

Washington State Convention Center Addition Project

Seattle Design Commission Meeting #1 - Project Briefing

02-04-2016

	SITE A	SITE B	SITE C
PROPERTY ADDRESS	1600 9th Avenue	920 Olive Way	1711 Boren Avenue
SDCI PROJECT #	3020176	3018096	3020177

OWNER	ARCHITECT	SDCI CONTACT
Washington State Convention Center 800 Convention Place Seattle, WA 98101	LMN Architects 801 Second Avenue Suite 501 Seattle, WA 98104	Garry Papers 206-684-0916 garry.papers@seattle.gov



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Seattle Design Commission
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AGENDA

- PROJECT INTRODUCTION
- FUNCTIONAL BENEFIT
- TRAFFIC IMPACTS
- URBAN FORM
- PEDESTRIAN EXPERIENCE
- MODEL

PROJECT PURPOSE

○ COMMUNITY ECONOMIC PURPOSE

○ PUBLIC FACILITIES DISTRICT

○ FUNDING SOURCE - EXISTING HOTEL ROOM TAX

○ COMMUNITY REVENUE AND JOBS

PROJECT GOALS

- Create a highly efficient design which effectively supports the **functional needs of the convention center clients** and is competitive in the marketplace.
- Engage the **urban framework** of downtown Seattle to capitalize on the location at the intersection of major neighborhoods and corridors of the city.
- Integrate **mixed uses** such as retail and other possible co-developments, where appropriate, to enrich the urban diversity of the site.
- Create a unique experience that embodies the **special qualities of Seattle**, Washington, and the Pacific Northwest.
- Create a welcoming **street presence** that connects the activities of the Convention Center with the pedestrian experience of the adjacent streets.
- Create a **sustainable** design that embraces Seattle's commitment to environmental stewardship.

