

An architectural rendering of the Washington State Convention Center Addition Project at night. The image shows a large, modern building complex with a central courtyard and a glass-enclosed skybridge. The building is illuminated from within, and the surrounding city lights are visible in the background. The sky is dark with some light clouds. The text "Washington State Convention Center Addition Project" is overlaid on the left side of the image.

Washington State Convention Center Addition Project

Seattle Design Commission
Meeting #7 - Urban Design Merit

03-16-2017

AGENDA

INTRODUCTION

6 ISSUES

QUESTIONS

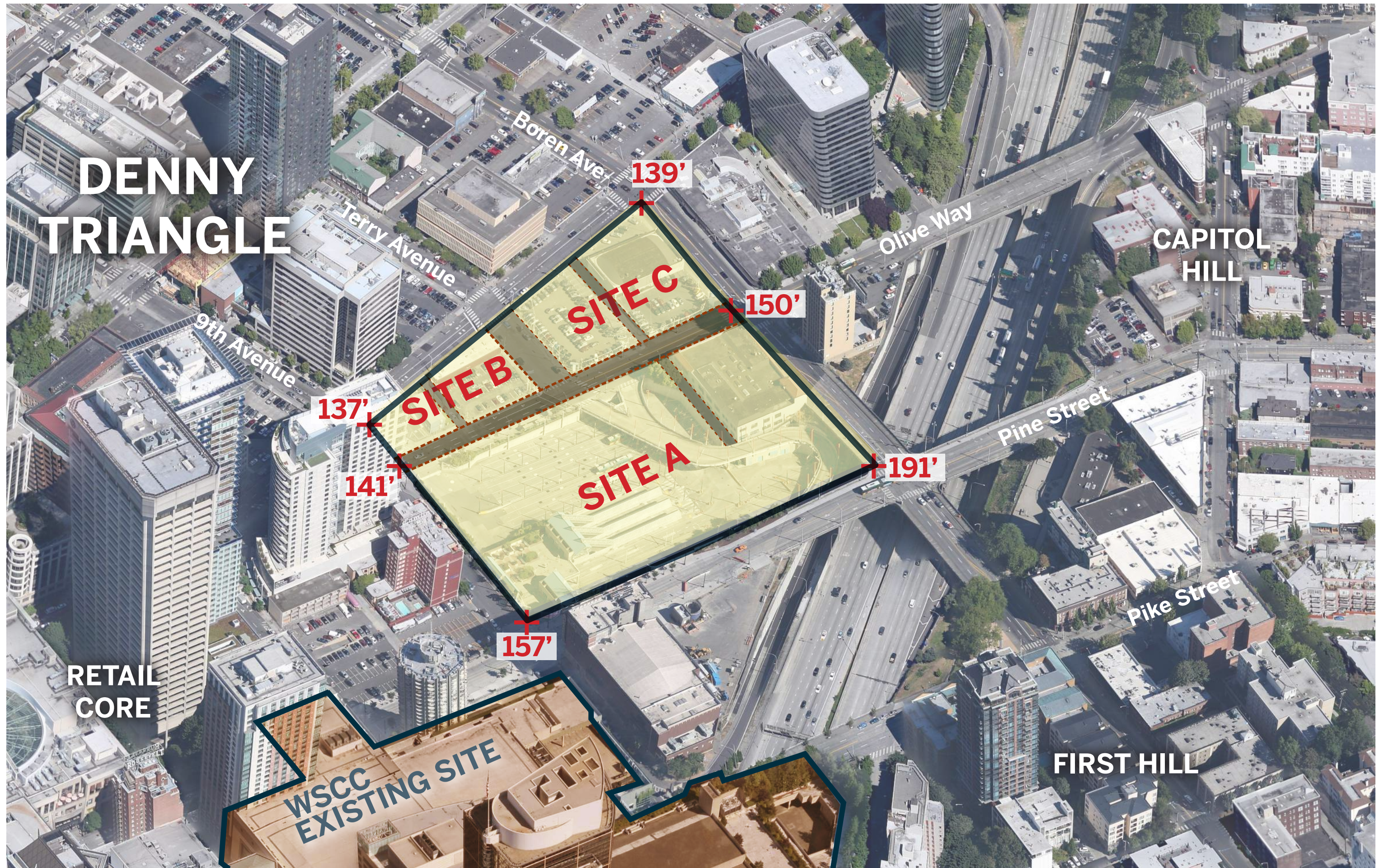
PROJECT PRINCIPLES

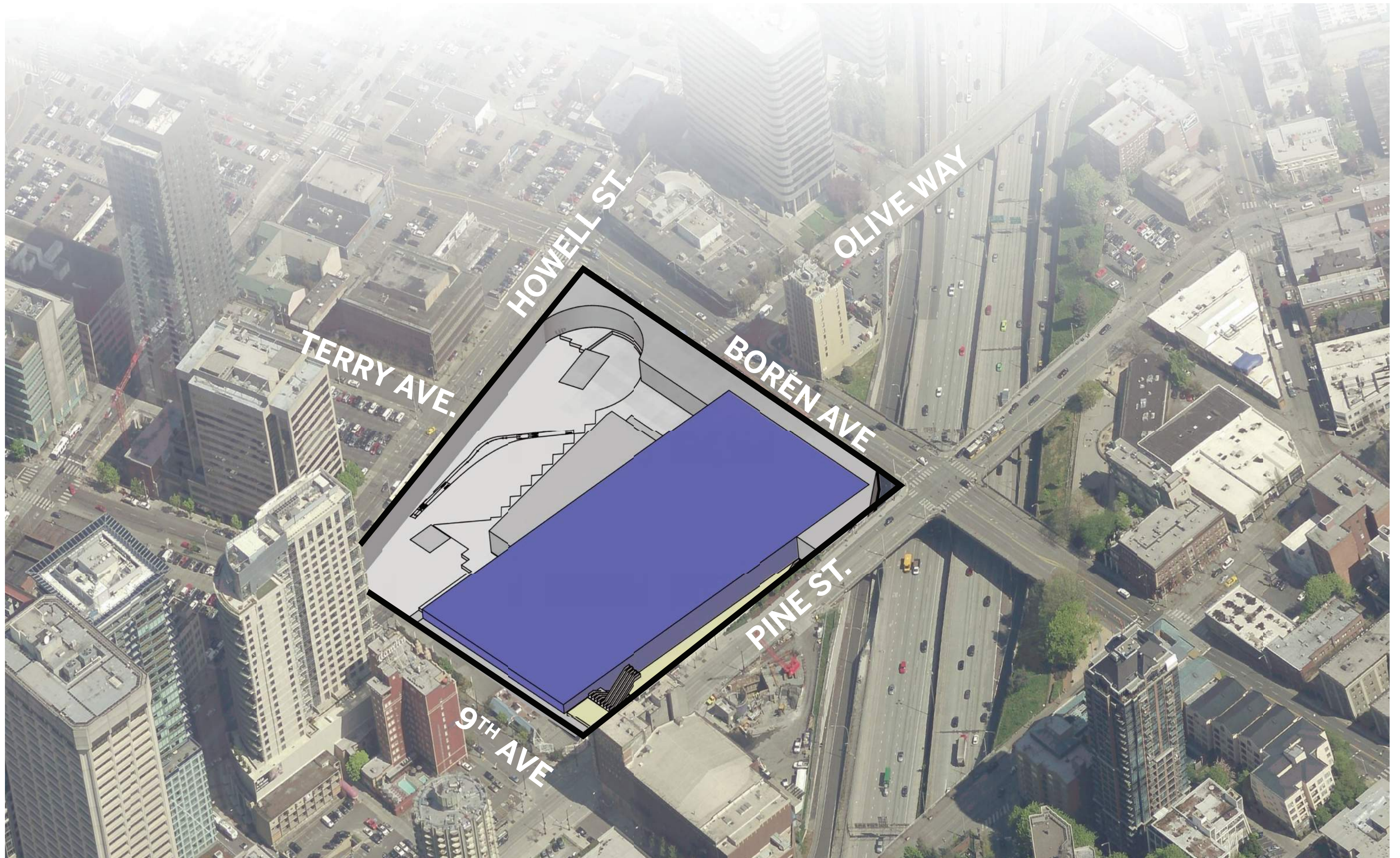
PFD & PROGRAM

URBAN EXPERIENCE

STRONG CONNECTION BETWEEN INTERIOR AND EXTERIOR

CONNECTIVITY





6 ISSUES

1. Co-development

2.Truck exit on Terry for WSCC and co-development sites

3.Impacts of WSCC truck ramp on public realm on Howell

4.Impacts on Olive Way at WSCC site

5. Truck ingress at Boren for WSCC and co-development sites

6. Streetscape along Boren Avenue for WSCC

1. CO-DEVELOPMENT

CO-DEVELOPMENT COMMITMENT

MARKET VIABILITY

CONSTRUCTABILITY

**INTERIM CONDITION IF CO-DEVELOPMENT DELAYED
(NOT PROPOSED, NOT ANTICIPATED)**

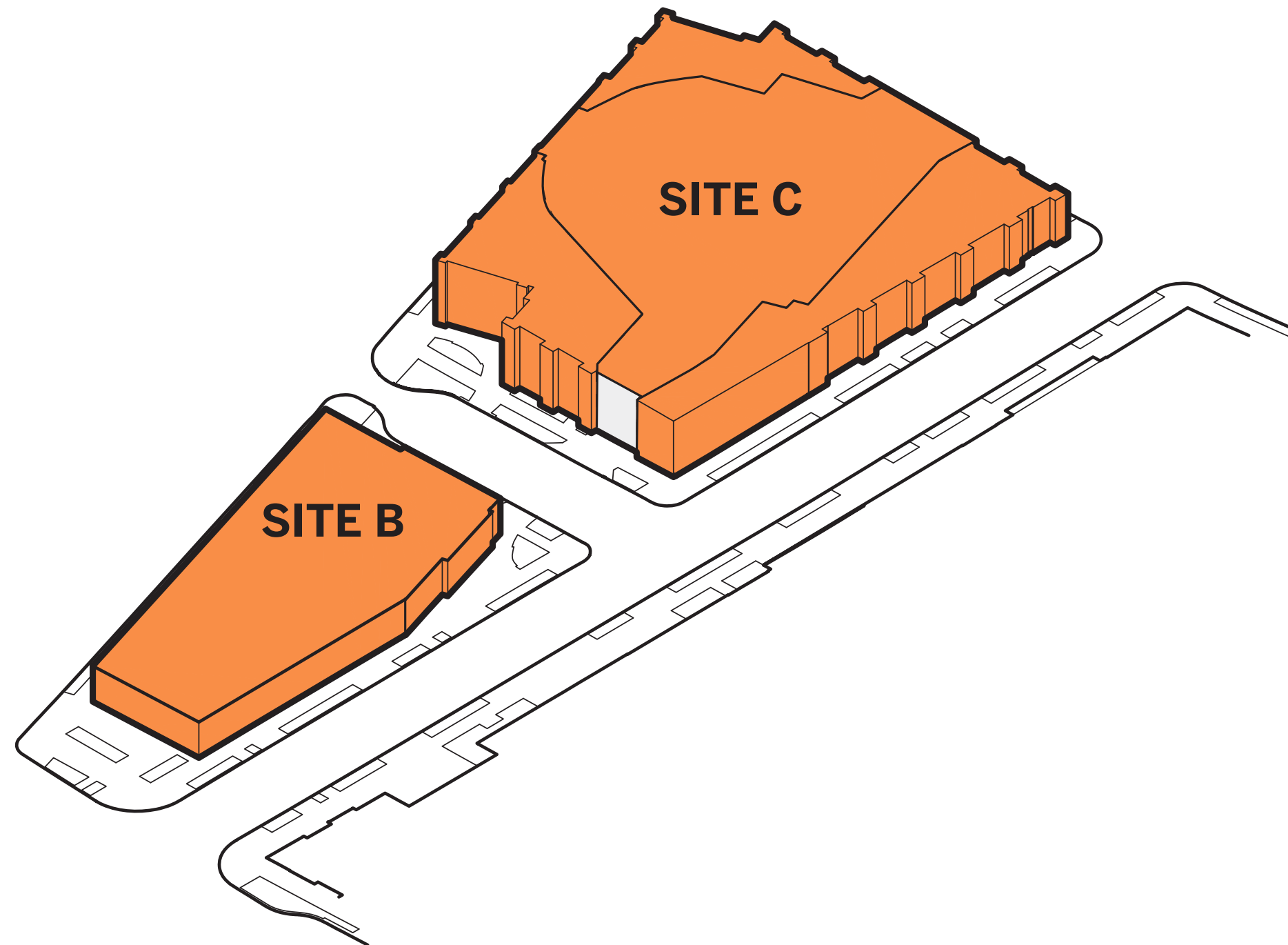
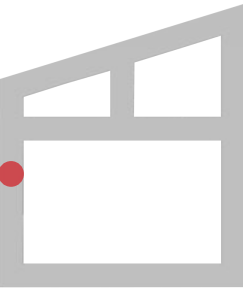
CO-DEVELOPMENT COMMITMENT

