AGENDA

◉ PROJECT OVERVIEW

PROCESS
- 07/19/2016  DRB APPROVAL
- 01/04/2016  SDC - URBAN DESIGN MERIT - PROJECT BRIEFING
- 04/21/2016  SDC - URBAN DESIGN MERIT - D.E.I.S. BRIEFING
- 09/15/2016  SDC - URBAN DESIGN MERIT - PEDESTRIAN EXPERIENCE

◉ CONTEXT

◉ PROPOSED VACATIONS

◉ PEDESTRIAN EXPERIENCE

  SITE ANALYSIS & CONCEPTS
  STREET BY STREET
PROJECT OVERVIEW
SITE CONTEXT
SITE FOOTPRINT
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.
SUBTERRANEAN LOADING & SERVICES
SECTION THROUGH LOADING DOCK
URBAN FORM - CONV. CTR.

WITHOUT VACATIONS

WITH VACATIONS

275'

264'
URBAN FORM
PINE ST. / 9TH AVE.
CHARACTERISTICS

WHAT DOES THE PROJECT GAIN?

- Internal & subterranean loading & services
- FAR is gained from alley vacation, not transferred between sites due to vacations

WHAT DOES THE PUBLIC GAIN?

- Improved urban form, scale and massing
- Greater setbacks for pedestrian & landscape spaces at grade
- Fewer access points
- Improved pedestrian experience with enhanced program at grade
“DO NO HARM” - IMPACTS OF VACATION

- DEIS Briefing on 04/21/2016
- Improves pedestrian circulation
- Respects urban scale & lot patterns
- Upgrades utility infrastructure
- Respects transportation networks
- Creates more open space & massing modulation
- Minimizes service areas & access points
SUSTAINABILITY

TARGET: LEED SILVER

- STORM WATER MANAGEMENT - COLLECTION OF RAINWATER FOR TOILET FLUSHING
- LOW-FLOW PLUMBING FIXTURES
- WATER-EFFICIENT LANDSCAPING

- P.V. PANELS ON THE ROOF FOR ON-SITE ENERGY COLLECTION
- USE OF DAY LIGHT IN PRE-FUNCTION AREAS

- USE OF REGIONAL MATERIALS AND RECYCLED CONTENT
- BICYCLE AND ALTERNATIVE-TRANSPORTATION FRIENDLY

- RADIANT HEATING/ COOLING IN PRE-FUNCTION AREAS
- HEAT RECOVERY SYSTEM
- BUILDING SYSTEMS COMMISSIONING
PEDESTRIAN EXPERIENCE
A CENTER, NO BACK
SITE
MULTI BLOCK NOT MEGA BLOCK
9TH AVE
PIKE/PINE TO
DENNY TRIANGLE
CONNECTION
TERRY AVE
GREEN STREET TO
SOUTH LAKE UNION
HOWELL ST
DENNY TRIANGLE
NEIGHBORHOOD CONNECTION
OLIVE WAY
A SERIES OF URBAN ROOMS, WORKING TOGETHER WITH PIKE STREET AND PINE STREET
PINE ST
THE BIG SEATTLE VIEW
CONTEXTUAL RESPONSES
PEDESTRIAN MOVEMENT - EXISTING SITE

500+ PEDESTRIANS PER HOUR AT EVENING PEAK

300-500 PEDESTRIANS PER HOUR AT EVENING PEAK

150-300 PEDESTRIANS PER HOUR AT EVENING PEAK

0-150 PEDESTRIANS PER HOUR AT EVENING PEAK

PROJECTED VOLUMES BASED ON PRELIMINARY DATA.
500-700 PROJECTED PEDESTRIANS PER HOUR AT EVENING PEAK

300-500 PROJECTED PEDESTRIANS PER HOUR AT EVENING PEAK

150-300 PROJECTED PEDESTRIANS PER HOUR AT EVENING PEAK

0-150 PROJECTED PEDESTRIANS PER HOUR AT EVENING PEAK

PROJECTED VOLUMES BASED ON PRELIMINARY DATA.
URBAN CONNECTIVITY & CONTINUITY

EMPHASIZING CONTINUITY OF SIDEWALKS AND PEDESTRIAN EXPERIENCE FROM BLOCK-TO-BLOCK
ORIENTING STREETS AND AVENUES
REINFORCING THE DISTINCT CHARACTERS AND SCALE OF DOWNTOWN STREETS, AVENUES, AND ALLEYS

