Washington State Convention Center
Addition Project

Seattle Design Commission
Meeting #1 - Project Briefing

02-04-2016

<table>
<thead>
<tr>
<th>PROPERTY ADDRESS</th>
<th>SITE A</th>
<th>SITE B</th>
<th>SITE C</th>
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<tbody>
<tr>
<td></td>
<td>1600 9th Avenue</td>
<td>920 Olive Way</td>
<td>1711 Boren Avenue</td>
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<tr>
<td>SDCI PROJECT #</td>
<td>3020176</td>
<td>301896</td>
<td>3020177</td>
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<tr>
<th>OWNER</th>
<th>ARCHITECT</th>
<th>SDCI CONTACT</th>
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<tbody>
<tr>
<td>Washington State Convention Center</td>
<td>LMN Architects</td>
<td>Garry Papers</td>
</tr>
<tr>
<td>800 Convention Place, Seattle, WA 98101</td>
<td>801 Second Avenue, Suite 501, Seattle, WA 98104</td>
<td>206–684–0916, <a href="mailto:garry.papers@seattle.gov">garry.papers@seattle.gov</a></td>
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AGENDA

- PROJECT INTRODUCTION
- FUNCTIONAL BENEFIT
- TRAFFIC IMPACTS
- URBAN FORM
- PEDESTRIAN EXPERIENCE
- MODEL
PROJECT PURPOSE

- COMMUNITY ECONOMIC PURPOSE

- PUBLIC FACILITIES DISTRICT

- FUNDING SOURCE - EXISTING HOTEL ROOM TAX

- COMMUNITY REVENUE AND JOBS
PROJECT GOALS

- Create a highly efficient design which effectively 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.

- Integrate **mixed uses** such as retail and other possible co-developments, where appropriate, to enrich the urban diversity of the site.

- 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’s commitment to environmental stewardship.
GENERATION 5 CONVENTION CENTER
DAYLIGHT TO FUNCTION ROOMS
FLEXIBLE MEETING / PRE-FUNCTION SPACES
VERTICAL ORGANIZATION
INTEGRATED MIXED-USE
CONVENTION CENTER PROGRAM

EXHIBITION HALL  
150,000 SQ. FT.

FLEX HALL  
100,000 SQ. FT.

MEETING ROOMS  
120,000 SQ. FT.

BALLROOM  
60,000 SQ. FT.

RETAIL  
20,000 SQ.FT.

PARKING  
750 STALLS
SITE OVERVIEW

DENNY TRIANGLE

SITE A
SITE B
SITE C

WSCC ADDITION PROJECT

EXISTING SITE

RETAIL CORE

FIRST HILL
CAPITOL HILL

9th Avenue
Pine Street
Pike Street

139'
150'
191'
157'
137'
141'

PROPOSED VACATIONS

1. BLOCK 33 - MID BLOCK ALLEY (MUP PROJECT # 3018096)
   1,601 SQ. FT.

2. BLOCK 43 - MID BLOCK ALLEY (MUP PROJECT # 3020177)
   3,186 SQ. FT.

3. BLOCK 44 - MID BLOCK ALLEY SEGMENT (MUP PROJECT 3020177)
   2,879 SQ. FT.

4. OLIVE WAY (MUP PROJECT # 3020176, 3018096, AND 3020177)
   38,109 SQ. FT.

5. TERRY AVE (MUP PROJECT # 3020176 AND 3018096)
   9,874 SQ. FT.
UTILITIES

SITE UTILITIES - EXISTING

- Existing Street / Alley
- Seattle Public Utilities (Sewer)
- Seattle Public Utilities (Storm Drain)
- Seattle City Light (System Electrical)

SITE UTILITIES - PROPOSED

- Communication (Century Link)
- Seattle City Light (Street Lighting)
- Seattle Public Utilities (Water)
- Puget Sound Energy (Gas)
SITE [B] ALLEY

Looking South
STREET CLASSIFICATIONS

STREET

FRONTAGE

NOTE: LANDSCAPE REQUIREMENT PER DENNY TRIANGLE URBAN CENTER VILLAGE CODE APPLIES TO ALL FRONTAGES
**DENNY TRIANGLE & SEATTLE COMPREHENSIVE PLAN GOALS**

**MIXED-USE GROWTH**
Create a mixed-use neighborhood that combines commercial office development, retail sales and services, social and public services, and residential households.