CONSTRUCTABILITY



CO-DEVELOPMENT COMMITMENT

INTERIM CONDITION IF DELAY (NOT PROPOSED, NOT ANTICIPATED)



APPROACH

Engage Convention Center events and people

Create rich mixed use neighborhood

Provide significant retail frontage

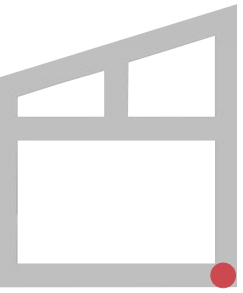
Disperse egress stairs and vehicular access

Emphasize landscape

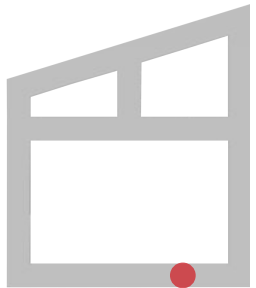
Strengthen urban framework

Embed art and cultural activities

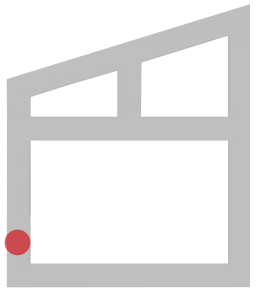
BOREN BEACON



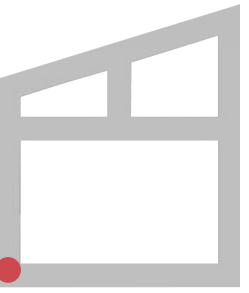
BOREN BEACON



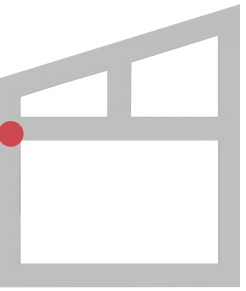
9TH AVE MARKET



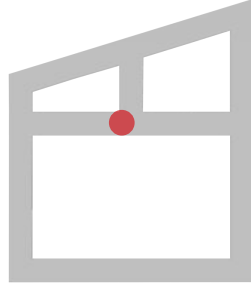
9TH AND PINE PLAZA



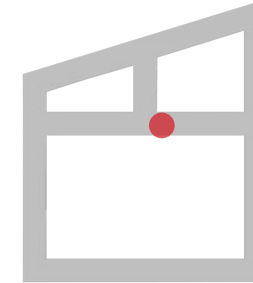
9TH AVE MARKET



OFFICE

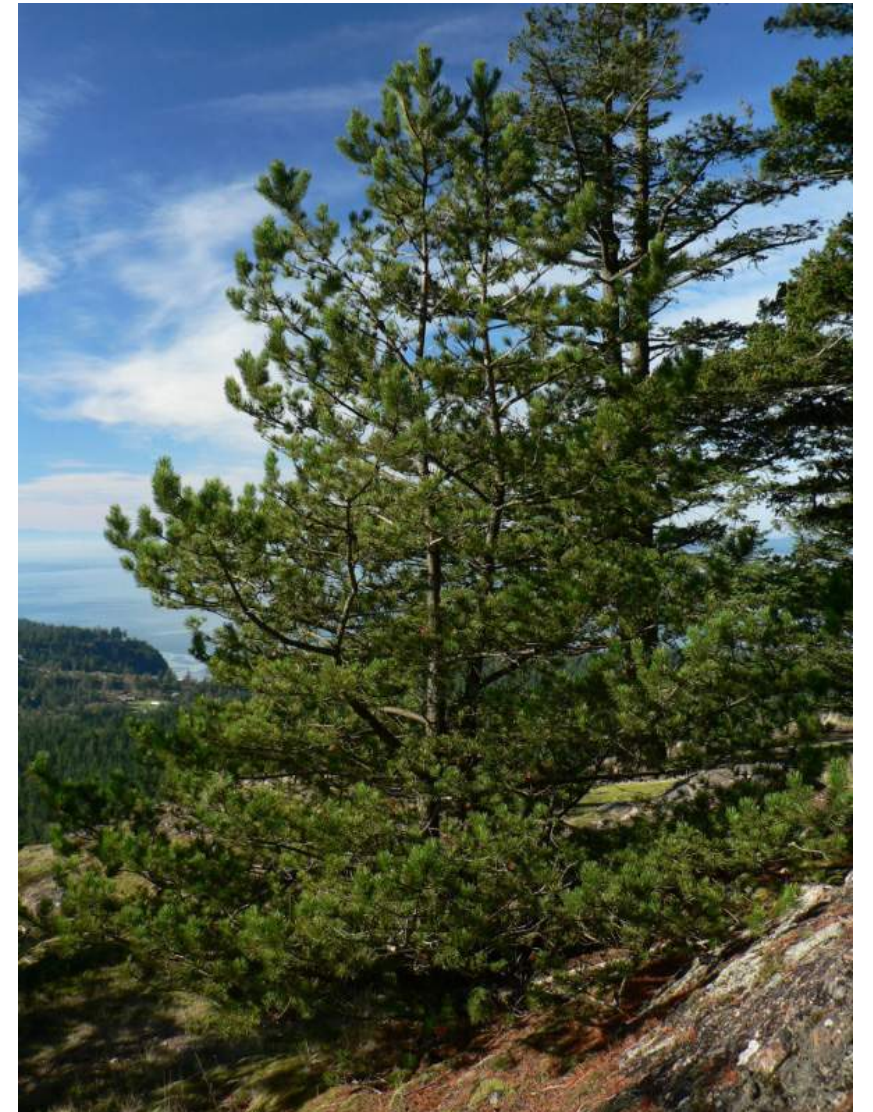