GENERATION 5 CONVENTION CENTER



generation ONE



generation TWO



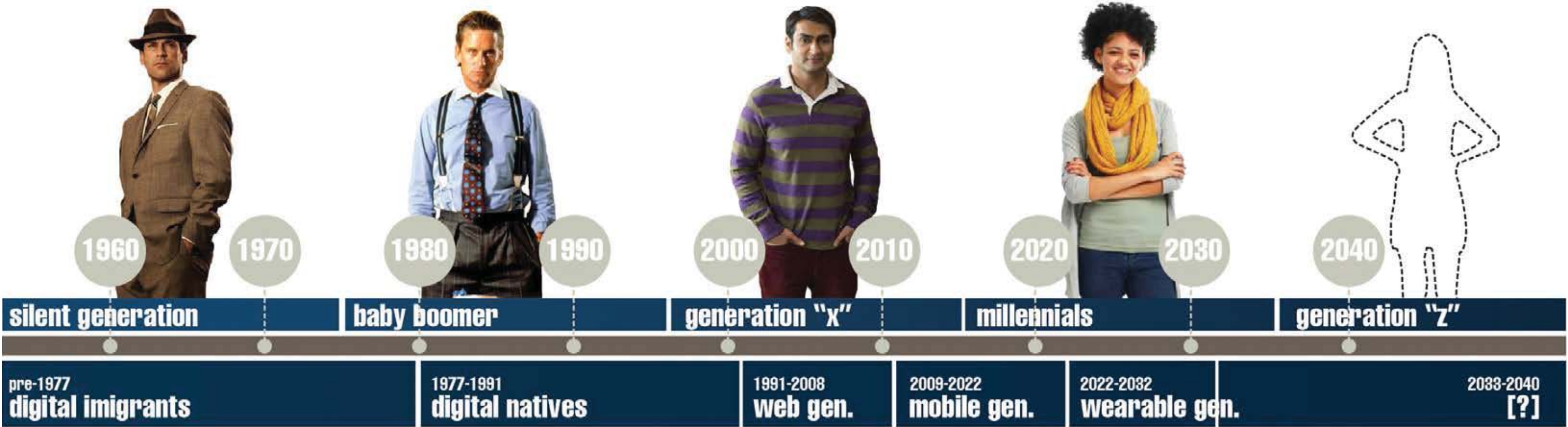
