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
9TH AVE MARKET
9TH AND PINE PLAZA
9TH AVE MARKET
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

SITE A
SITE B
SITE C

DOWNTOWN & WATERFRONT
FIRST HILL
CAPITOL HILL
DENNY TRIANGLE & SOUTH LAKE UNION
A CENTER WITH NO BACK
MULTI BLOCK, NOT MEGA 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
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
PLANTING

Adiantum pedatum
Northern Maidenhair Fern

Asarum caudatum
Wild Ginger

Cornus sericea ‘Arctic Fire’
Arctic Fire Red Twig Dogwood

Cornus unalaschkensis
Western Bunchberry

Vaccinium angustifolium ‘Burgundy’
Burgundy Wild Lowbush Blueberry

Fragaria vesca
Wild Strawberry

Mahonia nervosa
Dwarf Oregon Grape

Polystichum munitum
Western Swordfern

Vancouveria hexandra
inside-out flower

Vaccinium ovatum ‘Thunderbird’
Thunderbird Evergreen Huckleberry

Fraxinus latifolia
Oregon Ash
• ExpectedWSCC 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
3. HOWELL STREET
HOWELL STREET CONCEPT
EAST-WEST CONNECTOR, VARIED & TWO-SIDED
HOWELL STREET
HOWELL STREET
RESIDENTIAL
HOWELL STREET - TRUCK RAMP GLAZING

HOWELL STREET

DISPLAY

GRAPHIC

DISPLAY

PLAZA

RETAIL

TRUCK RAMP

RETAIL

GRAPHIC

30’ 71’ 255’ 74’ 30’

PATTERNED GLASS

RETAIL WINDOWS

(Ricardo Bofill Taller de Arquitectura) (Brian R Savage) (Joanne Miller) NIKE X (HOTEL CREATIVE) TOMMY HILFIGER
HOWELL STREET / BOREN AVENUE
OFFICE
4. OLIVE WAY
OLIVE WAY
EAST-WEST CONNECTOR, VARIED BUT TWO-SIDED
OLIVE WAY
RESIDENTIAL
OLIVE
PEDESTRIAN EXPERIENCE - ELEVATION
OLIVE
PEDESTRIAN EXPERIENCE - EAST ELEVATION
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

- **Deschampsia cespitosa**
  Tufted Hair Grass

- **Erigeron glaucus** ‘Wayne Roderick’
  Wayne Roderick Daisy

- **Gaultheria shallon**
  Salal

- **Vancouveria hexandra**
  Inside-out Flower

- **Verbena lilacina** ‘De La Mina’
  Purple Cedros Island

- **Platanus x acerifolia** ‘Columbia’
  Columbia Planetree

- **Acer circinatum**
  Vine Maple

- **Betula papyrifera**
  Paper Birch
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
BOREN AVENUE - CONVENTION CTR.
ADDITIONAL INFORMATION
ART PLAN

OVERVIEW

Design team collaborating artist

Significant artwork in public locations

Integrated permanent works

Display of deaccessioned public art

Display of other artworks and community groups

Changeable interior display or projections

Temporary artworks