RESIDENTIAL



CONCEPTUAL FRAMEWORK FOR PEDESTRIAN EXPERIENCE

THE WASHINGTON STATE STORY



CONTEXTUAL RESPONSES



KEY



PRIMARY CIRCULATION CORRIDORS



DESIGNATED GREEN STREETS



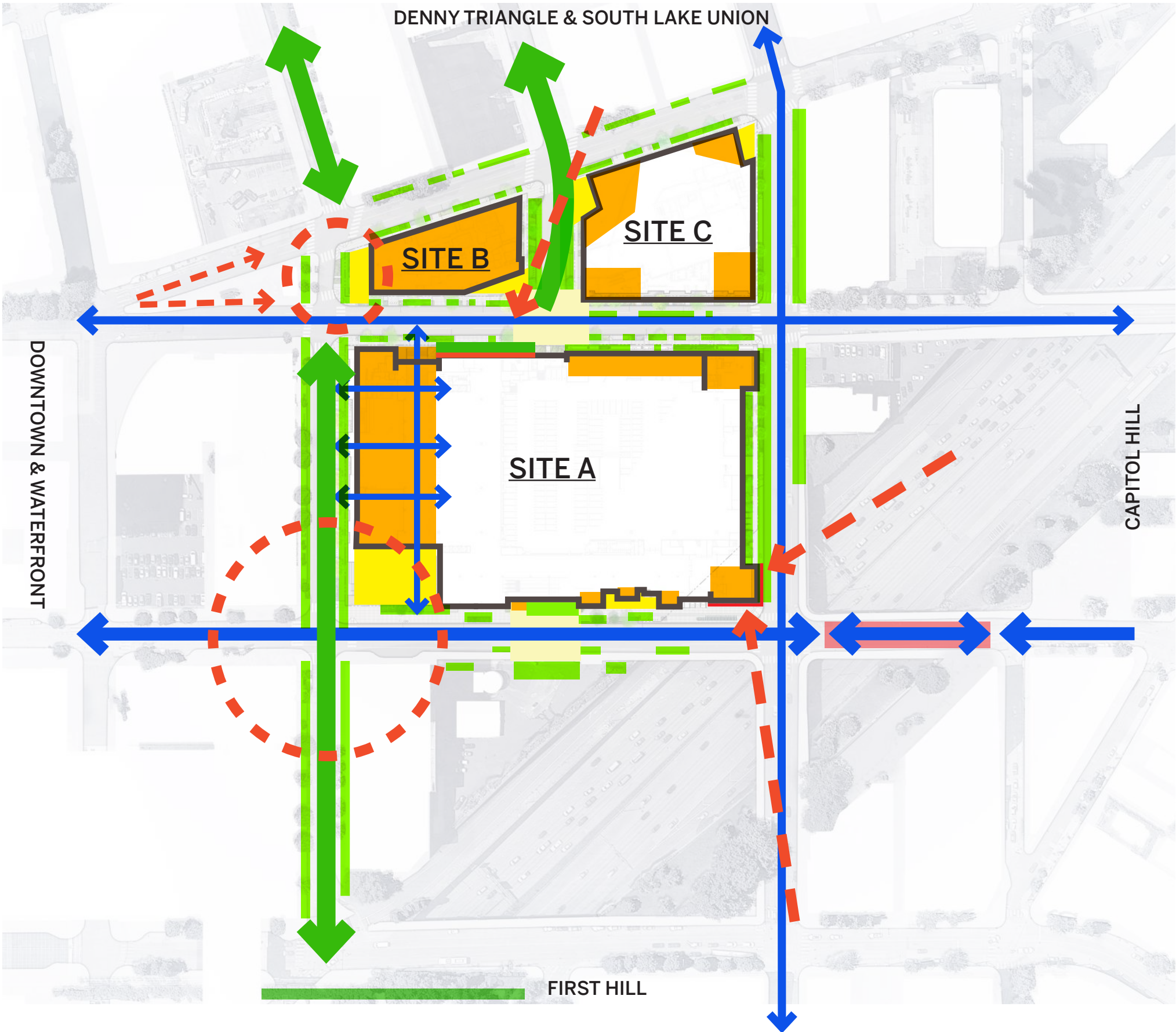
STRONG VISUAL POINTS OF INTEREST



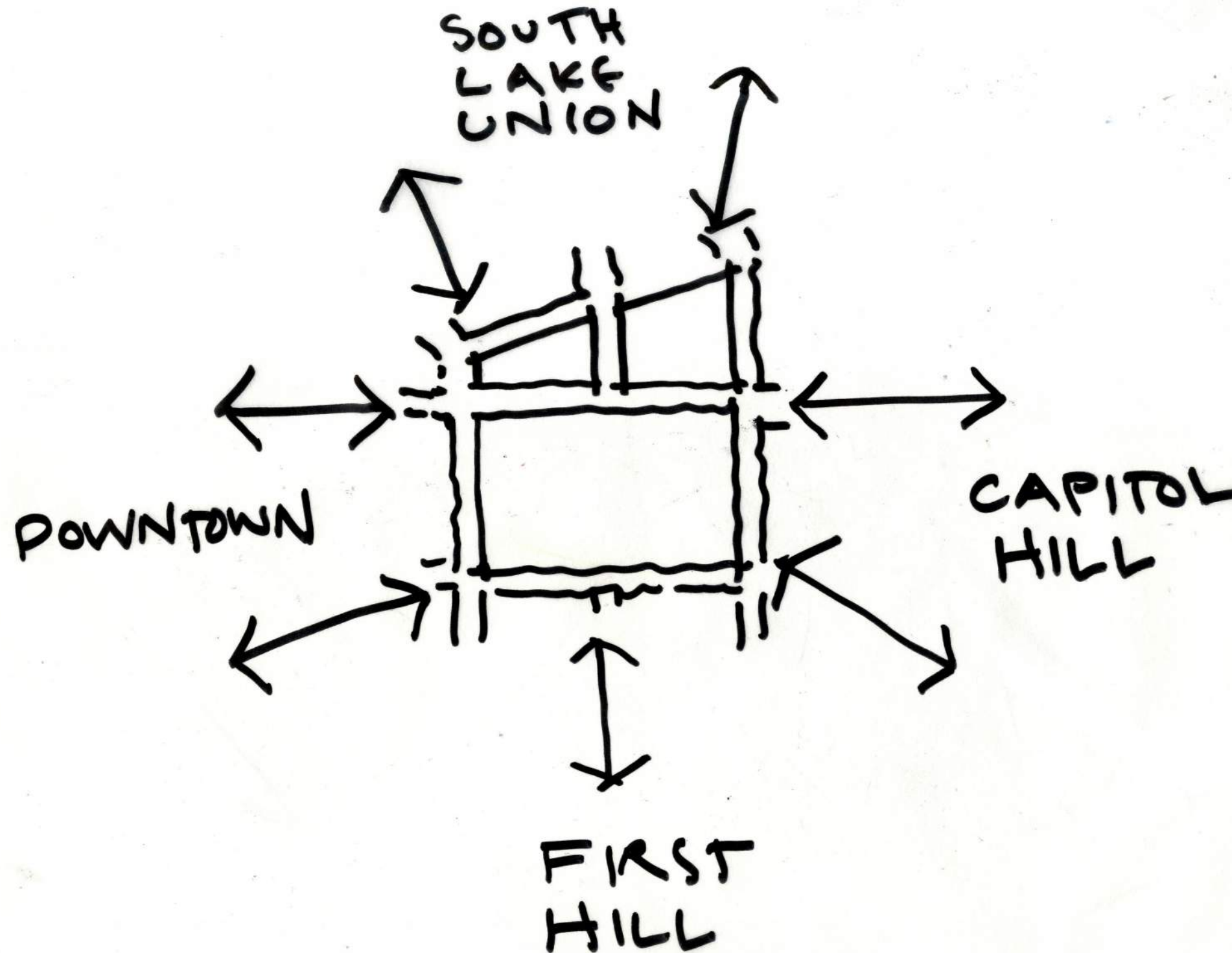
EXTERIOR PEDESTRIAN SPACES



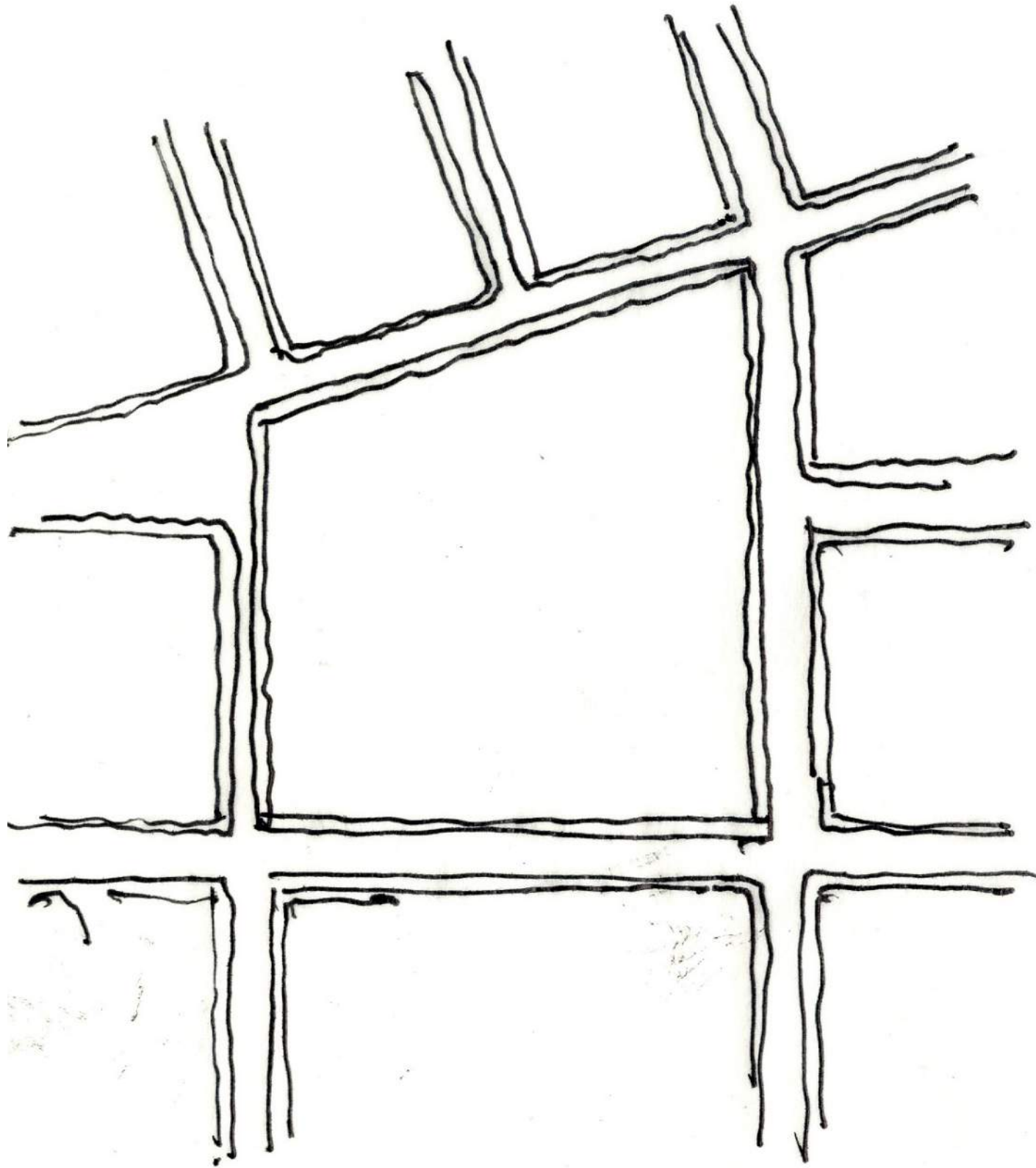
STREET LEVEL RETAIL SPACES



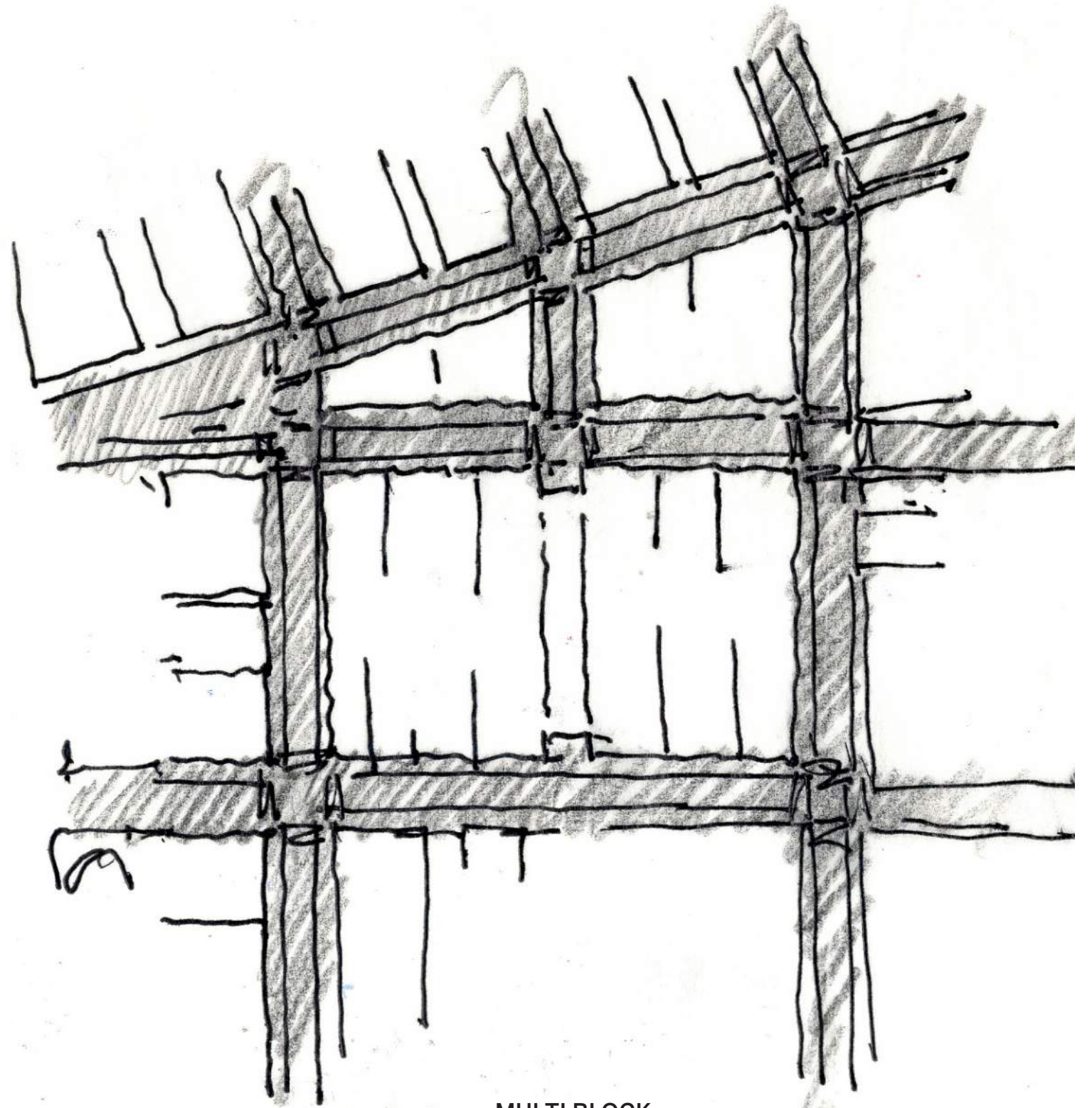
A CENTER WITH NO BACK



MULTI BLOCK, NOT MEGA BLOCK



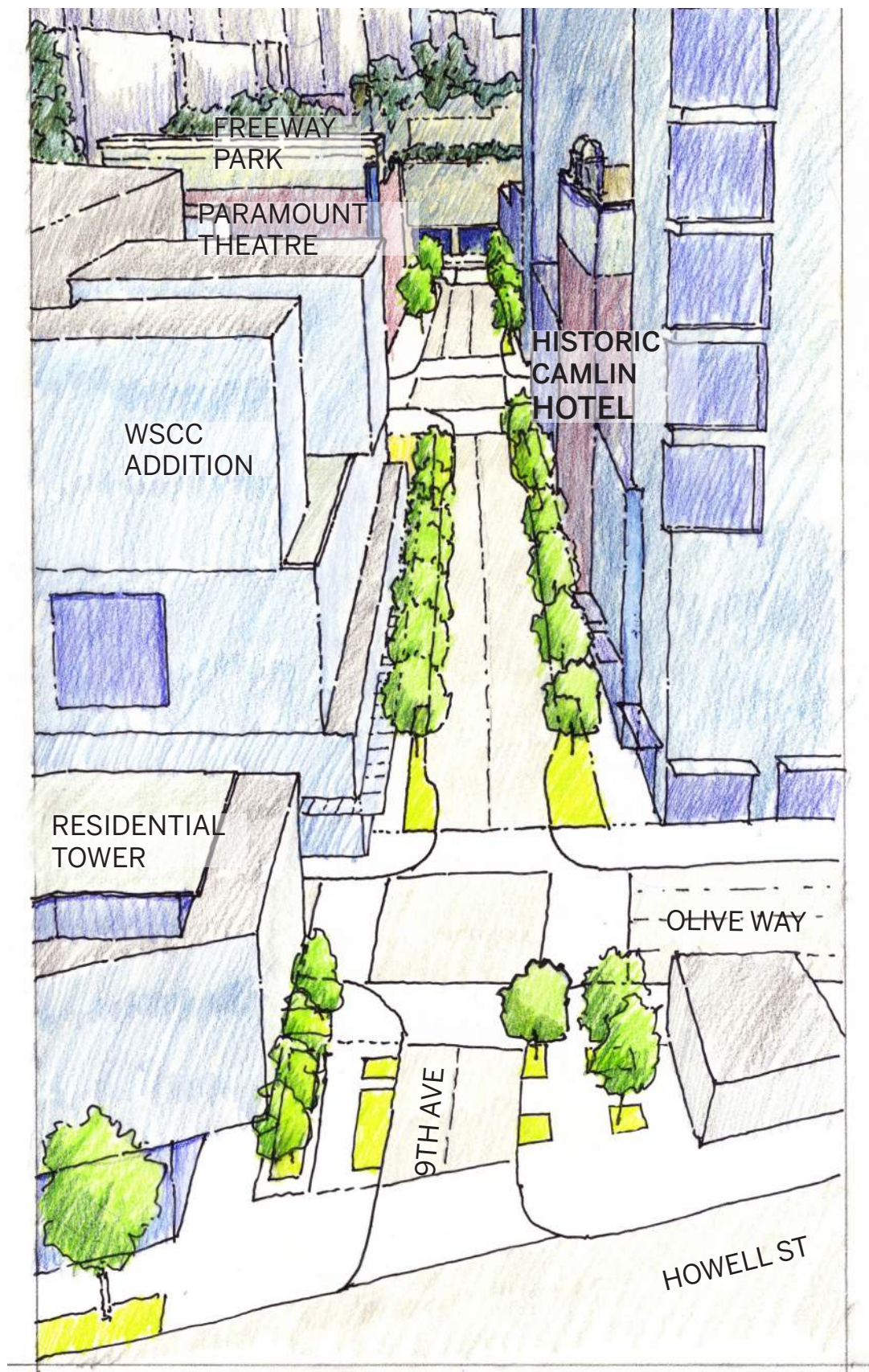
MEGA BLOCK



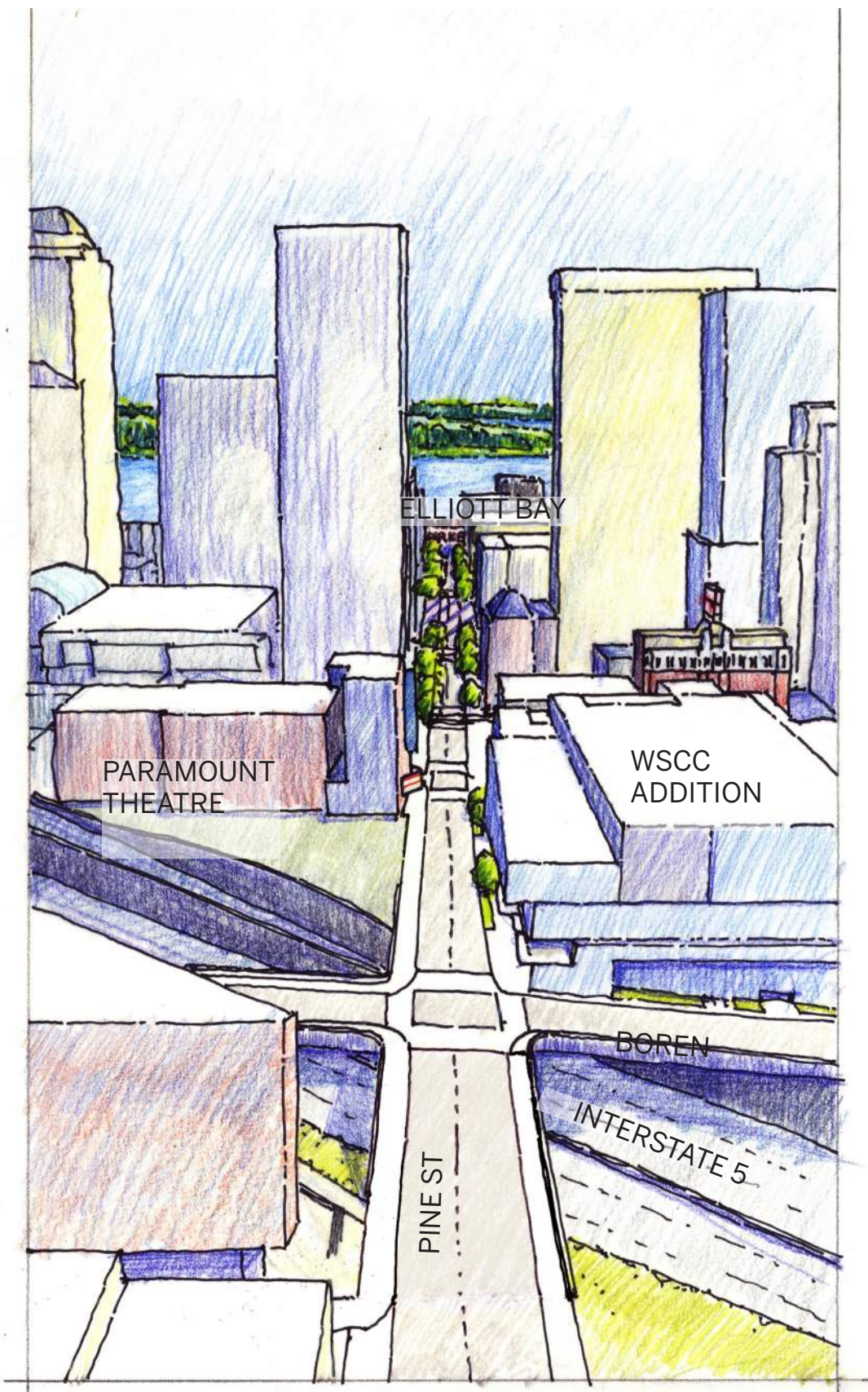
MULTI BLOCK

ORIENTING HILL STREETS AND AVENUES

9TH AVE. CONCEPT SKETCH

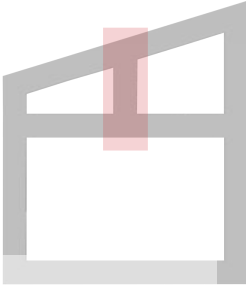


PINE ST. CONCEPT SKETCH

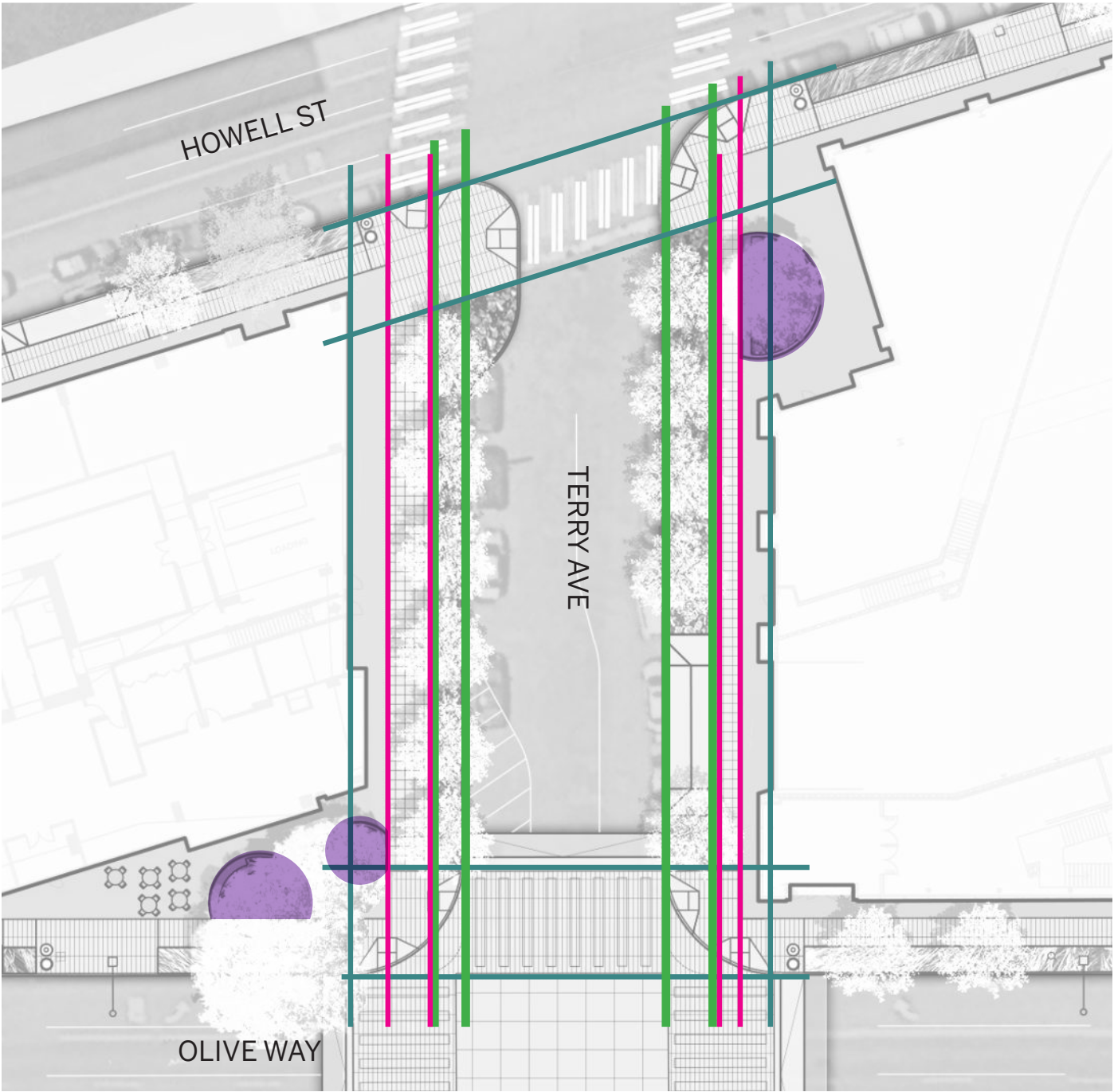


2. TERRY AVENUE

