

# Washington State Convention Center Addition Project

Seattle Design Commission  
Meeting #9 - Public Benefits

07-06-2017





# AGENDA

## PROJECT VISION

- NEW URBAN CONVENTION CENTER
- BUILDING CONCEPT: URBAN COLLAGE
- SITE CONCEPT: MULTIPLE NEIGHBORHOOD IDENTITIES

## PUBLIC BENEFITS VISION

- CREATING PLACE & NEIGHBORHOOD CONNECTIONS

## PUBLIC BENEFITS COMPONENTS

- ON-SITE PUBLIC SPACES



# PROJECT VISION

**TO CREATE A NEW URBAN  
CONVENTION CENTER THAT  
ENRICHES SEATTLE'S URBAN CORE  
BY CELEBRATING ITS ATTRIBUTES  
AND CREATING NEIGHBORHOOD  
CONNECTIONS.**



# NEW URBAN CONVENTION CENTER



generation ONE



generation TWO



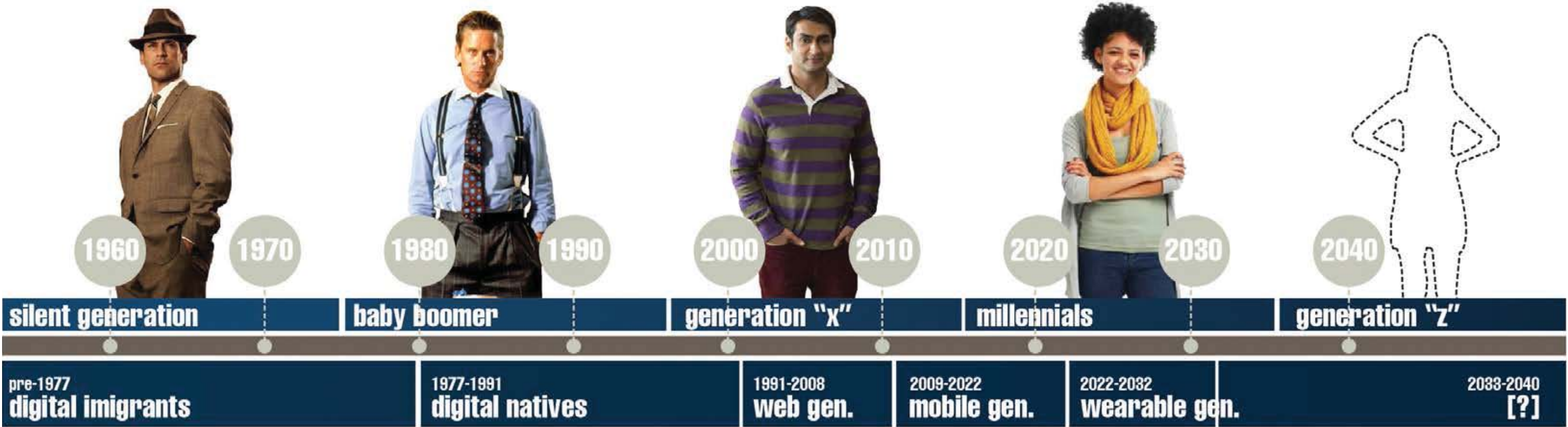
generation THREE



generation FOUR



generation FIVE





# INTEGRATED MIXED USE



INTERNAL PUBLIC MIXING ZONE



LOCAL FLAVOR DESTINATION : 9TH AVE MARKET



QUIRKY SMALL BUSINESS: WALK-UPS



NEIGHBORHOOD AMENITY: RETAIL

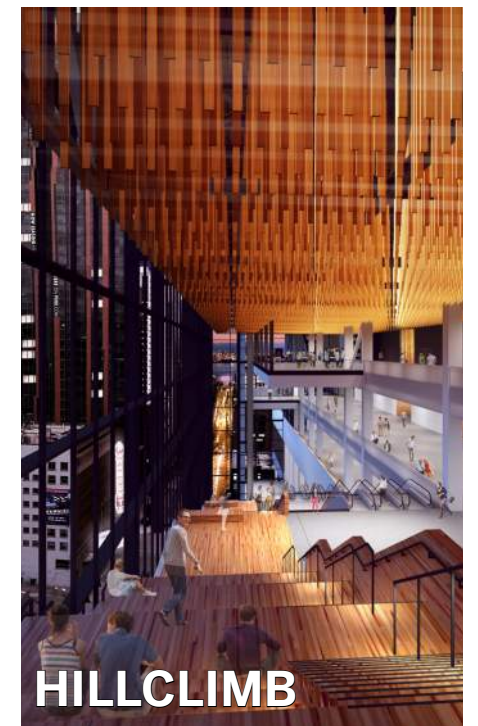
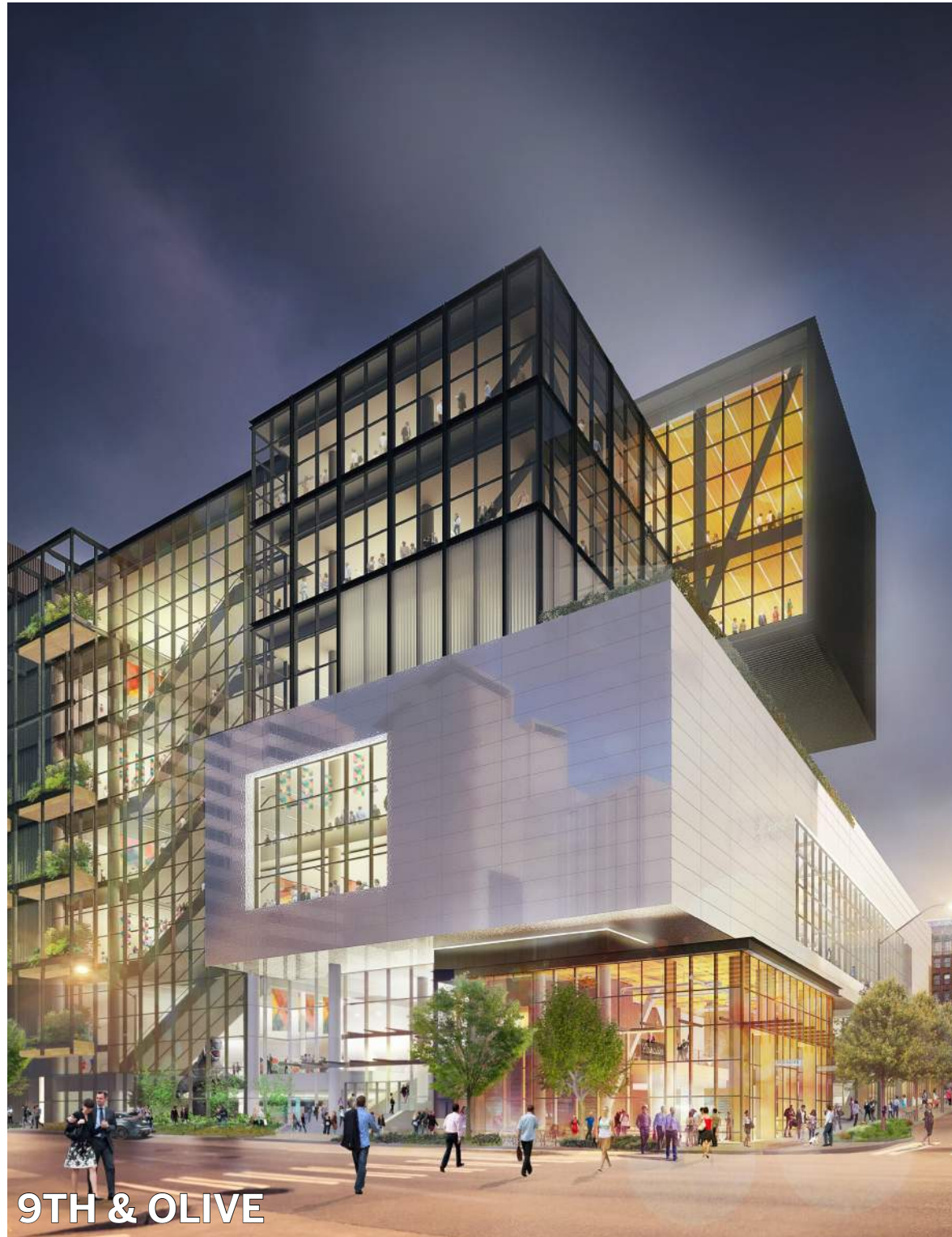


NEIGHBORHOOD AMENITY: RETAIL

NEW URBAN CONVENTION CENTER



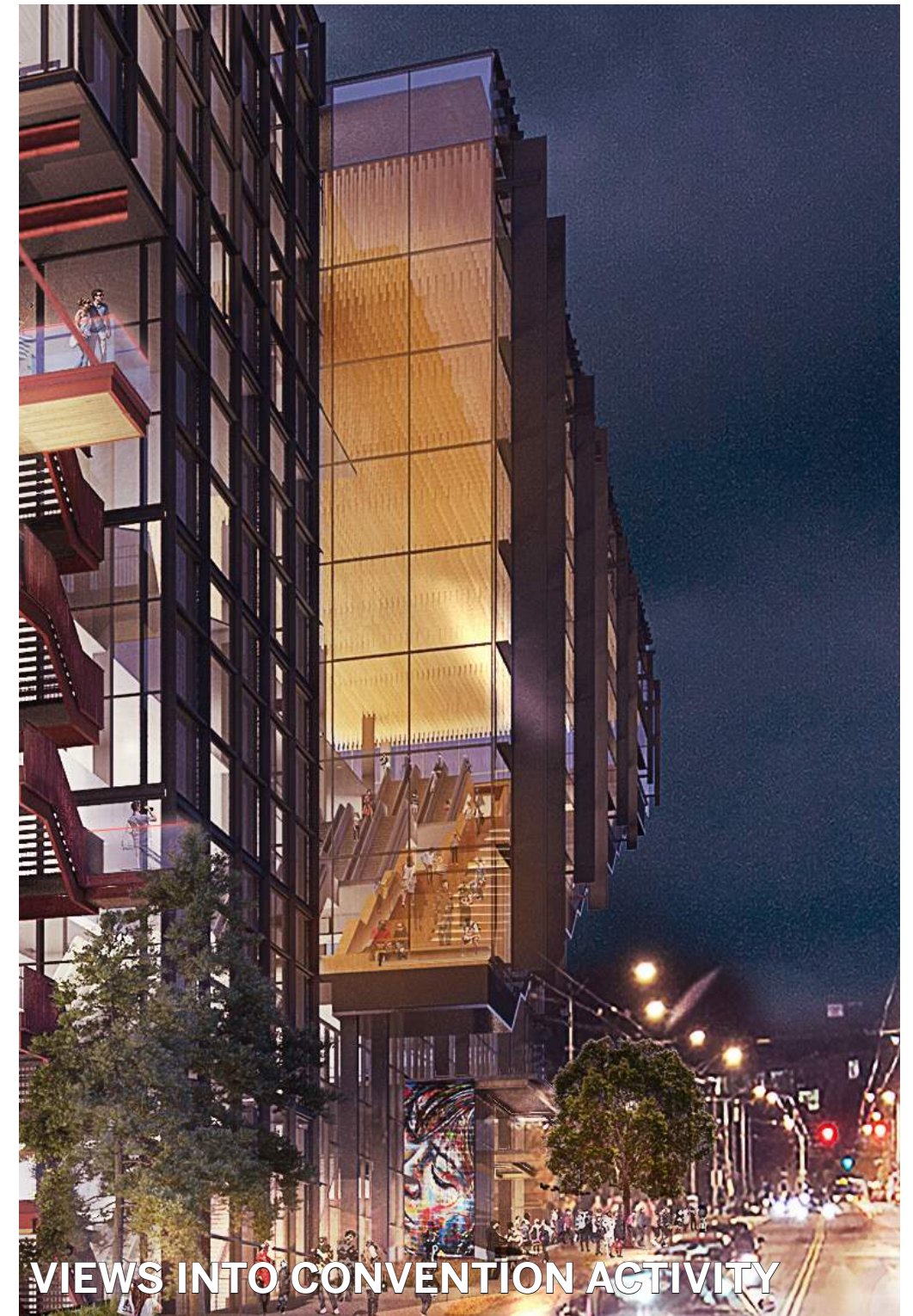
# VERTICAL STACKED PROGRAMMING



NEW URBAN CONVENTION CENTER



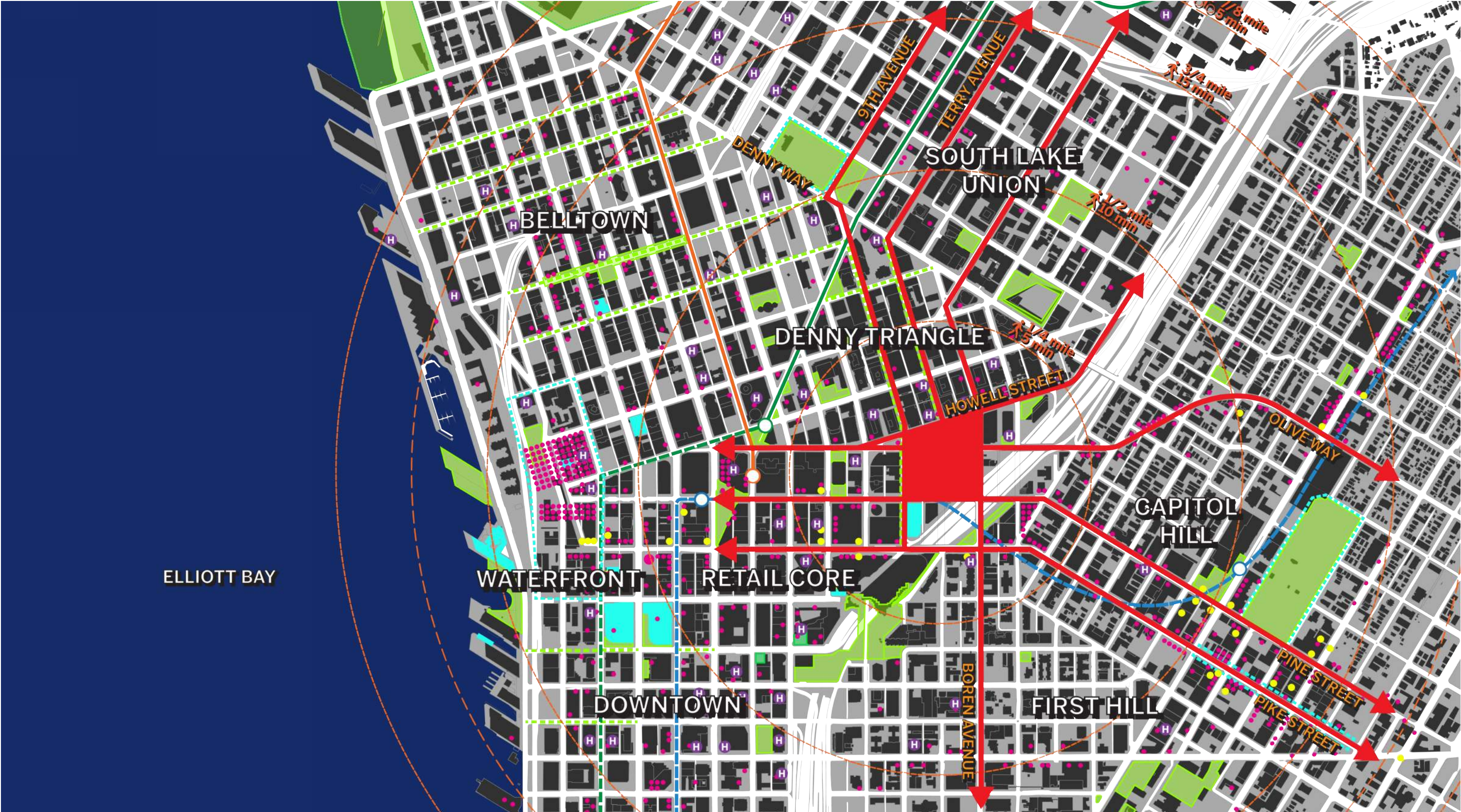
# INTERIOR + EXTERIOR



NEW URBAN CONVENTION CENTER



# URBAN CONNECTIONS

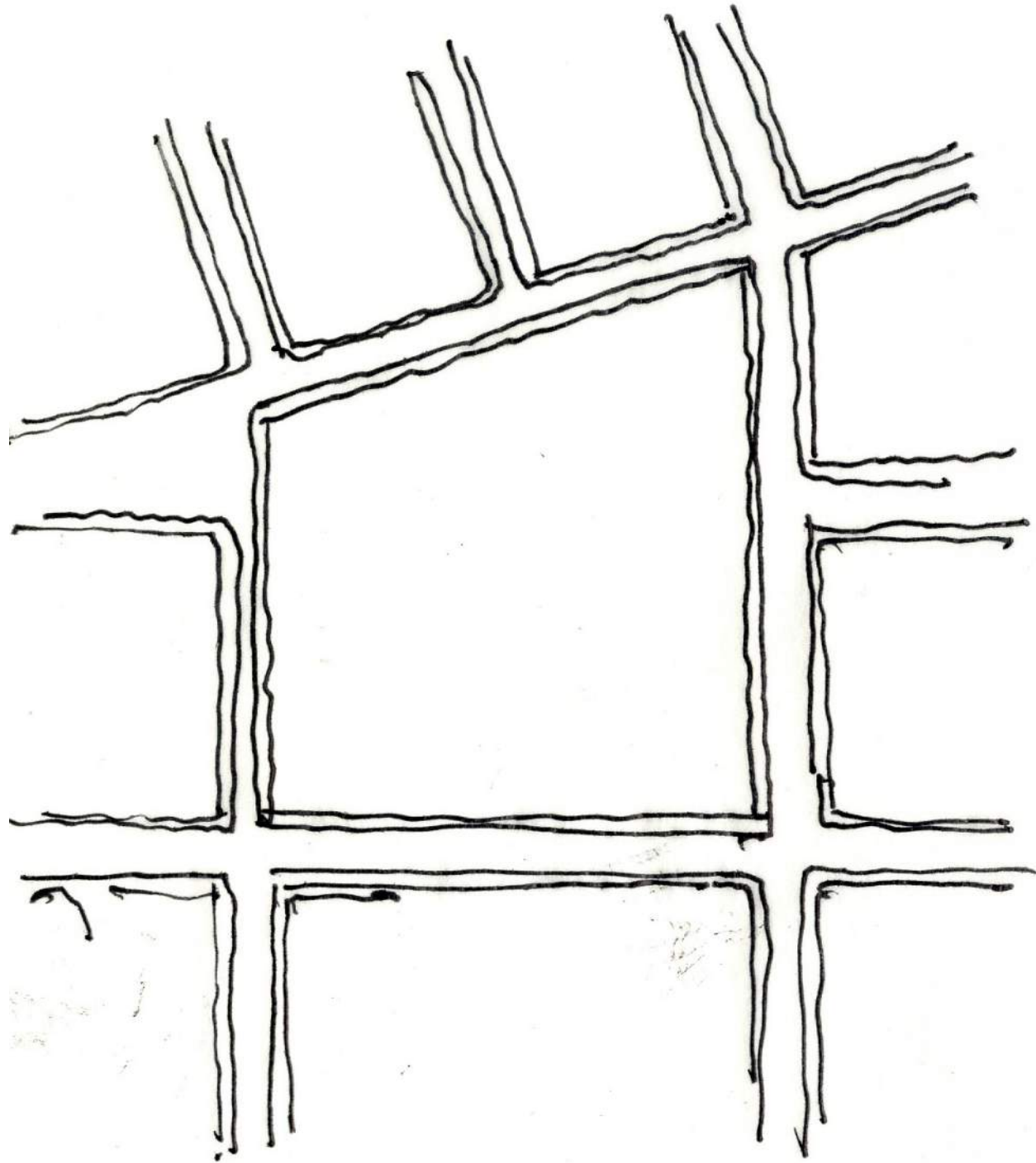


NEW URBAN CONVENTION CENTER

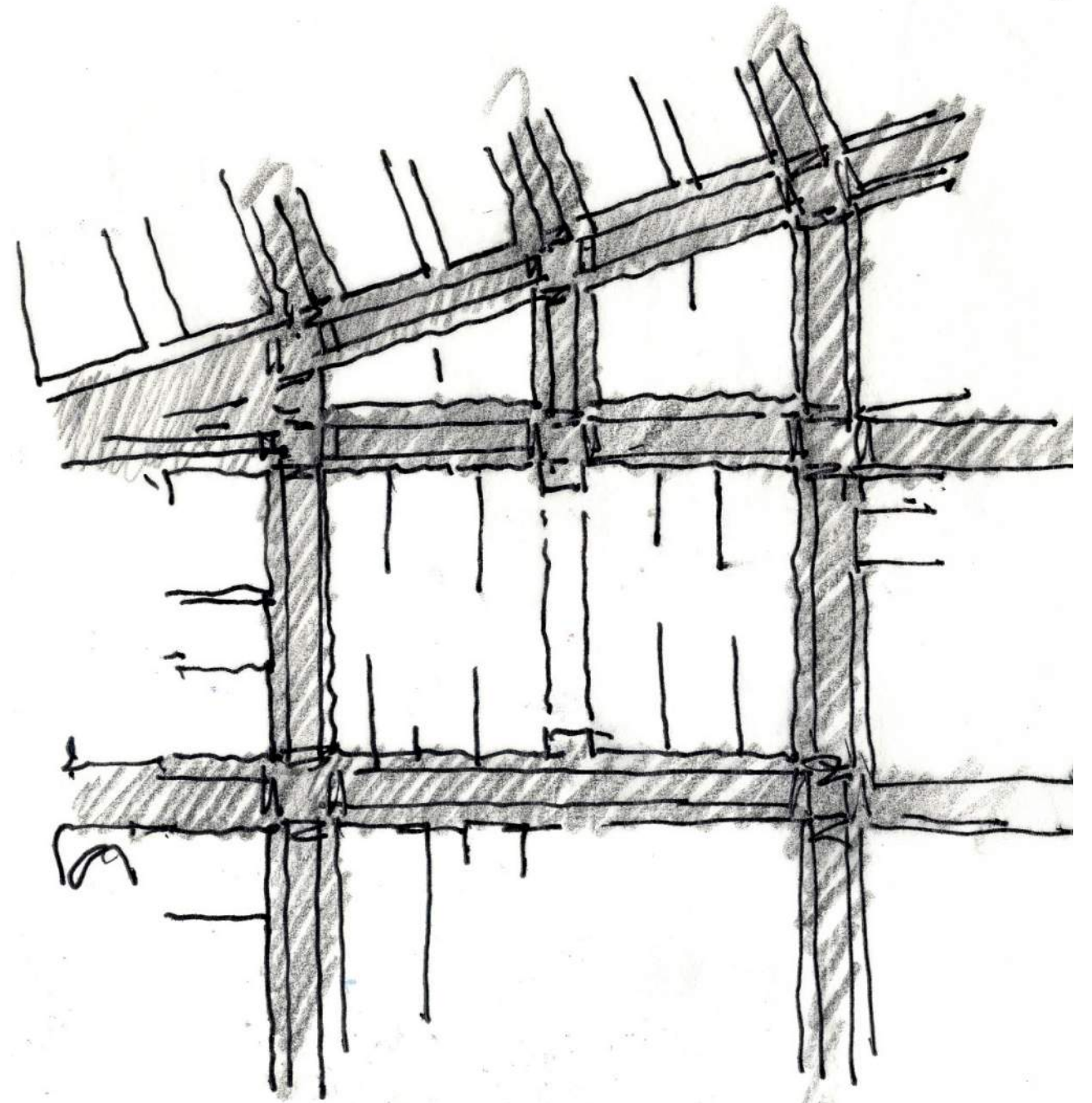


# WEAVE URBAN FABRIC

DIVERSITY AND TRADITIONAL SCALE IN STREETS AND ARCHITECTURE



MEGA BLOCK

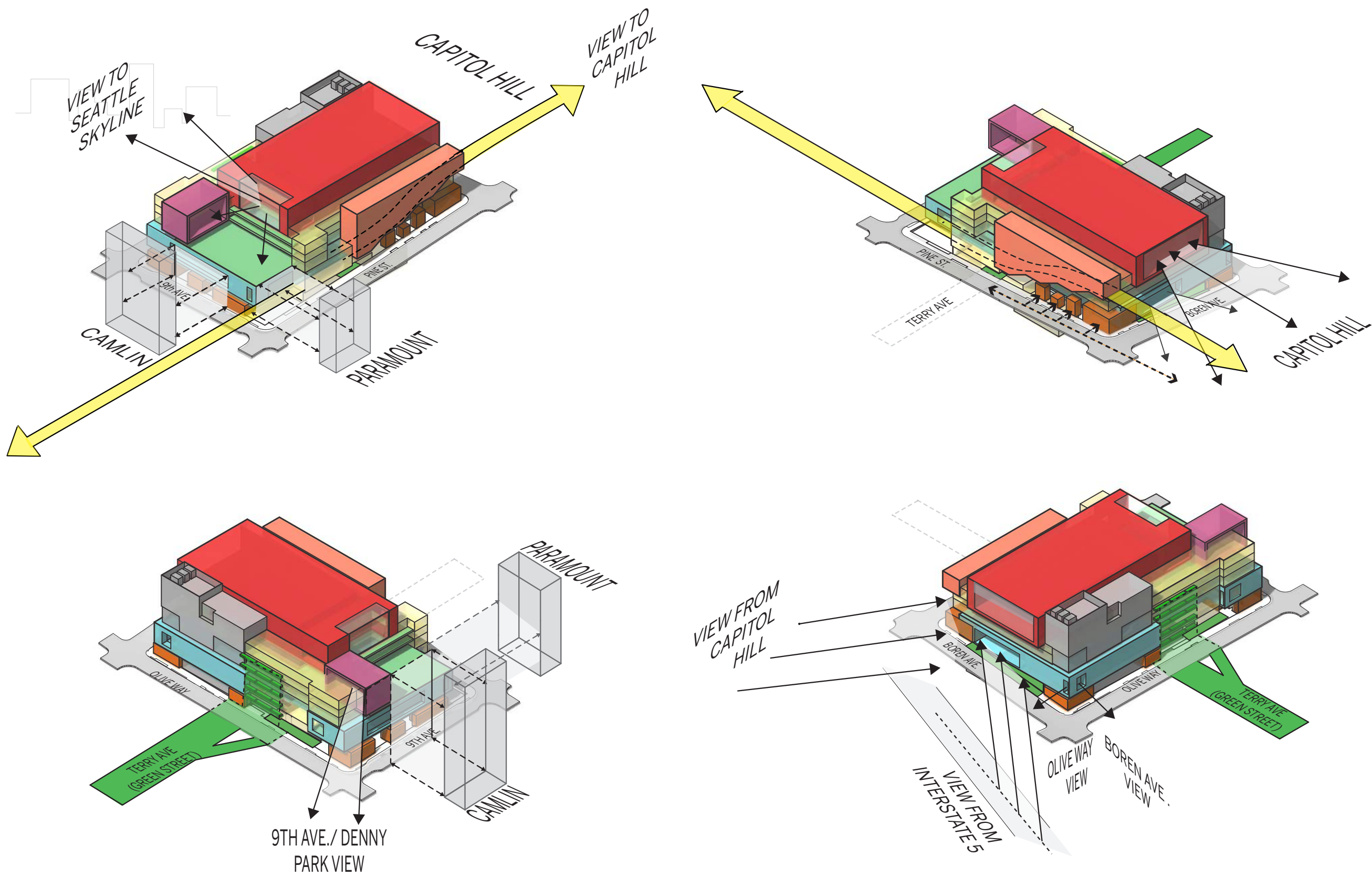


MULTI-BLOCK



# BUILDING CONCEPT: URBAN COLLAGE

INTERDEPENDENT RELATIONSHIPS WITH ADJACENT STREETS/BUILDINGS/SPACES





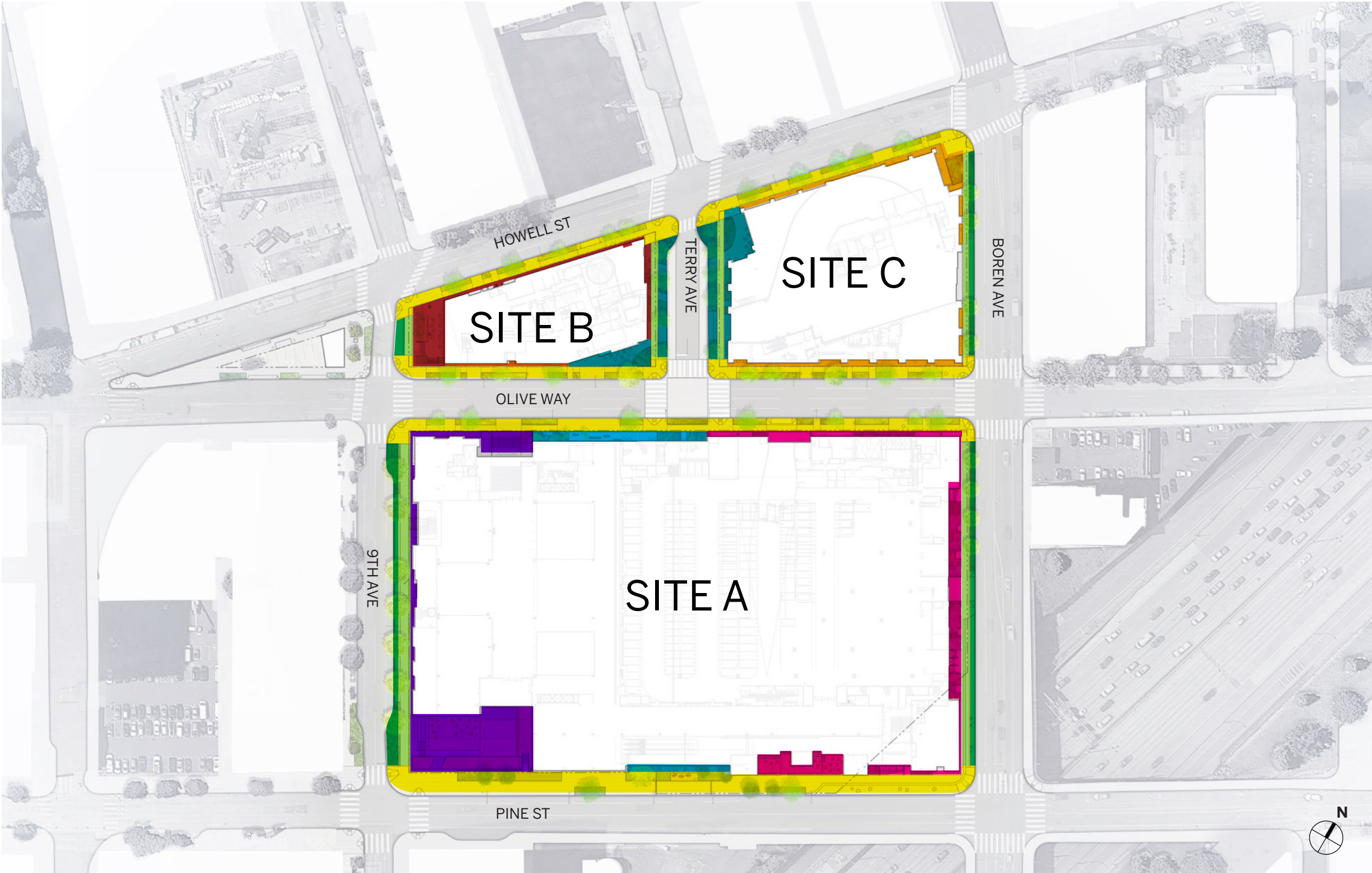
# SITE CONCEPT: MULTIPLE NEIGHBORHOOD IDENTITIES

