AGENDA

PROJECT VISION

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

PUBLIC BENEFITS VISION

• CREATING PLACE & NEIGHBORHOOD CONNECTIONS

PUBLIC BENEFITS COMPONENTS

• ON-SITE PUBLIC SPACES
PROJECT VISION

TO CREATE A NEW URBAN CONVENTION CENTER THAT ENRICHES SEATTLE’S URBAN CORE BY CELEBRATING ITS ATTRIBUTES AND CREATING NEIGHBORHOOD CONNECTIONS.
INTEGRATED MIXED USE

INTERNAL PUBLIC MIXING ZONE

LOCAL FLAVOR DESTINATION: 9TH AVE MARKET

QUIRKY SMALL BUSINESS: WALK-UPS

NEIGHBORHOOD AMENITY: RETAIL

NEIGHBORHOOD AMENITY: RETAIL

NEW URBAN CONVENTION CENTER
VERTICAL STACKED PROGRAMMING

NEW URBAN CONVENTION CENTER
INTERIOR + EXTERIOR

SPECIALITY DESTINATION: BOREN BEACON

EXPRESSIVE CIRCULATION

MAKER SPACES: SCULPTURE GARDEN

NEIGHBORHOOD AMENITY: BAKERY

VIEWS INTO CONVENTION ACTIVITY

NEW URBAN CONVENTION CENTER
WEAVE URBAN FABRIC
DIVERSITY AND TRADITIONAL SCALE IN STREETS AND ARCHITECTURE

MEGA BLOCK

MULTI-BLOCK
BUILDING CONCEPT: URBAN COLLAGE
INTERDEPENDENT RELATIONSHIPS WITH ADJACENT STREETS/BUILDINGS/SPACES
SITE CONCEPT: MULTIPLE NEIGHBORHOOD IDENTITIES

ROW SIDEWALK CHARACTER ZONES
- HILL STREET SIDEWALK CHARACTER
- AVENUE SIDEWALK CHARACTER

PROPERTY SIDEWALK CHARACTER ZONES
- WSCC EAST
- WSCC WEST: MARKET
- TERRY TERMINUS/R.O.W.
- TERRY GREEN STREET
- RESIDENTIAL BLOCK
- OFFICE BLOCK
CREATING PLACE & NEIGHBORHOOD CONNECTIONS

1. FILLING THE VOID ACROSS I-5 WITH EAST-WEST CONNECTIONS
2. ENHANCING THE CITY’S PUBLIC SPACE NETWORK WITH INTIMATE AND DESTINATION OPEN SPACES
3. CREATIVE PLACE-MAKING THROUGH ARTISTS AND ART
4. ADDRESSING COMMUNITY PRIORITIES
5. RESPONDING TO THE CITY’S HOUSING CRISIS
EXISTING SITE CONDITION - VOID
VOIDS AND LACK OF CONNECTIVITY
FILLING THE VOID
MIXED USE CONVENTION CENTER AS URBAN FABRIC
ON-SITE PUBLIC BENEFITS
PUBLIC BENEFITS COMPONENTS
CREATING PLACE AND NEIGHBORHOOD CONNECTIONS

1. **ON-SITE PUBLIC BENEFITS**
   - PUBLIC SPACES
   - ADDITIONAL IMPROVEMENTS BEYOND CODE

2. **PUBLIC BENEFIT ART**

3. **NEIGHBORHOOD CONNECTIONS**
   - **FUNDING IMPROVEMENTS**
     - Pike/Pine Pedestrian Improvements Funding
     - Pike/Pine Bicycle Facilities Funding
     - Lid I-5 Study Funding
     - Freeway Park Association / Seattle Parks and Recreation Funding
   - **IMPLEMENTATION IMPROVEMENTS**
     - Olive Way Improvements
     - Pike/Pine 9th Avenue Improvements
     - Historic Building Lighting

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

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

- THE DENNY TRIANGLE NEIGHBORHOOD PLAN (13, 14)
1. ON-SITE PUBLIC BENEFIT SPACES

A Pine Street Promenade
B Pine Street Platforms
C Pine Street Public Garden
D Flatiron Plaza
E Terry Ave Green Street Plaza
F Denny Triangle Corner Plaza
G Sculpture Garden
H Sun Garden
A HILLTOWN ON THE WATER
HILL STREETS AND AVENUES

Rugged hillclimb streets

Green terraced avenues
EAST-WEST HILL STREETS
Market-to Market Hillclimb, waterfront access for hilltop neighborhoods
HISTORIC EAST-WEST HILL STREETS
NORTH-SOUTH AVENUES

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

5th Ave between Pike St and Pine St

9th Ave between Pike St and Pine St
NORTH-SOUTH AVENUES
Series of lush, tree-lined green rooms and neighborhood spaces