Denny Triangle Neighborhood Plan: p. 11
Seattle’s Comprehensive Plan: DEN-P2

**BUSINESS/EMPLOYMENT**
The Denny Triangle community’s vision is to function as a business/employment center as well as a diverse multi-dimensional residential community.

Denny Triangle Neighborhood Plan: p. 15

**DEVELOPMENT INCENTIVES**
Consider a variety of land use tools, including increased height limits and FAR, design review processes, bonuses for public benefit features and exempting housing and retail space from FAR to stimulate residential and commercial development.

Seattle’s Comprehensive Plan: DEN-P4

**GREEN STREET AMENITY**
Encourage residential development along key green streets with specific public amenities such as small parks, improved streetscapes, retail functions and transportation improvements that support both residents and neighborhood employees.

Denny Triangle Neighborhood Plan: p. 11

**HOUSING ENCLAVES**
Nurture residential enclaves along green street couplets along 9th Avenue. Support residential development in the heart of Denny Triangle along quiet tree-lined streets.

Denny Triangle Neighborhood Plan: p. 11
Seattle’s Comprehensive Plan: DEN-P6

**STREET-LEVEL RETAIL**
Encourage, but not require, retail development at street level.

Denny Triangle Neighborhood Plan: p. 10
Seattle’s Comprehensive Plan: DEN-P6

**“SENSE OF PLACE”**
What distinguishes an urban “neighborhood” from the general urban development is providing vital streets – the connective issue of the community.

Denny Triangle Neighborhood Plan: p. 13

**STREET VITALITY**
Street vitality determined by the character, height and scale of building and architectural features; active facades, weather protection, street trees and landscaping; retail and service uses; quality of open space; history and a sense of place.

Denny Triangle Neighborhood Plan: p. 11

**STREETS TREES**
Install street Trees throughout the neighborhood.

Denny Triangle Neighborhood Plan: p. 14
Denny Triangle Approval and Adoption Matrix: p. 26

**DEVELOP GREEN STREETS**
Development could include widening and landscaping of sidewalks, development of “common thread” streetscape elements such as street furniture, street lights, paving, banners, signage and public art to be the area together with unique character.

Denny Triangle Neighborhood Plan: p. 17
Denny Triangle Approval and Adoption Matrix: p. 14

**PUBLIC ART**
Gateway elements, such as public art, are important and give identity to the neighborhood.

Denny Triangle Neighborhood Plan: p. 14
Denny Triangle Approval and Adoption Matrix: p. 16

**GATEWAYS**
Encourage redevelopment of small triangular parcels as neighborhood gateways.

Seattle’s Comprehensive Plan: DEN-P9
Denny Triangle Approval and Adoption Matrix: p. 16

**OPEN SPACE**
Encourage the creation of new open spaces. In the Denny Triangle, “Civic” is the more apt term for the purpose of the 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 on the quality day and night life of the Neighborhood.

Seattle’s Comprehensive Plan: DEN-P8
Denny Triangle Neighborhood Plan: p. 14

**PEDESTRIAN GREEN STREETS**
Implement strategies to slow traffic, and encourage pedestrians on the designated streets.

Denny Triangle Neighborhood Plan: p. 10

**IMPROVE PEDESTRIAN CROSSINGS ON ARTERIAL CORRIDORS**
Identify locations for curb bulbs, widening paving, mid-block refuges and medians; encourage use of protective street parking configurations, pedestrian signals and other pedestrian safety devices and crossings.

Denny Triangle Neighborhood Plan: p. 20
Denny Triangle Approval and Adoption Matrix: p. 14

**PINE STREET IMPROVEMENTS**
Commitments and Actions identified by the 1995 Pine Street Advisory Task Force Report should be extended through the Denny Triangle, including:

- Gateway elements at I-5
- Comprehensive street tree planting
- Comprehensive street furniture
- Enhanced night lighting

Denny Triangle Neighborhood Plan: p. 17

**MIXED-USE**
Encourage a mix of low, moderate and market-rate affordable housing throughout the neighborhood, incorporated into projects that mix commercial and residential development within the same projects.