KEY
- CHARACTER 1 (STREETS)
- CHARACTER 2 (AVENUES)
- CHARACTER 3 (ALLEYS)
- INTERSECTIONS
- STREET VACATION ALIGNMENTS
- ALLEY VACATION ALIGNMENTS
- PREVIOUSLY VACATED STREETS AND ALLEYS
- CURRENTLY PROPOSED FULL STREET AND ALLEY VACATIONS
- CURRENTLY PROPOSED SUBTERRANEAN STREET AND ALLEY VACATIONS
MULTIPLE IDENTITIES
A VARIETY OF PEDESTRIAN EXPERIENCES

SIDEWALK CHARACTER ZONES
- SIDEWALK CHARACTER 1 (STREETS)
- SIDEWALK CHARACTER 2 (AVENUES)

EXTERIOR PROJECT CHARACTER ZONES
- TERRY GARDEN BLOCK
- BOREN GREEN
- OLIVE GARDEN EDGE
- TERRY TERMINUS
- PUBLIC PLAZA
- 9TH AVE MARKET
- PINE ST WALK-UPS
- 9TH AVE GRID SHIFT
- RESIDENTIAL BLOCK
- OFFICE BLOCK
- BOREN CORNER
STREET TREES - EXISTING

EXISTING TREE SPECIES

- **ACER PSEUDOPLATANUS**
  Sycamore Maple
- **ACER PLATANOIDES**
  Norway Maple
- **GINKO BALBOA**
  Ginkgo, Maidenhair Tree
- **TILIA CORDATA**
  Littleleaf Linden
- **ZELKOVA SERRATA 'VILLAGE GREEN'**
  Village Green Zelkova

SITE A

SITE B

SITE C
STREET TREES - PROPOSED

PROPOSED TREE SPECIES
- **ACER CIRCINATUM**
  - Vine Maple
- **ACER MACROPHYLLUM**
  - Bigleaf Maple
- **ACER RUBRUM**
  - Red Maple
- **FRAXINUS LATIFOLIA**
  - Oregon Ash
- **PINUS CONTORTA VAR. CONTORTA**
  - Shore Pine
- **PLATANUS X ACERFOLIIA**
  - Columbia Planetree
- **RHODODENDRON MACROPHYLLUM**
  - Pacific Rhododendron
- **QUERCUS GARRYANA**
  - Garry Oak
- **ZELKOVA SERRATA 'GREI'**
  - Japanese Zelkova

SITE A

SITE B

SITE C

OLIVE WAY
HOWELL ST
TERRY AVE
BOREN AVE
9TH AVE
PINE ST
PLANTING CHARACTER

PROPOSED PLANTING CHARACTER ZONES

- TERRY GARDEN PLANTERS
- BOREN FERN GARDEN
- 9TH PLAZA PLANTERS
- AVENUE MIX
- OLIVE & HOWELL STREET MIXES
- OLIVE FACADE MIXES
- PINE ST MIXES
STREET FURNISHINGS

SITE C

SITE B

SITE A

TOFINO BICYCLE RACK

TRASH/RECYCLING RECEPTACLE

BIKE SHARE STATION

PLANTING PROTECTION FENCE (ADJOINING ALL PLANTING AREA)

