



Hamilton

Washington State Convention Center Addition Project

Seattle Design Commission
Meeting #7 - Urban Design Merit

03-16-2017

ARTS CENTER

AGENDA

INTRODUCTION

6 ISSUES

QUESTIONS

PROJECT PRINCIPLES

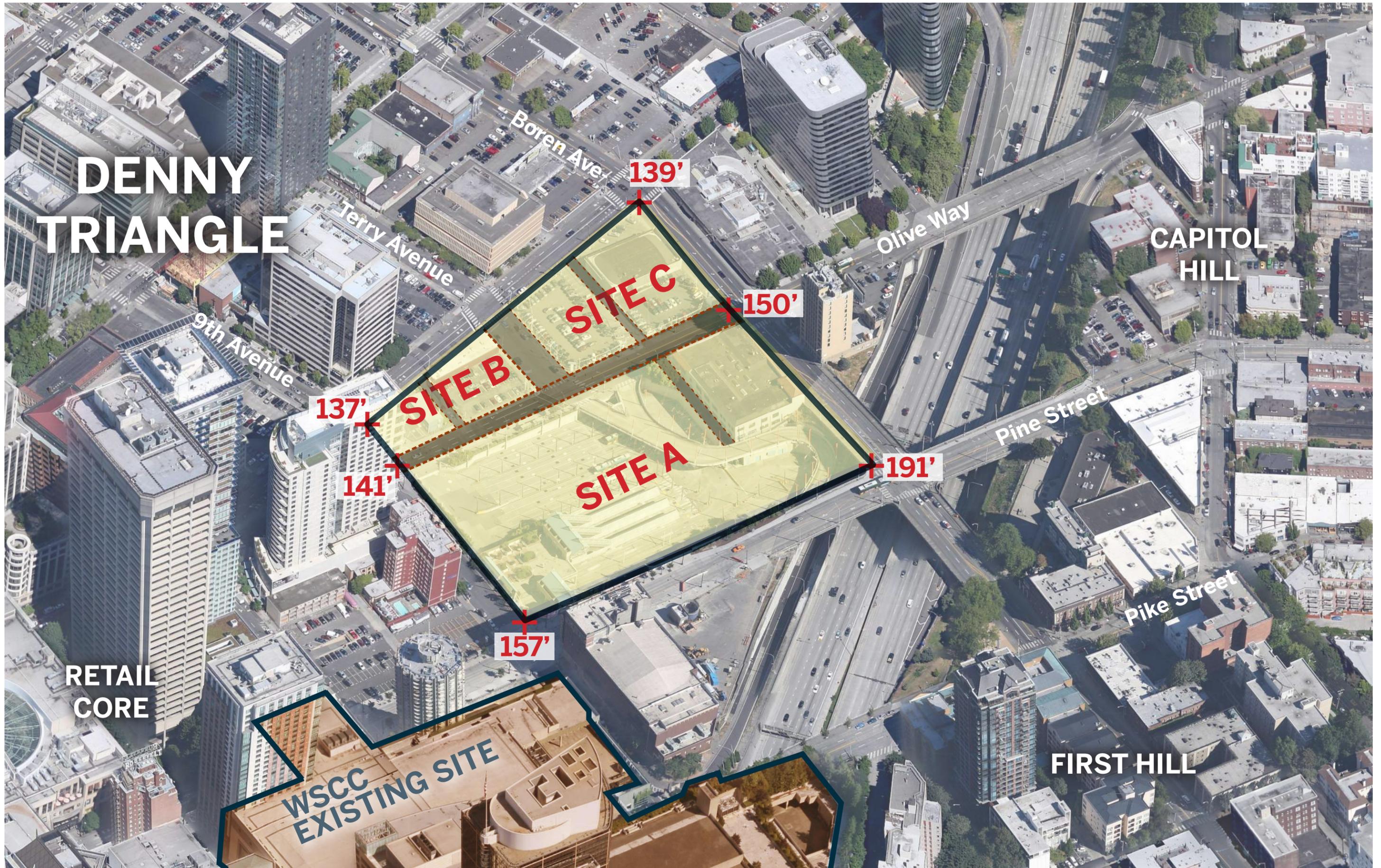
PFD & PROGRAM

URBAN EXPERIENCE

STRONG CONNECTION BETWEEN INTERIOR AND EXTERIOR

CONNECTIVITY

DENNY TRIANGLE



139'

SITE C

150'

137'

SITE B

141'

SITE A

191'

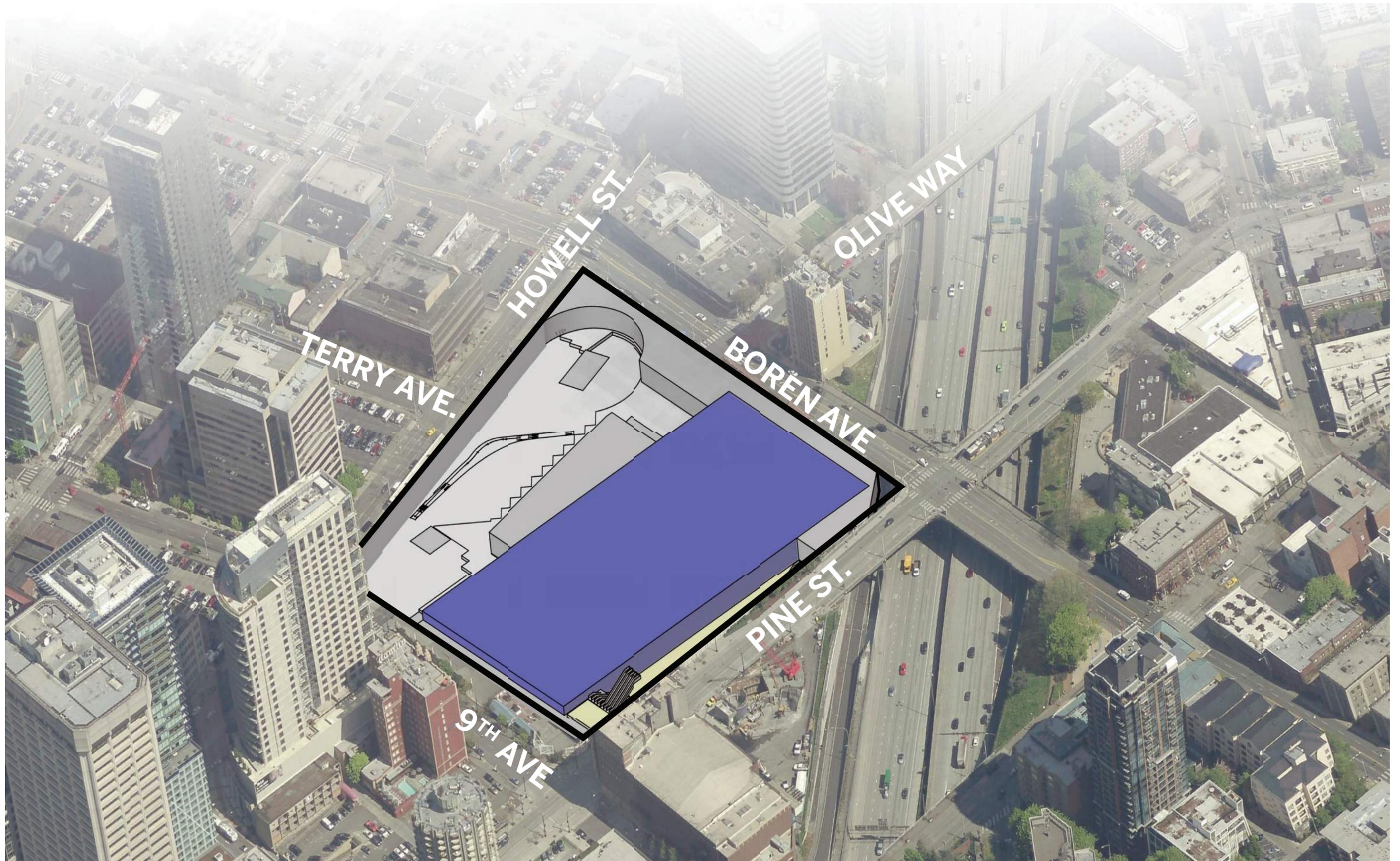
157'

WSCC EXISTING SITE

RETAIL CORE

CAPITOL HILL

FIRST HILL



6 ISSUES

1. Co-development

2. Truck exit on Terry for WSCC and co-development sites

3. Impacts of WSCC truck ramp on public realm on Howell

4. Impacts on Olive Way at WSCC site

5. Truck ingress at Boren for WSCC and co-development sites

6. Streetscape along Boren Avenue for WSCC

1. CO-DEVELOPMENT

CO-DEVELOPMENT COMMITMENT

MARKET VIABILITY

CONSTRUCTABILITY

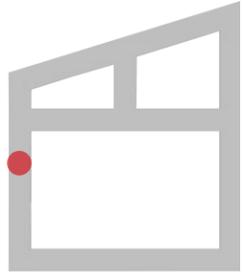
**INTERIM CONDITION IF CO-DEVELOPMENT DELAYED
(NOT PROPOSED, NOT ANTICIPATED)**

CO-DEVELOPMENT COMMITMENT

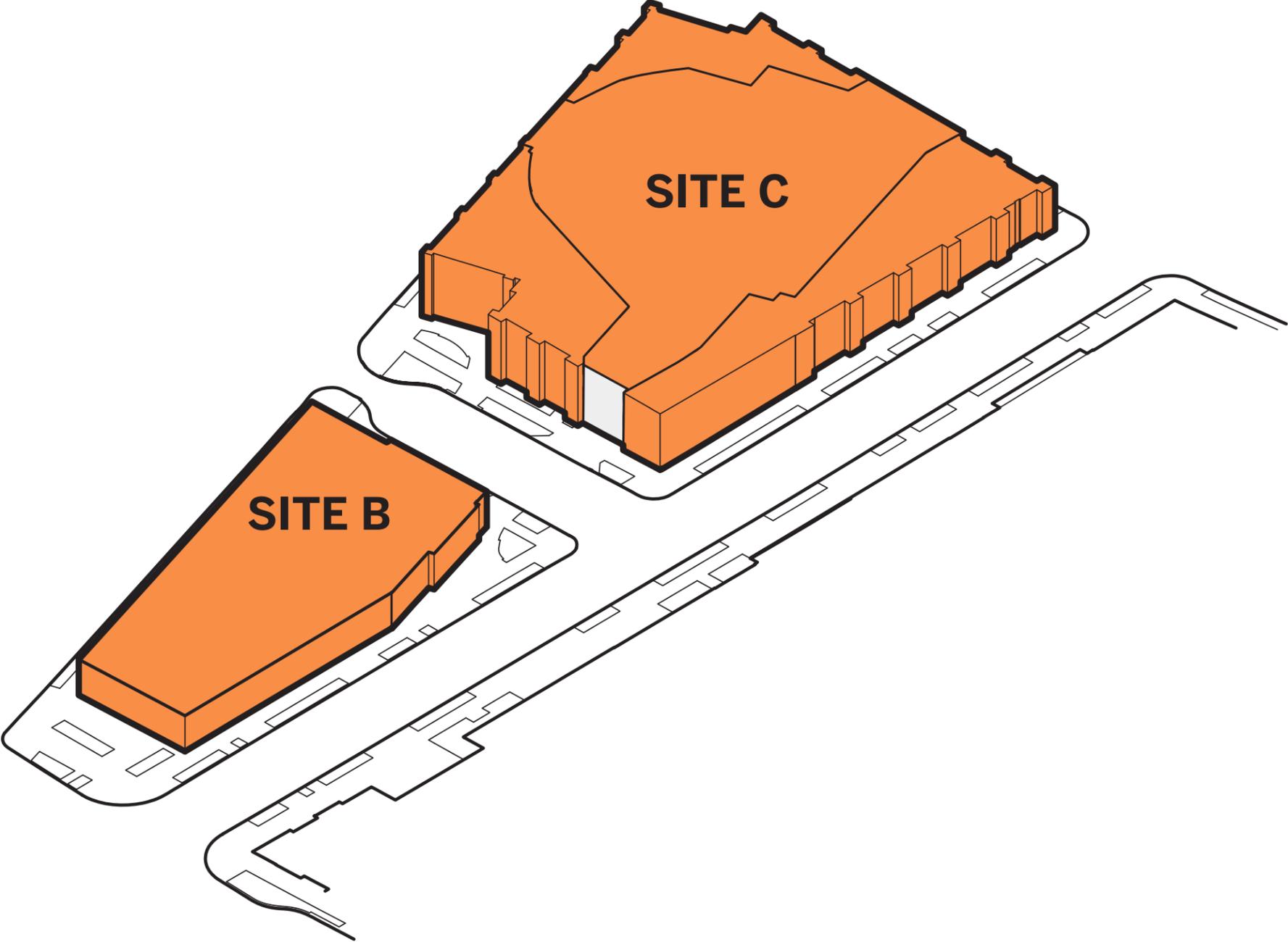
CONSTRUCTABILITY



CO-DEVELOPMENT COMMITMENT



INTERIM CONDITION IF DELAY (NOT PROPOSED, NOT ANTICIPATED)



