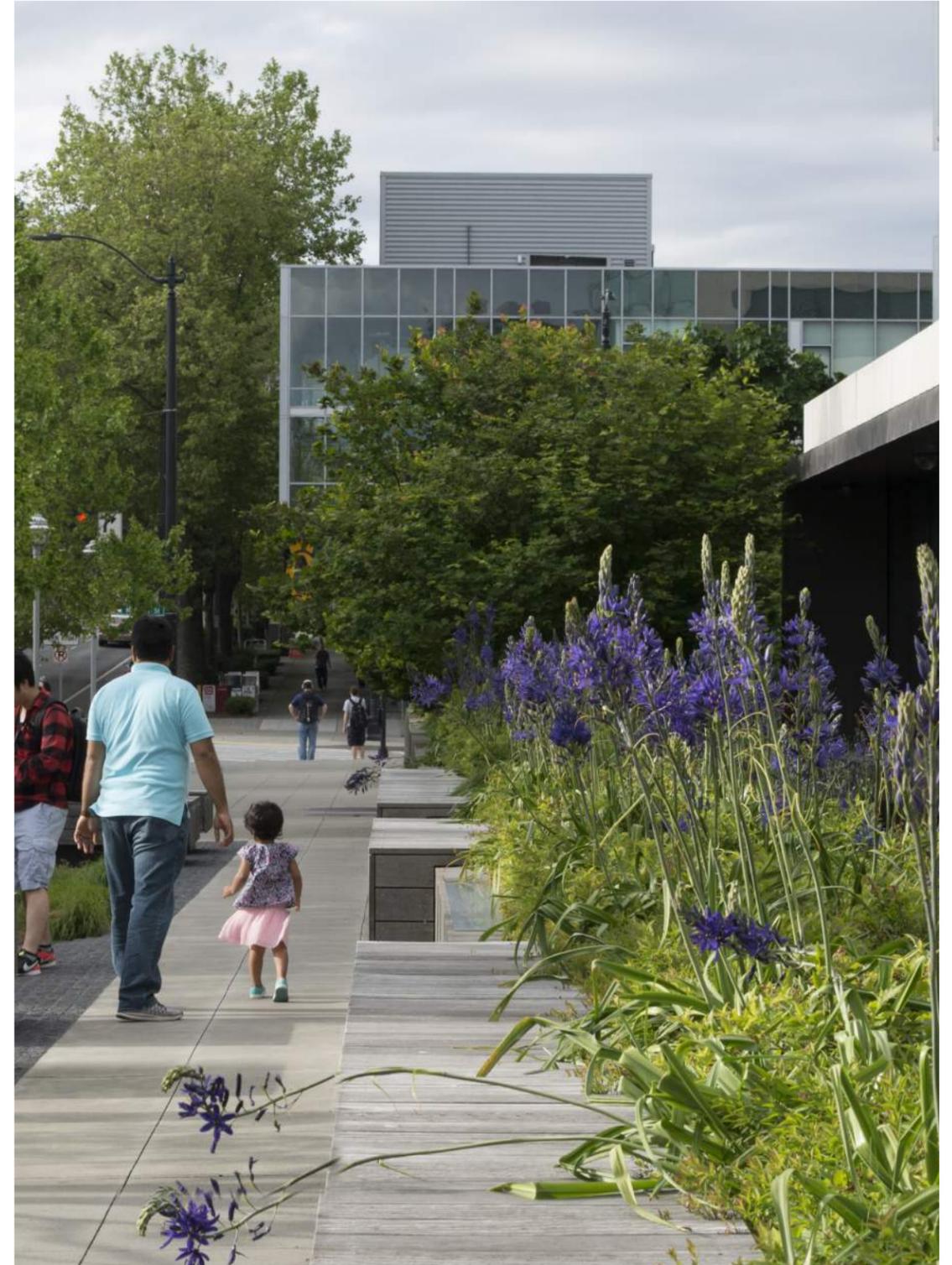
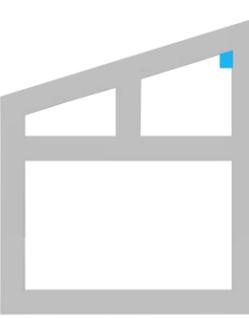
DENNY TRIANGLE CORNER PLAZA

Warm and comfortable wood seating that faces the streetlife, backed by generous planter

