

# Washington State Convention Center Addition Project

Seattle Design Commission  
Meeting #11 - Public Benefits  
11-16-2017



# AGENDA

## Public Benefits Introduction

- Public Benefits Overview & Vision
- SDC Feedback & Responses

## WSCC Addition Artworks

- WSCC Addition Art Vision
- Public Benefits Artworks
- Urban Design Merit Artworks
- WSCC Addition Artworks

## Public Benefits Review

- Project Vision & Goals
- Proposed Vacations Review
- Review of Entire Public Benefits Package
- Overview of Code/Mitigation/Costs

# Community Connections

**The Addition will be a hub, connecting diverse neighborhoods.**

**Our vision for the public benefits is to improve the pedestrian experience and create community connections to and from this hub for the people who live and work here, as well as visitors who come to experience Seattle.**

# PUBLIC BENEFITS COMPONENTS

## Community Connections

### Physical Public Benefits

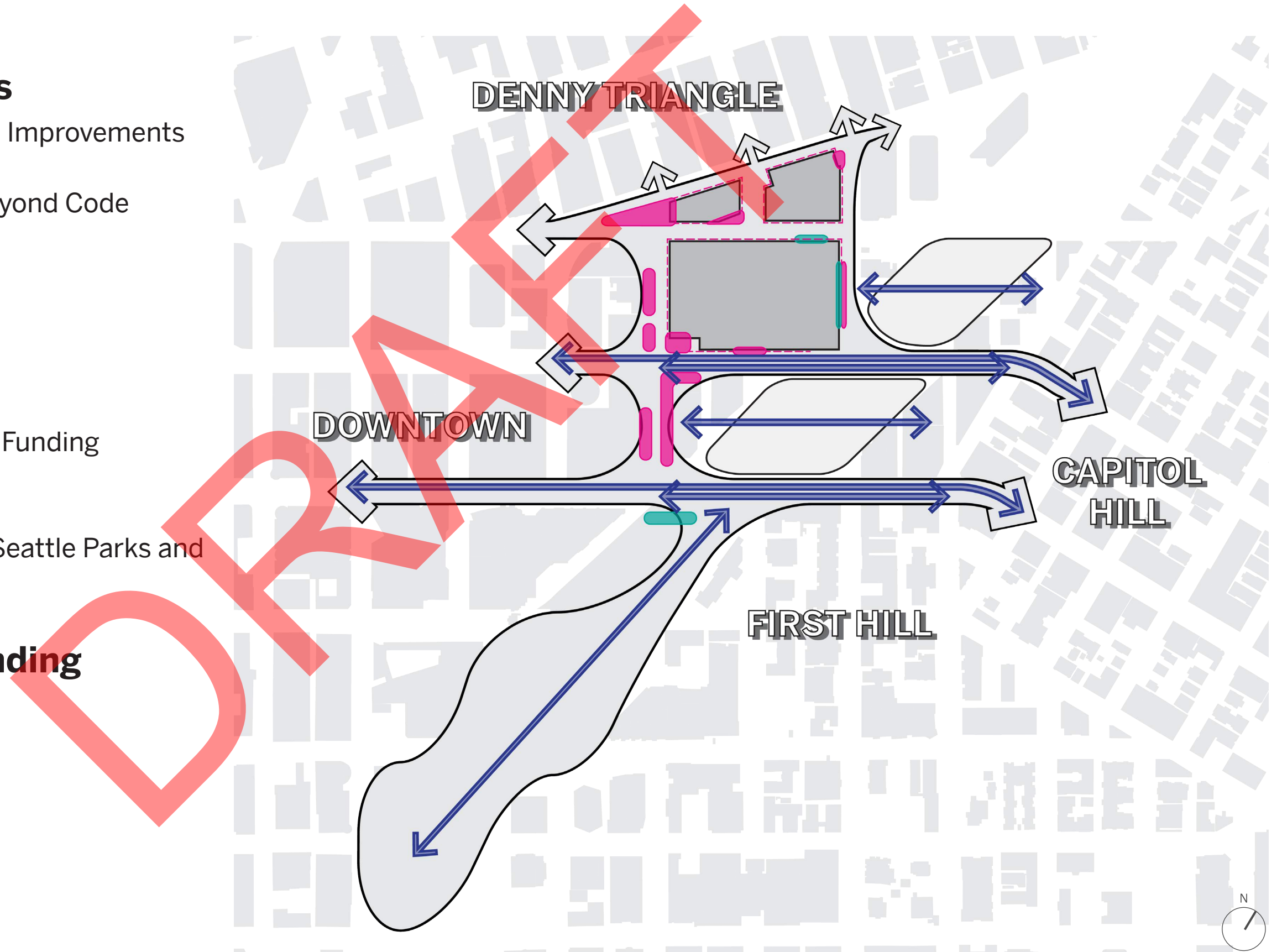
- Public Open Spaces & R.O.W. Improvements
- Historic Building Lighting
- Additional Improvements Beyond Code

### Public Benefit Art

### Funding Neighborhood Improvements

- Pike Pine Renaissance: Act 1 Funding
- Bicycle Master Plan Funding
- Lid I-5 Study Funding
- Freeway Park Association / Seattle Parks and Recreation Funding

### Affordable Housing Funding

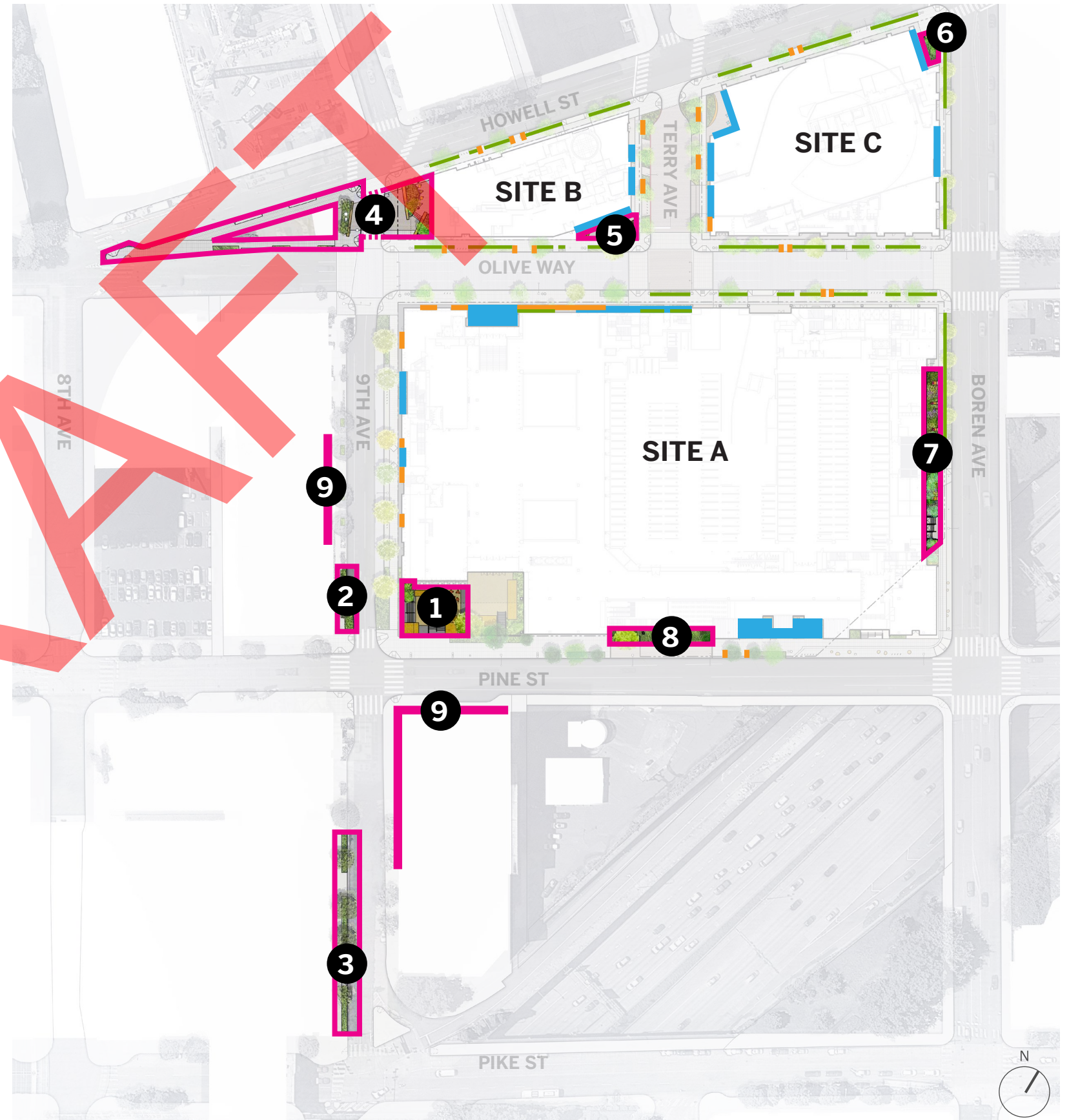


# PHYSICAL PUBLIC BENEFITS

- 1 9th & Pine Plaza
- 2 9th Ave R.O.W. at Pine St
- 3 9th Ave R.O.W. at Pike St
- 4 Flatiron Plaza and Olive Triangle R.O.W.
- 5 Terry Ave Green Street Plaza
- 6 Denny Triangle Corner Plaza
- 7 Boren Ave Garden
- 8 Pine St Sun Garden
- 9 Historic Building Lighting

## Additional Improvements Beyond Code

- Overhead Weather Protection
- Seating
- Planting



# SDC FEEDBACK

SDC #10 - November 2, 2017

## Public Open Spaces & R.O.W. Improvements

Off-site planting maintenance: Clarify long-term maintenance strategy for planting improvements

Terry Ave Green Street Plaza: Consider relocation or reorientation of retail entry door

Denny Triangle Corner Plaza: Consider acknowledging John T. Williams in this location

Boren Ave Garden: Clarify tree locations; elaborate on how plant selections will tolerate weather/light

Pine St Sun Garden: Consider alternate fixed seating; consider boosting platform-to-planting ratio

## Funding Neighborhood Improvements

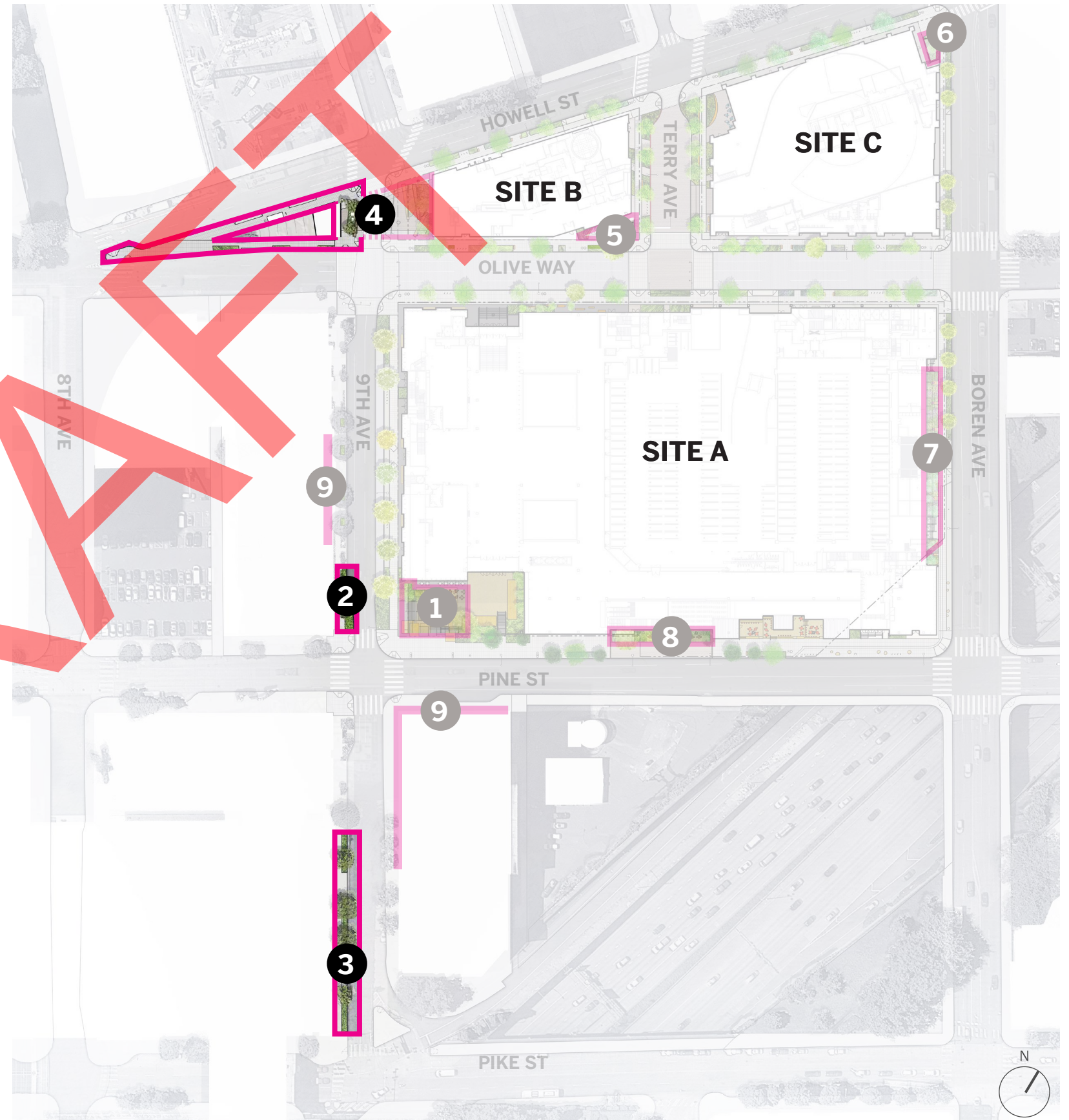
Pike Pine Renaissance - Act 1: Clarify how funds would be reallocated in the event of unsuccessful LID funding

Lid I-5 feasibility study: Clarify physical scope boundaries of the study

Freeway Park: Clarify how funds are allocated between SPR and non-SPR property

# OFF-SITE PLANTING MAINTENANCE

- 1 9th & Pine Plaza
- 2 9th Ave R.O.W. at Pine St
- 3 9th Ave R.O.W. at Pike St
- 4 Olive Triangle R.O.W. and Flatiron Plaza
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# OFF-SITE PLANTING MAINTENANCE

## SDC 11/2/17 Feedback

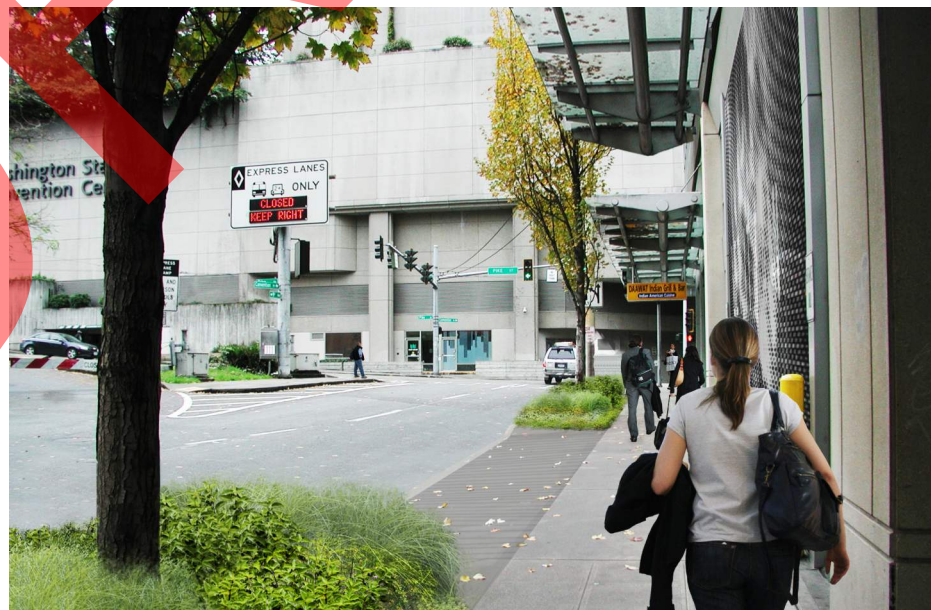
Clarify long-term maintenance strategy for planting improvements

## Project Commitment to Long-term Maintenance

The WSCC will be responsible for maintaining all public benefit improvements. The public benefit improvements in the Olive Triangle and other ROW locations will be included in the Property Use and Development Agreement (PUDA) that gets executed and recorded. The PUDA will include a section on maintenance.



Olive Triangle R.O.W. improvements



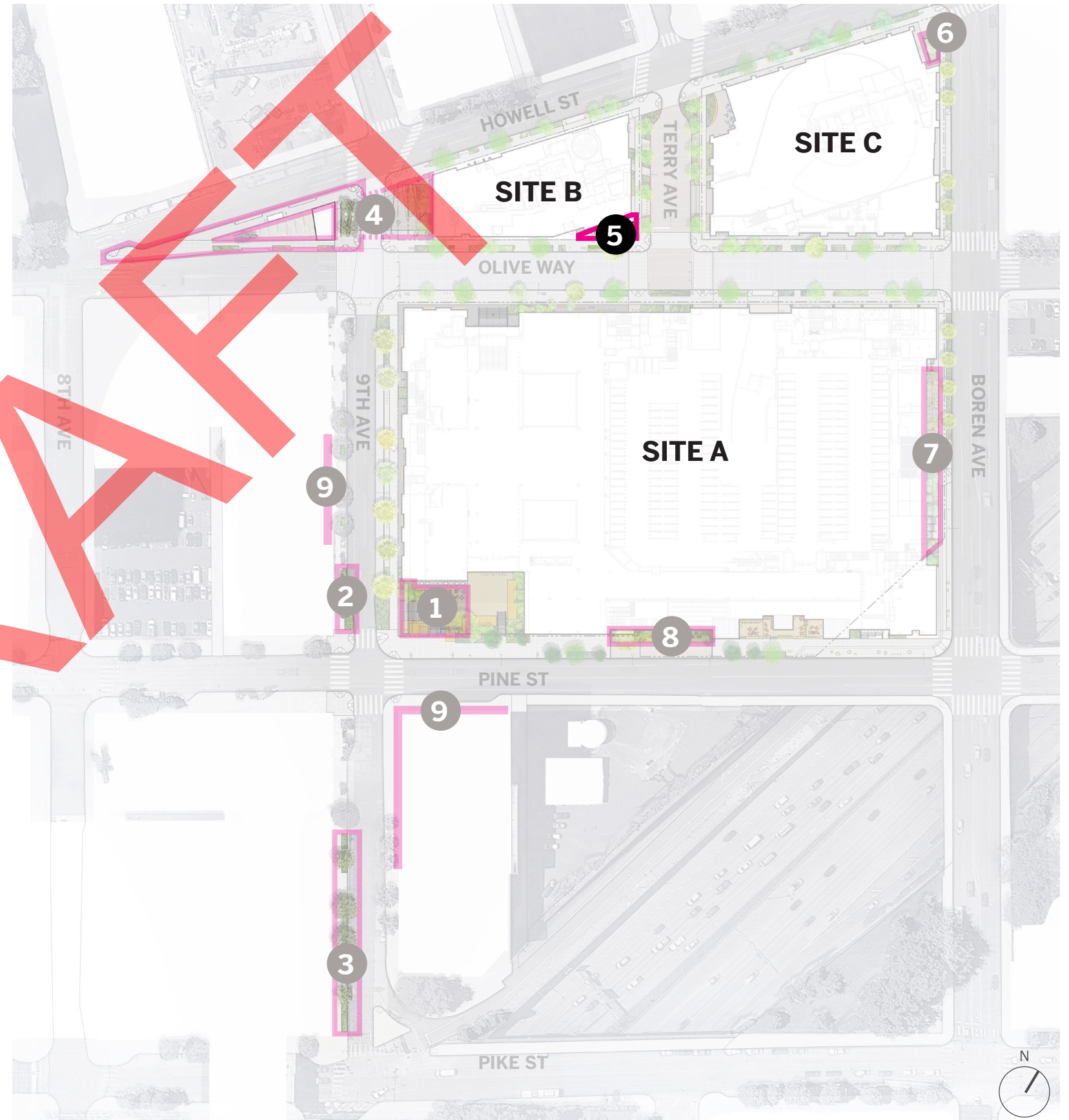
9th Ave R.O.W. improvements at Pike St



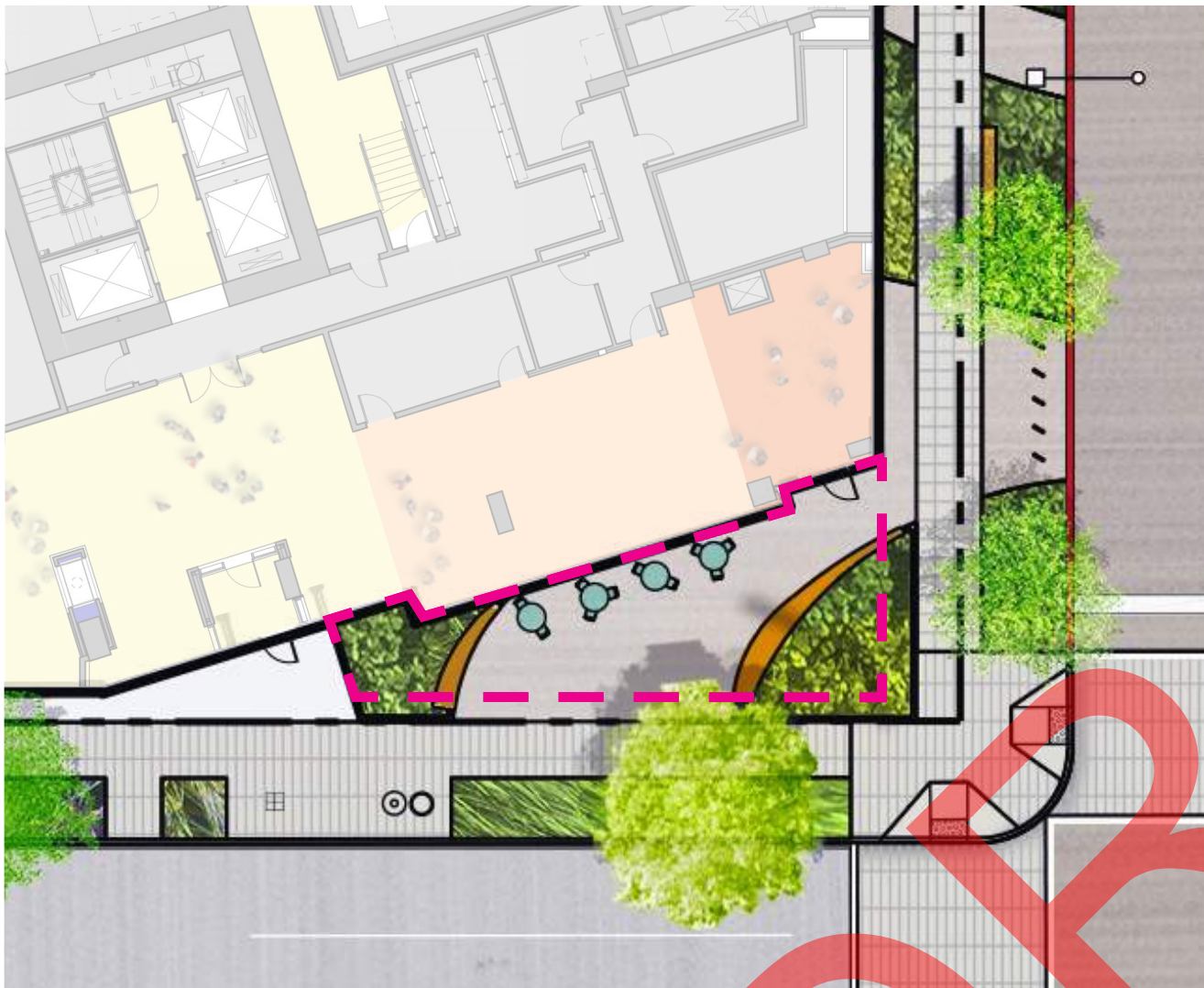
9th Ave R.O.W. improvements at Pine St

# TERRY AVE PLAZA: DOOR CONFIGURATION

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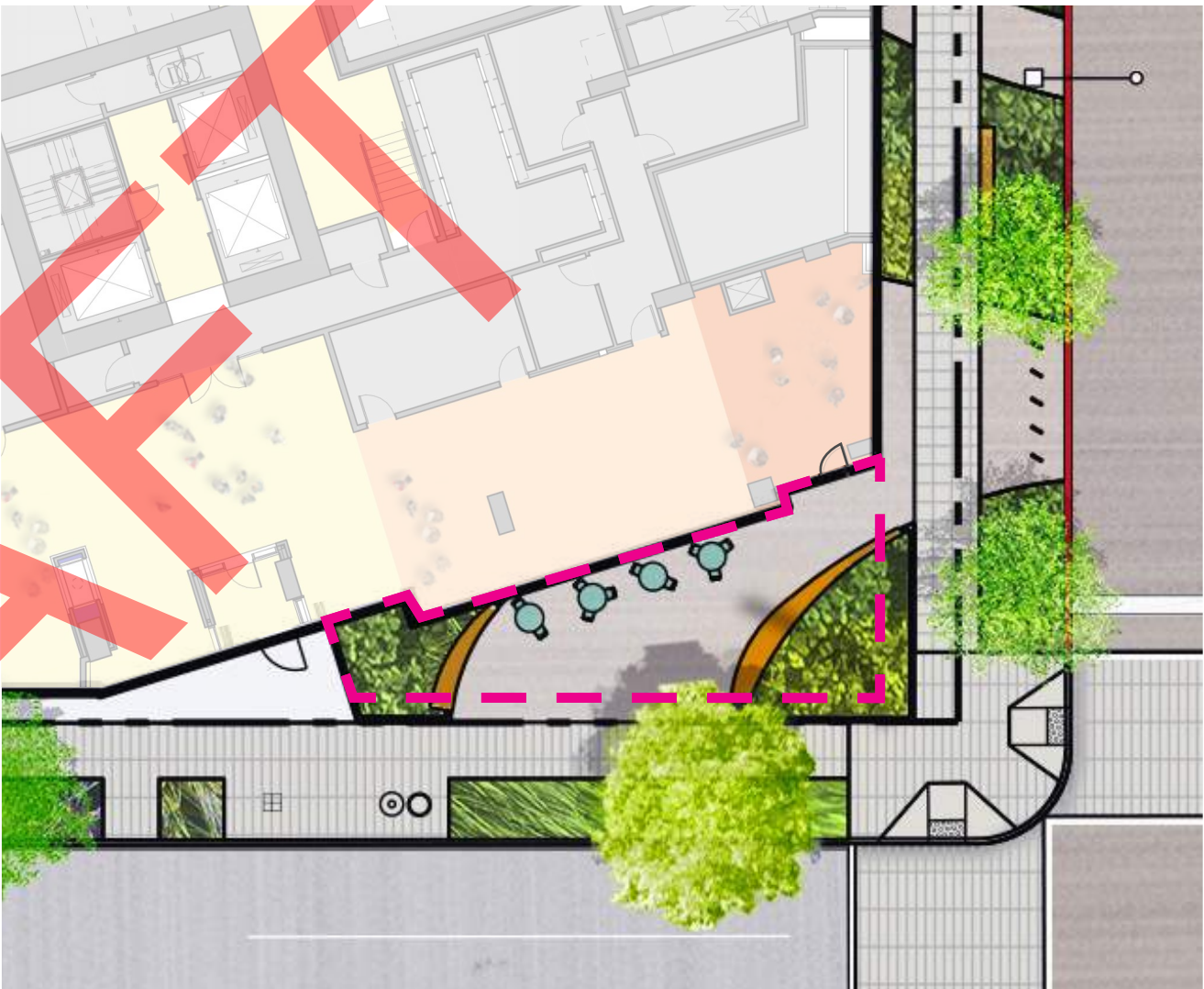
# TERRY AVE PLAZA: DOOR CONFIGURATION