Seattle’s Comprehensive Plan: DEN-P5

**STIMULATE HOUSING DEVELOPMENT**
Institute amendments to the underlying zoning and adjustments to the Downtown Bonus system to stimulate housing development, both in identified residential enclaves, and in mixed-use projects throughout the neighborhood.

Denny Triangle Approval and Adoption Matrix: p. 4
Seattle’s Comprehensive Plan: DEN-P2

**MODERATE-INCOME HOUSING**
Since the Denny Triangle currently contains only low-income or low-moderate income housing, the plan focuses on strategies to incentivize all housing, primarily moderate-income housing.

Denny Triangle Neighborhood Plan: p. 8

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URBAN DESIGN MERIT

- FUNCTIONAL BENEFIT
- TRAFFIC IMPACTS
- URBAN FORM
- PEDESTRIAN EXPERIENCE
FUNCTIONAL BENEFIT
CONVENTION CENTER PROGRAM

WITHOUT VACATIONS

BALLROOM
60,000 SQ FT

MEETING ROOMS
55,000 SQ FT

MEETING ROOMS
55,000 SQ FT

FLEX HALL
80,000 SQ FT

EXHIBITION HALL
80,000 SQ FT

LOBBY
RETAIL
PARKING
TOTAL: 195,000 SQ FT

LOADING
145,000 SQ FT

WITH VACATIONS

BALLROOM
60,000 SQ FT

MEETING ROOMS
TOTAL: 35,000 SQ FT

FLEX HALL
100,000 SQ FT

LOBBY
40,000 SQ FT

RETAIL
TOTAL: 20,000 SQ FT

PARKING
225,000 SQ FT

EXHIBITION HALL
150,000 SQ FT

LOADING
81,000 SQ FT
TRAFFIC IMPACTS
LOCAL TRANSPORTATION NETWORKS

WITHOUT VACATIONS

WITH VACATIONS

BICYCLE LANE IN STREET, MINOR SEPARATION
SHARED STREET
CYCLE TRACK
PROPOSED PRONTO NIKE SHARE
PRONTO BIKE-SHARE STATION
PARKING ACCESS
LOADING SERVICES
BUS STOP

PROJECT AREA
PROPERTY LINE
EXISTING WSCC
INTERSTATE-5
PROPOSED BUILDINGS
9-BLOCK STUDY AREA
EXISTING BUILDING

WITH VACATIONS

EXISTING BUILDING
INTERSTATE-5
PROPOSED BUILDINGS
9-BLOCK STUDY AREA
EXISTING WSCC

PROJECT AREA
PROPERTY LINE
EXISTING WSCC
INTERSTATE-5
PROPOSED BUILDINGS
9-BLOCK STUDY AREA
EXISTING BUILDING
TRAFFIC IMPACTS

TRUCK ACCESS WITHOUT VACATIONS - INBOUND

TRUCK ACCESS WITH VACATIONS - INBOUND
TRAFFIC IMPACTS

TRUCK ACCESS WITHOUT VACATIONS - OUTBOUND

TRUCK ACCESS WITH VACATIONS - OUTBOUND
9th Avenue & Pine Street shapes an urban room marking WSCC Addition Entry and framing Paramount Theater

9th Avenue Market Street can connect two existing WSCC as shared street with strong green character and flexible use

Pine Street Walk-ups give fine-grain that extends neighborhood character

Grain of two-sided Pine Street could support diverse street experience while maximizing views to bay and Pike Place Market

Pike Street could extend Freeway Park character and connect between existing WSCC and Capitol Hill

9th Avenue mixed street retail with lobby

Capitol Hill Beacon attracts activity from across I-5

Boren Avenue Urban Boulevard could cross the city as a grand tree-lined street (and not a freeway overpass)

Pine Street Bridge could highlight critical connection to Capitol Hill as an enhanced pedestrian experience and iconic element

Terry Avenue uses shared space to accommodate mixed modes and launch connection to green-street