TERRY AVENUE - CONCEPT



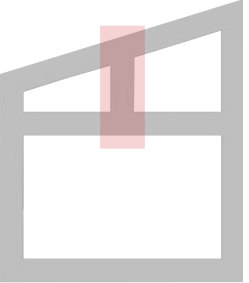
SDC 4 - NOV 2016 CONCEPT
CONTINUOUS GREEN + GARDEN CIRCLES



CURRENT CONCEPT
BALANCED & UNIFIED GREEN STREET



TERRY AVENUE - UPDATED DESIGN

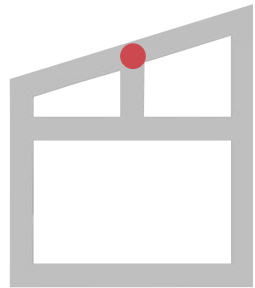


RECENT UPDATES:

- Additional curb bulb at Howell St and 10' curb radii at Olive Way
- Drop-off parking space at Site C
- Balanced walking/planting sidewalk zones on both sides of Terry Ave
- Varied planting, paving, and furniture conditions along the curb
- Planting added against both co-development building facades
- Plaza experiences enhanced: more space for seating and circulation
- Bike parking added at Site B curb
- Site B curb cut moved to Howell St
- Site C curb cut refined
- Accent paving to reduce width of asphalt traffic lanes

