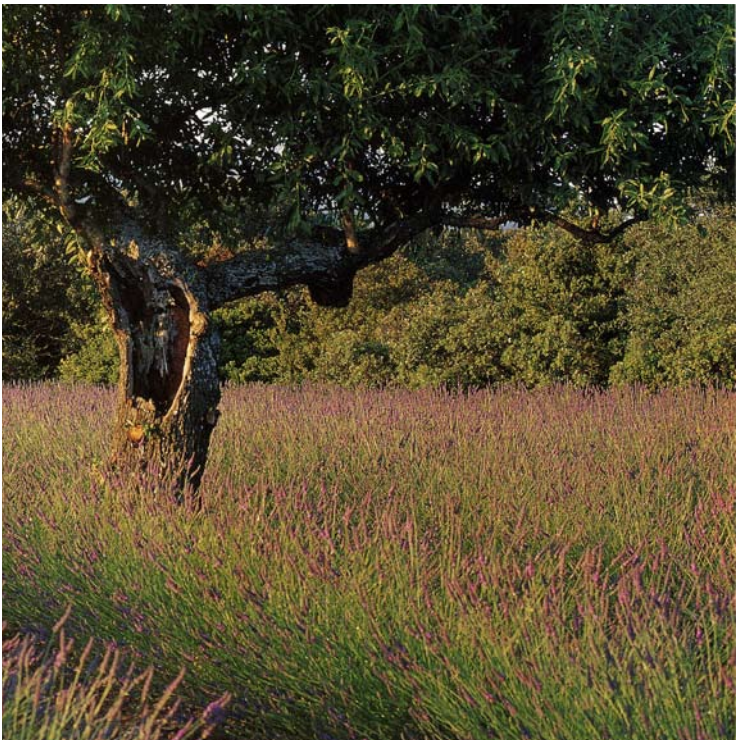
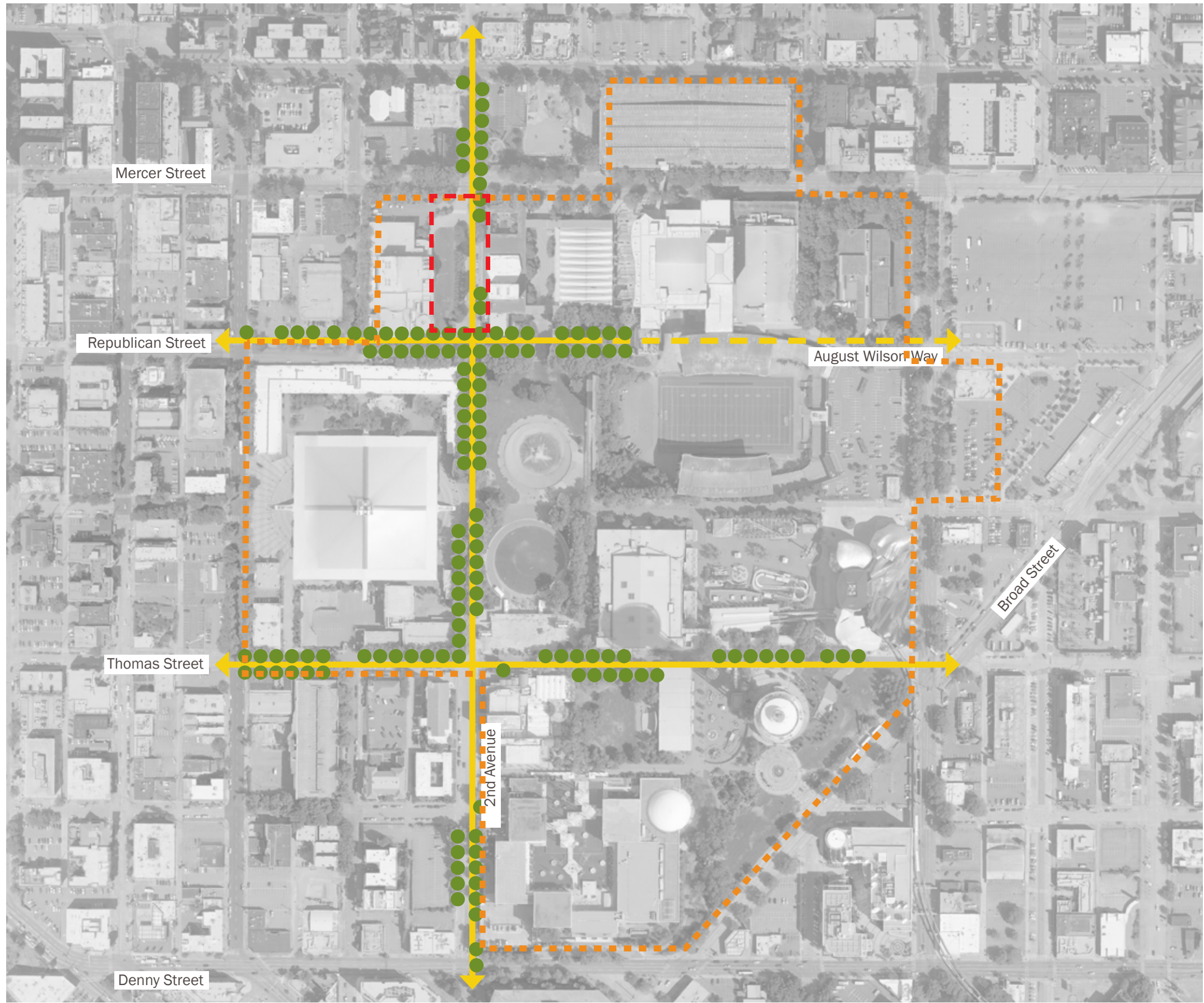


Theater Commons
Design Commission Review





Campus Connections

Stakeholders:

- Transformation
- Sustainability
- Garden

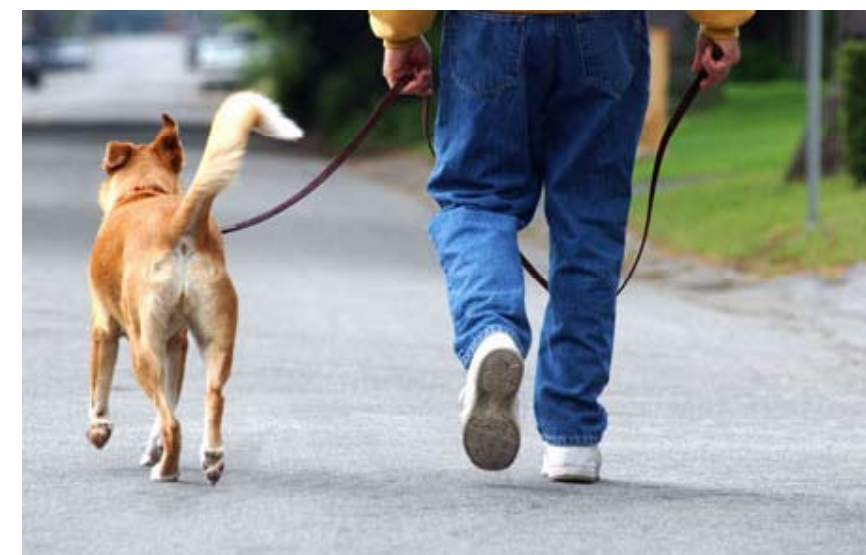
Design Team:

- Century 21- Campus Consistency
- Model for the future Seattle Center Landscape
- City Connections

-  Project Site
-  Campus Street Trees
-  Campus Circulation
-  Campus Boundary







Project Feedback:



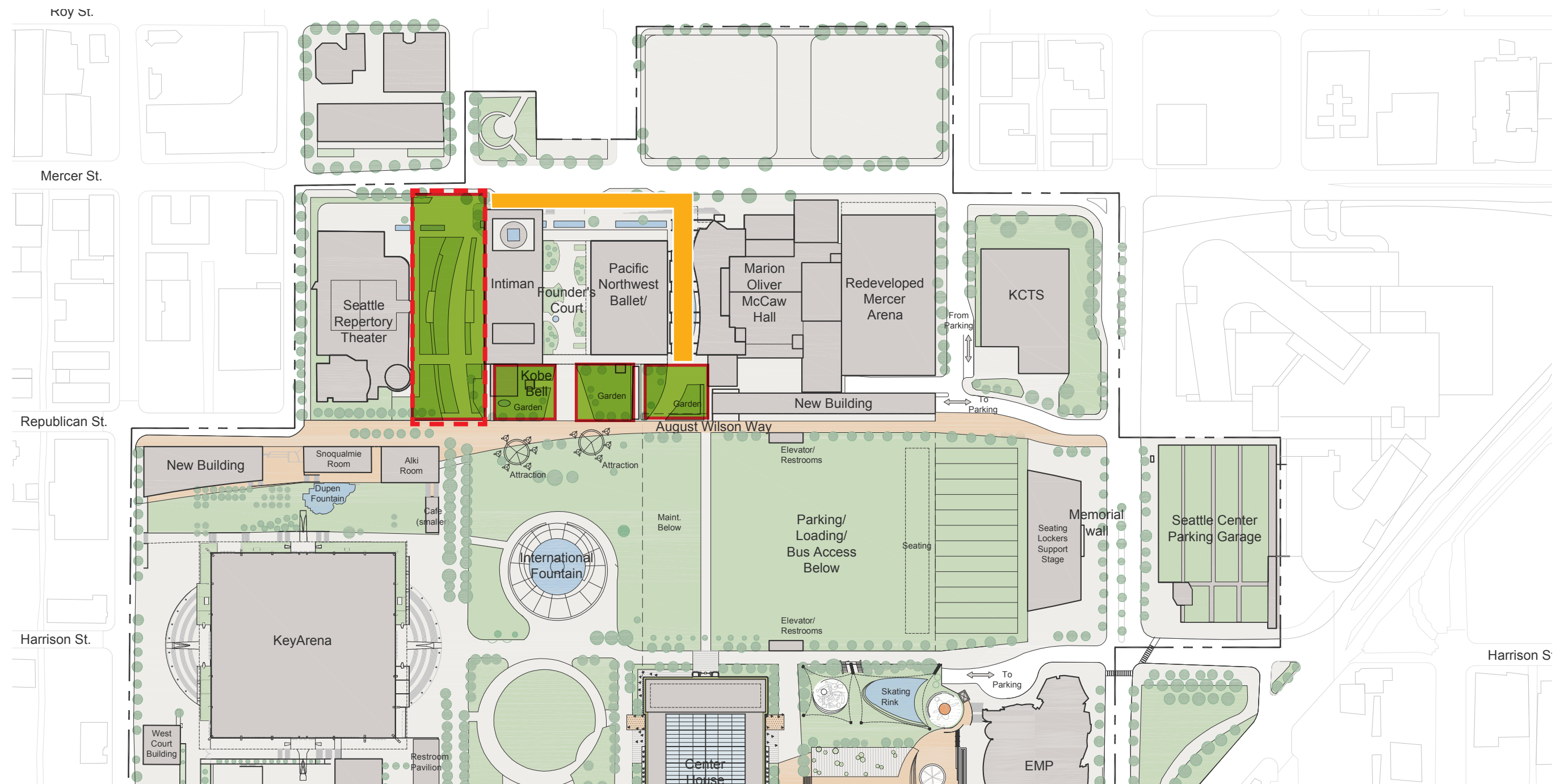
Design Commission Feedback:

- The Commission appreciates the background information and updates from previous work.
- It also appreciates the broad thinking, and the looking beyond the project boundaries. Appreciates goals of thinking innovatively, and incorporating twenty-first century ideas and technologies.
- There is concern that the central north-south allée seems to be a continuation of Second Avenue N, and minimizes the idea of rooms. Further thought about the expression of that space is encouraged.
- Commissioners appreciate the multiple functions and day and night experience of the space. There is concern though with the fractured or segmented concept as compared to the bold uniform gesture of the 2003 design. The simplicity of the original design gesture appears to be lost. Commissioners encourage the design team to consider what the big idea guiding this design is.
- The Commission recommends revising the three-room concept because the middle room does not appear to be clearly defined.
- There is concern over the relationship of the proposed new allée of trees to the existing row of poplars. The size of the proposed London plane trees is of concern too.
- The Commission appreciates the team introducing the idea of temporal change, and using infrastructure to transform the space through color, light, play, whimsy, and seasonal change.
- Commissioners also like the idea of the innovative garden because it adds a seasonal element. The sustainable garden, and the emphasis on plant material and horticulture, is a great addition to the space.
- The Commission recommends activation of the area by celebrating the theatrical nature of the space with the use of water, public outside performances, and a balance between the soft and hard surfaces.
- The design team is encouraged to celebrate the intersections of streets and axis, the entrances to the Theater Commons, as places where “things happen.”