## SDC 11/2/17 Feedback

Consider relocation or reorientation of retail entry door

 Voluntary setback area proposed as Public Benefit



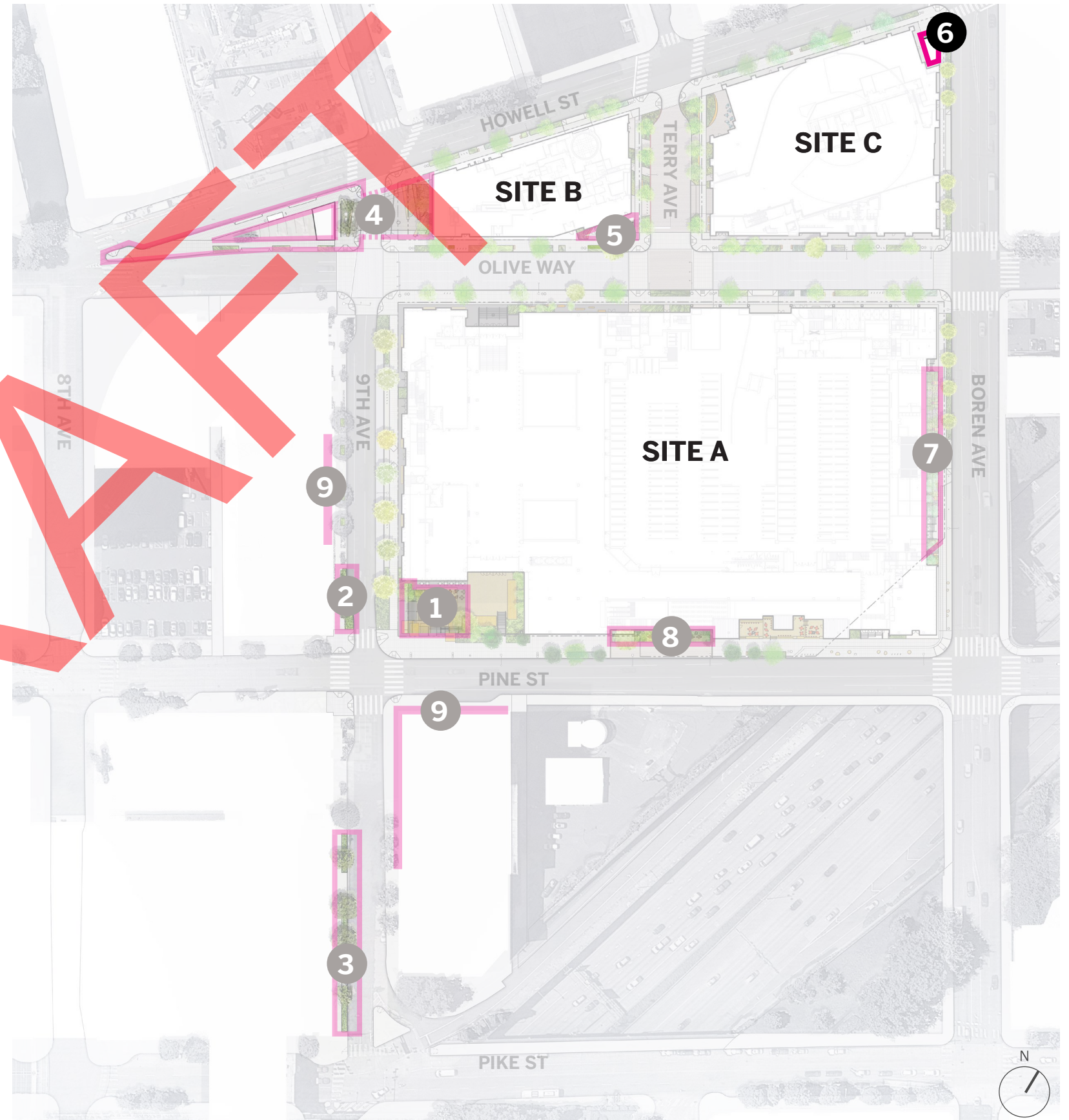
## Current Plan & Design Response:

Retail entry door swings into building to improve plaza circulation



# DENNY TRIANGLE CORNER PLAZA

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# DENNY TRIANGLE CORNER PLAZA

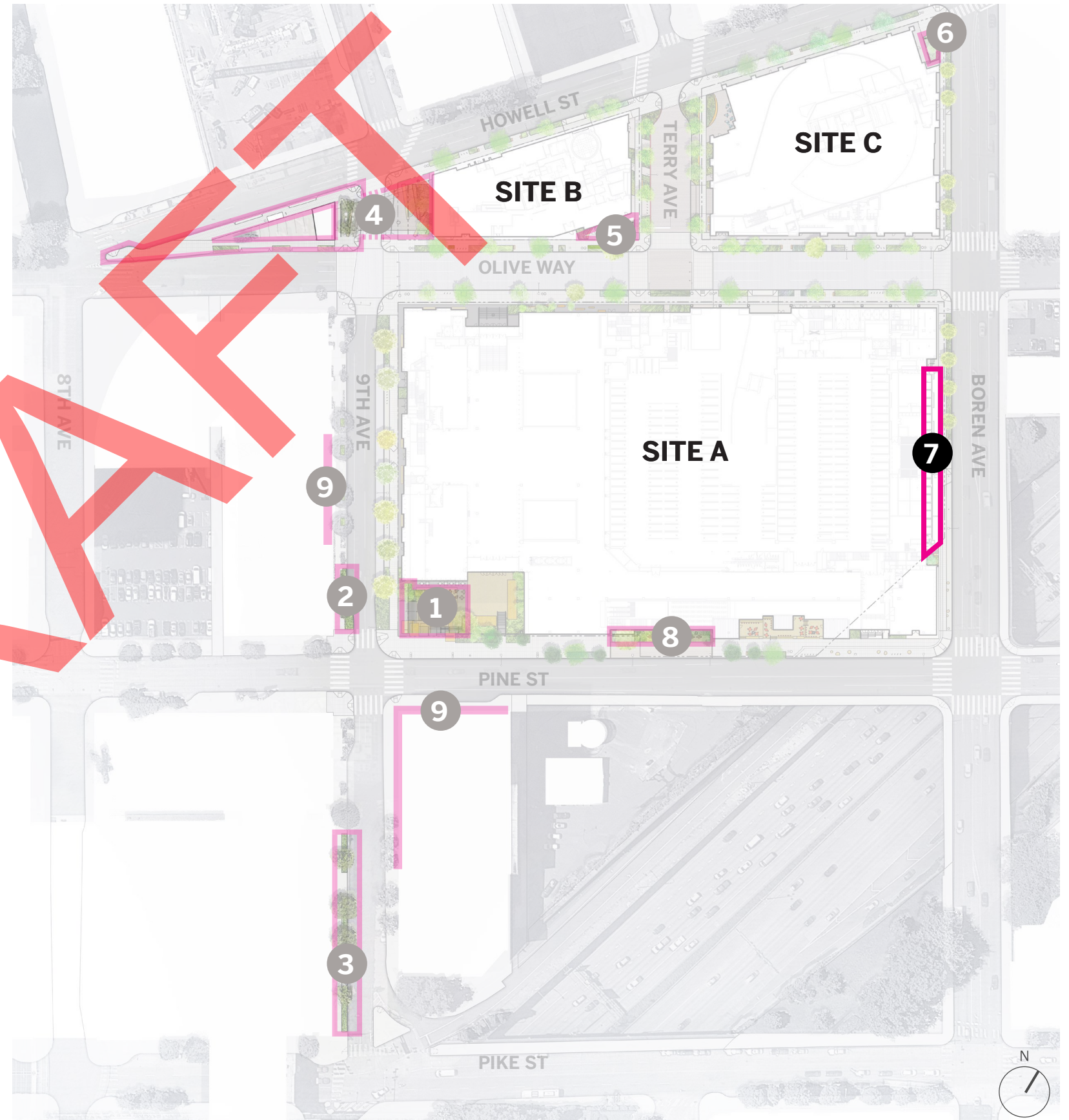
## SDC 11/2/17 Feedback

Consider acknowledging John T. Williams in this location



# BOREN AVE GARDEN - TREES & PLANTING

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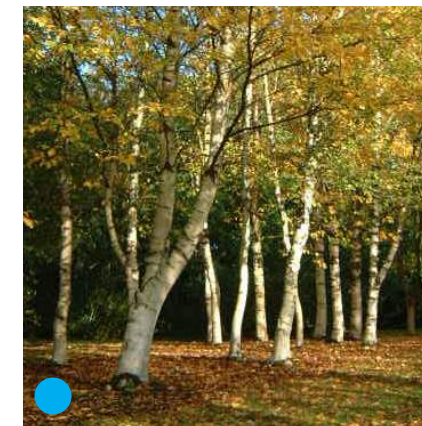
# BOREN AVENUE GARDEN - TREE LOCATIONS

## SDC 11/2/17 Feedback

Clarify Boren Ave tree locations

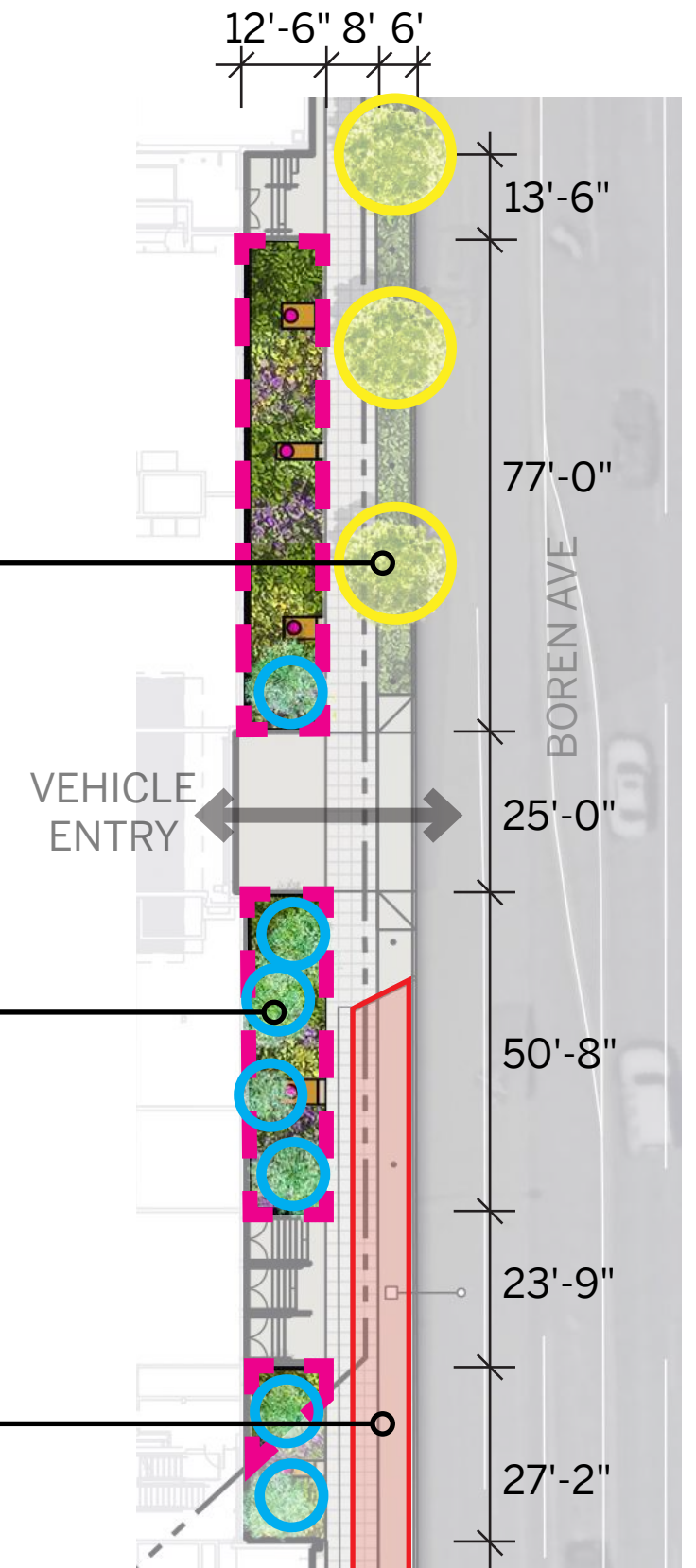


**London Plane tree**  
Platanus acerifolia x  
'Columbia'



**Paper birch**  
Betula papyrifera

Sidewalk on bridge  
structure (cannot  
support trees in R.O.W.)



Voluntary setback area proposed as Public Benefit



# BOREN AVENUE GARDEN - PLANTING

## SDC 11/2/17 Feedback

Elaborate on how Boren Avenue Garden plant selections will tolerate weather/light



**Salal**  
Gaultheria shallon



**Inside-out flower**  
Vancouveria hexandra



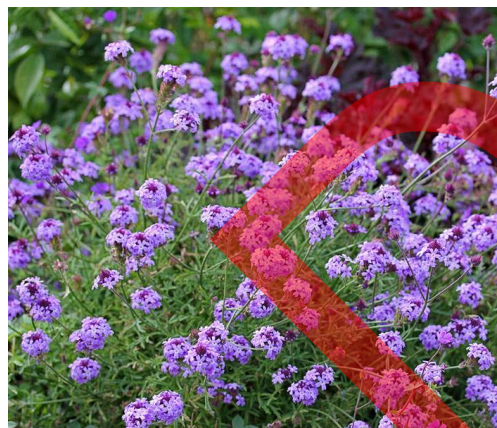
**Blonde Ambition blue  
grama grass**  
Bouteloua gracilis  
'Blonde Ambition'



**Tufted hair grass**  
Deschampsia cespitosa



**Wayne Roderick daisy**  
Erigeron glaucus



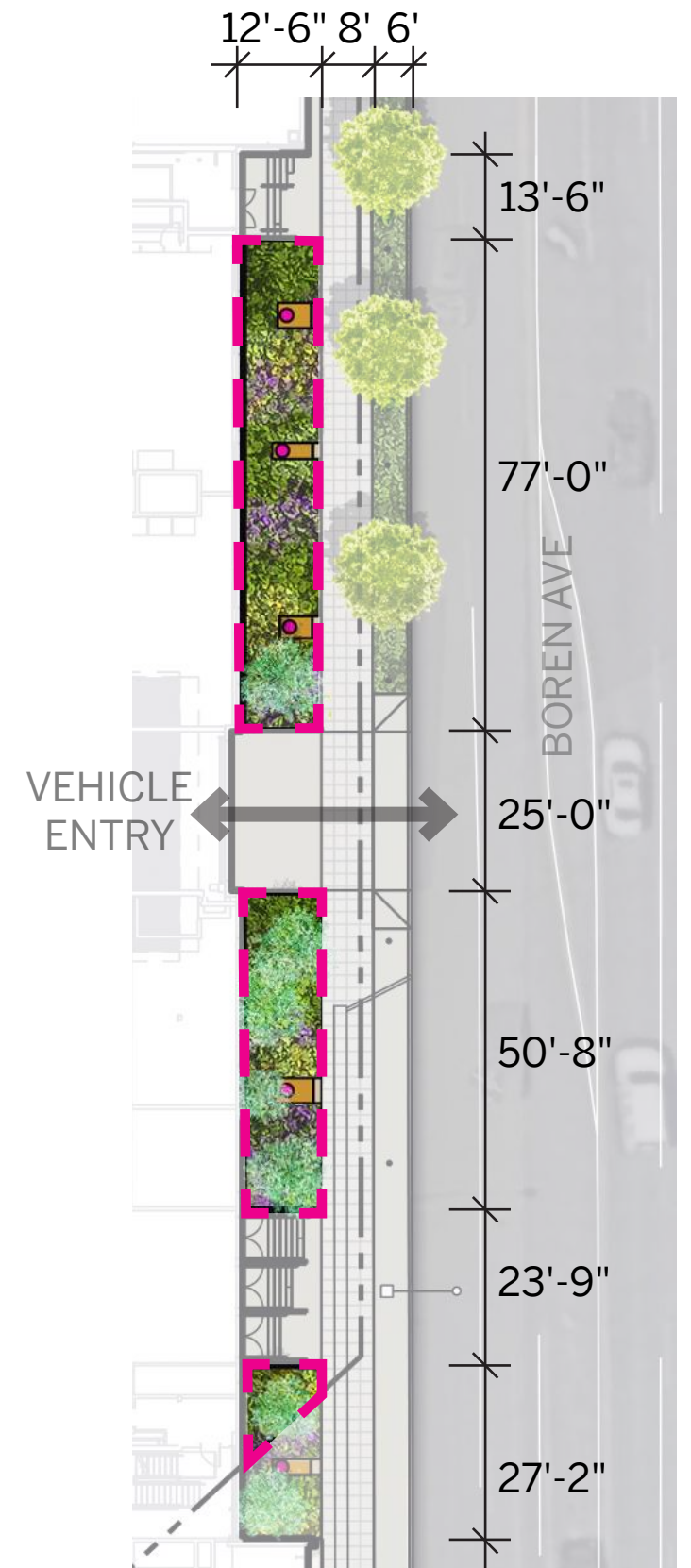
**Purple Cedros Island  
verbena**  
Verbena lilacina 'De la Mina'



**Smooth beggartick**  
Bidens laevis

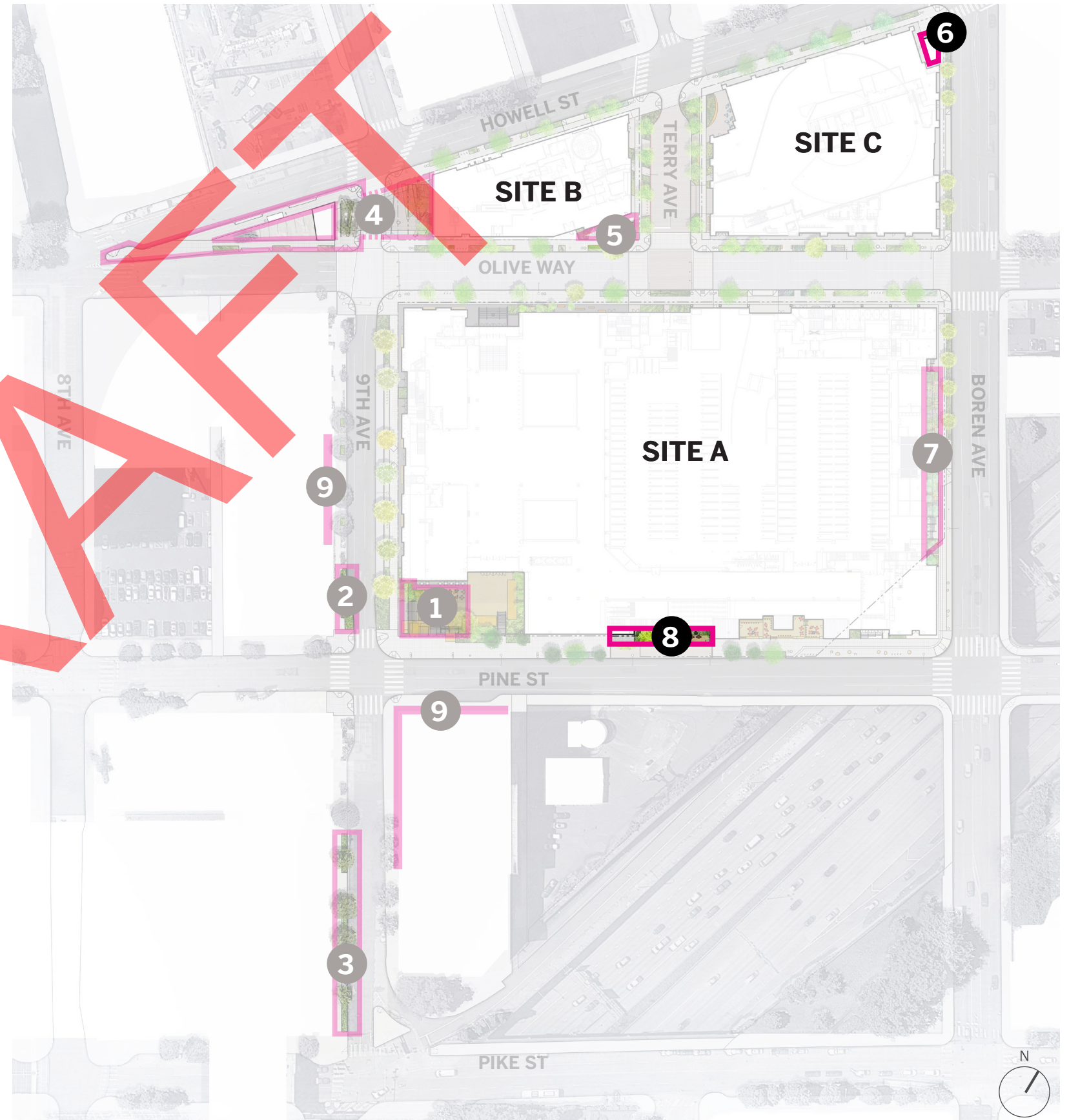


**Sonoma Coast Yarrow**  
Achillea millefolium  
'Sonoma Coast'



# PINE ST SUN GARDEN - SEATING PLATFORM

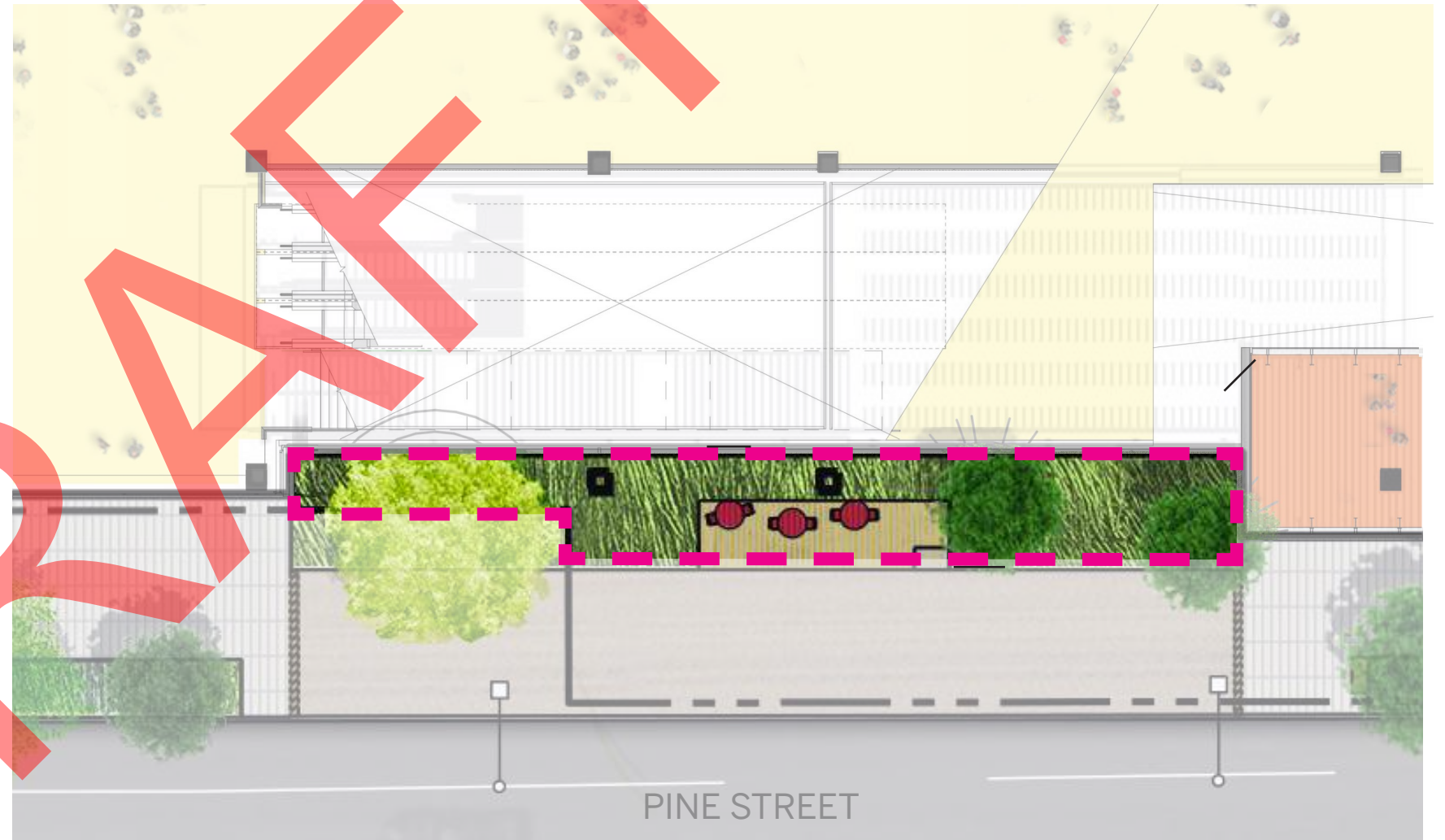
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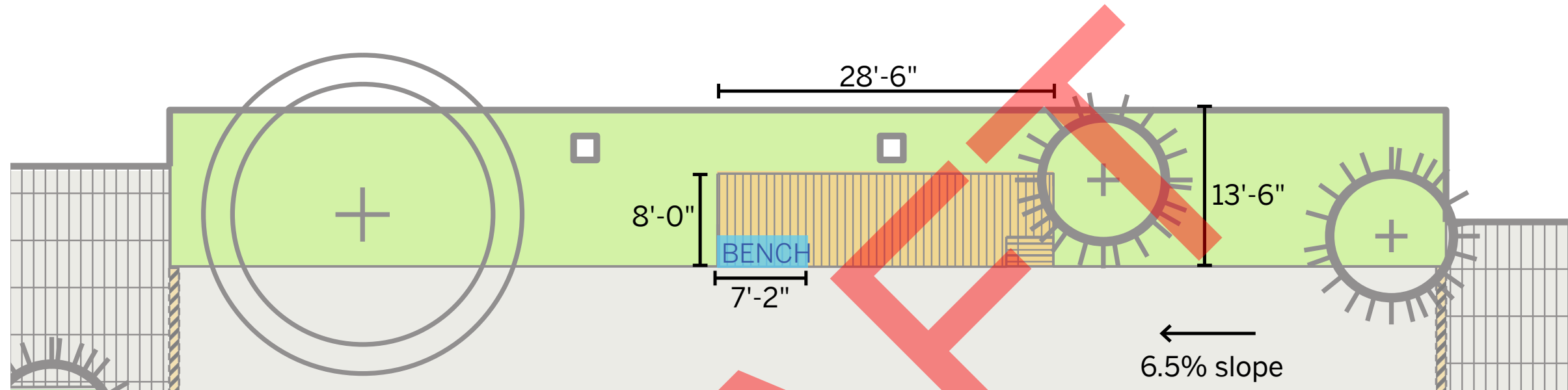
# PINE ST SUN GARDEN - SEATING PLATFORM

## 11/2/17 SDC Feedback & Design

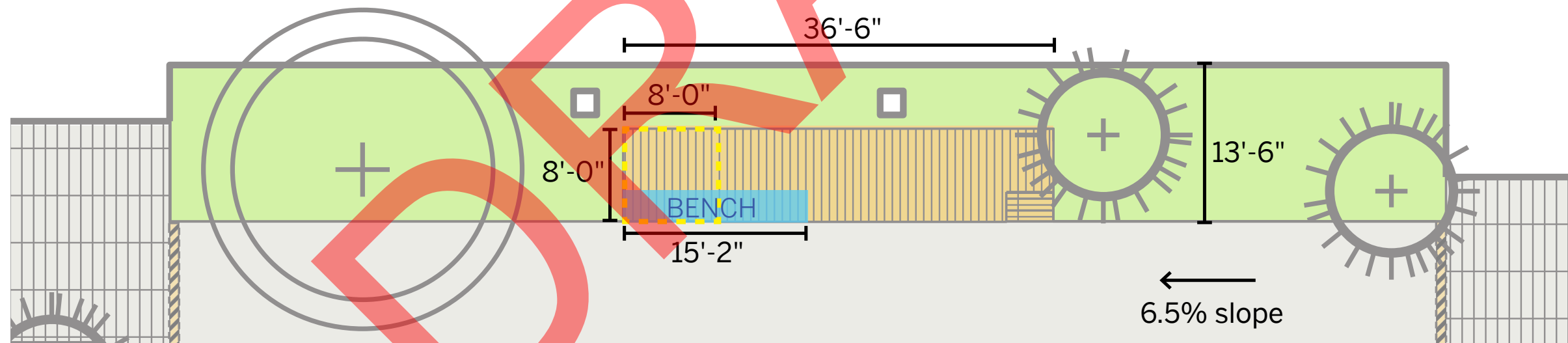
Consider alternate fixed seating; consider boosting platform-to-planting ratio



# PINE ST SUN GARDEN - SEATING PLATFORM



**11/2/17 Plan**

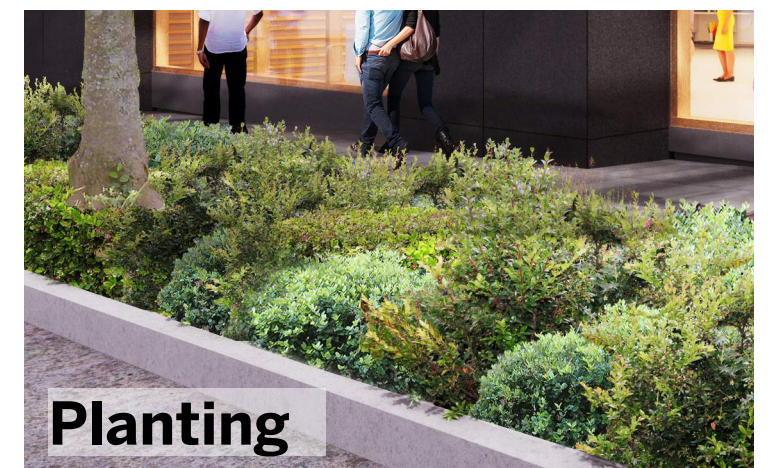
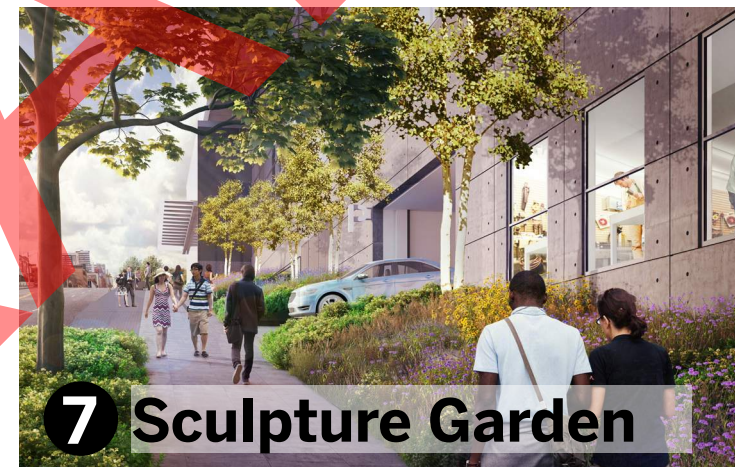


## **Current Plan & Design Response:**

Extended the platform 8' to the west, resulting in an additional 64 SF of platform space, room for one additional table, and an additional 8' of bench height (14" to 24") seating along the edge of the platform

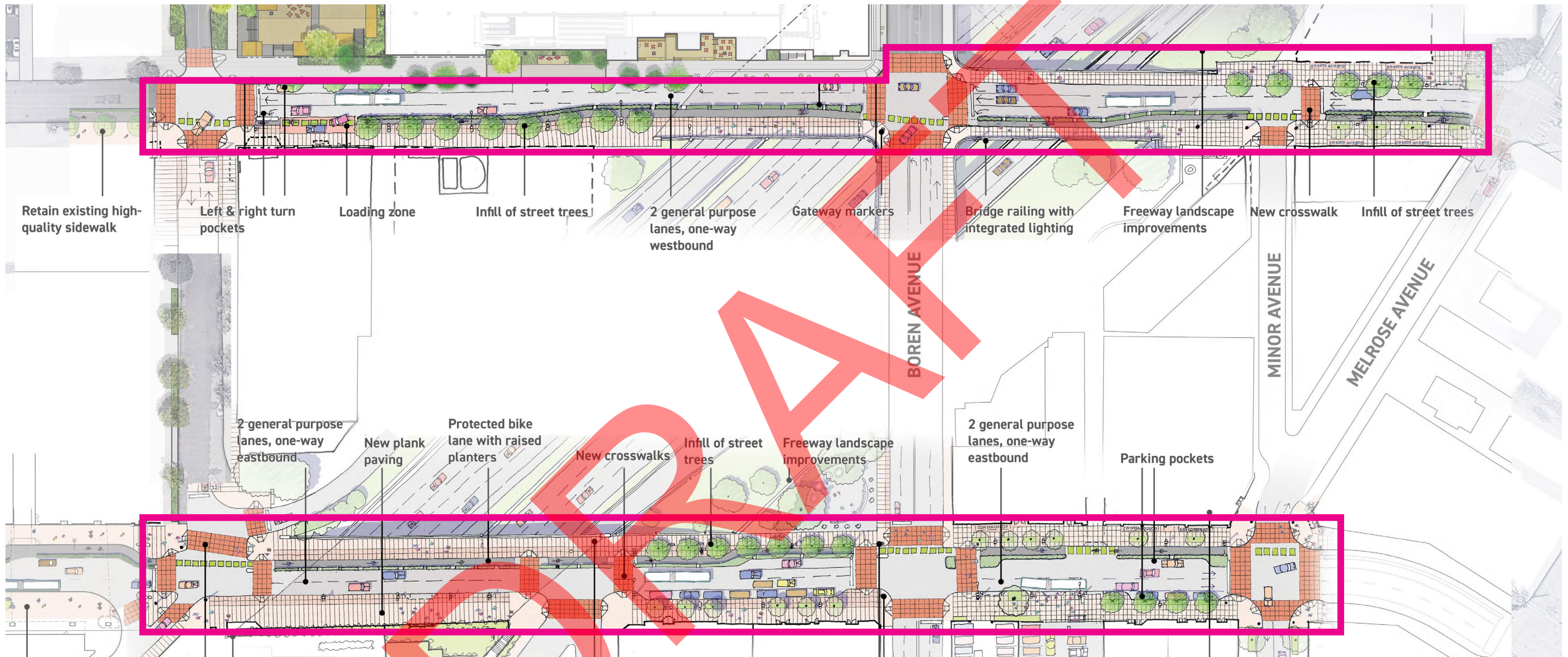
# PHYSICAL PUBLIC BENEFITS

Open Spaces, R.O.W. Improvements and Improvements Beyond Code



# PIKE PINE RENAISSANCE: ACT 1 FUNDING

Presented to the Seattle Design Commission on October 19, 2017



Imagery Courtesy Pike Pine Renaissance Act 1

## SDC 11/2/17 Feedback

Clarify how funds would be reallocated in the event of unsuccessful LID funding

## Project Commitment to Pike Pine Funding

If LID funding unsuccessful, WSCC to maintain funding to Office of the Waterfront to proceed with improvements between 9th Avenue and Melrose Avenue.