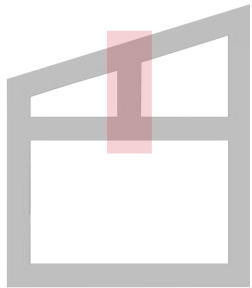


TERRY AVENUE



TERRY AVENUE

PLANTING



Adiantum pedatum
Northern Maidenhair Fern



Asarum caudatum
Wild Ginger



Cornus sericea 'Arctic Fire'
Arctic Fire Red Twig Dogwood



Cornus unalaschensis
Western Bunchberry



Vaccinium angustifolium 'Burgundy'
Burgundy Wild Lowbush Blueberry



Fraxinus latifolia
Oregon Ash



Fragaria vesca
Wild Strawberry



Mahonia nervosa
Dwarf Oregon Grape



Polystichum munitum
Western Swordfern

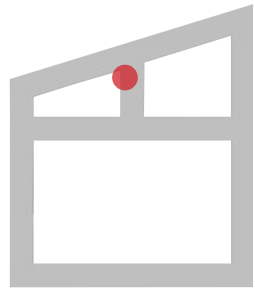


Vancouveria hexandra
inside-out flower



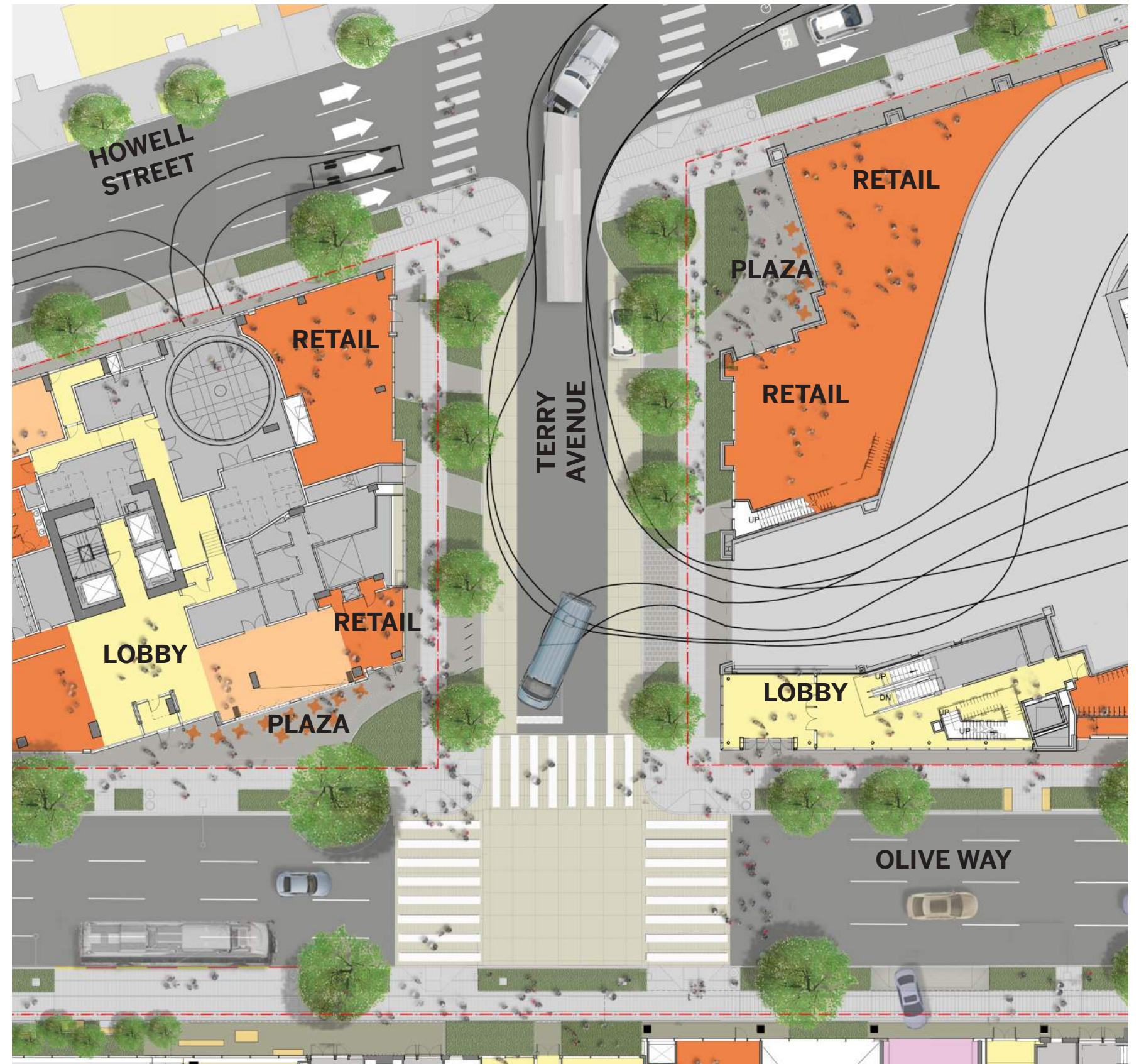
Vaccinium ovatum 'Thunderbird'
Thunderbird Evergreen Huckleberry

TERRY AVENUE



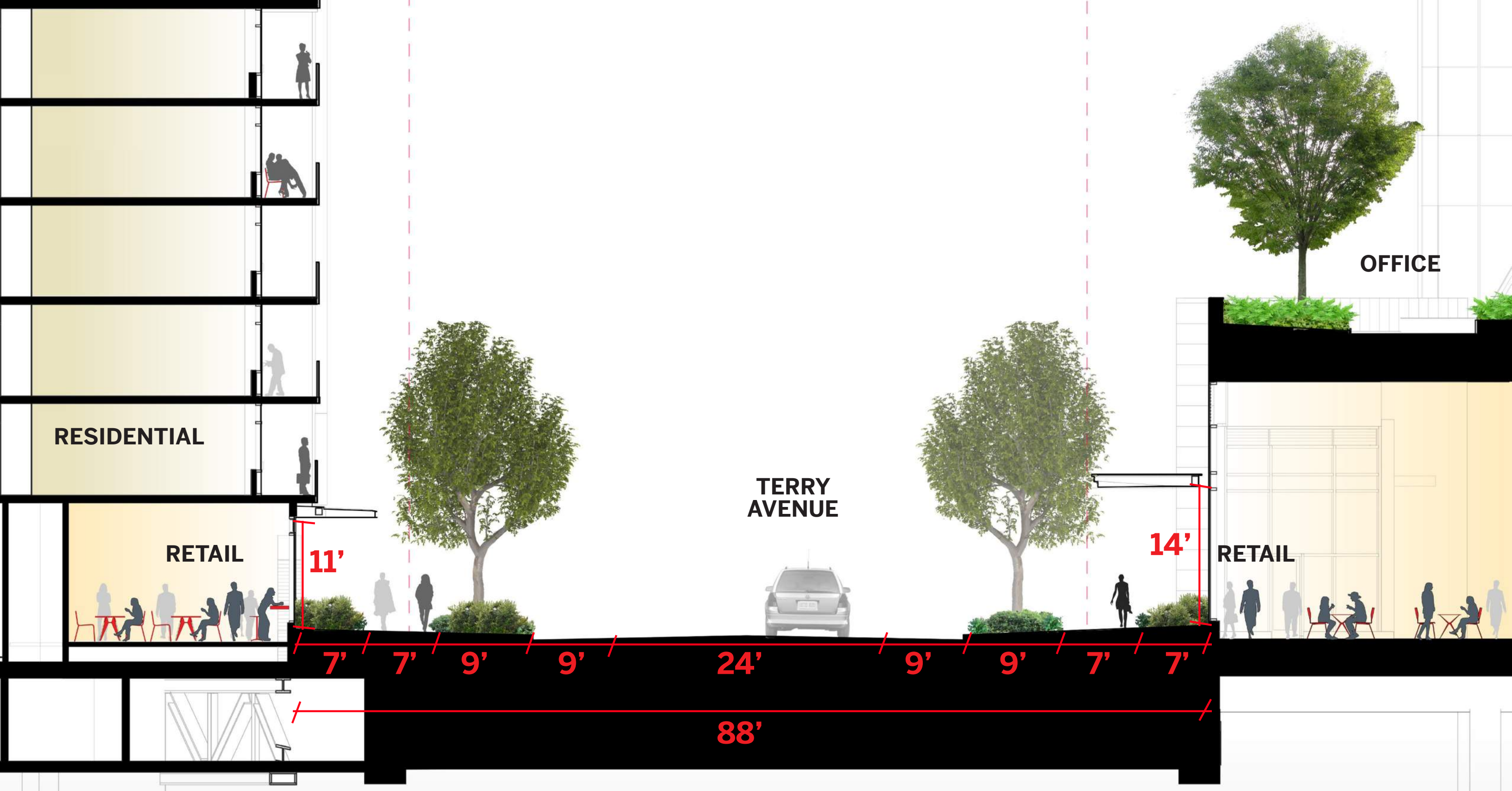
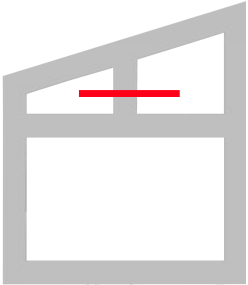
TERRY AVENUE

- Expected WSCC loading activity 143 days per year; 222 days per year without WSCC loading activity.
- Non-loading days/times, garage doors partially or fully closed.
- Typical market-driven development on Sites A, B and C would result in parking for 3,000 to 4,000 vehicles; total proposed parking for Sites A, B and C is 700 to 800 spaces.

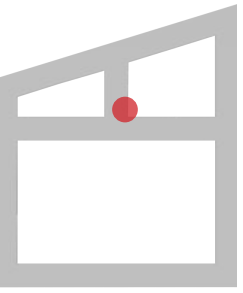


TERRY AVENUE

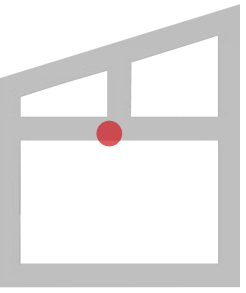
SECTION AT RESIDENTIAL AND OFFICE



TERRY AVENUE



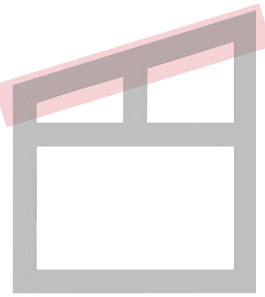
TERRY AVENUE / OLIVE WAY



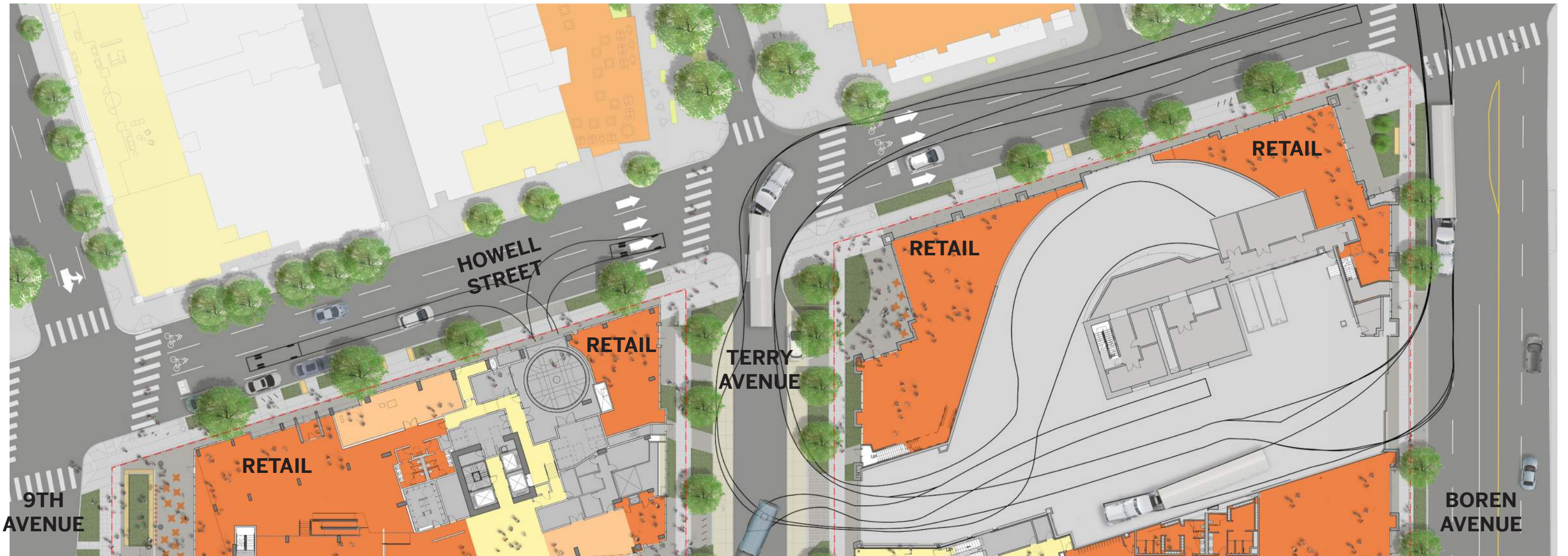
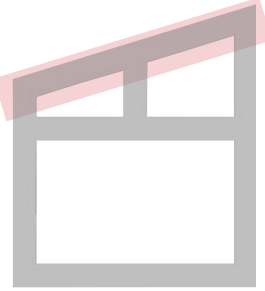
3. HOWELL STREET