## ROW SIDEWALK CHARACTER ZONES

- HILL STREET SIDEWALK CHARACTER
- AVENUE SIDEWALK CHARACTER

## PROPERTY SIDEWALK CHARACTER ZONES

- WSCC EAST
- WSCC WEST: MARKET
- TERRY TERMINUS/R.O.W.
- TERRY GREEN STREET
- RESIDENTIAL BLOCK
- OFFICE BLOCK





# **PUBLIC BENEFITS VISION**

## **CREATING PLACE & NEIGHBORHOOD CONNECTIONS**

- 1. FILLING THE VOID ACROSS I-5 WITH EAST-WEST CONNECTIONS**
- 2. ENHANCING THE CITY'S PUBLIC SPACE NETWORK WITH INTIMATE  
AND DESTINATION OPEN SPACES**
- 3. CREATIVE PLACE-MAKING THROUGH ARTISTS AND ART**
- 4. ADDRESSING COMMUNITY PRIORITIES**
- 5. RESPONDING TO THE CITY'S HOUSING CRISIS**



# EXISTING SITE CONDITION - VOID

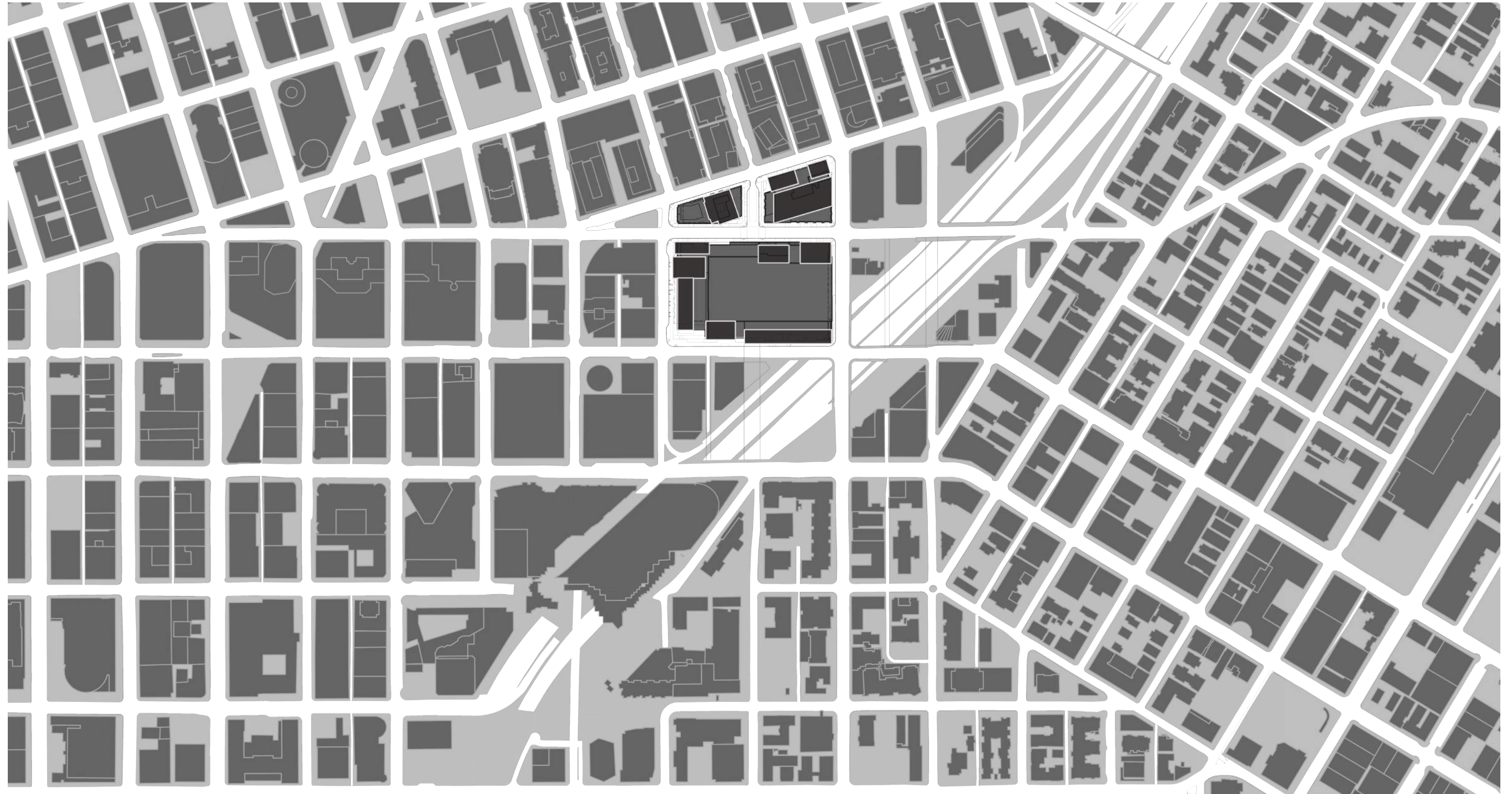
VOIDS AND LACK OF CONNECTIVITY





# FILLING THE VOID

MIXED USE CONVENTION CENTER AS URBAN FABRIC



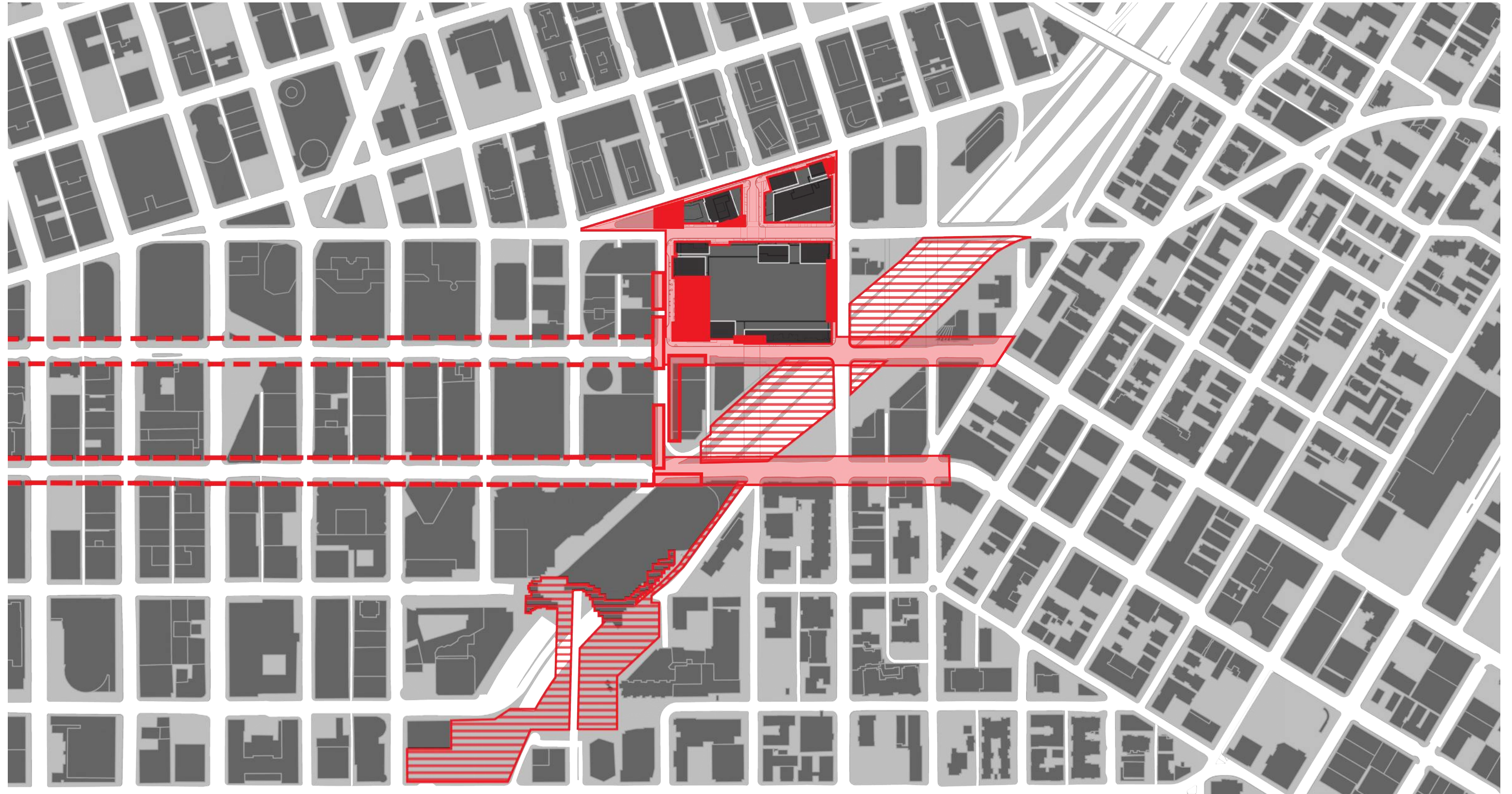


# ON-SITE PUBLIC BENEFITS





# PUBLIC BENEFITS / NEIGHBORHOOD CONNECTIONS





# PUBLIC BENEFITS COMPONENTS

CREATING PLACE AND NEIGHBORHOOD CONNECTIONS

## ① **ON-SITE PUBLIC BENEFITS**

- **PUBLIC SPACES**
- **ADDITIONAL IMPROVEMENTS BEYOND CODE**

## ② **PUBLIC BENEFIT ART**

## ③ **NEIGHBORHOOD CONNECTIONS**

### • **FUNDING IMPROVEMENTS**

- Pike/Pine Pedestrian Improvements Funding
- Pike/Pine Bicycle Facilities Funding
- Lid I-5 Study Funding
- Freeway Park Association / Seattle Parks and Recreation Funding

### • **IMPLEMENTATION IMPROVEMENTS**

- **Olive Way Improvements**
- Pike/Pine 9th Avenue Improvements
- Historic Building Lighting

## ④ **AFFORDABLE HOUSING FUNDING**

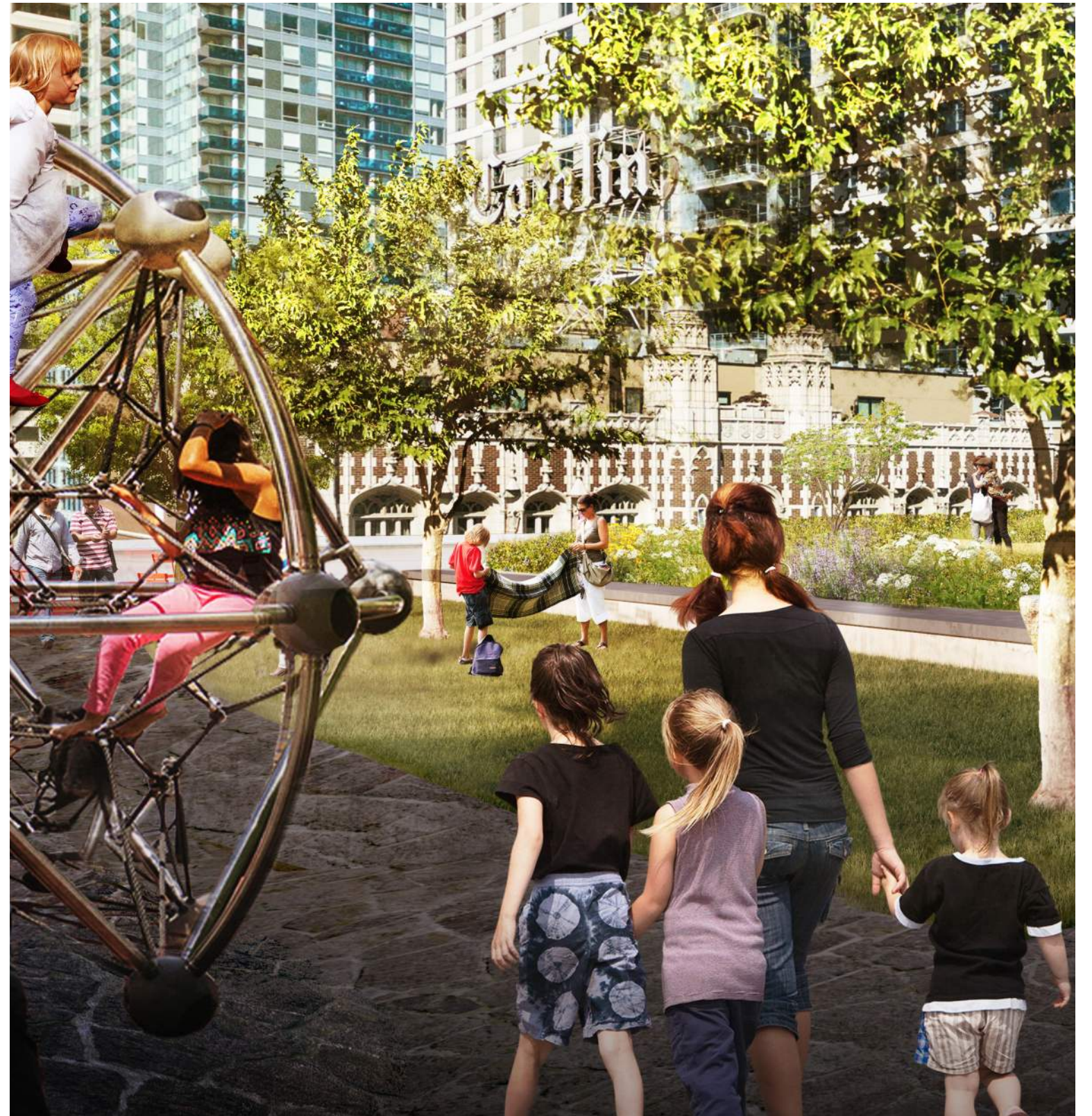


# COMMUNITY INPUT & NEIGHBORHOOD PLAN

The Public Garden is supported by public comment requests for public access and a desire for more neighborhood green space, with places for people and families to gather.

“In the Denny Triangle, ‘civic’ is the more apt term for the purpose and 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 in the quality, day and night, of the Neighborhood.”

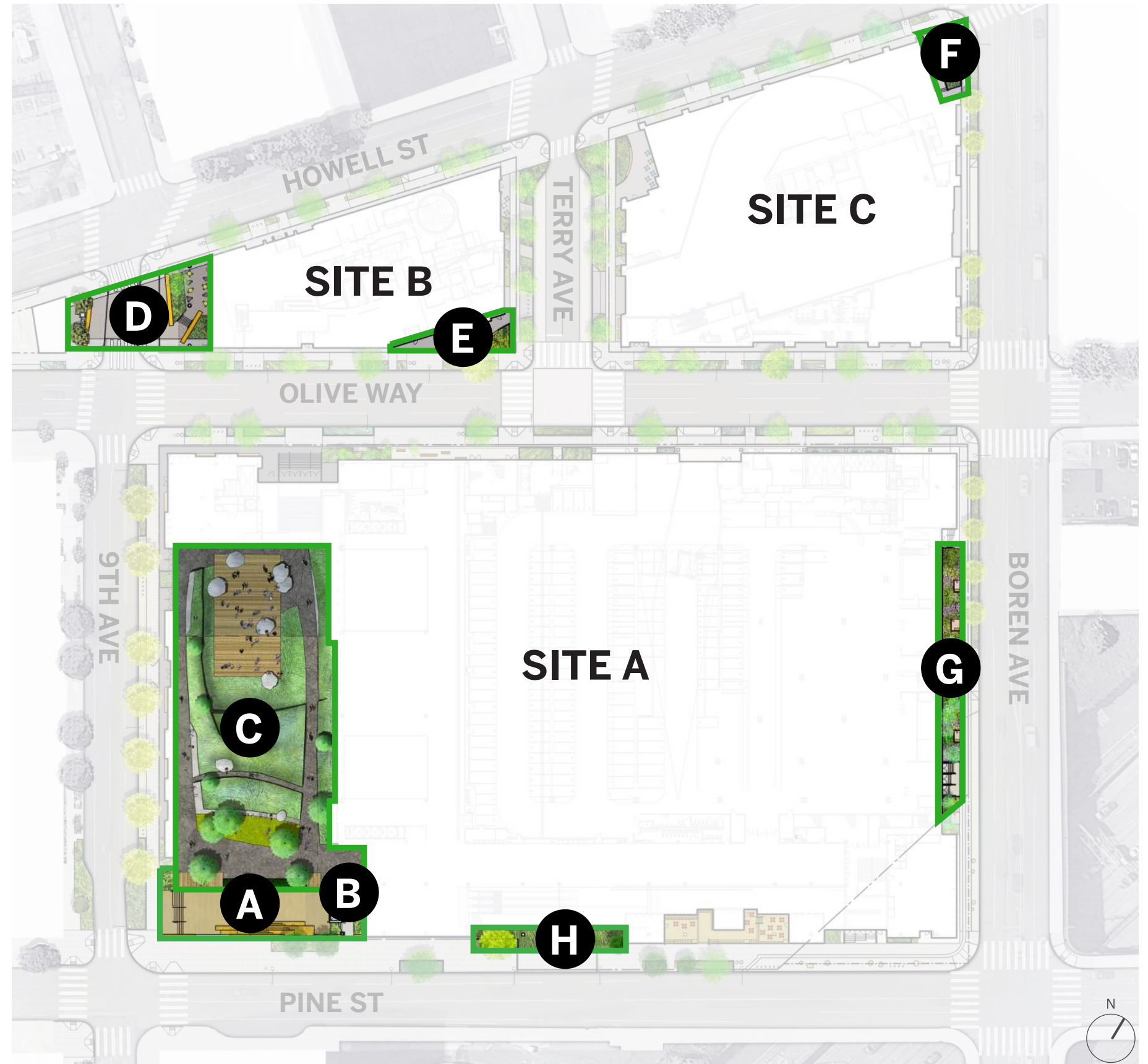
- THE DENNY TRIANGLE NEIGHBORHOOD PLAN (13, 14)





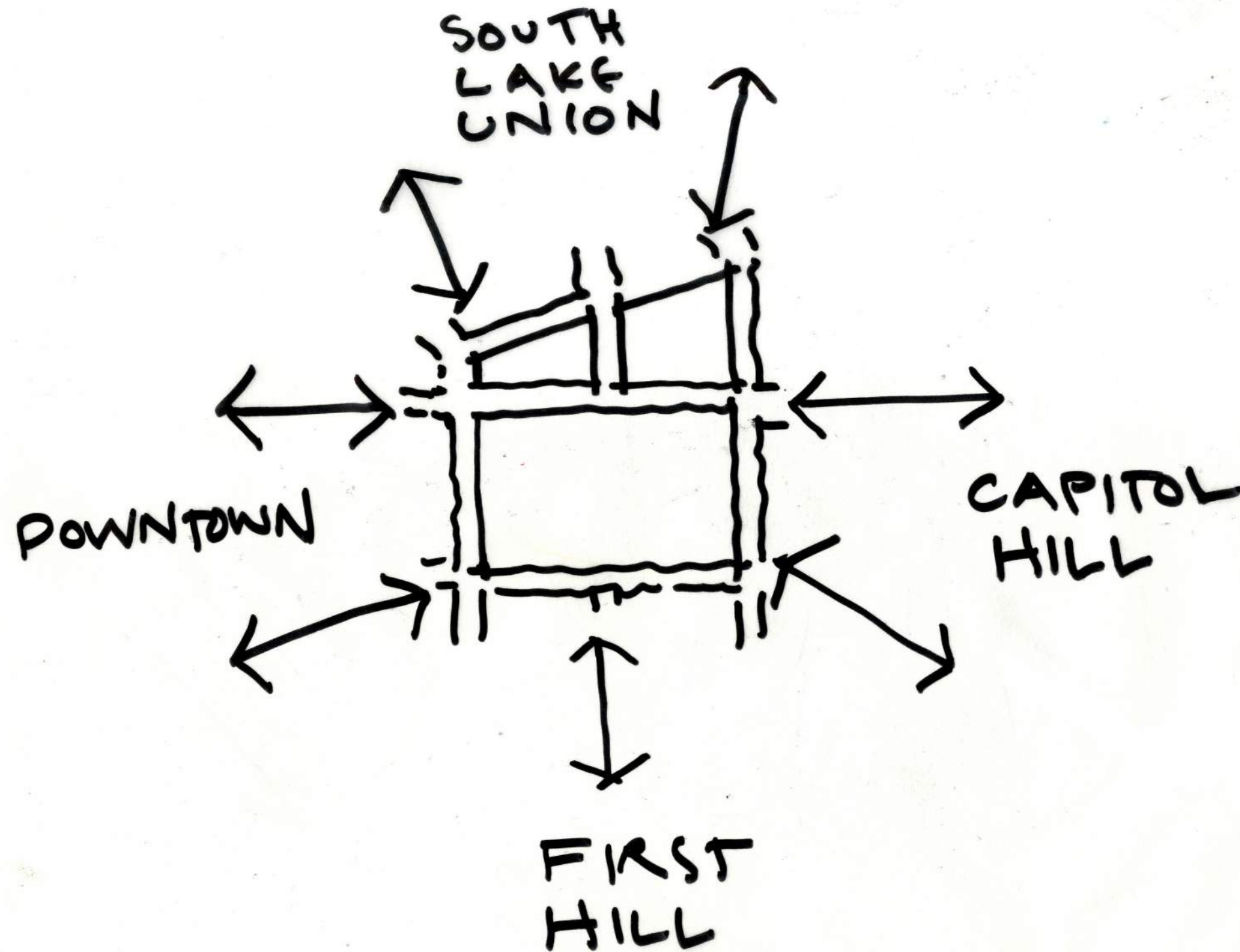
# 1. ON-SITE PUBLIC BENEFIT SPACES

- A** Pine Street Promenade
- B** Pine Street Platforms
- C** Pine Street Public Garden
- D** Flatiron Plaza
- E** Terry Ave Green Street Plaza
- F** Denny Triangle Corner Plaza
- G** Sculpture Garden
- H** Sun Garden