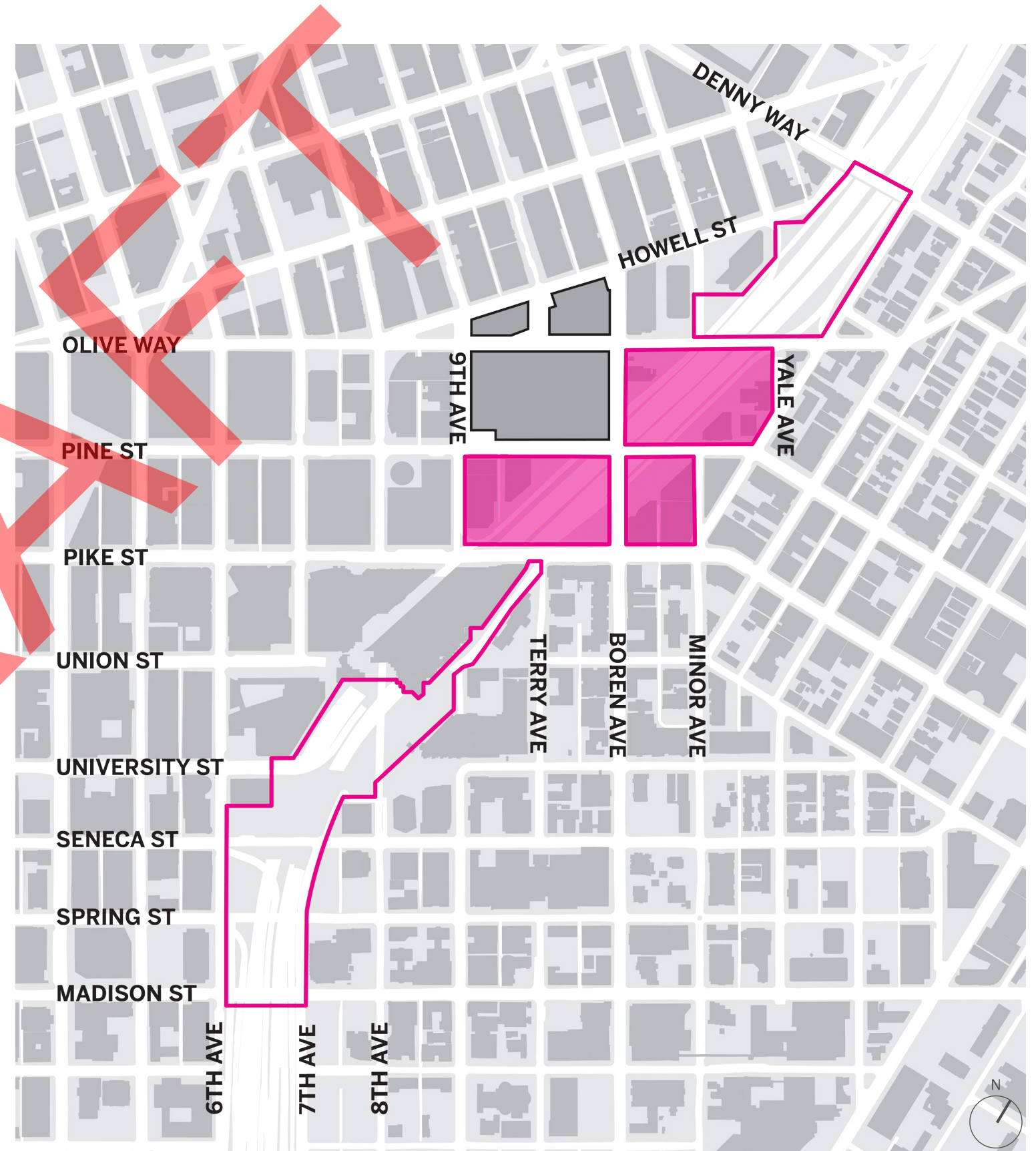
# LID I-5 STUDY FUNDING

## SDC 11/2/17 Feedback

Clarify physical scope boundaries of the study

### Lid I-5 Study Scope

The core study area adjacent to the WSCC Addition development site is defined by Olive Way to the north, Pike Street to the south, Yale and Minor Avenues to the east, and Boren and Ninth Avenues to the west. The study shall also include segments within the WSCC's area of influence between Denny Way and Madison Street.



# FREEWAY PARK IMPROVEMENTS FUNDING

Presented to the Seattle Design Commission on October 5, 2017

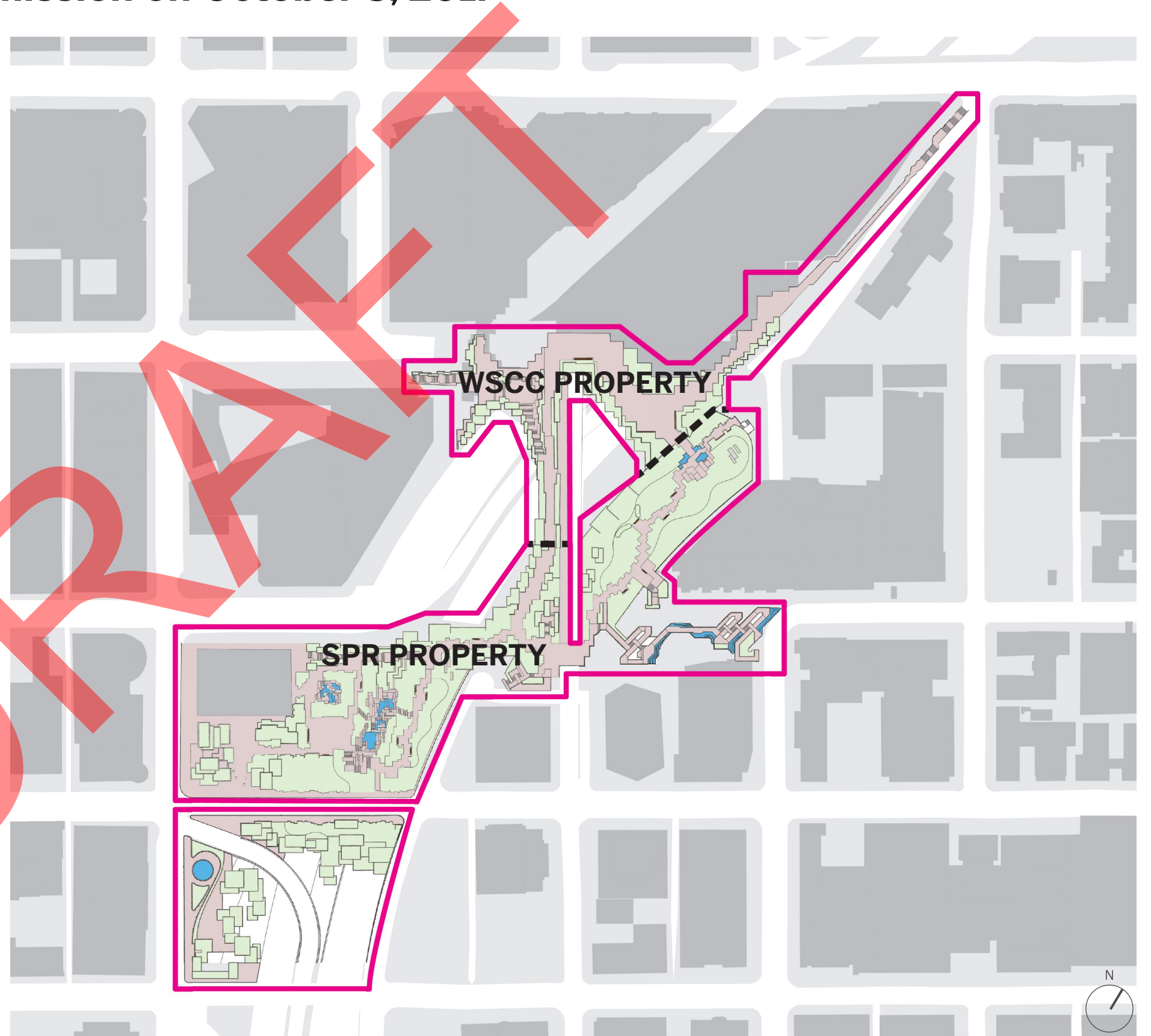
## SDC 11/2/17 Feedback

Clarify how funds are allocated between SPR and non-SPR property

## Seattle Parks & Recreation Funding

For most users of the park, there is no delineation for what is owned by SPR. The Freeway Park Proposal developed by the Freeway Park Association (FPA) and SPR creates a vision for the entire Freeway Park experience.

With that in mind, Seattle Parks & Recreation will receive all Freeway Park public benefits funding (\$10MM) to implement the consistent vision of the project without regard of property ownership.



# PROPOSED WSCC FUNDING OVERVIEW

PROJECT	AGENCY	AMOUNT	TIMING	IMPLEMENTATION	SDC REVIEW
AFFORDABLE HOUSING	Office of Housing	\$15MM	Structural building permit	By Office of Housing	No
PIKE PINE RENAISSANCE: ACT 1	Office of the Waterfront	\$10MM	Increments: from shoring building permit to June 2019 or Certificate of Occupancy	By Office of the Waterfront	Yes
BICYCLE MASTER PLAN	Seattle Department of Transportation	\$10MM	Increments: from shoring building permit to June 2019 or Certificate of Occupancy	By Seattle Department of Transportation	Yes
LID I-5 STUDY	Office of Planning and Community Development	\$1.5MM	Structural building permit	By Office of Planning and Community Development	Yes
FREEWAY PARK IMPROVEMENTS	Seattle Parks & Recreation	\$10MM	Increments: from structural building permit to June 2019 or Certificate of Occupancy	By Seattle Parks & Recreation	Yes

# WSCC ADDITION ART FRAMEWORK

# SDC ART WORKSHOPS RESULTS

- Clarified WSCC Addition Art Vision, working with WSCC Art Advisors
- Explain proposal to meet SDC policy on public art for vacations with a Framework Plan
- Engaged WSCC Art Advisors, WSCC Board Art Committee, 4Culture on proposed art plans
- Engaging WSCC Art Advisors on an ongoing basis
- Outlined a clear process, timeline, and budget for Public Benefit Art, Urban Design Merit, and WSCC Addition Artworks
- Revised goals and scope of all three Public Benefit Artworks
- Expanded the timeline of the Urban Design Merit artworks collaborations
- Provided insight to WSCC Addition Artworks plans, opportunities and progress
- Clarified CPS Artworks Relocation and CPS Artworks Presentation scope

# WSCC ADDITION ART VISION

Drawing inspiration from the Pacific Northwest's diverse cultures and communities, the WSCC Addition art program will play a crucial role in creating a connective core in Seattle's downtown landscape.

Artists from the Pacific Northwest will share their interpretations of the character and essence of the region, from its natural beauty and innovative spirit to its shifting urban environments. Instead of a place where people pass through on their way to somewhere else, the Addition will be a dynamic hub where locals and visitors can pause, experience the best of the Northwest, exchange ideas and engage in conversations. The Addition art program will connect communities and neighborhoods and highlight the artistic vitality of this region.

# OUTREACH to WSCC Art Advisors

Feedback from July 27 and November 7 meetings, plus other direct outreach and communications

## SUGGESTIONS

### Boren Avenue Sculptures

- Be cognizant of the relationship between the garage door design and the sculptures. Can they relate to one another? Be careful they don't compete.

### Olive Way Artworks

- Asked for specifics about site, maintenance, and canopy design.

### 9th Avenue + Pike Street Artwork

- Idea is to select an artwork that enriches the neighborhood, creates an "urban room" and provides illumination in the area.
- Bring to artist as an open opportunity, structure the call so that artists can have the option to use smaller space or the entire area.

### Process Comments

- Establish selection panels with members to include: WSCC Art Advisors, WSCC Art Committee, community art professionals and the Project Design Team.
- Panels for public art typically include 3 to 7 people, plus an engineer. Different panelists for each of 3 project calls; diversity is desirable, include specific project partners (architect, landscape architect). Some panelists should be on each panel for consistency.
- Tap into Seattle Office of Arts and Culture, 4Culture, and Washington State Arts Commission resources.

### Art Vision and Plan

- Work with the Art Advisors to refine the Art Vision and plan.
- Clarify the role of how WSCC Art Advisors can support the project moving forward.
- Need for new Art Advisors to expand available resources.

## RESPONSES

### Boren Avenue Sculptures

- The design brief for both the garage doors and the Boren Avenue Sculptures includes adherence to the art vision. Adjacency and context of artworks is made clear and the two artworks will be coordinated in their design to respect one another.

### Olive Way Artworks

- Detailing of canopy may adjust to accommodate artwork design as needed. 2D graphic, glass etching, or integrated lighting treatment may be considered to extend artwork to canopy glass.

### 9th Avenue + Pike Street Artwork

- Open call includes these three goals and ideas.

### • Process Comments

- The open call selection process incorporates these suggestions.

### Art Vision and Plan

- Art Vision advanced through feedback from Art Advisors, Board Art Committee, SDC.
- Plan also evolving with feedback and new involvement with either 4Culture or Artist Trust

# OUTREACH

## Feedback from Presentations to WSCC Board Art Committee: July 24 and October 12, 2017

- Enthusiastic support for the Art Vision.
- Acceptance of the general process for artist selections.
- What is scale for Boren sculptures? Make appropriate for pedestrians.
- 9th Avenue + Pike Artwork site concerns include: homeless presence, messy area. Area is dark, illumination could help. Will city allow movement in the artwork?
- Make good use of the Art Advisors, as they have great experience in the public realm with understanding of specifics related to WSCC.
- WSCC Art Program can collaborate with WSCC Board in outreach efforts.

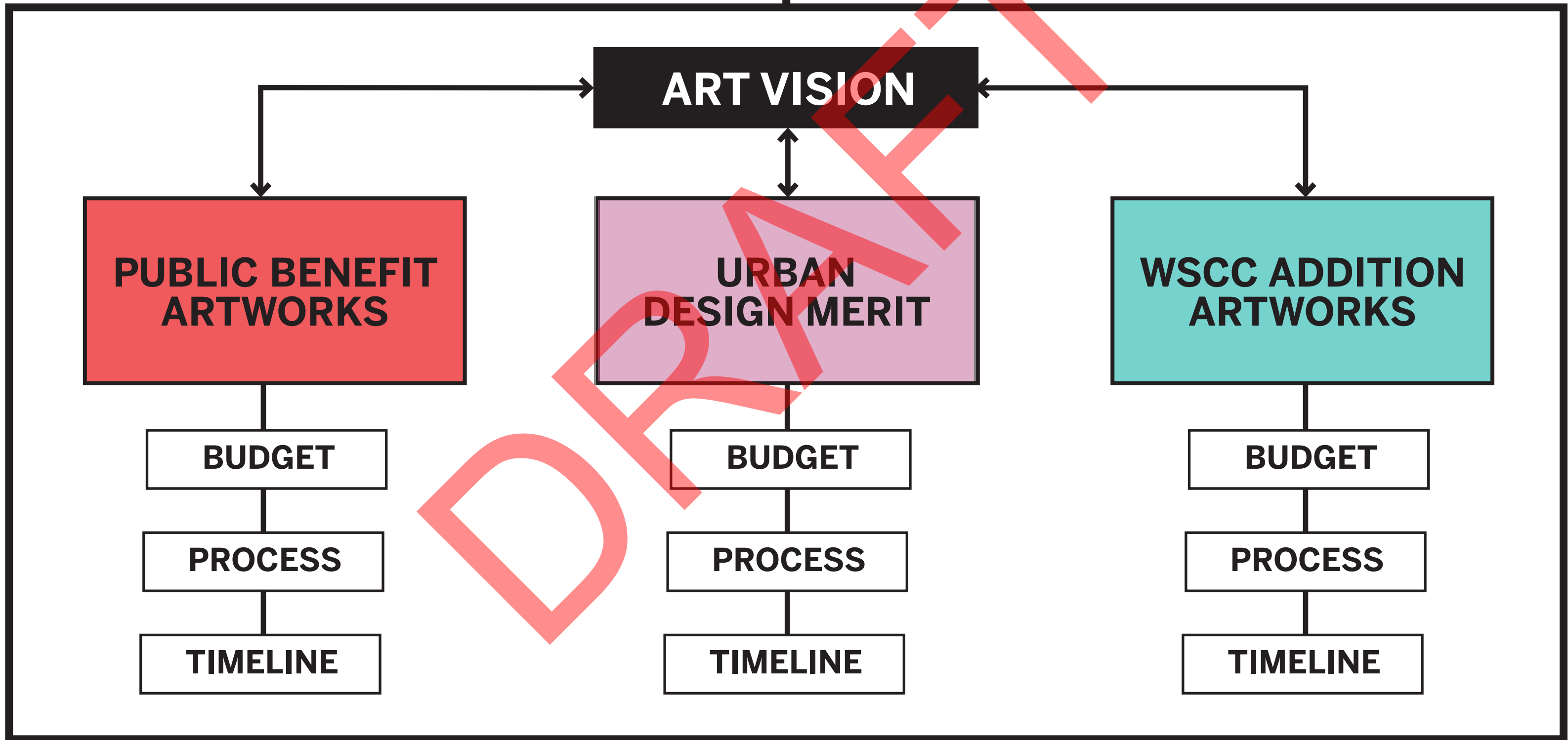
## Feedback from Presentation to 4Culture PAAC: July 20, 2017

- Discussion of process for creating CPS artworks presentation.
- CPS project history and documentation will be provided by 4Culture.
- Project design team will collaborate with 4Culture to integrate their artwork content into the designated 9th Avenue site.
- The project plans to place the CPS artworks presentation on 9<sup>th</sup> Avenue in a highly visible public location.

## Public Call Partner

- Discussions underway with 4Culture and Artist Trust regarding managing Public Benefit Artwork processes.

# WSCC ADDITION ART FRAMEWORK



# WSCC ADDITION ART FRAMEWORK BUDGETS

\*All three categories of artworks fall under the umbrella of the WSCC Addition Art Vision

PUBLIC BENEFIT ARTWORKS	URBAN DESIGN MERIT	WSCC ADDITION ARTWORKS
Artwork Budget: \$1,850,000	Artwork Budget: Included in building construction budget	Artwork Budget: \$4,600,000
<div><div>\$600,000</div><div>Boren Avenue Sculptures</div></div> <div><div>\$1,000,000</div><div>9th Avenue + Pike Street Artwork</div></div> <div><div>\$250,000</div><div>Olive Way Artworks</div></div> <div>Budget includes artist fees, design, fabrication, materials, labor, transportation, insurance, installation, and lighting</div>	<div><div>Sites A, B, + C Garage Doors</div></div> <div><div>Site C Garage Wall Graphics</div></div> <div><div>Site C Glass Wall at Truck Ramp</div></div> <div>Budget includes artist and graphic design fees, design, fabrication, materials, labor, transportation, insurance, installation, and lighting</div>	<div><div>\$4,500,000</div><div>WSCC Addition Artworks</div></div> <div><div>\$100,000</div><div>CPS Art Presentation</div></div> <div>Budget includes artist fees, design, fabrication, materials, labor, transportation, insurance, installation, casework, and lighting</div>
Other Budgets: <div>Honoraria</div> <div>Dedicated Maintenance</div>	Other Budgets: <div>Dedicated Maintenance</div>	Other Budgets: <div>Dedicated Maintenance</div> <div>Operations</div>

# PUBLIC BENEFIT ARTWORKS

## Presenting an Art Framework in lieu of complete SDC Policy on Public Benefit Art

The Art Vision and goals for each artwork has been developed to address the SDC art policies. We are including these policies in our RFQ and RFP and will use them in selecting artists for the project.

Locations, goals, criteria and opportunities of each artwork have been defined and revised through public SDC Art Workshop feedback.

Timelines, selection process and funding have been defined and revised for each artwork with SDC and WSCC Art Advisors' input. The project needs sufficient time to execute a robust open-call process and therefore does not yet have artworks selected.

The WSCC Art Advisors group, among others, will have continued involvement and input throughout selection and implementation of these artworks and the Art Framework.

The Public Benefit Artworks will be an open call process to allow emerging, mid-career, established and culturally diverse artists to apply for these opportunities.

The Project Design Team and the Collaborating Artist will work with the selected artists to integrate their artworks with the site, building and landscape design.

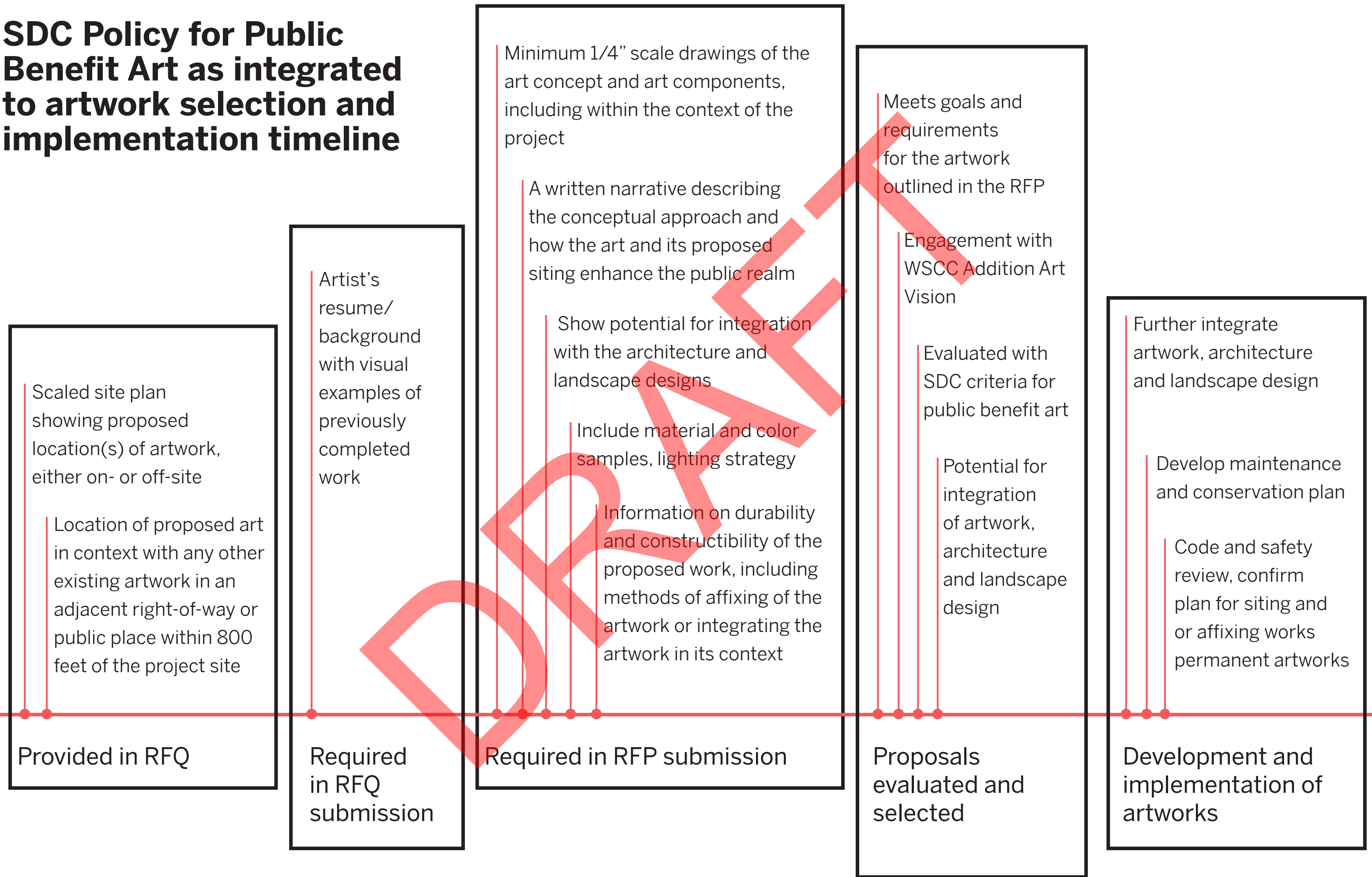
The Project Art Advisor has been working with WSCC and the project team to identify opportunities for artworks. LMN and GGN have provided flexibility to accommodate the selected artists' needs.

SDC is able to modify the art policy guidelines and used this approach for the Arena and 2+U projects.