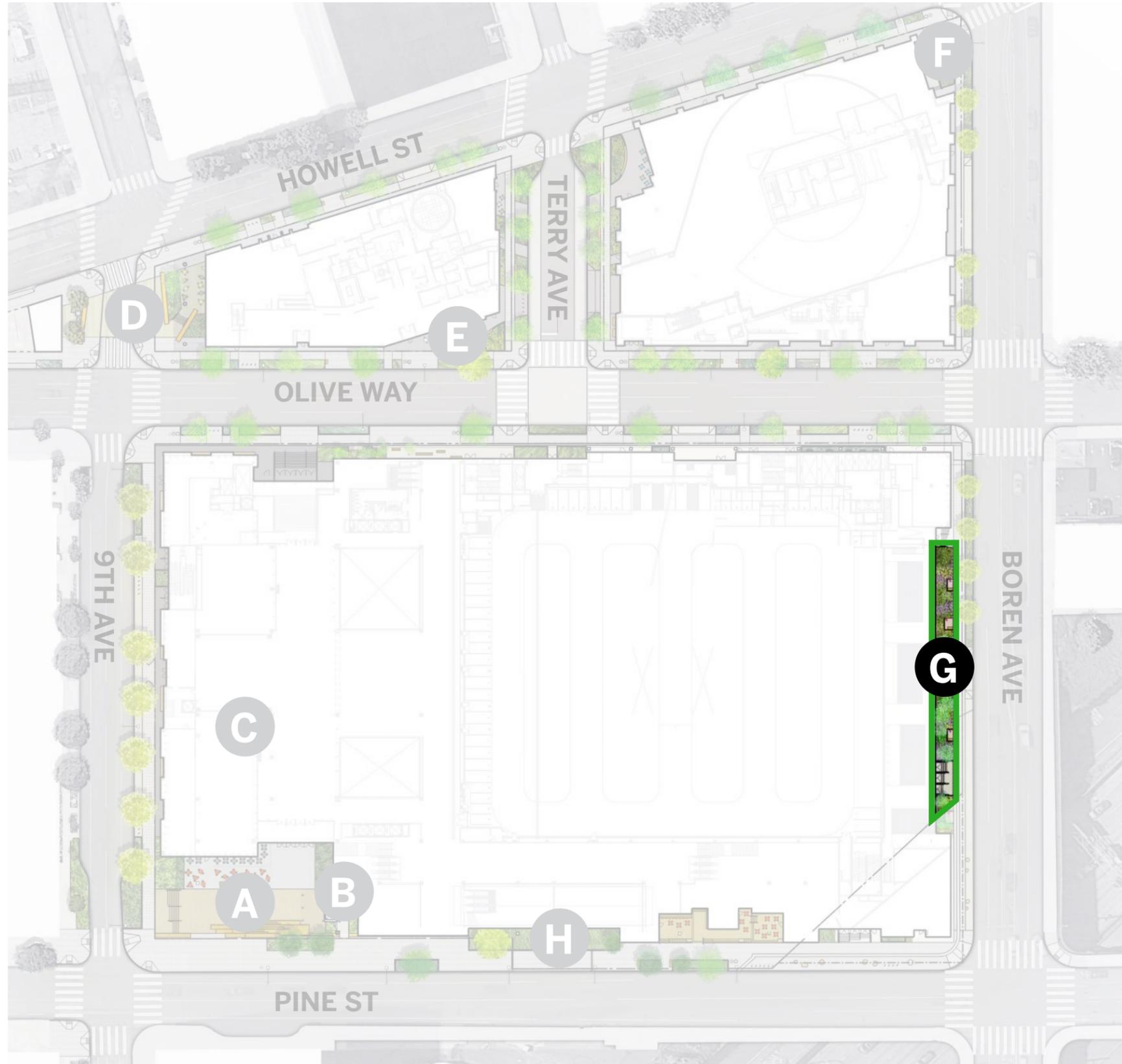


DENNY TRIANGLE CORNER PLAZA

Warm and comfortable wood seating that faces the streetlife, backed by generous planter