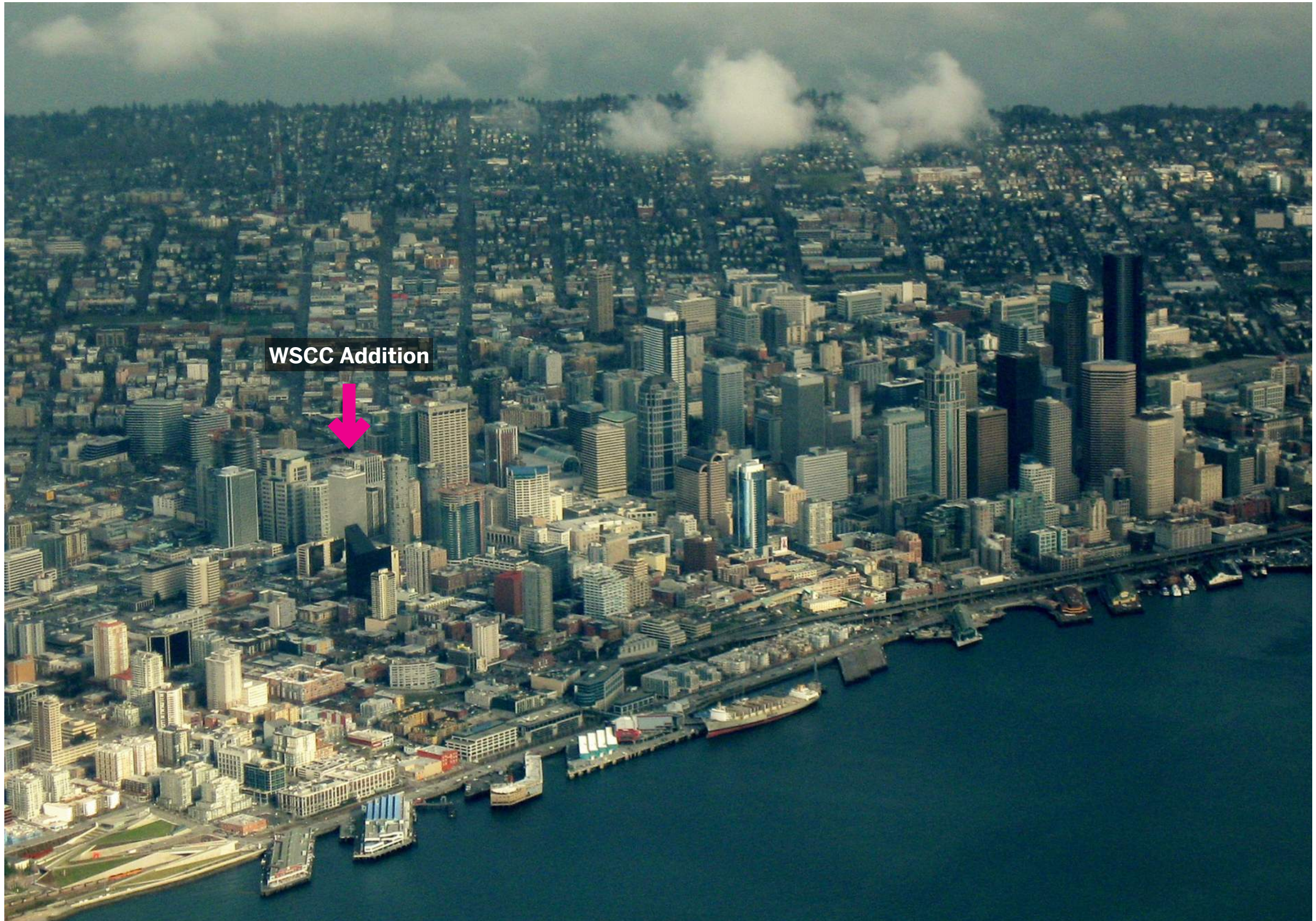


# NEIGHBORHOOD CONNECTIONS



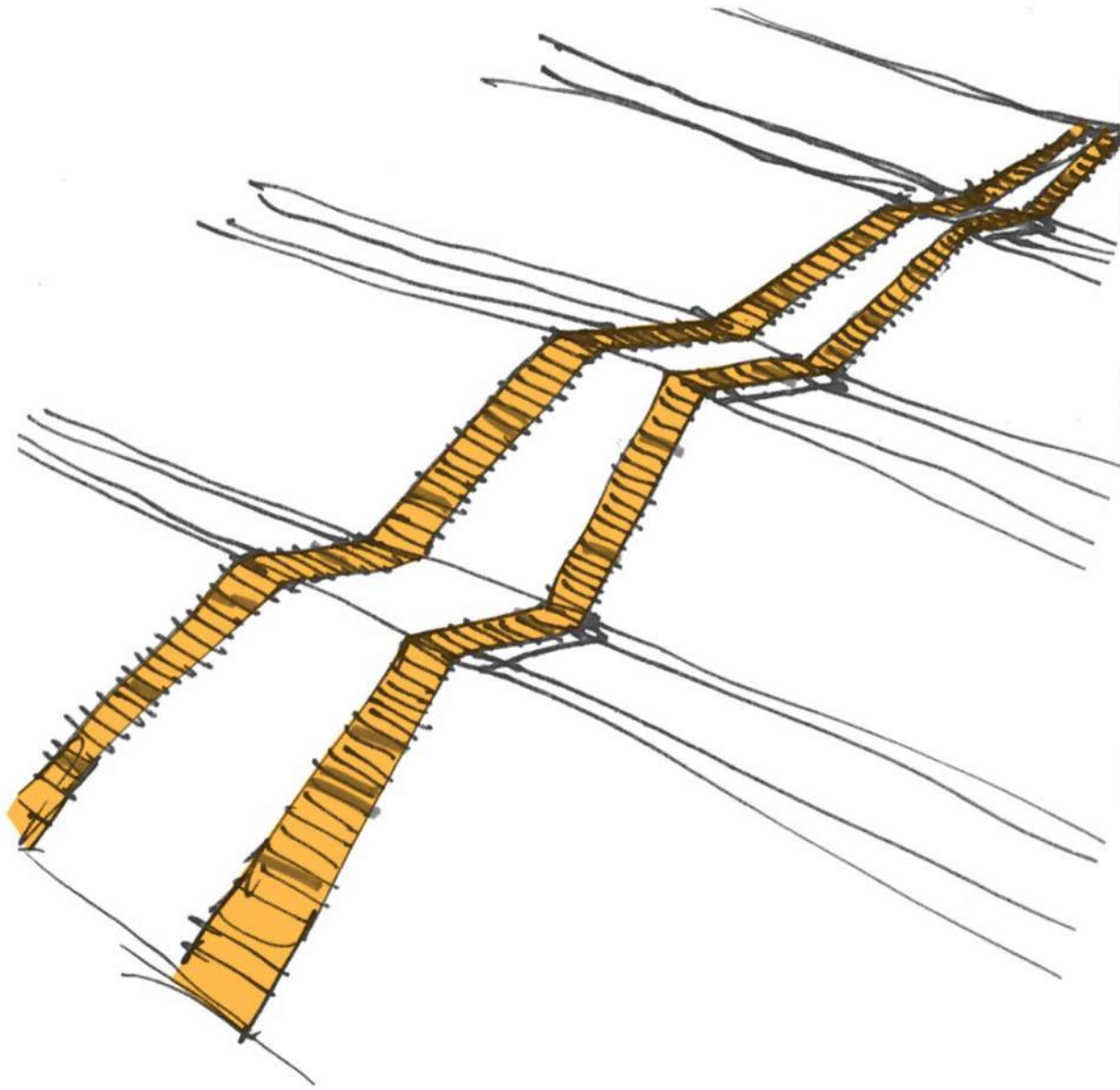


# A HILLTOWN ON THE WATER

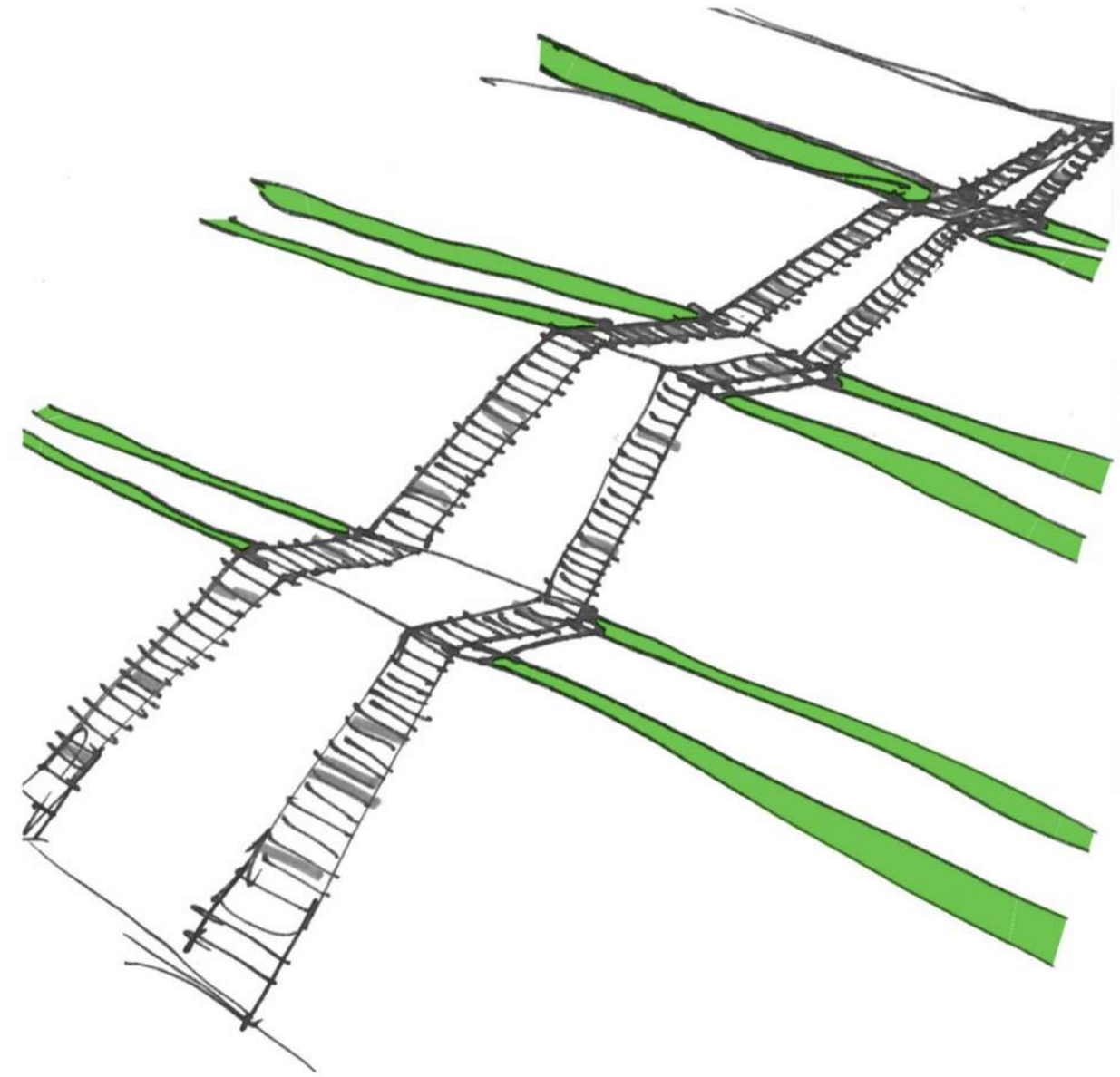




# HILL STREETS AND AVENUES



Rugged hillclimb streets



Green terraced avenues



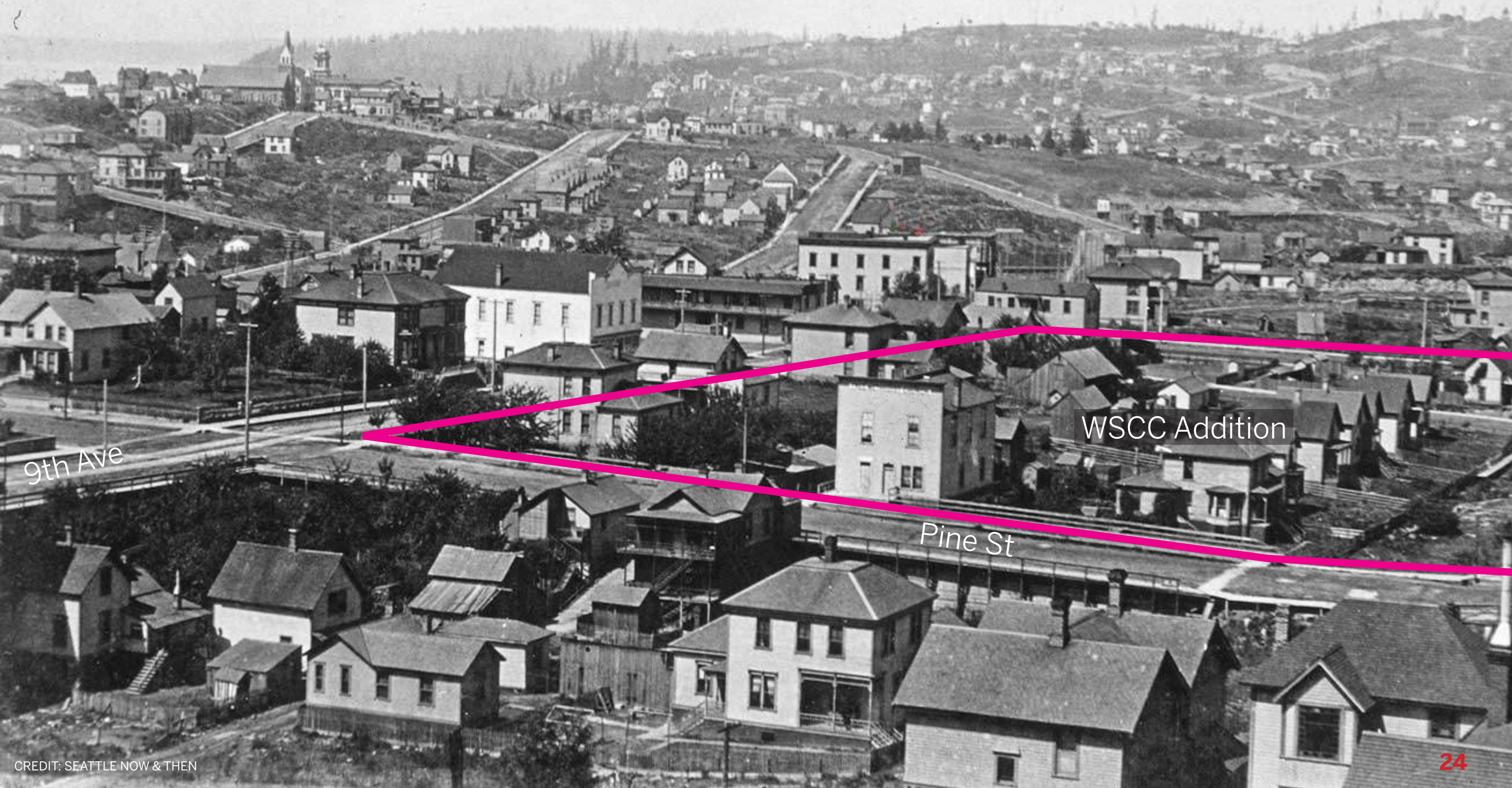
# EAST-WEST HILL STREETS

Market-to Market Hillclimb, waterfront access for hilltop neighborhoods





# HISTORIC EAST-WEST HILL STREETS



9th Ave

WSCC Addition

Pine St



# NORTH-SOUTH AVENUES

Series of lush, tree-lined green rooms and neighborhood spaces



5th Ave between Pike St and Pine St



9th Ave between Pike St and Pine St



# NORTH-SOUTH AVENUES

Series of lush, tree-lined green rooms and neighborhood spaces



Freeway Park



Terry Avenue North, South Lake Union

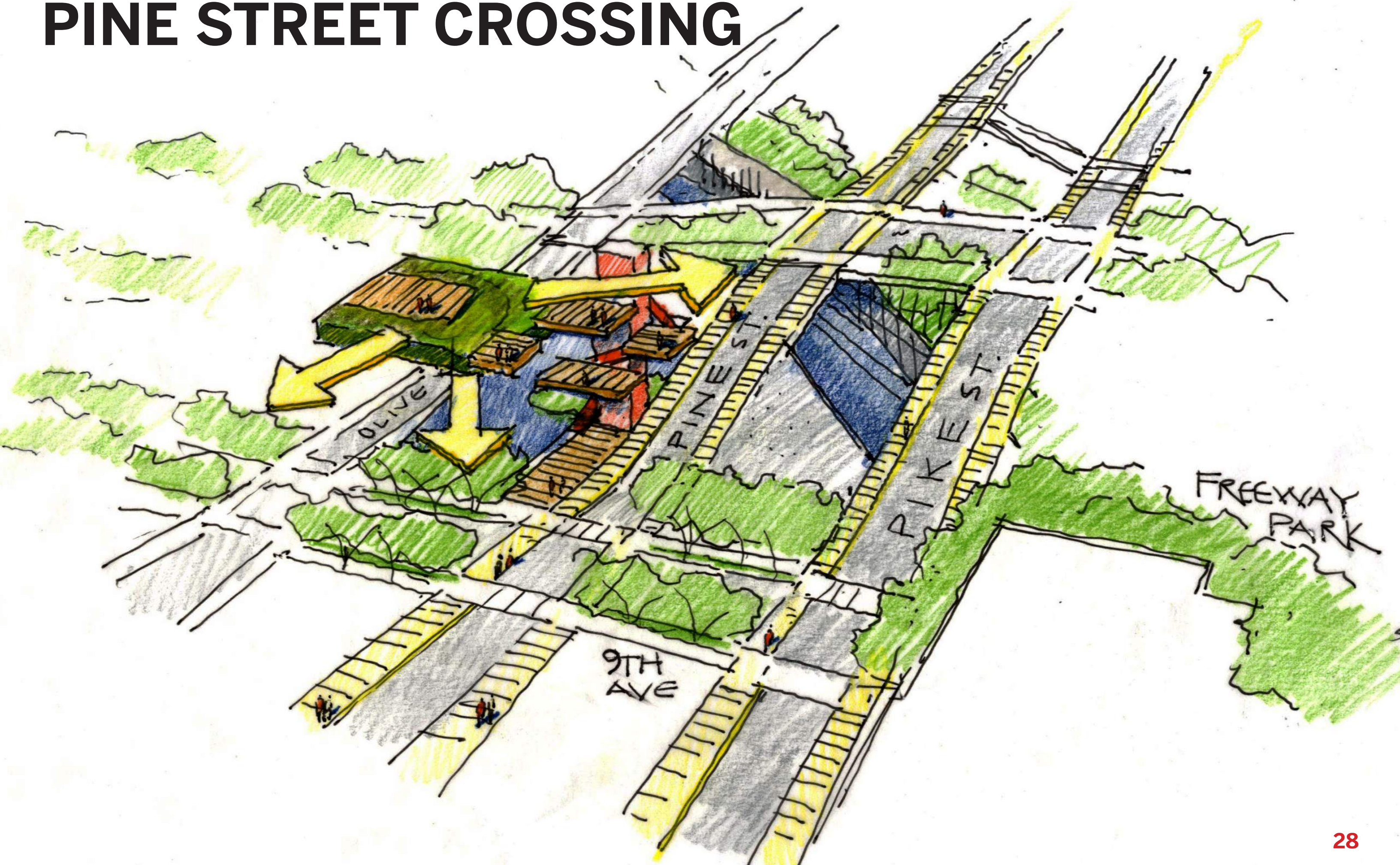


# WSCC - A CENTRAL CROSSING POINT IN THE HEART OF AN URBAN NEIGHBORHOOD



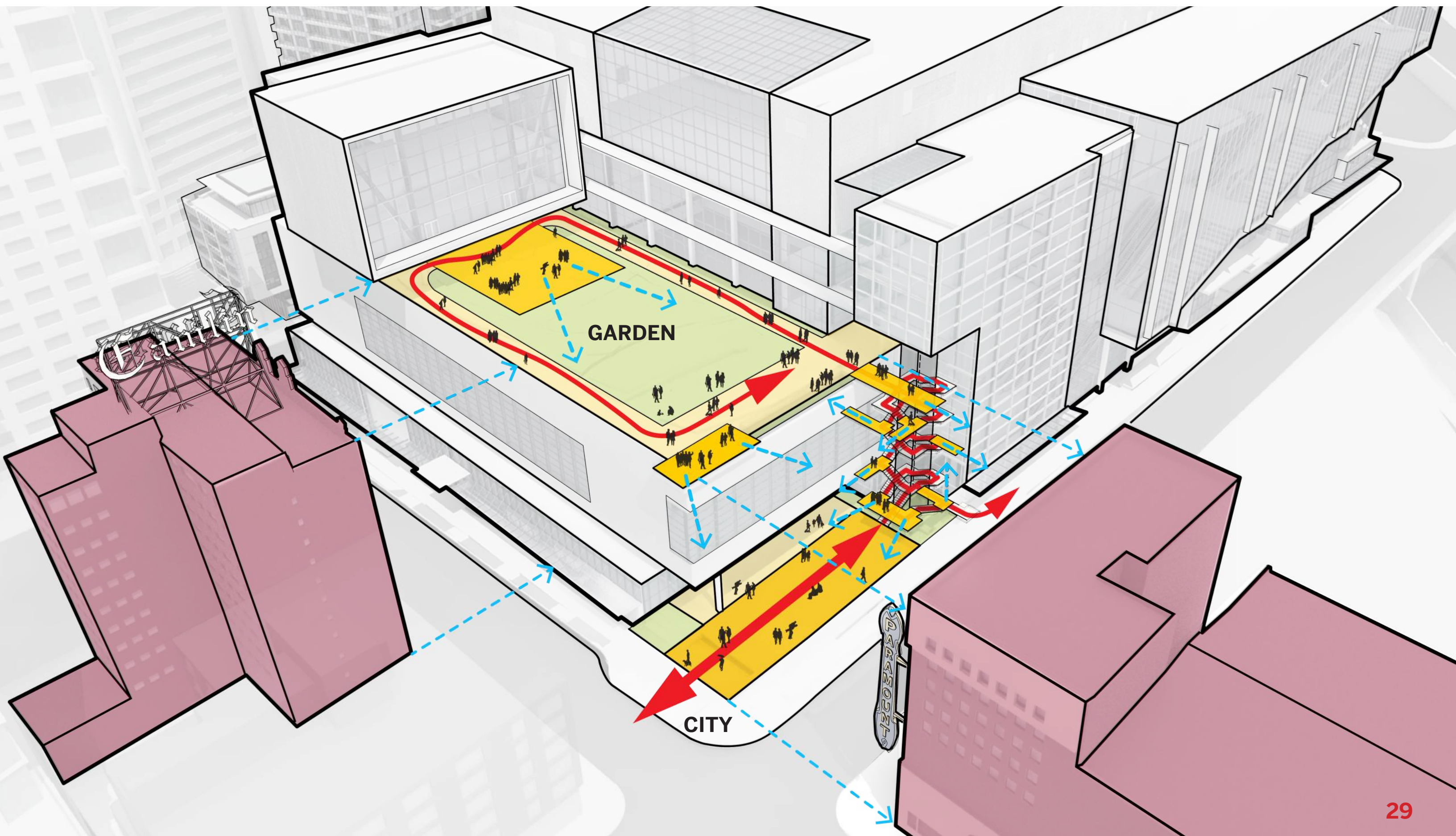


# PINE STREET CROSSING





# PINE STREET CROSSING





# PINE STREET CROSSING





# PINE STREET CROSSING CHARACTER

Uniquely Seattle beauty where rugged natural materials meet technology and culture



Rough timber pier planks, historic Capitol Hill brick architecture, and Freeway Park planting



Iconic, colorful markers of Seattle culture: Port cranes, Pike Place Market neon, Capitol Hill rainbow pride crosswalks



# PROCESSION FROM URBAN STREET EDGE TO LUSH NATIVE GARDEN



Vibrant Pike / Pine corridor



CREDIT: FINEARTAMERICA.COM



CREDIT: PLANTSYSTEMATICS.ORG



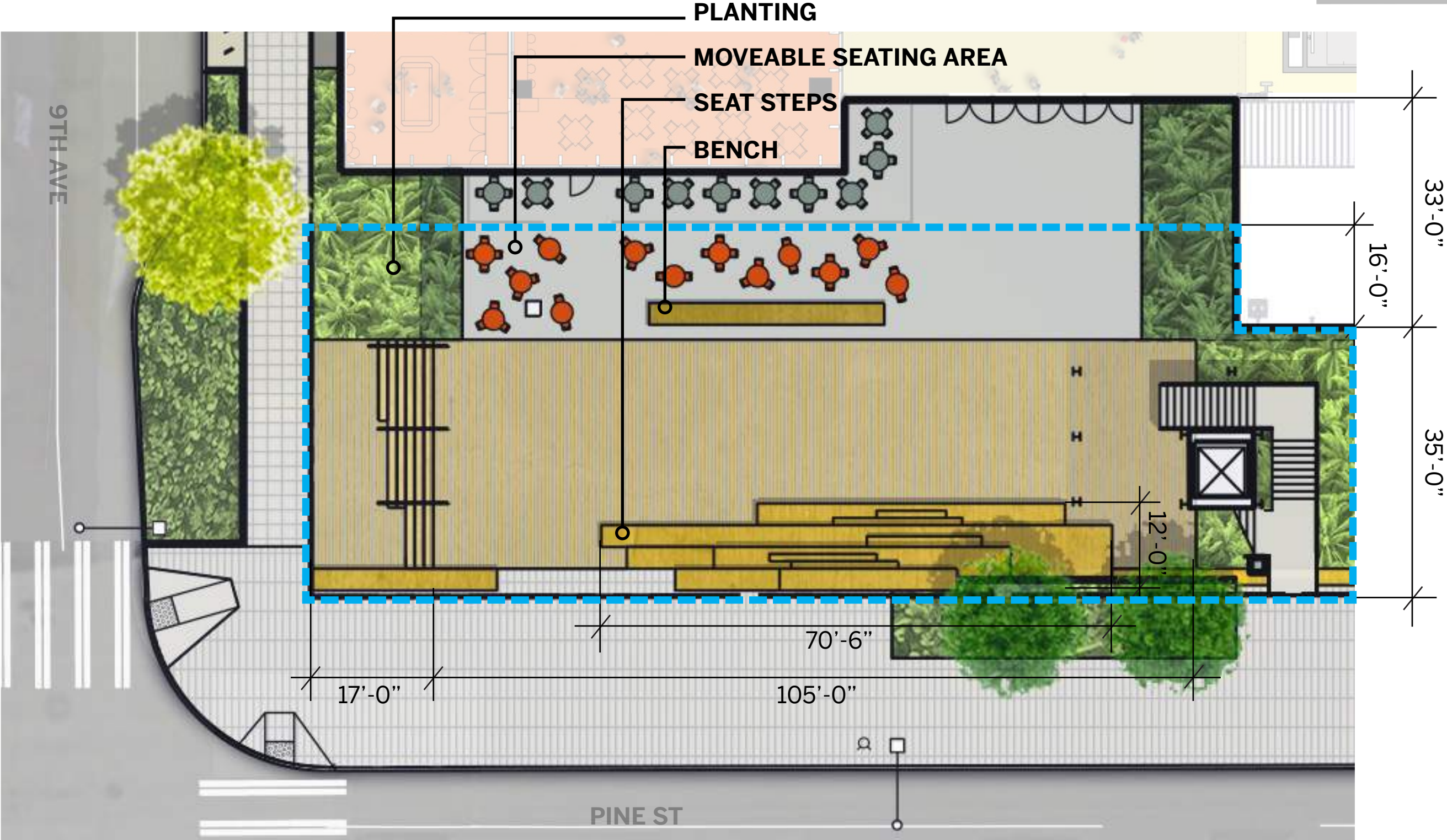
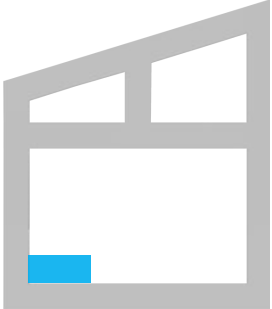
CREDIT: DAN ANDERSON

Native northwest garden



# PINE STREET PROMENADE

Public Benefit Area: 7,227 SF



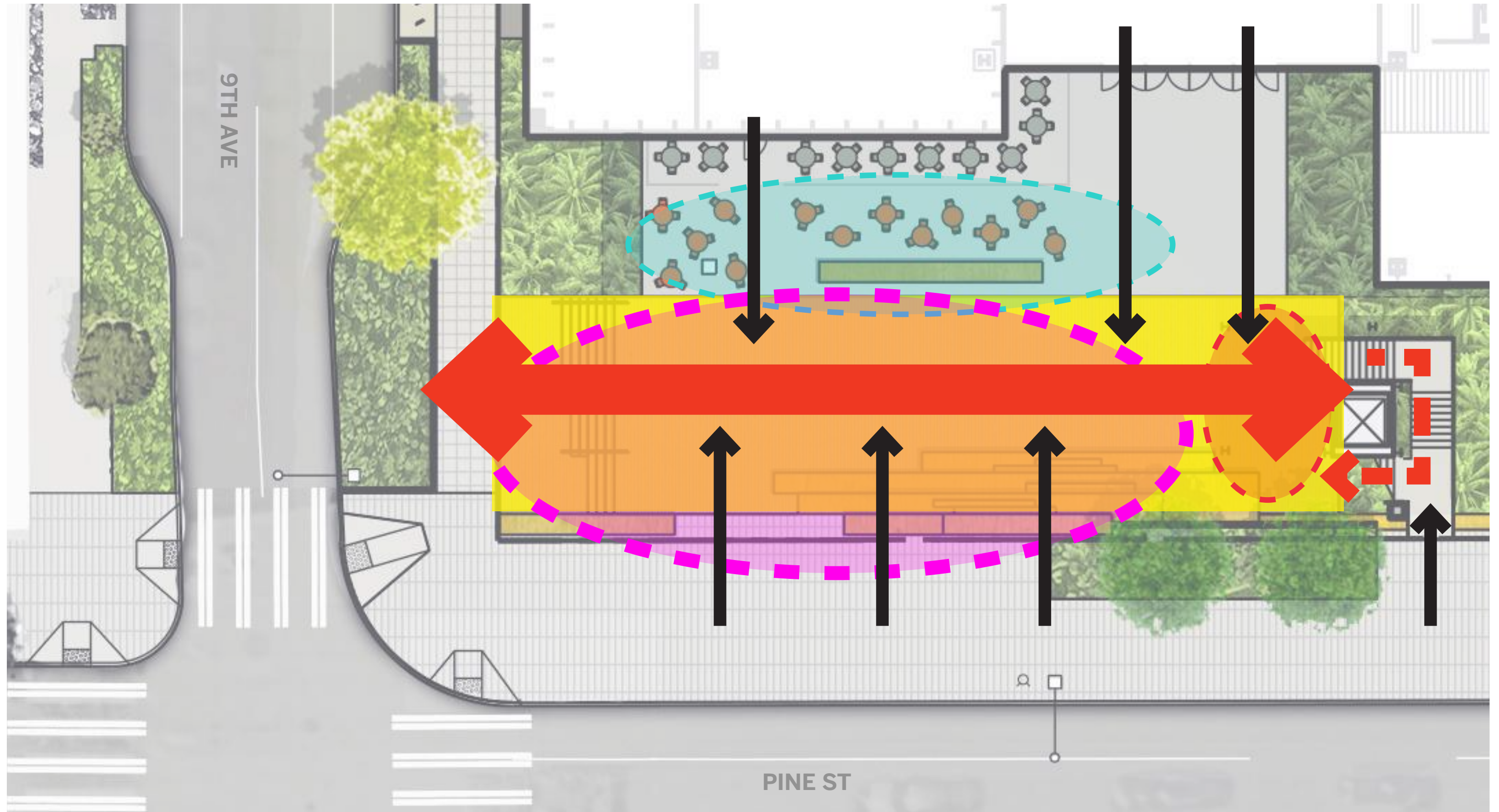
 VOLUNTARY SETBACK  
AREA COUNTED AS PUBLIC  
BENEFIT





# PINE STREET PROMENADE

Public circulation spine





# PROMENADE PLAN COMPARISON



May 2017 plan

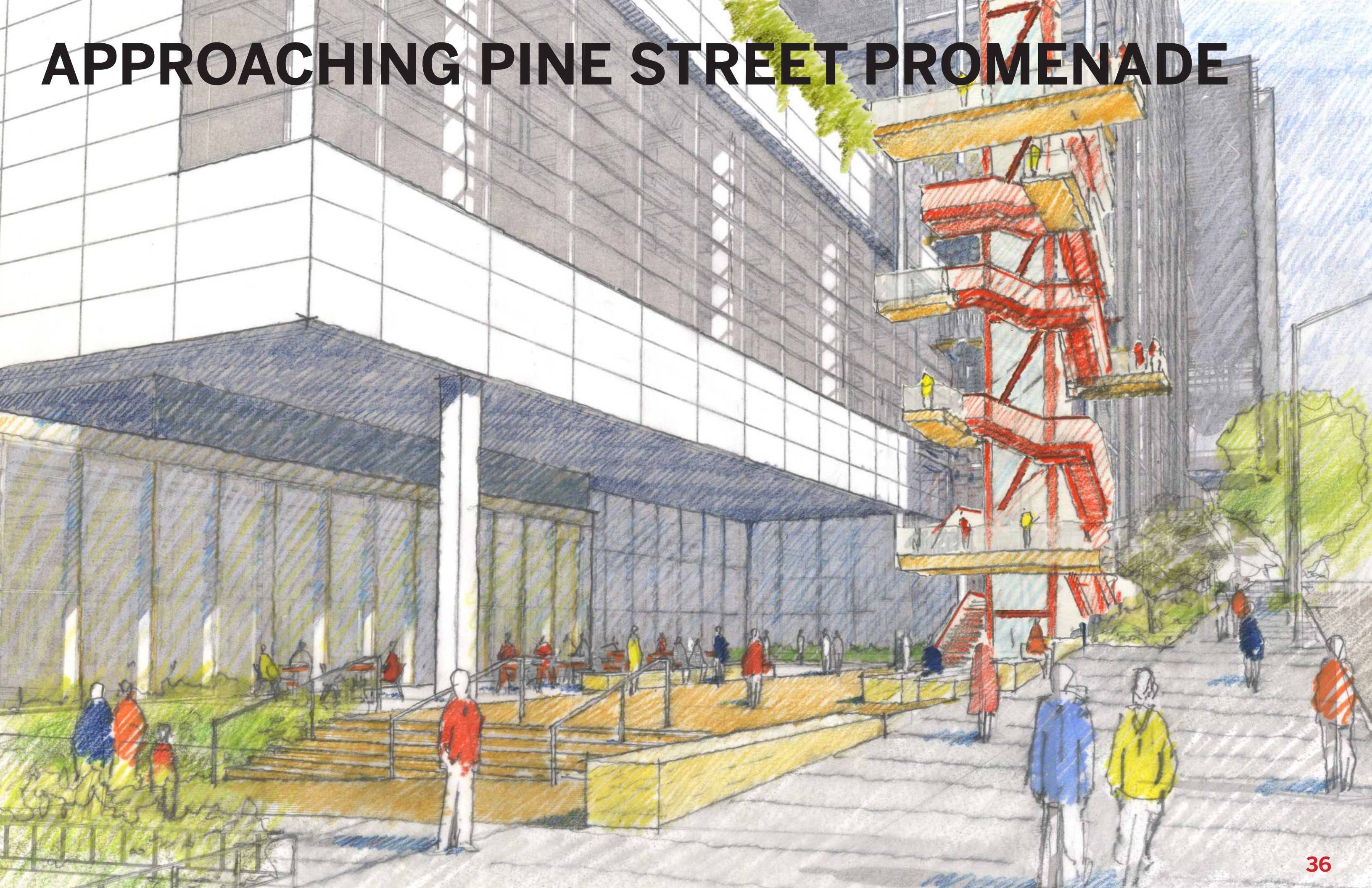


Current plan





# APPROACHING PINE STREET PROMENADE





# PINE STREET PROMENADE





# PINE STREET PROMENADE





# PROMENADE EVERYDAY ACTIVITIES

An urban promenade for people watching, eating lunch, waiting for a friend, or enjoying the afternoon sun





# OPEN SPACE PROGRAMMING

**Programming and management plan modeled on 2+U**

**Plan would apply to the Pine Street Public Garden, Pine Street Promenade, and Flatiron Plaza**

**Year-round active programming at various scales could include:**

- Family-friendly events
- Cultural events
- Concerts
- Games
- Theater and other performances
- Seasonal events

**Free and open to all members of the public**

**Activation by Downtown Seattle Association, modeled on Westlake Park and Occidental Square successes**





# DSA ACTIVATION

**Street Level (Pine St Promenade + Flatiron Plaza)** - Everyday, passerby programs



CHESS AT WESTLAKE PARK



ART IN OCCIDENTAL SQUARE



GAMES IN WESTLAKE PARK

**Upper Public Garden Level** - Destination event programming & play equipment



PERFORMANCE IN WESTLAKE PARK



PERFORMANCE IN WESTLAKE PARK

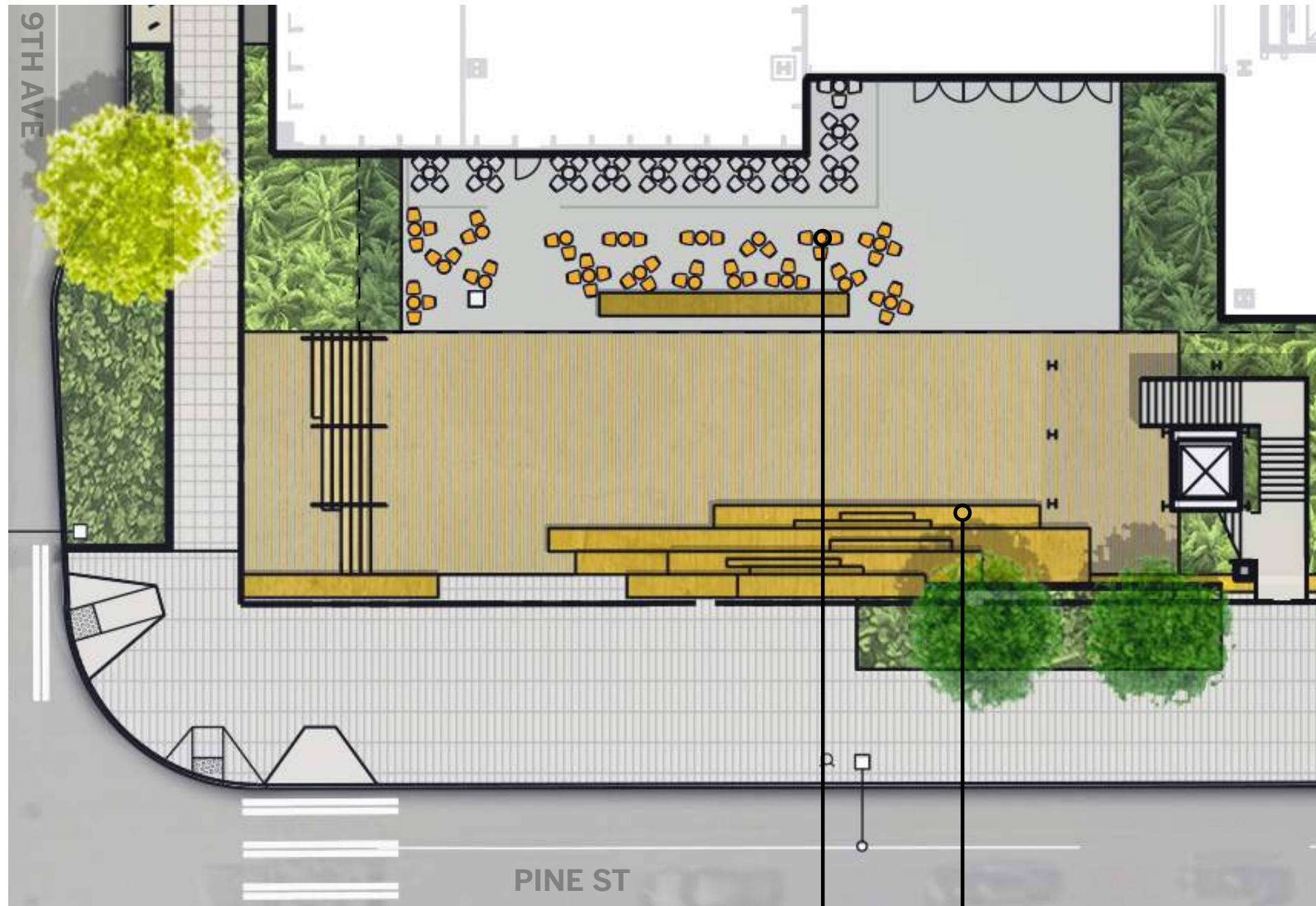


PLAY EQUIPMENT IN WESTLAKE PARK



# PROMENADE - EVERYDAY CONFIGURATION

A mix of moveable and fixed, covered and uncovered seating centered on public promenade