Freeway Park

Terry Avenue North, South Lake Union
WSCC - A CENTRAL CROSSING POINT IN THE HEART OF AN URBAN NEIGHBORHOOD

Avenues
Hill Streets
Flagship Intersections
Waterfront
East-West Barriers
PINE STREET CROSSING
PINE STREET CROSSING
PINE STREET CROSSING
PINE STREET CROSSING CHARACTER
Uniquely Seattle beauty where rugged natural materials meet technology and culture

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

Iconic, colorful markers of Seattle culture: Port cranes, Pike Place Market neon, Capitol Hill rainbow pride crosswalks
PROCESSION FROM URBAN STREET EDGE TO LUSH NATIVE GARDEN

Vibrant Pike / Pine corridor

Native northwest garden
PINE STREET PROMENADE

Public Benefit Area: 7,227 SF
PINE STREET PROMENADE
Public circulation spine
APPROACHING PINE STREET PROMENADE
PROMENADE EVERYDAY ACTIVITIES

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

Programming and management plan modeled on 2+U

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

Year-round active programming at various scales could include:

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

Free and open to all members of the public

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

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

- CHESS AT WESTLAKE PARK
- ART IN OCCIDENTAL SQUARE
- GAMES IN WESTLAKE PARK

Upper Public Garden Level - Destination event programming & play equipment

- PERFORMANCE IN WESTLAKE PARK
- PERFORMANCE IN WESTLAKE PARK
- PLAY EQUIPMENT IN WESTLAKE PARK
PROMENADE - EVERYDAY CONFIGURATION
A mix of moveable and fixed, covered and uncovered seating centered on public promenade

Moveable Seating: 18 small tables / 45 seats

185’+ Fixed Seating (benches + seat steps)

Moveable seating in Occidental Park
Games and Activities

2 Beanbag Game Courts
(36’ x 6’ each)

Moveable Seating: 12 small tables / 38 seats

Games at Westlake Park

Chess at Westlake Park
PINE STREET PLATFORMS
PINE STREET PLATFORMS
PINE STREET PLATFORMS

CREDIT: FRANK LLOYD WRIGHT: TALIESIN 3 TABLE LAMP

CREDIT: TRAVELTACOMA.COM
PLATFORM 3
View west looking back at Pine Street Promenade
PLATF0RM 5

View east up Pine Street toward Capitol Hill
PLATFORM 9

View west down Pine Street to Pike Place Market and Elliott Bay
PINE STREET PUBLIC GARDEN

Public Benefit Area: 29,920 SF (0.7 acre)
ARRIVAL AT THE PUBLIC GARDEN
IMMERSIVE URBAN GARDEN EXPERIENCE

Garden view diagram

Lurie Garden at Millennium Park, Chicago
VIEW SOUTH ACROSS GARDEN DECK TOWARD PARAMOUNT THEATRE
VIEW SOUTH ACROSS GARDEN DECK TOWARD PARAMOUNT THEATRE
GARDEN DECK EVERYDAY ACTIVITIES

A public porch embraced and surrounded by garden; a place to work, eat, read, socialize, or play
GARDEN DECK - EVERYDAY CONFIGURATION

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

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

Moveable seating at Westlake Park (top) and Occidental Square (below)
GARDEN DECK - PLAY CONFIGURATION
Sculptural playground equipment, demountable for events

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

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

Sculptural play equipment at Westlake Park
GARDEN DECK - EVENT CONFIGURATION

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

Medium Stage
(15’ x 20’)

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

Dance event at Seattle City Hall (top), yoga at City Center DC (below)
GARDEN DECK - MARKET CONFIGURATION

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

15 Standard Tents
10’x10’ open frame tents

Pike Place Market satellite markets at Seattle City Hall (top) and Occidental Square (below)
PINE STREET PUBLIC GARDEN
VIEW WEST ALONG GARDEN PATH, FACING WORLDMARK CAMLIN
GARDEN ACTIVITIES
A beautiful and educational place to stroll through, relax in, or learn about nature in the heart of the city
A NEW REGIONAL GARDEN
Drawing inspiration from Washington State basalt and the landform of the Palouse hills
A NEW REGIONAL GARDEN
A mix of Pacific Northwest natives, pollinators, and edible plants
PINE STREET PUBLIC GARDEN
PLATFORM 11

View southwest back to the Paramount Theatre, Pine Street, 9th Avenue and city beyond
PINE STREET PUBLIC GARDEN
SOUTH GARDEN AREA
SOUTH GARDEN EVERYDAY ACTIVITIES
An active park-like space to play, gather, and socialize in with a versatile mix of lawn and hardscape
SOUTH GARDEN - EVERYDAY CONFIGURATION