APPROACH

Engage Convention Center events and people

Create rich mixed use neighborhood

Provide significant retail frontage

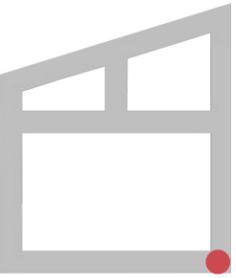
Disperse egress stairs and vehicular access

Emphasize landscape

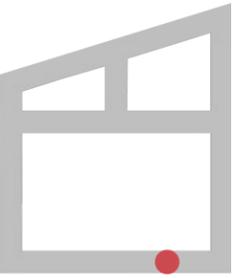
Strengthen urban framework

Embed art and cultural activities

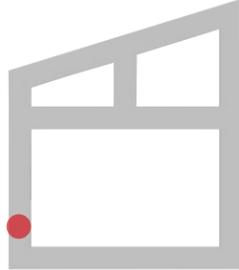
BOREN BEACON



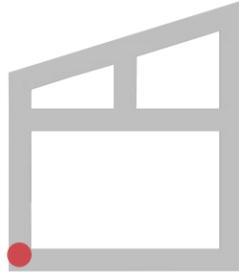
BOREN BEACON



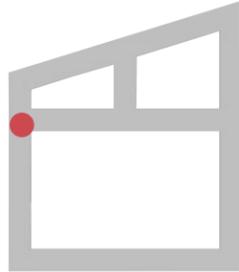
9TH AVE MARKET



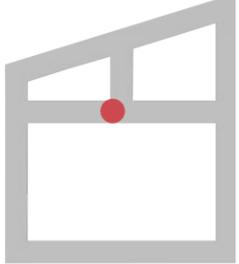
9TH AND PINE PLAZA



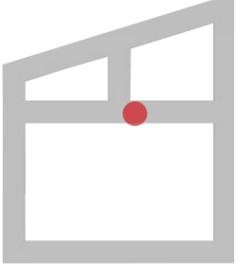
9TH AVE MARKET



OFFICE



RESIDENTIAL

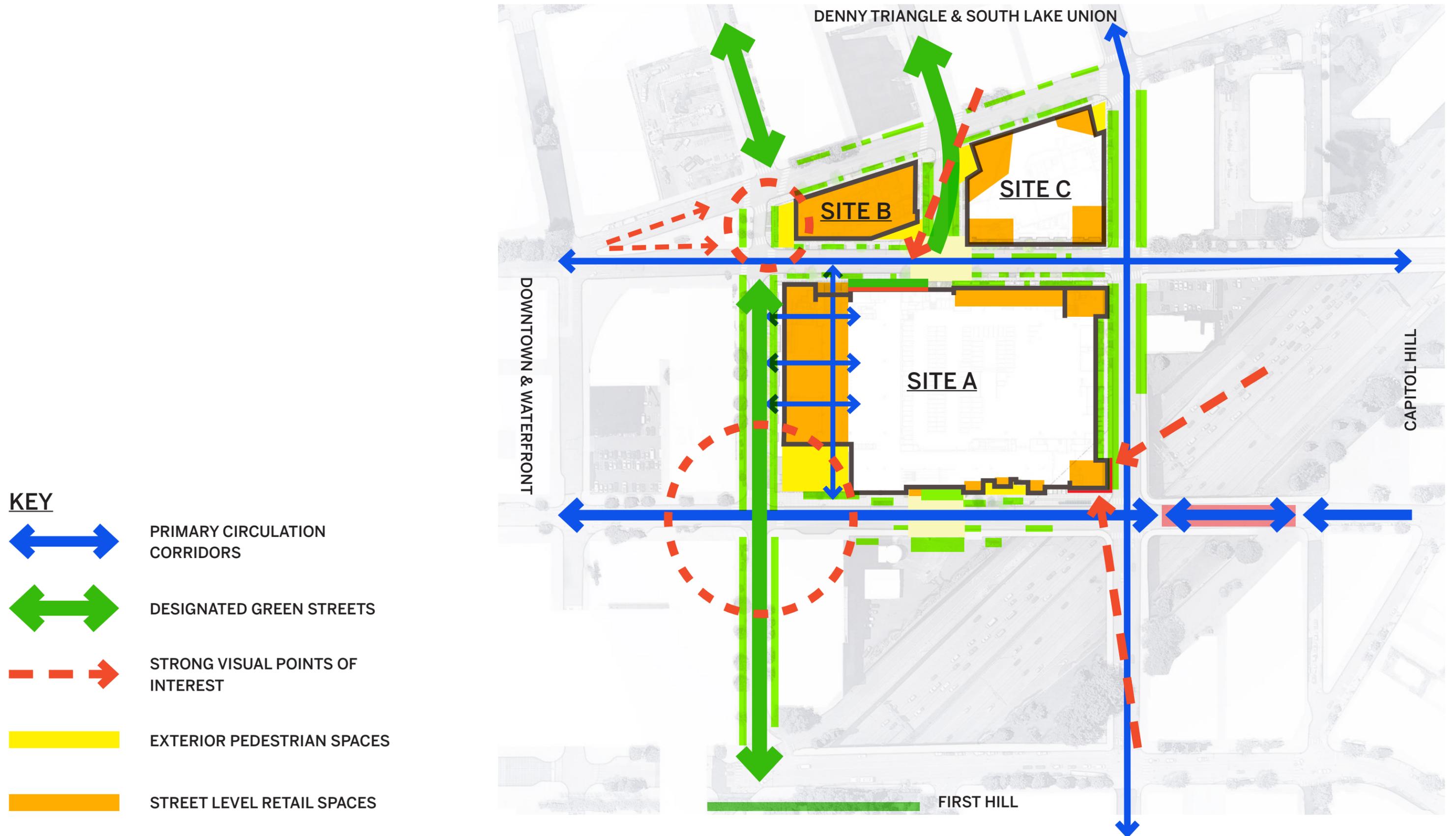