Grid shift corner offers an iconic anchor

Residential Co-Development

Commercial Co-Development

Denny Triangle & South Lake Union

Capitol Hill

Downtown & Waterfront

First Hill
Pros:
- No ROW vacations needed

Cons:
- Larger volume above grade
- Taller building
- Limited opportunities for porosity and daylight midblock
- Minimal setbacks
**Pros:**
- More program below grade allows for less volume above grade
- Shorter building
- More opportunities for mixed use program and public space
- Opportunity for natural day light, views, and terraces
- Greater opportunity for modulation and setbacks

**Cons:**
- ROW vacation needed
URBAN FORM
CONVENTION CENTER

WITHOUT VACATIONS
URBAN FORM
CONVENTION CENTER

WITH VACATIONS
URBAN FORM
CONVENTION CENTER

WITHOUT VACATIONS

WITH VACATIONS

SITE B
SITE C
HOMELLY ST.
PINE STREET
990 AVE
URBAN FORM
CO DEVELOPMENT

WITHOUT VACATIONS

Potential Residential Development Sites
Potential Office Development Sites

WITH VACATIONS

Proposed Residential Building
Podium & Amenity

Proposed Office Building

Potential Development Allowed by Code
Proposed Development
URBAN FORM
PINE STREET- LOOKING WEST

WITHOUT VACATIONS

WITH VACATIONS
URBAN FORM
BOREN/OLIVE - LOOKING EAST

WITHOUT VACATIONS

WITH VACATIONS
URBAN FORM
BOREN - LOOKING NORTH

WITHOUT VACATIONS

WITH VACATIONS
URBAN FORM
BOREN/OLIVE- LOOKING WEST

WITHOUT VACATIONS

WITH VACATIONS
URBAN FORM
9TH STREET- LOOKING NORTH

WITHOUT VACATIONS

WITH VACATIONS
PEDESTRIAN EXPERIENCE
SITE CONCEPT- PREFERRED SCHEME
PEDESTRIAN EXPERIENCE
SITE PLAN - WITHOUT VACATIONS

INACTIVE FRONTAGE: 781 LF
41% INACTIVE
ACTIVE FRONTAGE: 1,097 LF
58% ACTIVE
7 CURB CUTS

SITE PLAN - WITH VACATIONS

INACTIVE FRONTAGE: 510 LF
27% INACTIVE
ACTIVE FRONTAGE: 1,334 LF
71% ACTIVE
5 CURB CUTS
WITHOUT VACATIONS

Potential Residential Building 447,345 SQ. FT.

Potential Office Building 359,256 SQ. FT.

Potential Residential Building 114,922 SQ. FT.

WITH VACATIONS

Residential Tower 357,123 SQ. FT.

Office Tower 515,734 SQ. FT.

Podium & Amenity

Podium & Amenity

Ground Floor - Access
Lobby - Street Level Uses
PEDESTRIAN EXPERIENCE
CO DEVELOPMENT
PEDESTRIAN EXPERIENCE WITH VACATIONS

OLIVE STREET
PEDESTRIAN EXPERIENCE WITH VACATIONS
9TH AVENUE

SECTION A
ATRIUM
MIXING ZONE
RETAIL
9TH AVE

SECTION B
ATRIUM
MIXING ZONE
RETAIL
9TH AVE

SECTION C
RETAIL
9TH AVE MARKET
MIXING ZONE
REGISTRATION
OLIVE WAY
PINE STREET
PEDESTRIAN EXPERIENCE WITH VACATIONS

9TH AVENUE

OLIVE WAY

PINE ST.
PEDESTRIAN EXPERIENCE WITH VACATIONS

PINE STREET

[Diagram of pedestrian experience with vacations]

[Plan view of Pine Street showing walk-ups and prefuction areas]
PEDESTRIAN EXPERIENCE WITH VACATIONS
PINE STREET WALK UPS
PEDESTRIAN EXPERIENCE WITH VACATIONS
BOREN AVENUE

OPTION 01: GREEN WALL

OPTION 02: GRAPHIC WALL / ARTWORK

OPTION 03: SPECIAL LIGHT / MATERIALS
ART PROGRAM
STAND UP AND LOOK AT THE MODEL...please