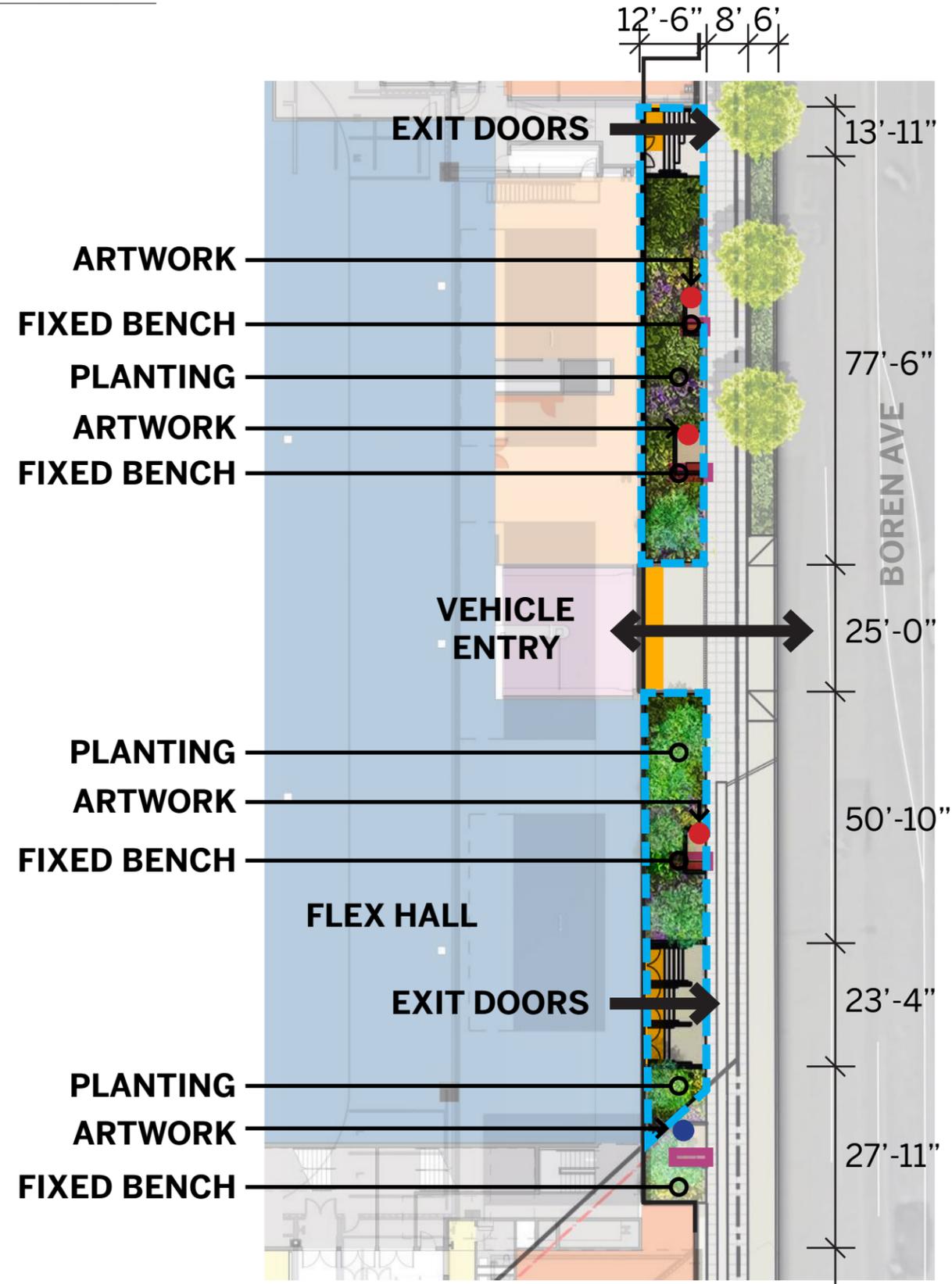


BOREN AVENUE SCULPTURE GARDEN



BOREN AVENUE SCULPTURE GARDEN

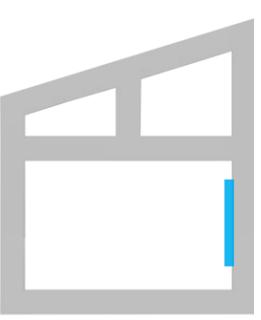
Public Benefit Area: 2,290 SF



 VOLUNTARY SETBACK
AREA COUNTED AS
PUBLIC BENEFIT