CONCEPTUAL FRAMEWORK FOR PEDESTRIAN EXPERIENCE

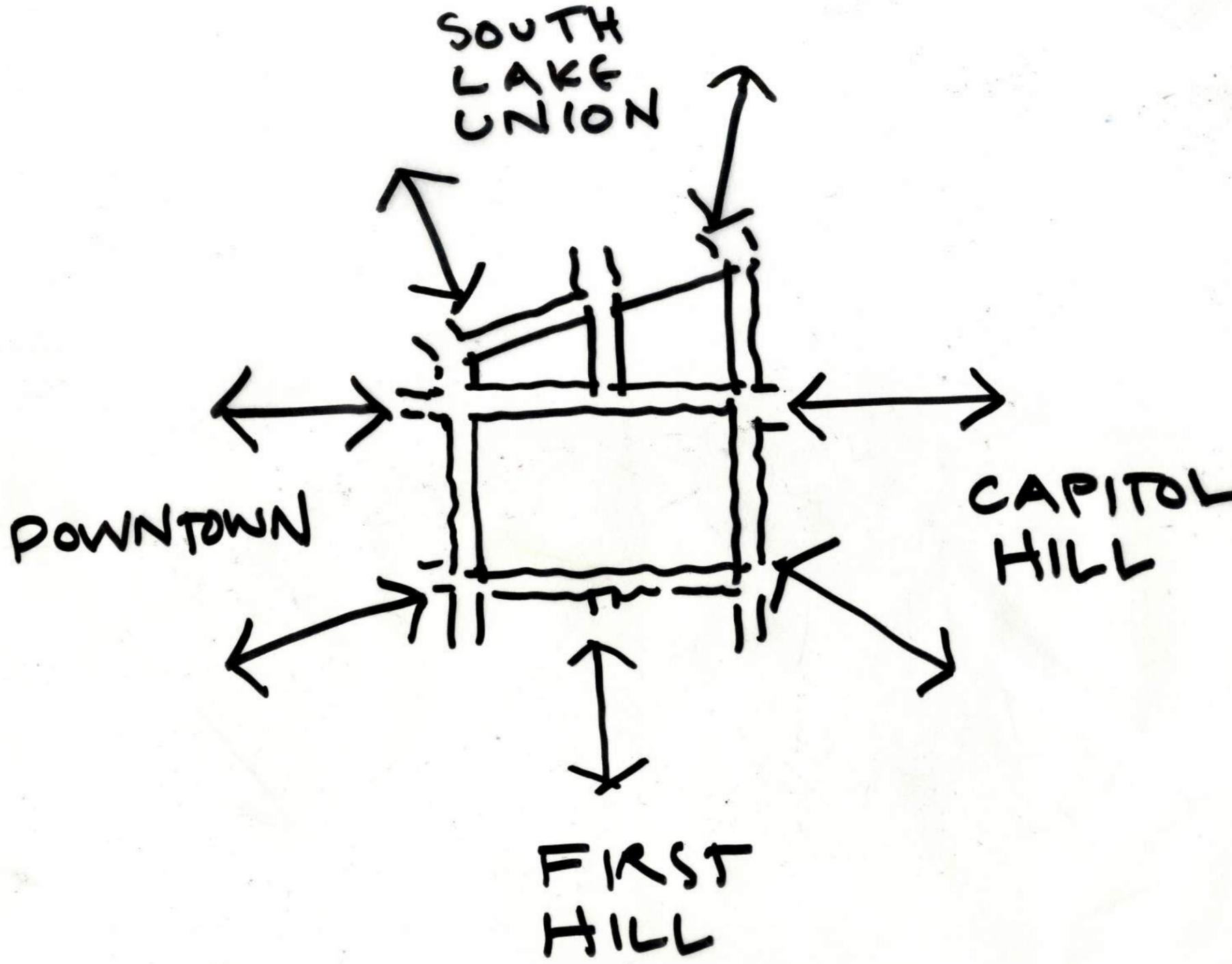
THE WASHINGTON STATE STORY



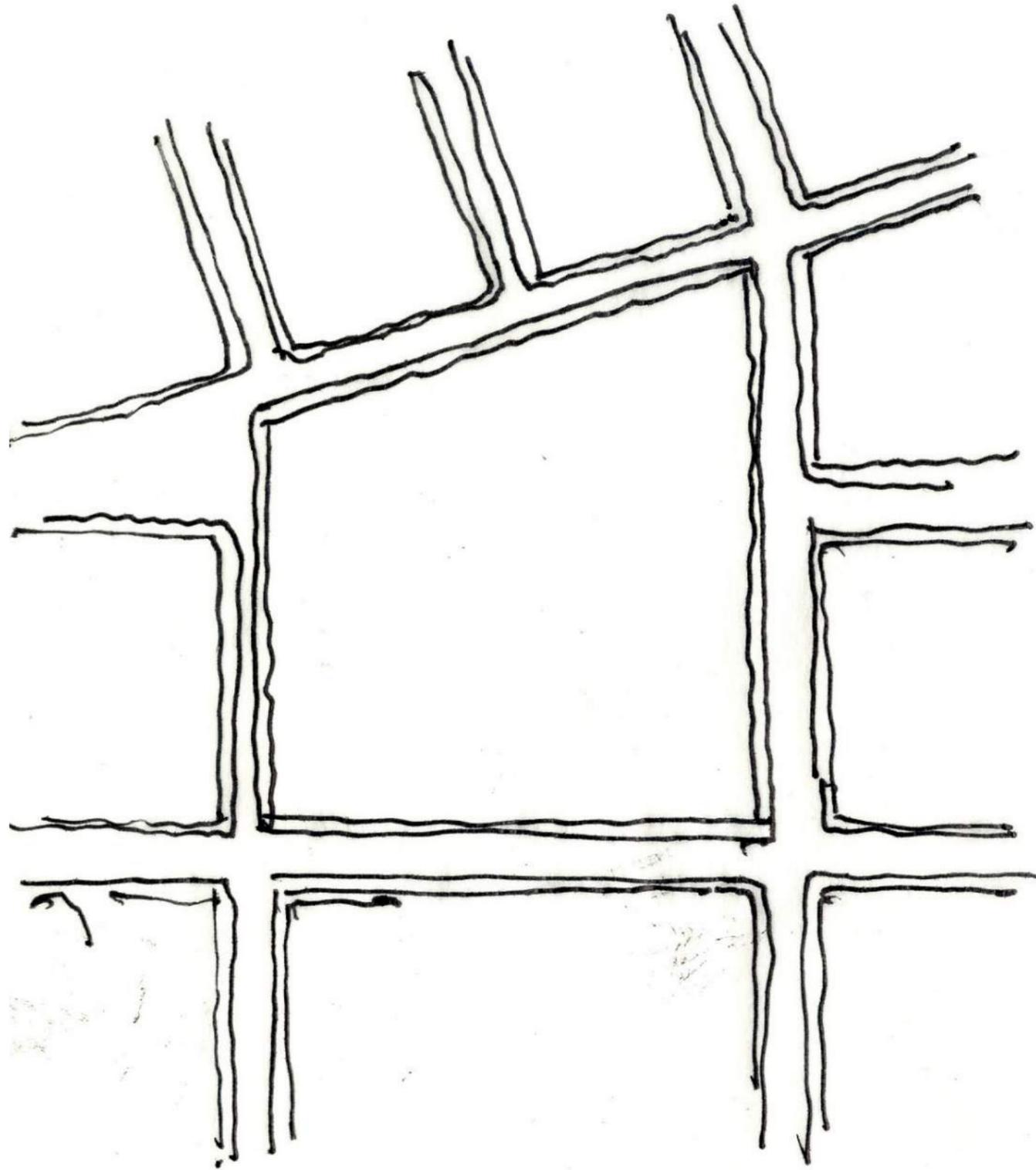
CONTEXTUAL RESPONSES



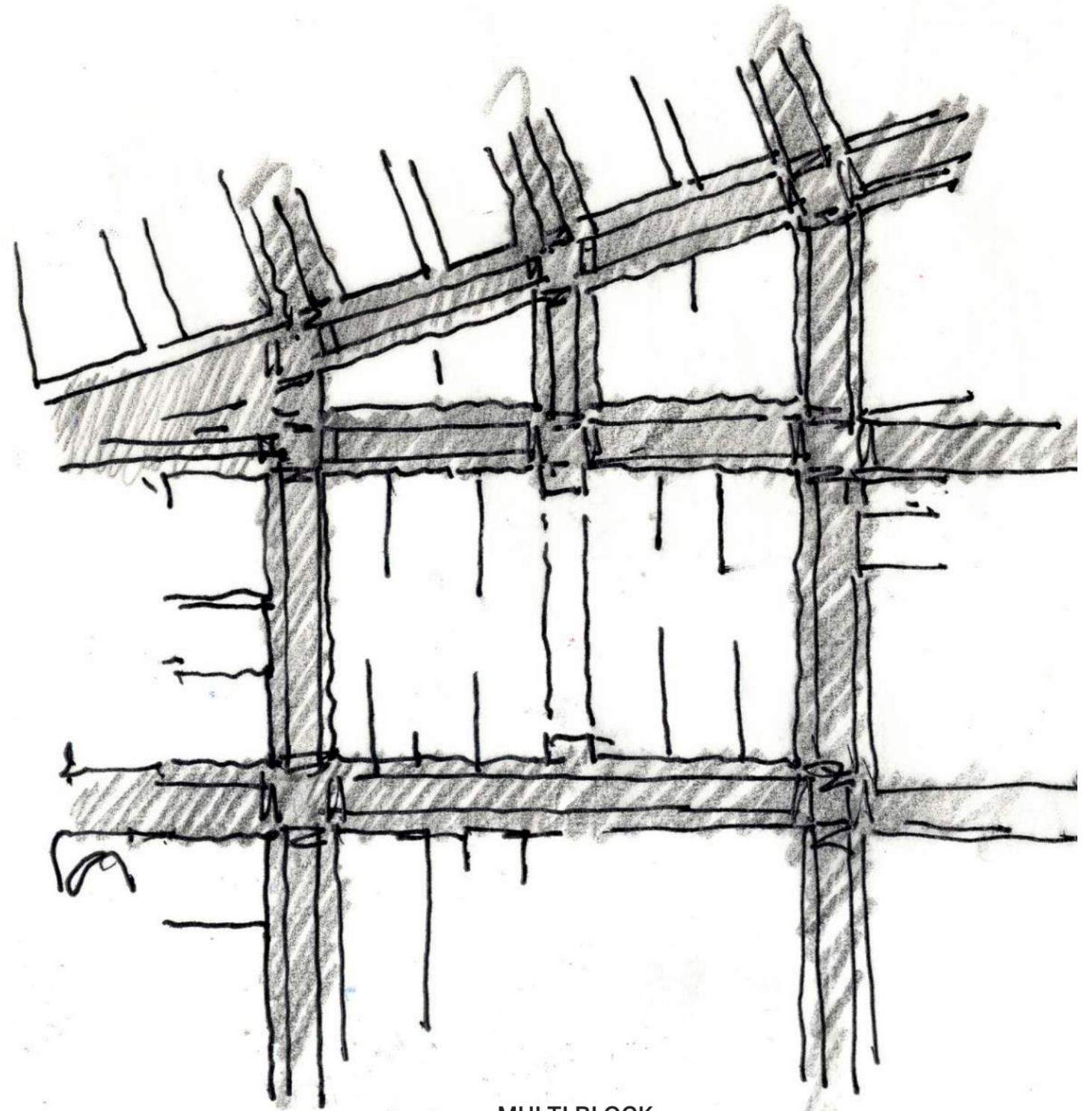
A CENTER WITH NO BACK



MULTI BLOCK, NOT MEGA BLOCK



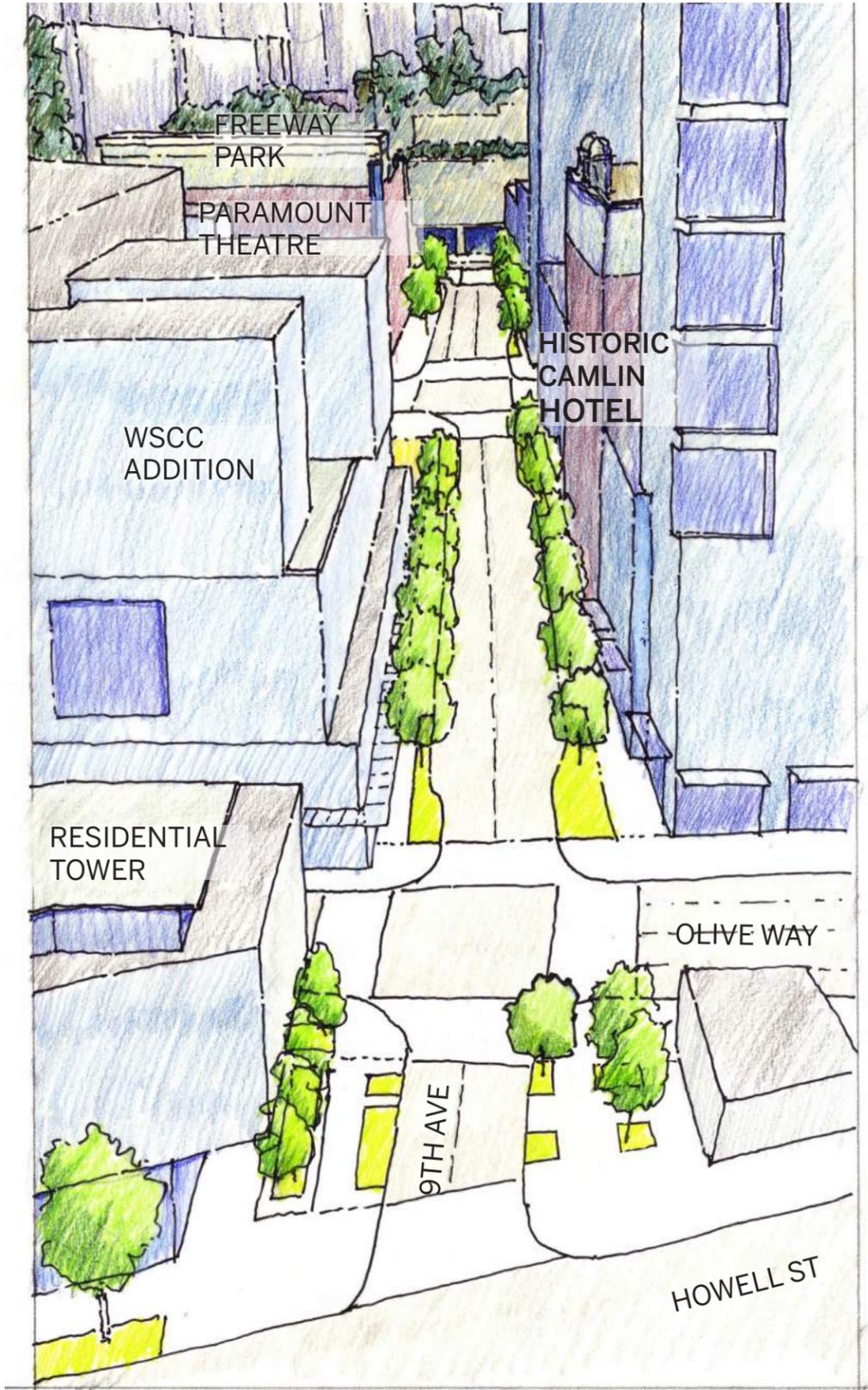
MEGA BLOCK



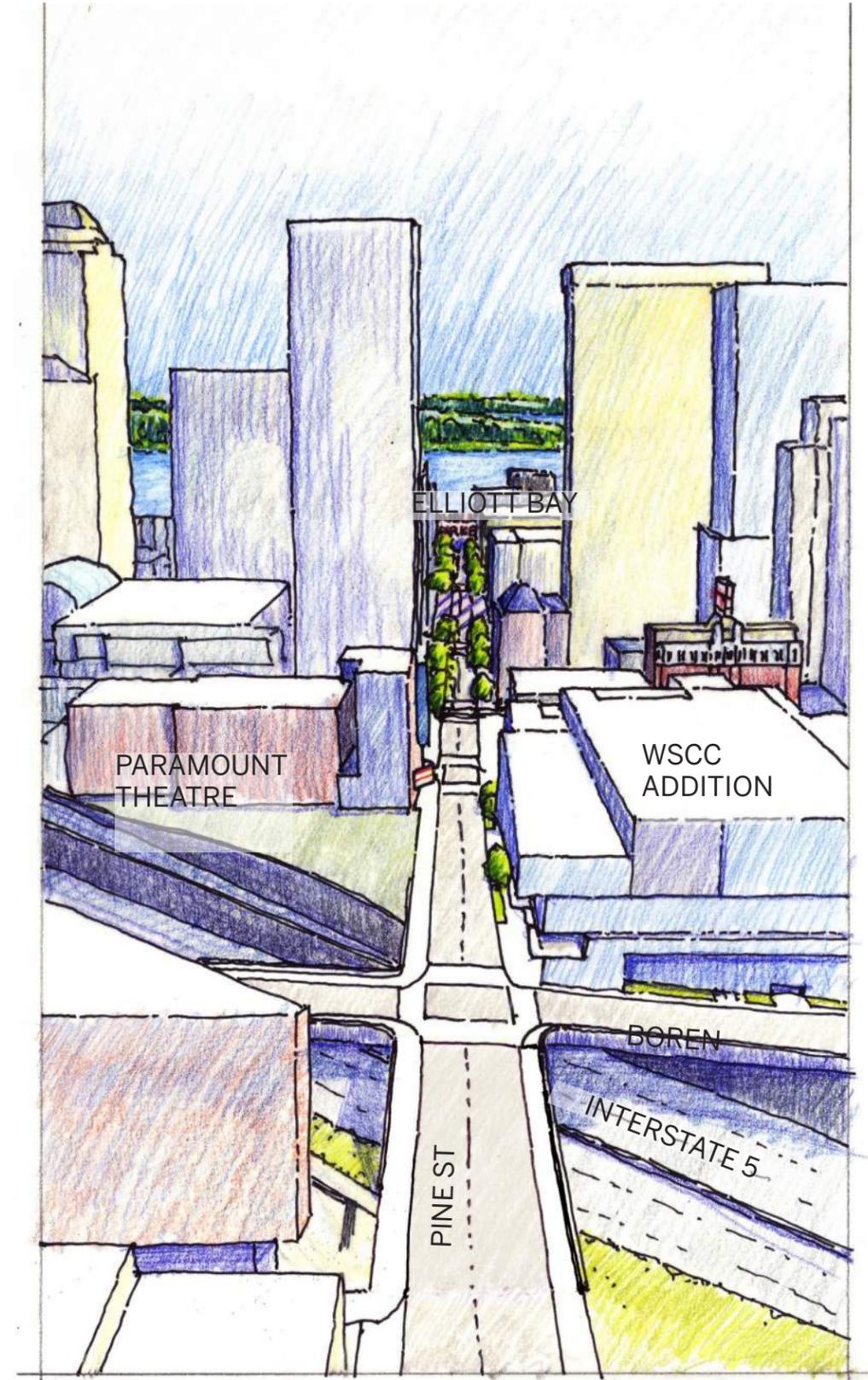
MULTI BLOCK

ORIENTING HILL STREETS AND AVENUES

9TH AVE. CONCEPT SKETCH

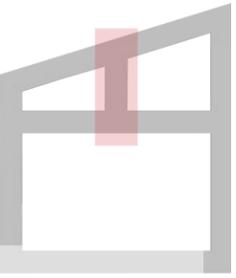


PINE ST. CONCEPT SKETCH

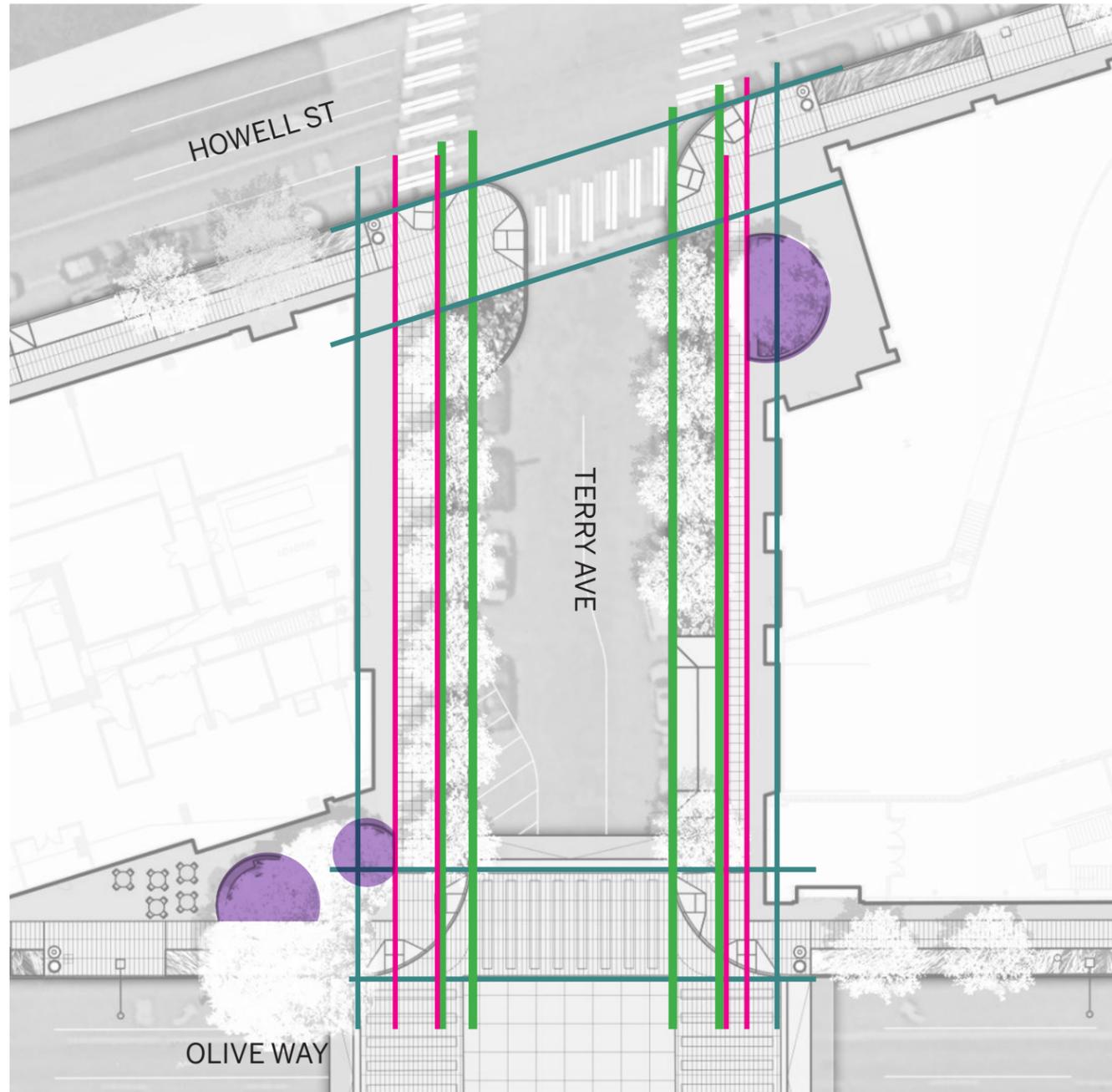


2. TERRY AVENUE

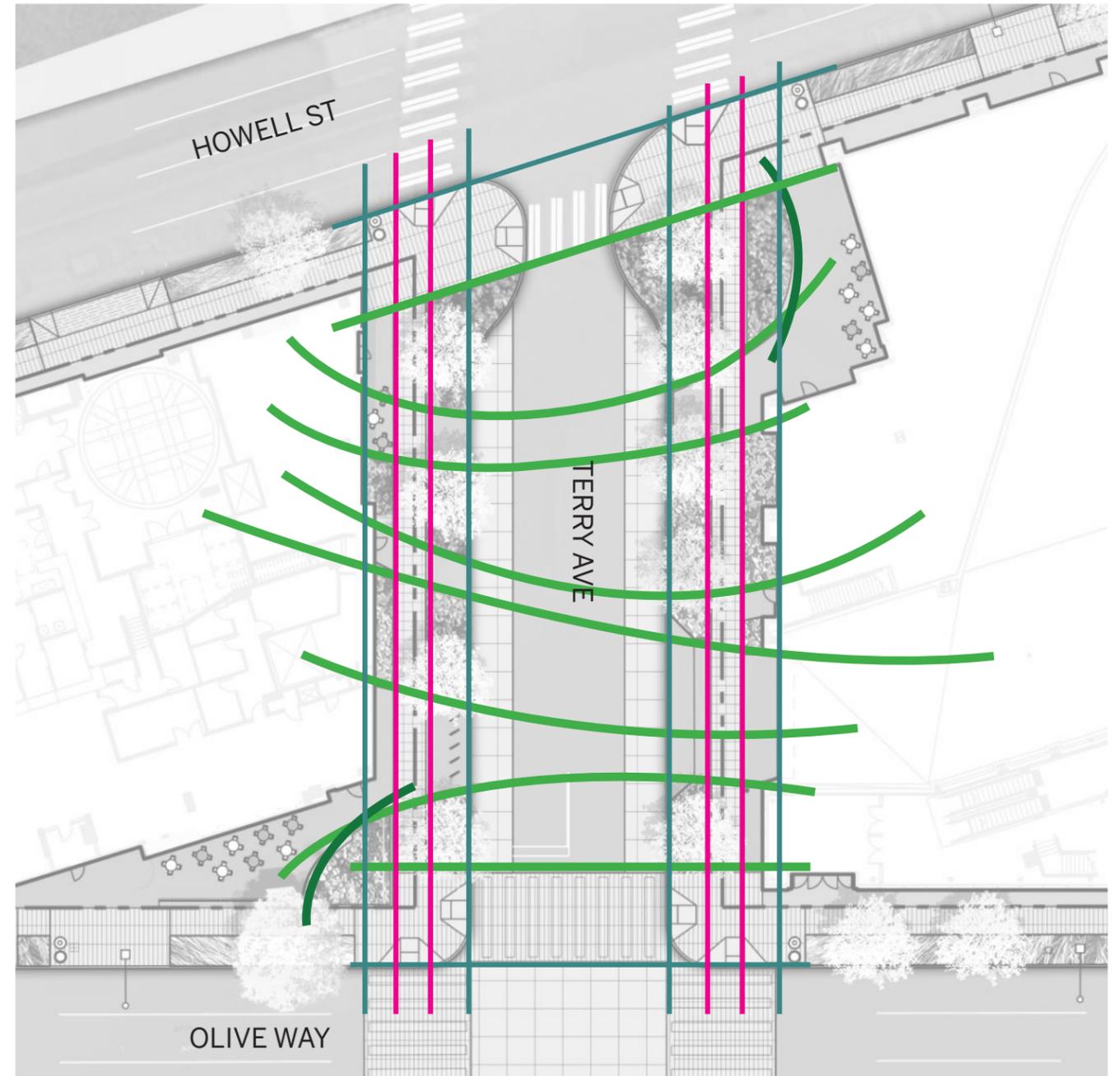
TERRY AVENUE - CONCEPT



SDC 4 - NOV 2016 CONCEPT
CONTINUOUS GREEN + GARDEN CIRCLES



CURRENT CONCEPT
BALANCED & UNIFIED GREEN STREET



TERRY AVENUE - UPDATED DESIGN

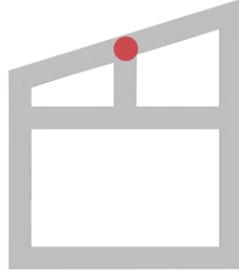


RECENT UPDATES:

- Additional curb bulb at Howell St and 10' curb radii at Olive Way
- Drop-off parking space at Site C
- Balanced walking/planting sidewalk zones on both sides of Terry Ave
- Varied planting, paving, and furniture conditions along the curb
- Planting added against both co-development building facades
- Plaza experiences enhanced: more space for seating and circulation
- Bike parking added at Site B curb
- Site B curb cut moved to Howell St
- Site C curb cut refined
- Accent paving to reduce width of asphalt traffic lanes