## Artwork Proposals will be evaluated on the following SDC criteria (among others):

- Scale of the art in relation to its site
- Does the art support the place it is located
- Quality of demonstrated craftsmanship
- Artist's ability to execute work in the public realm
- Promoting the use and function of the pedestrian environment
- Bridging the scale between the building and person
- Engaging the public or inviting them into a space
- Durability of artwork
- Details of color, material, and lighting are adequately considered
- Meeting SDOT's 'Right-of-Way Improvements Manual'

# SDC Policy for Public Benefit Art as integrated to artwork selection and implementation timeline



# SELECTION PROCESS

## PUBLIC BENEFIT ARTWORKS

### Open-call artist selection process for each artwork

- Open call RFQ and RFP developed by Project Art Advisor and Collaborating Artist
- RFQ released
- Selection Panel awards 3 finalists for each call with honorarium to complete RFP
- Final award made by Selection Panel after interviews and review of proposals

### Selection Panels for each artwork will include:

- Project Art Advisor
- Collaborating Artist
- WSCC Art Advisors
- 1 WSCC Board Art Committee member
- 1 Project architect
- Art professionals from the community

### Followed with approval and review by:

- Approval by WSCC Board Art Committee
- Approval by WSCC Board of Directors
- Administrative Review by Seattle Design Commission

### Project Art Advisor

Margery Aronson, Independent Curator /  
Professional Art Advisor

### Collaborating Artist

Cathy McClure, Visual Artist

### WSCC Art Advisors

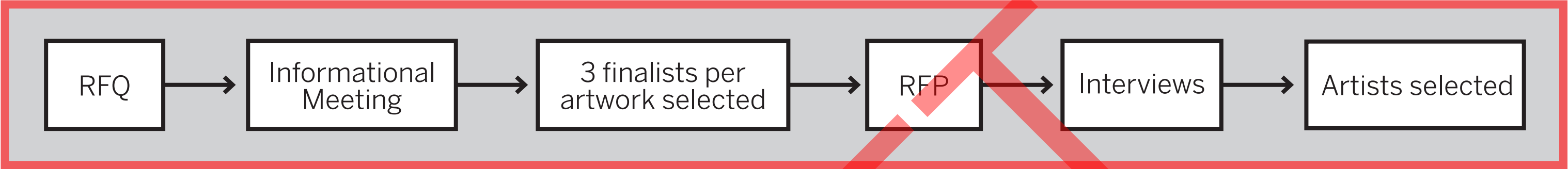
Greg Bell, Vulcan Inc. Art Curator  
Heather Dwyer, 4Culture  
Vicki Halper, Independent Curator  
Blake Haygood, City Office of Arts & Culture  
Janae Huber, WA State Arts Commission  
Jim McDonald, Grant Makers in the Arts  
Tim Purtill, Atomic Art Services  
Tracey Wickersham, Visit Seattle

### WSCC Board Art Committee

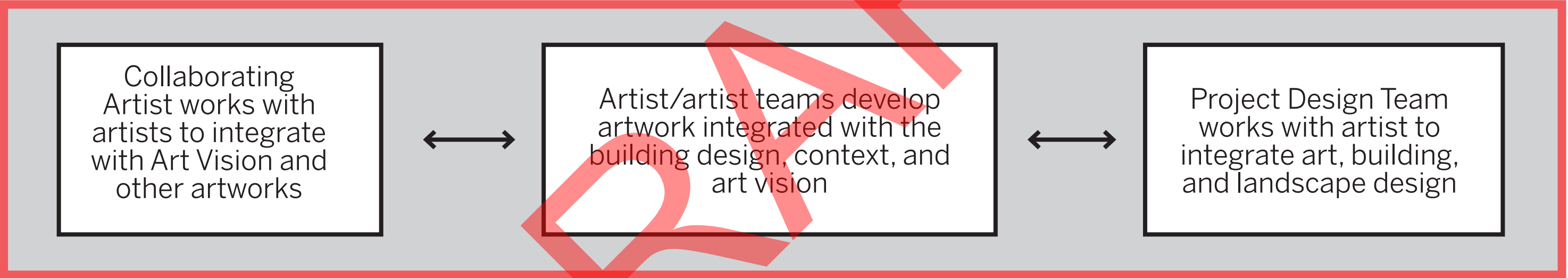
Susana Gonzalez-Murillo, Chair  
Nicole Grant  
Denise Moriguchi

# PROCESS FLOW CHART - Public Benefit Artworks

SELECTION



ONGOING COLLABORATION



Approval by WSCC Board Art Committee and WSCC Board of Directors

Administrative review of final artworks by Seattle Design Commission

# PROCESS TIMELINE - Public Benefit Artworks



BOREN AVENUE SCULPTURES SITE



Seating design and lighting elements to be incorporated into the garden in coordination with the selected artist and artwork(s).

# BOREN AVENUE SCULPTURES

## Opportunities

- Artist/artist team will collaborate with project designers and landscape architects to integrate artworks, seating and lighting elements within the garden.
- Artworks to be located within a 12'6" by 158' setback along Boren Avenue.

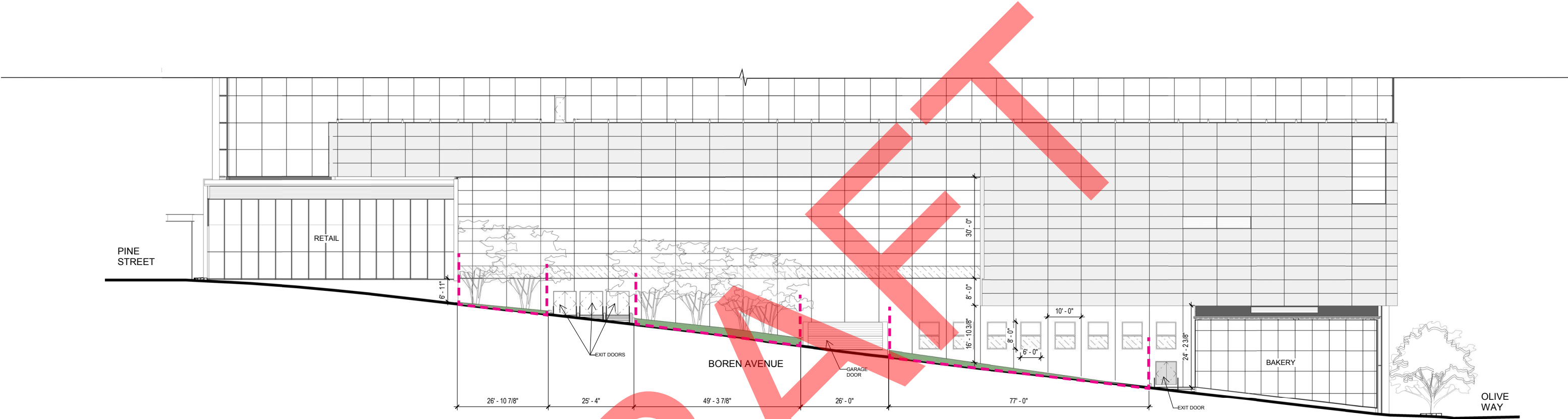
## Goals

- Change the dynamic of Boren Avenue between Olive Way and Pine Street by integrating an art experience into a vehicular-heavy and steep pedestrian corridor. Invite the public to both seek and discover art integrated into landscaped spaces that spatially mark a unique urban art experience while offering respite within the city.
- Embrace the WSCC Addition Art Vision.

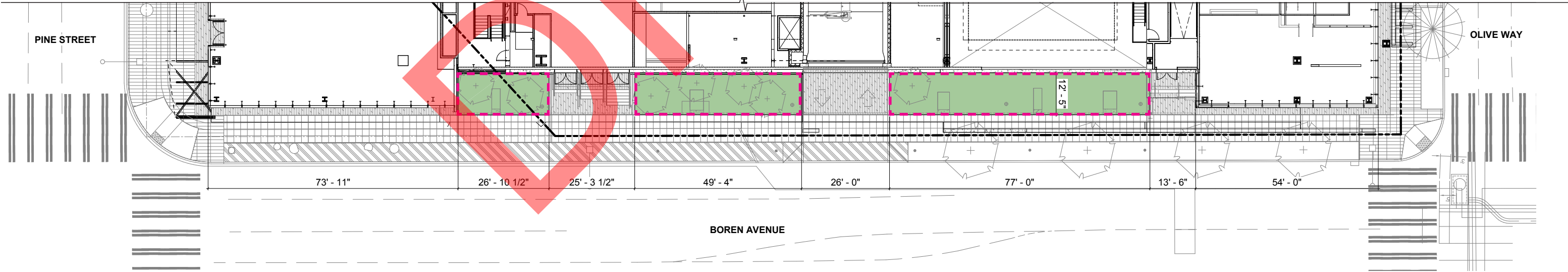
## Details

- Artworks should be made of long lasting, low-maintenance materials suitable for the outdoors.
- Integrated lighting will be incorporated into the design.
- The scale of the artworks should appeal to those seated by the sculptures, to pedestrians walking by and to drivers on Boren Avenue.
- The selected artist/artist team will work with project managers to ensure that the artworks are engineered in accordance with all relevant regulations and/or codes.

# BOREN AVENUE SCULPTURES SITE



BOREN AVENUE ELEVATION



BOREN AVENUE SITE PLAN

OLIVE WAY ARTWORKS SITE



## Opportunities

- At the east end of Olive Way, five glass vitrines project from the building façade, each aligned with an interior elevator shaft. The motion of the elevators will be visible running behind these vitrines, and in windows high above, throughout the day and night. Special lighting will be integrated to each elevator cab to express its position and vertical movement within the building.
- This artwork has the opportunity to engage with both the elevator motion within the building, and the activity of the busy Olive Way streetscape.

## Goals

- Integrate art with building function and architecture in a harmonious way to create visual interest in a busy streetscape, activating an area horizontally and vertically, enhancing the pedestrian experience.
- Embrace the WSCC Addition Art Vision.

## Details

- The site includes 5 glass vitrines, each of which measures 35' x 4' x 2' 6".
- While the primary artwork location is within the glass vitrines, extension of the artwork expression to the adjacent areas within the highlighted boundary will be considered. Detailing modifications to the canopy will also be considered to accommodate artwork visibility.
- Artworks may be abstract or representational.
- The artworks must be made of any material with high standards of durability suitable for this location and designed to address safety issues.
- The selected artist/artist team will work with project managers to ensure that the artworks are engineered in accordance with all relevant regulations and/or codes.

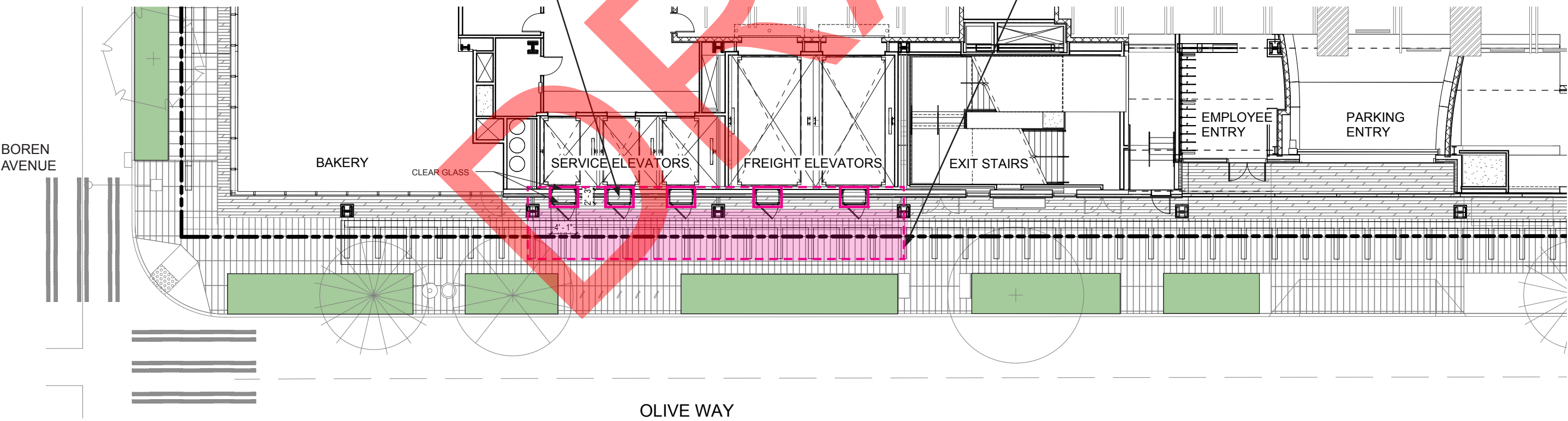
# OLIVE WAY ARTWORKS SITE

OLIVE WAY ELEVATION



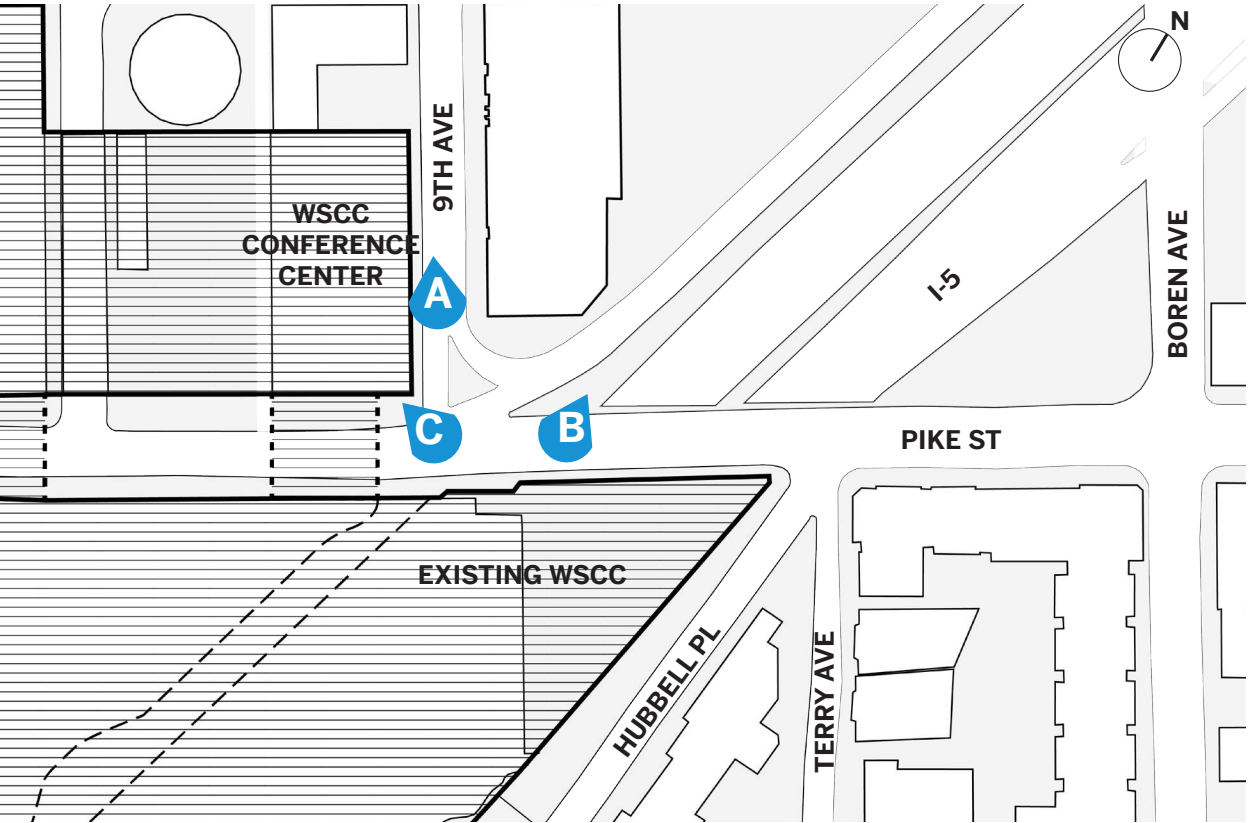
GLASS VITRINES - PRIMARY LOCATION FOR ART

AREA IN WHICH CONCEPT EXTENSION WILL BE CONSIDERED



OLIVE WAY SITE PLAN

# 9TH AVENUE + PIKE STREET ARTWORK EXISTING CONDITION



**A** VIEW FROM NINTH AVENUE



**B** VIEW FROM PIKE STREET AND NINTH AVENUE



**C** VIEW FROM PIKE STREET AND NINTH AVENUE

# 9TH AVENUE + PIKE STREET ARTWORK

## Opportunities

- At the intersection of Pike Street and Ninth Avenue, the artwork site is a 70' tall x 140' wide wall of the existing Washington State Convention Center.
- An opportunity exists to create a high-impact artwork that will improve the existing site.
- Artwork may be three-dimensional within the property lines.
- If an artist chooses to design inside or outside of the specified dimensions, concepts will be considered.

## Goals

- Mark and celebrate the beginning of the Ninth Avenue Green Street with an exciting art experience. Potential to visually connect with Freeway Park and park entry.
- Spatially create an urban "room" with a significant art statement, enhancing the pedestrian experience, and meeting the objective of Pike Pine Renaissance: Act 1.
- Embrace the WSCC Addition Art Vision.

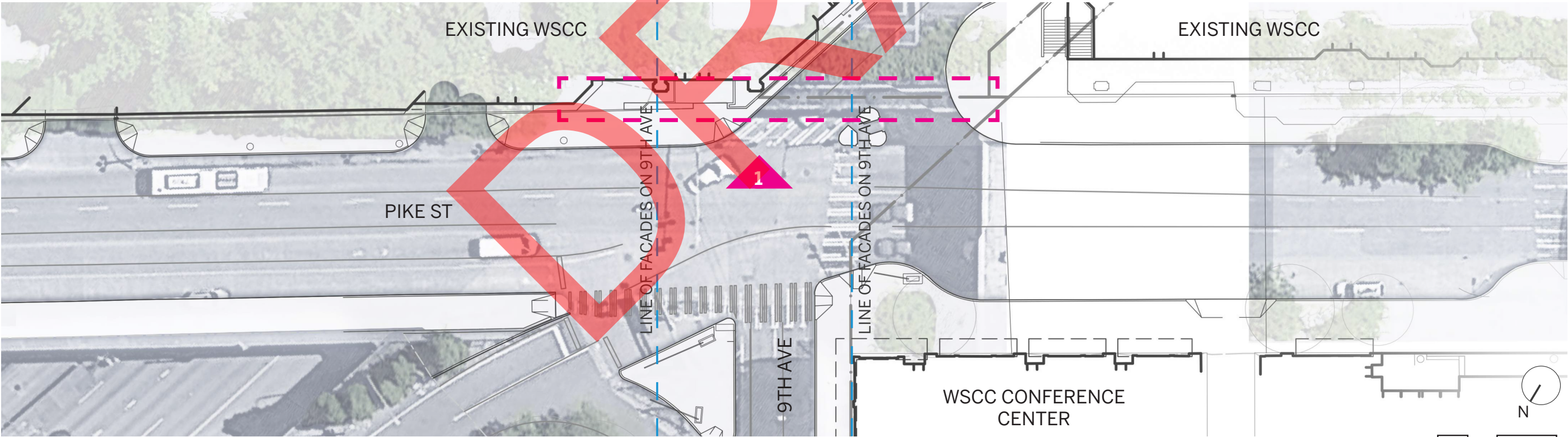
## Details

- The site for the artwork is approximately 70' tall x 140' wide. If an artist chooses to design inside or outside of these dimensions, concepts will be considered.
- Artwork may be abstract or representational.
- Artwork may be three-dimensional within the property lines and designed to cast shadows.
- Artwork must include an integrated lighting concept.
- Artwork must be made of long-lasting, low-maintenance materials suitable for the outdoors.
- Artwork will be coordinated with adjacent Public Benefit projects and designers--with ZGF on the Pike Pine Renaissance: Act 1 plan, and with Site Workshop on Freeway Park planning.
- The selected artist/artist team will work with project managers to ensure that artworks are engineered in accordance with relevant regulations and/or codes.

# 9TH AVENUE + PIKE STREET ARTWORK SITE

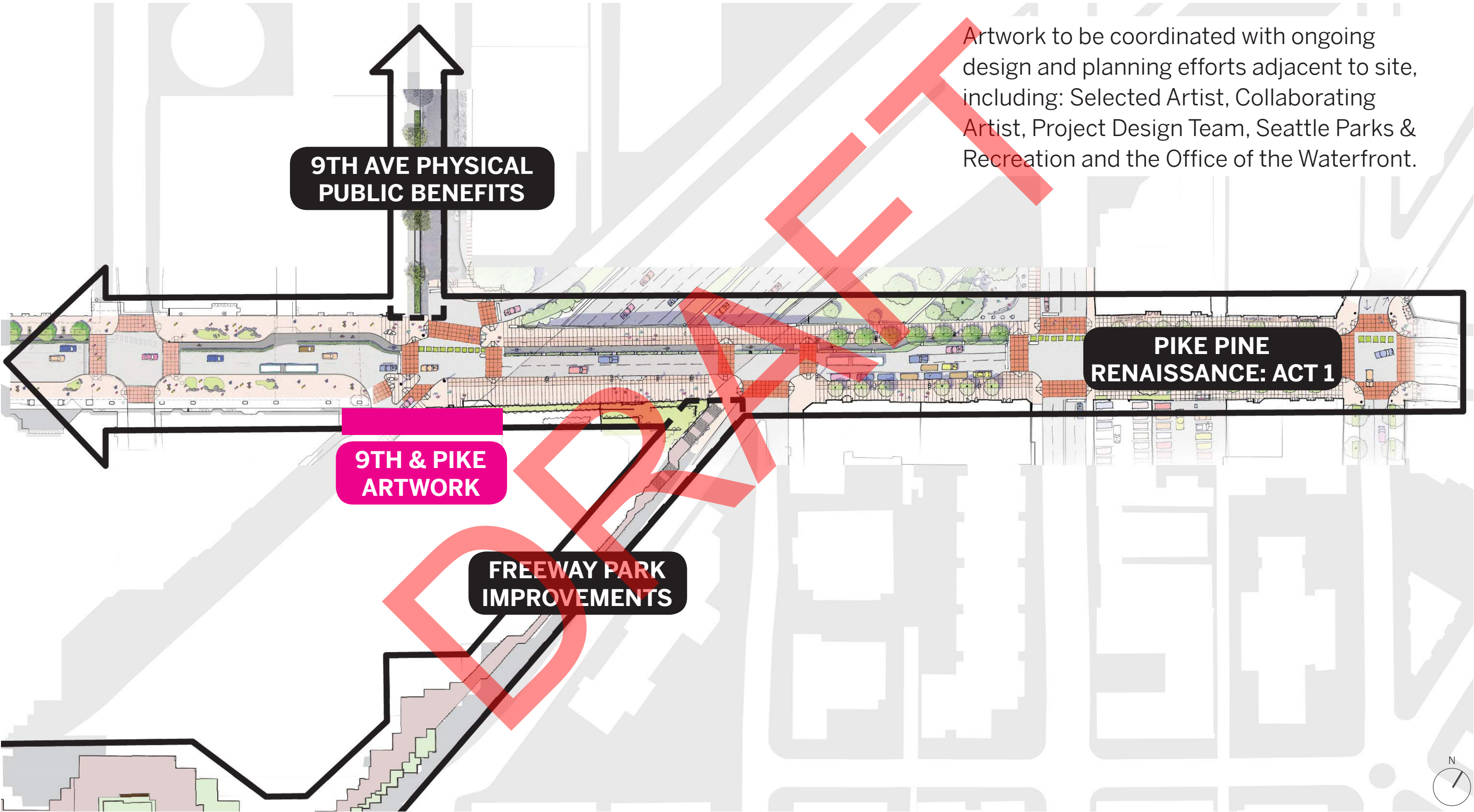


1 WSCC NORTH ELEVATION



2 SITE PLAN

# 9TH AVENUE + PIKE STREET ARTWORK CONTEXT



# URBAN DESIGN MERIT

# SELECTION + DESIGN PROCESS

## URBAN DESIGN MERIT ITEMS

**Collaboration between artists/artist teams, collaborating artist, graphic designer, and architect**

**An invitation will be extended to one or more artists/artist teams in adherence to the Art Vision, selected together by:**

- Collaborating Artist
- Graphic Design Team
- Architecture Team

**Selected artists/artist teams will work with Project Design Team to produce content translated into the fabrication of garage doors and walls in accordance with the Art Vision principles.**

**Designs presented for administrative review by:**

- Seattle Design Commission

### **Collaborating Artist**

Cathy McClure, Visual Artist

### **Architecture Team**

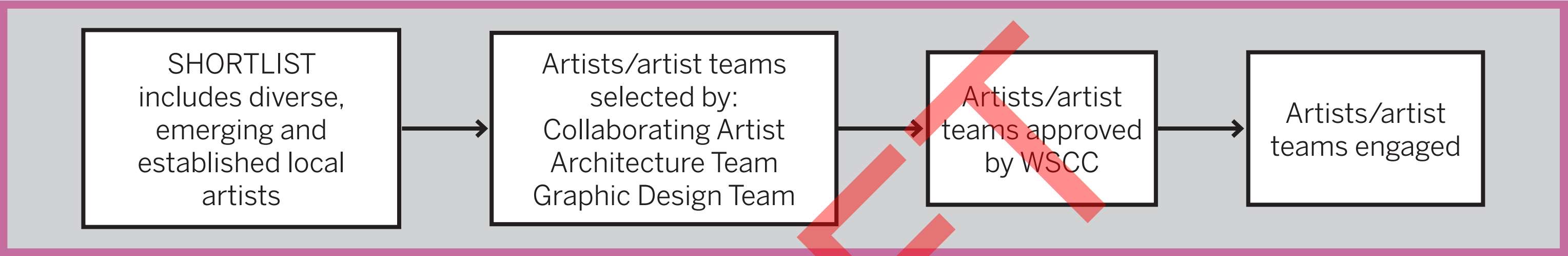
LMN Architects

### **Graphic Design Team**

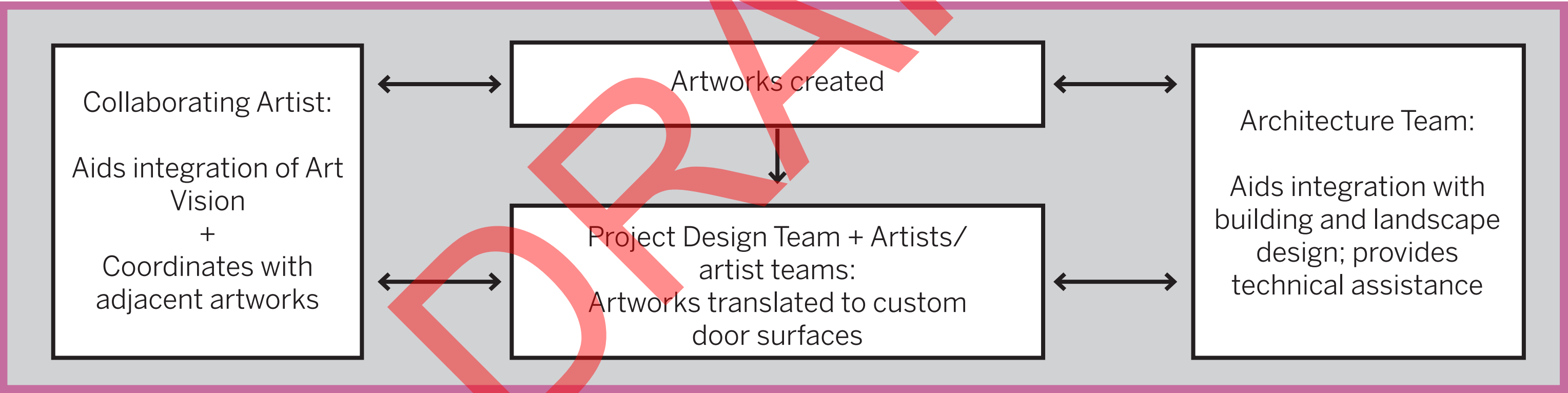
Studio Matthews

# PROCESS FLOW CHART - Urban Design Merit

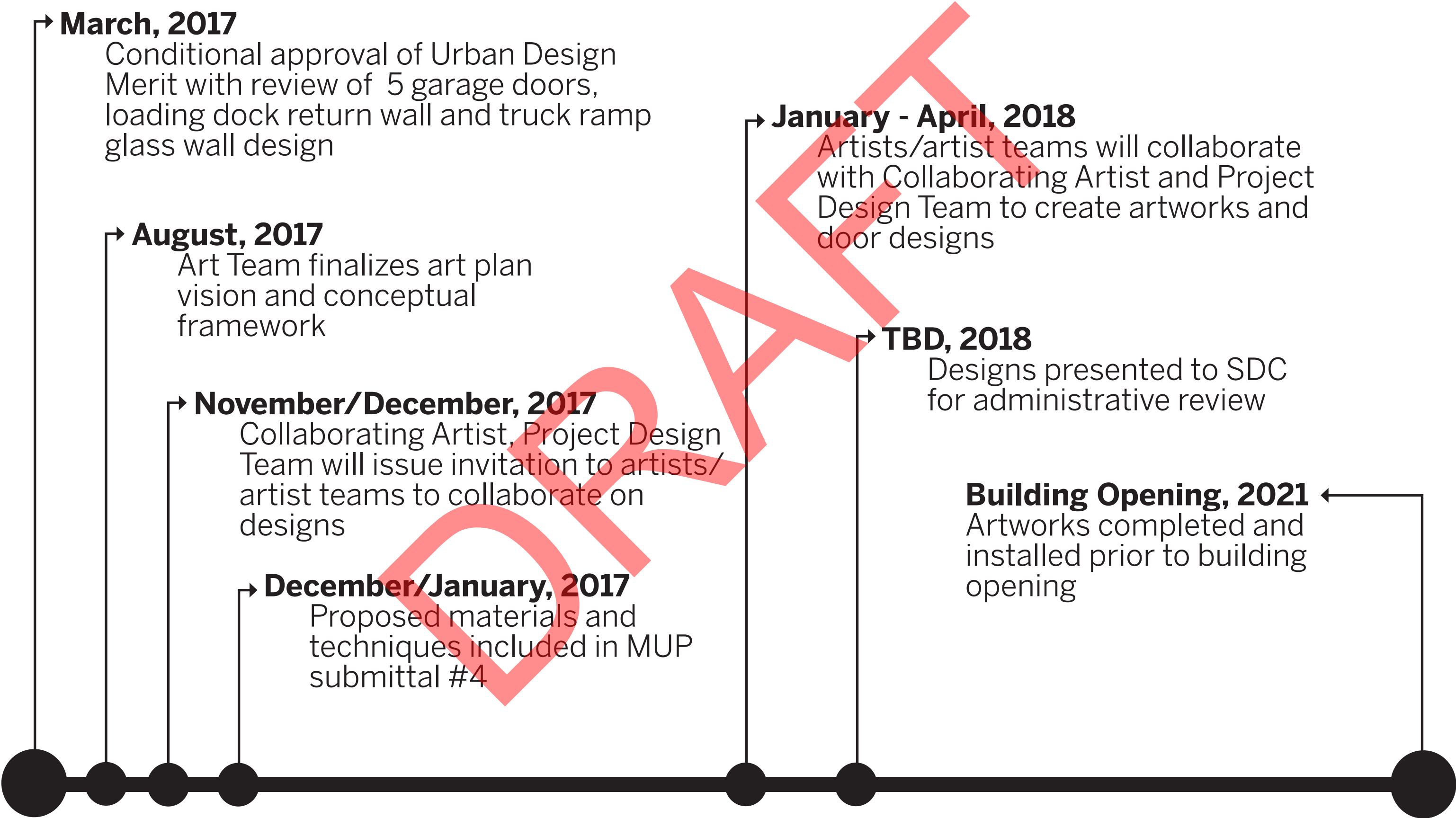
SELECTION



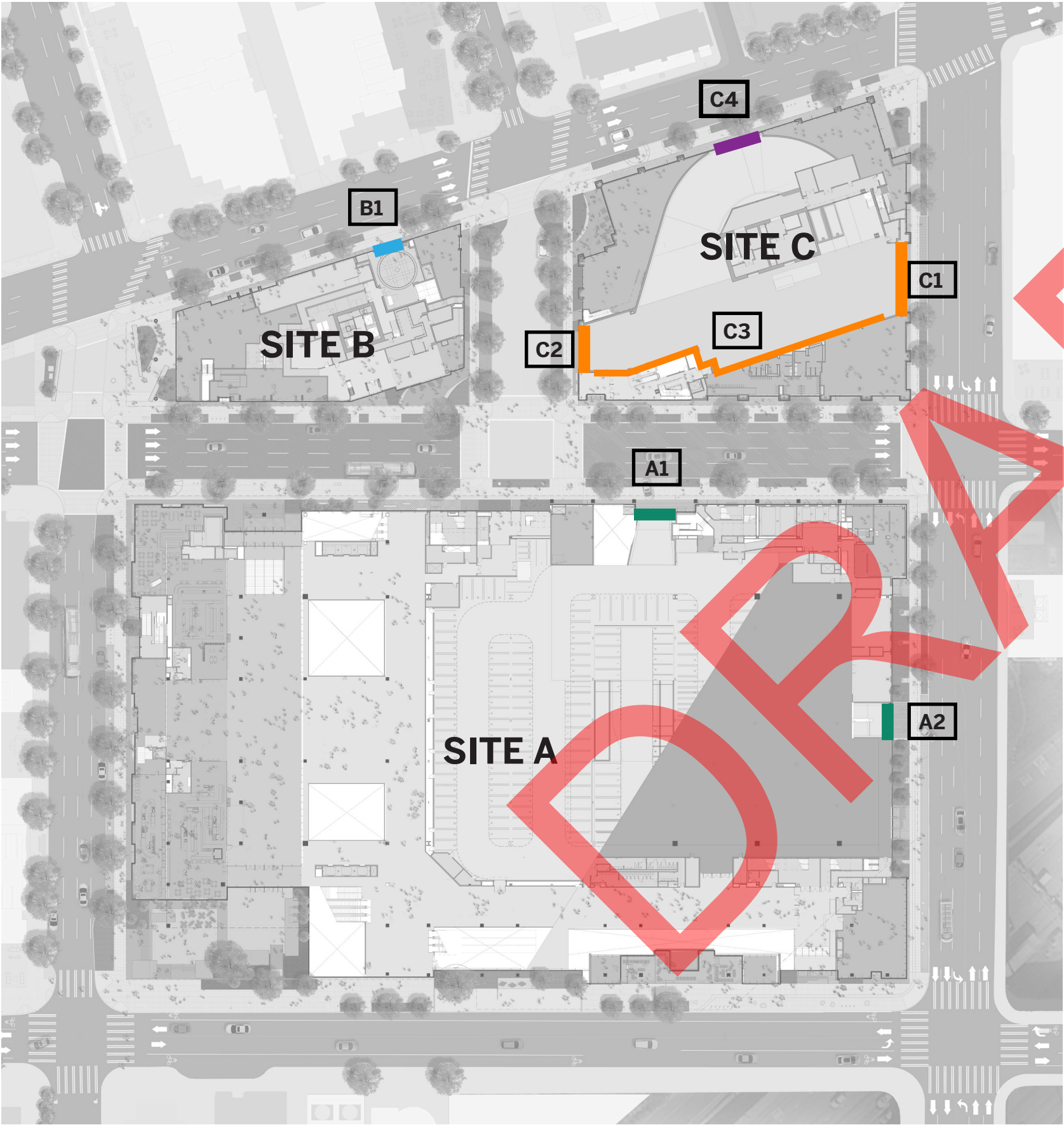
ONGOING COLLABORATION



# PROCESS TIMELINE - Urban Design Merit



# BOREN AVE / OLIVE WAY / TERRY AVE / HOWELL ST GRAPHIC DOORS AND WALLS



Three artists/artist teams will be invited to collaborate on perforated garage door designs and loading dock wall

