SECTION 01
OVERVIEW

› PROGRAM
› SCHEDULE
› DESIGN CONCEPT REVIEW
› PREVIOUS SDC RECOMMENDATIONS
**01 / OVERVIEW**

**BUDGET & SCHEDULE**

**PROJECT BUDGET**

- Total project budget is $60 million
- Public funding estimated at $14 million (federal, state, county, and city)

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**DESIGN**

- Conceptual Design Complete
- Schematic Design Complete
- Design Development Complete
- Construction Documents Complete

**ENTITLEMENTS**

- Seattle Design Commission Review
- Master Use Permit
- SEPA Addendum Submittal
- Demolition Permit
- Excavation Permit
- Foundation Permit
- Building Permit

**PERMITTING**

- Early Procurement Begins (Structural Steel, Elevators, Freight Lift)
- Construction Begins

**EARLY PROCUREMENT**

- Opera Move-in Complete

**CONSTRUCTION**

- Demolition Complete
- Foundation Complete
- Steel Structure Complete
- Interior Complete, Temp Occupancy

**PROJECT BUDGET**

- Total project budget is $60 million
- Public funding estimated at $14 million (federal, state, county, and city)
DESIGN DRIVERS

CONNECT TO MCCAW STAGE LEVEL FOR OPERA WORKFLOW

FORM MEANINGFUL PUBLIC CONNECTIONS TO CRAFT BEHIND THE SCENES

INTEGRATE WITH MCCAW HALL AT MERCER

LEVERAGE STAGECRAFT CONCEPTS IN ARCHITECTURE
COMMUNITY & EDUCATION SPACE
Maximum transparency, dynamic expression with changing of interior staging

OPERA PLAZA
Extension of interior stage plane, grand stair to wide sidewalk

ENTRY & RETAIL PROMENADE
Covered terrace for seating, event break out, and pedestrian circulation to McCaw

VIEWING GARDEN
Landscape paths with areas for viewing into costume shop and load-in area

COSTUME SHOP
Viewing windows from garden

BUILDING ENTRY & RETAIL
High transparency, welcoming lifted form, layered interplay with scrim

CHORUS REHEARSAL
Glass to floor for view in, balanced transparency for rehearsal focus and acoustics

TICKET BOX OFFICE
Transparent to reveal inner walk-up counter, graphics for upcoming shows

REHEARSAL
Largely opaque space for light, acoustic control, & focus, with vignette view from promenade

BOX OFFICE ENTRY WALK UP
Multiple walkways and clear view access to entry point
CONCEPT DESIGN PHASE RENDERING
INTERIOR VIEW FROM COMMUNITY & EDUCATION SPACE
Continue thinking about the long-term potential for enhancing pedestrian experience along the project site edges as well as throughout Seattle Center.
Consider how the design of the scrim negatively affects the facility’s relationship with the pedestrian realm, specifically as it hits the ground plane along Mercer St. and McCaw Hall.
1. **OVERVIEW**

3. **ARTIST ENGAGEMENT**

Provide a strategy for engaging with an artist prior to schematic design review
Expand opportunities to view and interact with programming along 4th Ave. N, including the costume shop and rehearsal space.
SECTION 02
1% FOR ART
Art Call and selection led by Office of Arts & Culture.

Scope of work/call developed summer 2016. Selection late 2016.

Project focus to be exterior celebratory temporary installation.

Opera curration of Opera art in retail exhibit space.
SECTION 03
DESIGN UPDATE

› SEATTLE CENTER COLLABORATION
› SITE + LANDSCAPE
› FACADE REFINEMENTS
Continue thinking about the long-term potential for enhancing pedestrian experience along the project site edges as well as throughout Seattle Center.

Consider how the design of the scrim negatively affects the facility’s relationship with the pedestrian realm, specifically as it hits the ground plane along Mercer St. and McCaw Hall.

Provide a strategy for engaging with an artist prior to schematic design review.