**Moveable Seating: 18 small tables / 45 seats**

**185'+ Fixed Seating** (benches + seat steps)

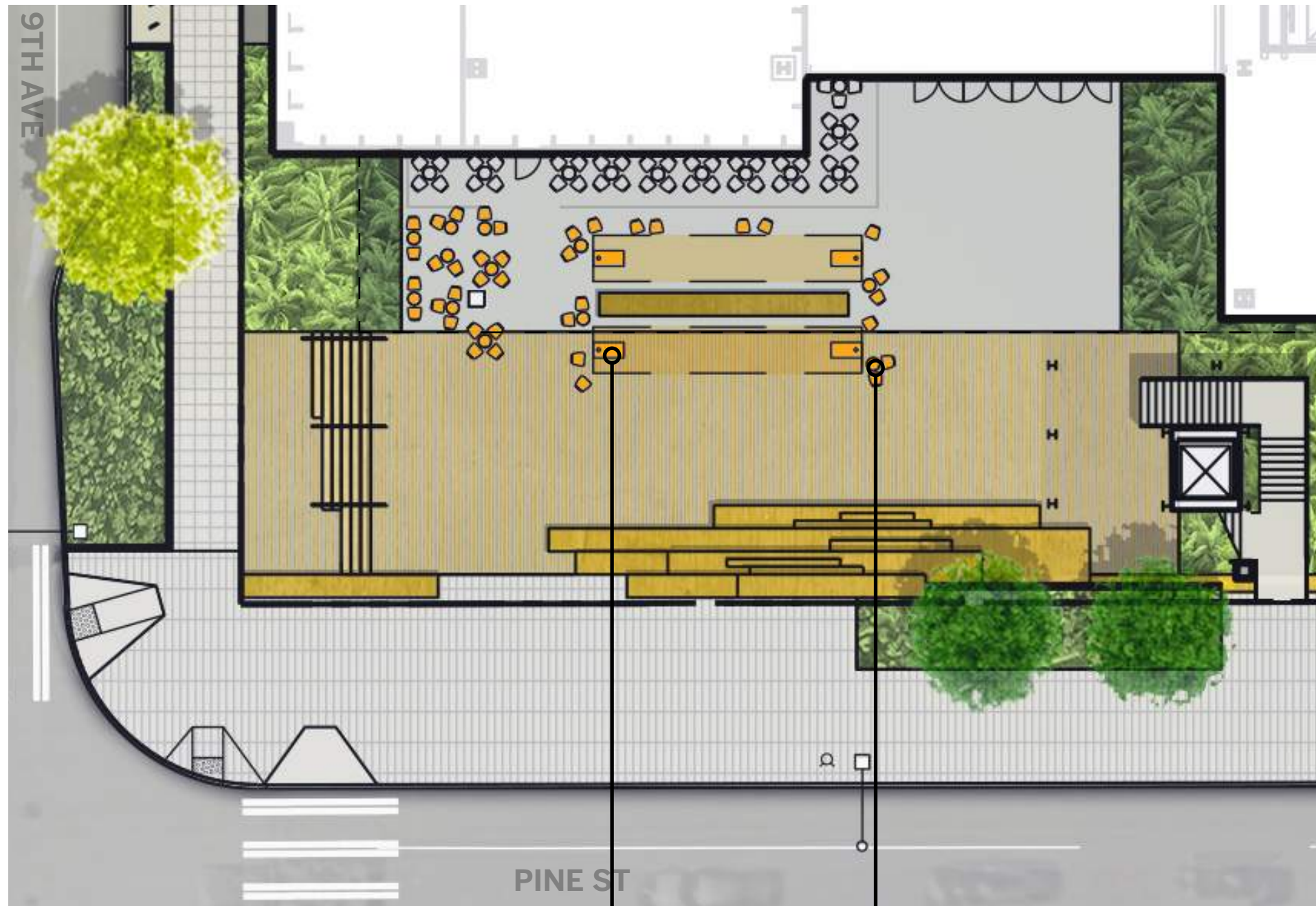


Moveable seating in Occidental Park



# PROMENADE - DSA GAMES CONFIGURATION

## Games and Activities



**2 Beanbag Game Courts**

(36' x 6' each)

**Moveable Seating: 12 small tables / 38 seats**



Games at Westlake Park



Chess at Westlake Park

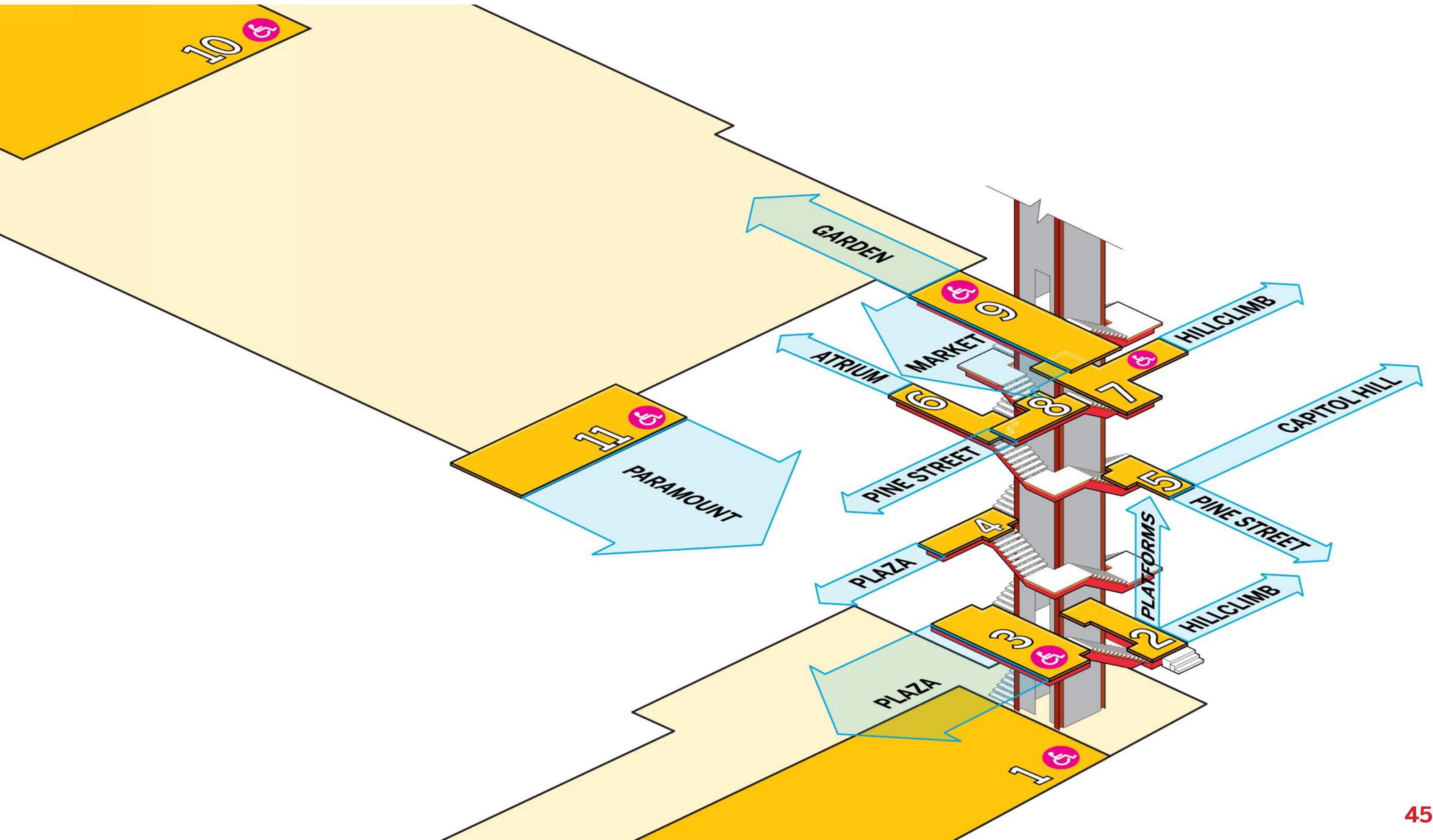


# PINE STREET PLATFORMS



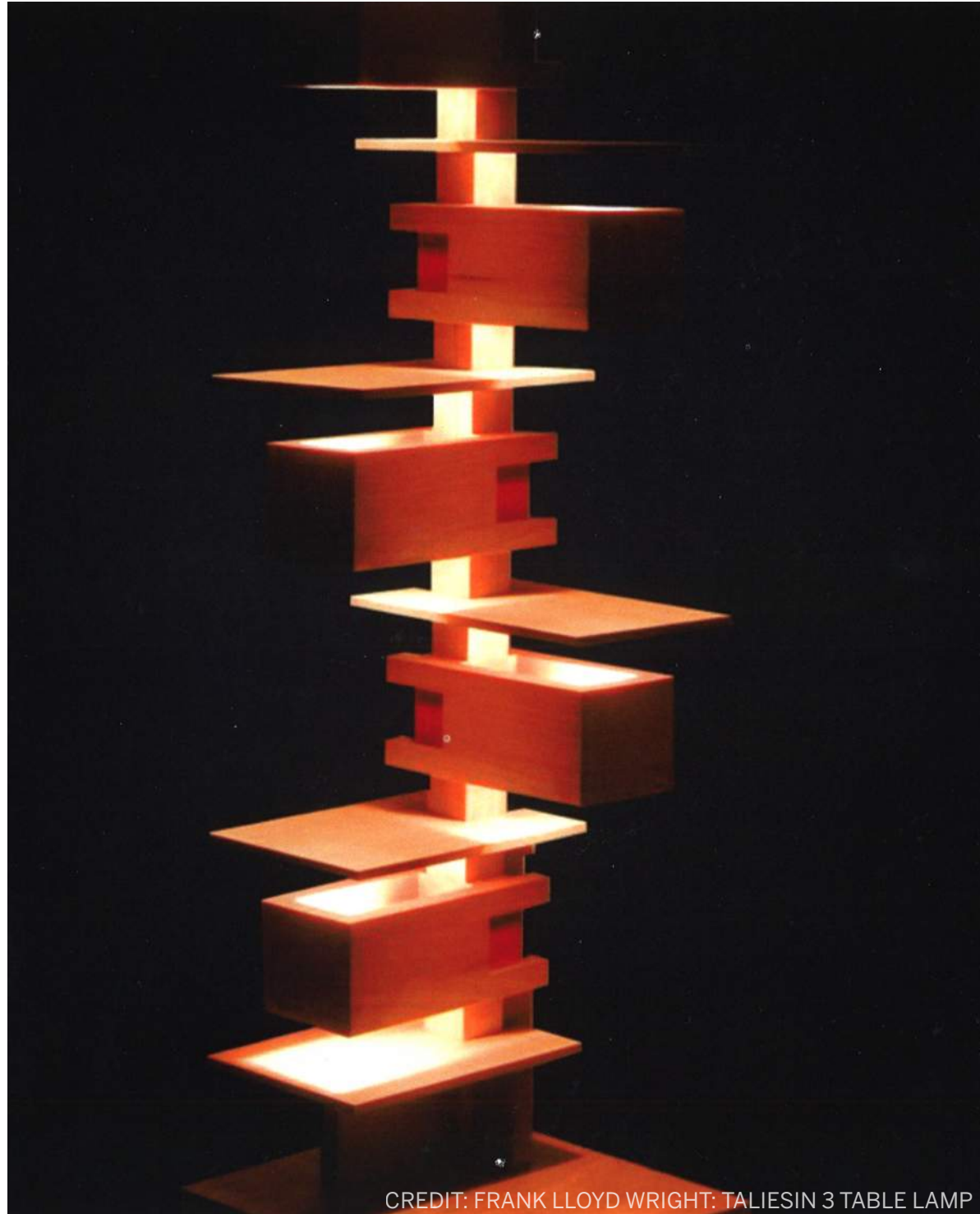


# PINE STREET PLATFORMS





# PINE STREET PLATFORMS



CREDIT: FRANK LLOYD WRIGHT: TALIESIN 3 TABLE LAMP

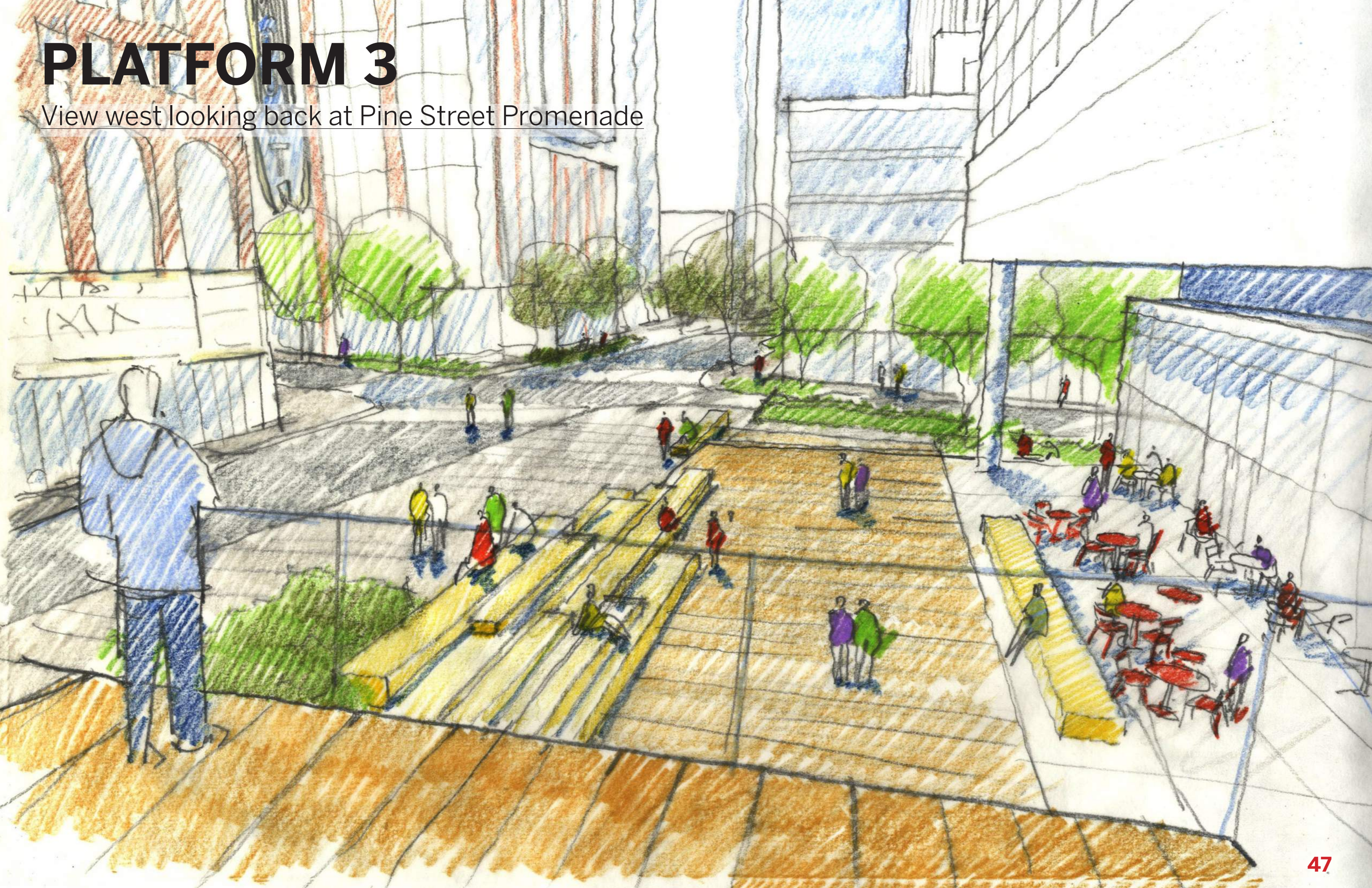


CREDIT: TRAVELTACOMA.COM



# PLATFORM 3

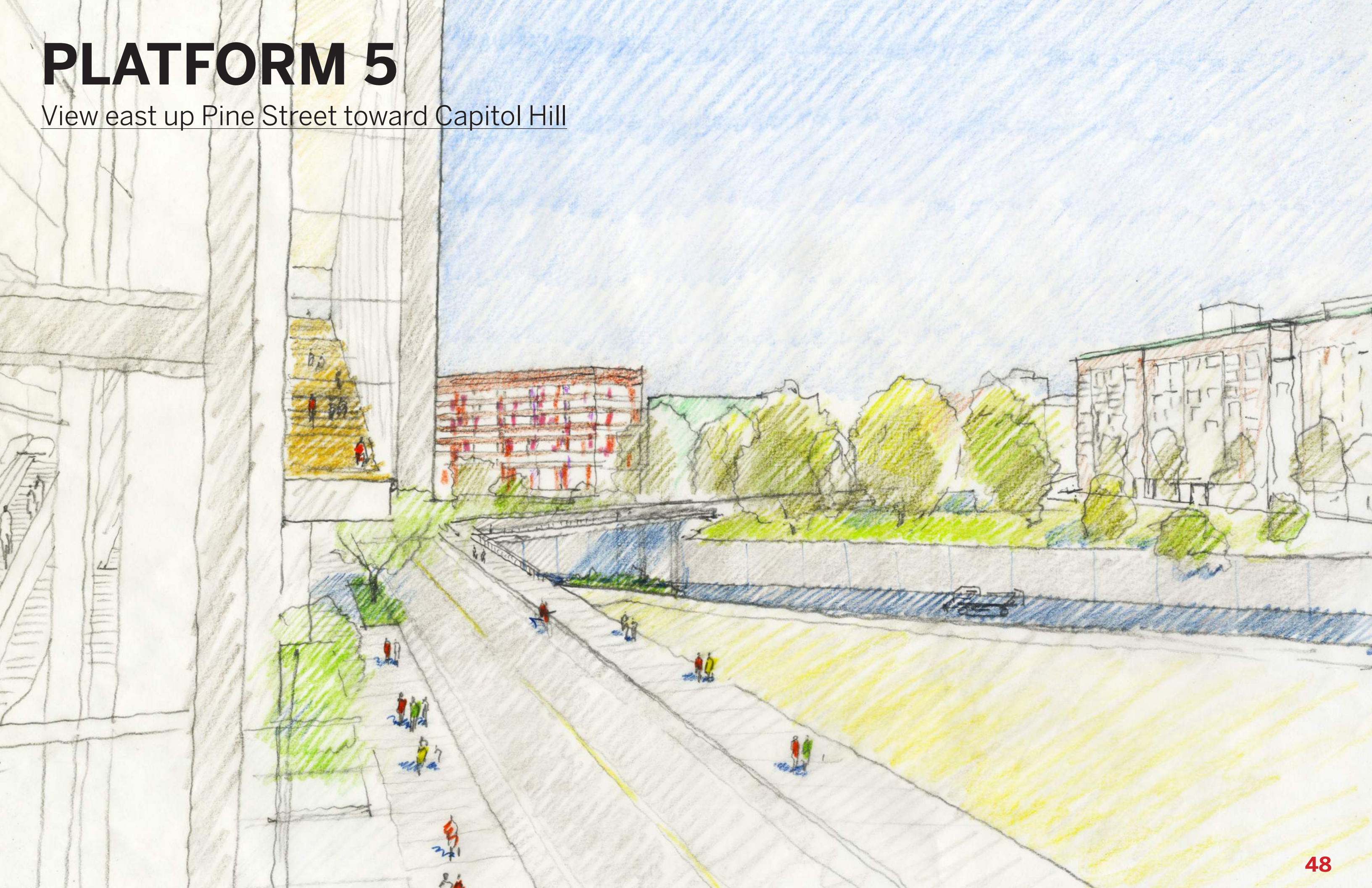
View west looking back at Pine Street Promenade





# PLATFORM 5

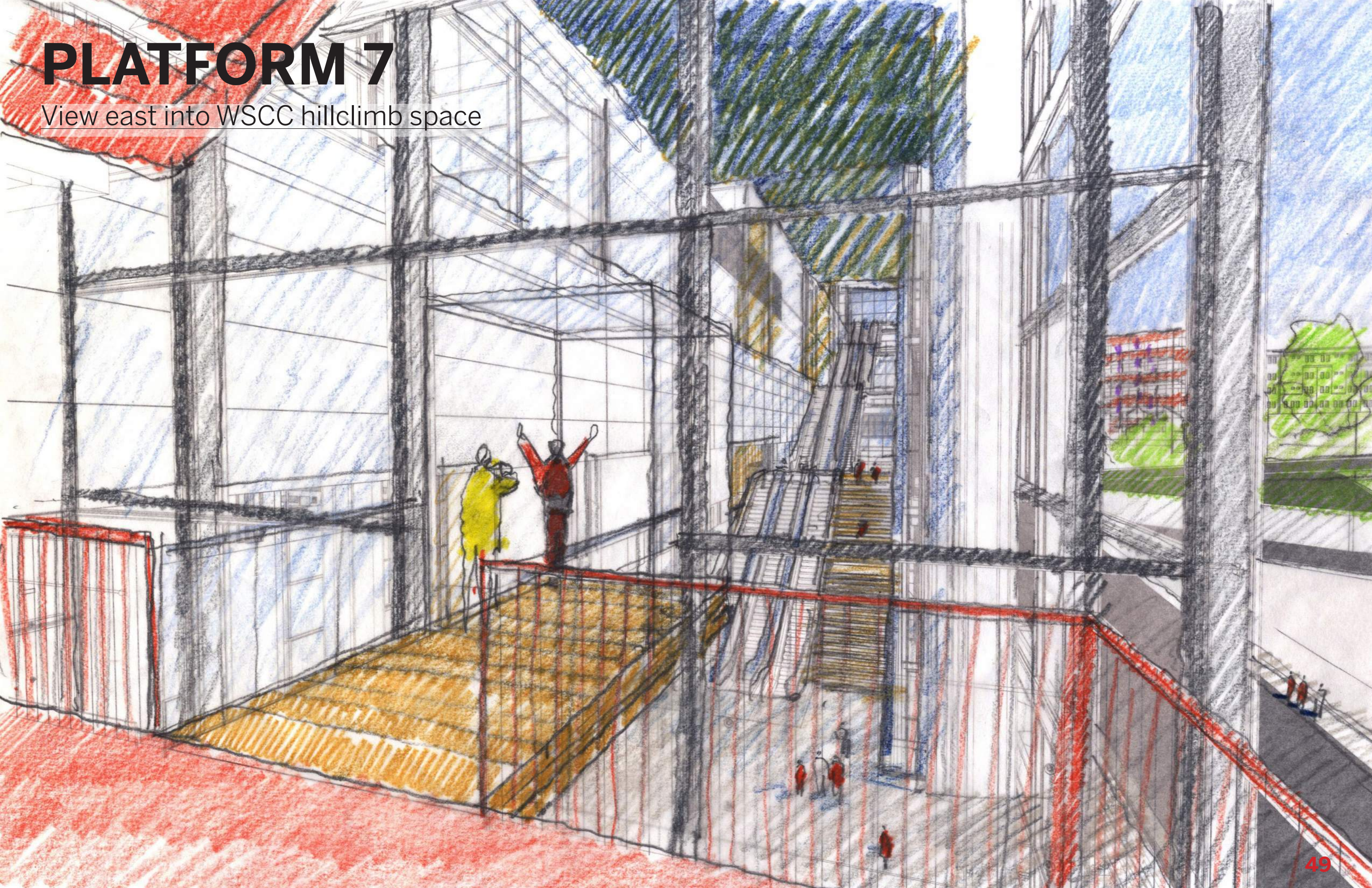
View east up Pine Street toward Capitol Hill





# PLATFORM 7

View east into WSCC hillclimb space





# PLATFORM 9

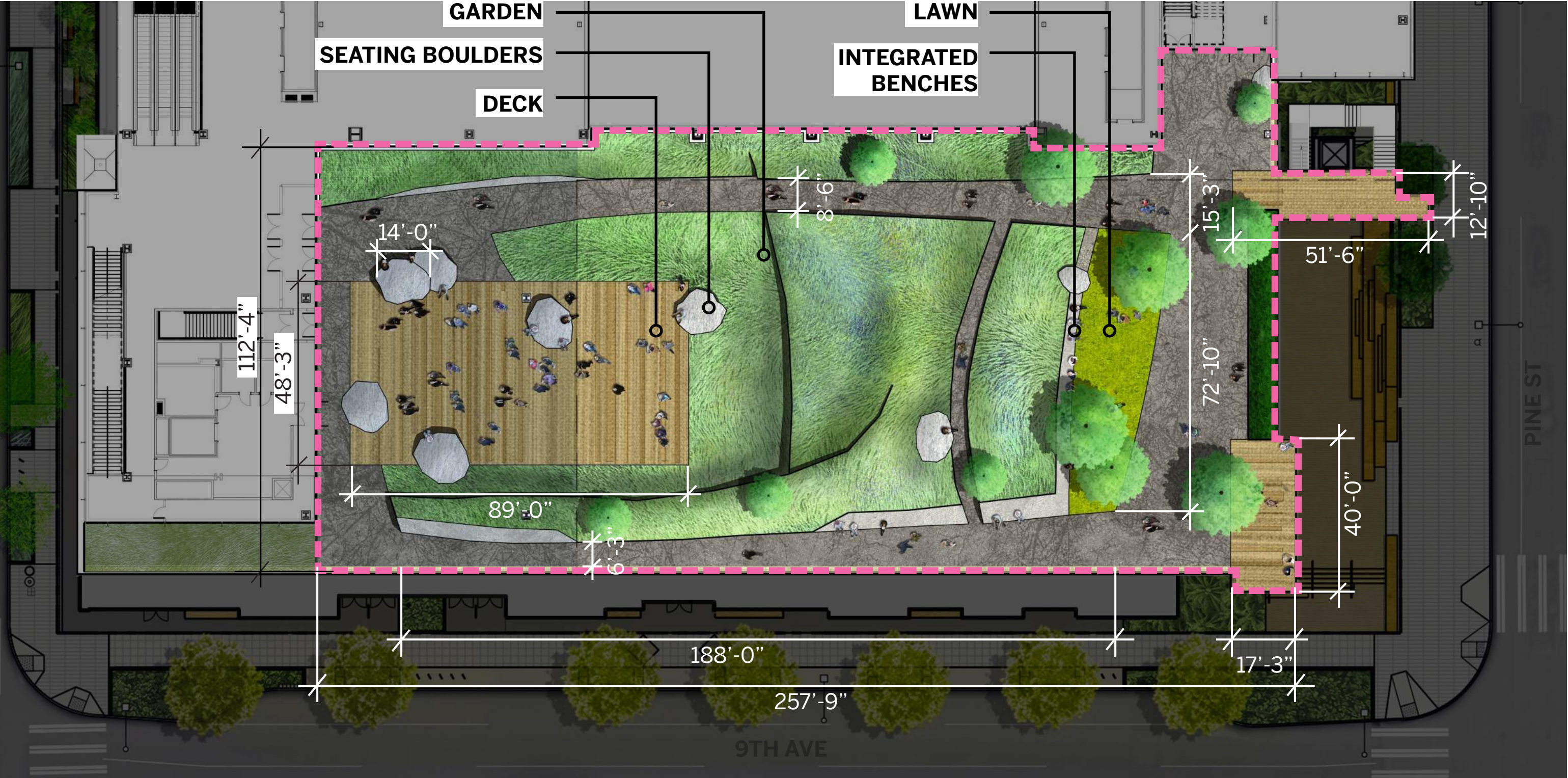
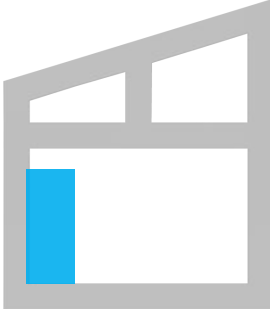
View west down Pine Street to Pike Place Market and Elliott Bay



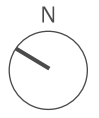


# PINE STREET PUBLIC GARDEN

Public Benefit Area: 29,920 SF (0.7 acre)