generation THREE



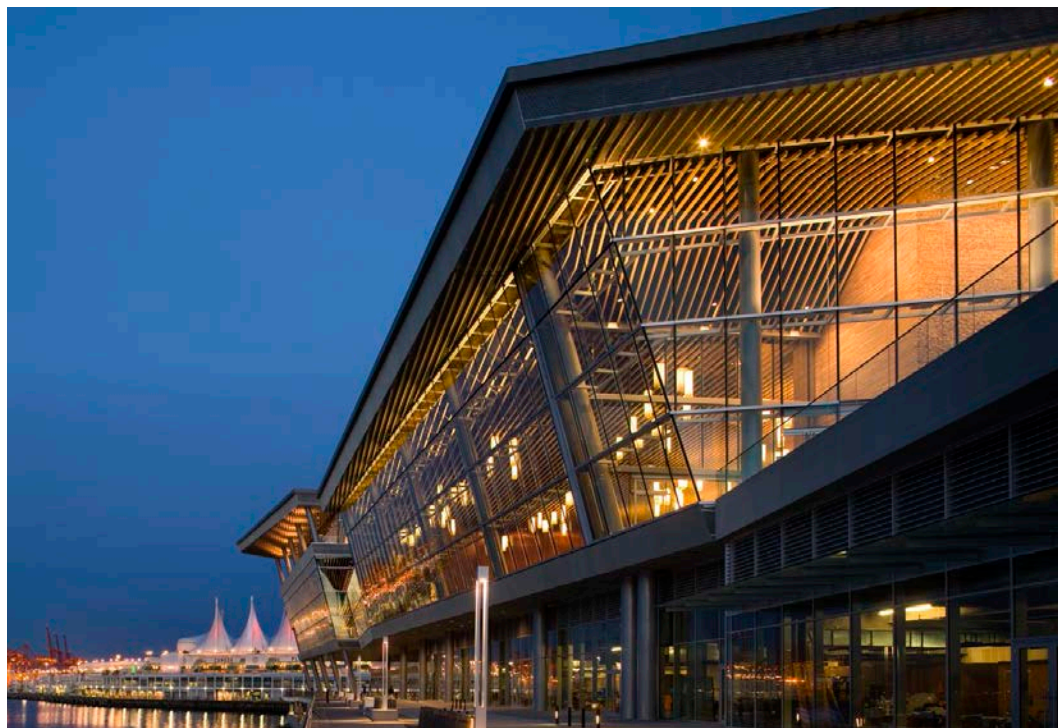
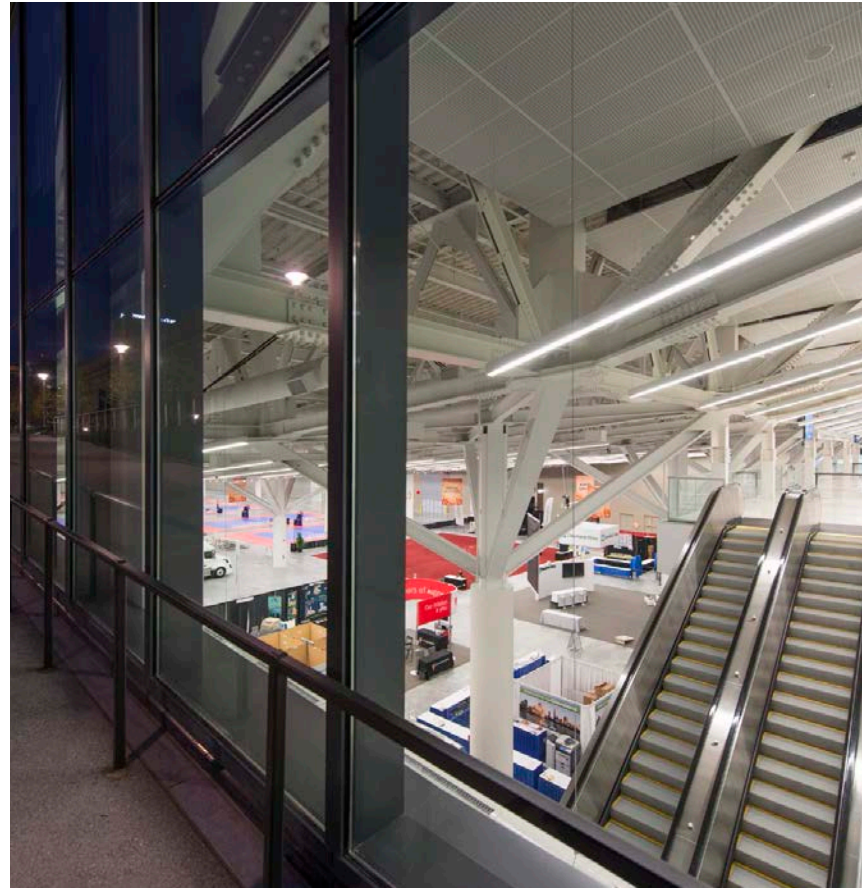
generation FOUR