Expand opportunities to view and interact with programming along 4th Ave. N, including the costume shop and rehearsal space.
 CONTEXT ANALYSIS
 SEATTLE CENTER + SITE EDGES

THEATRE DISTRICT DESIGN GUIDELINES
- Two-way Mercer should become a more pleasant walking environment
- Prioritize quality design materials at Mercer street edge
- Create a series of intimate scale spaces and buildings along the south edge

CIRCULATION
- Pedestrian paths designated along August Wilson Way and through the Kreielsheimer Promenade
- Vehicle parking access planned at intersection of 4th Ave. N. and Republican St.
- “Portal” designated at intersection of Mercer St. and 4th Ave. N.

METRICS
- Opera staff, production, and artists will range from 85/day in between productions, to upwards of 170/day during peak production months
- Up to 3500 visitors/month and education program participants during peak program months (January, February, April, May)
- Truck trips will range from 10–40/month, depending on production
- Passenger car trips (drop off/pick up) will range from 400 to 3700/month, depending on programs
1. Seattle Center Gate 7 - Existing
2. Curb cut + McCaw truck loading ramp - Existing
3. SOATC large truck loading ramp. Up to 100 trucks per year
4. Ramp down to SOATC service yard. Panel truck deliveries + waste handling. Up to 500 trucks per year
5. Bus staging - Existing
6. Parallel public street parking - Existing
7. Passenger drop-off (under study)
8. McCaw Hall drop-off - Existing
03 / DESIGN UPDATE

SITE INVENTORY

EDGES

Kreielshemer Promenade
Mercer Street Corridor
Memorial Stadium
Bus Staging + Parking on Jenkins
Existing London Plane Trees
Service Court
Promote the Seattle Opera mission and vision to connect with the community while responding to site needs **INCLUDING establishing a vibrant civic environment**, **preserving existing cultural elements**, **maximizing function and performance**, and **creating engaging and memorable outdoor spaces**

<table>
<thead>
<tr>
<th>VISION</th>
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<th>GOALS</th>
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<td>EXPANDED CIVIC IMPACT</td>
<td>CONSOLIDATION AND EFFICIENCY</td>
<td>ENGAGING</td>
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<td>PROVIDING COMMUNITY</td>
<td>OPERA SERVES OVER 75,000</td>
<td>CO-LOCATING PERFORMANCE AND PRODUCTION</td>
<td>PROVIDE A COMMUNITY RESOURCE</td>
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<td>PROVIDE A VALUABLE ADDITION</td>
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<td>CREATE AN ENGAGING PRESENCE</td>
<td>IMPROVED EXTERNAL REALM</td>
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<td>FOSTER A PURPOSE BUILT ENVIRONMENT</td>
<td>MERCER AND 4TH/JENKINS WAY</td>
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PROJECT DRIVERS:
SITE CONSIDERATIONS

MEMORIAL STADIUM
CONNECTIONS TO SEATTLE CENTER
MCCAW HALL
CONNECTION TO THE KREIELSHEIMER PROMENADE
CONNECTIONS TO FUTURE DEVELOPMENT
THEATRE DISTRICT GATEWAY
UNIFY IDENTITY-CONNECT
COMFORTABLE PEDESTRIAN AND BICYCLE AMENITY
HISTORIC LONDON PLANETREES
KCTS
SITE
NORTH FACING
SITE INVENTORY
LOGGIA PRESENCE

Seattle Repertory Theatre
Cornish Playhouse
Phelps Center [PNB]
Kreielsheimer Promenade
McCaw Hall
Mercer Arena

Theater Commons
Founders Court
SITE CONCEPT
EXISTING

INACTIVE CORRIDOR

Jenkins Way

Mercer Street
UNLOCKING THE OPERA
Glass facade allows pedestrians visual access to community and education stage

ENGAGING COMMUNITY
Improving walkability and community connection to the opera by opening up architecture program to the public

CREATING AWARENESS OF ARTS + CULTURE
Allow pedestrians visual access into the Costume Shop
PUBLIC ACCESS TO THE ARTS
Connecting pedestrians with aesthetically beautiful viewing gardens

ENGAGING ENVIRONMENTS
Framing the opera on the new, pedestrian hub on corner of Mercer Street + Jenkins Way

CIVIC VIBRANCE
Connecting pedestrians to one another through thoughtful circulation orchestrated by green
SCOPE
SEATTLE OPERA AT THE CENTER