- |          |           |  |
|----------|-----------|--|
| Artist 1 | <b>A1</b> | Olive Way WSCC Garage<br>Vertical lift door                                  |
|          | <b>A2</b> | Boren Avenue WSCC Garage<br>Vertical lift door                               |
| Artist 2 | <b>B1</b> | Howell Street Residential Loading Dock<br>Four-panel folding door            |
| Artist 3 | <b>C1</b> | Boren Avenue Loading Dock Entry<br>Three-panel sliding door                  |
|          | <b>C2</b> | Terry Avenue Loading Dock Exit<br>Vertical bi-folding door                   |
|          | <b>C3</b> | Site C Loading Dock interior wall  |
| Artist 4 | <b>C4</b> | Howell Street WSCC Loading Dock Glass Wall<br>Custom painted or etched glass |

Glass wall to be completed with a fourth artist/artist team + project team collaboration

# BOREN AVENUE / OLIVE WAY / TERRY AVENUE / HOWELL STREET GARAGE DOORS

Scale: **5 doors, 1 graphic wall, 1 glass wall**      Time Range: **Permanent**  
Medium: **Perforated metal panels, painted wall, painted or etched glass**      Public Access: **Visible at sidewalks and streets**

## Opportunities

- Potential to create a meaningful series of artworks responding to the site, city, and the region.
- Artists/artist teams’ designs will respond to and artistically interpret Seattle’s diverse neighborhoods.
- Artwork may include interpretive text

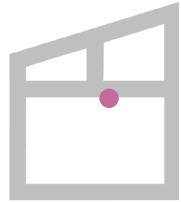
## Goals

- Improve the pedestrian experience by creating textural and graphic surfaces that can be interpreted at various distances.
- At loading dock interior wall, create a graphic with visual interest integrated with the adjacent garage doors, but does not encourage the public to enter the dock.
- Embrace the WSCC Addition Art Vision.

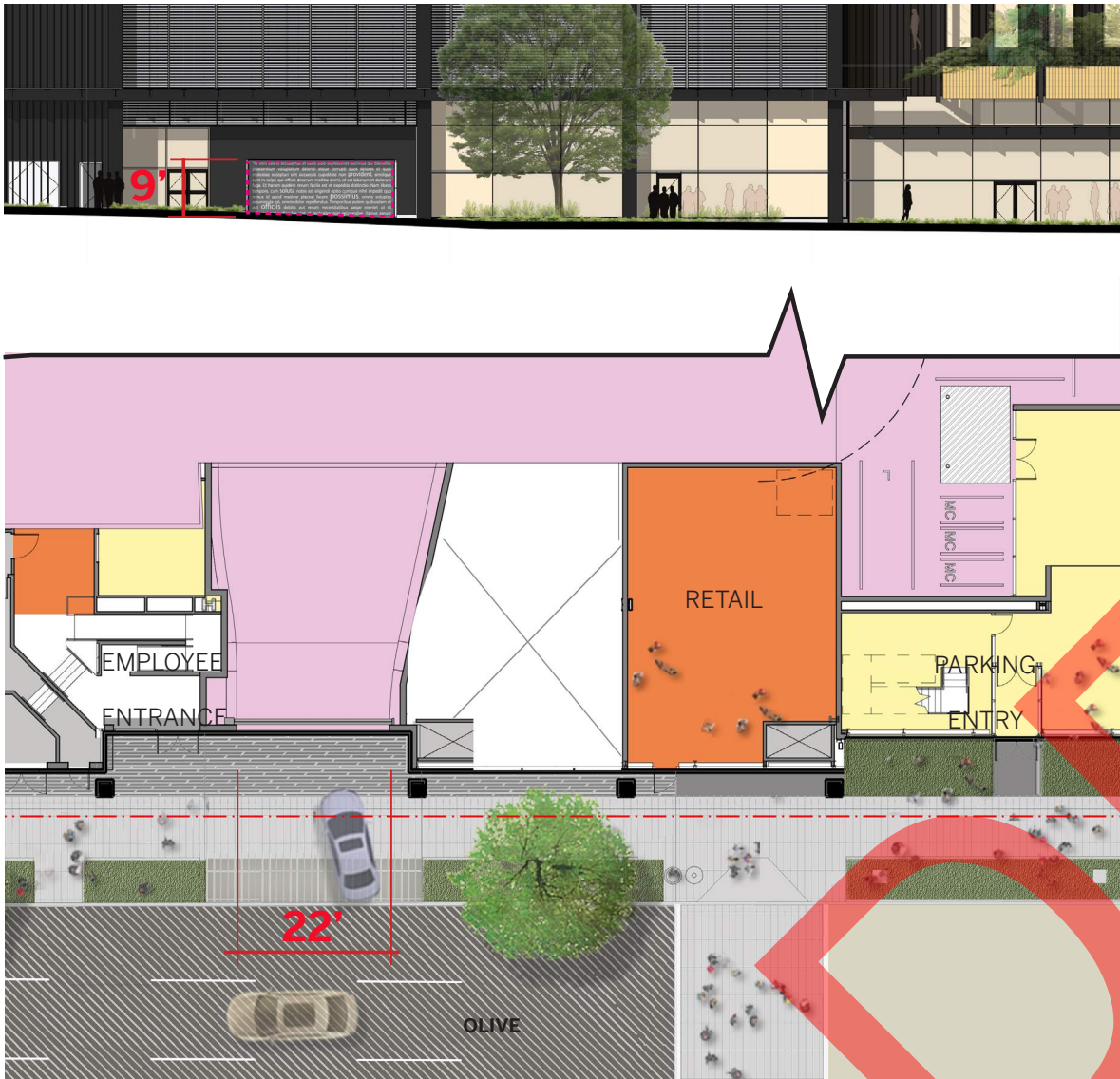
## Details

- Four models of metal panel doors have been specified to achieve operational and mechanical building requirements at each entry. Each door allows for a custom perforation while achieving all security, airflow and performance requirements.
- Artworks will have constraints related to fabrication and technical requirements. Each artwork will be translated to a custom perforation pattern with the Project Design Team.
- Glass wall treatment may utilize paint, applied graphic, texture, or etching on the glass surface.
- Artists/artist teams must engage in a collaborative process with members of the Project Design Team to produce works that satisfy and conform with the Art Vision.
- Artist/artist teams must respond to adjacent artworks.
- Scales of artwork must integrate with the architecture.
- The Project Design Team will ensure that artworks are engineered in accordance with relevant regulations and codes.

# OLIVE WAY GARAGE DOOR



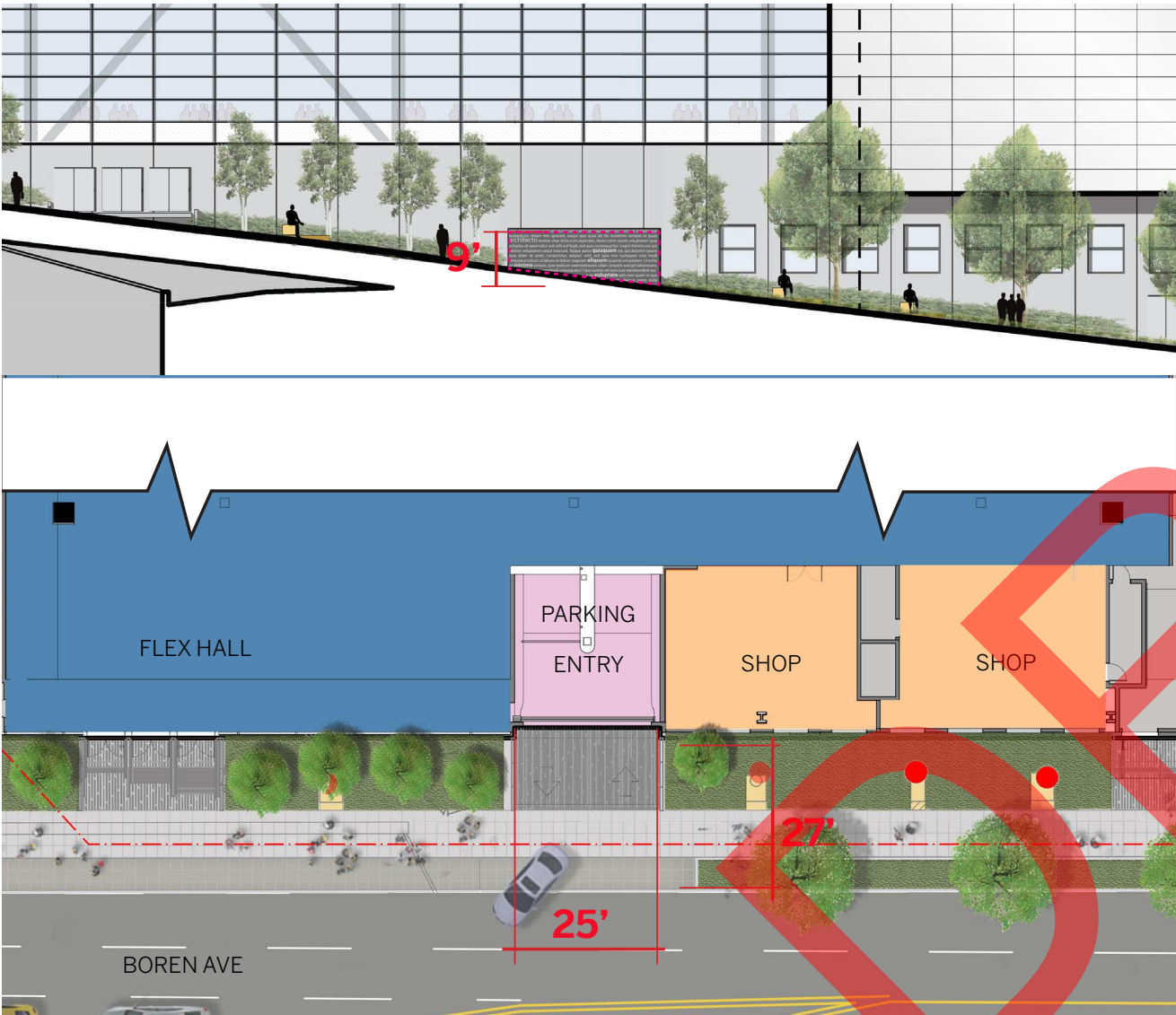
## A1 Parking Access on Olive Way



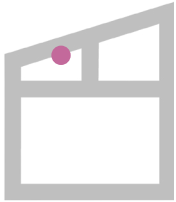
# BOREN AVENUE GARAGE DOOR



## A2 Parking Access on Boren Avenue



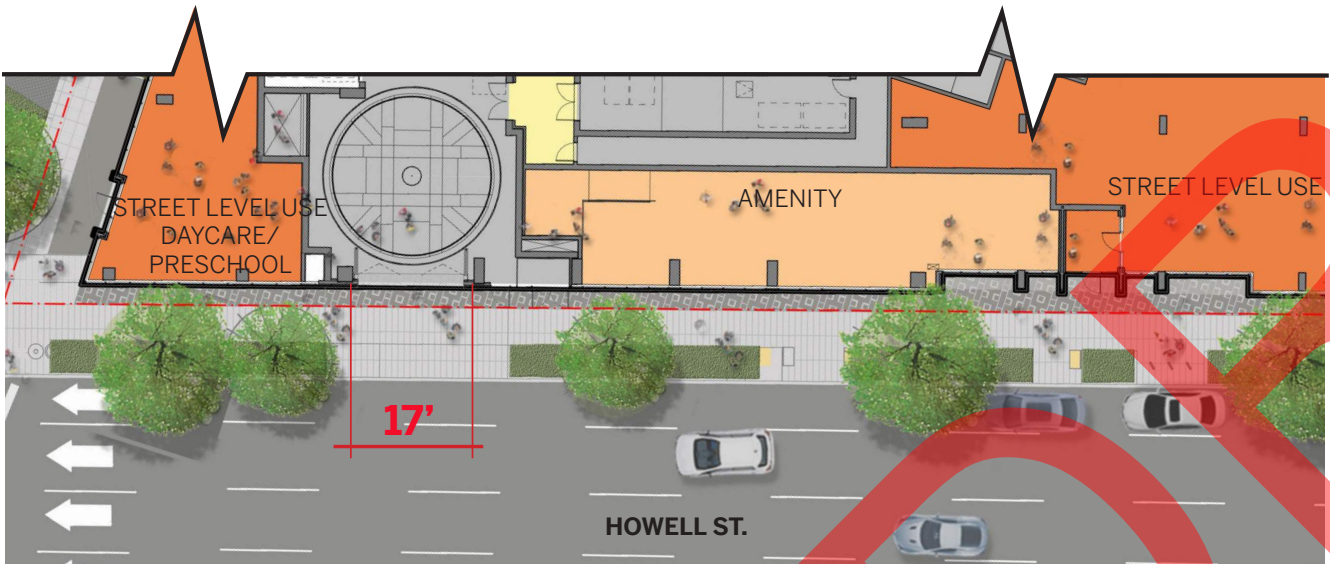
# HOWELL STREET LOADING DOCK DOOR



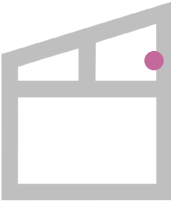
## B1 Residential Loading Dock on Howell Street



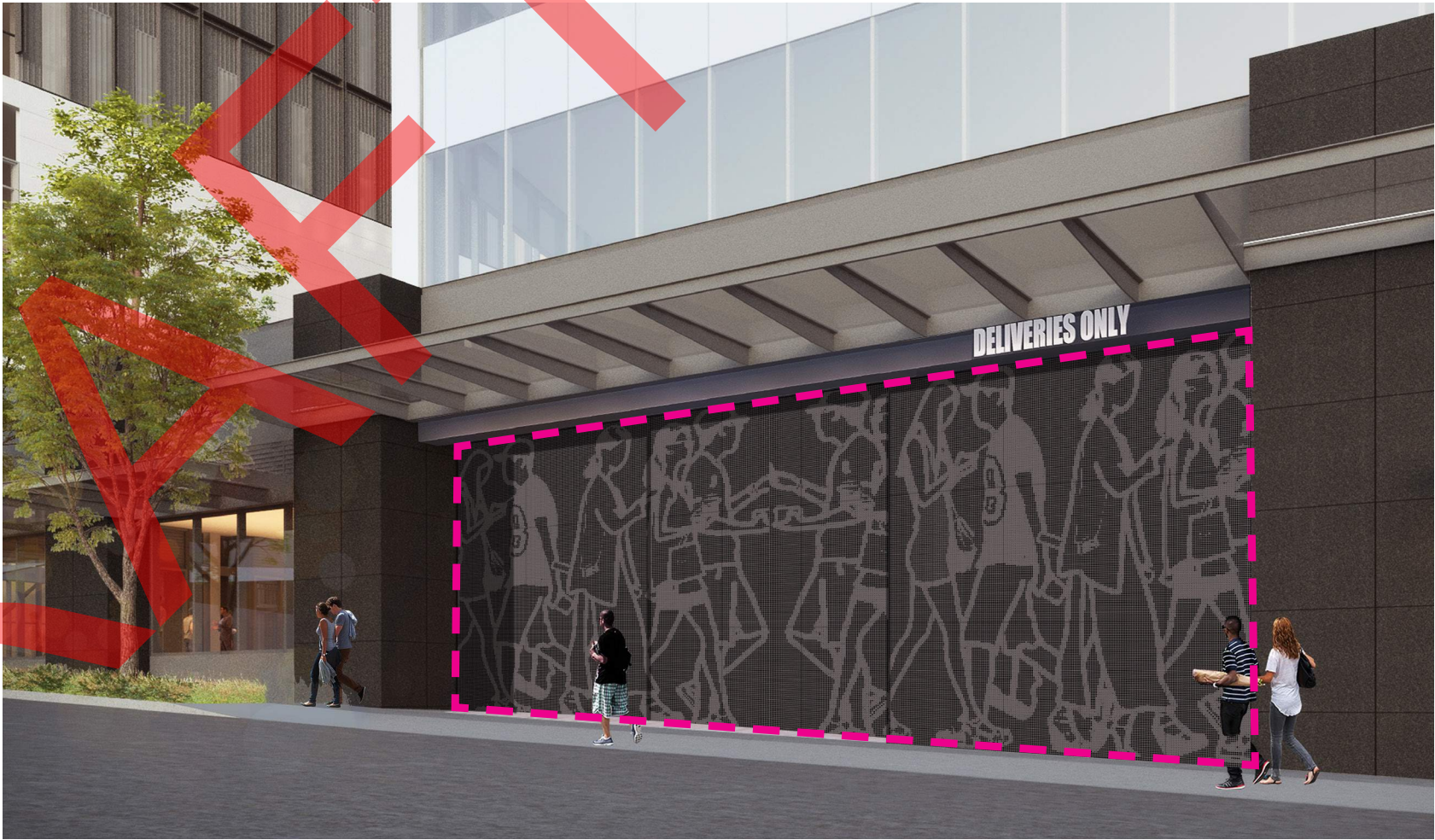
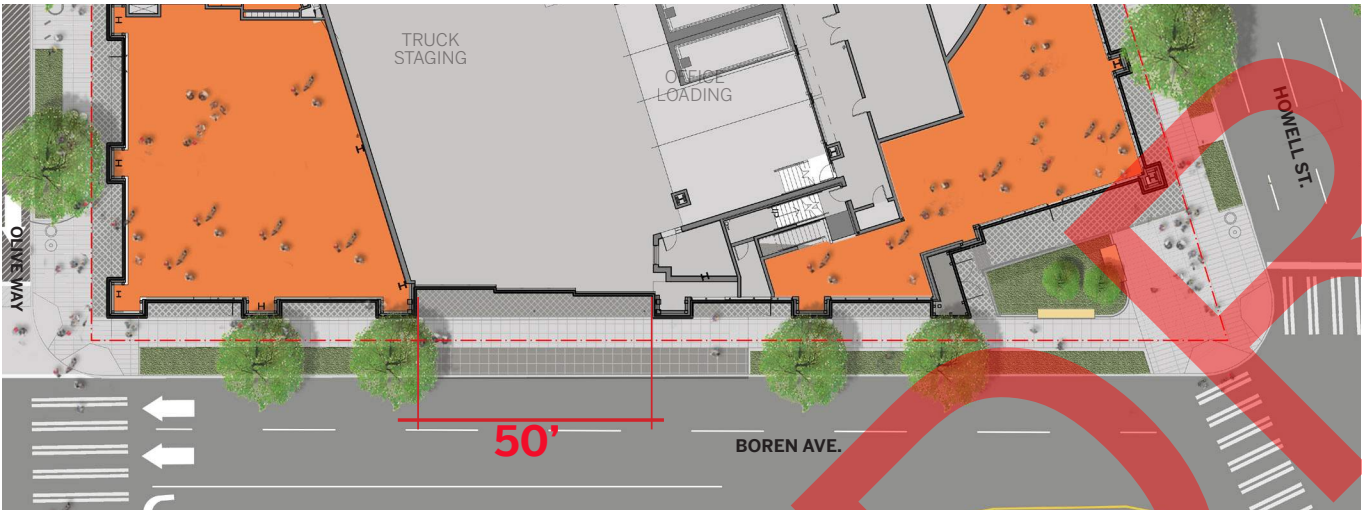
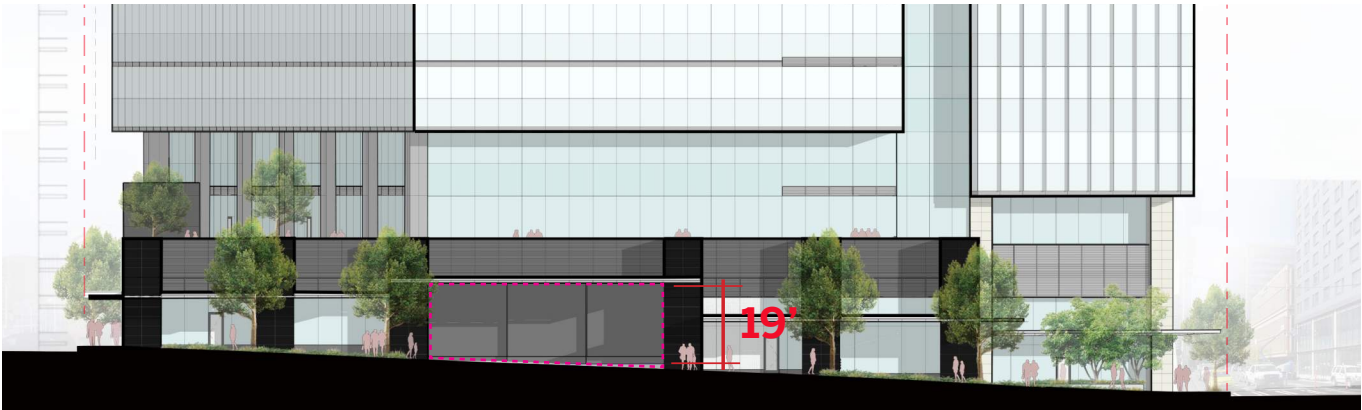
\*GARAGE DOOR IS MOST FREQUENTLY IN CLOSED POSITION



# BOREN AVENUE LOADING DOCK DOOR



## C1 Truck Ingress Door on Boren Avenue



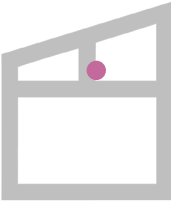
# BOREN AVENUE LOADING DOCK DOOR

## C1 3 Door Opening Positions

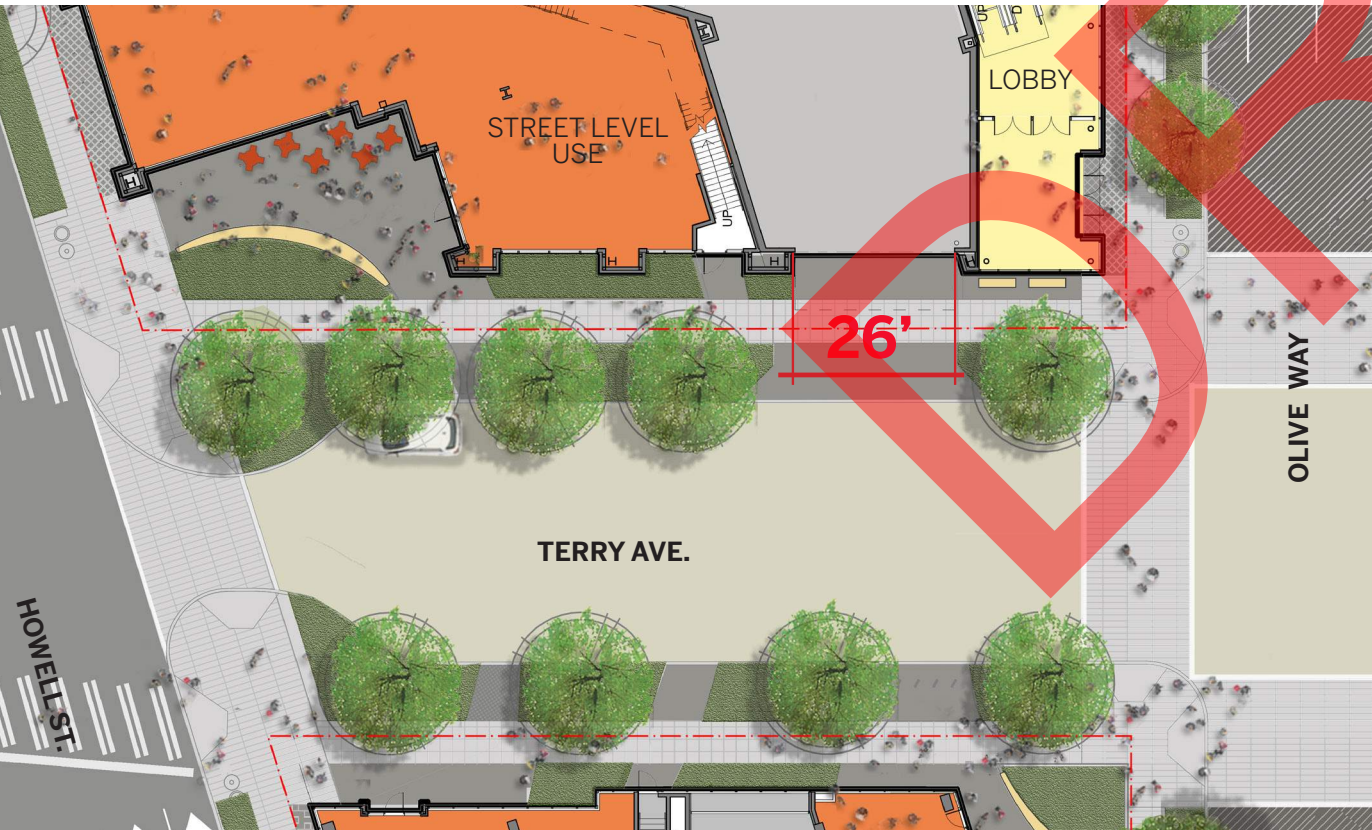
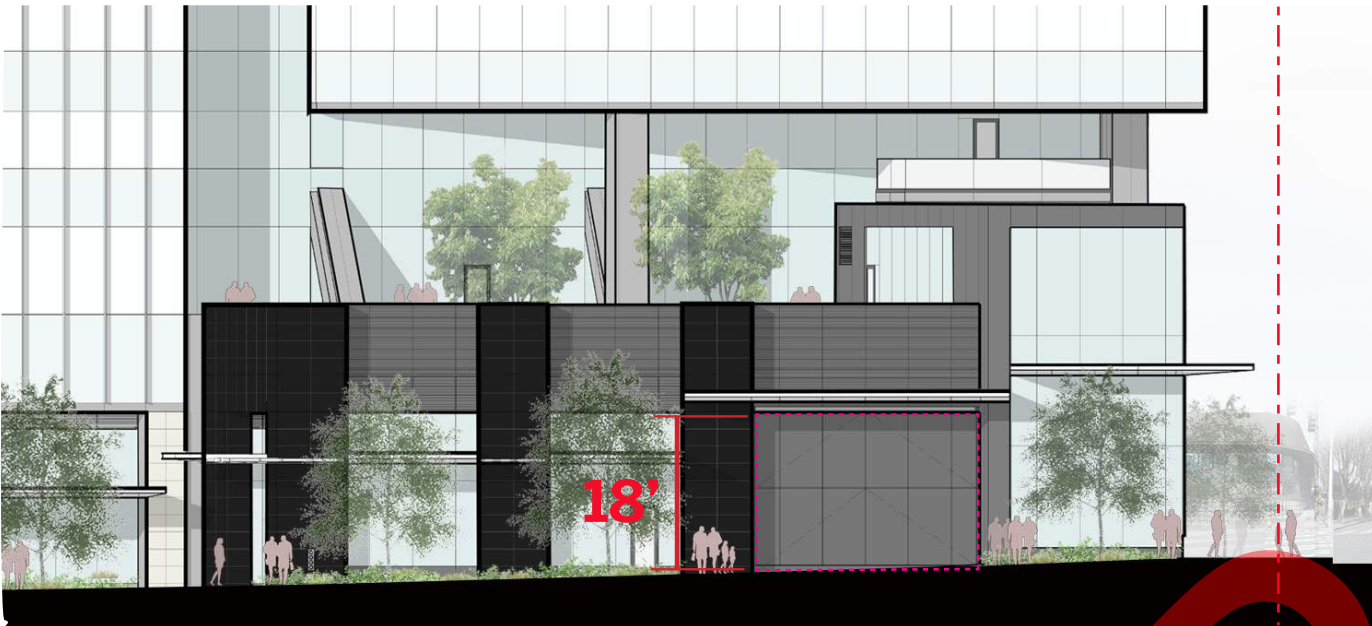