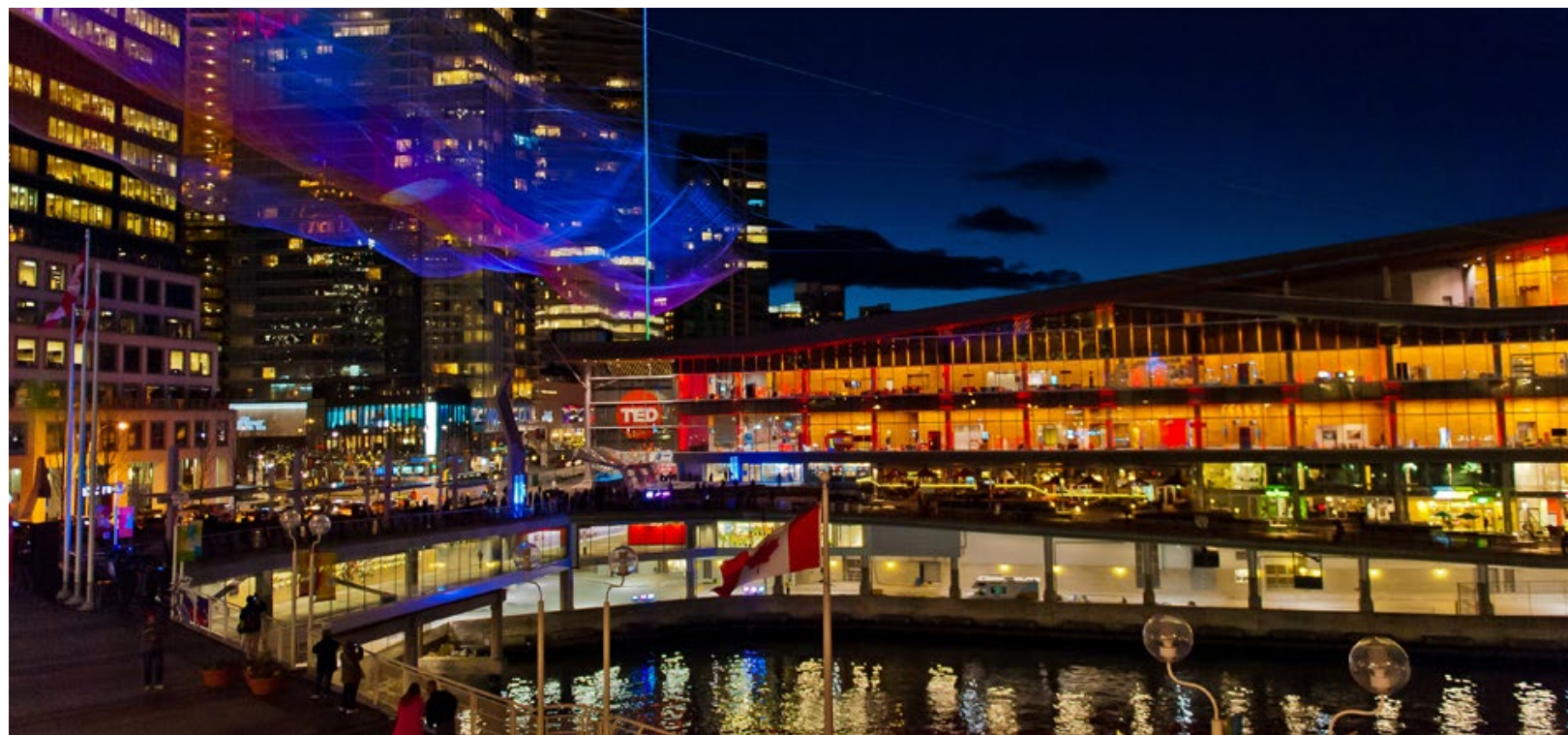
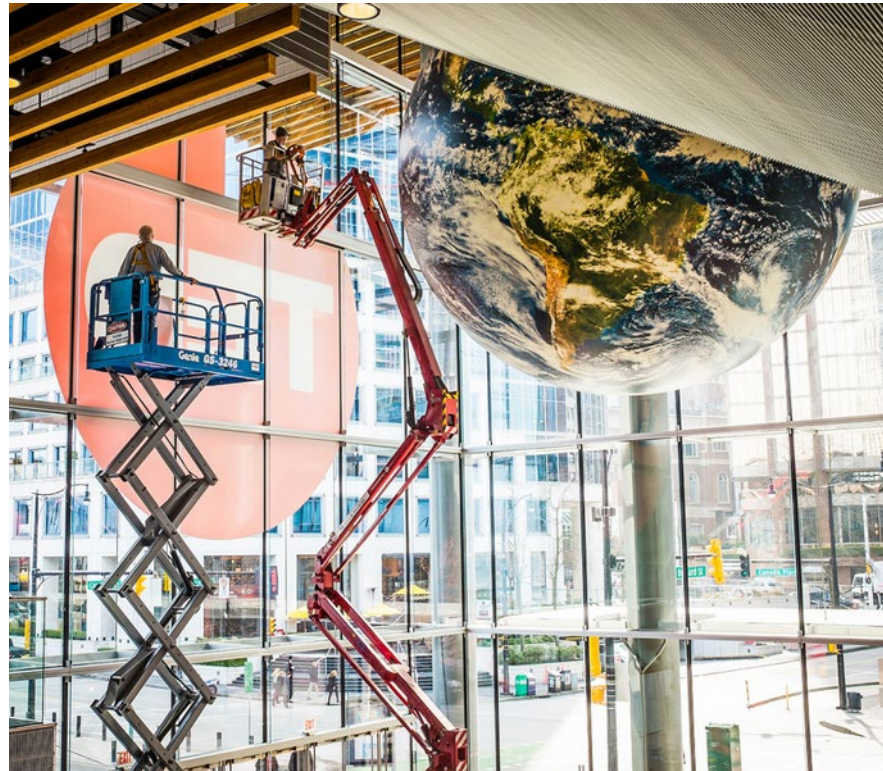
generation FIVE