HOWELL STREET CONCEPT

EAST-WEST CONNECTOR, VARIED & TWO-SIDED

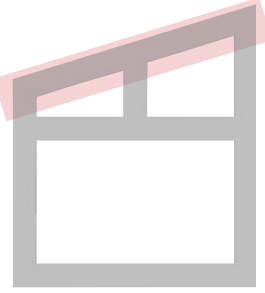


HOWELL STREET

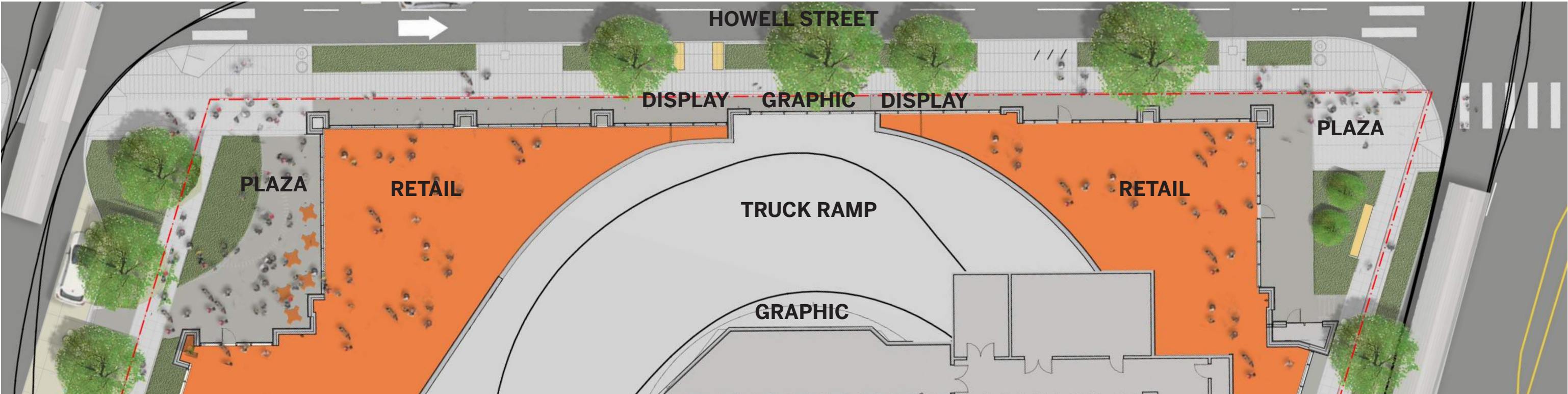
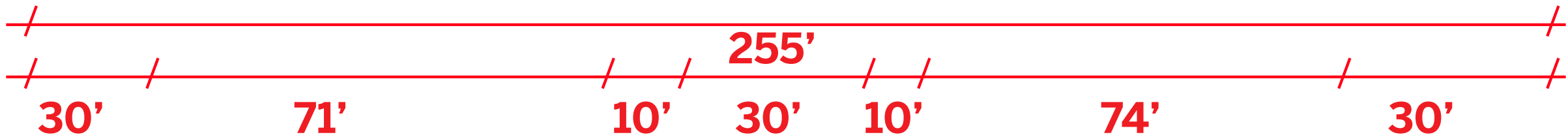
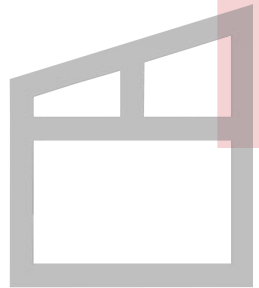


HOWELL STREET

RESIDENTIAL



HOWELL STREET - TRUCK RAMP GLAZING



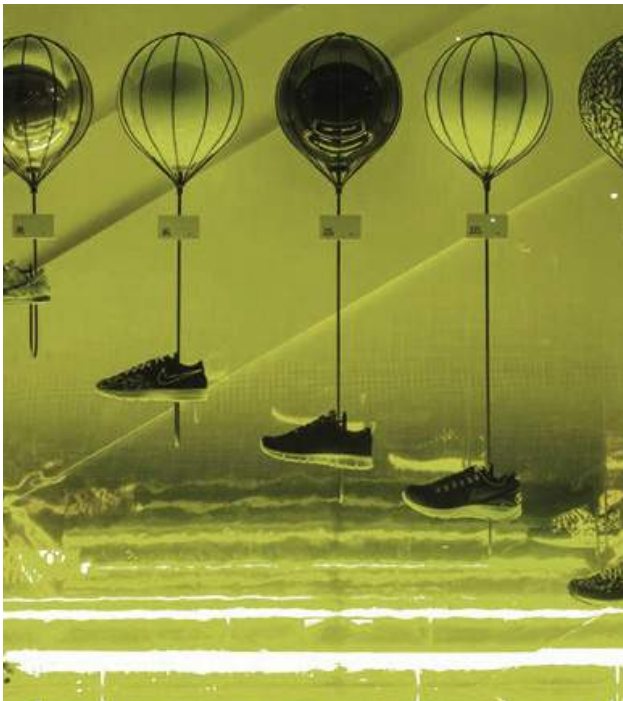
(Ricardo Bofill Taller de Arquitectura)



(Brian R Savage)



(Joanne Miller)



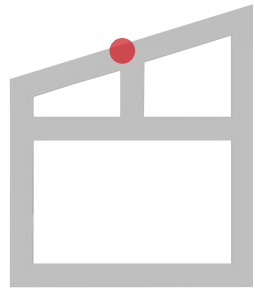
NIKE X (HOTEL CREATIVE)



TOMMY HILFIGER

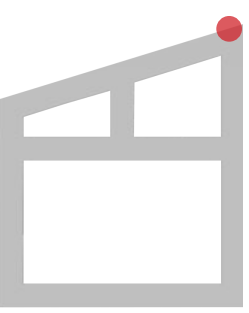
HOWELL STREET / TERRY AVENUE

OFFICE



HOWELL STREET / BOREN AVENUE

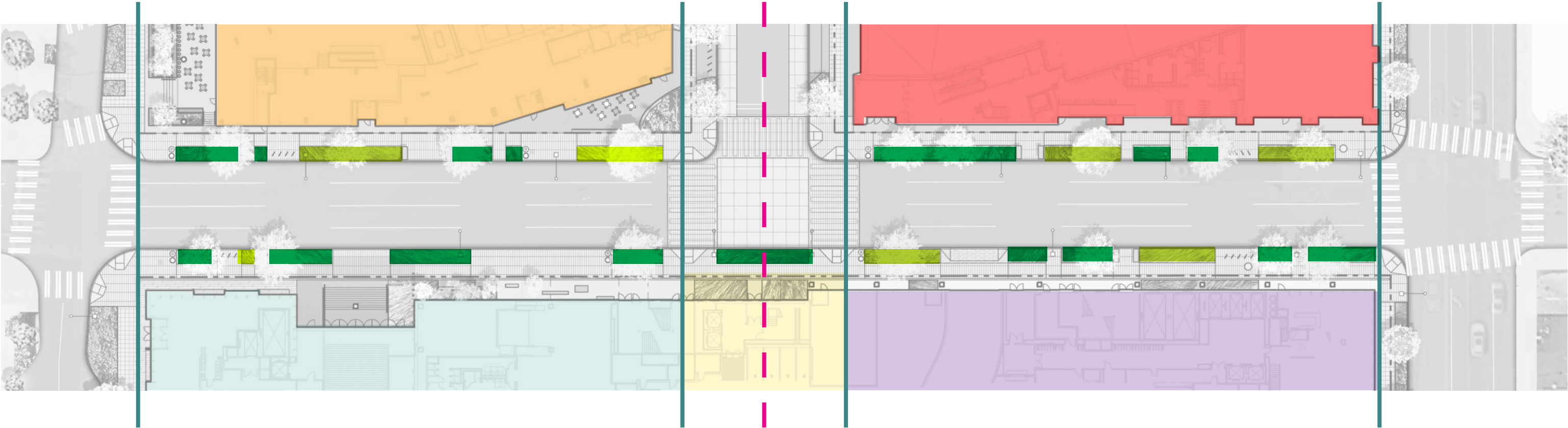
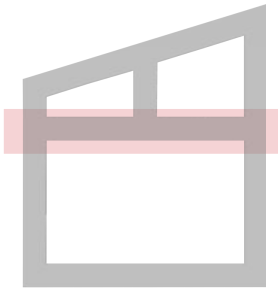
OFFICE