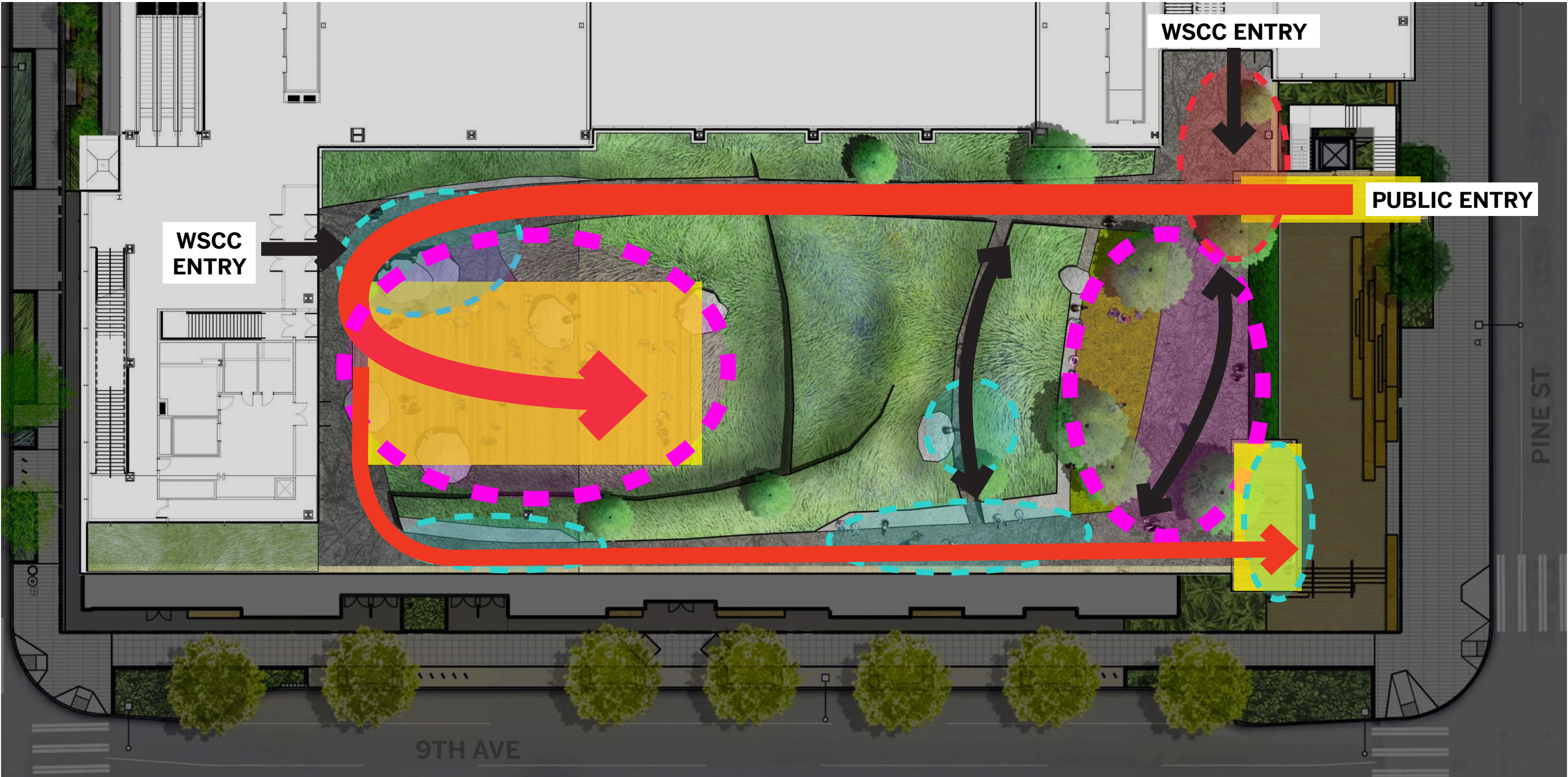
PUBLIC BENEFIT AREA





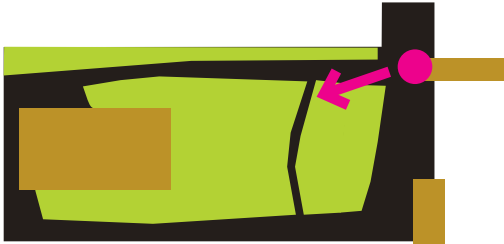
# PINE STREET PUBLIC GARDEN

Circulation loop



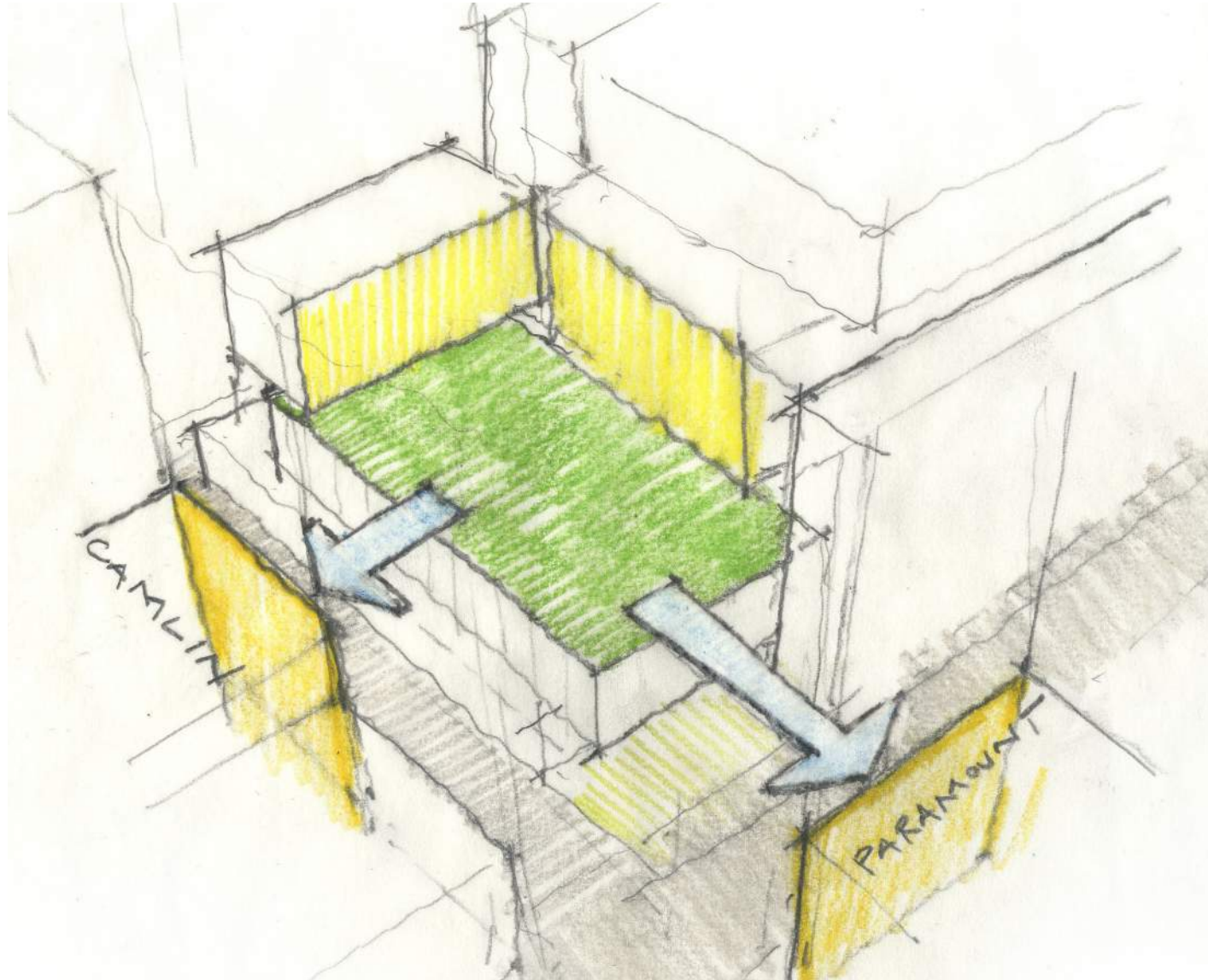


# ARRIVAL AT THE PUBLIC GARDEN





# IMMERSIVE URBAN GARDEN EXPERIENCE



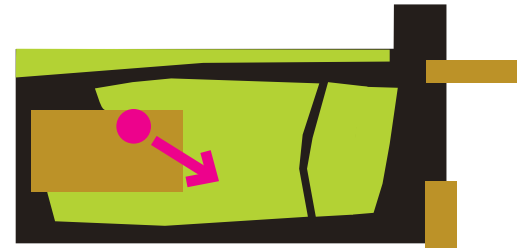
Garden view diagram



Lurie Garden at Millennium Park, Chicago

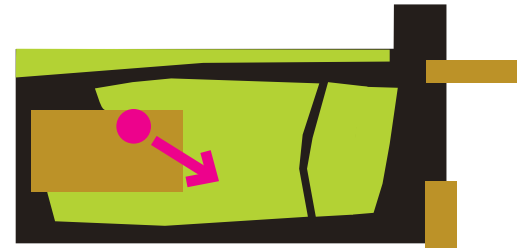


# VIEW SOUTH ACROSS GARDEN DECK TOWARD PARAMOUNT THEATRE





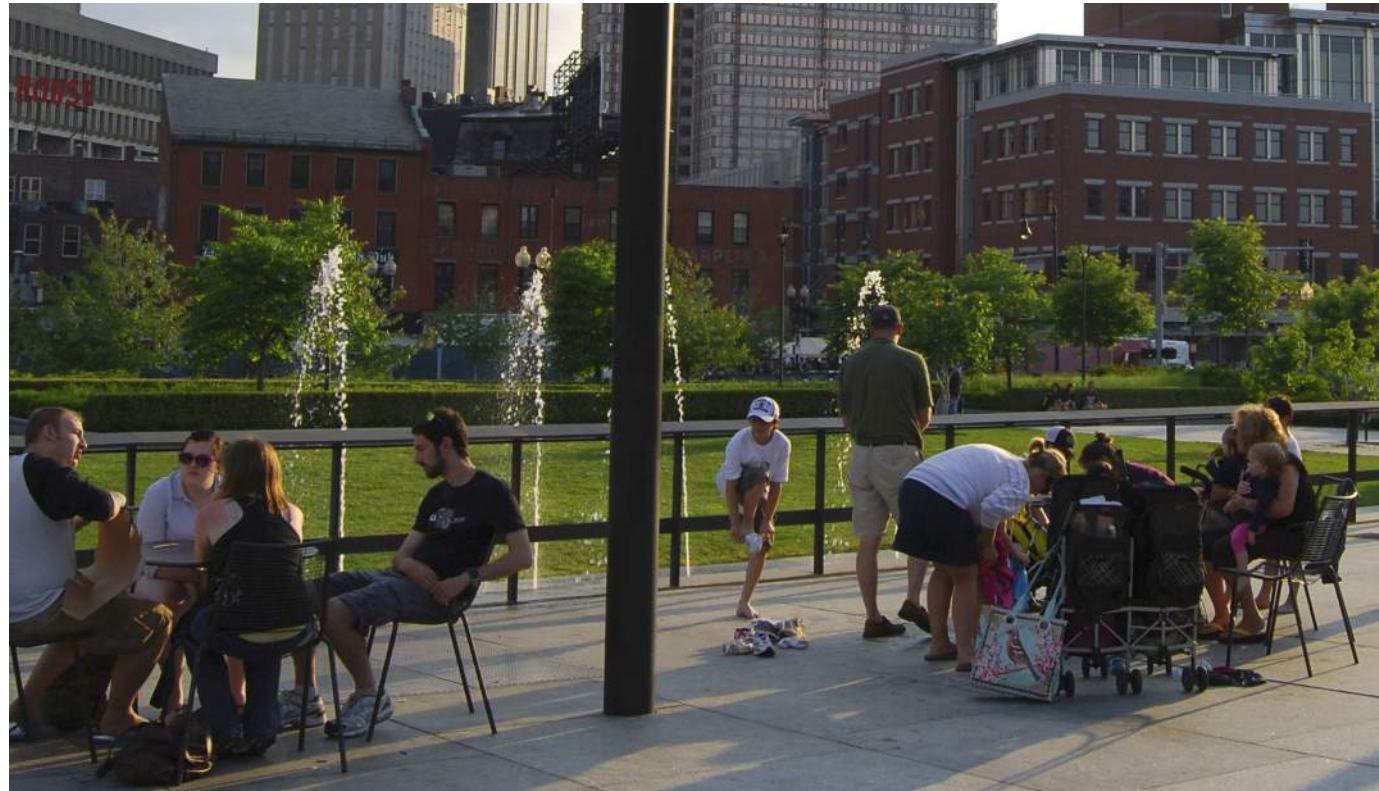
# VIEW SOUTH ACROSS GARDEN DECK TOWARD PARAMOUNT THEATRE





# GARDEN DECK EVERYDAY ACTIVITIES

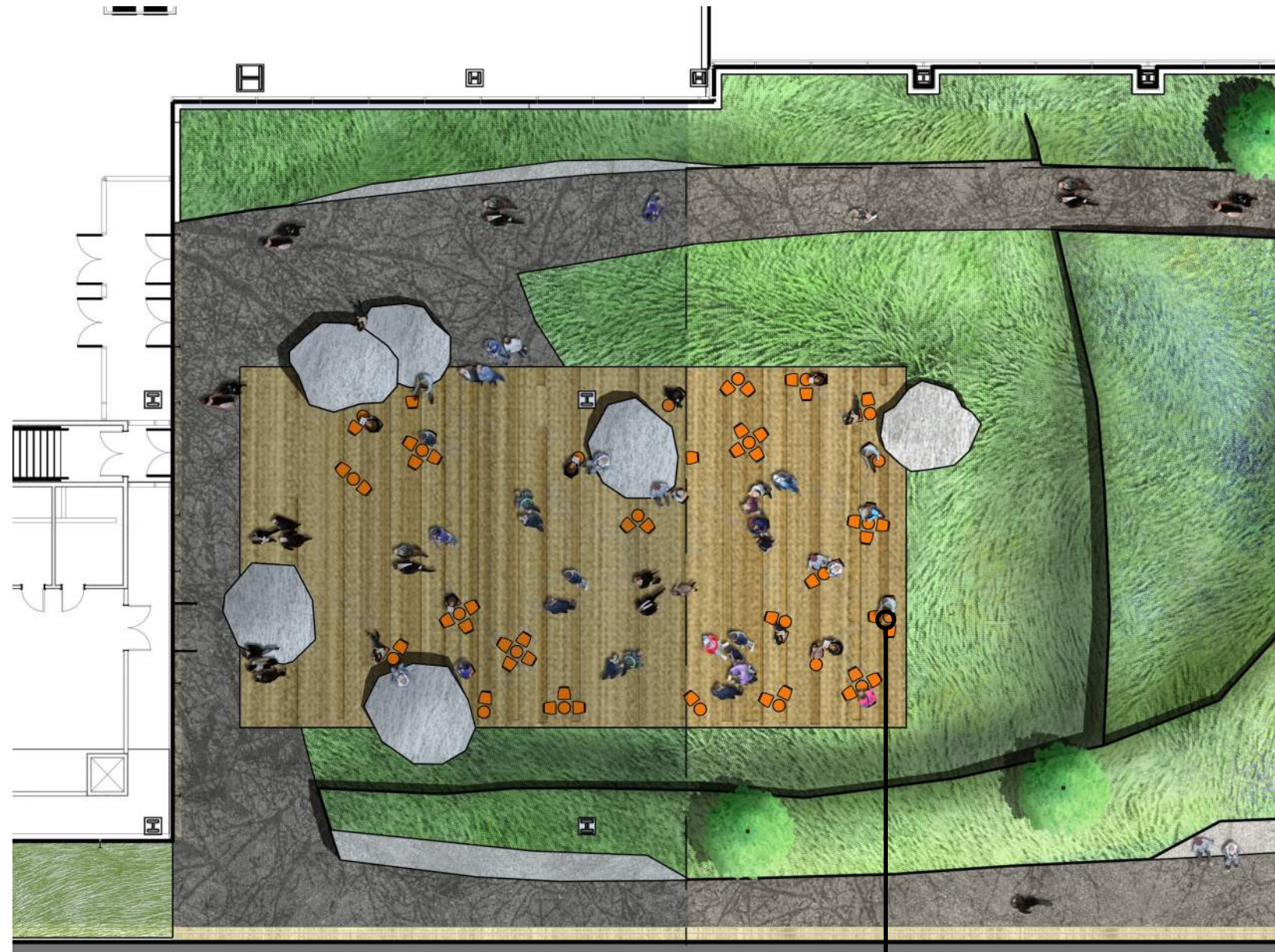
A public porch embraced and surrounded by garden; a place to work, eat, read, socialize, or play





# GARDEN DECK - EVERYDAY CONFIGURATION

Moveable seating to eat lunch, meet friends, read a book, or relax



**Moveable Seating: 24 Small Tables / 50 Seats**

Could accommodate 20+ more tables during peak season/times

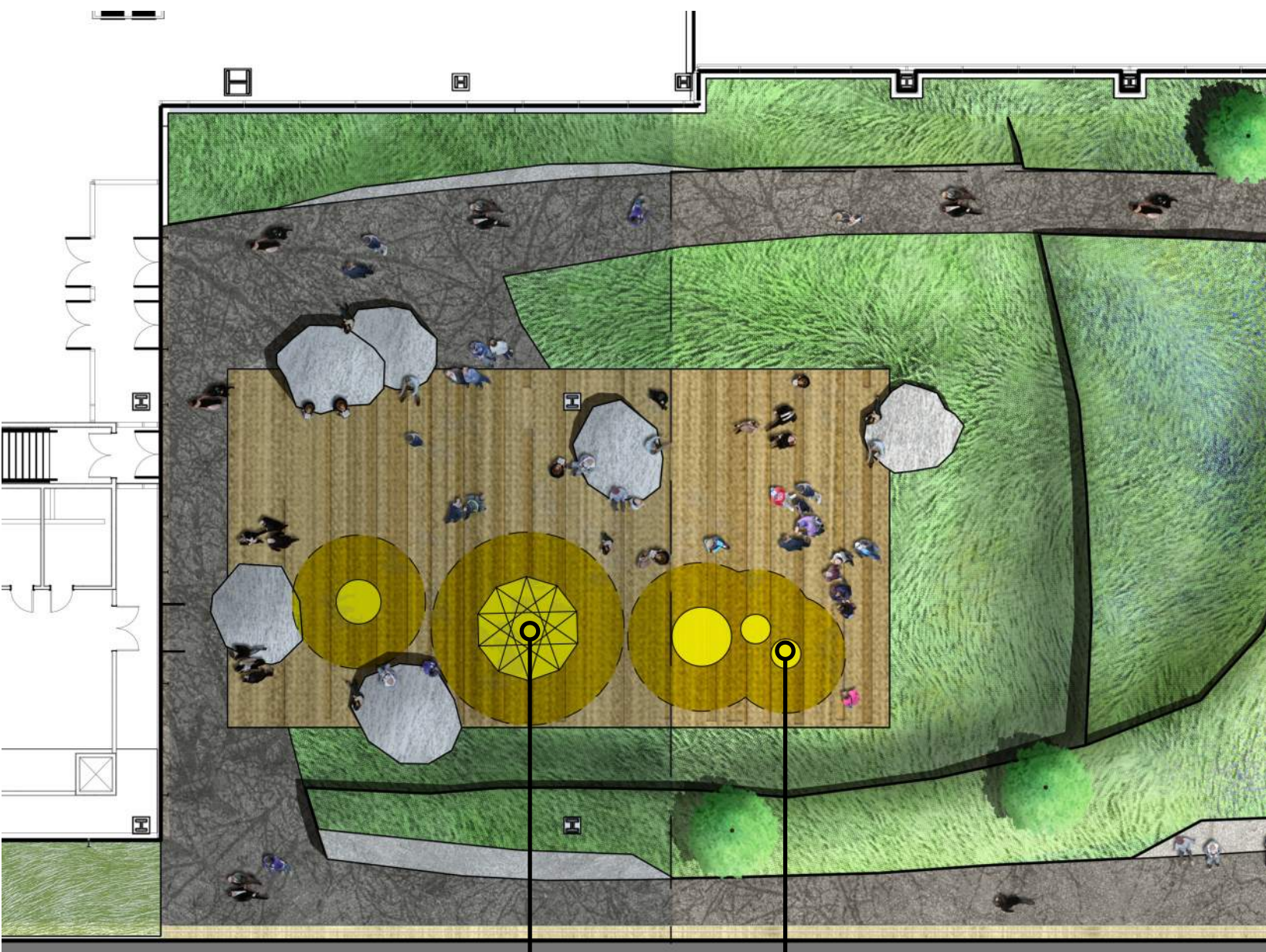


Moveable seating at Westlake Park (top) and Occidental Square (below)



# GARDEN DECK - PLAY CONFIGURATION

Sculptural playground equipment, demountable for events



**Large Climbing Domes**  
(14' diameter with 6' safety buffer zone)

**Low Climbing Forms**  
(4'-8' diameter + 6' safety buffer zone)

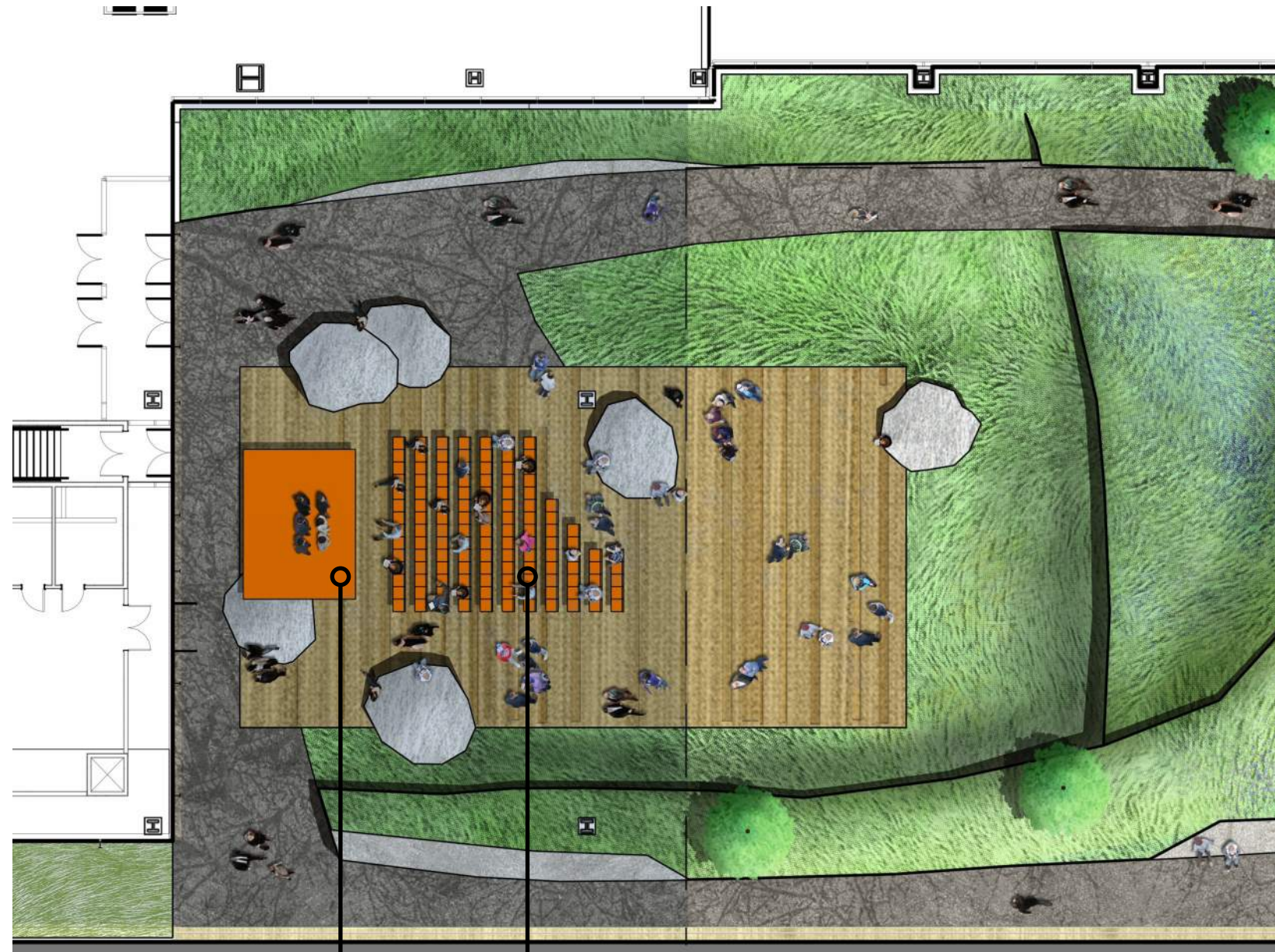


Sculptural play equipment at Westlake Park



# GARDEN DECK - EVENT CONFIGURATION

A space large enough for concerts, dancing, lectures, exercise classes and more



**Medium Stage**  
(15' x 20')

**125 Folding Chairs**

Could accommodate additional seats with a different stage configuration for larger events

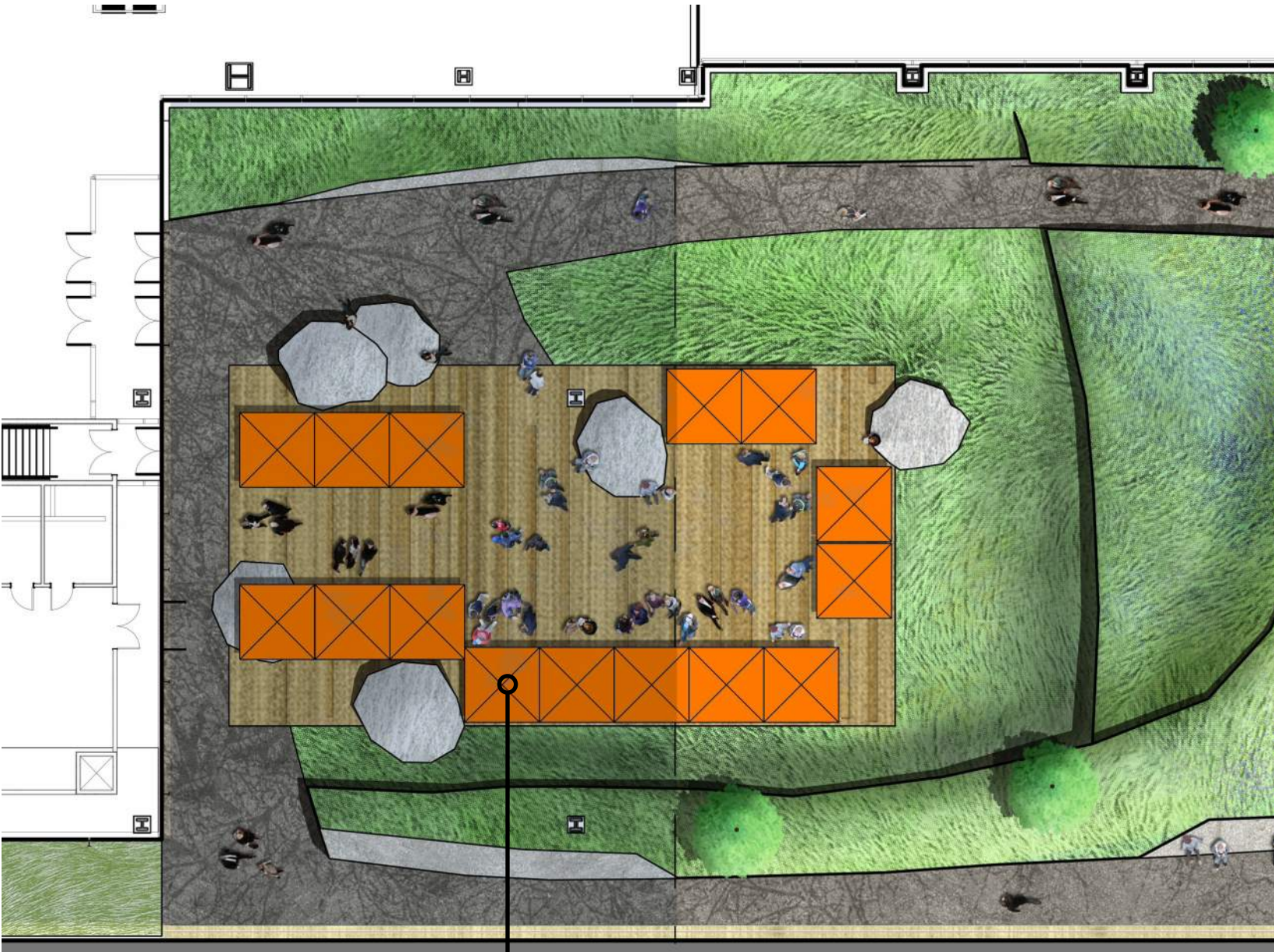


Dance event at Seattle City Hall (top), yoga at City Center DC (below)



# GARDEN DECK - MARKET CONFIGURATION

A flexible deck space for tents, tables, and stages in many configurations



15 Standard Tents

10'x10' open frame tents



Pike Place Market satellite markets at Seattle City Hall (top) and Occidental Square (below)

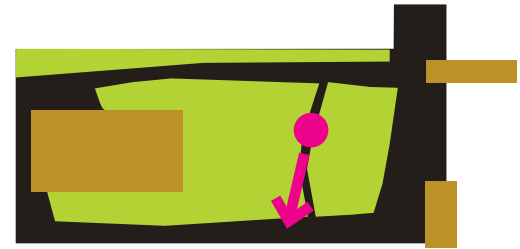


# PINE STREET PUBLIC GARDEN





# VIEW WEST ALONG GARDEN PATH, FACING WORLDMARK CAMLIN





# GARDEN ACTIVITIES

A beautiful and educational place to stroll through, relax in, or learn about nature in the heart of the city





# A NEW REGIONAL GARDEN

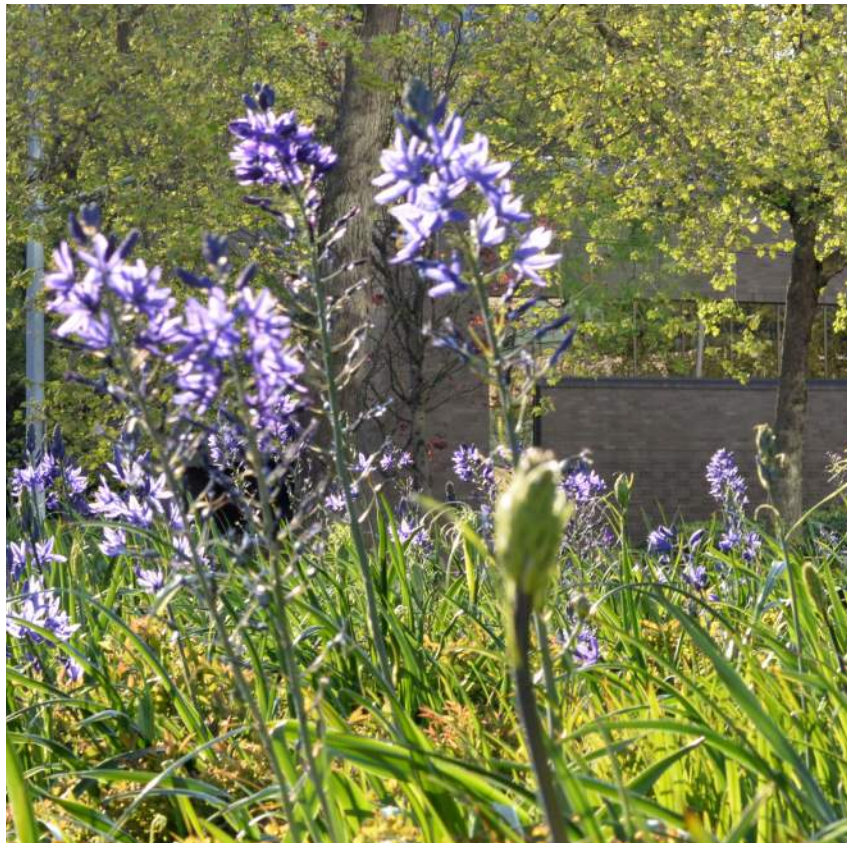
Drawing inspiration from Washington State basalt and the landform of the Palouse hills





# A NEW REGIONAL GARDEN

A mix of Pacific Northwest natives, pollinators, and edible plants





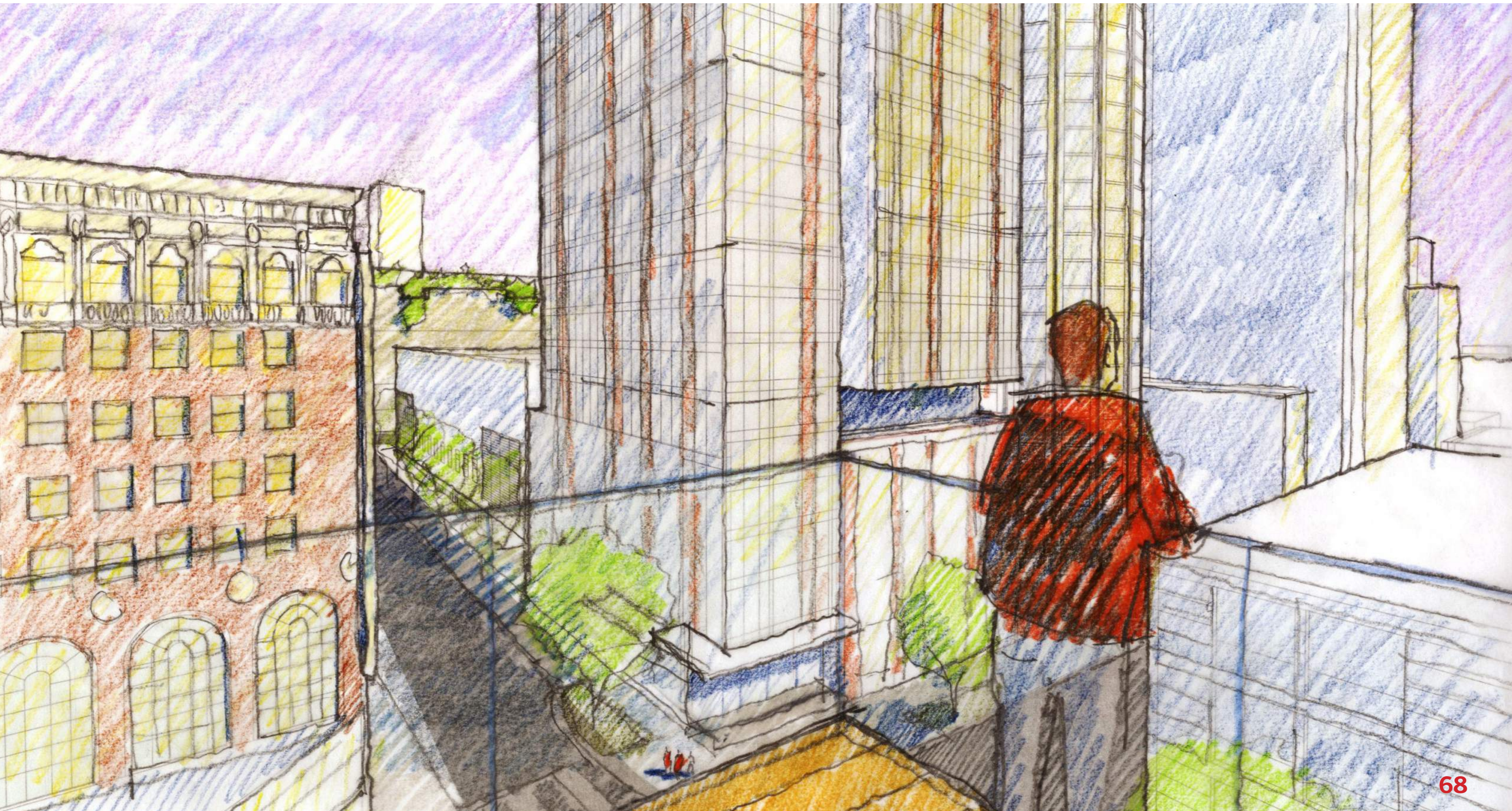
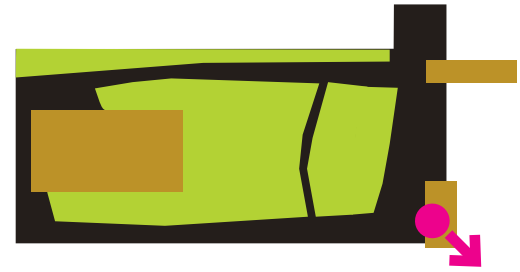
# PINE STREET PUBLIC GARDEN





# PLATFORM 11

View southwest back to the Paramount Theatre, Pine Street, 9th Avenue and city beyond