Note: Dissenting votes because the project does not seem to be integrated or resolved. The “commons” idea needs strengthening and has not been translated into a resolved design.

Within Theater District-
Campus landscape character wraps to Mercer

- Century 21/World's Fair
- Century 21 Masterplan
- Sustainability
- Theater Community

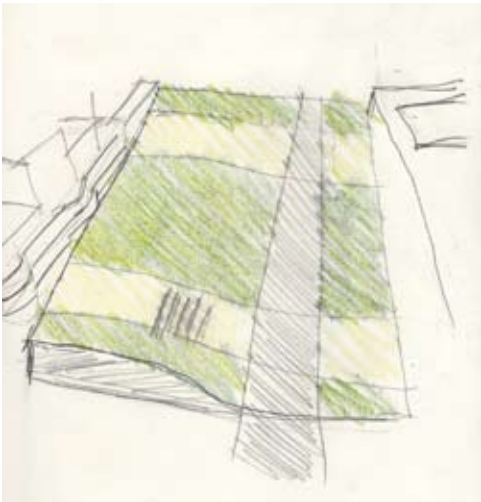




Garden: Transformation at Night



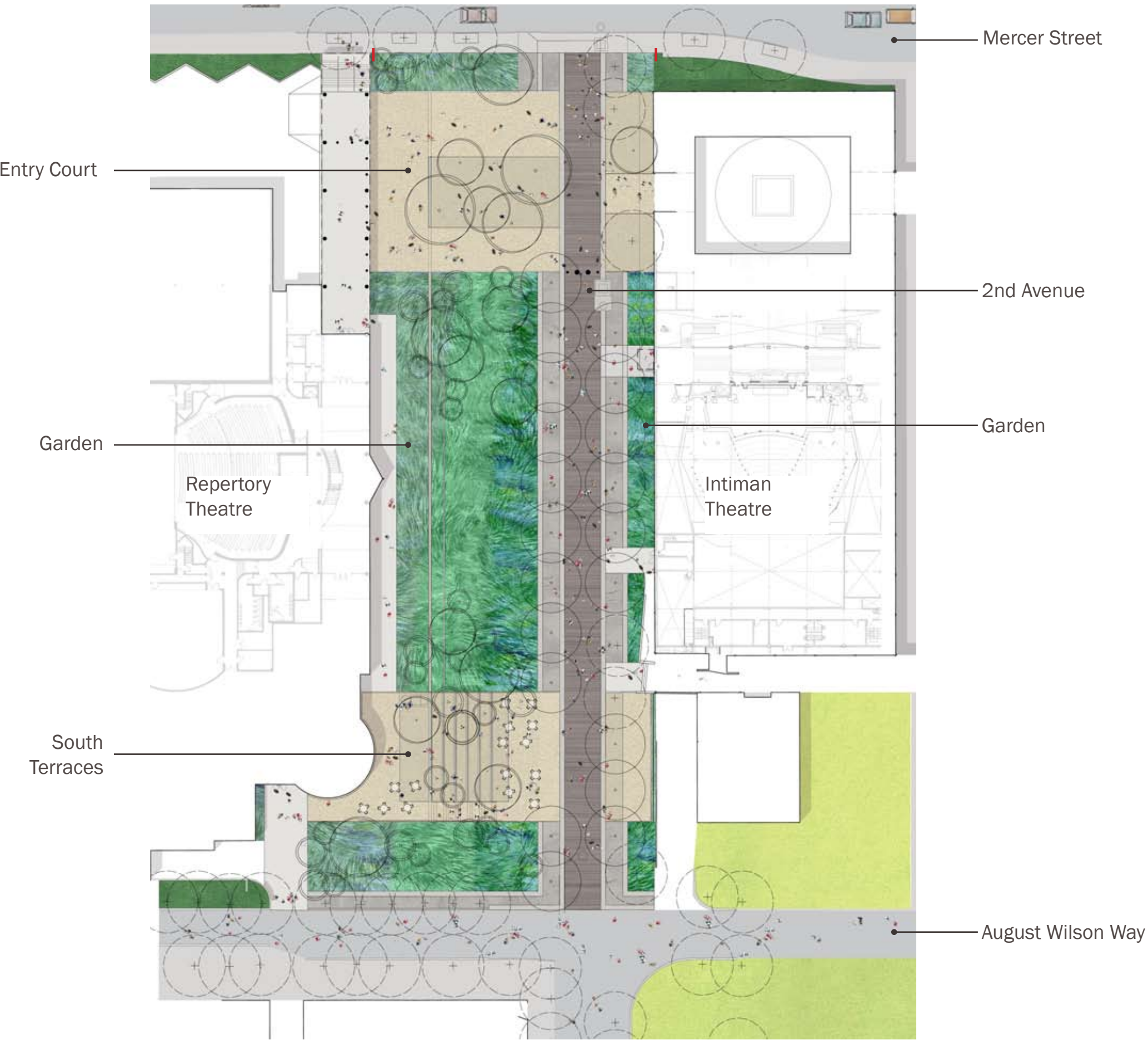
DD Illustrative Plan



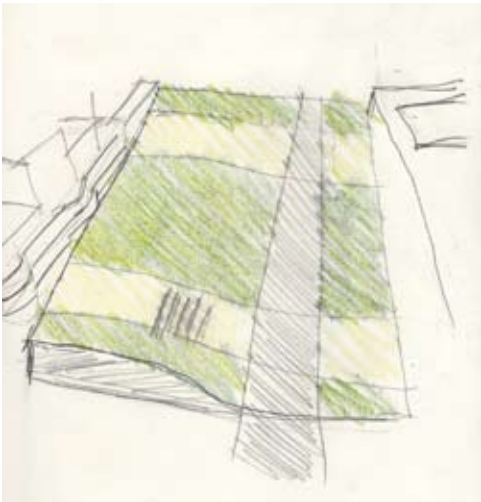
Groundplane connections



Existing Site



DD Illustrative Plan



Groundplane connections

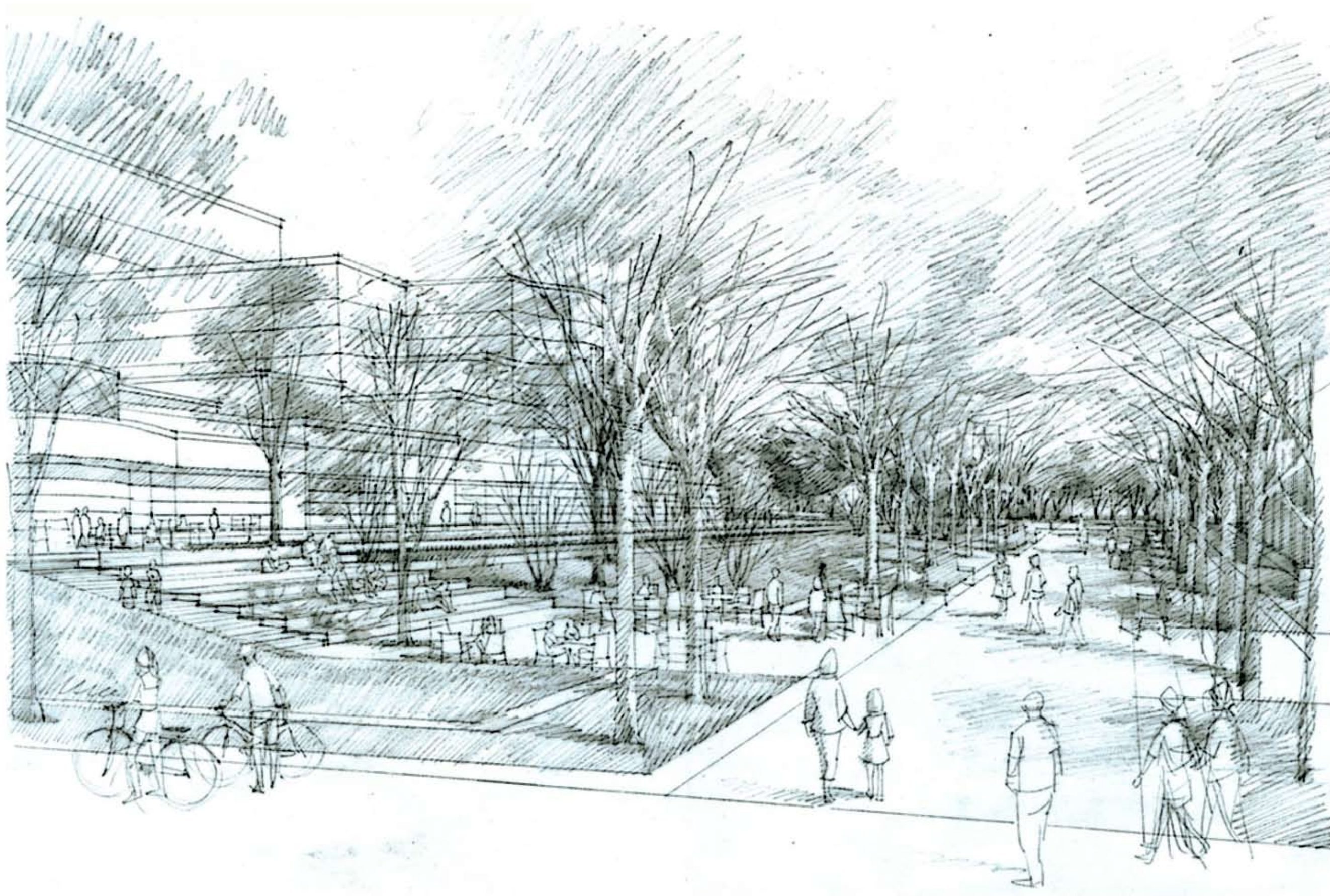


Existing Site

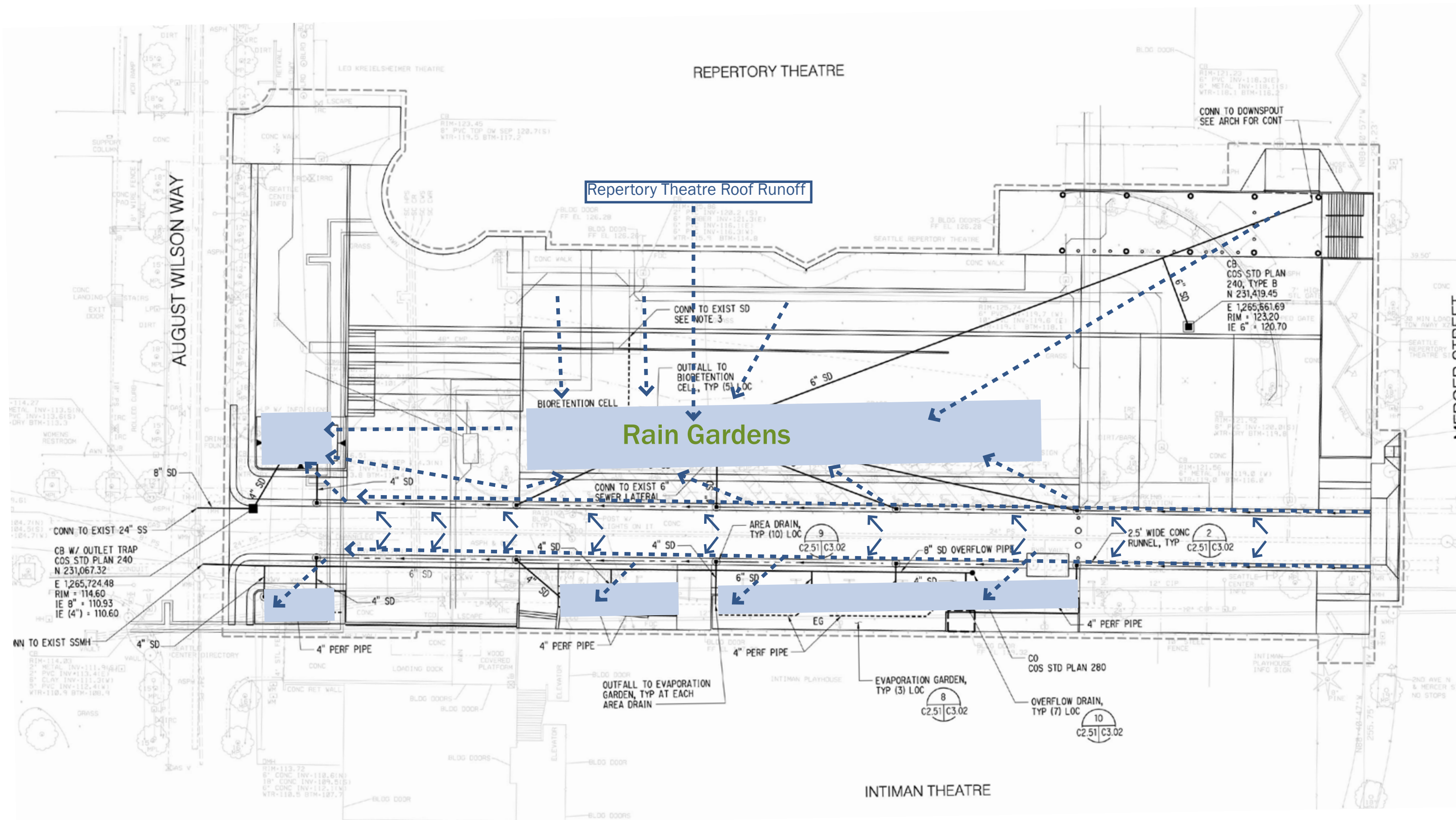




August Wilson Way and 2nd Avenue: Existing View



August Wilson Way and 2nd Avenue: Proposed View



SHRUB AND PERENNIAL PLANTING SCHEDULE