4. OLIVE WAY

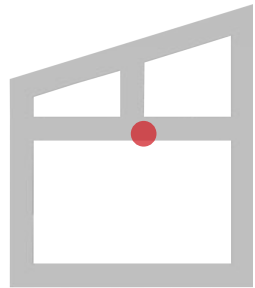
OLIVE WAY

EAST-WEST CONNECTOR, VARIED BUT TWO-SIDED



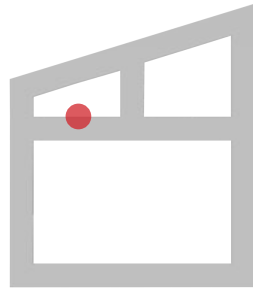
OLIVE WAY

RESIDENTIAL



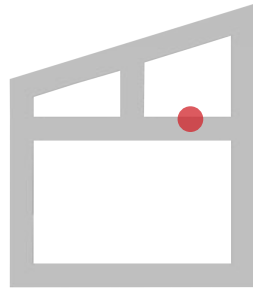
OLIVE WAY

RESIDENTIAL



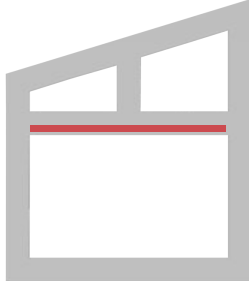
OLIVE WAY

OFFICE



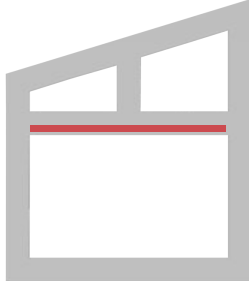
OLIVE

PEDESTRIAN EXPERIENCE - ELEVATION

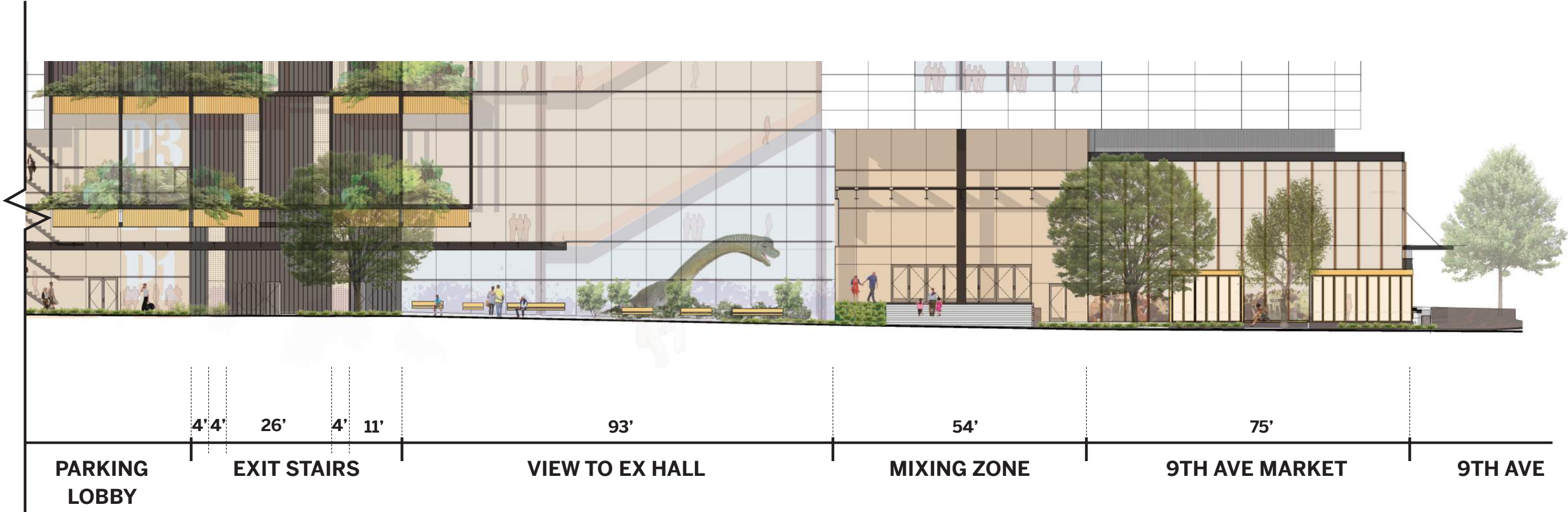


OLIVE

PEDESTRIAN EXPERIENCE - WEST ELEVATION

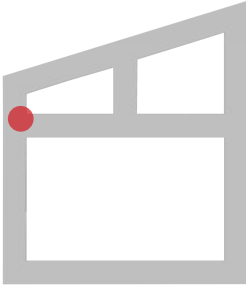


TERRY AVENUE
CENTERLINE



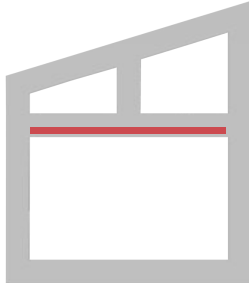
OLIVE WAY

CONVENTION CENTER



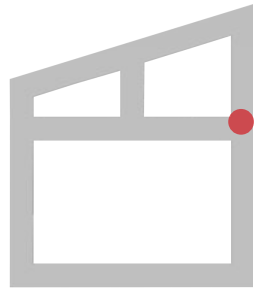
OLIVE

PEDESTRIAN EXPERIENCE - EAST ELEVATION



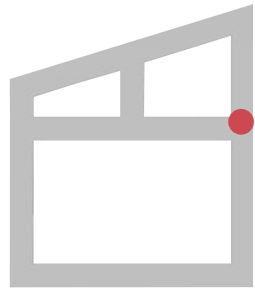
OLIVE WAY

CONVENTION CENTER



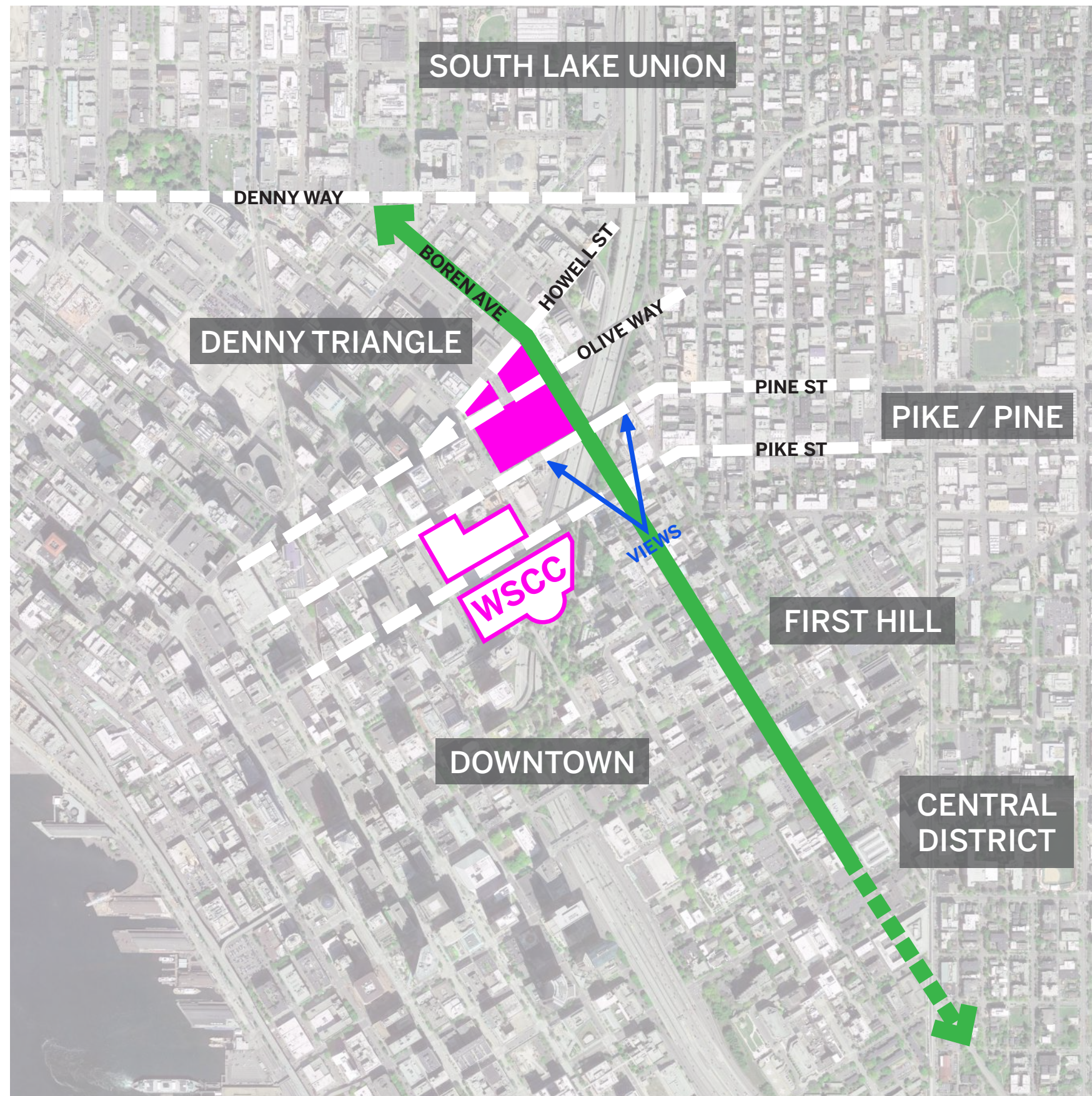
OLIVE WAY

CONVENTION CENTER



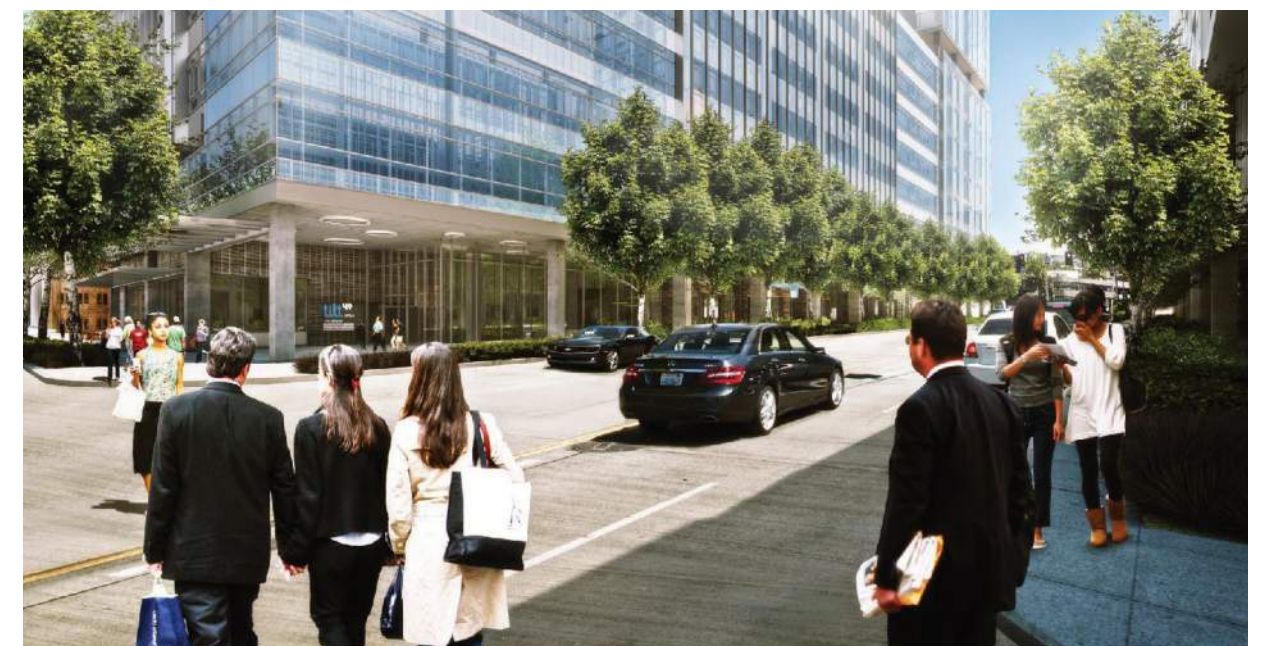
5. & 6. BOREN AVENUE

BOREN AVE. - GRAND URBAN BOULEVARD



Avenue Niel, Paris: Framed, two-sided, tree-lined boulevard

IMAGE CREDIT: MAPIO.NET

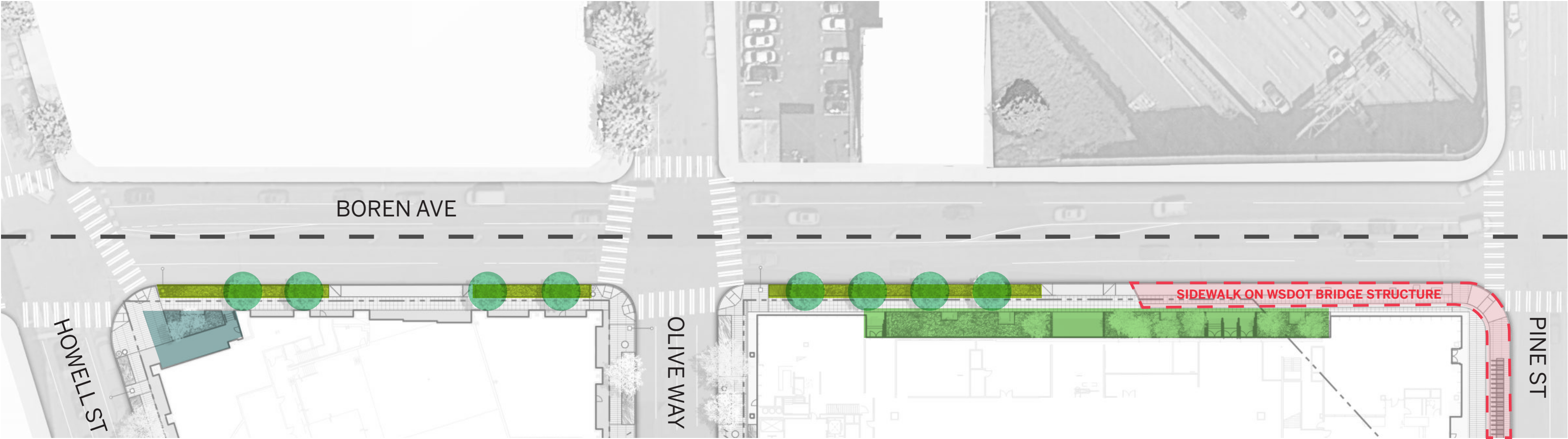
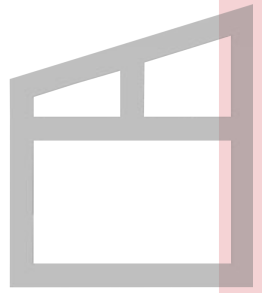


Proposed adjacent Boren Ave design:
Looking SW on Boren Ave from Stewart St to Howell St