# PINE STREET PUBLIC GARDEN





# SOUTH GARDEN AREA





# SOUTH GARDEN EVERYDAY ACTIVITIES

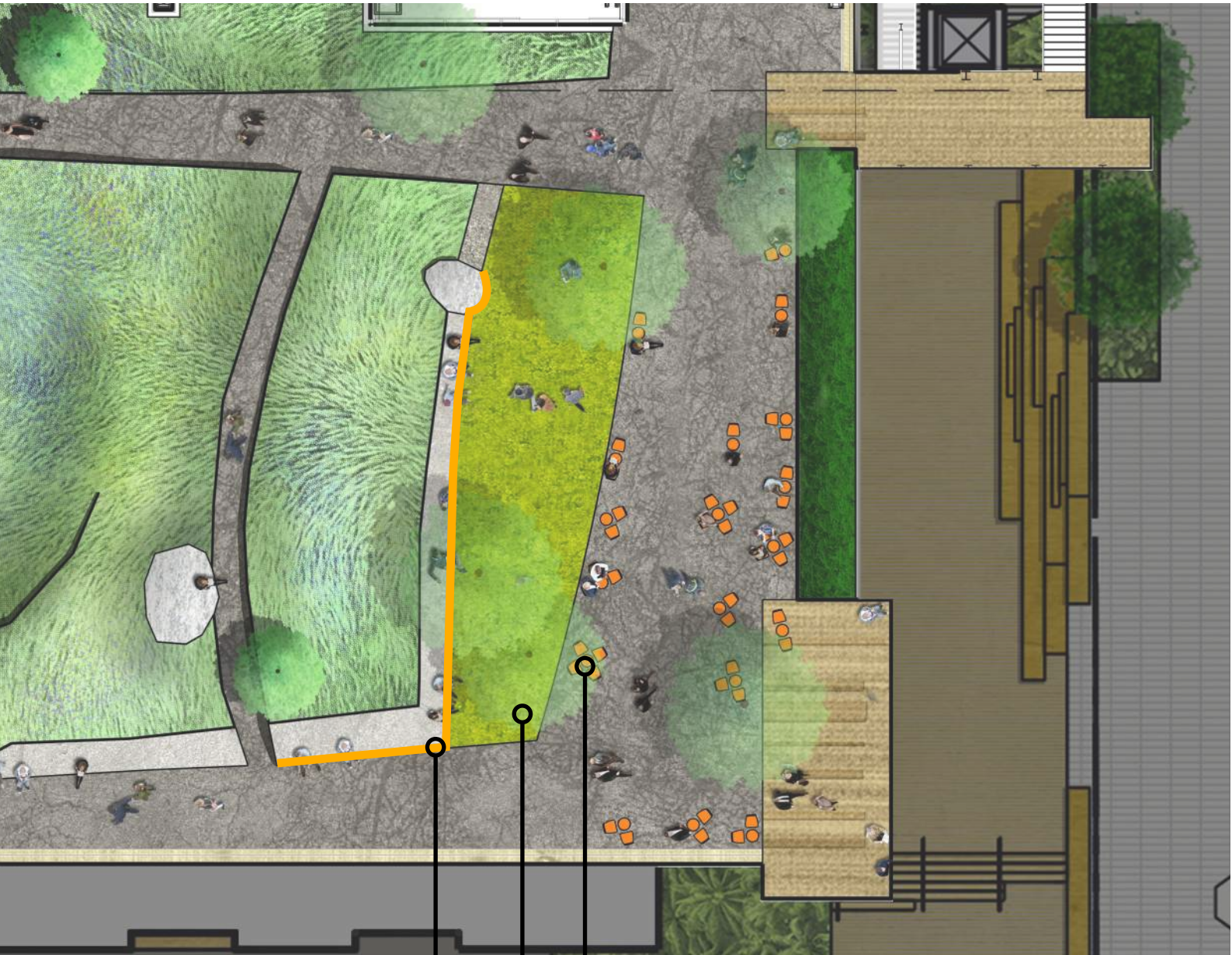
An active park-like space to play, gather, and socialize in with a versatile mix of lawn and hardscape





# SOUTH GARDEN - EVERYDAY CONFIGURATION

A generous and flexible lawn area framed by moveable seating, a fixed bench, and shade trees



- 85' Linear Bench
- Open Lawn Area  
1,350 SF
- Moveable Seating  
As shown: 18 small tables / 45 seats



Moveable seating at Westlake Park (top), lawn area at Victor Steinbrueck Park (below)



# SOUTH GARDEN - PLAY CONFIGURATION

Sculptural playground equipment, demountable for events



**Large Climbing Domes** \_\_\_\_\_  
(11' diameter with 6' safety buffer zone)

**Low Climbing Forms** \_\_\_\_\_  
(4'-8' diameter + 6' safety buffer zone)



CREDIT: KATIE KAVULLA



CREDIT: KIROTV.COM

Sculptural play equipment at Westlake Park



# TERRACE GARDEN MANAGEMENT APPROACH

**Property Use and Development Agreement**  
to be approved by City of Seattle

**Allow for free speech activities** such as hand billing, signature gathering, holding signs

**Include signage identifying public access** and allowing free speech activities

**Open daily, except holidays and occasional closures for private events:** full closures once or twice per month, and three to four partial closures per month (less than 50% closed with public access in the remaining portion)

**Operating hours:**  
**8 a.m. to dusk or 7 p.m., whichever is earlier**

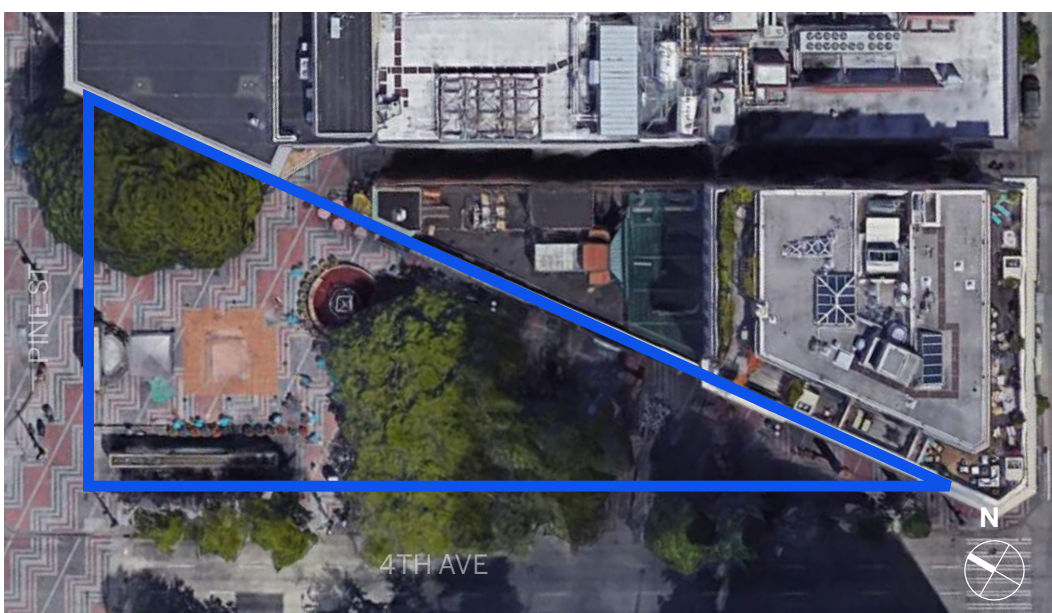
**Public restroom: Ground floor**



Occidental Square



# OPEN SPACE SCALE COMPARISONS



Pine Street Crossing

Garden 252' X 112' 29,920SF  
Promenade 128' X 48 7,227SF

Westlake Park, Seattle

Total 320' X 146' 26,000 SF

Arthur Ross Terrace,  
New York City

Total 240'x163' 39,500 SF



# **ADDITIONAL ON-SITE PUBLIC BENEFIT OPEN SPACES**



# WSCC - A CENTRAL CROSSING POINT IN THE HEART OF AN URBAN NEIGHBORHOOD





# HILL STREETS AND AVENUES

KEY

CHARACTER 1  
(EAST-WEST HILL STREETS)

CHARACTER 2  
(NORTH-SOUTH AVENUES)

CHARACTER 3  
(ALLEYS)

INTERSECTIONS

This map illustrates the street network in a specific urban area, categorized by street character. The map features a grid of streets with the following labels:

- East-West Hill Streets (Orange):** HOWELL ST, OLIVE WAY, PINE ST, PIKE ST.
- North-South Avenues (Green):** 8TH AVE, 9TH AVE, TERRY AVE, BOREN AVE, MINOR AVE.
- Alleys (Pink):** A vertical alley runs between 8TH AVE and 9TH AVE.
- Intersections (Yellow):** Marked at the intersections of the main street grid.
- Sites:** Three sites are outlined in magenta: SITE A (a large rectangular area between OLIVE WAY and PINE ST, and between 9TH AVE and BOREN AVE), SITE B (a small rectangular area between HOWELL ST and OLIVE WAY, and between 9TH AVE and TERRY AVE), and SITE C (a rectangular area between OLIVE WAY and PINE ST, and between TERRY AVE and BOREN AVE).
- Freeway Access:** A green arrow labeled "TO FREEWAY PARK" points south from the intersection of 9TH AVE and PIKE ST.

N

78

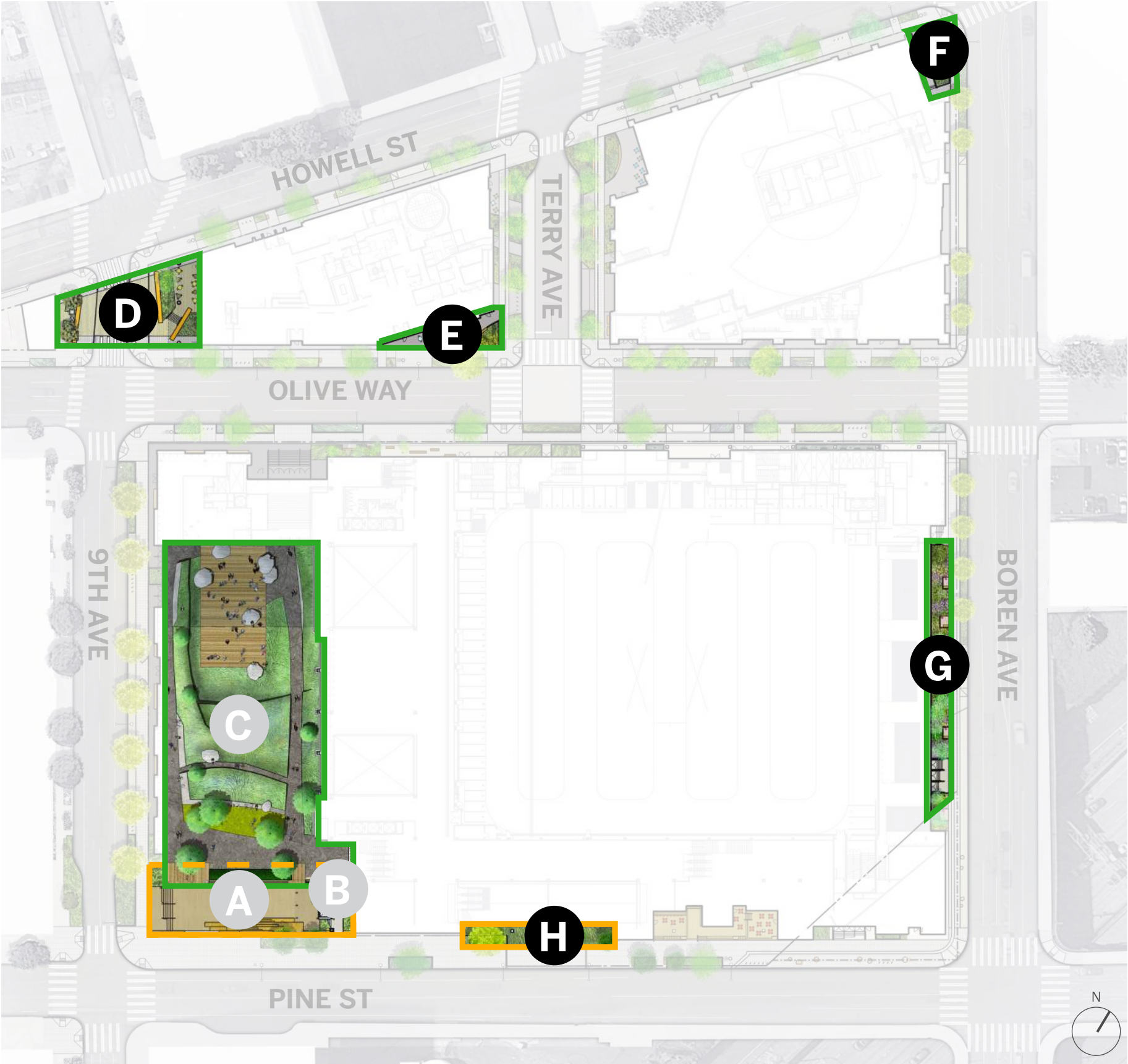


# ON-SITE PUBLIC BENEFIT OPEN SPACES

- A** Pine Street Promenade
- B** Pine Street Platforms
- C** Pine Street Public Garden
- D** Flatiron Plaza
- E** Terry Ave Green Street Plaza
- F** Denny Triangle Corner Plaza
- G** Boren Avenue Sculpture Garden
- H** Pine Street Sun Garden

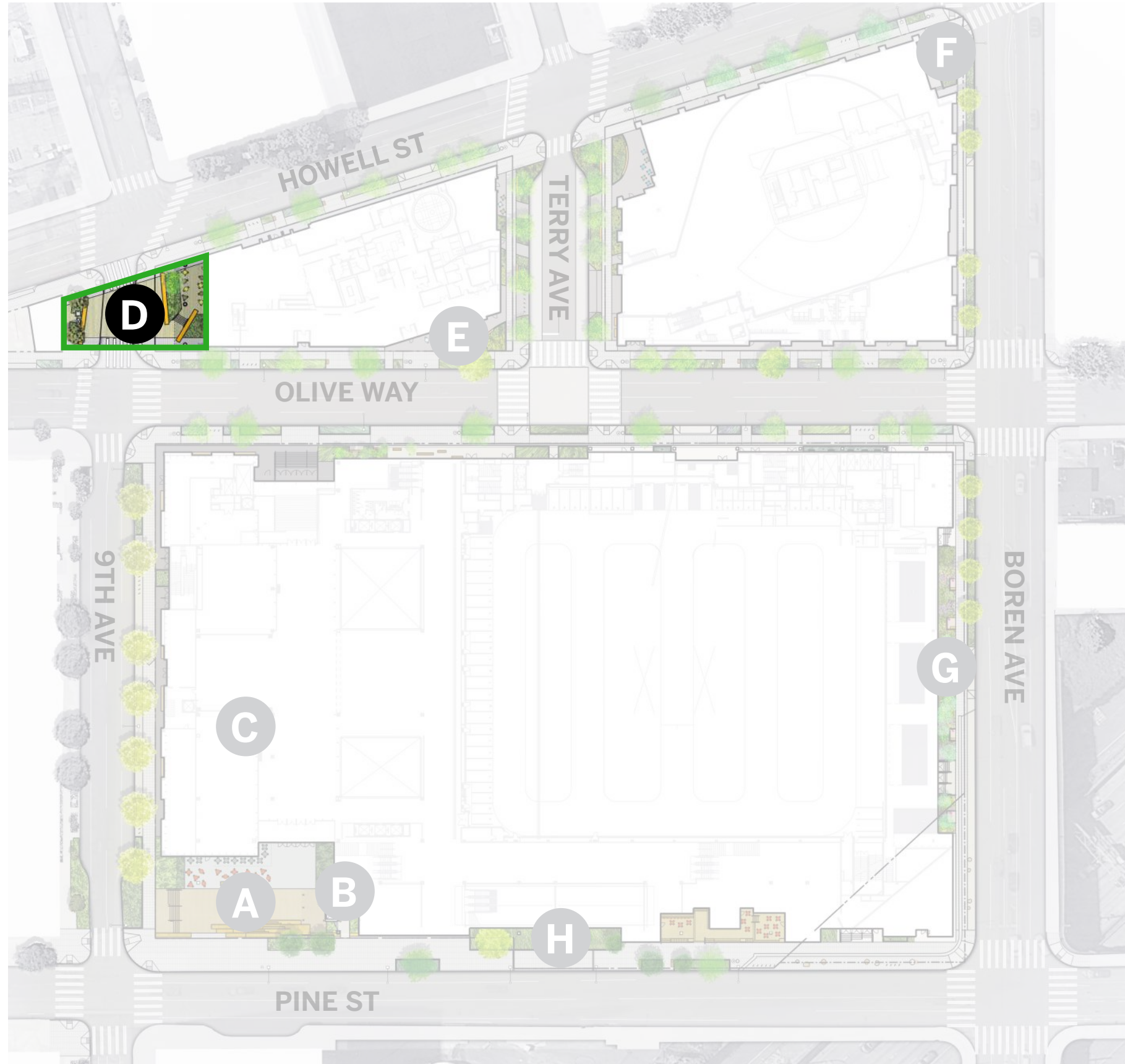
 Hill Street Public Benefit Spaces

 Avenue Public Benefit Spaces



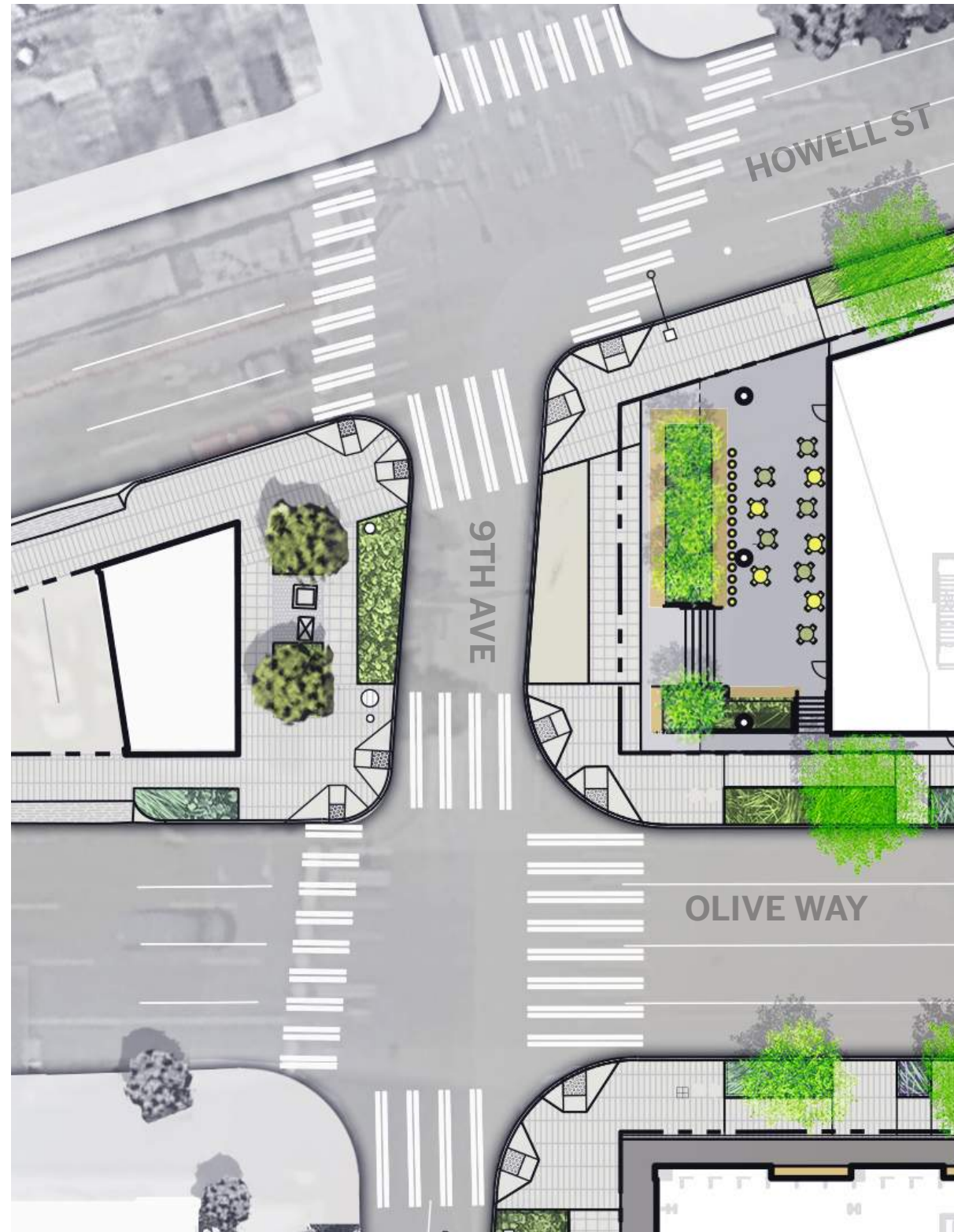
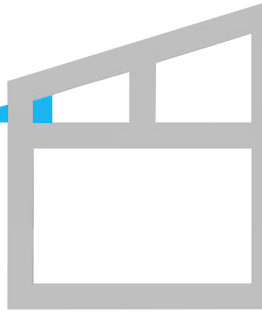


# FLATIRON PLAZA

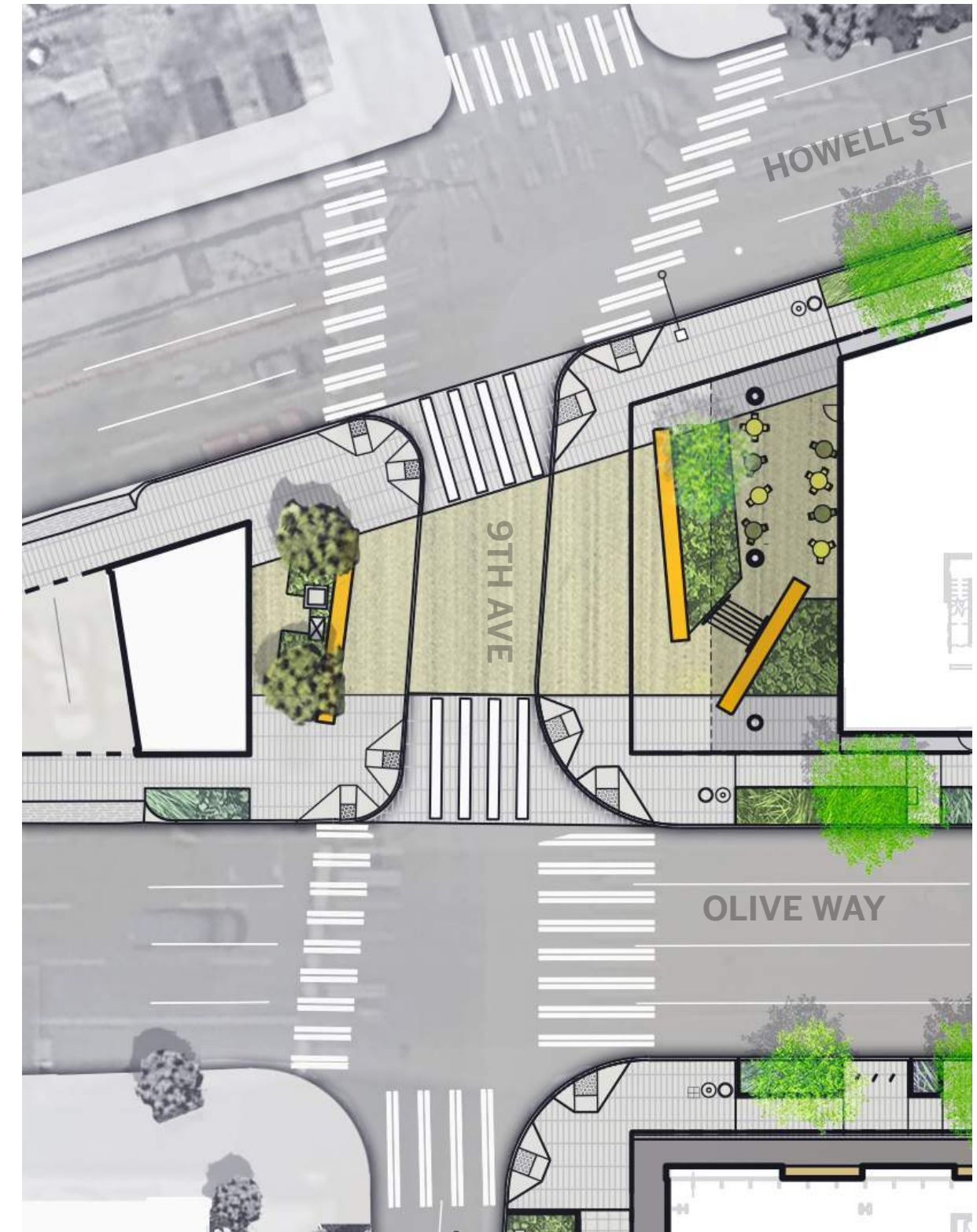




# FLATIRON PLAZA PLAN COMPARISON



May 2017 plan

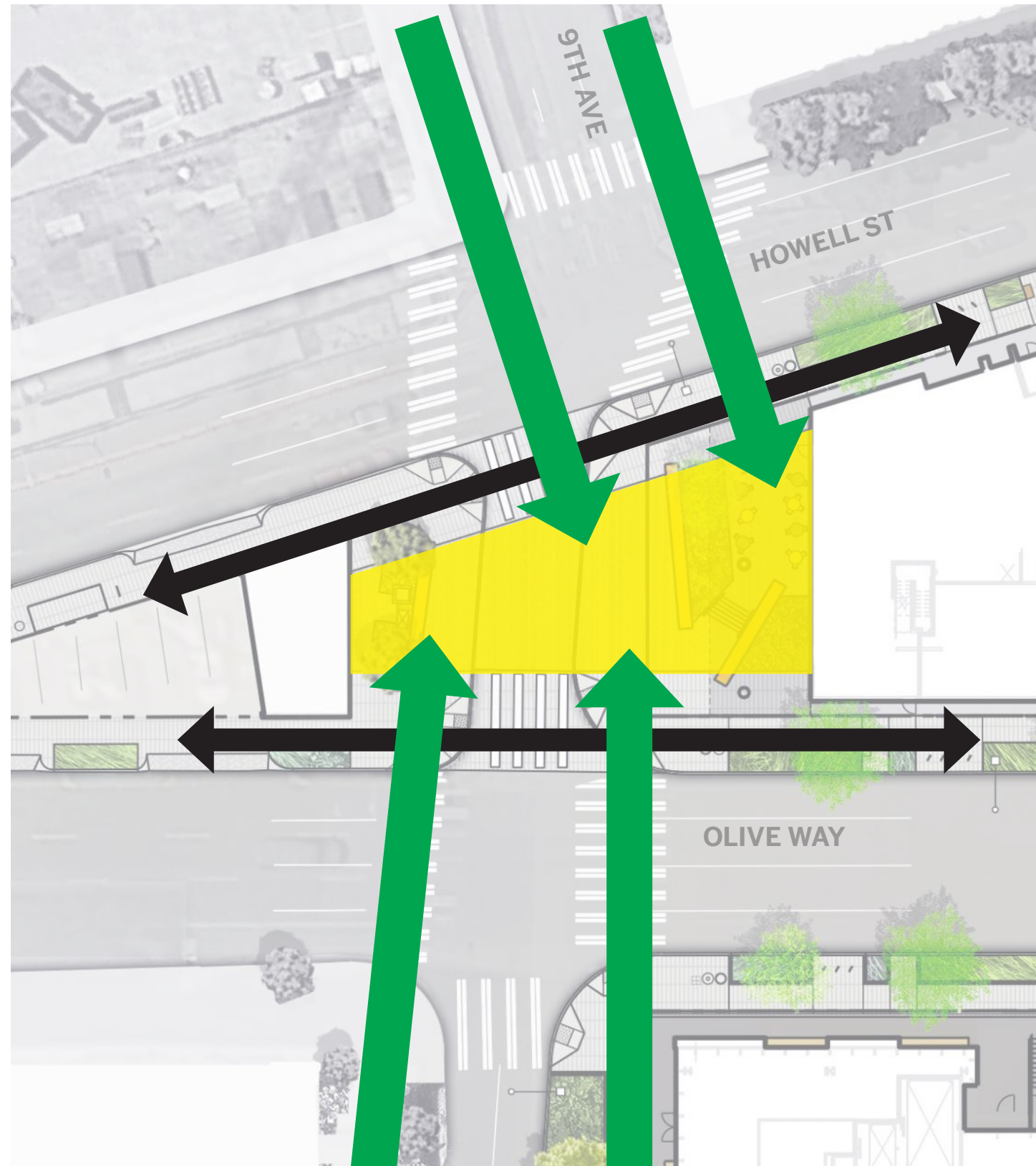
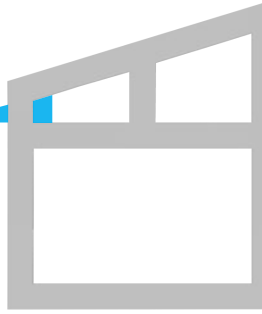


Current plan



# FLATIRON PLAZA

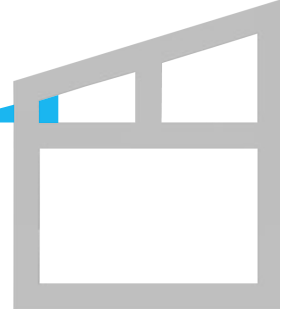
Receive pedestrians from all directions, minimize impact of roadway, and celebrate street grid shift





# FLATIRON PLAZA

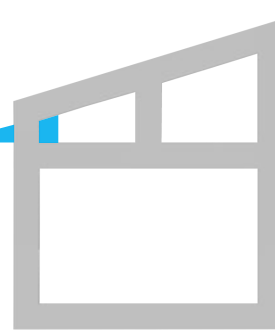
On-site Public Benefit Area: 1,788





# FLATIRON PLAZA

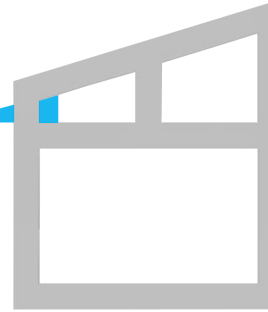
Large sculptural benches and moveable seating, with a strong connection across 9th Avenue





# FLATIRON PLAZA

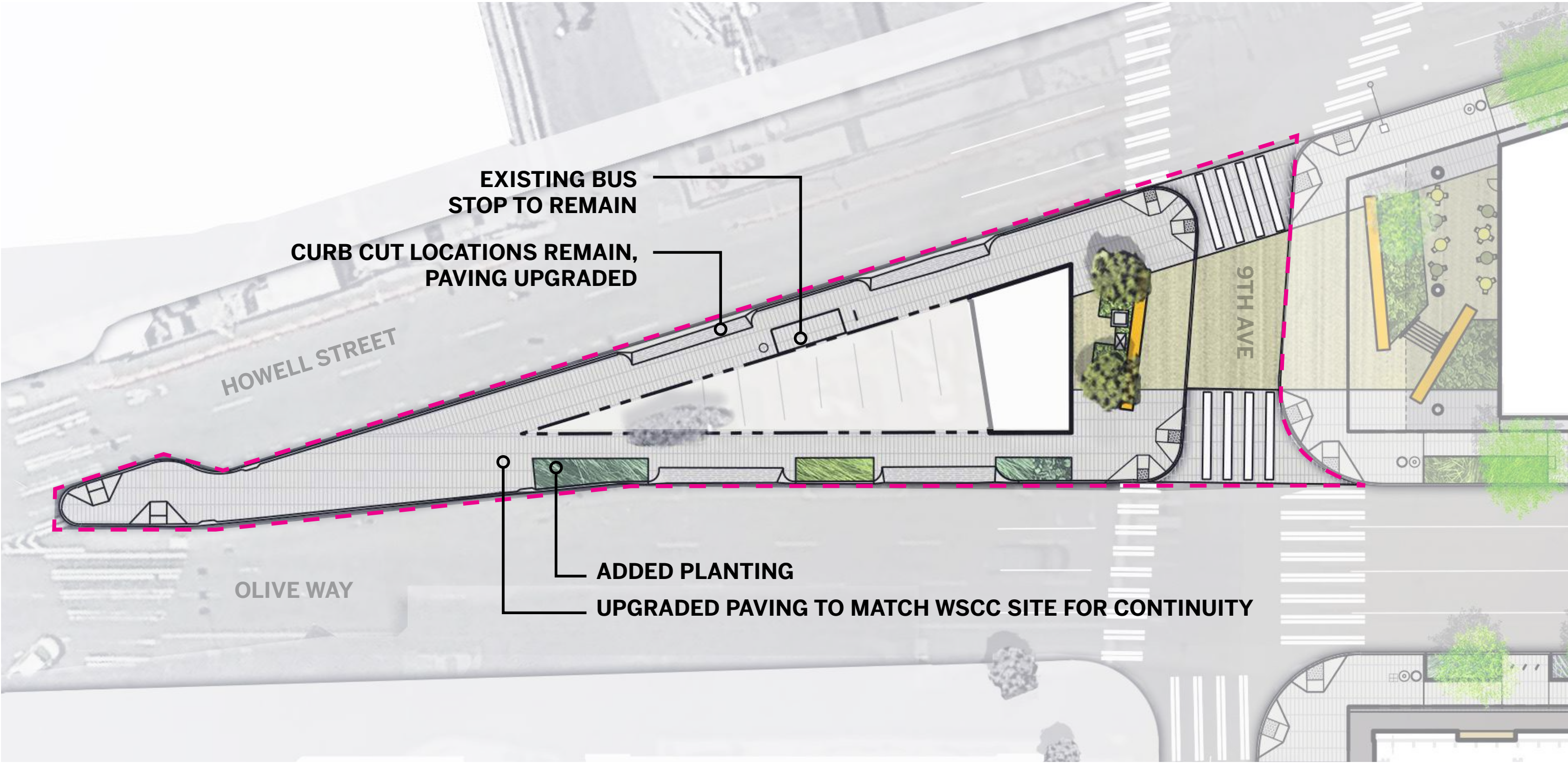
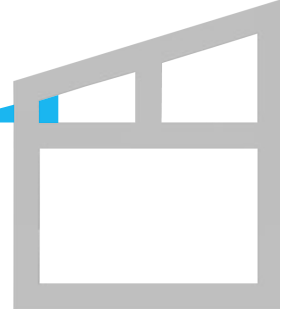
Large sculptural benches and moveable seating, with a strong connection across 9th Avenue