PLANT ZONES	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	NOTES
PLANT ZONE 1 DROUGHT TOLERANT ZONE  DESCRIPTION: EQUAL QUANTITY OF EACH SPECIES IN ZONE SIZE OF ZONE: 5864 SF	FRAGARIA CHILOENSIS	STRAWBERRY	18" O.C.	1 GAL.	
	HELICHYSUM THIANCHOANICUM 'ICICLES'	LICORICE PLANT	18" O.C.	1 GAL.	
	HELIOTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	18" O.C.	1 GAL.	
	SALVIA SP.	SAGE	18" O.C.	1 GAL.	
	SANTOLINA VIRENS	GREEN SANTOLINA	18" O.C.	1 GAL.	
PLANT ZONE 2 TRANSITION ZONE: DROUGHT TOLERANT TO WATER RETENTION EDGE  DESCRIPTION: EQUAL QUANTITY OF EACH SPECIES IN ZONE SIZE OF ZONE: 8611 SF	LAVANDULA X INTERMEDIA 'GROSSO'	LAVENDER	18" O.C.	1 GAL.	
	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	RUSSIAN SAGE	18" O.C.	1 GAL.	
	ROSA RUGOSA	RUGOSA ROSE	18" O.C.	1 GAL.	
	ROSMARINUS OFFICINALIS	ROSEMARY	18" O.C.	1 GAL.	
	VACCINIUM OVATUM	EVERGREEN HUCKELBERRY	18" O.C.	3 GAL.	