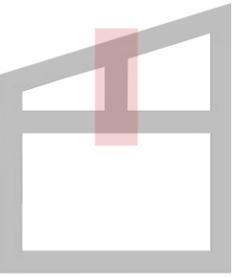


TERRY AVENUE



TERRY AVENUE

PLANTING



Adiantum pedatum
Northern Maidenhair Fern



Asarum caudatum
Wild Ginger



Cornus sericea 'Arctic Fire'
Arctic Fire Red Twig Dogwood



Cornus unalascensis
Western Bunchberry



Vaccinium angustifolium 'Burgundy'
Burgundy Wild Lowbush Blueberry



Fraxinus latifolia
Oregon Ash



Fragaria vesca
Wild Strawberry



Mahonia nervosa
Dwarf Oregon Grape



Polystichum munitum
Western Swordfern

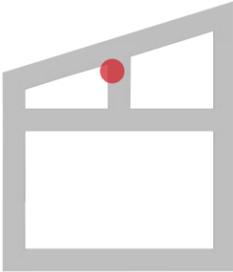


Vancouveria hexandra
inside-out flower

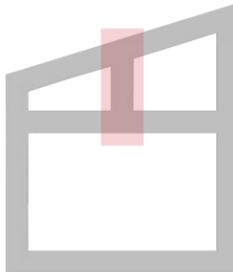


Vaccinium ovatum 'Thunderbird'
Thunderbird Evergreen Huckleberry

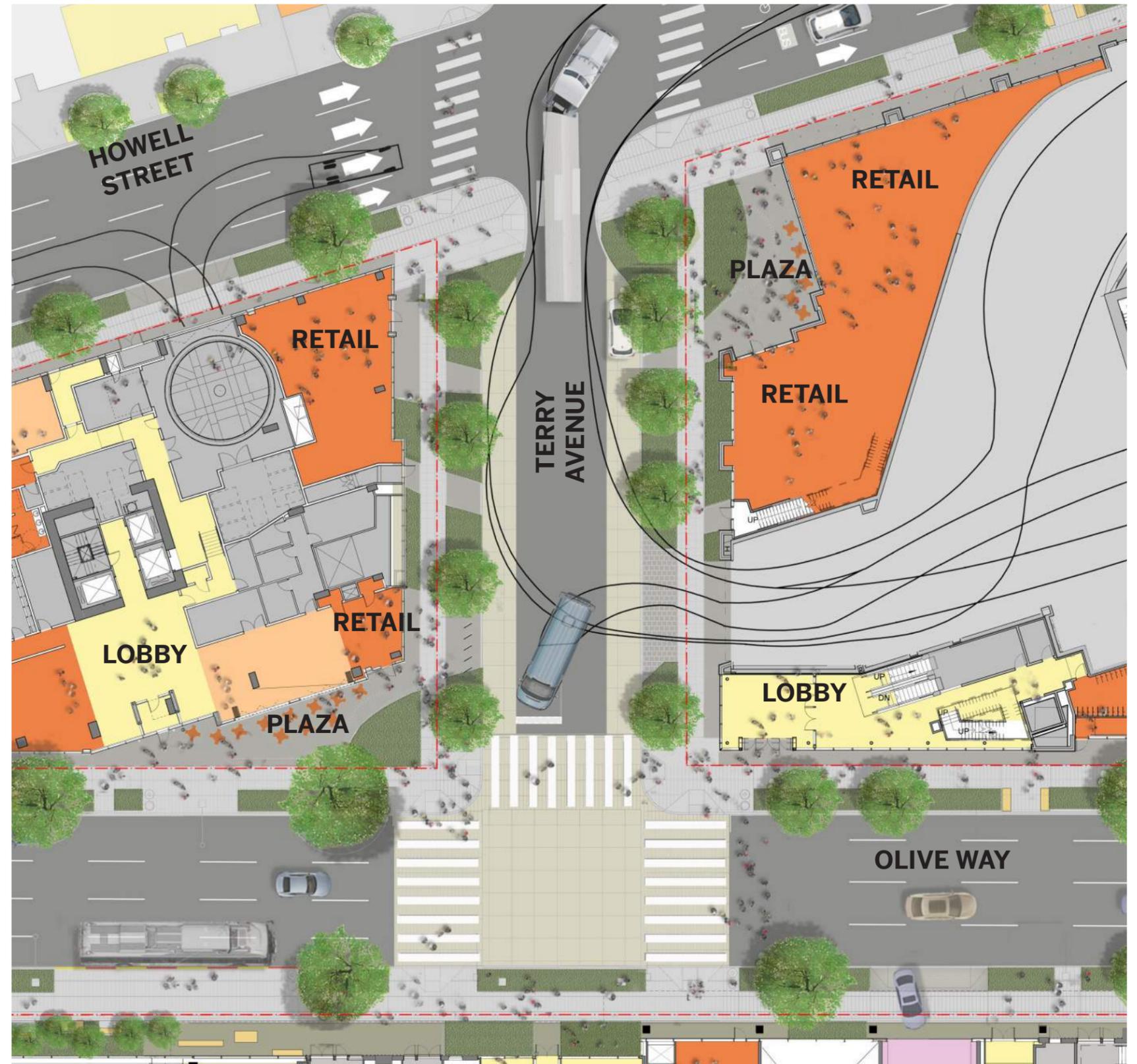
TERRY AVENUE



TERRY AVENUE

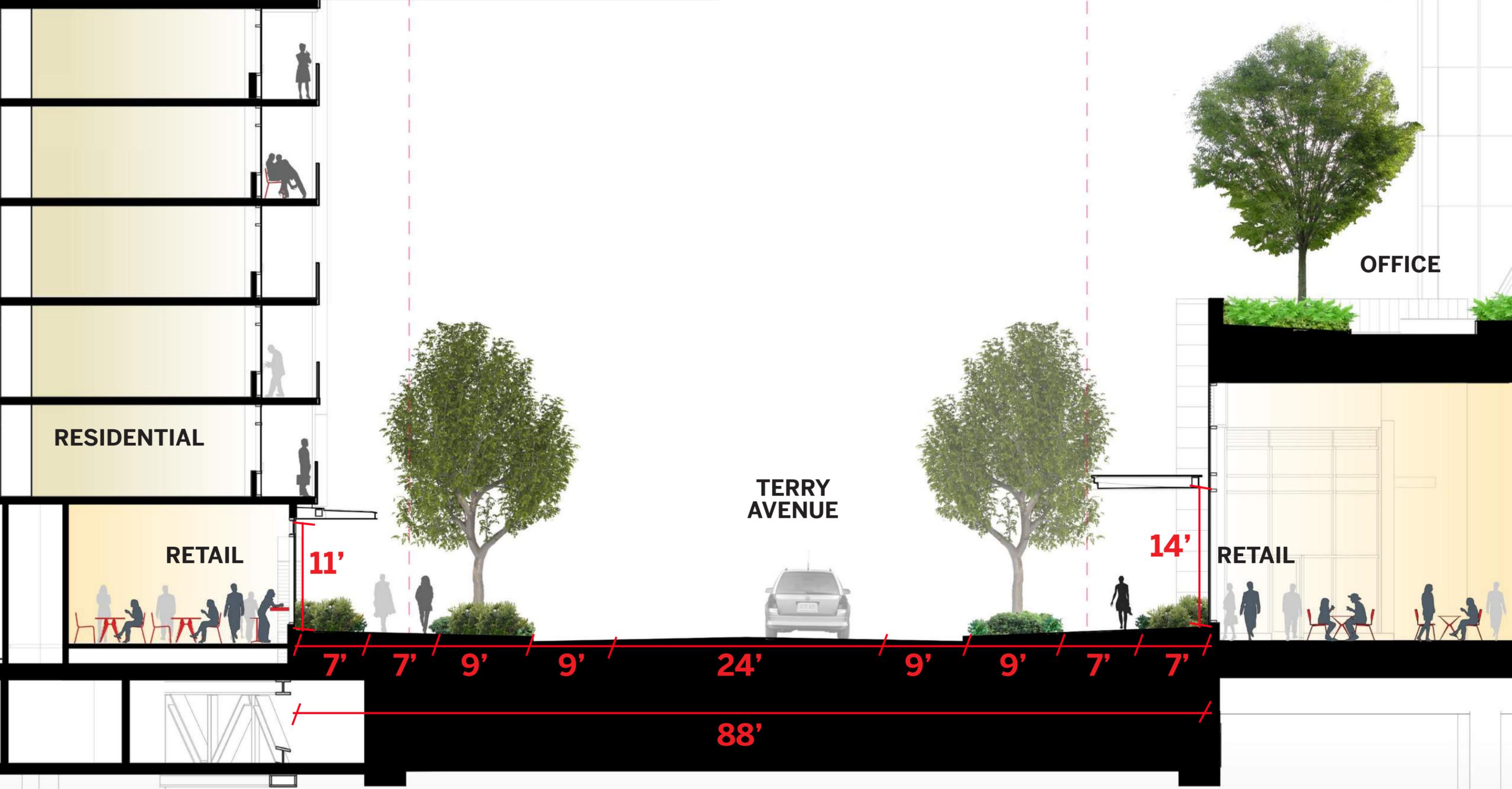
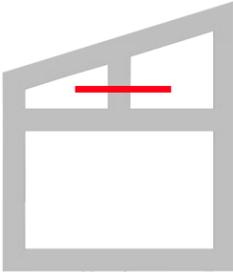


- Expected WSCC loading activity 143 days per year; 222 days per year without WSCC loading activity.
- Non-loading days/times, garage doors partially or fully closed.
- Typical market-driven development on Sites A, B and C would result in parking for 3,000 to 4,000 vehicles; total proposed parking for Sites A, B and C is 700 to 800 spaces.