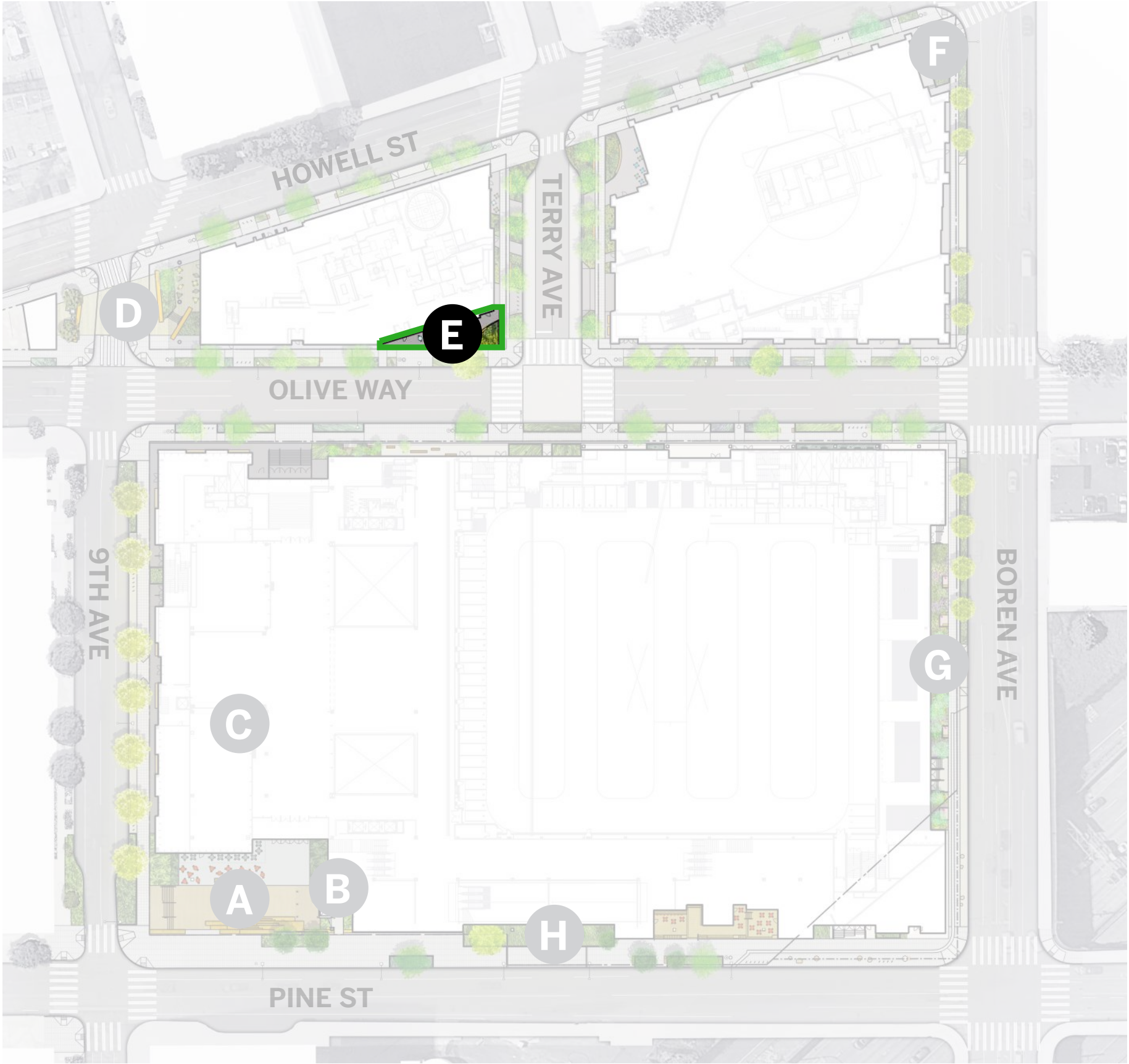
# ADJACENT OFF-SITE IMPROVEMENTS

Supporting the Flatiron Plaza with strong, high-quality sidewalks at the Olive/Howell Triangle



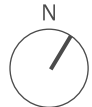
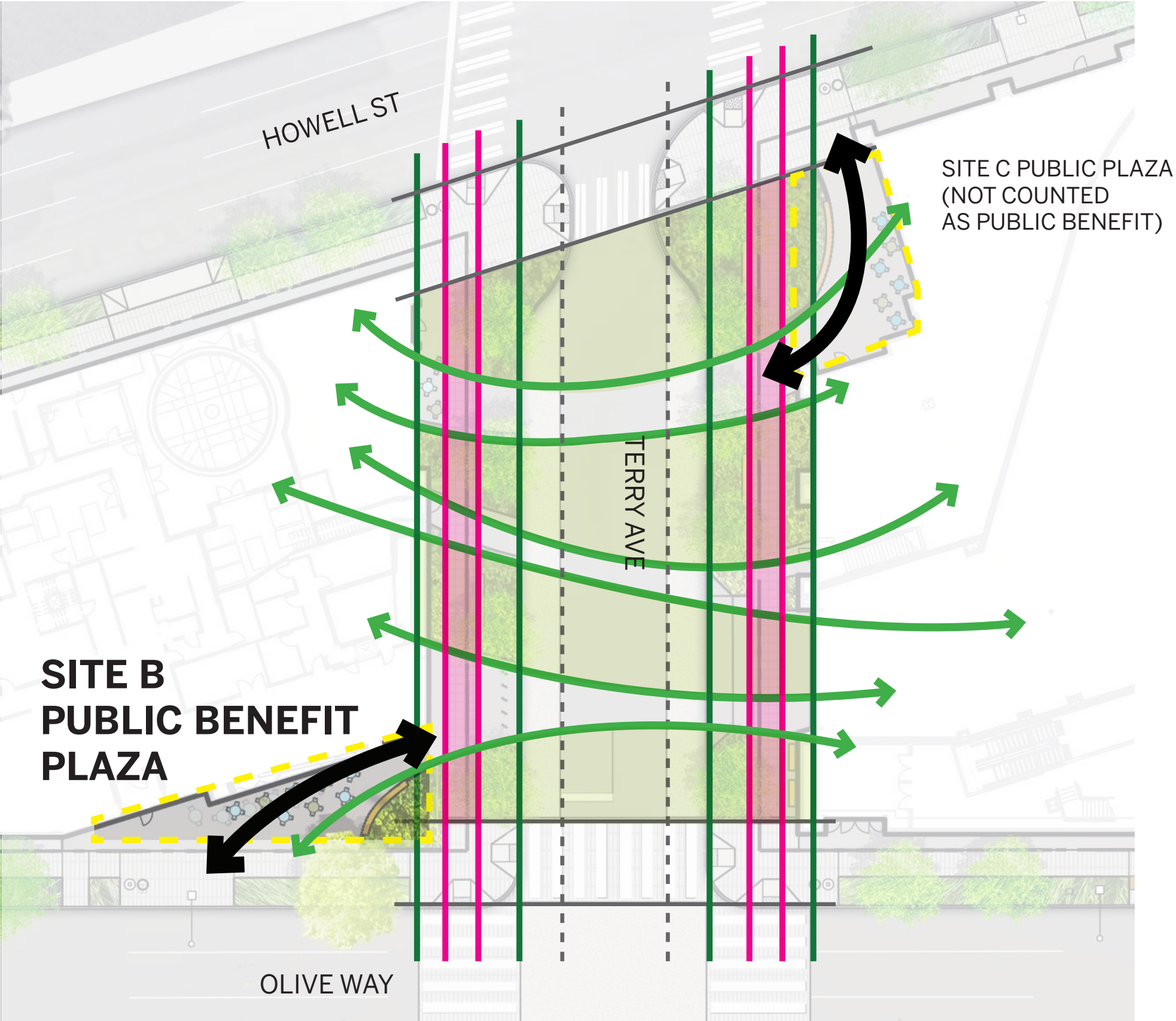
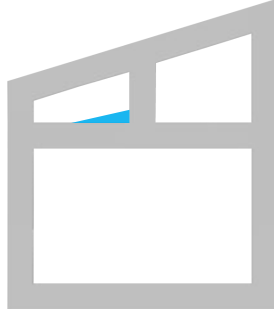


# TERRY GREEN STREET PLAZA - SITE B



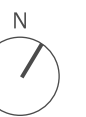
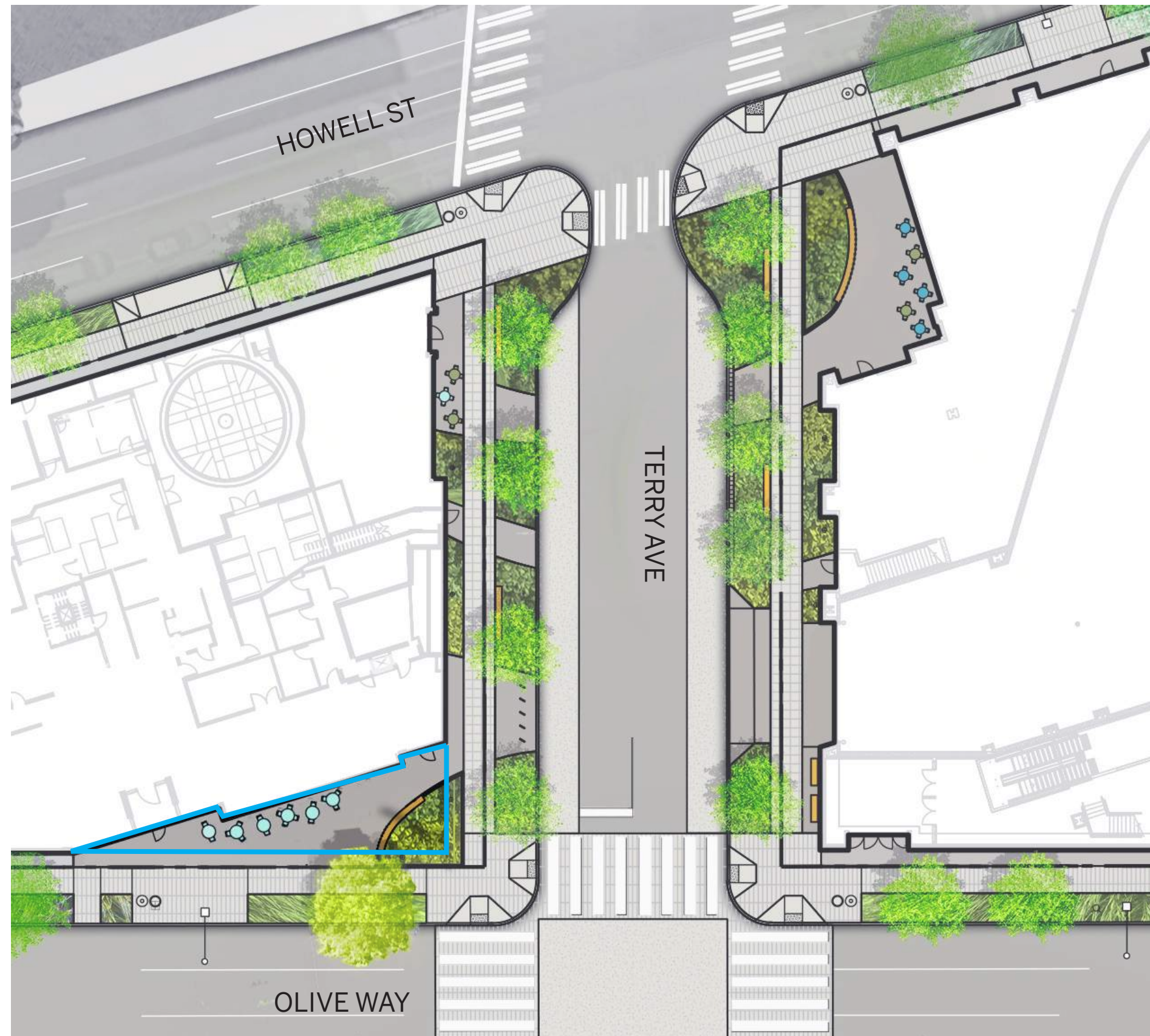
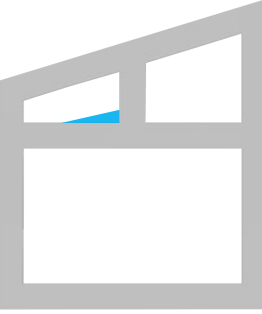


# TERRY GREEN STREET CONCEPT





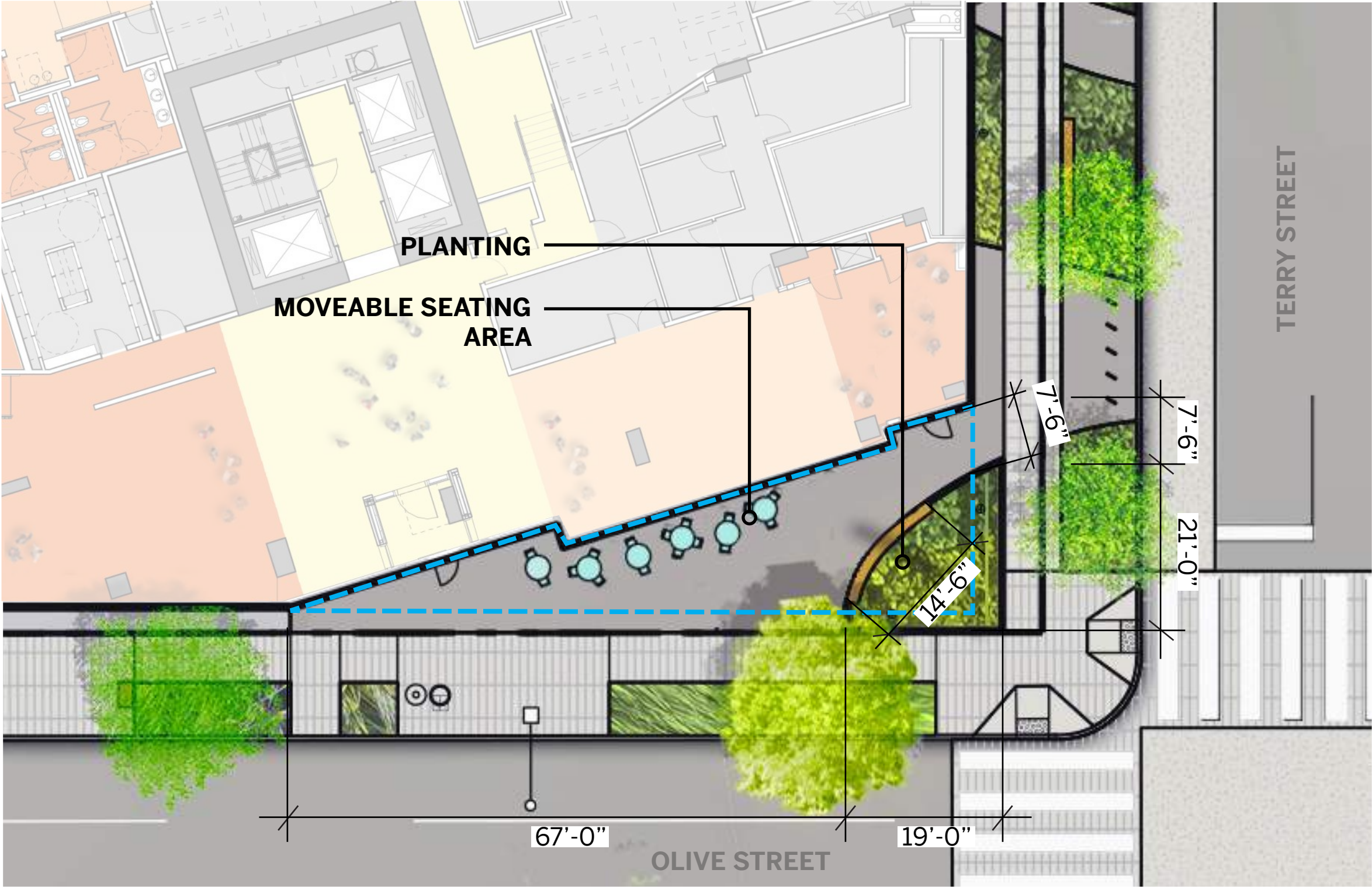
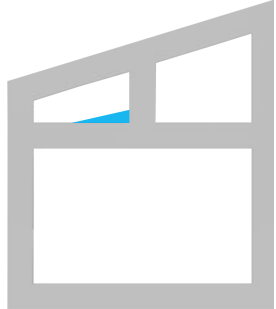
# TERRY GREEN STREET PLAZA - SITE B



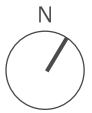


# TERRY GREEN STREET PLAZA - SITE B

Public Benefit Area: 927 SF

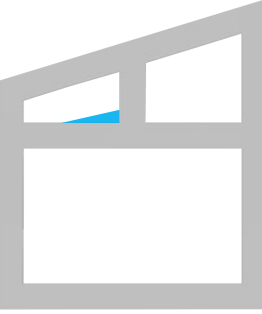


 VOLUNTARY SETBACK  
AREA COUNTED AS  
PUBLIC BENEFIT





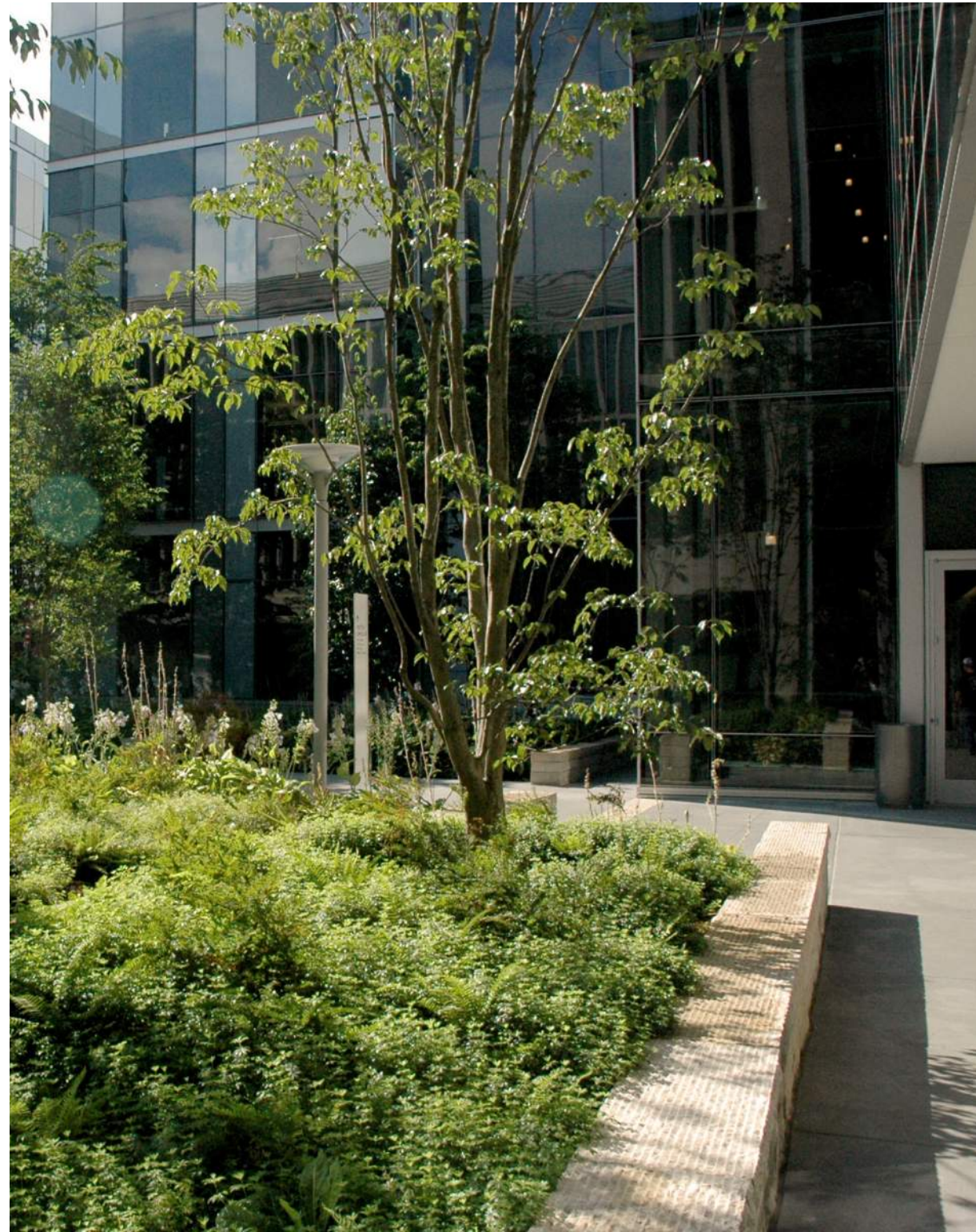
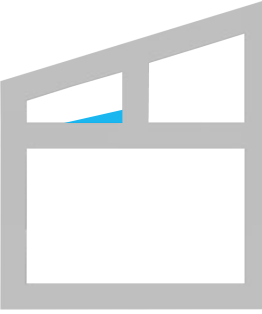
# TERRY GREEN STREET PLAZA - SITE B





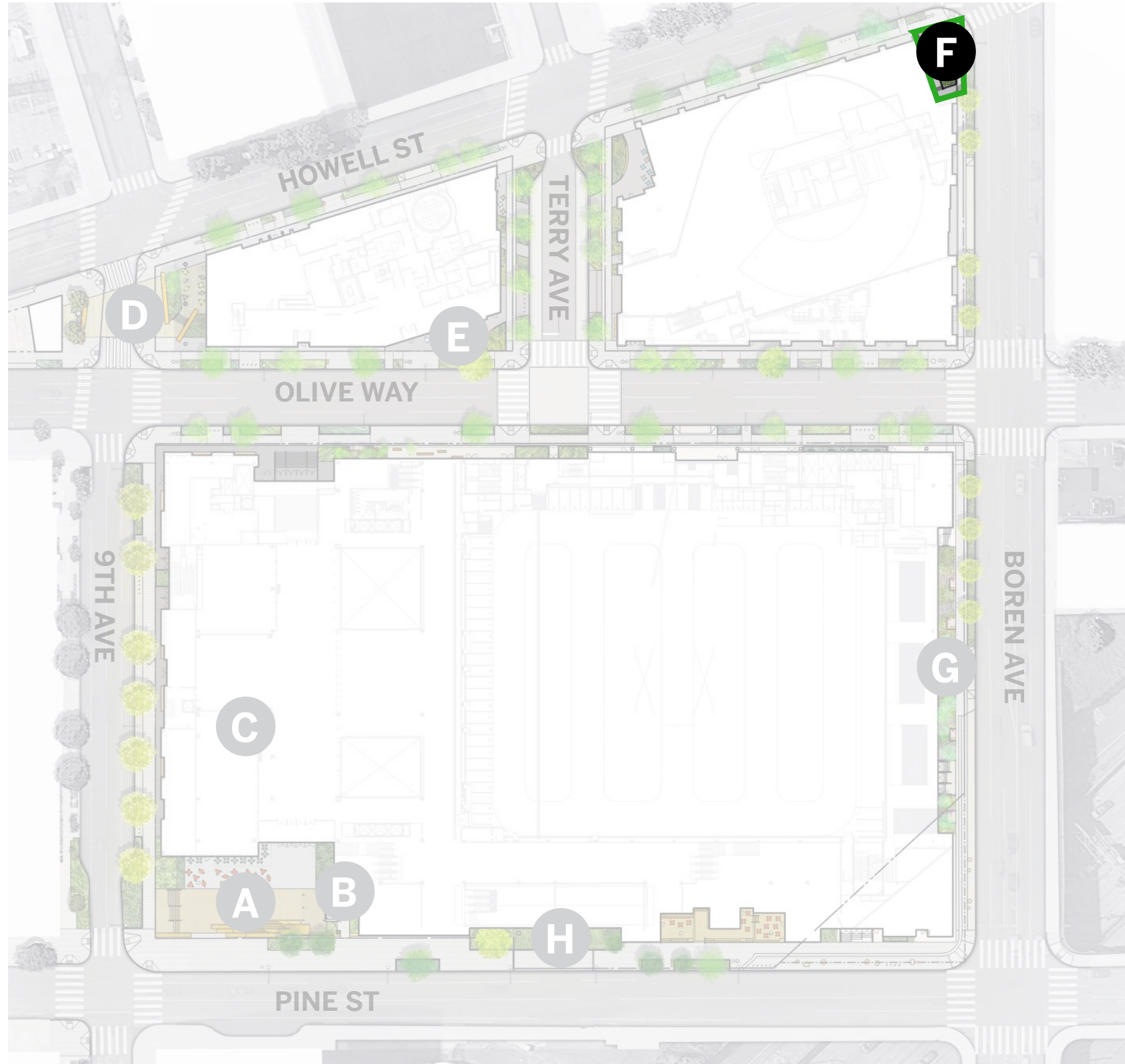
# TERRY GREEN STREET PLAZA - SITE B

A Green Street extension with signature planter and a range of seating options





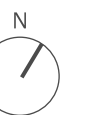
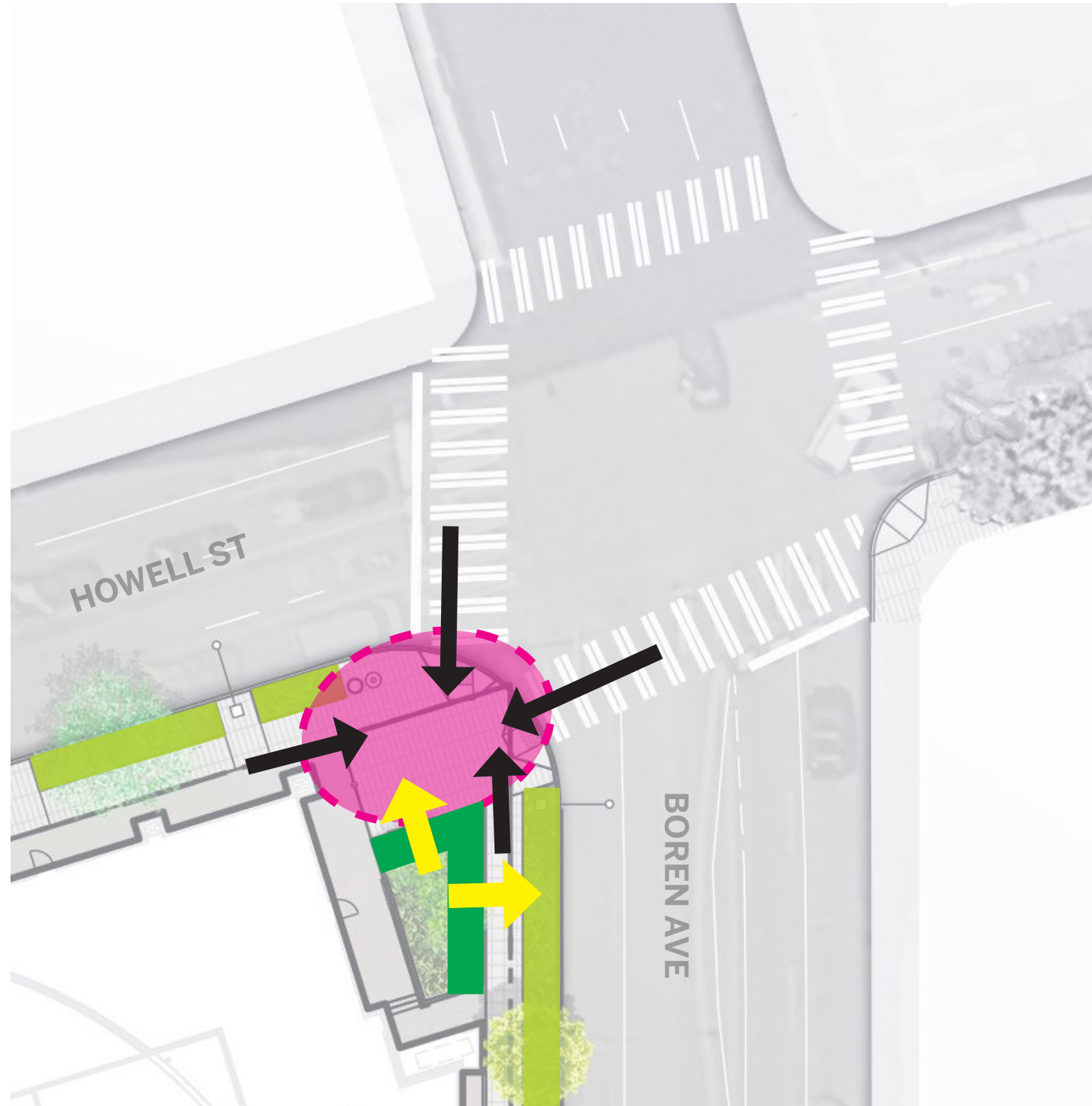
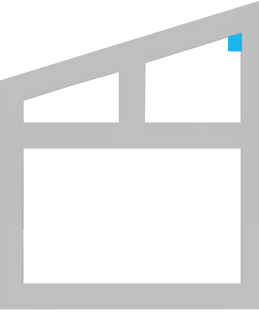
# DENNY TRIANGLE CORNER PLAZA





# DENNY TRIANGLE CORNER PLAZA

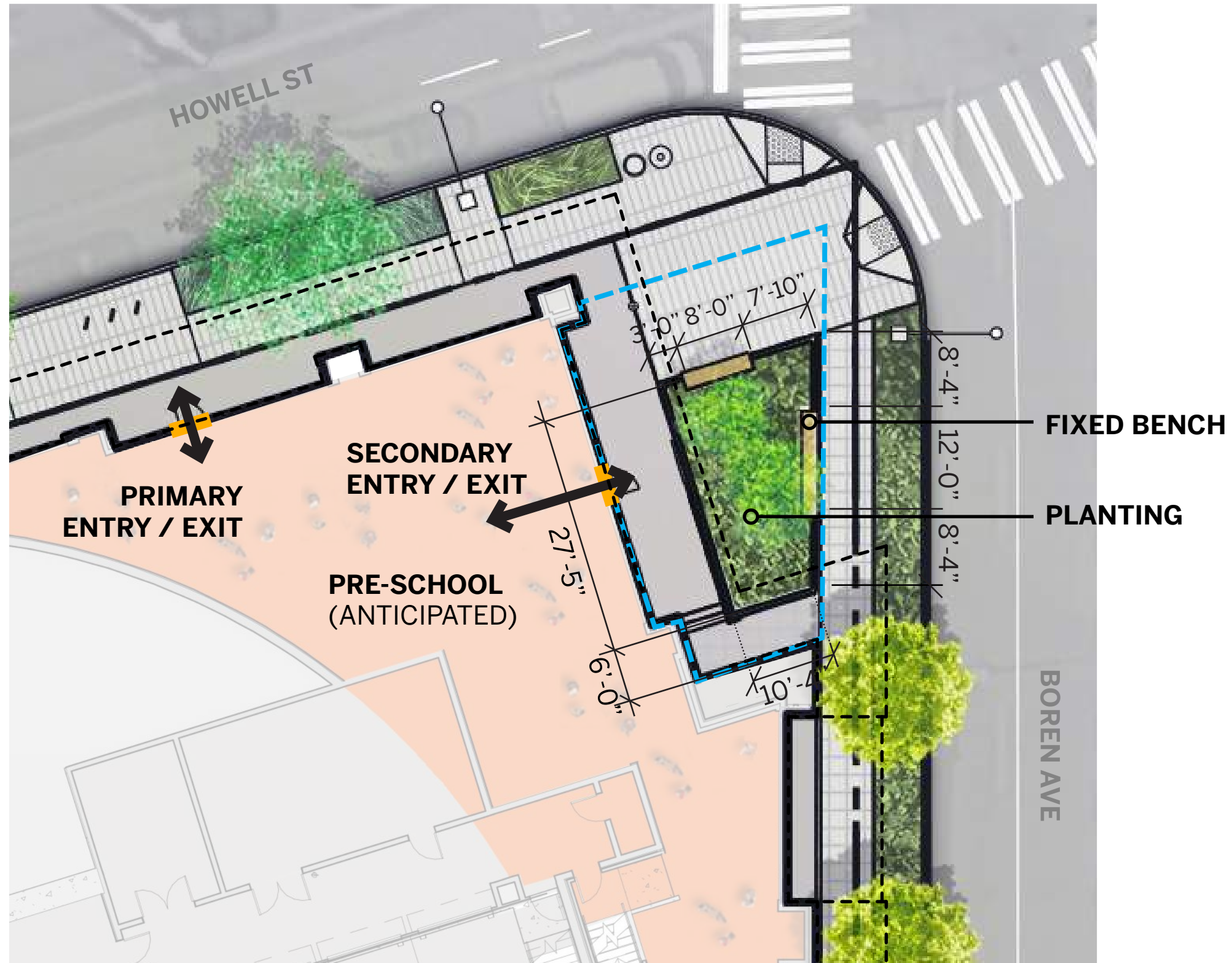
Receive pedestrians at acute corner, amplify planting and direct energy toward streetlife