- 3-panel sliding door
- Panels stack and overlap, providing opportunity for a secondary overlay effect to be explored by artist/artist team
- Panels operated according to scale of traffic--3 panels will not open when just one is sufficient
- Door perforation and interior wall graphic will be developed in tandem, by a single artist/artist team and should complement one another

# TERRY AVENUE LOADING DOCK DOOR



## C2 Truck Egress Door on Terry Avenue



# SITE C LOADING DOCK GRAPHIC WALL

Scale: **235 linear feet**  
Medium: **2D Graphic, Paint**

Time Range: **Permanent**  
Public Access: **Visible at sidewalks and street**



**C3**

Loading Dock Wall between Boren Avenue and Terry Avenue

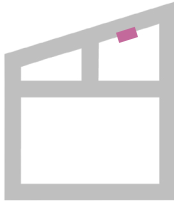
# HOWELL STREET TRUCK RAMP GLASS WALL

Scale: **Approximately 550 sf**

Medium: **Silkscreen or etching on glass**

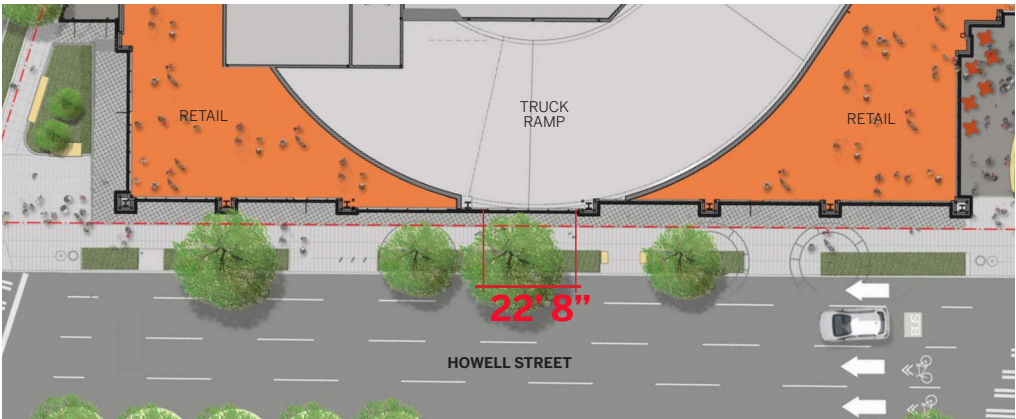
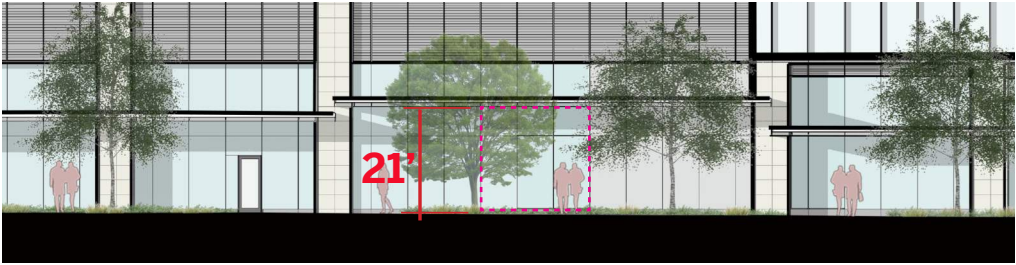
Time Range: **Permanent**

Public Access: **Visible at sidewalks and street**



Urban Design Merit Scope

Potential Expanded Artist Scope



**C4**

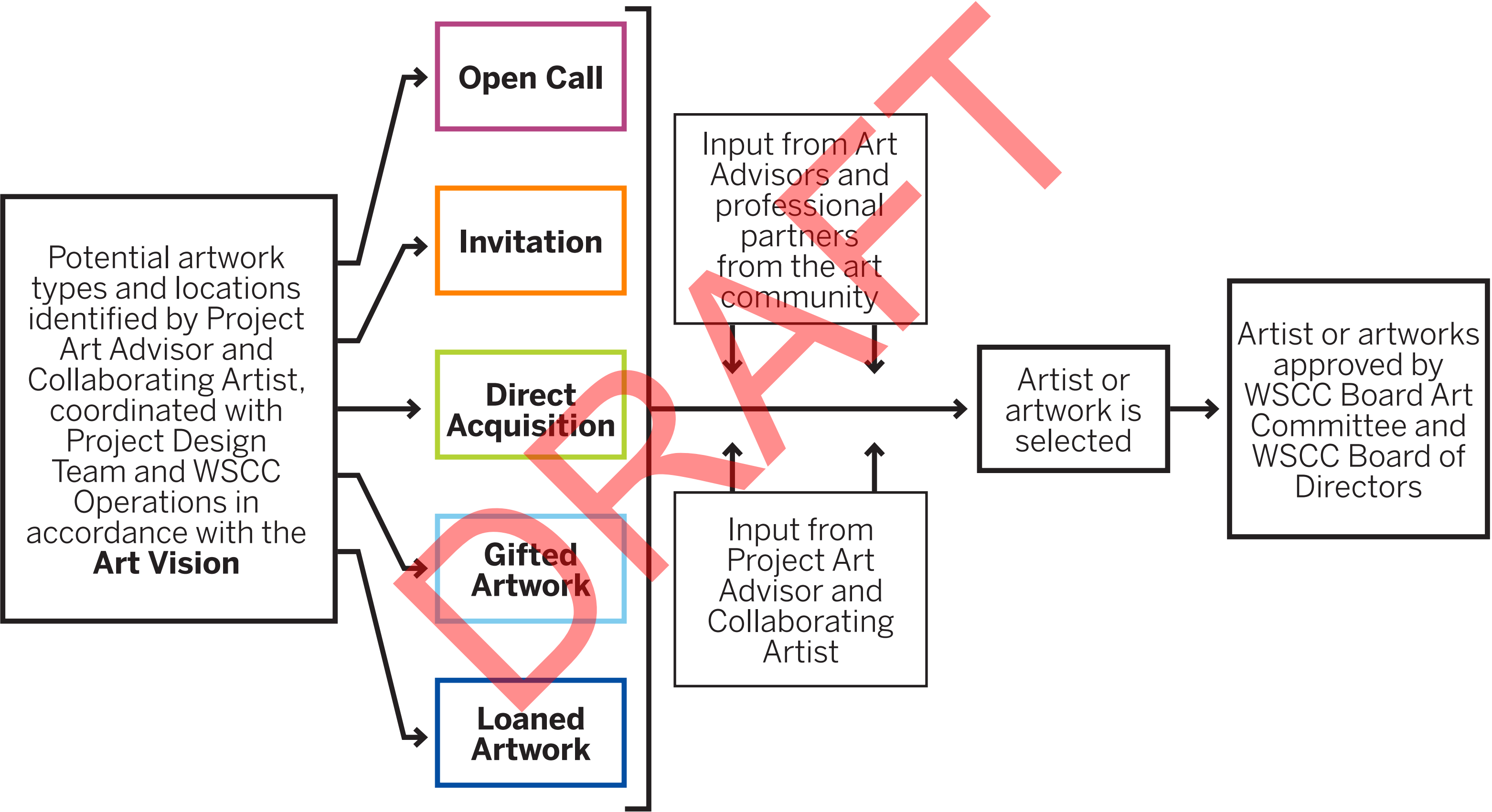
Glass Wall at Truck Ramp on Howell Street



# WSCC ADDITION ARTWORKS

[These artworks are separate from the Public Benefit Package]

# PROCESS FLOW CHART - WSCC Addition Artworks



# SELECTION PROCESS

## WSCC ADDITION ARTWORKS

### Artworks will be acquired using the following processes:

- Open calls
- Invitations
- Direct acquisitions
- Gifts
- Loans

### Selection criteria of artists and artworks:

- Artistic excellence
- Embrace the WSCC Addition Art Vision
- Preference for PNW artists, particularly Seattle, King County and Washington state
- Inclusion of established, mid-career and emerging artists
- Inclusion of culturally diverse artists
- Broad range of media and scale
- Suitability for site

### All followed with approval by:

- WSCC Board Art Committee
- WSCC Board of Directors

### Project Art Team

Margery Aronson, Project Art Advisor  
Cathy McClure, Collaborating Artist  
LMN Architects, Project Architects  
GGN, Landscape Architects  
PSG, Project Manager

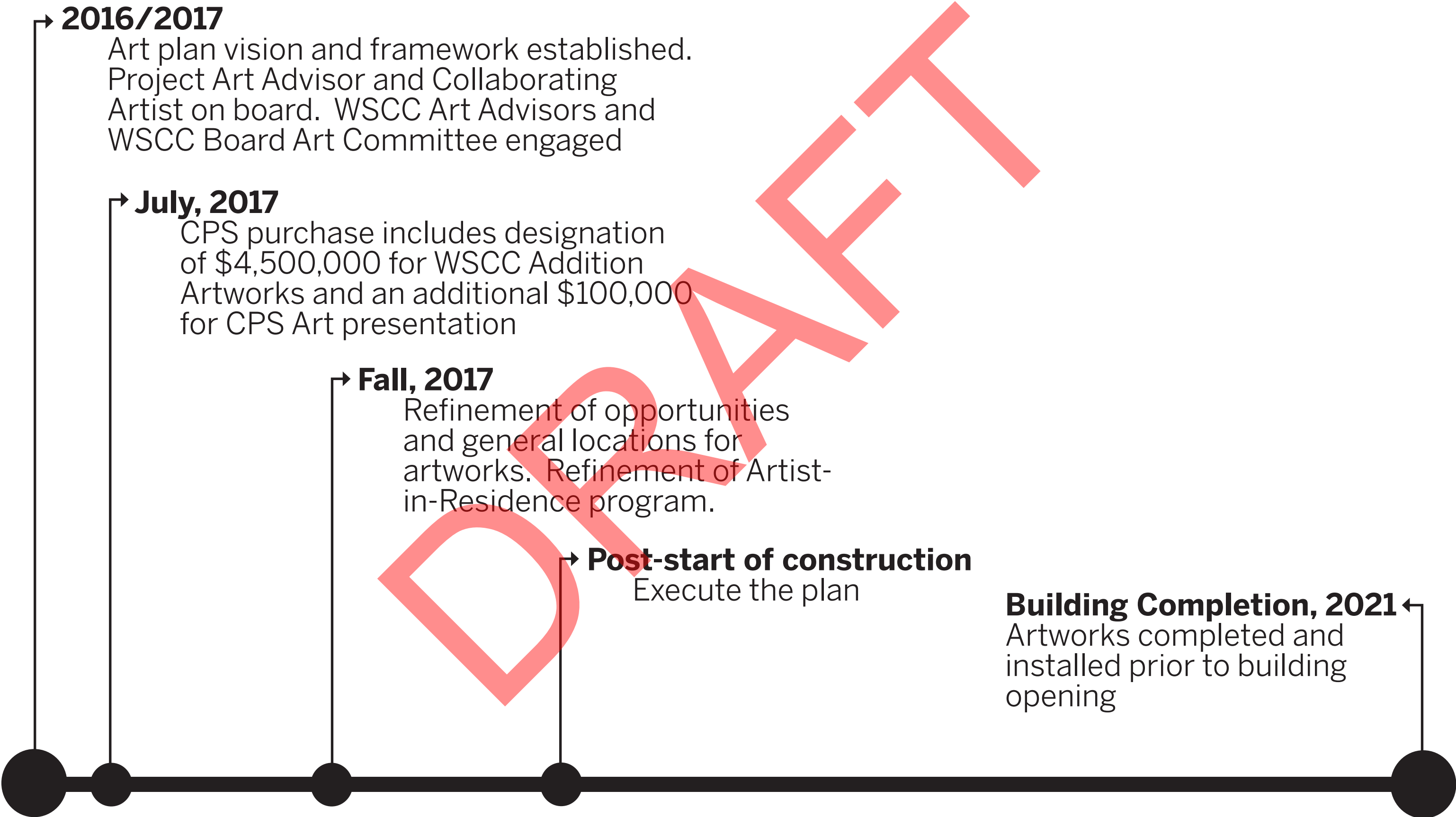
### WSCC Art Advisors

Greg Bell, Vulcan Inc. Art Curator  
Heather Dwyer, 4Culture  
Vicki Halper, Independent Curator  
Blake Haygood, City Office of Arts & Culture  
Janae Huber, WA State Arts Commission  
Jim McDonald, Grant Makers in the Arts  
Tim Purtill, Atomic Art Services  
Tracey Wickersham, Visit Seattle

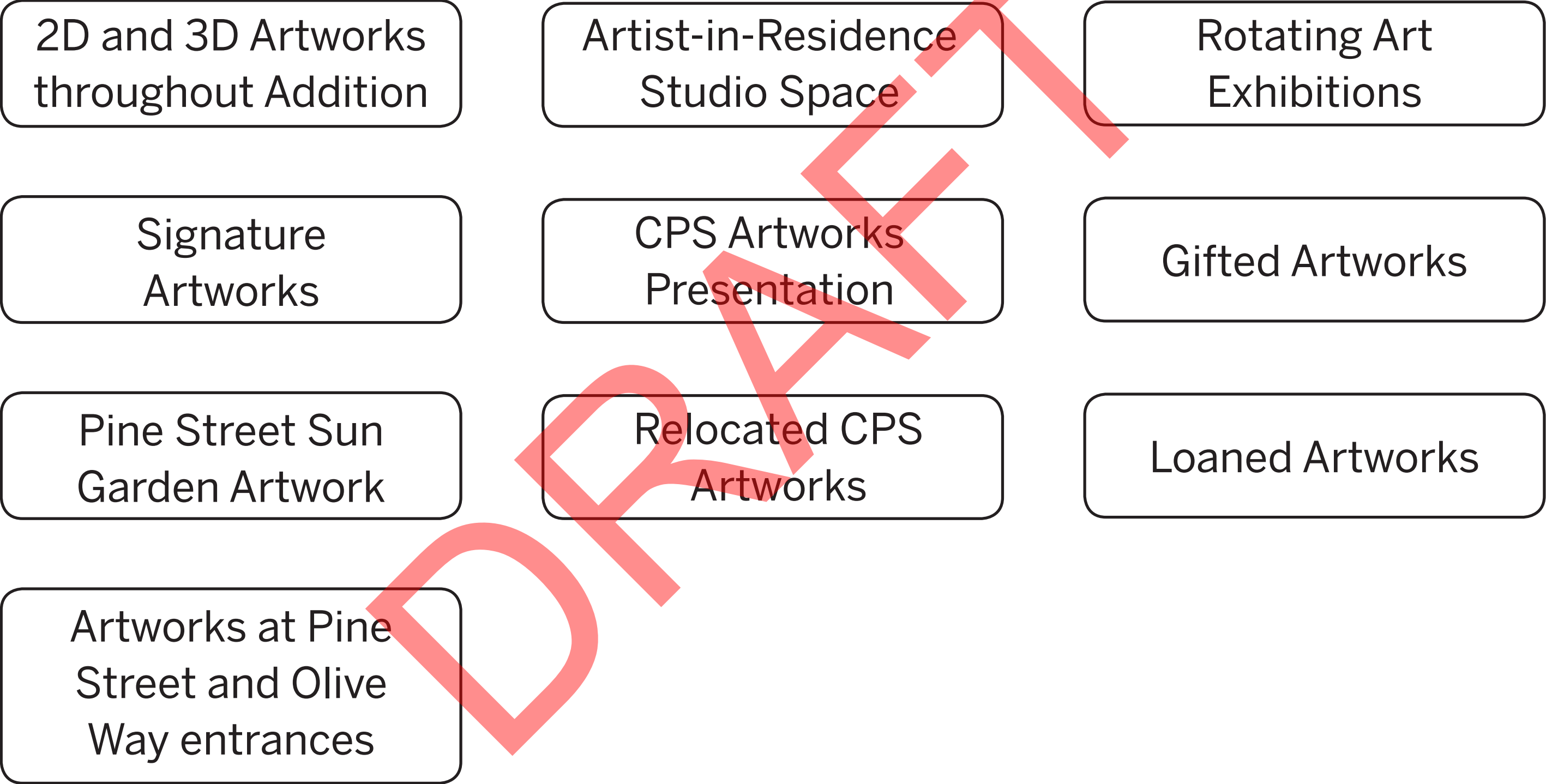
### WSCC Board Art Committee

Susana Gonzalez-Murillo, Chair  
Nicole Grant  
Denise Moriguchi

# PROCESS TIMELINE - WSCC Addition Artworks



# POTENTIAL LOCATIONS / ARTWORKS - WSCC Addition Artworks



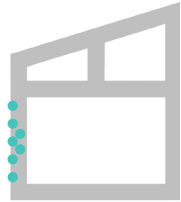
# 9th AVENUE RELOCATED CPS ARTWORKS

Scope: **7** reinstalled, original CPS artworks

Medium: **5** sets of cast iron tree grates, plaques, and corresponding trees; **2** “Traveling Stories” granite and concrete inlaid profiles

Time Range: **Permanent**

Public Access: **Exterior** access at 9th Avenue



## CPS Artworks



Profile, 1 of 2



Profile, 2 of 2



Tree grate & plaque, 1 of 5

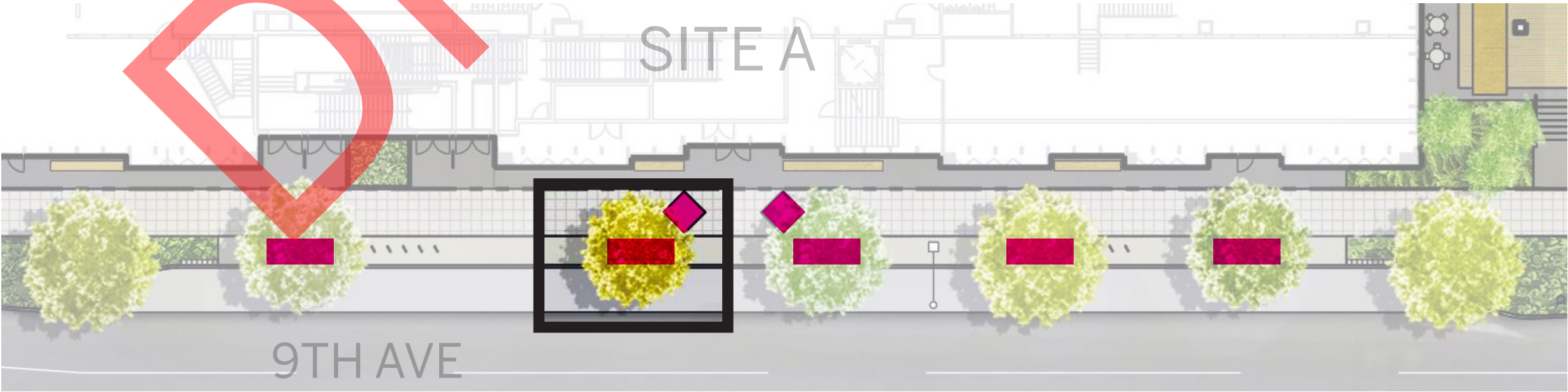
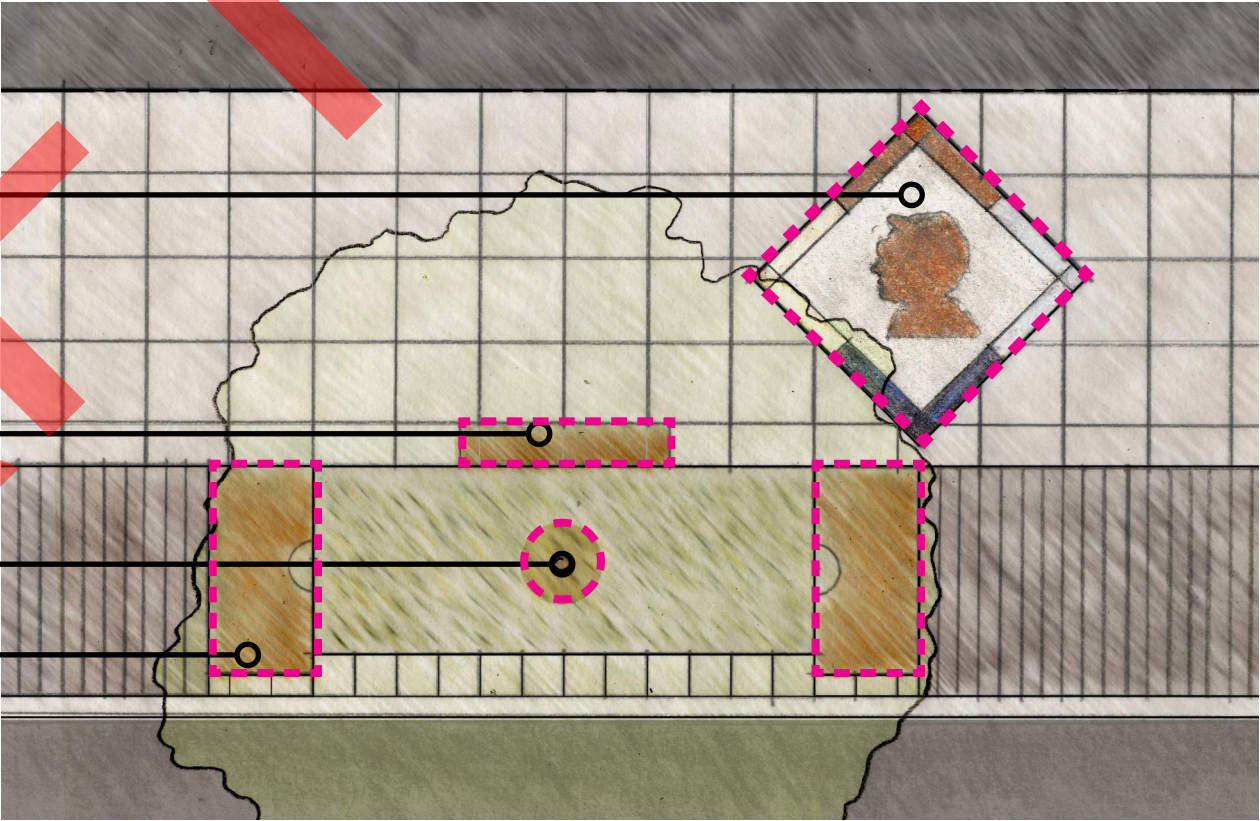
## Typical CPS Art Layout

Granite and concrete profile, typical alignment

Tree name plaque, typical alignment

Corresponding tree, matching genus of tree grates

Tree grate panel, typical alignment



# 9TH AVENUE MARKET CPS ARTWORK PRESENTATION

Scale: 10' to 60' x 30' wall display

Medium: Content or artwork to be provided by 4Culture and integrated within the building.

Time Range: Permanent

Public Access: Located in high-profile, public area at the 9th Avenue Market entry, visible from sidewalk



The following artwork proposals are potential locations and art opportunities being considered for inclusion in the WSCC Addition Artworks. These are not public benefit artworks.

WSCC Art Advisors, the Project Art Advisor, the Collaborating Artist, the WSCC Operations team, Project Architects, and the WSCC Board of Directors will all provide input for final selections and implementation of artworks.

# 9th AVENUE MARKET ARTIST-IN-RESIDENCE PROGRAM

Scope: **A publicly accessible space where artists work and engage with the community.**

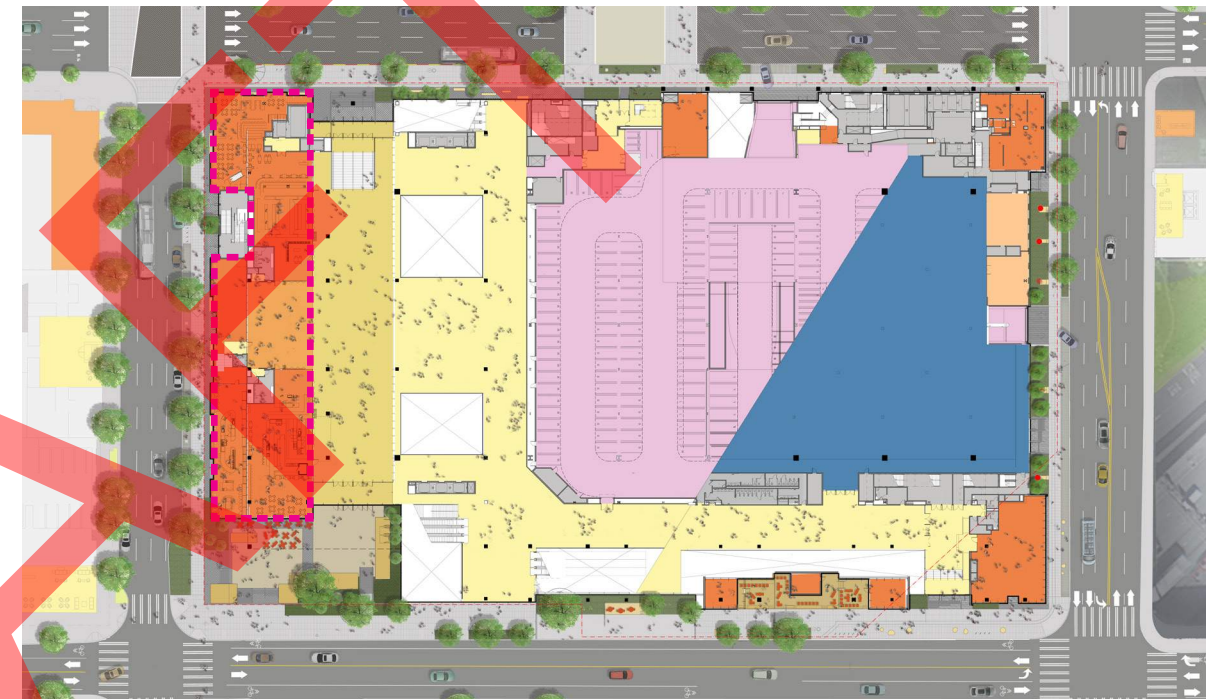
Budget: **Funding for programming will be provided**

## GOALS

- Design the space for variable usage to connect artists and the art community with the public in a dynamic way
- Special public events—artist talks, etc. Encourage artists to propose events related to their work.
- Artists can exhibit and sell work from the space.
- Encourage cross-pollination of ideas. If space allows, consider a collaborative residency, which could involve multiple artists.
- Collaborate with community partners including Pratt, Cornish, MadArt, UW and others.
- Preference for artists from Seattle, King County, and Washington state.