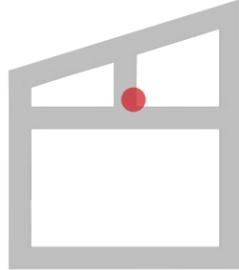


TERRY AVENUE

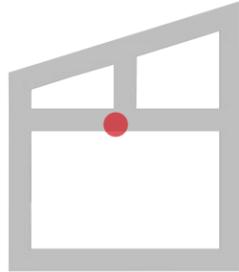
SECTION AT RESIDENTIAL AND OFFICE



TERRY AVENUE



TERRY AVENUE / OLIVE WAY



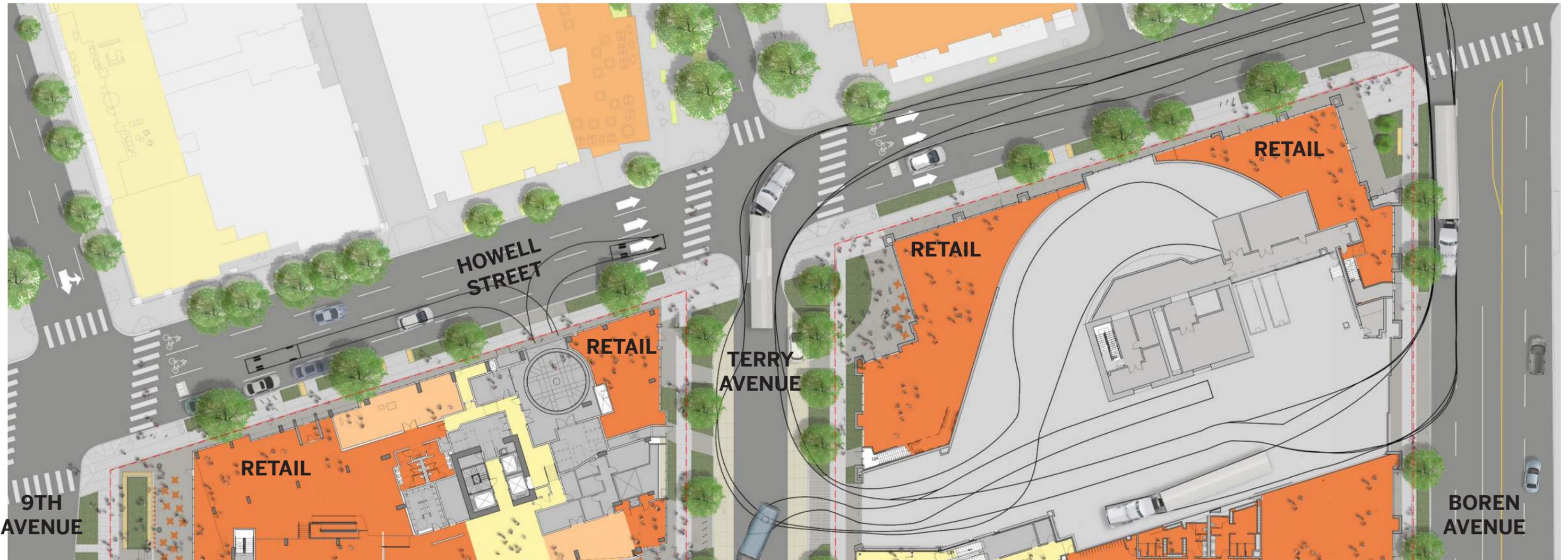
3. HOWELL STREET

HOWELL STREET CONCEPT

EAST-WEST CONNECTOR, VARIED & TWO-SIDED



HOWELL STREET

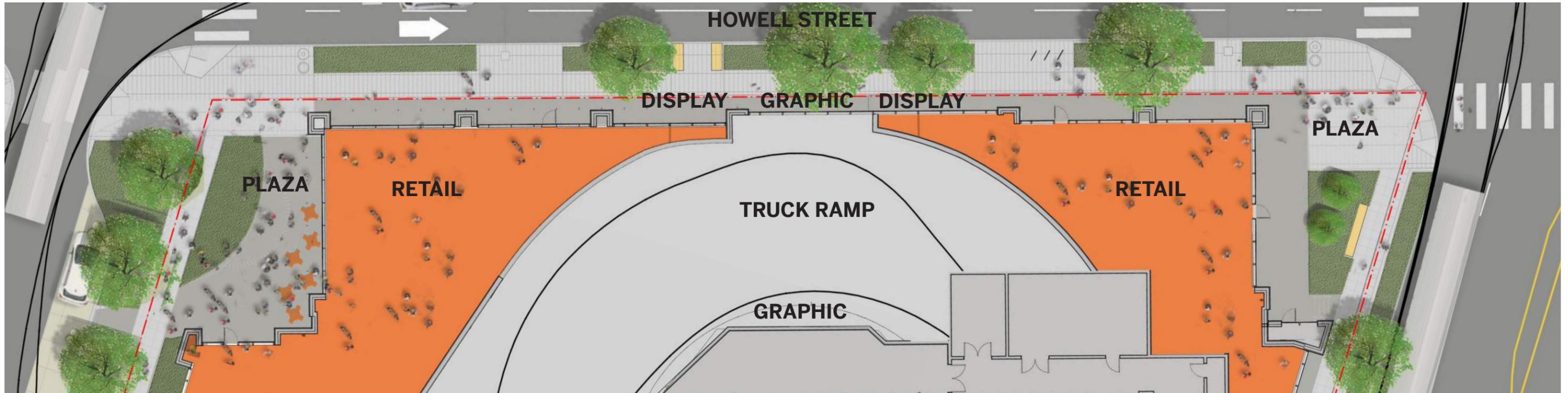
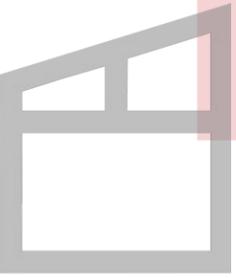


HOWELL STREET

RESIDENTIAL

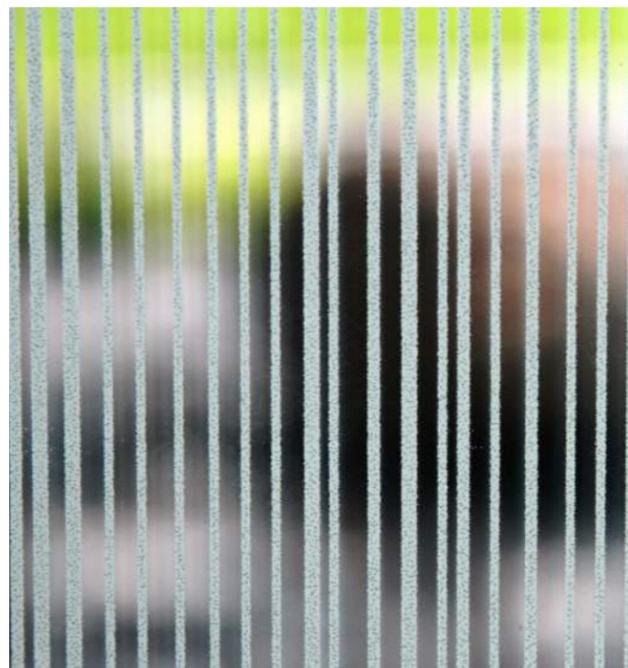


HOWELL STREET - TRUCK RAMP GLAZING



PATTERNED GLASS

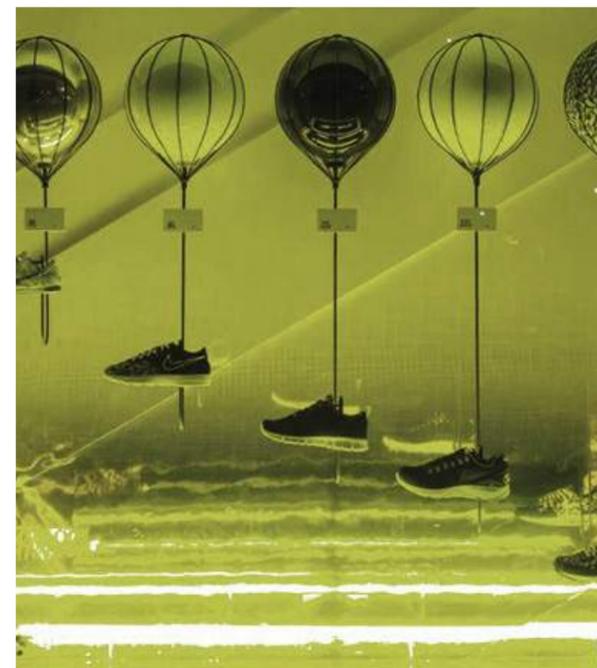
(Ricardo Bofill Taller de Arquitectura)



(Brian R Savage)



(Joanne Miller)



NIKE X (HOTEL CREATIVE)

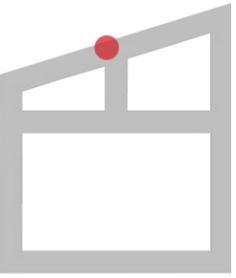


RETAIL WINDOWS

TOMMY HILFIGER

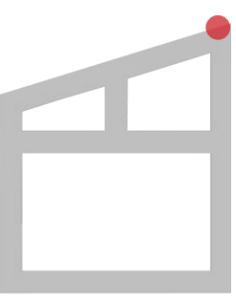
HOWELL STREET / TERRY AVENUE

OFFICE



HOWELL STREET / BOREN AVENUE

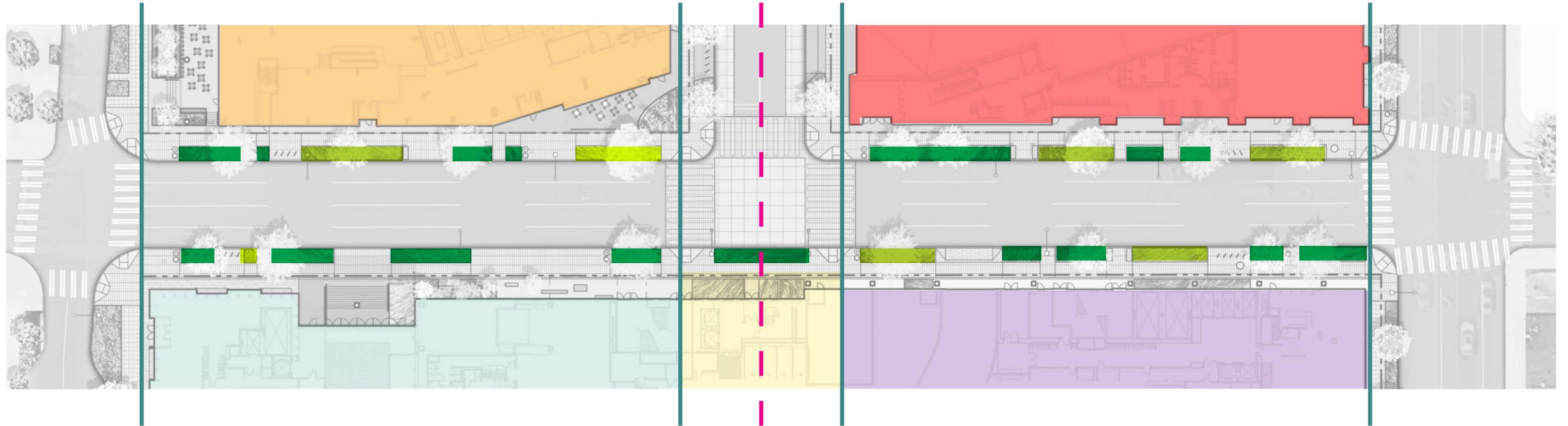
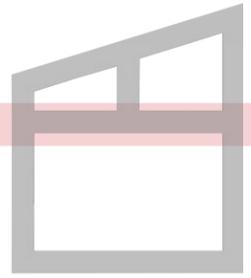
OFFICE