CUSTOM STREET FURNISHINGS
AVENUE CHARACTER

PLANTING/PAVING
SIDEWALK PLANTING/AMENITY
ROADWAY

CITY STANDARD CONCRETE, 2’X2’ SCORE PLANTING

STREET TREES
TEXTURED PAVING
TEXTURED PAVING
DRIVE WAY
GENERAL APPROACH TO DRIVEWAYS

INTEGRATED INTO BUILDING FACADE, CONTINUITY OF STREET FRONTAGE

MINIMIZE OPENING, MAXIMIZE VISIBILITY

VISUAL INTEREST AT PORTAL OPENING & DOORS

PRIORITIZE PEDESTRIANS, CLARITY OF TRAFFIC PATTERNS FOR SAFETY & FLOW

TEXTURED PAVING

BUILDING SETBACK/AMENITY ZONE

CONTINUOUS PEDESTRIAN HARDSCAPE

APRON LOCATION PER VEHICLE MOVEMENTS

TEXTURED PAVING

CURBSIDE PLANTING/AMENITY ZONE
Acer macrophyllum
Bigleaf Maple

Zelkova serrata 'Green Vase'
Japanese Zelkova

Pinus contorta var. contorta
Shore Pine

Eriophyllum lanatum
Oregon Sunshine

Gaultheria shallon
Salal

Mahonia aquifolium 'Compacta'
Compact Oregon Grape

Nassella tenuissima
Mexican Feather Grass

Festuca rubra 'Molate'
Molate Red Fescue

Festuca roemeri
Roemer's Fescue

Mahonia nervosa
Dwarf Oregon Grape

Polystichum munitum
Sword Fern

Rosa nutkana
Nootka Rose

Arctostaphylos uva-ursi
'Massachusetts' Massachusetts Kinnikinnick

Zelkova serrata 'Green Vase'
Japanese Zelkova
PINE STREET
WALK UPS

PREFUNCTION LOBBY

OPEN TO EX HALL BELOW

RETAIL

RETAIL

RETAIL
9TH AVE - CONV. CTR.
PEDESTRIAN EXPERIENCE
9TH AVE MARKET
9TH AVE - RESIDENTIAL PLAZA
OLIVE WAY
PEDESTRIAN EXPERIENCE
OLIVE WAY
FURNISHING

TERRY AVE
9TH AVE
BOREN AVE

Custom Street Furnishings

Tofino Bicycle Rack
Trash/Recycling Receptacle

Planting Protection Fence
(Adjoining all planting area)
OLIVE WAY / TERRY AVE.
RESIDENTIAL
OLIVE WAY - CONV. CTR.
STREET SECTION

OLIVE WAY

14'
9.5'
5.5'

(OFFICE)

4.5'
8'
3.5'

(ROW)

(VACATION)

12'

(CONV. CTR.)
OLIVE WAY / TERRY AVE
OLIVE WAY / BOREN AVE
TERRY AVE
PEDESTRIAN EXPERIENCE

1. LOBBY
2. GARAGE EXIT
TERRY AVE
FURNISHING

Custom Street Furnishings

Tofino Bicycle Rack

Trash/Recycling Receptacle

Planting Protection Fence
(Adjoining all planting area)
TERRY AVE / OLIVE WAY
TERRY TERMINUS CONCEPT
TERRY AVE. / OLIVE WAY
RESIDENTIAL
TERRY AVE / OLIVE WAY
OFFICE
BOREN AVE

PLANTING

Dryopteris filix-mas 'Robusta'
Robust Male Fern

Gaultheria shallon
Salal

Polystichum munitum
Sword Fern

Platanus x acerifolia 'Columbia'
Columbia Planetree
BOREN AVE
FURNISHING

Planting Protection Fence
(Adjoining all planting area)

Trash/Recycling Receptacle

Custom Street Furnishings
HOWELL ST
PEDESTRIAN EXPERIENCE
HOWELL ST
PLANTING

Allium acuminatum
Tapertip Onion

Arctostaphylos uva-ursi
‘Massachusetts’
Massachusetts Kinnikinnick

Camassia leichtlinii
Great Camas

Eriophyllum lanatum
Oregon Sunshine

Gaultheria shallon
Salal

Mahonia aquifolium
‘Compacta’
Compact Oregon Grape

Mahonia nervosa
Dwarf Oregon Grape

Polystichum munitum
Sword Fern

Sedum oreganum

Fraxinus latifolia
Oregon Ash

Zelkova serrata ‘Green Vase’
Japanese Zelkova
**HOWELL ST**

**FURNISHING**

- Tofino Bicycle Rack
- Trash/Recycling Receptacle
- Planting Protection Fence (Adjoining all planting area)
- Custom Street Furnishings
HOWELL ST - RESIDENTIAL

STREET SECTION

HOWELL

RETAIL

13'

9.5'

6'

PL
HOWELL ST / TERRY AVE
RESIDENTIAL