Time Range: **Multiple residencies, year-round**

Public Access: **400-800sf of artist studio space located in the 9th Avenue Market**



Proposed Artist in Residence Studio Space located within 9th Avenue Market



Zha Sai printmaking demonstration at Pratt Fine Arts Center, Seattle, WA



John Grade Middle Fork at MadArt, South Lake Union, Seattle, WA

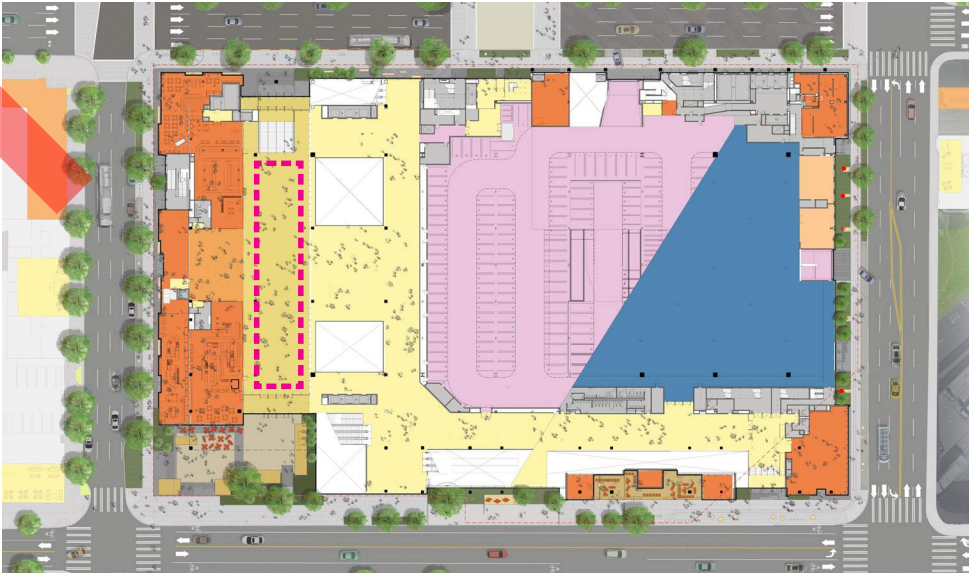
# MIXING ZONE CROWD-SOURCED / ARTIST COLLABORATIVE WORK

Scale: **5,000 sf**

Medium: **Wood chandelier, with integrated lighting and perforated or graphic artwork**

Time Range: **Permanent**

Public Access: **Located in public Mixing Zone, adjacent to 9th Ave Market**

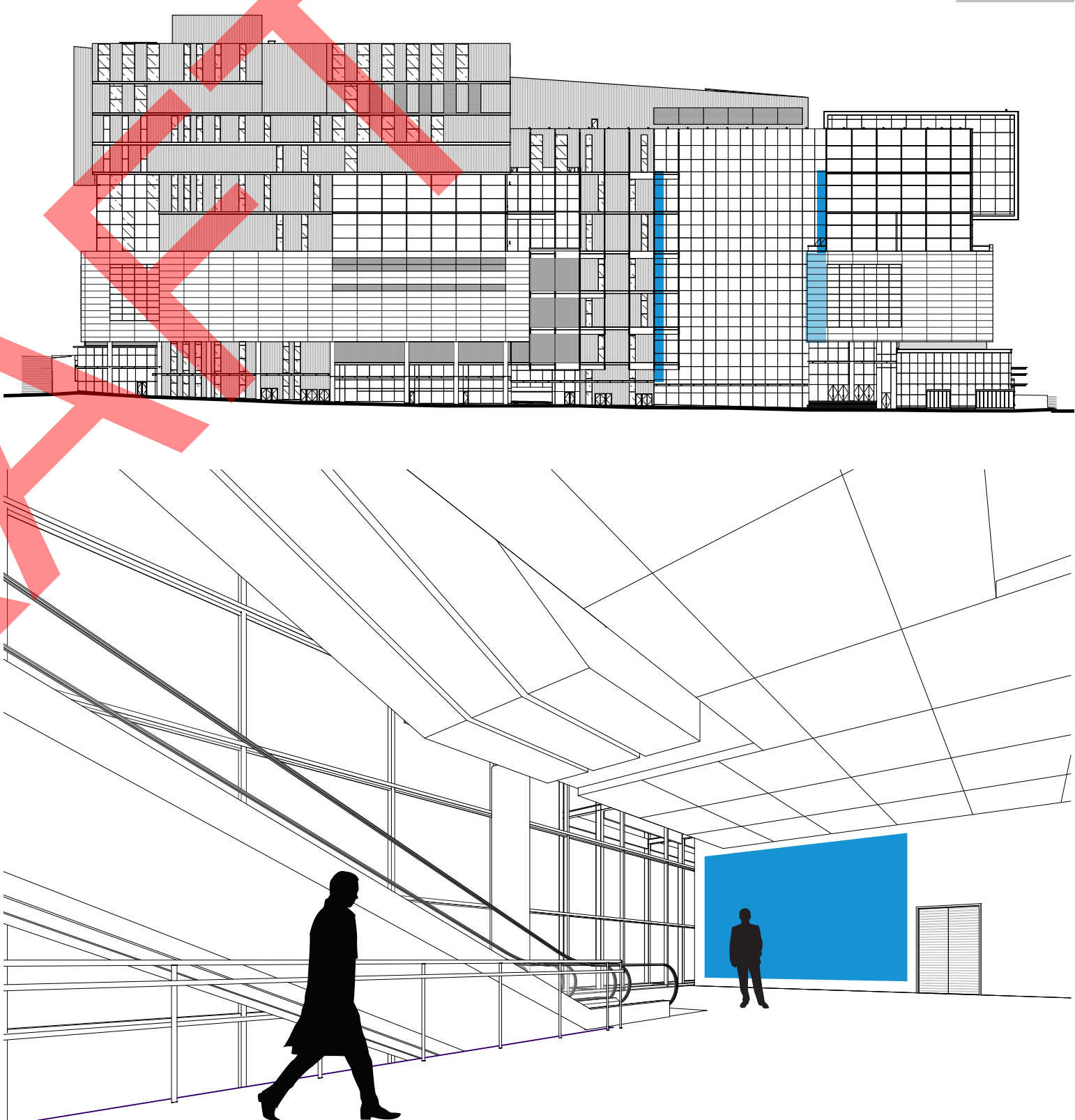
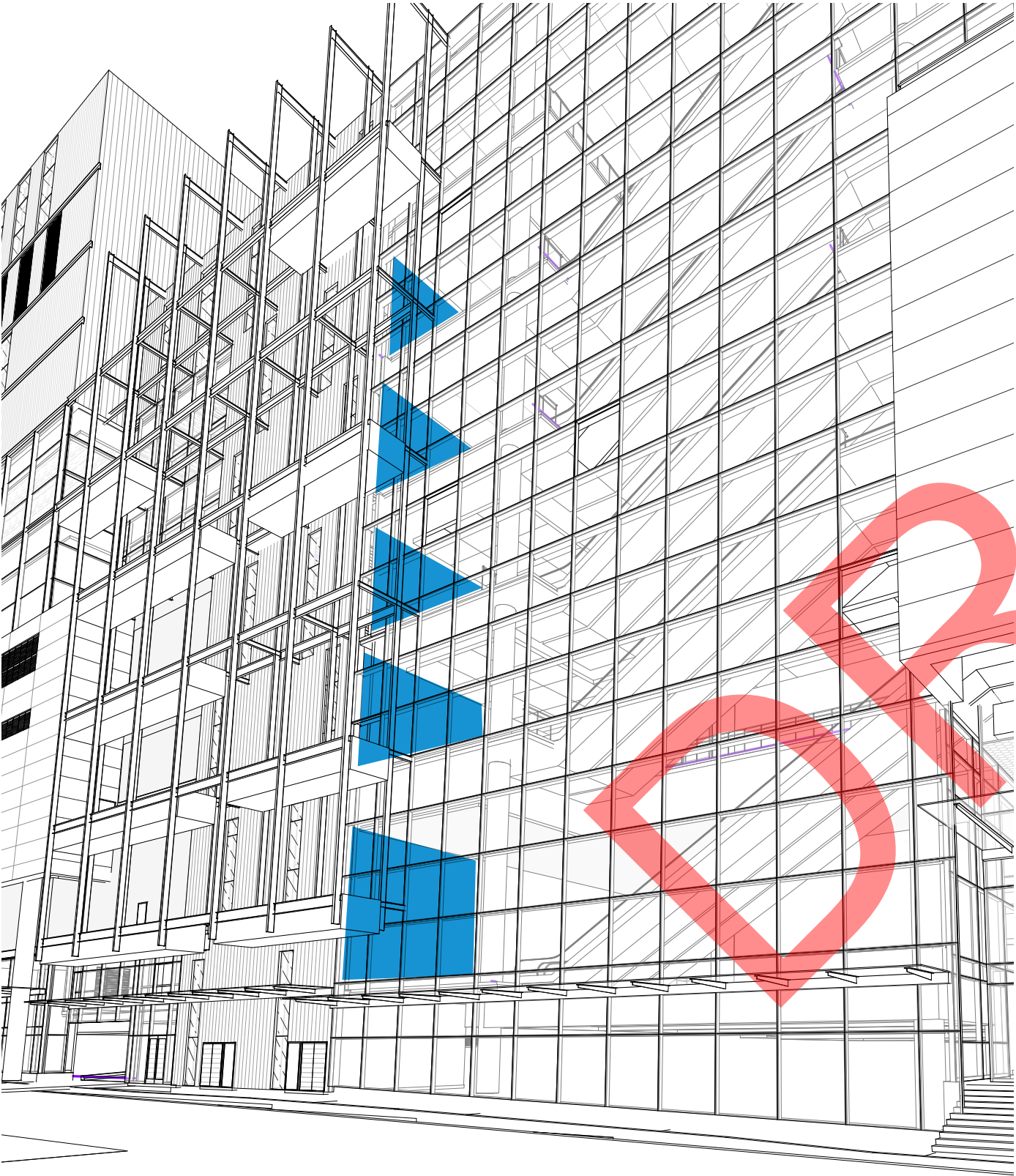


Proposed artist-integrated ceiling design, located within 9th Avenue Market

# OLIVE WAY CIRCULATION VERTICAL GALLERY

Scale: **9 circulation landings at 5 building levels**  
Medium: **2D and 3D artworks, climate controlled casework possible**

Time Range: **Permanent or Rotating**  
Public Access: **Partially visible from sidewalk and street**



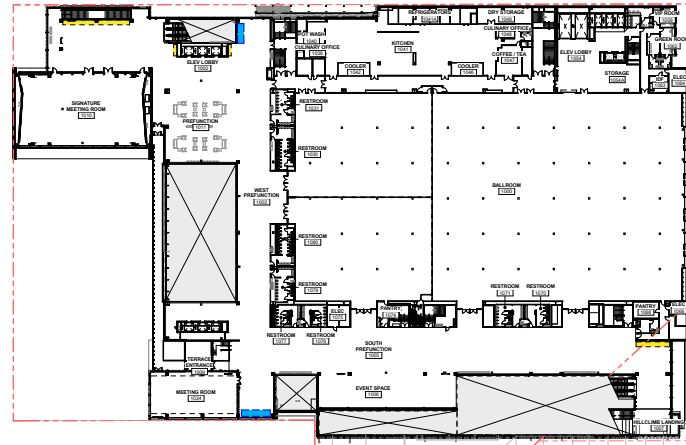
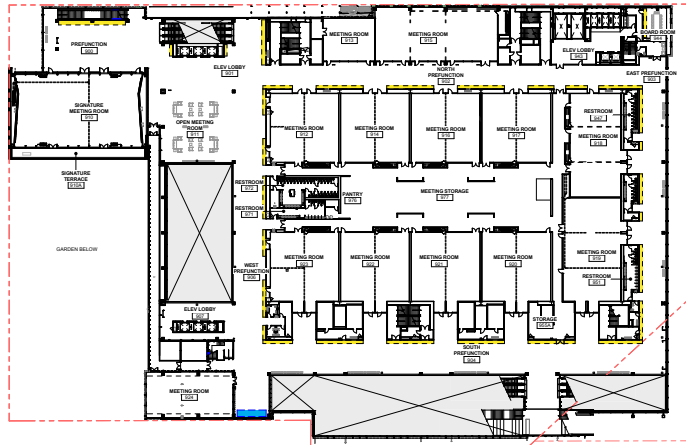
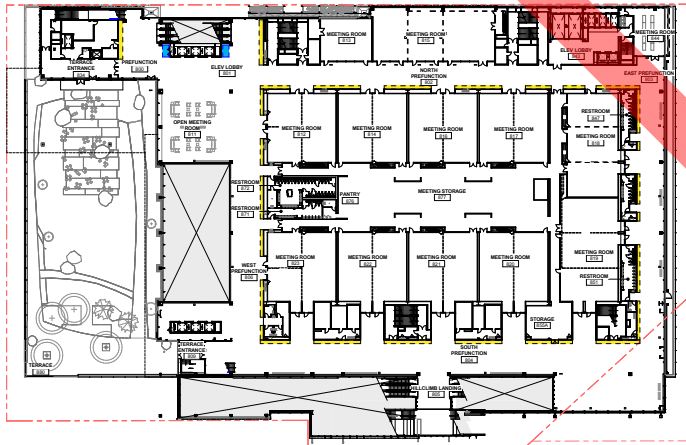
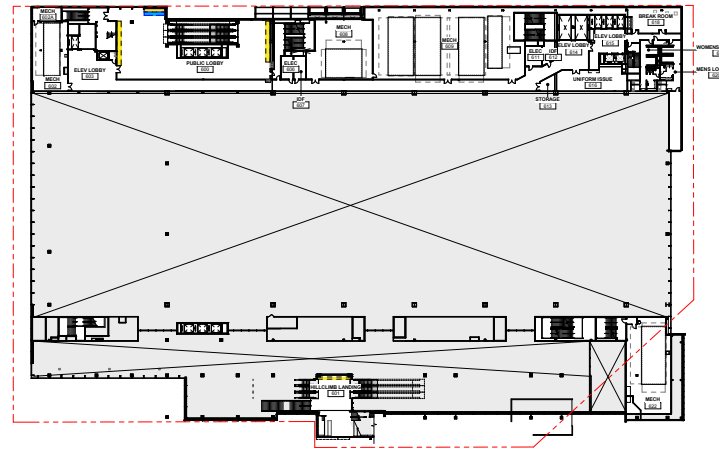
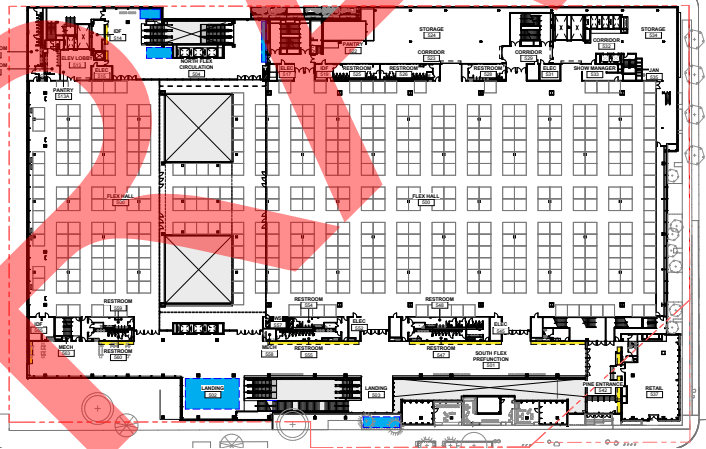
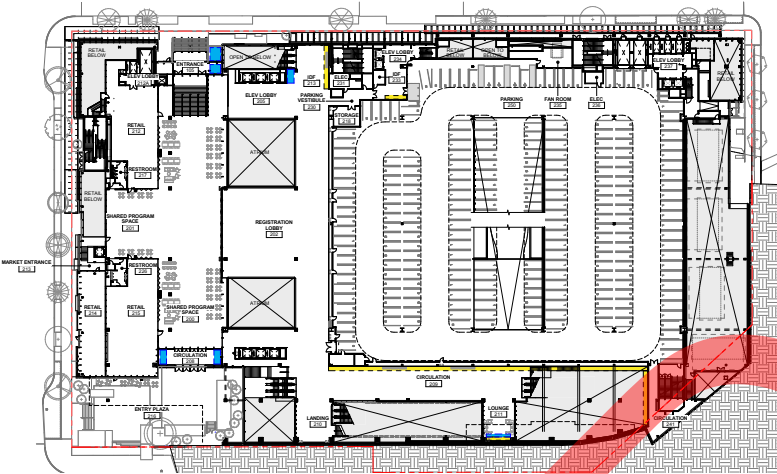
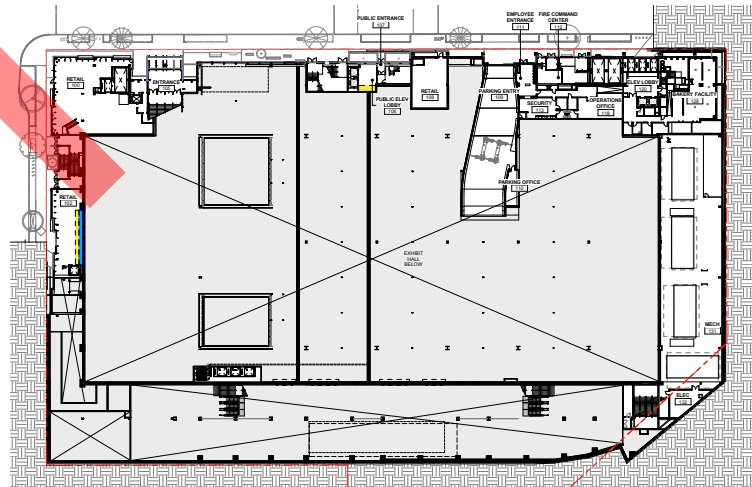
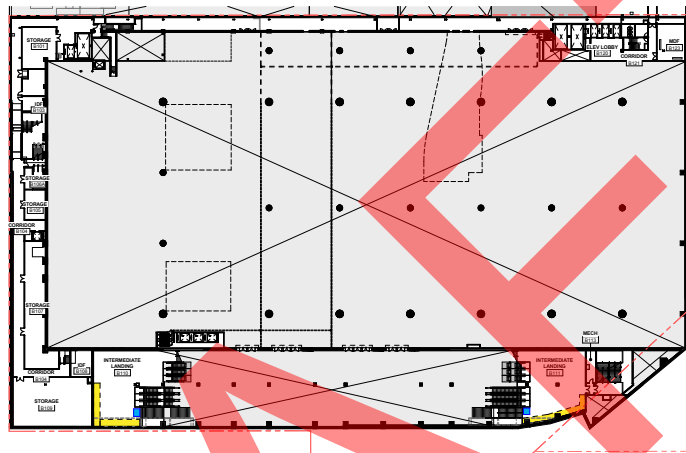
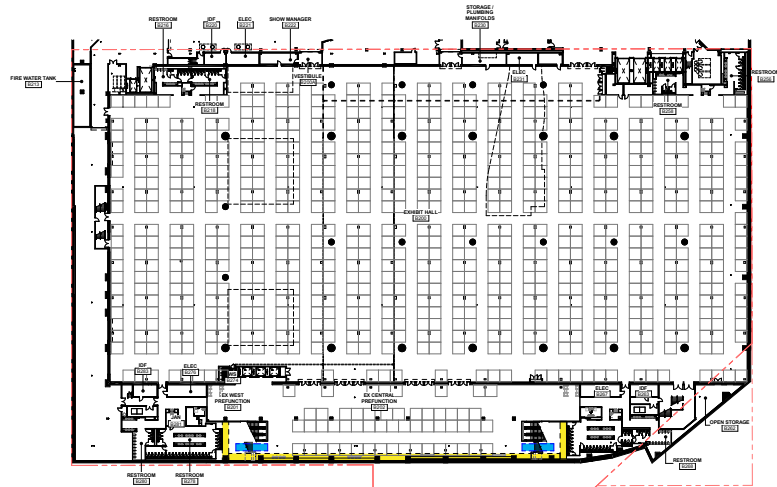
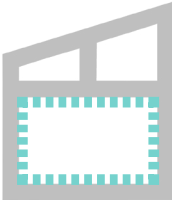
# THROUGHOUT BUILDING 2D and 3D ARTWORKS

Scale: **Located throughout 9 building levels and circulation spaces**

Time Range: **Permanent and Rotating**

Medium: **2D and 3D artworks**

Public Access: **Limited visibility from sidewalk and street**



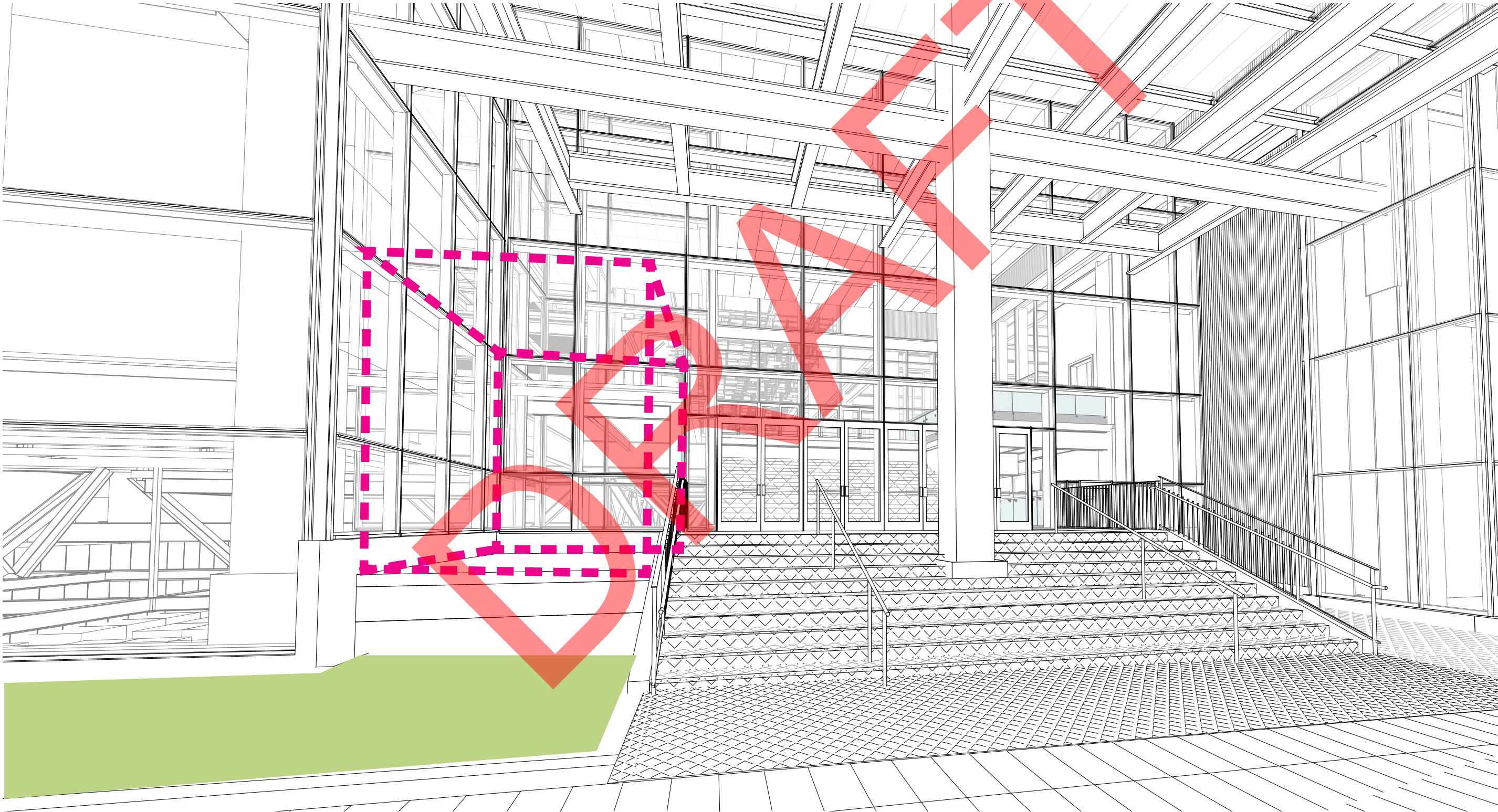
# PINE STREET + OLIVE WAY BUILDING ENTRIES ENTRY SCULPTURES

Scale: **2 sculptures, approximately 10'-15' high**

Medium: **Sculpture suitable for outdoor display**

Time Range: **Permanent**

Public Access: **Visible at sidewalks and street**



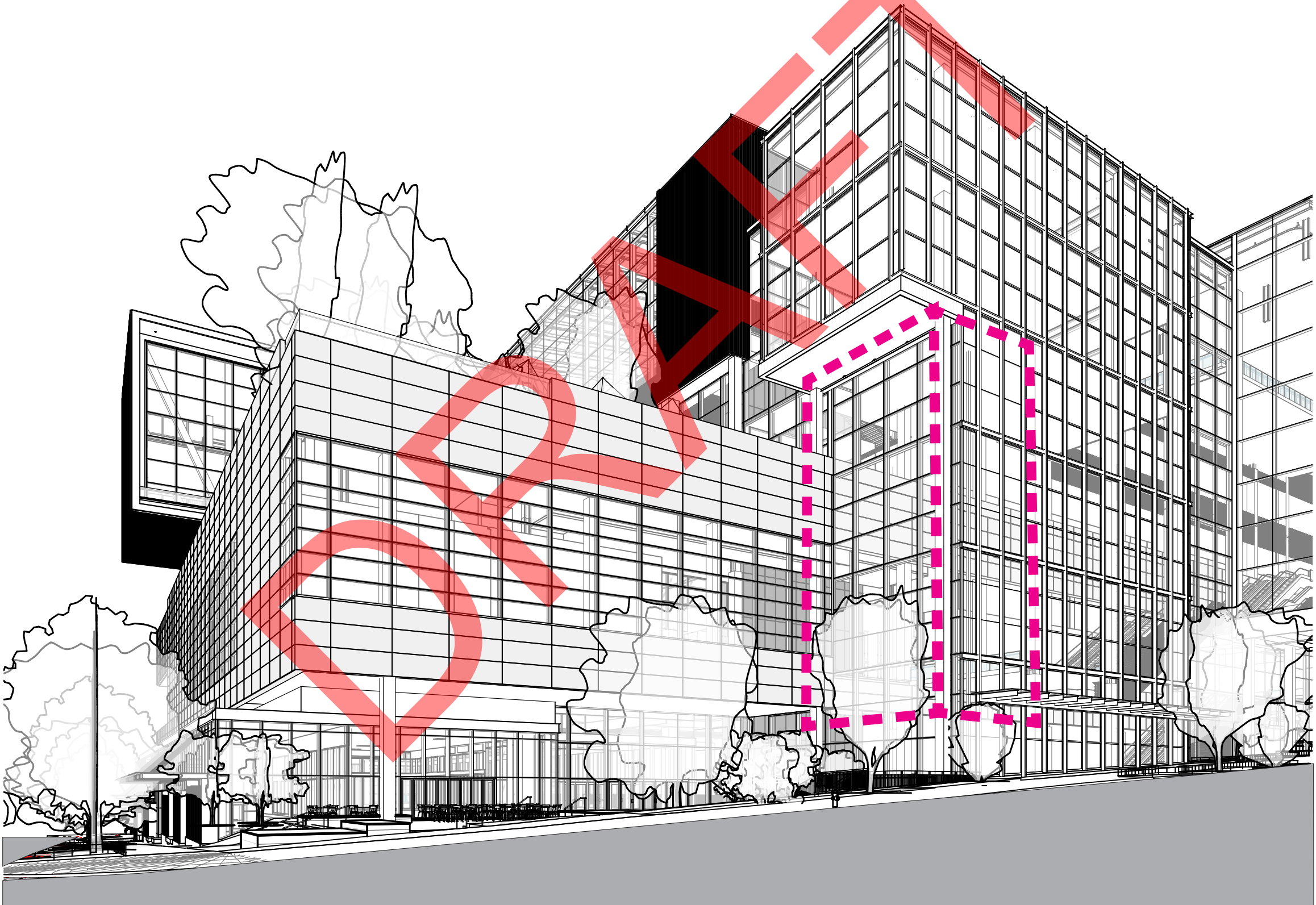
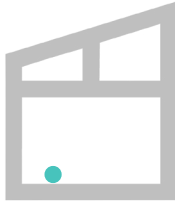
# PINE STREET SIGNATURE ARTWORK

Scale: **Multi-level artwork up to 60' high**

Medium: **Sculpture, likely hung**

Time Range: **Permanent**

Public Access: **Visible at sidewalks and street**



# PINE STREET SUN GARDEN SCULPTURE

Scale: **Open to artist proposal, approximately 10'-15' high**

Medium: **Sculpture suitable for outdoor display**

Time Range: **Permanent**

Public Access: **Visible at sidewalks and Pine street**



# WSCC ADDITION ART VISION

Drawing inspiration from the Pacific Northwest's diverse cultures and communities, the WSCC Addition art program will play a crucial role in creating a connective core in Seattle's downtown landscape.

Artists from the Pacific Northwest will share their interpretations of the character and essence of the region, from its natural beauty and innovative spirit to its shifting urban environments. Instead of a place where people pass through on their way to somewhere else, the Addition will be a dynamic hub where locals and visitors can pause, experience the best of the Northwest, exchange ideas and engage in conversations. The Addition art program will connect communities and neighborhoods and highlight the artistic vitality of this region.

# PUBLIC BENEFIT REVIEW

# PROJECT VISION

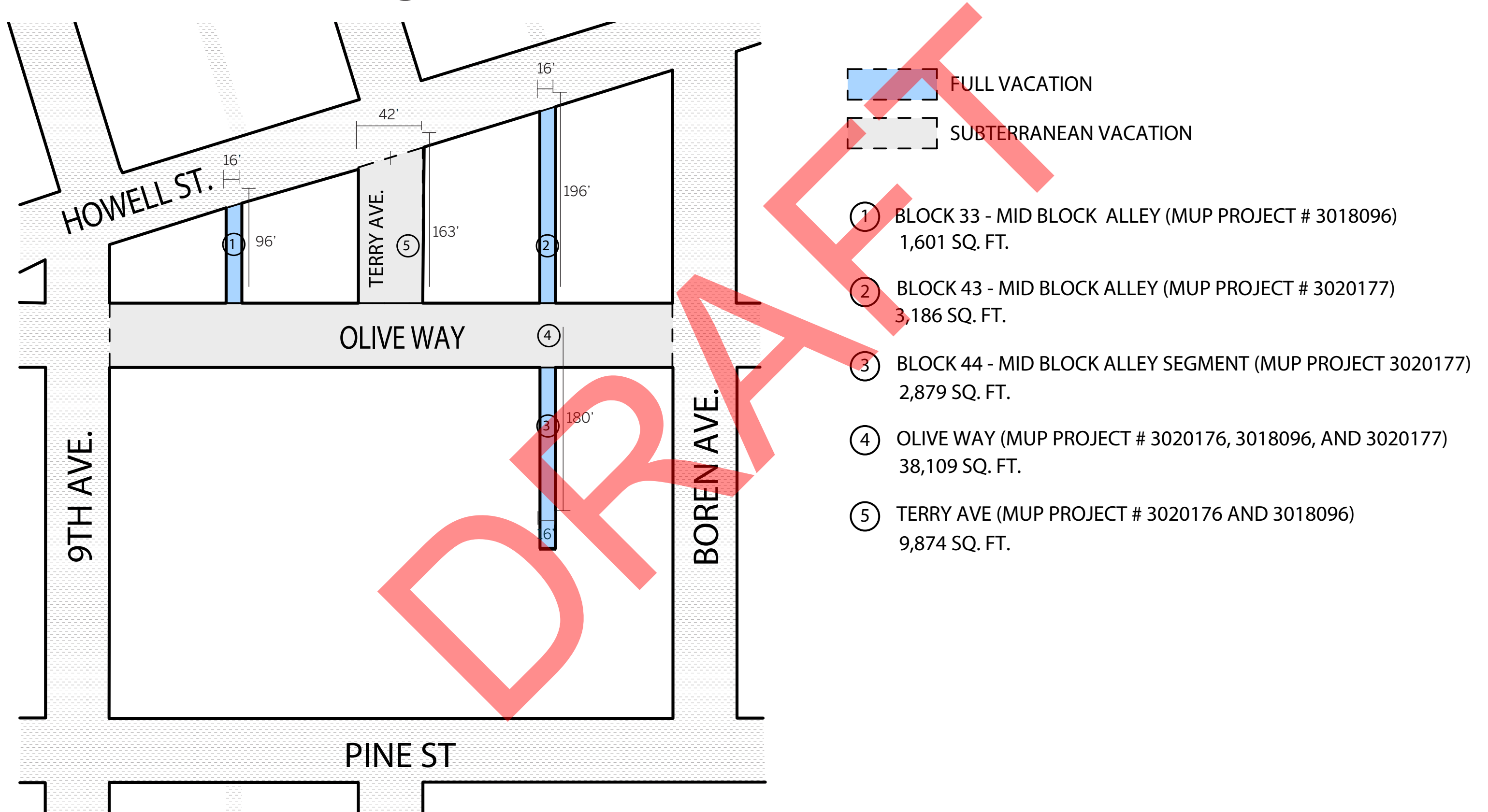
**TO CREATE A NEW URBAN  
CONVENTION CENTER THAT  
ENRICHES SEATTLE'S URBAN CORE  
BY CELEBRATING ITS ATTRIBUTES  
AND CREATING COMMUNITY  
CONNECTIONS.**

# PROJECT GOALS

- Create a highly efficient design that supports the functional needs of the Convention Center clients and is competitive in the marketplace.
- Engage the urban framework of downtown Seattle to capitalize on the location at the intersection of major neighborhoods and corridors of the city.
- Create a unique experience that embodies the special qualities of Seattle, Washington, and the Pacific Northwest
- Create a welcoming street presence that connects the activities of the Convention Center with the pedestrian experience of the adjacent streets.
- Create a sustainable design that embraces Seattle commitment to environmental stewardship.