Experiential Landscape
Identity + Activation
Viewing Garden
SCOPE
SEATTLE OPERA AT THE CENTER

UNDER STUDY WITH
SEATTLE CENTER

SOATC

THEATER
LIGHTING SPACE

TICKET BOOTH PLAZA

PEDESTRIAN WAY

RETAIL TERRACE + SEATING

BOX OFFICE

RETAIL

ENTRY

COMMUNITY &
EDUCATION

LOBBY

STAIR

OUTDOOR STAGE

ADA ACCESS

COSTUME
SHOP

VIEWING
GARDEN

LIGHTING SPACE

TICKET BOOTH PLAZA
PEDESTRIAN CIRCULATION
LOADING AND SERVICING

VIEW FROM SOUTHEAST

1. Memorial Stadium - Existing
2. Seattle Center Gate 7 - bollard-controlled access - Existing
3. Service access to Seattle Center central utility plant and service yard - Existing
4. McCaw Hall loading dock ramp - Existing
5. Ramp up for large truck loading
6. Curb cut - Existing
7. Curb cut and driveway access point for service yard - located between existing trees
8. Ramp down on grade to service yard
9. Service yard, daily deliveries, waste handling
10. Gate in fence for Opera access
11. South staff access door (egress door)
12. Roof terrace at L2
SOUTH ELEVATION
FROM MEMORIAL STADIUM

EXTENT OF PROJECT BEYOND STADIUM
SOUTH ELEVATION
THROUGH MCCAW RAMP

(NEW RAMP + LOADING BEYOND)

EXISTING MCCAW HALL LOADING RAMP

EXISTING ACCESS TO CUP BELOW MCCAW RAMP

(NEW SERVICE YARD BEYOND)

MCCAW HALL RECEIVING

MCCAW HALL LOADING
1. Continue thinking about the long-term potential for enhancing pedestrian experience along the project site edges as well as throughout Seattle Center.

2. Consider how the design of the scrim negatively affects the facility’s relationship with the pedestrian realm, specifically as it hits the ground plane along Mercer St. and McCaw Hall.

3. Provide a strategy for engaging with an artist prior to schematic design review.

4. Expand opportunities to view and interact with programming along 4th Ave. N, including the costume shop and rehearsal space.
EXPERIENCE + ENERGY AT MERCER

FACADE UPDATE

03 / DESIGN UPDATE
FAÇADE UPDATE
SCRIM WRAP
FACADE UPDATE
THEATER SCRIM DYNAMICS

LIGHTING SCRIM FROM THE FRONT

LIGHTING ELEMENTS BEHIND SCRIM
FACADE UPDATE
SITE SECTION + LAYERS OF PUBLIC SPACE

OPERA INTERIOR
PUBLIC PROMENADE
OPERA PLAZA / MERCER ROW
MERCER STREET
FACADE UPDATE
SCRIM STUDIES - MACRO SCALE TUNING

GEOMETRY
FACADE UPDATE
SCRIM STUDIES - MIDDLE SCALE TUNING

- PANEL DENSITY
+
FACADE UPDATE
SCRIM STUDIES - MASSING WITH SCRIM OMITTED
FACADE UPDATE
SCRIM STUDIES - PROPOSED REVISIONS

+45.0'

+26.75'

+12.25'

+0.0' [ENTRY]

+134.0' [EXISTING FLY LOFT]

+64.75'
1. Blue-Gray metal siding to match McCaw Hall exterior
2. Blue-Gray metal siding 'scrim'. Pattern under study: Micro-perforation accented with composition of larger openings
3. High-transparency glass in aluminum window system, clear anodized
4. Clear anodized metal panel with glass and aluminum window system
5. Wood accents in plaza and interior
6. Painted soffit
1. Blue-Gray metal siding to match McCaw Hall exterior
2. Blue-Gray metal siding ‘scrim’. Pattern under study: Micro-perforation accented with composition of larger openings
3. High-transparency glass in aluminum window system, clear anodized
4. Glass and aluminum window system, clear anodized
5. Wood accents in plaza and interior
FACADE UPDATE

ELEVATIONS RECAP

SOUTH ELEVATION

NORTH ELEVATION

EAST ELEVATION