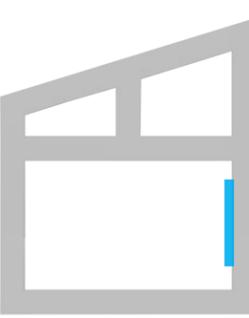


BOREN AVENUE SCULPTURE GARDEN

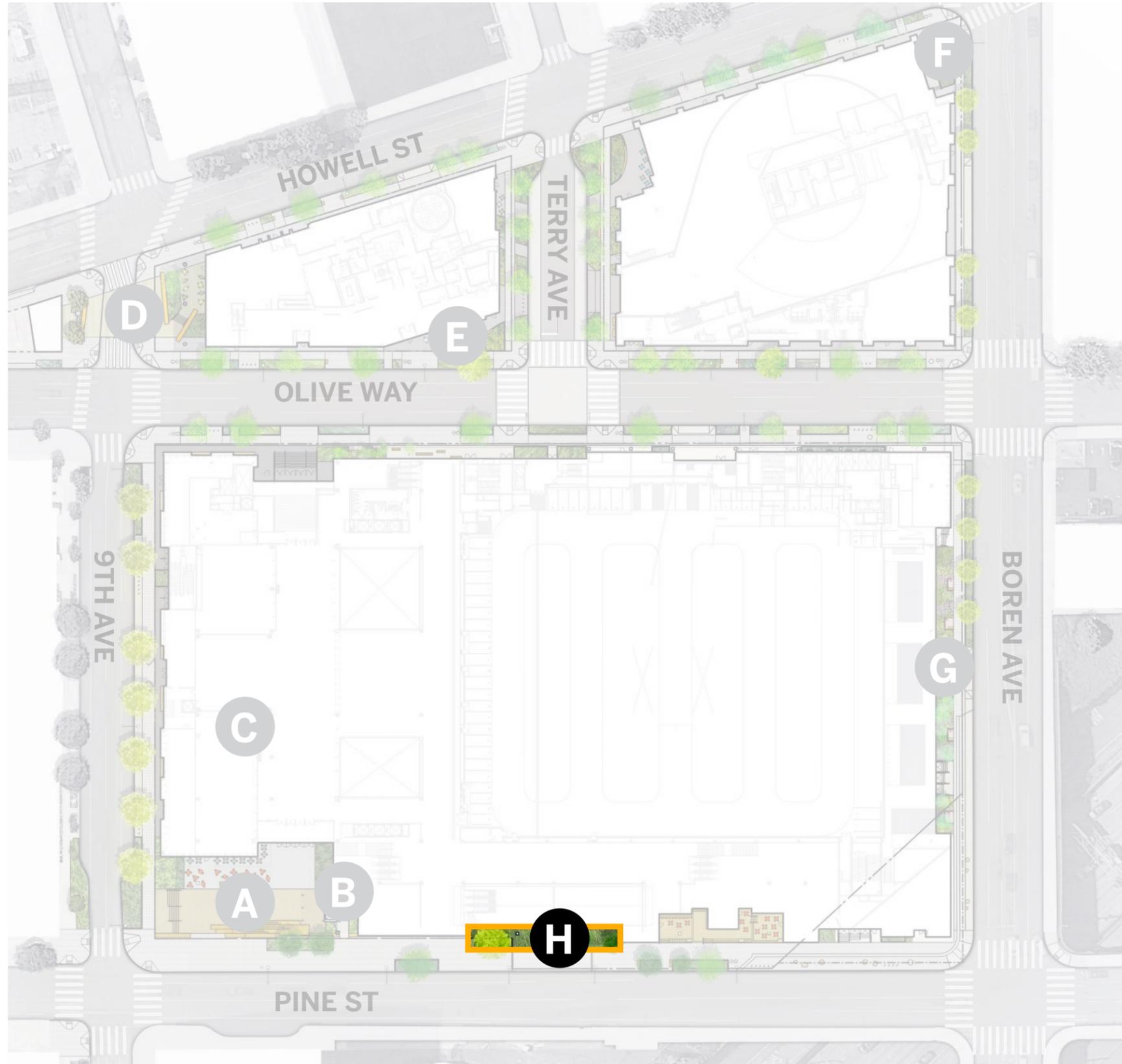


BOREN AVENUE SCULPTURE GARDEN

Seating and art display system to be designed in collaboration with selected artist(s)