4. OLIVE WAY

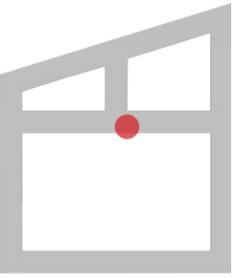
OLIVE WAY

EAST-WEST CONNECTOR, VARIED BUT TWO-SIDED



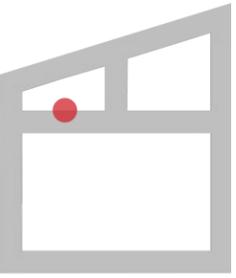
OLIVE WAY

RESIDENTIAL



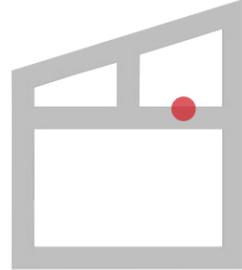
OLIVE WAY

RESIDENTIAL



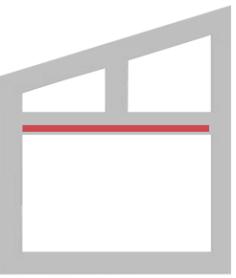
OLIVE WAY

OFFICE



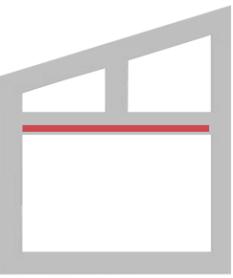
OLIVE

PEDESTRIAN EXPERIENCE - ELEVATION

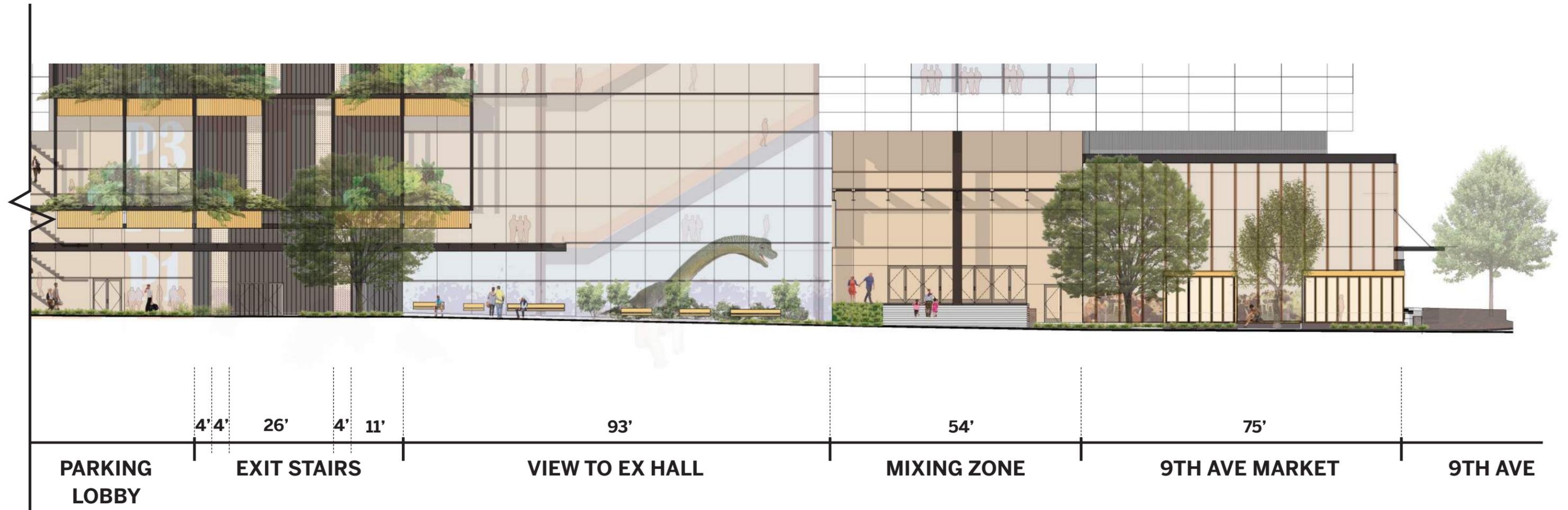


OLIVE

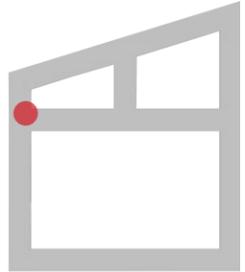
PEDESTRIAN EXPERIENCE - WEST ELEVATION



TERRY AVENUE
CENTERLINE

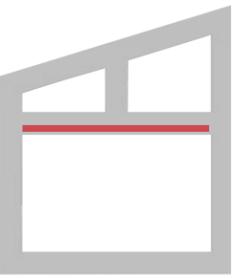


OLIVE WAY CONVENTION CENTER

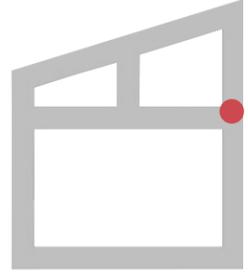


OLIVE

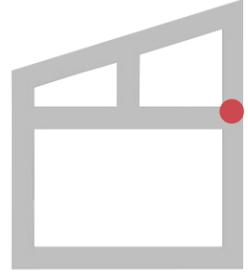
PEDESTRIAN EXPERIENCE - EAST ELEVATION



OLIVE WAY CONVENTION CENTER



OLIVE WAY CONVENTION CENTER



5. & 6. BOREN AVENUE

BOREN AVE. - GRAND URBAN BOULEVARD



Avenue Niel, Paris: Framed, two-sided, tree-lined boulevard
IMAGE CREDIT: MAPIO.NET

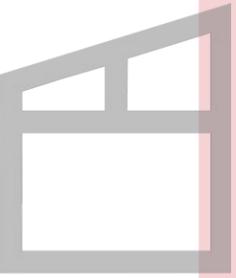


Proposed adjacent Boren Ave design:
Looking SW on Boren Ave from Stewart St to Howell St

IMAGE CREDIT: 1812 BOREN AVE 9/2/14 DRB RECOMMENDATION MEETING PRESENTATION, PG 39

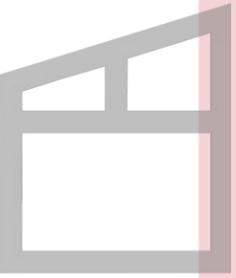
BOREN AVENUE CONCEPT

TREE-LINED BOULEVARD + SETBACK GARDENS



BOREN AVENUE

PLANTING



Achillea millefolium
'Sonoma Coast'
Sonoma Coast Yarrow



Bidens laevis
Smooth Beggartick



Bouteloua gracilis 'Blonde
Ambition'
**Blonde Ambition Blue
Gramma Grass**



Deschampsia cespitosa
Tufted Hair Grass



Acer circinatum
Vine Maple



Betula papyrifera
Paper Birch



Erigeron glaucus 'Wayne
Roderick'
Wayne Roderick Daisy



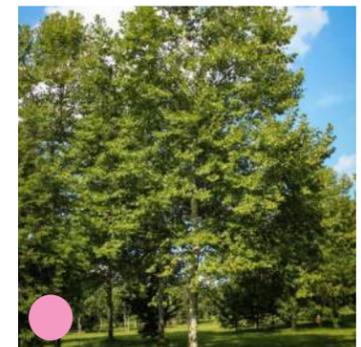
Gaultheria shallon
Salal



Vancouveria hexandra
Inside-out Flower

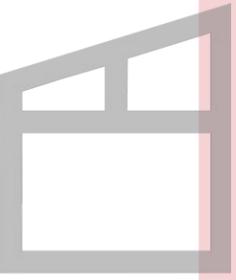


Verbena lilacina 'De La Mina'
**Purple Cedros Island
Verbena**



Platanus x acerifolia
'Columbia'
Columbia Planetree

BOREN AVENUE



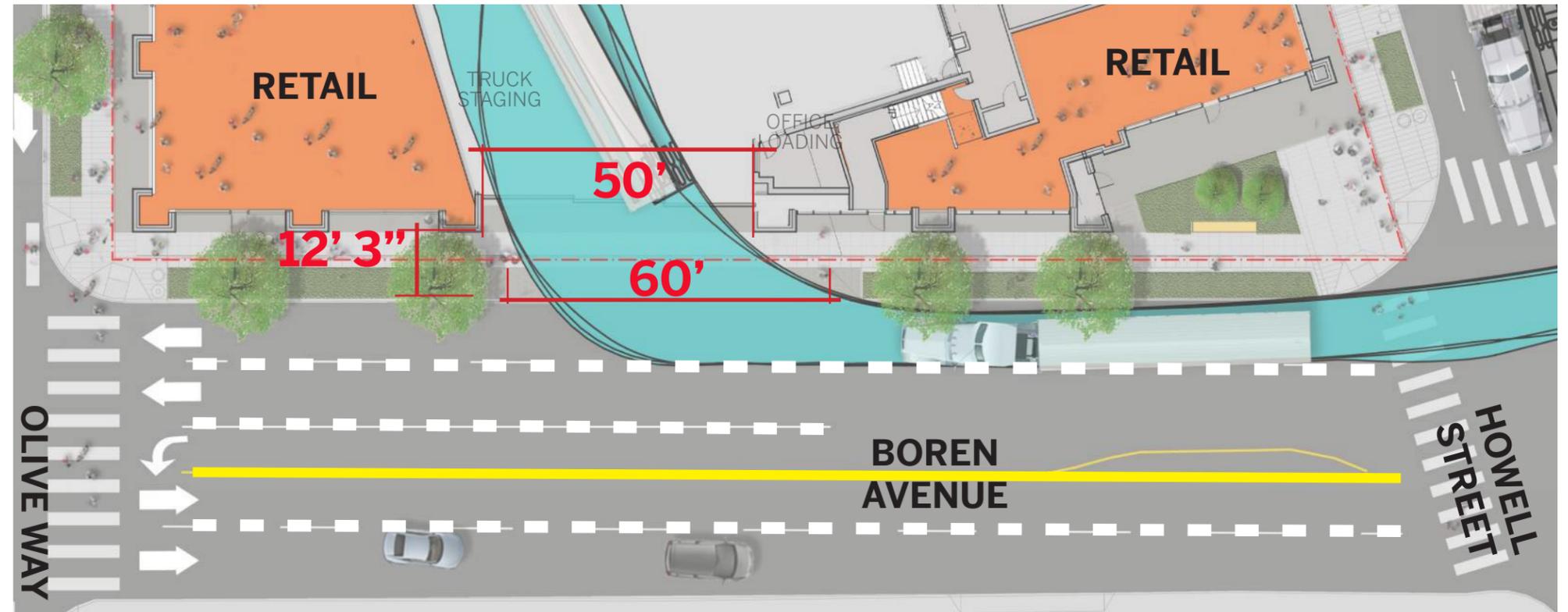
BOREN AVENUE

LOADING INGRESS

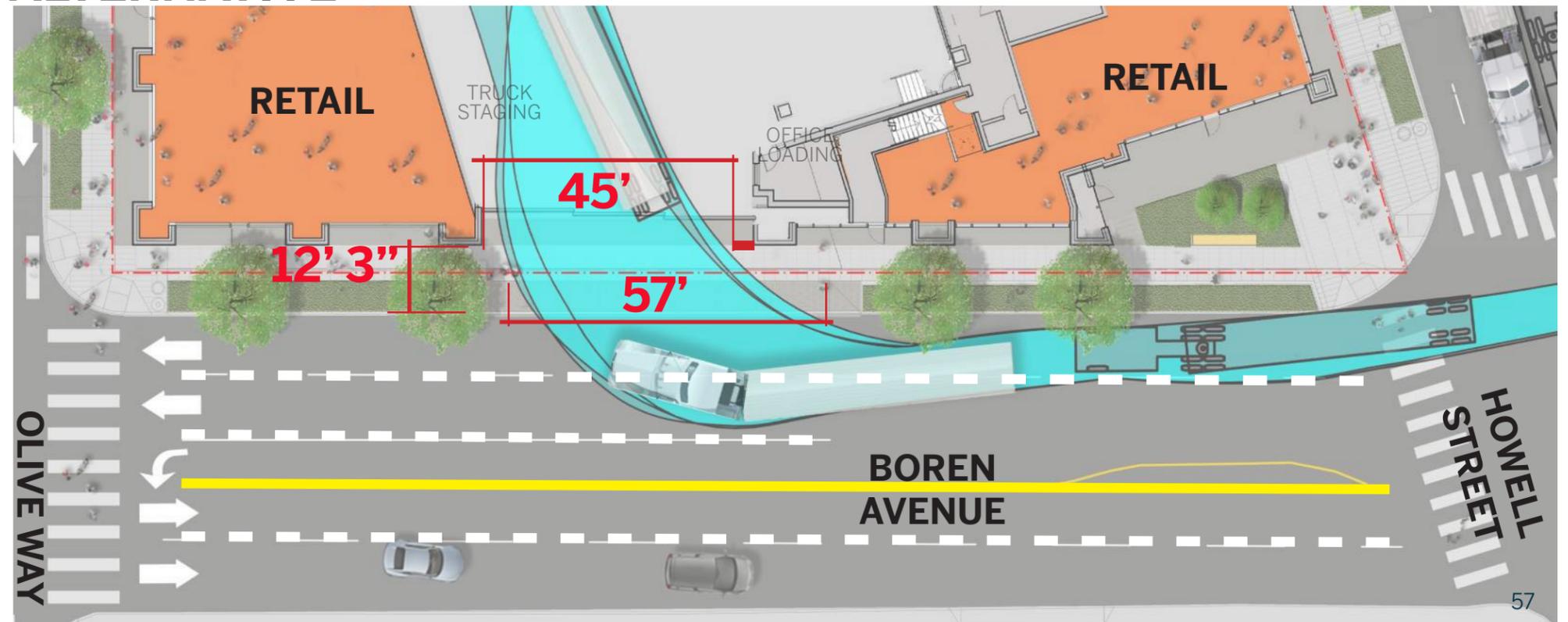
TYPE 1 DECISION PROCESS

- One way ingress
- Consolidated access for WSCC Addition and Co-Development.
- Accommodates multiple trucks on-site minimizing impacts to Boren Ave.
- Accommodates truck turn into building without crossing into traffic lanes on Boren.
- Width reduced from 80ft to 50ft during Type-1 process.
- Curb cut necessary in no vacation alternative