PLANT ZONE 3 WATER RETENTION ZONE  DESCRIPTION: EQUAL QUANTITY OF EACH SPECIES IN ZONE SIZE OF ZONE: 6419 SF	CORNUS STOLONIFERA	RED OSIER DOGWOOD	36" O.C.	3 GAL.	
	ROSA NUTKANA	NOOTKA ROSE	36" O.C.	3 GAL.	
	SALIX PURPUREA 'NANA'	PURPLE WILLOW	36" O.C.	3 GAL.	
	SAVLIA ULIGINOSA	BOG SAGE	36" O.C.	3 GAL.	
	VACCINIUM ULIGNOSUM	BOG BLUEBERRY	36" O.C.	3 GAL.	

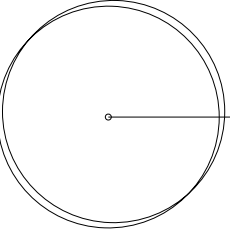
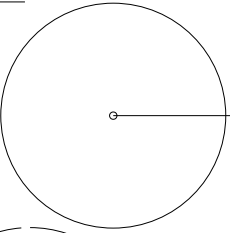
VINE PLANTER

	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	NOTES
VINE PLANTER  DESCRIPTION: EQUAL QUANTITY OF EACH SPECIES IN ZONE SIZE OF ZONE: 53 SF	VITUS VINIFERA 'INTERLAKEN'	INTERLAKEN GRAPE	3' O.C.	1 GAL.	
	ROSA 'CLIMBING ICEBERG'	CLIMBING ICEBERG ROSE	3' O.C.	1 GAL.	
	LONICERA SEMPERVIRENS	HENRI HONEYSUCKLE	3' O.C.	1 GAL.	
	WISTERIA JAPONICA	WISTERIA	3' O.C.	1 GAL.	

UNDERSTORY TREES AND SHRUB SCHEDULE:

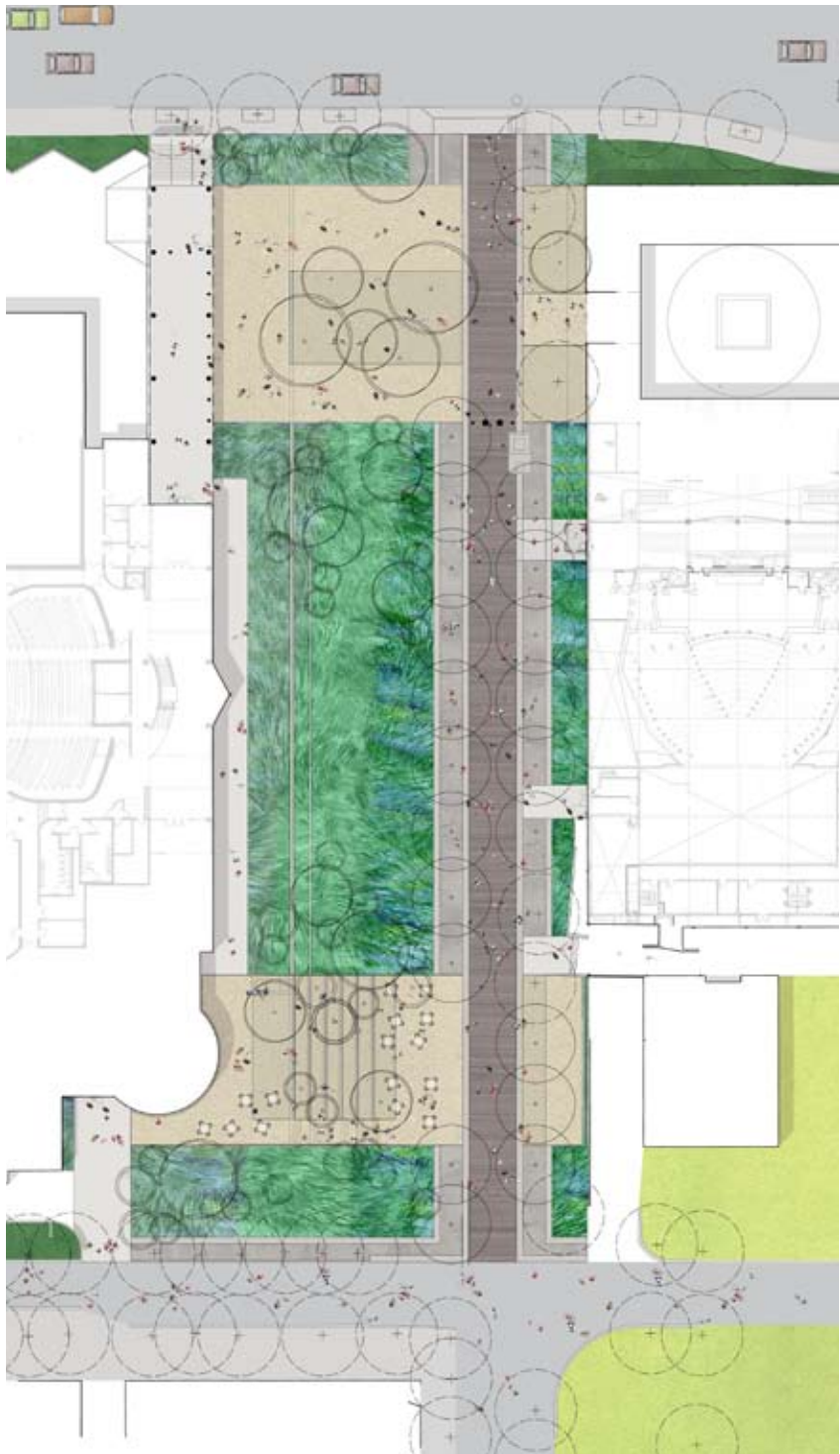
SYMBOL	QTY	SPACING	BOTANICAL NAME	COMMON NAME	PLANT HEIGHT	SIZE	NOTES
	34	AS SHOWN	CANDIDATE SHRUBS:				
			AMELANCHIER ALNIFOLIA	SASKATOON	4' HT MIN, MIN 5 CANES	14" MIN DIA BALL	
			ARBUTUS UNEDO	STRAWBERRY TREE	36" MIN	5 GALL.	
			GARRYA ELLIPTICA	WAVYLEAF SILKTASSEL	36" MIN	5 GALL.	
			MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	36" MIN	5 GALL.	

TREE SCHEDULE:

SYMBOL	QTY	SPACING	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	NOTES
GARDEN ACCENT TREES							
	16	AS SHOWN	CANDIDATE TREES:				
			CARPINUS BETULUS	COMMON HORNBREAM	6" CAL. MIN.	B&B	
			FRAXINUS SP.	ASH	6" CAL. MIN.	B&B	
			LIRIODENDRON TULIPIFERA 'FASTIGIATA'	TULIPTREE	6" CAL. MIN.	B&B	
			MAGNOLIA GRANDIFLORA	EVERGREEN MAGNOLIA	6" CAL. MIN.	B&B	SALVAGE EXISTING MAGNOLIAS FROM SITE, QUANTITY TO BE DETERMINED
			SOPHORA JAPONICA	JAPANESE PAGODATREE	6" CAL. MIN.	B&B	
			QUERCUS SUBER	CORK OAK	6" CAL. MIN.	B&B	
STREET TREES:							
	19	APPROX. 25' O.C.	PLATANUS X ACERIFOLIA	LONDON PLANETREE	6" CAL. MIN.	B&B	
			EXISTING TREES				PROTECT PER SEATTLE CENTER STANDARDS



Materials: Setting the tone for Pedestrian-friendly environments at Seattle Center:



Central Park, New York City



Entry Court and South Terraces: Texture and Functionality



2nd Avenue: Quality and Pedestrian Scale



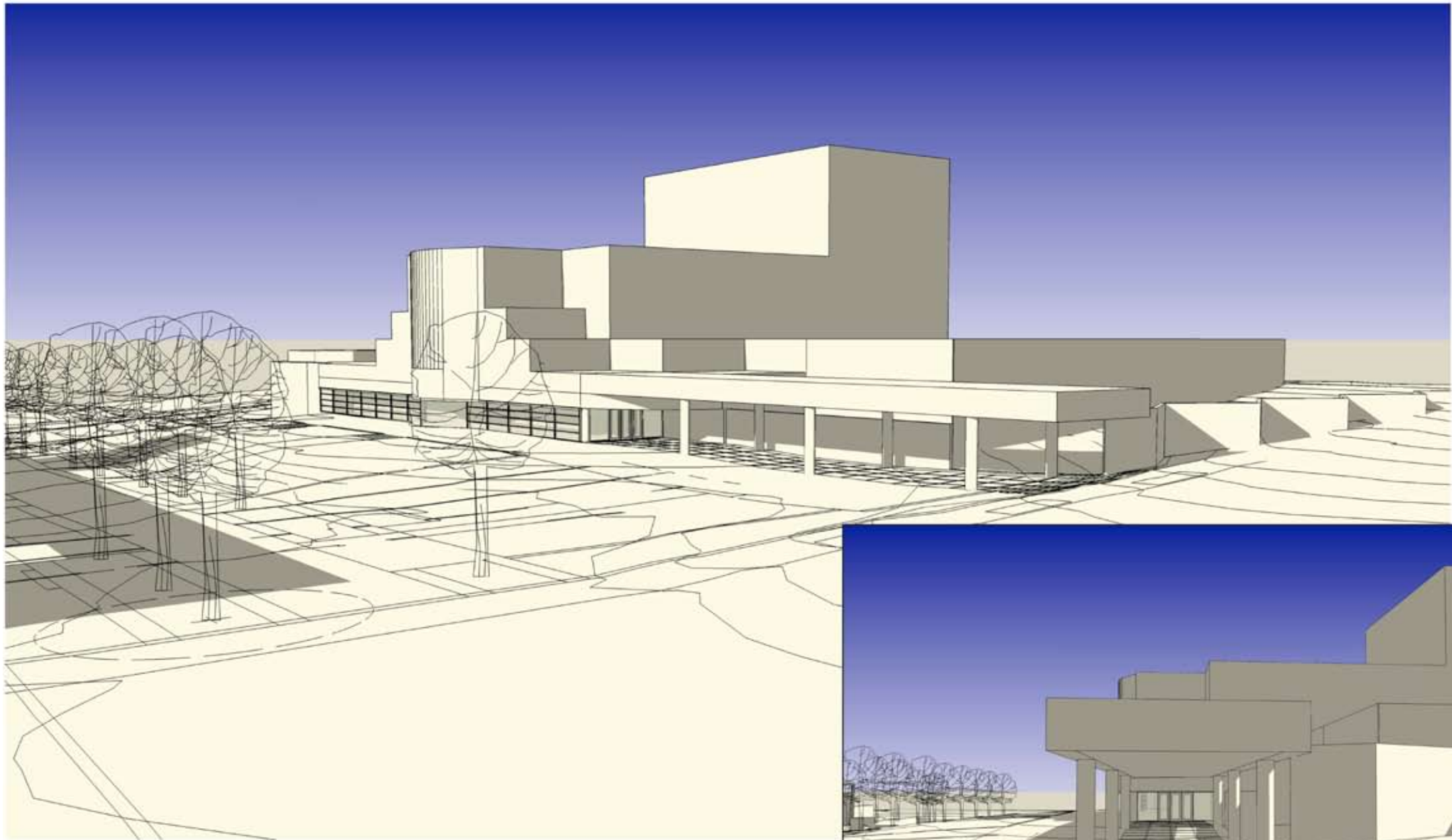
Tree Pits

Repertory Canopy: Forms Edge to Space/Integration with Architecture

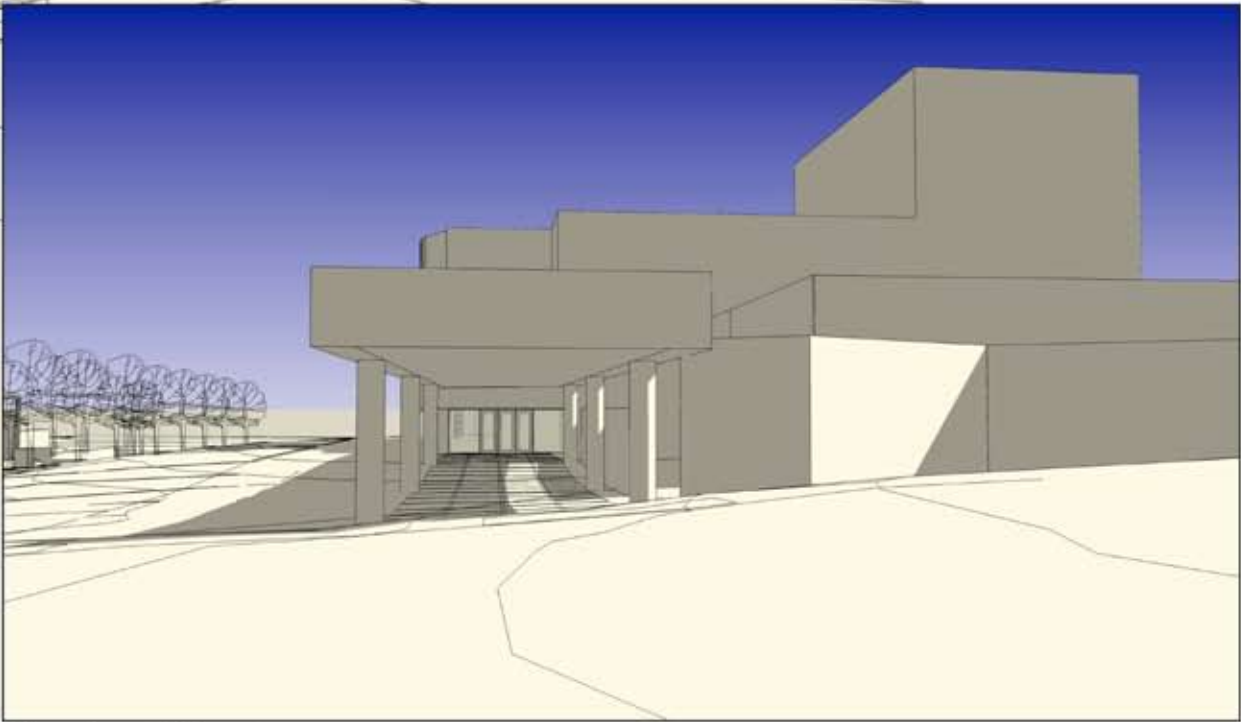
PROJECT DATE:
02/20/09

LOCATION:
Seattle, Washington

Seattle Center Theater Commons



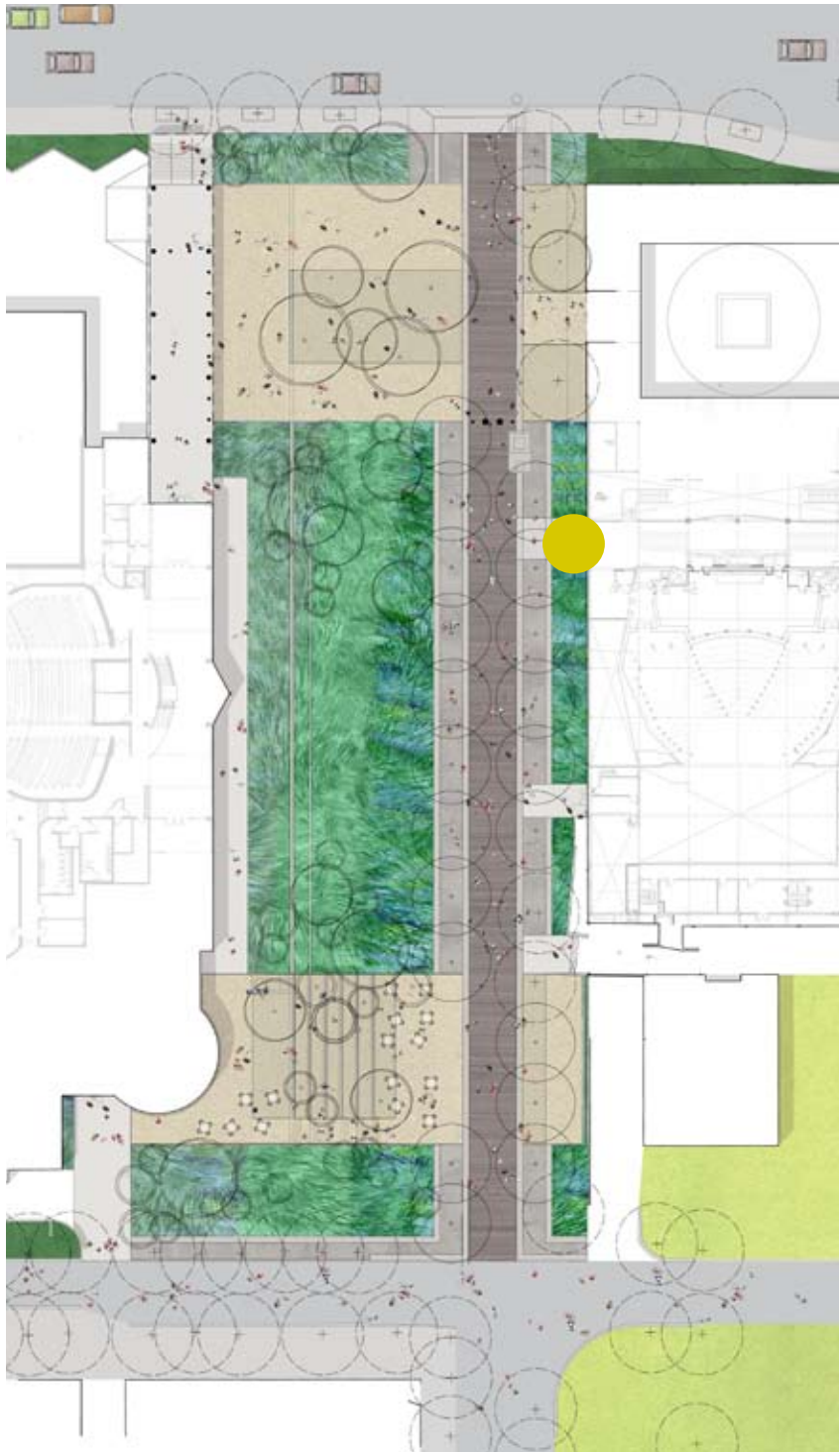
View from Northeast