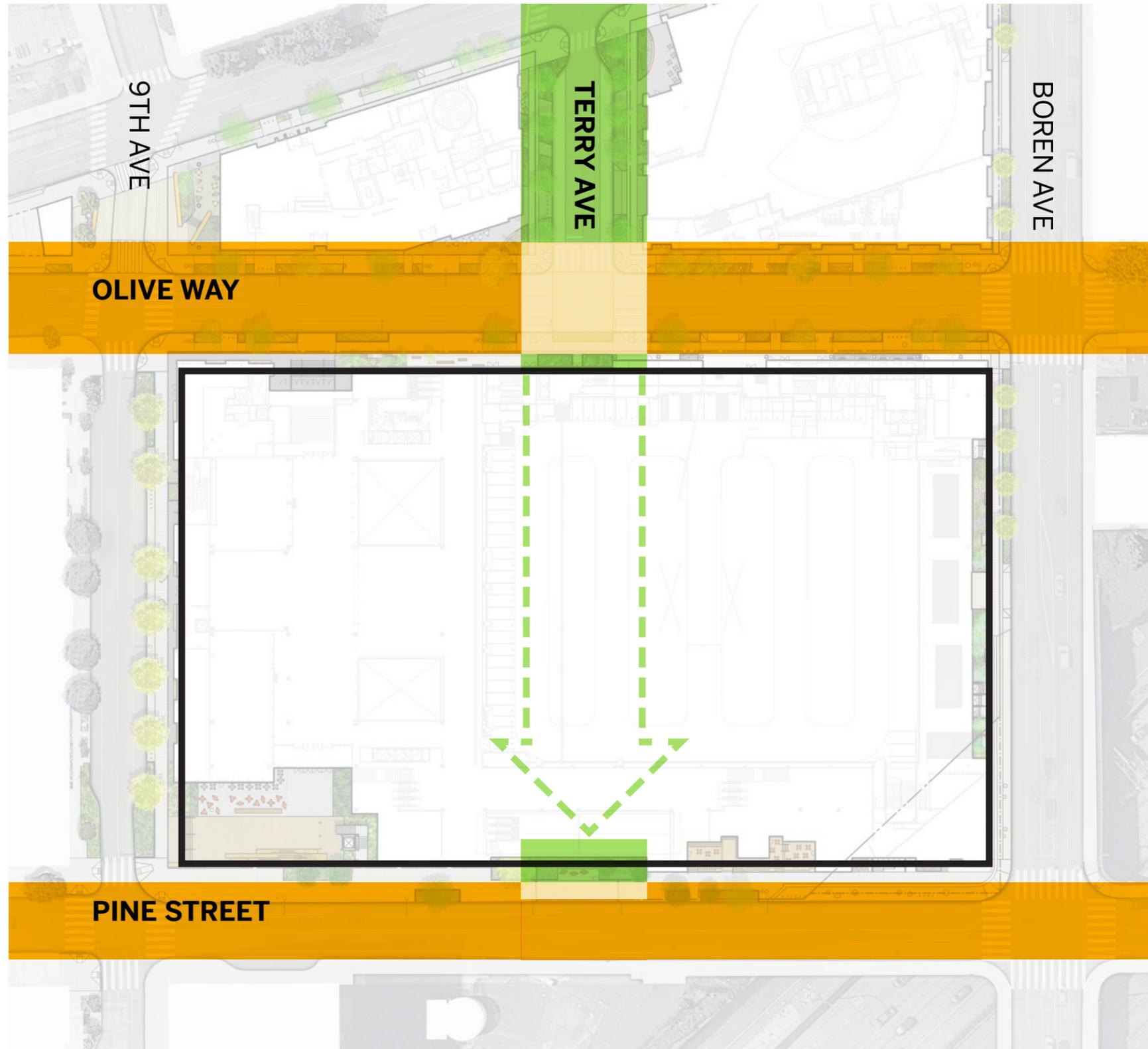


PINE STREET SUN GARDEN



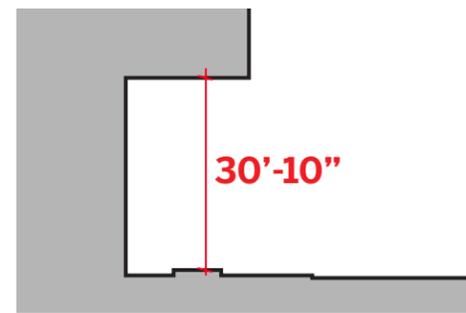
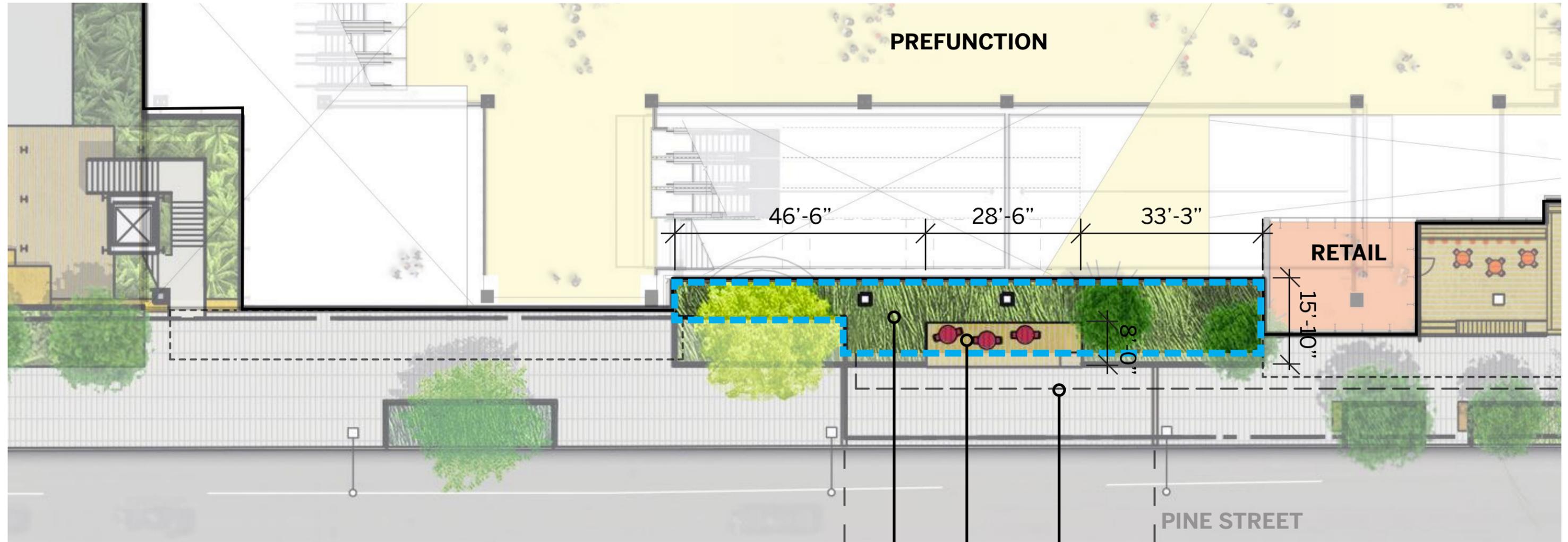
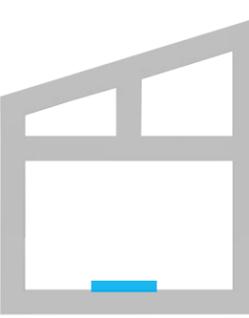
PINE STREET SUN GARDEN

Carrying Terry Ave Green Street spirit to Pine Street, breaking down rhythm of two-block sidewalk