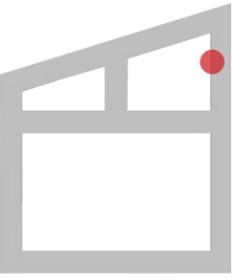
RECOMENDED



ALTERNATIVE



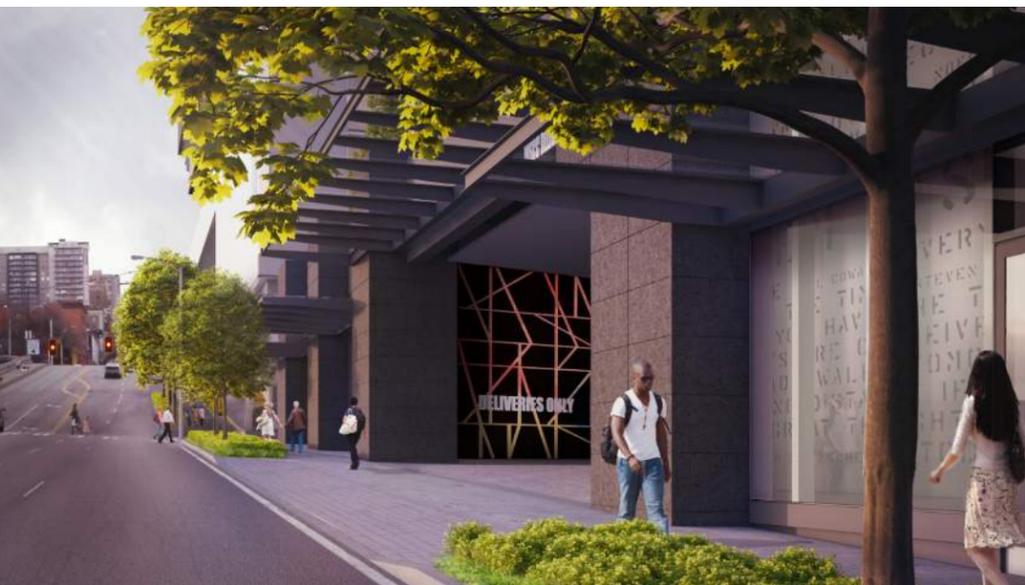
BOREN INGRESS



50' DOOR OPENING



ALTERNATIVE- 45' DOOR OPENING



OPEN DOOR



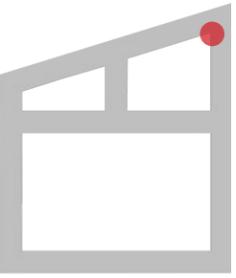
PARTIALLY OPEN DOOR



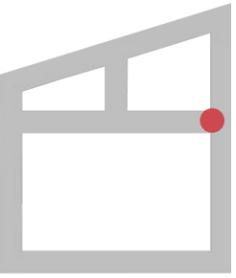
DOOR CLOSED

BOREN AVENUE

OFFICE

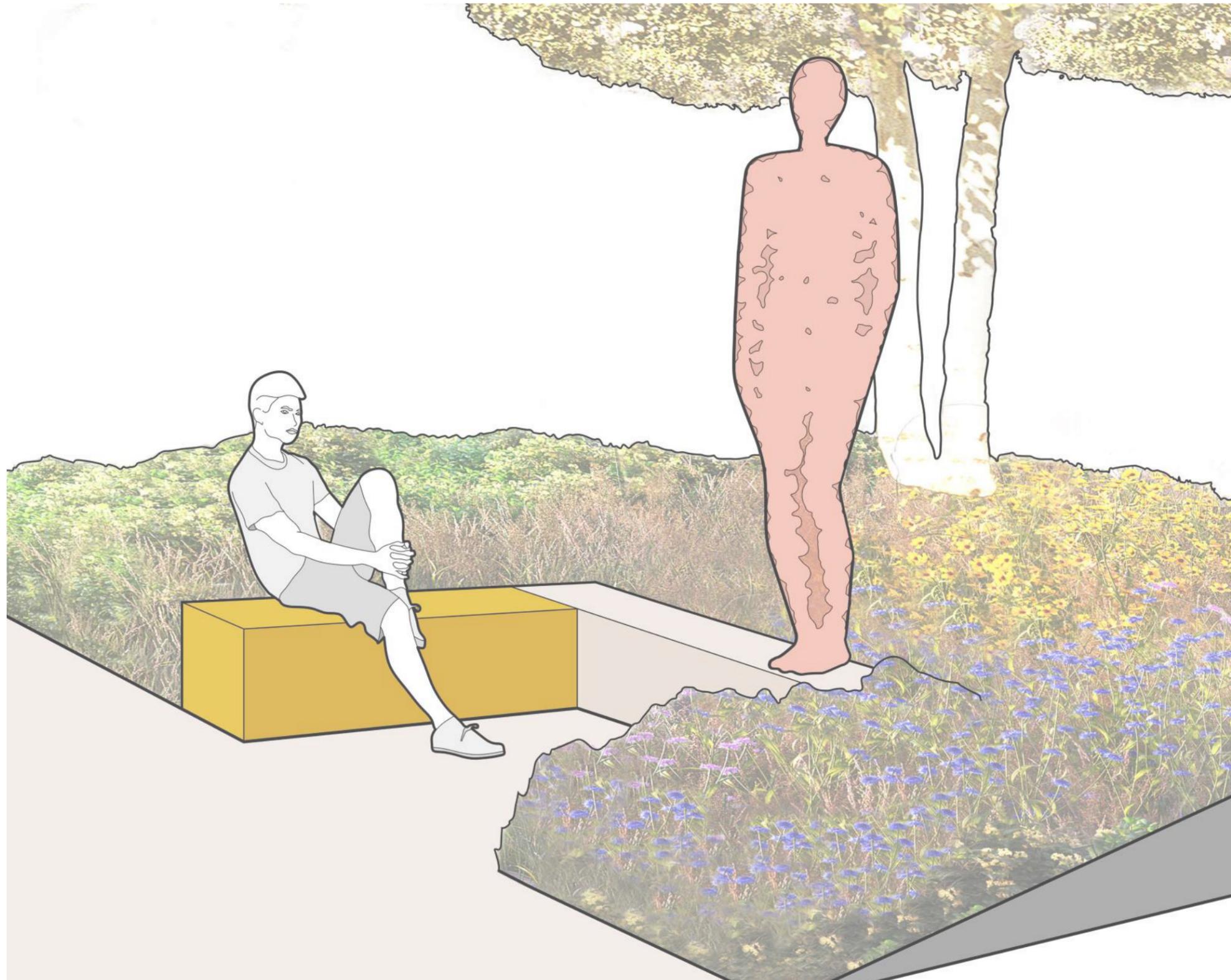
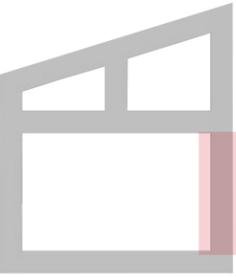


BOREN BAKERY

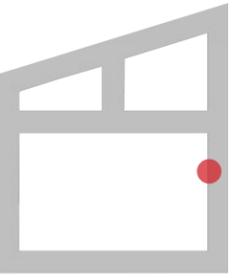


BOREN AVENUE

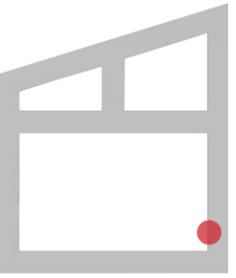
ART NODE



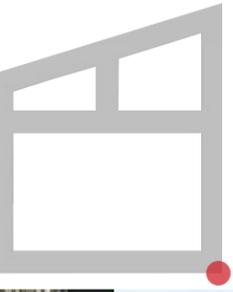
BOREN AVENUE



BOREN AVENUE



BOREN AVENUE - CONVENTION CTR.

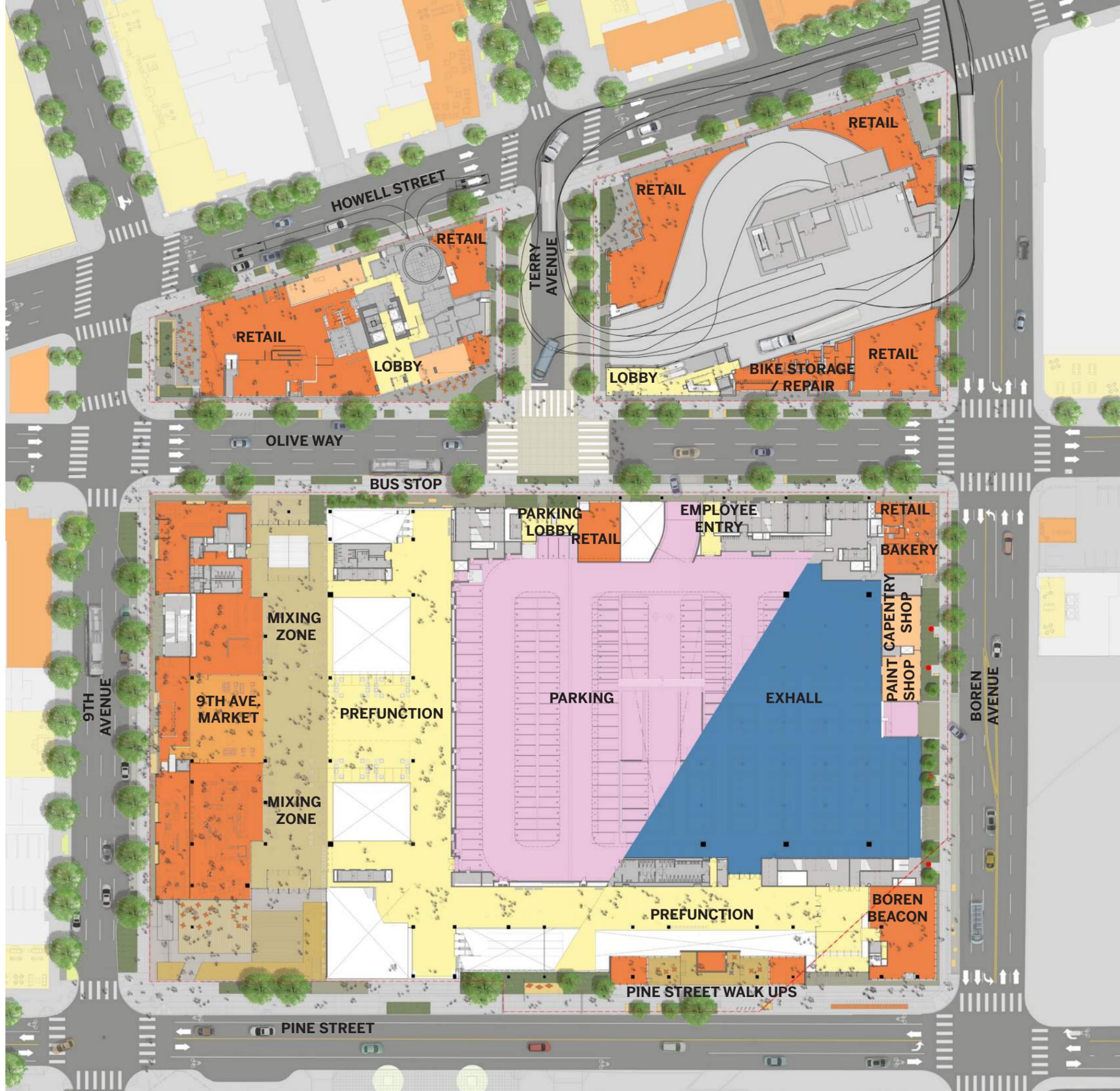




Family

STREET

ADDITIONAL INFORMATION



ART PLAN

OVERVIEW

Design team collaborating
artist

Significant artwork in
public locations

Integrated permanent
works

Display of deaccessioned
public art

Display of other artworks
and community groups

Changeable interior
display or projections

Temporary artworks