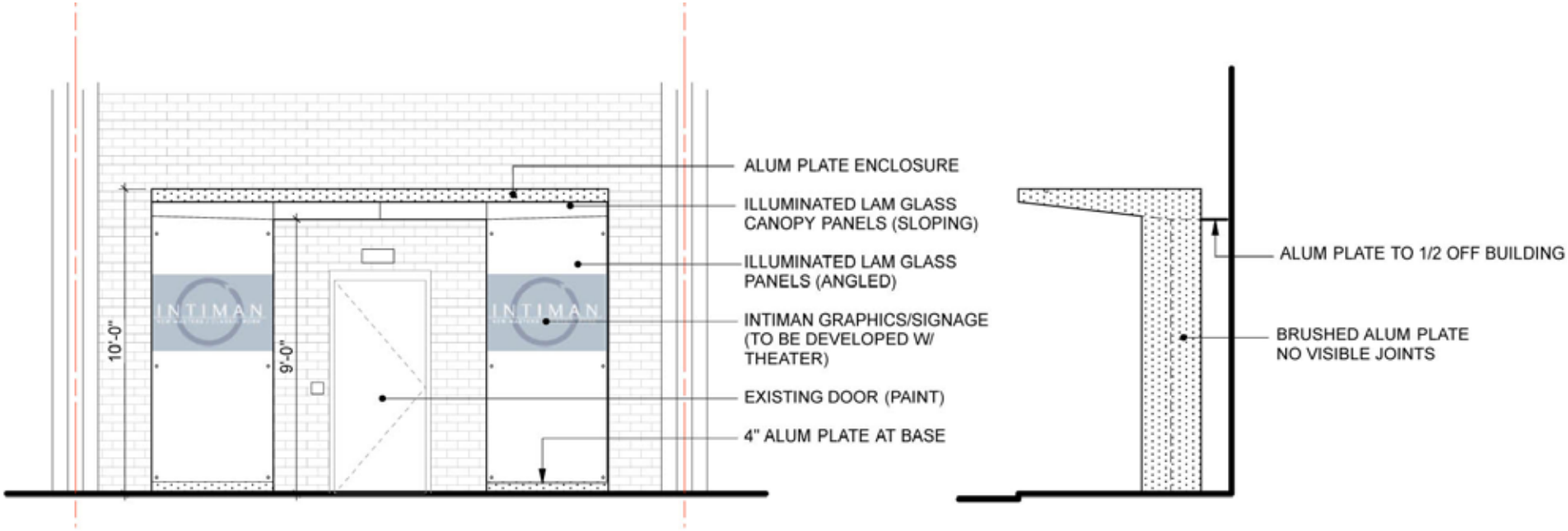
View from Sidewalk

SEATTLE REP - THICK CANOPY ALTERNATIVE

Intiman Wall- Integration with Garden



Highlighting Important entries:



NEW CANOPY DOES NOT TOUCH EXISTING BUILDING.
EXISTING DOOR, LIGHT AND ADA OPERATOR / BUTTON REMAIN.

5 WEST ELEVATION (FRONT)
A103 SCALE: 1/4"=1'-0"

1 TYPICAL SIDE ELEVATION
A103 SCALE: 1/4"=1'-0"



15 EXISTING CONDITION PHOTO - EXISTING ENTRY
A103 SCALE: NTS