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

85' Linear Bench
Open Lawn Area
1,350 SF
Moveable Seating
As shown: 18 small tables / 45 seats

Moveable seating at Westlake Park (top), lawn area at Victor Steinbrueck Park (below)
SOUTH GARDEN - PLAY CONFIGURATION
Sculptural playground equipment, demountable for events

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

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

Sculptural play equipment at Westlake Park

CREDIT: KIROTV.COM
CREDIT: KATIE KAVULLA
Property Use and Development Agreement to be approved by City of Seattle

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

Include signage identifying public access and allowing free speech activities

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

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

Public restroom: Ground floor

Occidental Square
OPEN SPACE SCALE COMPARISONS

Pine Street Crossing

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

Westlake Park, Seattle

Total  320’ X 146’  26,000 SF

Arthur Ross Terrace, New York City

Total  240’x163’  39,500 SF
ADDITIONAL ON-SITE
PUBLIC BENEFIT OPEN SPACES
WSCC - A CENTRAL CROSSING POINT IN THE HEART OF AN URBAN NEIGHBORHOOD
ON-SITE PUBLIC BENEFIT OPEN SPACES

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

- Hill Street Public Benefit Spaces
- Avenue Public Benefit Spaces
FLATIRON PLAZA PLAN COMPARISON

May 2017 plan

Current plan
FLATIRON PLAZA

Receive pedestrians from all directions, minimize impact of roadway, and celebrate street grid shift.
On-site Public Benefit Area: 1,788

- 2 existing trees to remain
- Existing utility vaults to remain
- Existing dumpster access to remain

VOLUNTARY SETBACK
AREA COUNTED AS
PUBLIC BENEFIT
FLATIRON PLAZA

Large sculptural benches and moveable seating, with a strong connection across 9th Avenue
FLATIRON PLAZA
Large sculptural benches and moveable seating, with a strong connection across 9th Avenue
ADJACENT OFF-SITE IMPROVEMENTS

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

EXISTING BUS STOP TO REMAIN
CURB CUT LOCATIONS REMAIN, PAVING UPGRADED
ADDED PLANTING
UPGRADED PAVING TO MATCH WSCC SITE FOR CONTINUITY
TERRY GREEN STREET PLAZA - SITE B
TERRY GREEN STREET CONCEPT

SITE B PUBLIC BENEFIT PLAZA

SITE C PUBLIC PLAZA (NOT COUNTED AS PUBLIC BENEFIT)
TERRY GREEN STREET PLAZA - SITE B

Public Benefit Area: 927 SF
TERRY GREEN STREET PLAZA - SITE B
A Green Street extension with signature planter and a range of seating options
DENNY TRIANGLE CORNER PLAZA
DENNY TRIANGLE CORNER PLAZA

Receive pedestrians at acute corner, amplify planting and direct energy toward streetlife
DENNY TRIANGLE CORNER PLAZA

Public Benefit Area: 1037 SF
DENNY TRIANGLE CORNER PLAZA
Warm and comfortable wood seating that faces the streetlife, backed by generous planter
DENNY TRIANGLE CORNER PLAZA

Warm and comfortable wood seating that faces the streetlife, backed by generous planter
BOREN AVENUE SCULPTURE GARDEN
BOREN AVENUE SCULPTURE GARDEN

Public Benefit Area: 2,290 SF

VOLUNTARY SETBACK AREA COUNTED AS PUBLIC BENEFIT
BOREN AVENUE SCULPTURE GARDEN

Seating and art display system to be designed in collaboration with selected artist(s)
PINE STREET SUN GARDEN
PINE STREET SUN GARDEN
Carrying Terry Ave Green Street spirit to Pine Street, breaking down rhythm of two-block sidewalk
PINE STREET SUN GARDEN
Public Benefit Area: 1,154 SF

PLANTING
MOVEABLE SEATING AREA
HILLCLIMB ABOVE

PUBLIC BENEFIT AREA: 1,154 SF
VOLUNTARY SETBACK AREA COUNTED AS PUBLIC BENEFIT

30'-10"

PINE STREET SUN GARDEN
PLANTING
PREFUNCTION
RETAIL
PINE STREET

MOVEABLE SEATING AREA

PLANTING

HILLCLIMB ABOVE

VOLUNTARY SETBACK

30'-10"

104
PINE STREET SUN GARDEN
Carrying Terry Ave Green Street spirit to Pine Street, breaking down rhythm of two-block sidewalk
PINE STREET SUN GARDEN
A sunny south-facing wood platform surrounded by San Juan plant palette
ON-SITE PUBLIC BENEFIT OPEN SPACES

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ON-SITE PUBLIC BENEFIT OPEN SPACES

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Hill Street Public Benefit Spaces
Avenue Public Benefit Spaces