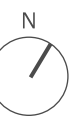


# DENNY TRIANGLE CORNER PLAZA

Public Benefit Area: 1037 SF



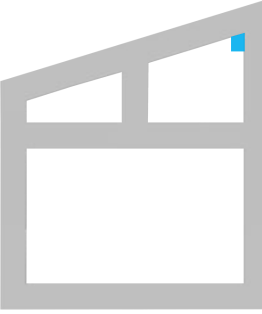
 VOLUNTARY SETBACK  
AREA COUNTED AS  
PUBLIC BENEFIT





# DENNY TRIANGLE CORNER PLAZA

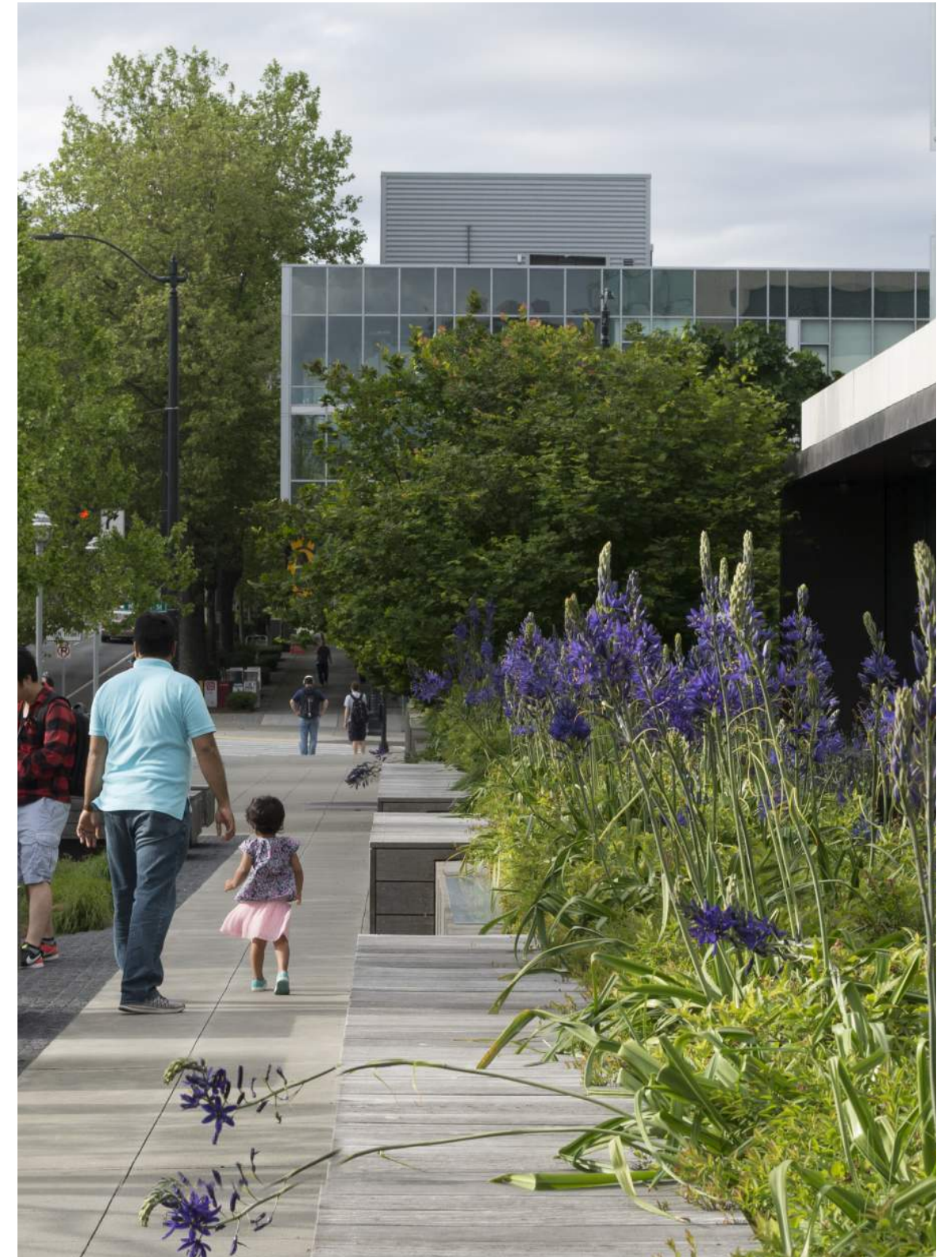
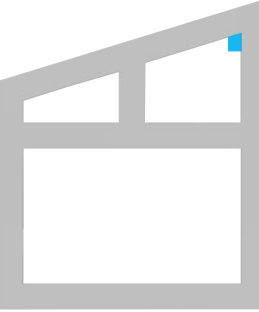
Warm and comfortable wood seating that faces the streetlife, backed by generous planter





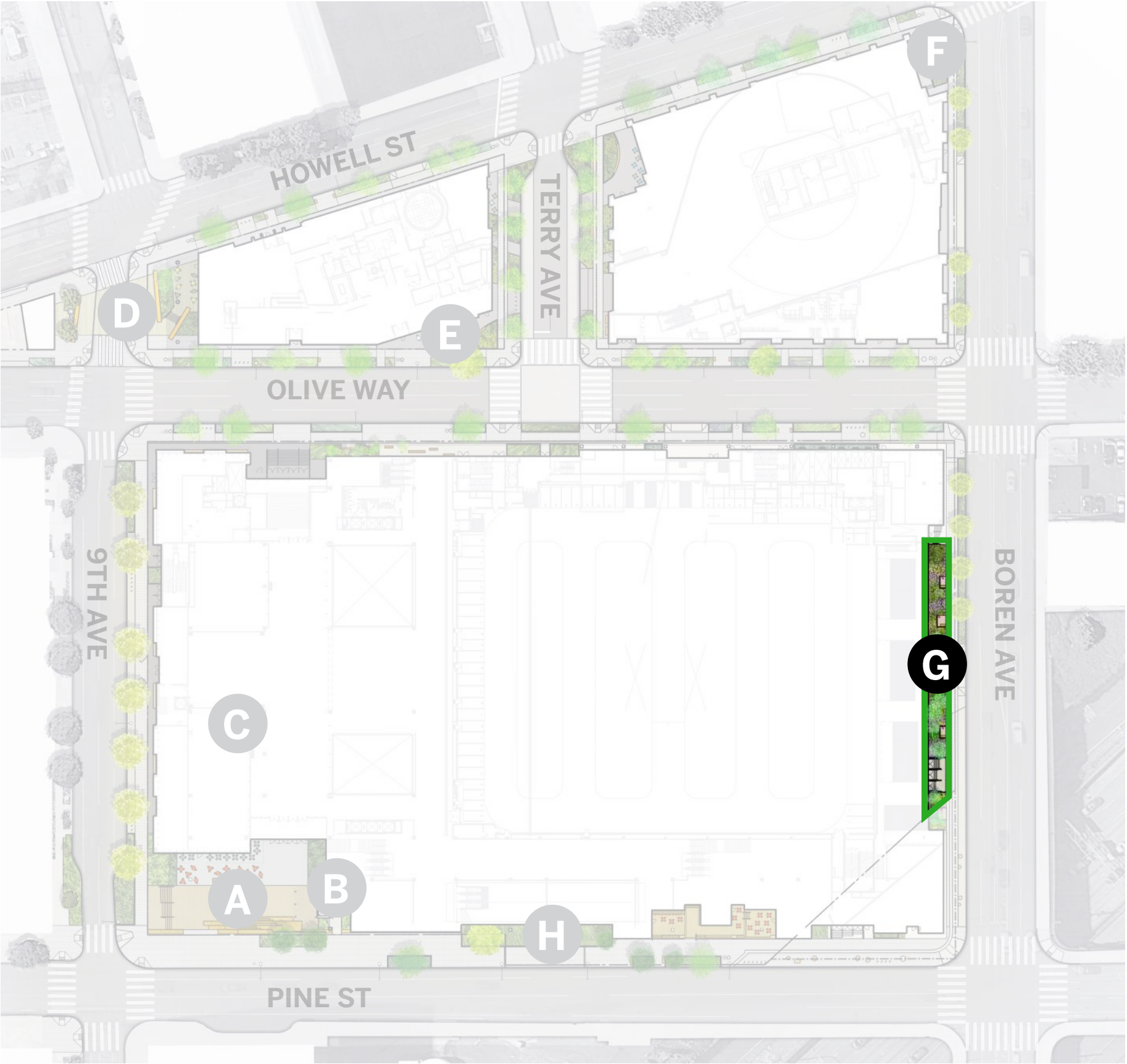
# DENNY TRIANGLE CORNER PLAZA

Warm and comfortable wood seating that faces the streetlife, backed by generous planter





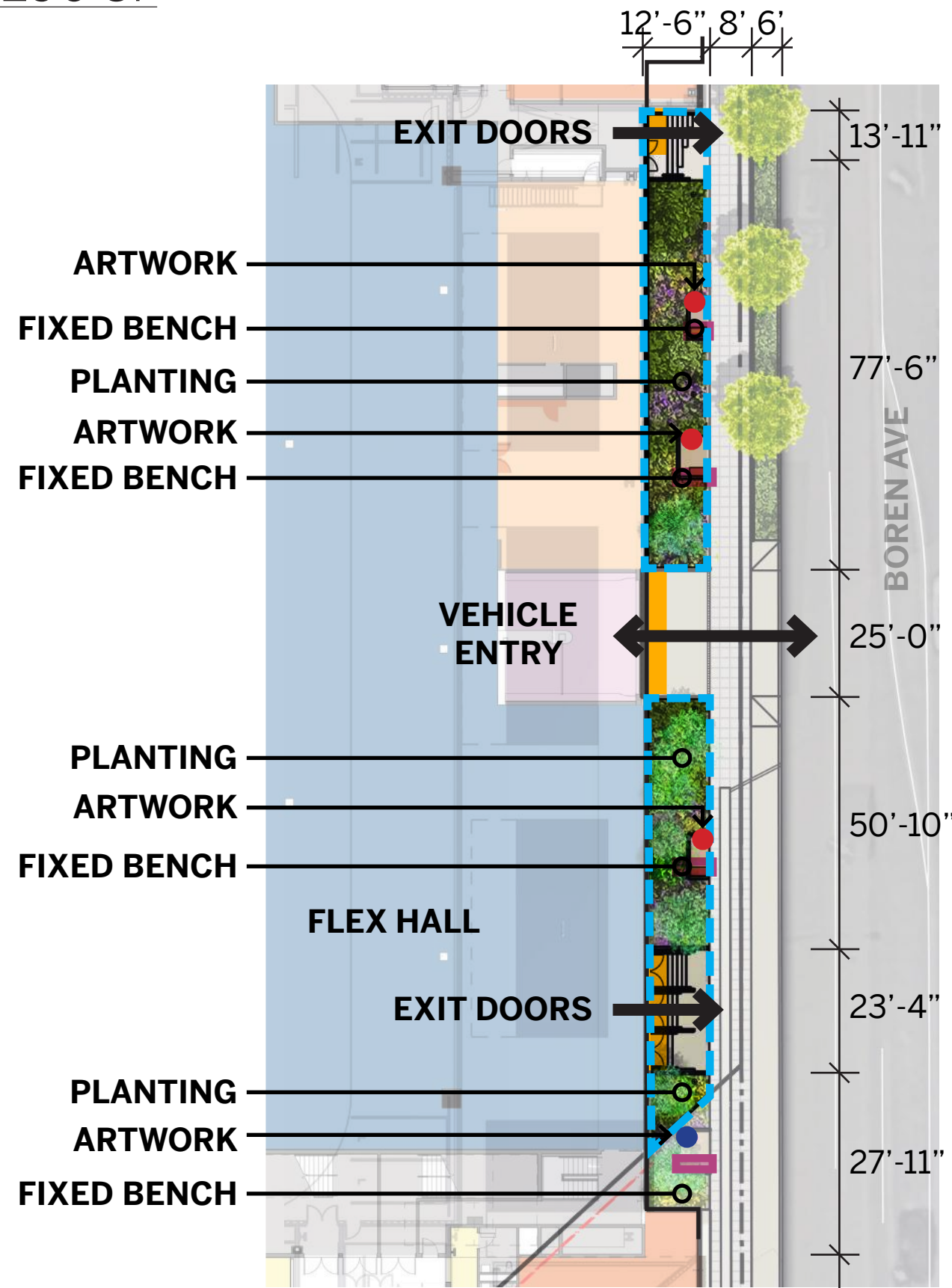
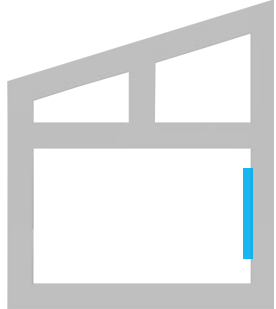
# BOREN AVENUE SCULPTURE GARDEN



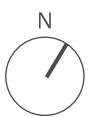


# BOREN AVENUE SCULPTURE GARDEN

Public Benefit Area: 2,290 SF



 VOLUNTARY SETBACK  
AREA COUNTED AS  
PUBLIC BENEFIT





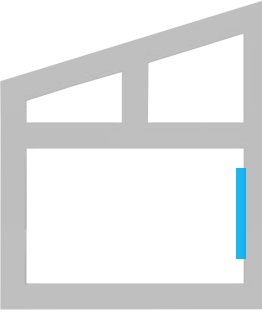
# BOREN AVENUE SCULPTURE GARDEN





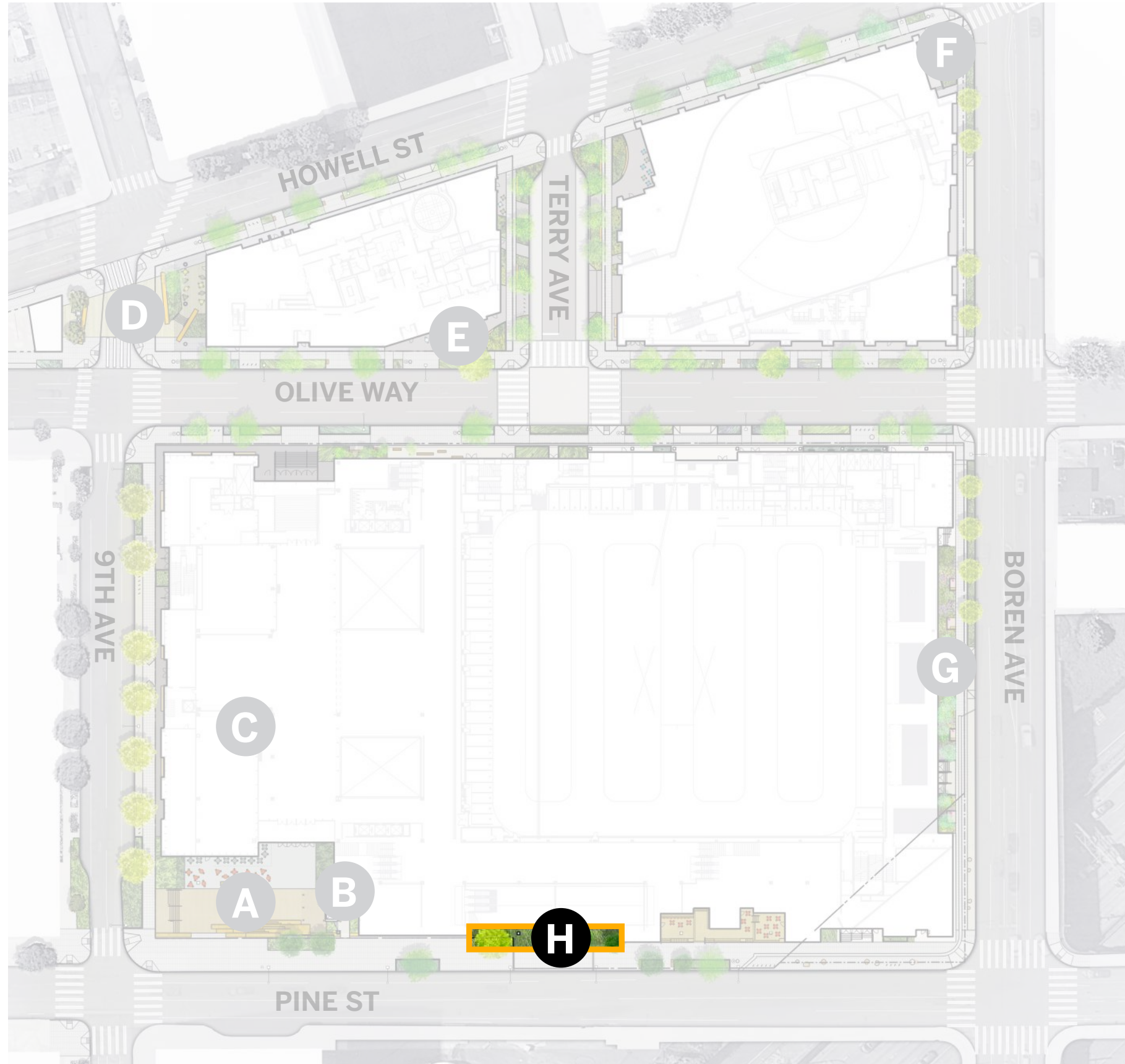
# BOREN AVENUE SCULPTURE GARDEN

Seating and art display system to be designed in collaboration with selected artist(s)





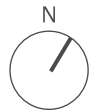
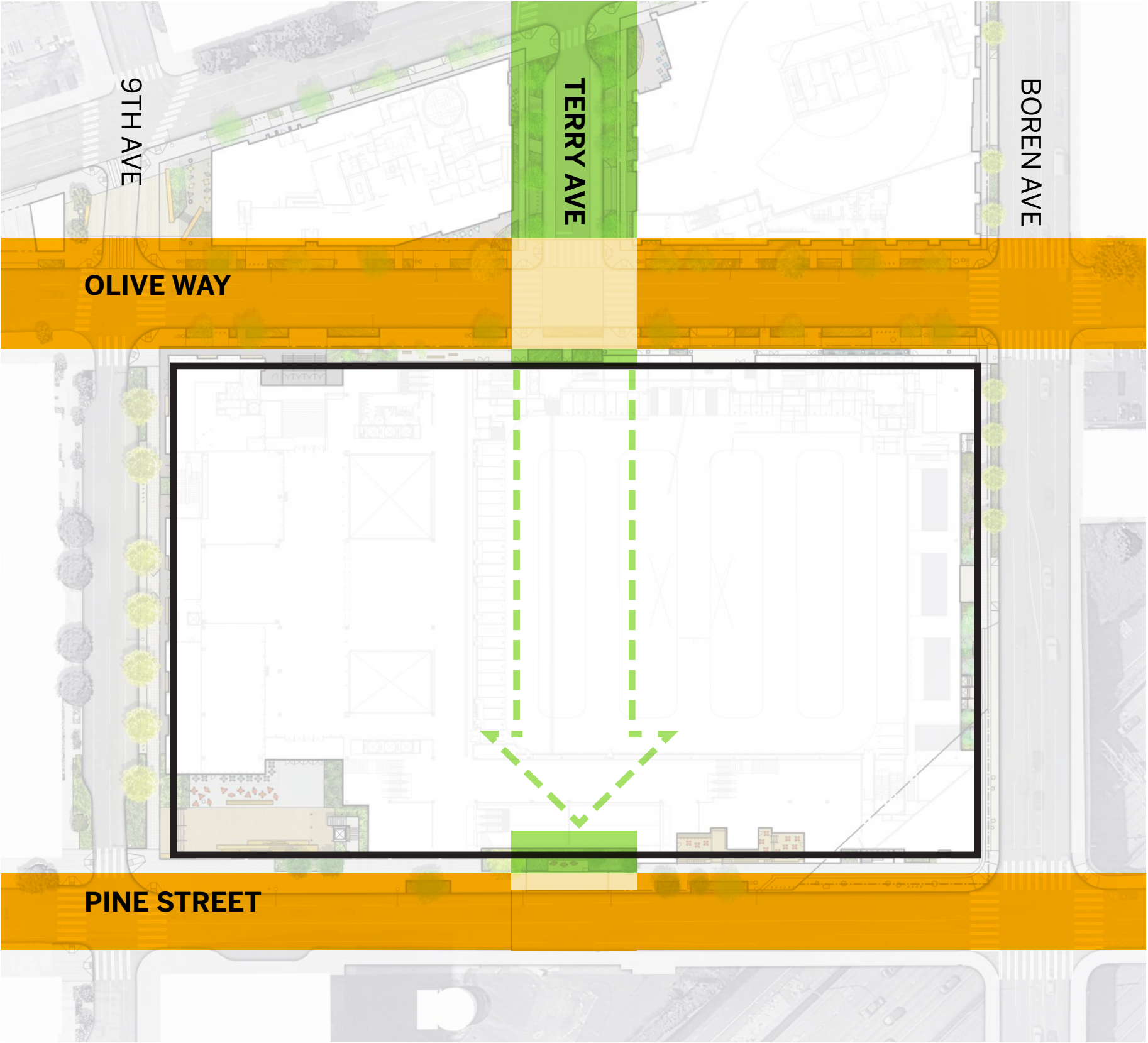
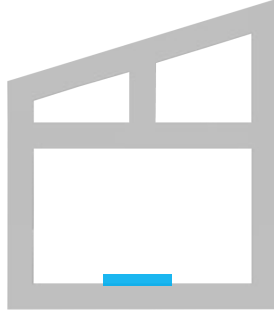
# PINE STREET SUN GARDEN





# PINE STREET SUN GARDEN

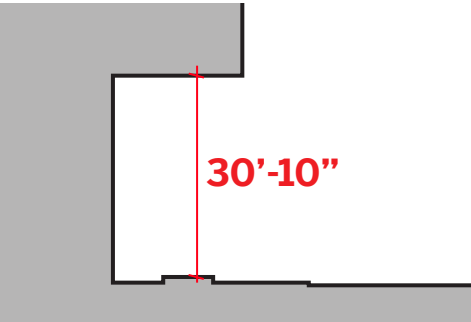
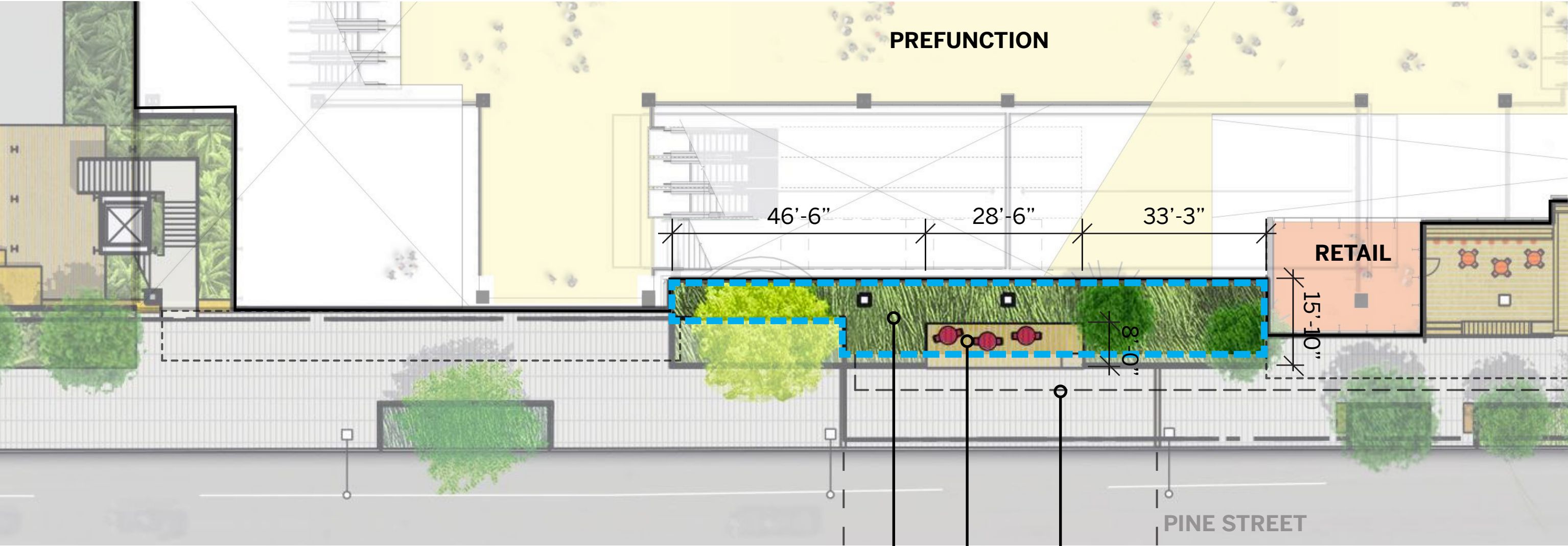
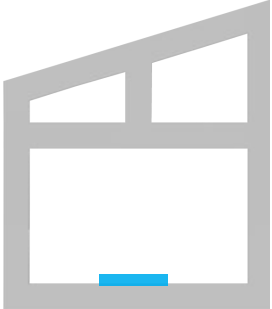
Carrying Terry Ave Green Street spirit to Pine Street, breaking down rhythm of two-block sidewalk





# PINE STREET SUN GARDEN

Public Benefit Area: 1,154 SF



- PLANTING
- MOVEABLE SEATING AREA
- HILLCLIMB ABOVE

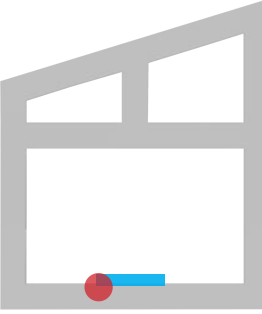
 VOLUNTARY SETBACK  
AREA COUNTED AS  
PUBLIC BENEFIT





# PINE STREET SUN GARDEN

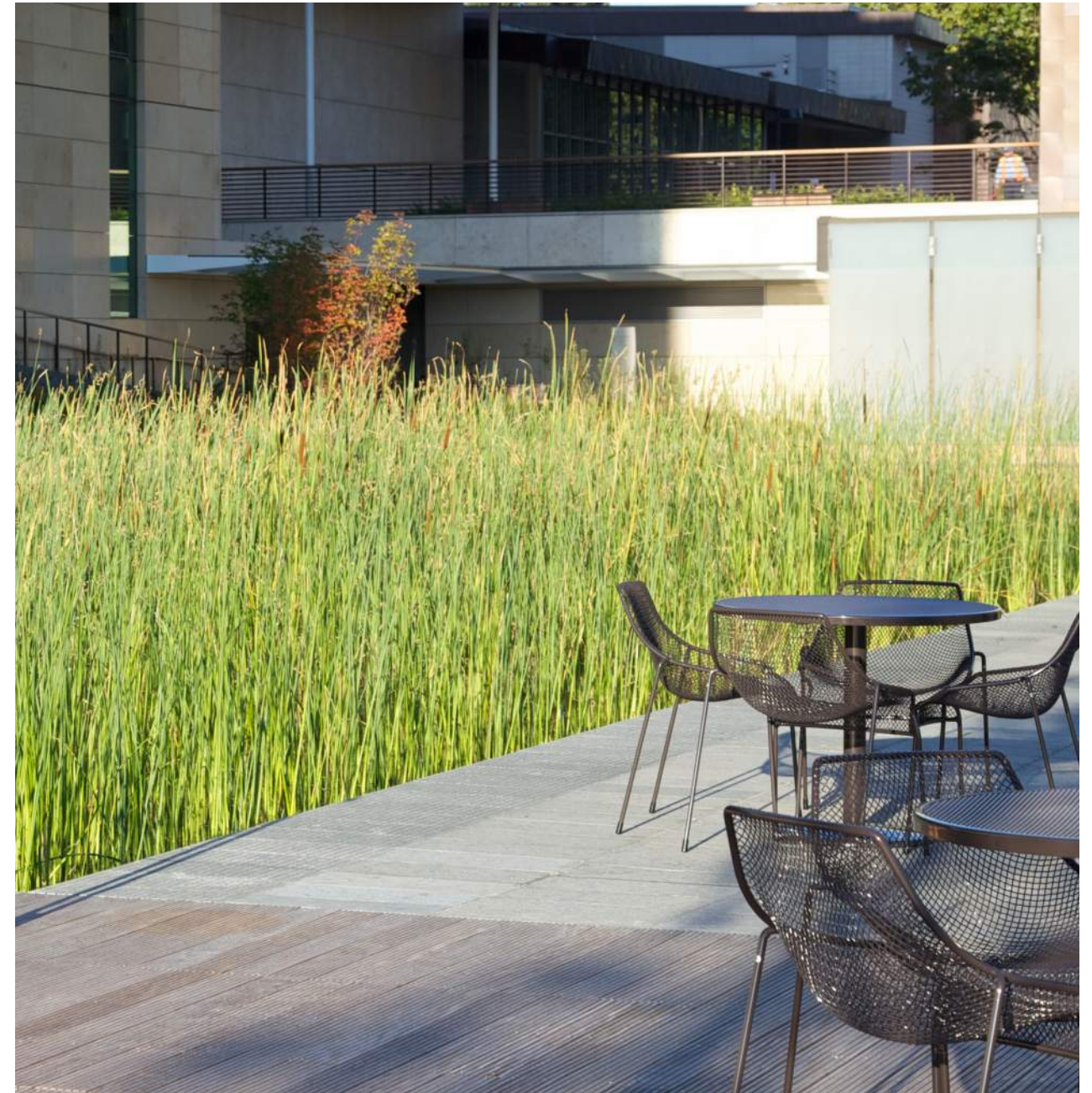
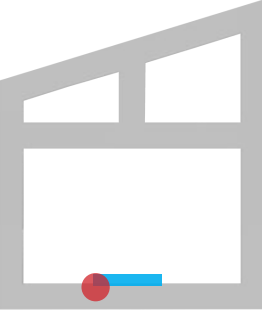
Carrying Terry Ave Green Street spirit to Pine Street, breaking down rhythm of two-block sidewalk





# PINE STREET SUN GARDEN

A sunny south-facing wood platform surrounded by San Juan plant palette





# ON-SITE PUBLIC BENEFIT OPEN SPACES





# ON-SITE PUBLIC BENEFIT OPEN SPACES

- A** Pine Street Promenade
- B** Pine Street Platforms
- C** Pine Street Public Garden
- D** Flatiron Plaza
- E** Terry Ave Green Street Plaza
- F** Denny Triangle Corner Plaza
- G** Boren Avenue Sculpture Garden
- H** Pine Street Sun Garden

 Hill Street Public Benefit Spaces

 Avenue Public Benefit Spaces