IMAGE CREDIT: 1812 BOREN AVE 9/2/14 DRB RECOMMENDATION MEETING PRESENTATION, PG 39

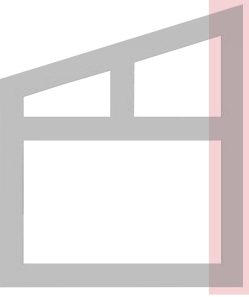
BOREN AVENUE CONCEPT

TREE-LINED BOULEVARD + SETBACK GARDENS



BOREN AVENUE

PLANTING



Achillea millefolium
'Sonoma Coast'
Sonoma Coast Yarrow



Bidens laevis
Smooth Beggartick



Bouteloua gracilis 'Blonde Ambition'
Blonde Ambition Blue Grama Grass



Deschampsia cespitosa
Tufted Hair Grass



Acer circinatum
Vine Maple



Betula papyrifera
Paper Birch



Erigeron glaucus 'Wayne Roderick'
Wayne Roderick Daisy



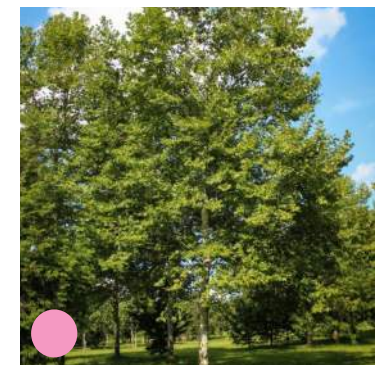
Gaultheria shallon
Salal



Vancouveria hexandra
Inside-out Flower

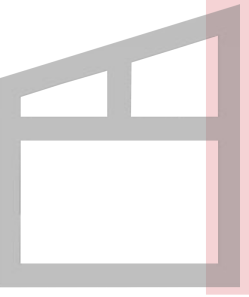


Verbena lilacina 'De La Mina'
Purple Cedros Island Verbena



Platanus x acerifolia
'Columbia'
Columbia Planetree

BOREN AVENUE



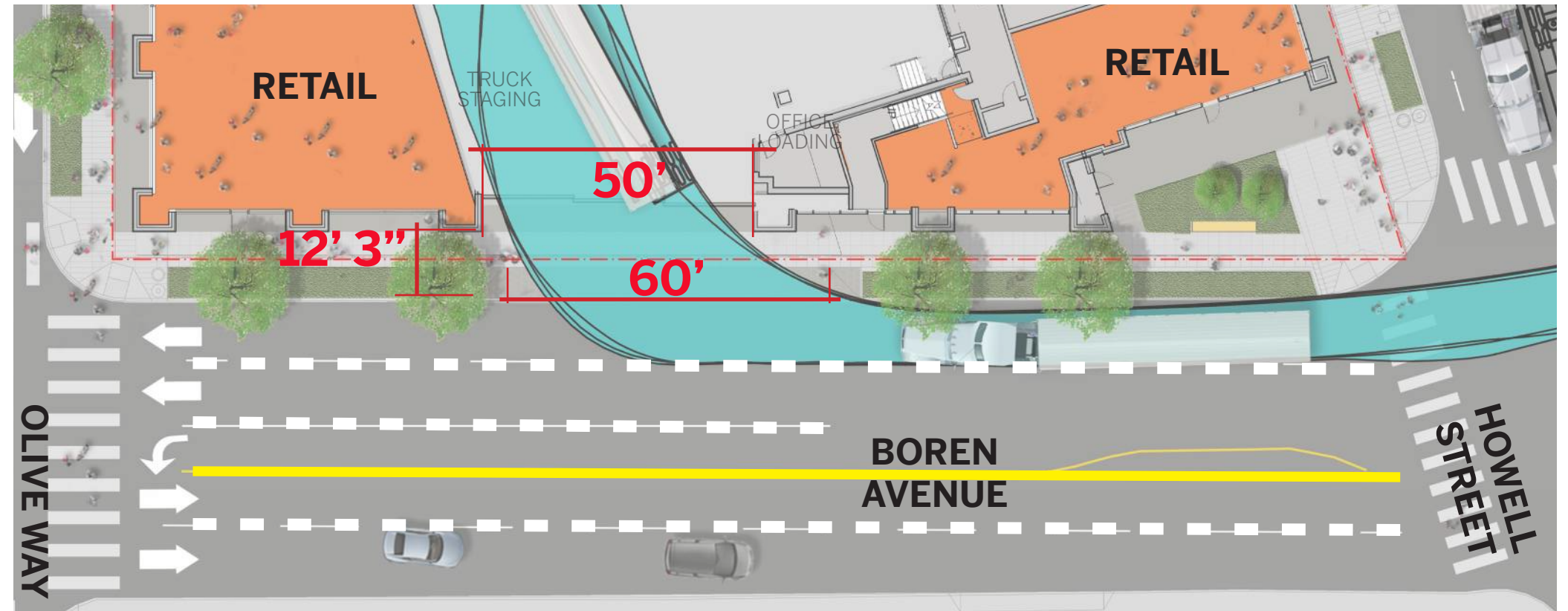
BOREN AVENUE

LOADING INGRESS

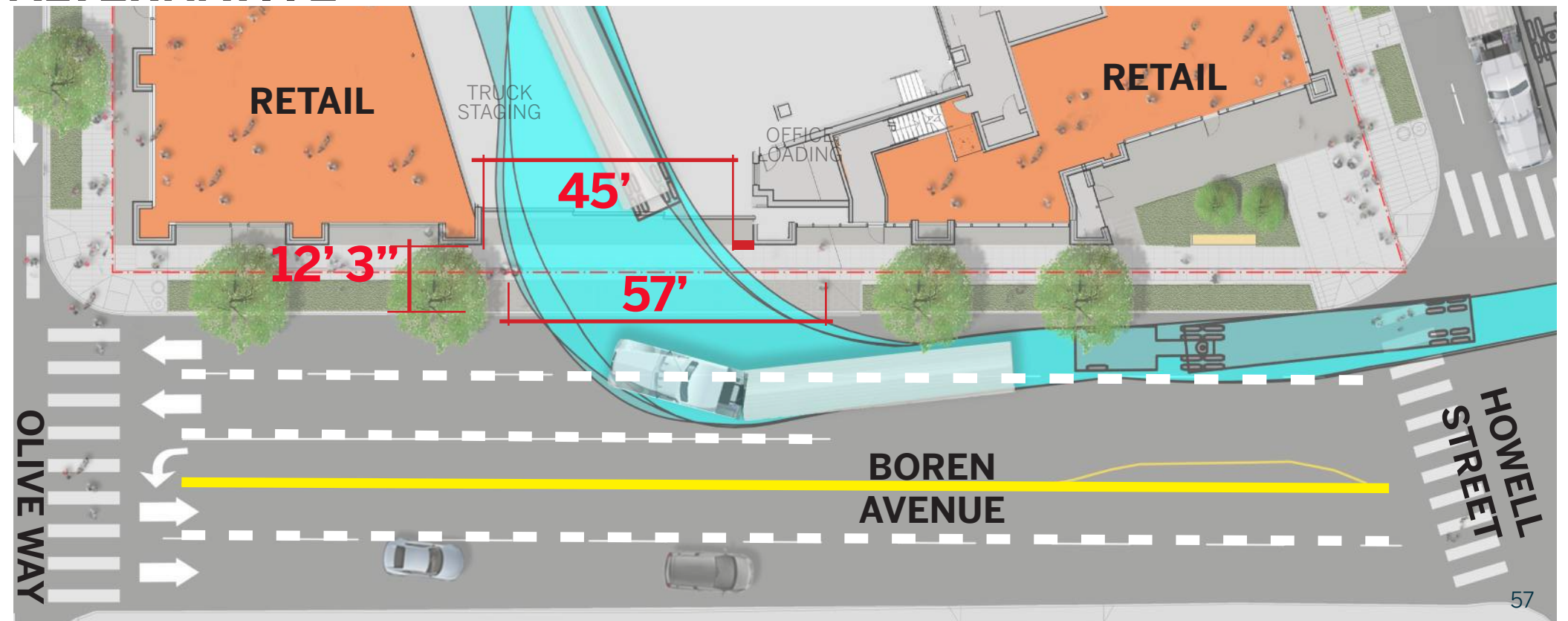
TYPE 1 DECISION PROCESS

- One way ingress
- Consolidated access for WSCC Addition and Co-Development.
- Accommodates multiple trucks on-site minimizing impacts to Boren Ave.
- Accommodates truck turn into building without crossing into traffic lanes on Boren.
- Width reduced from 80ft to 50ft during Type-1 process.
- Curb cut necessary in no vacation alternative

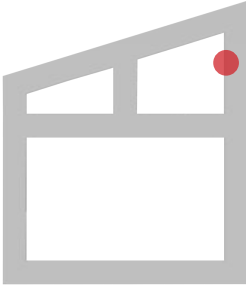
RECOMENDED



ALTERNATIVE



BOREN INGRESS



50' DOOR OPENING



ALTERNATIVE- 45' DOOR OPENING



OPEN DOOR



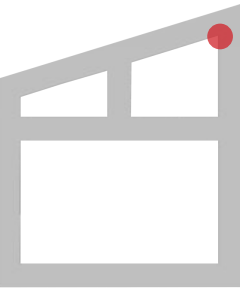
PARTIALLY OPEN DOOR



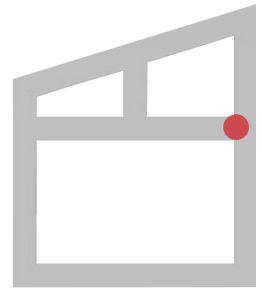
DOOR CLOSED

BOREN AVENUE

OFFICE

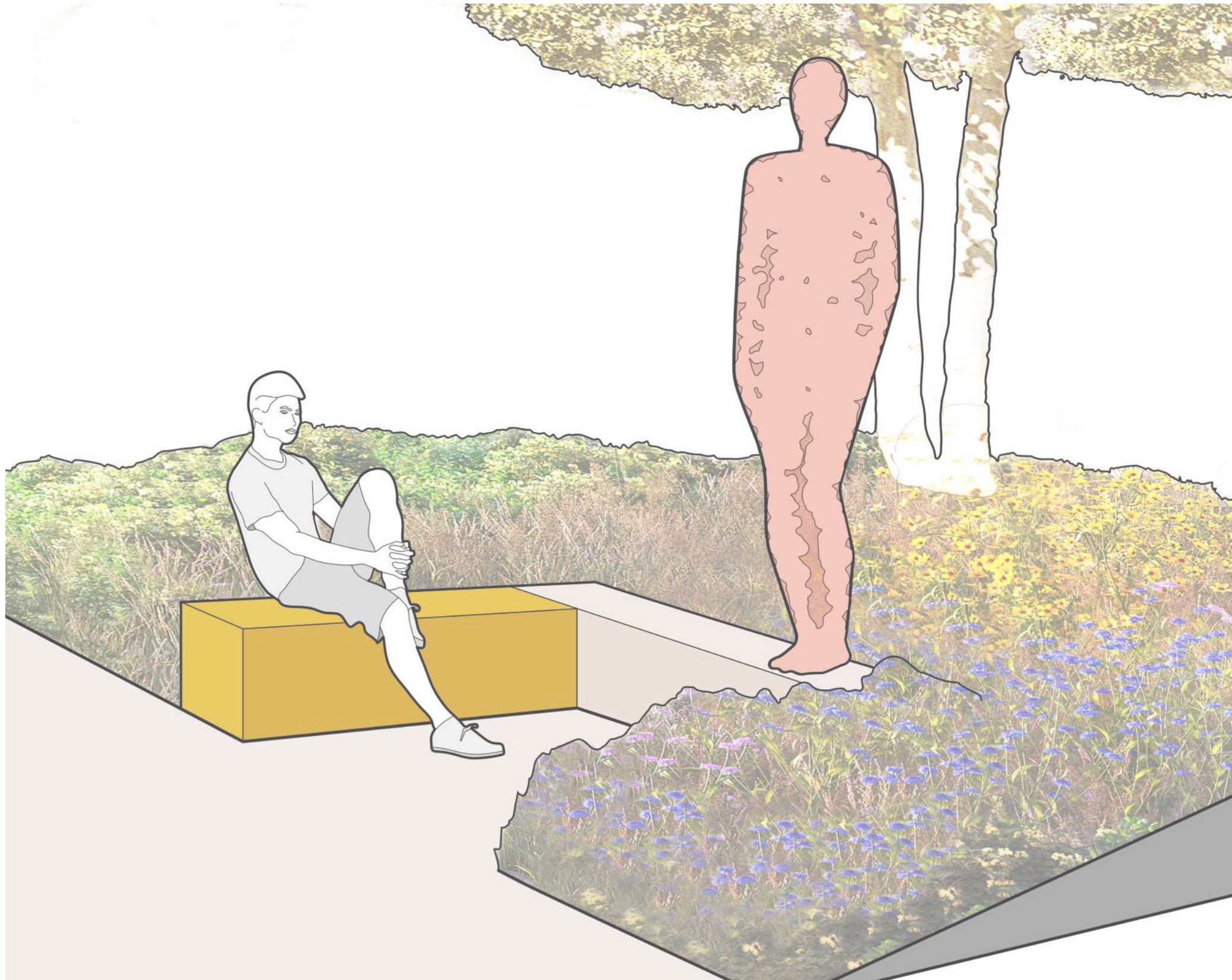
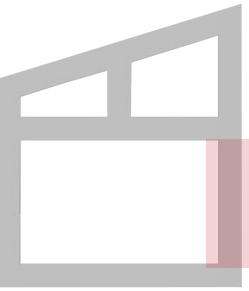


BOREN BAKERY

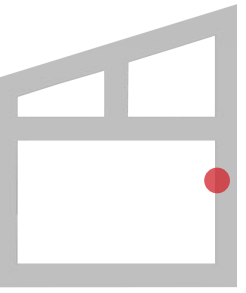


BOREN AVENUE

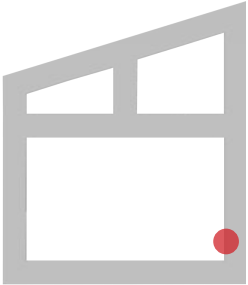
ART NODE



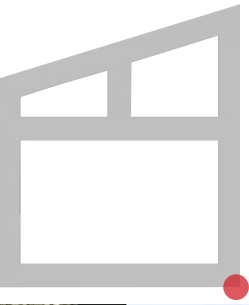
BOREN AVENUE



BOREN AVENUE



BOREN AVENUE - CONVENTION CTR.





ADDITIONAL INFORMATION