PINE STREET SUN GARDEN

Public Benefit Area: 1,154 SF



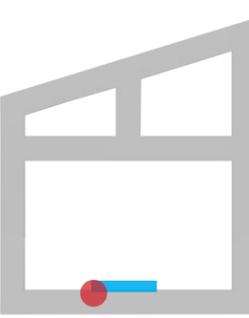
PLANTING
MOVEABLE SEATING
AREA
HILLCLIMB ABOVE

 VOLUNTARY SETBACK
AREA COUNTED AS
PUBLIC BENEFIT



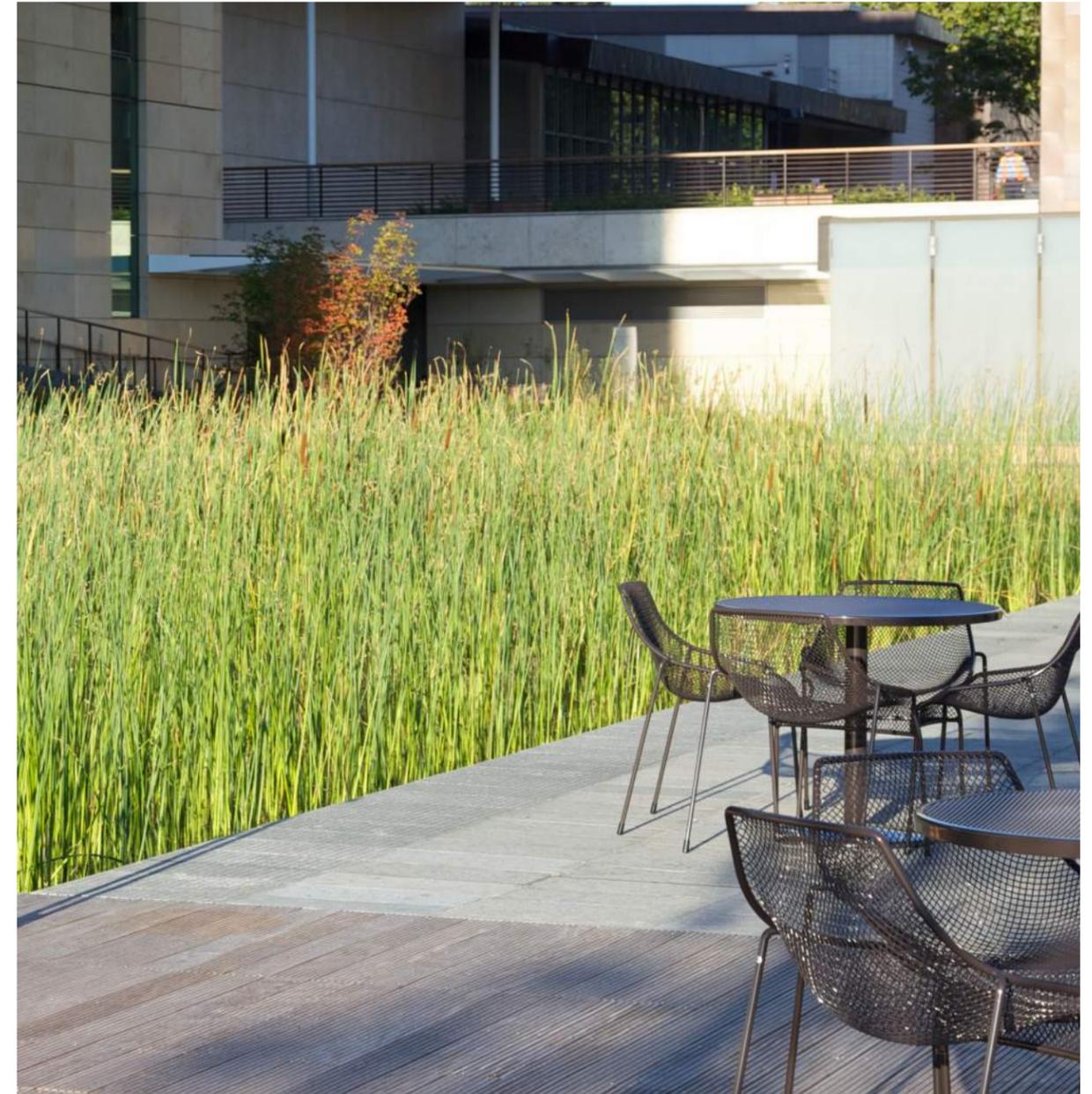
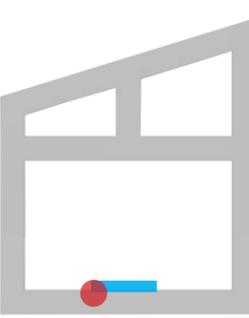
PINE STREET SUN GARDEN

Carrying Terry Ave Green Street spirit to Pine Street, breaking down rhythm of two-block sidewalk



PINE STREET SUN GARDEN

A sunny south-facing wood platform surrounded by San Juan plant palette



ON-SITE PUBLIC BENEFIT OPEN SPACES



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 Hill Street Public Benefit Spaces

 Avenue Public Benefit Spaces