# PROPOSED VACATIONS REVIEW

From Previous SDC Meetings

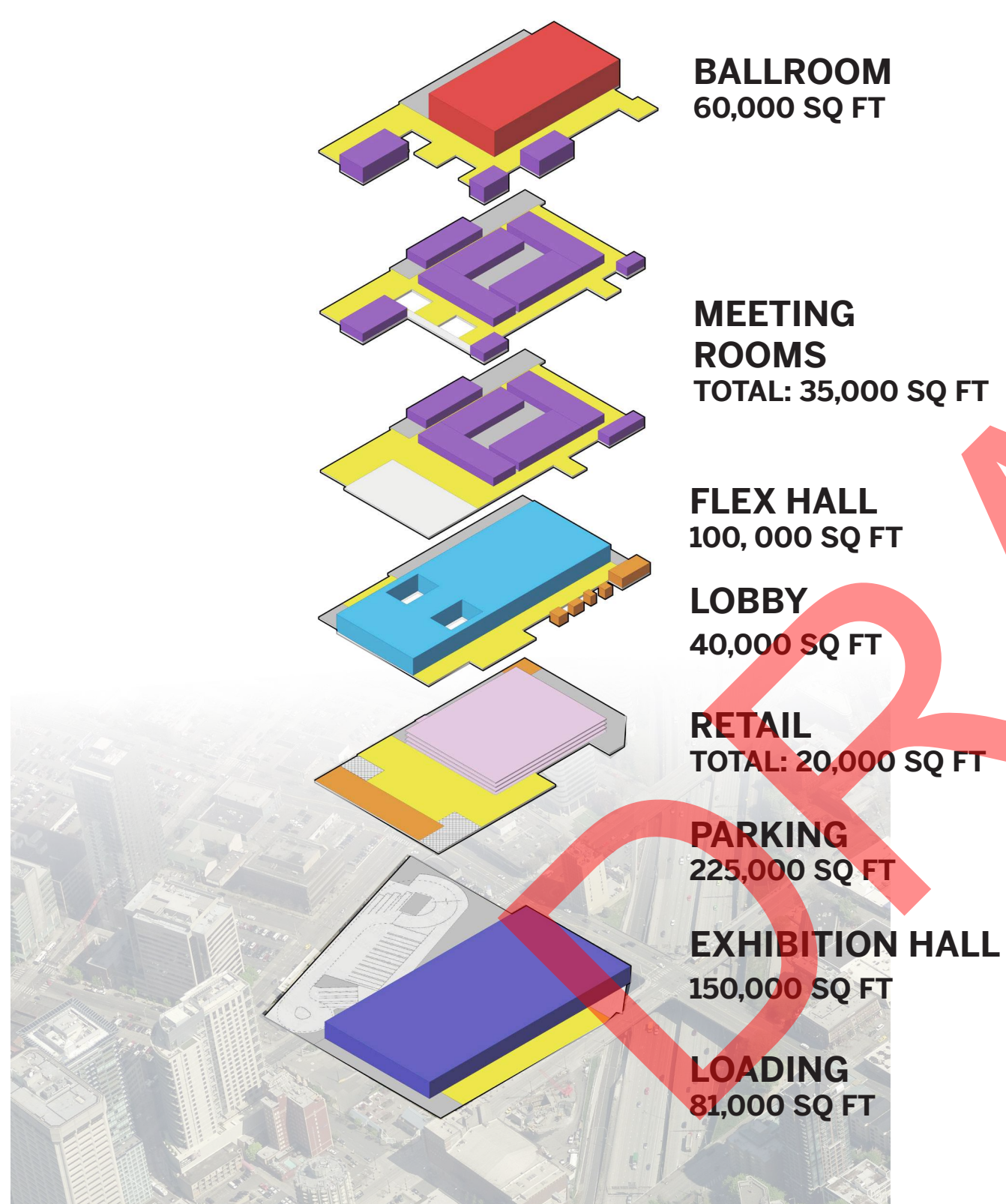


# BELOW GRADE LOADING DOCK

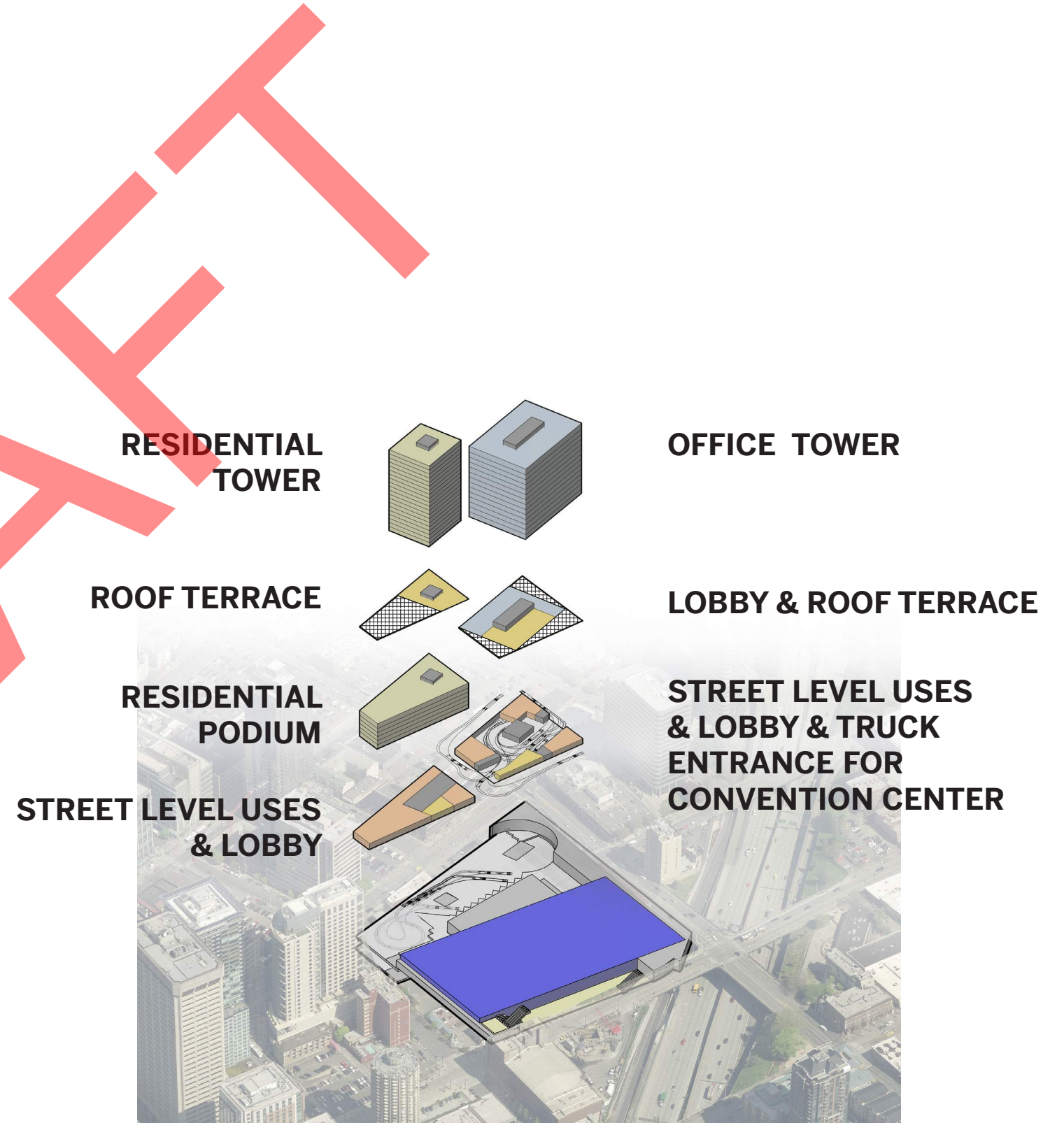
Section through Loading Dock



# PROJECT PROGRAM & MASSING

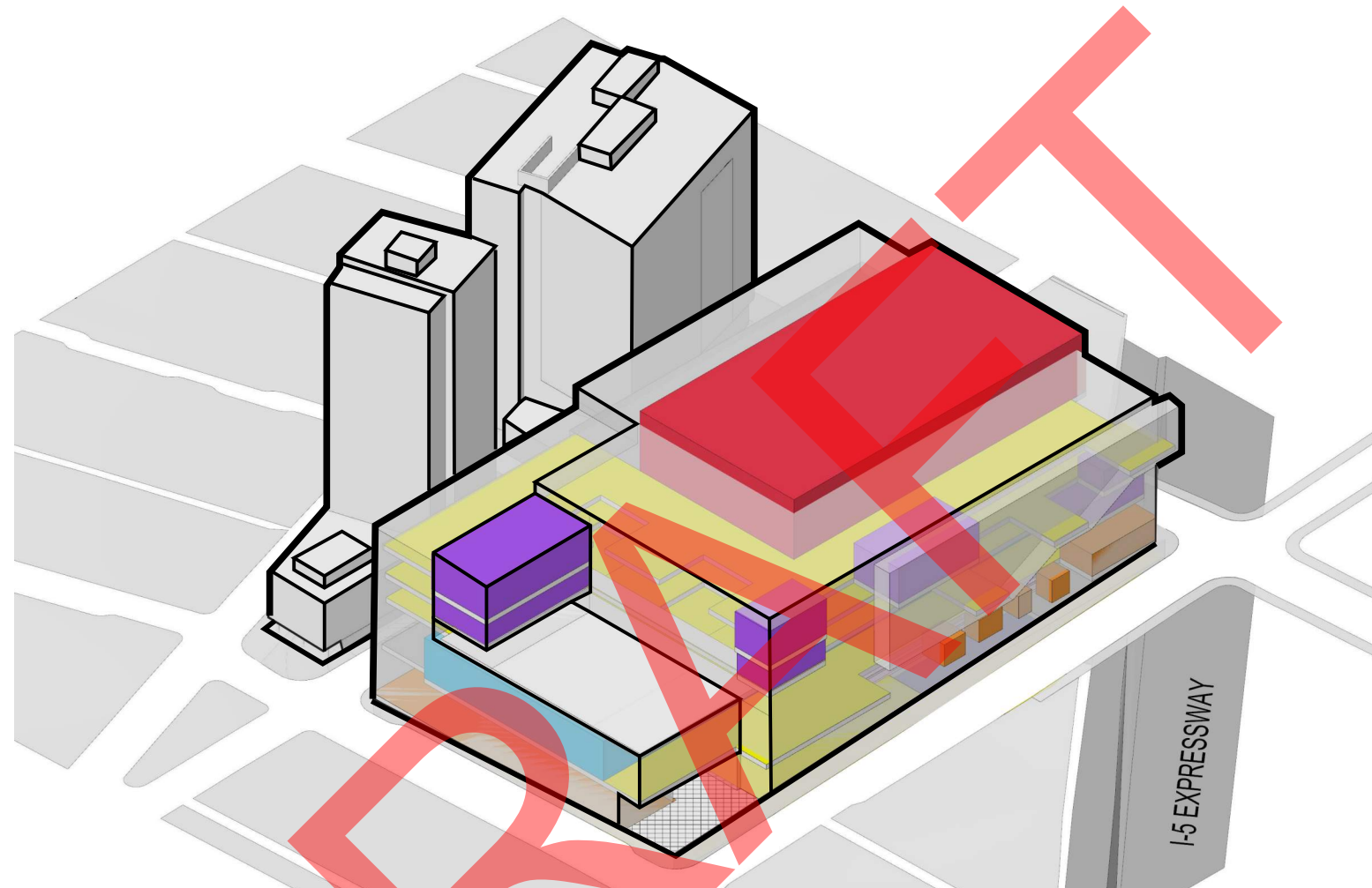


**WSCC Addition**



**Co-Development**

# ON-SITE VS. OFF-SITE PUBLIC BENEFITS



**Street Vacation Policies state that off-site public benefits can be provided when it is not practicable to provide more than a portion of the public benefit on-site**

## **Unique site challenges**

- Uniquely large program spaces, irregular sites, and the desire to reduce bulk and scale and visibility of service areas above grade resulted in the location of the largest areas and loading dock/access below grade and at lower floors.
- This made it not practical to provide most of the public benefit on-site – yet the project found ways to provide many at grade open spaces throughout all three sites.

**Public outreach demonstrated a great deal of community interest in funding off-site community initiatives.**

# PUBLIC BENEFITS COMPONENTS

## Community Connections

### Physical Public Benefits

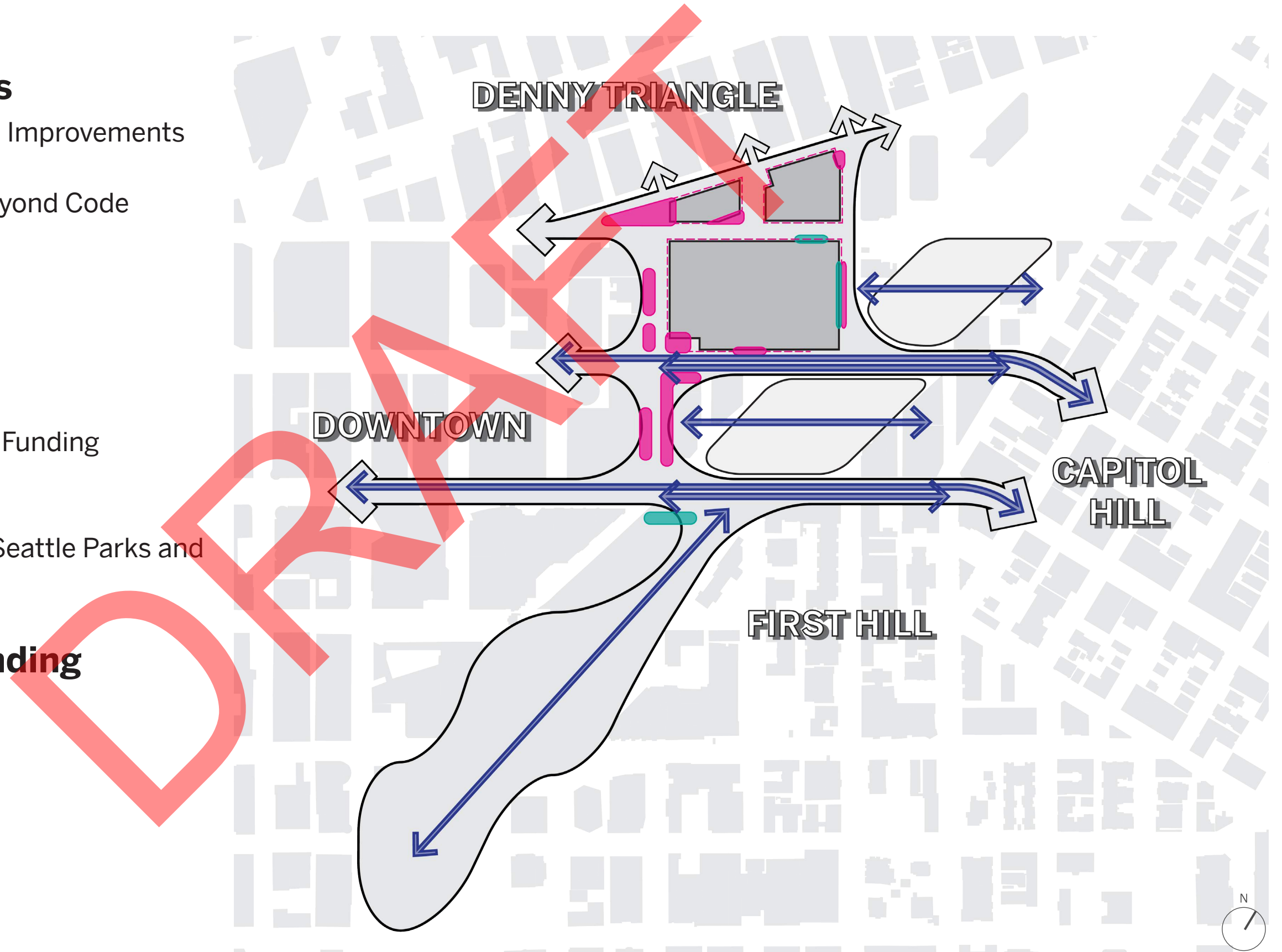
- Public Open Spaces & R.O.W. Improvements
- Historic Building Lighting
- Additional Improvements Beyond Code

### Public Benefit Art

### Funding Neighborhood Improvements

- Pike Pine Renaissance: Act 1 Funding
- Bicycle Master Plan Funding
- Lid I-5 Study Funding
- Freeway Park Association / Seattle Parks and Recreation Funding

### Affordable Housing Funding

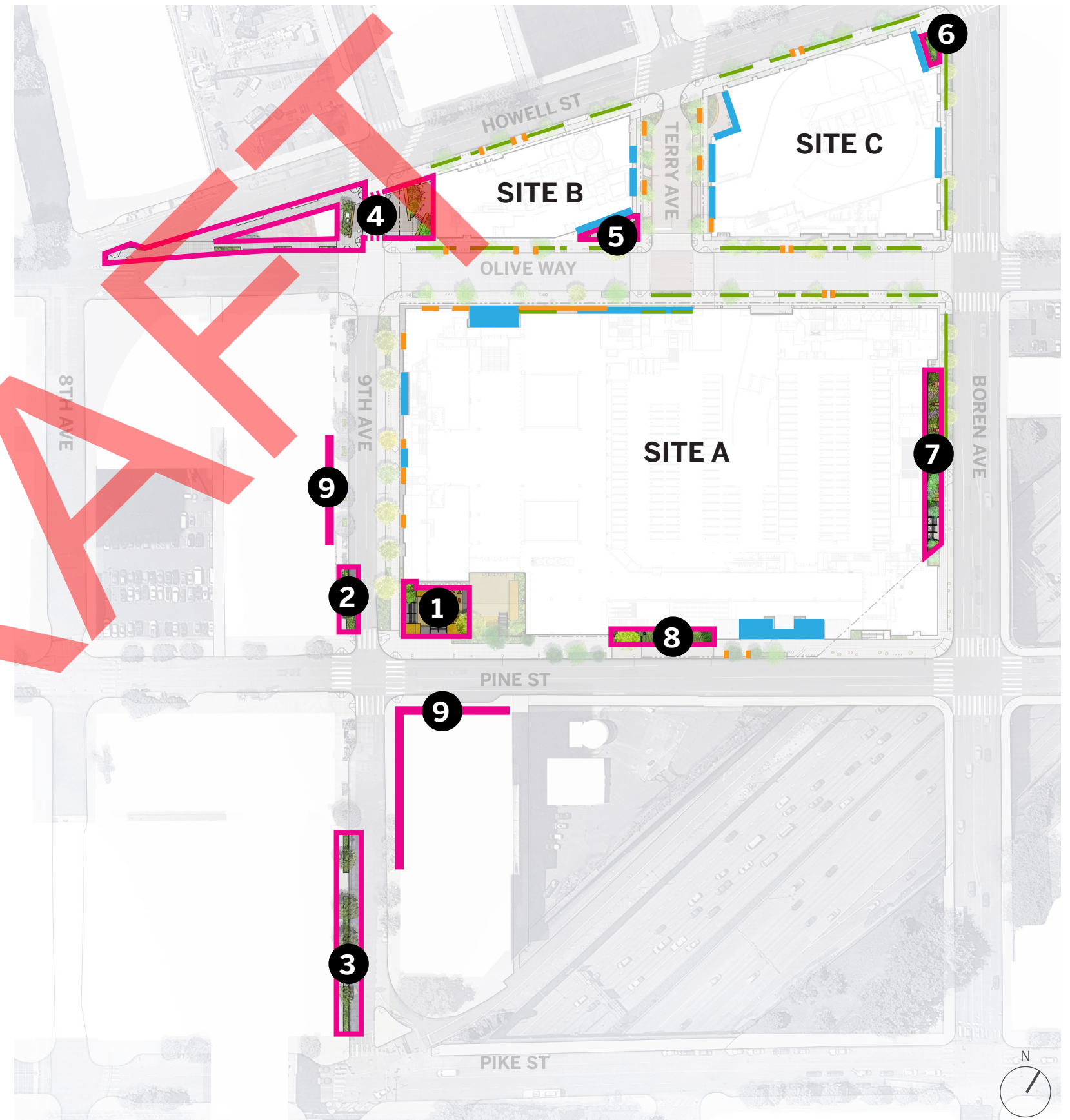


# PHYSICAL PUBLIC BENEFITS

- 1 9th & Pine Plaza
- 2 9th Ave R.O.W. at Pine St
- 3 9th Ave R.O.W. at Pike St
- 4 Flatiron Plaza and Olive Triangle R.O.W.
- 5 Terry Ave Green Street Plaza
- 6 Denny Triangle Corner Plaza
- 7 Boren Ave Garden
- 8 Pine St Sun Garden
- 9 Historic Building Lighting

## Additional Improvements Beyond Code

- Overhead Weather Protection
- Seating
- Planting



# PROPOSED PUBLIC BENEFITS

PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT	CODE / OTHER	EIS MITIGATION	PB VALUE
PHYSICAL PUBLIC BENEFITS	Public Spaces And Plazas	9,502 SF Above Code			
	Pine Street / 9th Avenue Plaza	3,637 SF Above Code	Designed To Downtown Amenity Standards; Setback in excess of code required setback	None	\$8,100,000
	Flatiron Plaza	1,789 SF Above Code	Setback in excess of code required setback		
	Terry Avenue Green Street Plaza	831 SF Above Code	Setback in excess of code required setback		
	Denny Triangle Corner Plaza	396 SF Above Code	Setback in excess of code required setback		
	Boren Avenue Garden	1,708 SF Above Code	Setback in excess of code required setback		
	Pine Street Sun Garden	1,154 SF Above Code	Setback in excess of code required setback		
	Additional Improvements Beyond Code				
	Public Benefit Overhead Weather Protection	747 LF Above Code	2,056 LF Required; 2,803 LF Provided	None	
	Public Benefit Seating in the R.O.W.	243 LF Above Code	None		
	Public Benefit Planting (On Howell St, Olive Way, Pine St, & Boren Ave)	6,676 SF Above Code	4,217 SF Required; 10,893 SF Provided		
	Off-site R.O.W. Improvements (9th Avenue)	Curb bulbs, enhanced planting, upgraded paving, overhead weather protection, decorative vehicle door	None	None	\$600,000
	Off-site R.O.W. Improvements (Olive Way)	Upgraded paving, enhanced planting	None	None	\$200,000
	Historic Building Lighting	Lighting of historic features to enhance the pedestrian experience	None	None	\$1,000,000
					\$9,900,000

# PROPOSED PUBLIC BENEFITS

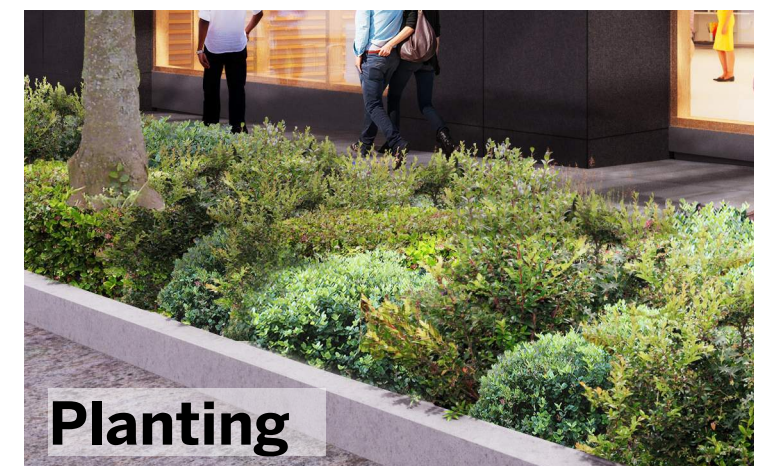
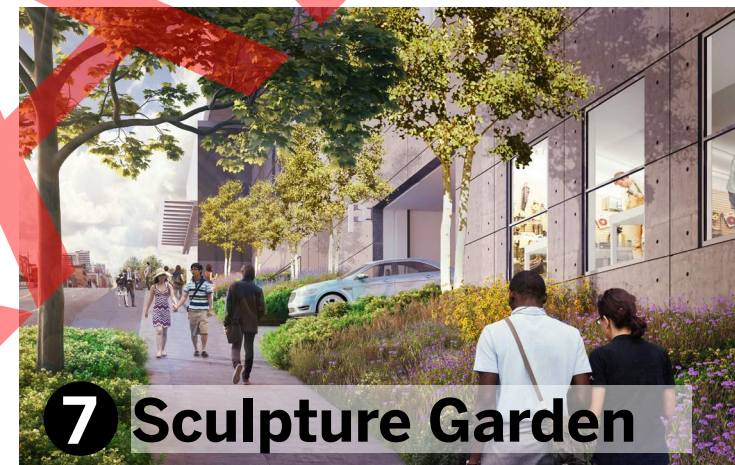
PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT	CODE / OTHER	EIS MITIGATION	PB VALUE
PUBLIC BENEFIT ART	Boren Avenue Sculptures	Artworks with integrated seating, lighting, landscaping	None	None	\$600,000
	9th Avenue + Pike Street Artwork	Large-scale artwork on a wall of the existing WSCC building			\$1,000,000
	Olive Way Artworks	Artworks at the (5) glass vitrines, potential extension to adjacent canopy			\$250,000
FUNDING NEIGHBORHOOD IMPROVEMENTS	Pike Pine Renaissance Act: 1 Funding	Funding to the Office of the Waterfront for Seattle's Pike Pine Renaissance: Act 1 project	None	None	\$10,000,000
	Bicycle Master plan Funding	Funding to SDOT for implementation of Seattle's Bicycle Master Plan	None		\$10,000,000
	Lid I-5 Study Funding	Funding to Seattle Office of Planning and Community Development for I-5 Lid Study	None		\$1,500,000
	Freeway Park Association / Seattle Parks And Recreation Funding	Funding to Seattle Parks Department to support efforts to repair, restore, and possibly enhance Freeway Park	None		\$10,000,000
					\$31,500,000
AFFORDABLE HOUSING FUNDING	Funding To Seattle Office of Housing	The Office of Housing will allocate funds for optimum benefit within the city proximate to jobs, transit, amenities and services for specific populations	\$5MM Funding for KC Land Sale; \$4.3MM Funding for Incentive Zoning; \$14MM additional funding from CPC Agreement	None	\$15,000,000
					\$15,000,000
					\$58,250,000

# PROPOSED WSCC CONTRIBUTIONS

		TOTAL VALUE	PUBLIC BENEFIT VALUE
CPC AGREEMENT (IN VARIOUS DOCUMENTS)	Affordable Housing Funding	\$29,000,000	\$15,000,000
	Freeway Park Association Funding	\$10,000,000	\$10,000,000
	Bicycle Master Plan Funding	\$10,000,000	\$10,000,000
	8th Avenue Protected Bike Lane Funding	\$6,000,000	-
	Terry Avenue Promenade Funding	\$4,000,000	-
	Lid I-5 Study Funding	\$1,500,000	\$1,500,000
	Olive Way Safety Improvements Funding	\$500,000	-
		\$61,000,000	\$36,500,000
ADDITIONAL WSCC PUBLIC BENEFITS	Pike-Pine Renaissance: Act 1 Funding	\$10,000,000	\$10,000,000
	Public Open Spaces & Improvements Beyond Code	\$8,100,000	\$8,100,000
	Public Benefit Art	\$1,850,000	\$1,850,000
	Historic Building Lighting	\$1,000,000	\$1,000,000
	9th Avenue R.O.W. Improvements	\$600,000	\$600,000
	Olive Way R.O.W. Improvements	\$200,000	\$200,000
		\$21,800,000	\$21,750,000
KING COUNTY & INCENTIVE ZONING HOUSING	Affordable Housing Funding from KC Land Sale	\$5,000,000	-
	Affordable Housing Funding from Incentive Zoning	\$4,300,000	-
		\$9,300,000	-
		\$92,100,000	\$58,250,000

# PHYSICAL PUBLIC BENEFITS

Open Spaces, R.O.W. Improvements and Improvements Beyond Code



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