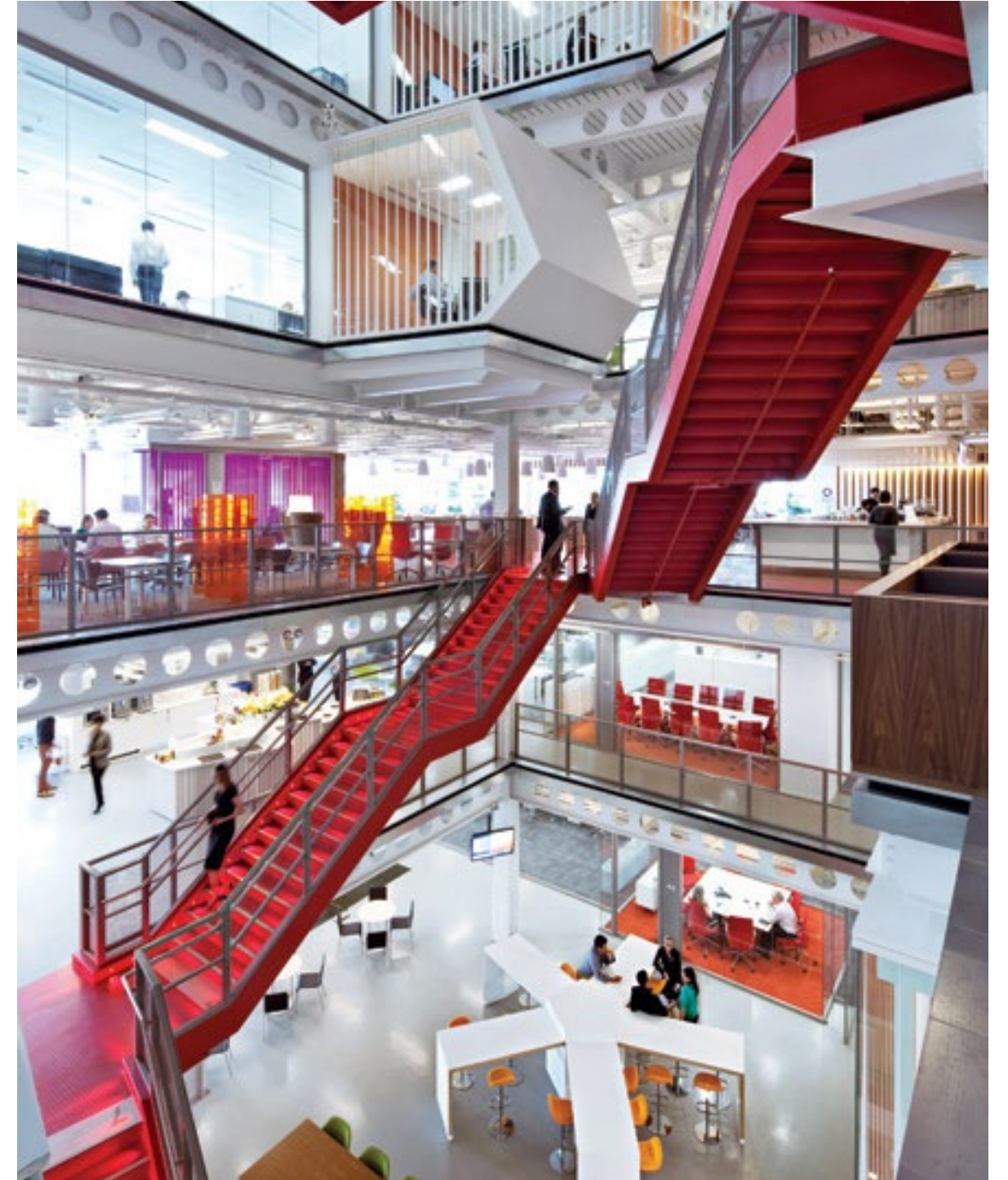
DAYLIGHT TO FUNCTION ROOMS



FLEXIBLE MEETING / PRE-FUNCTION SPACES



VERTICAL ORGANIZATION



INTEGRATED MIXED-USE



CONVENTION CENTER PROGRAM

EXHIBITION HALL
150,000 SQ. FT.

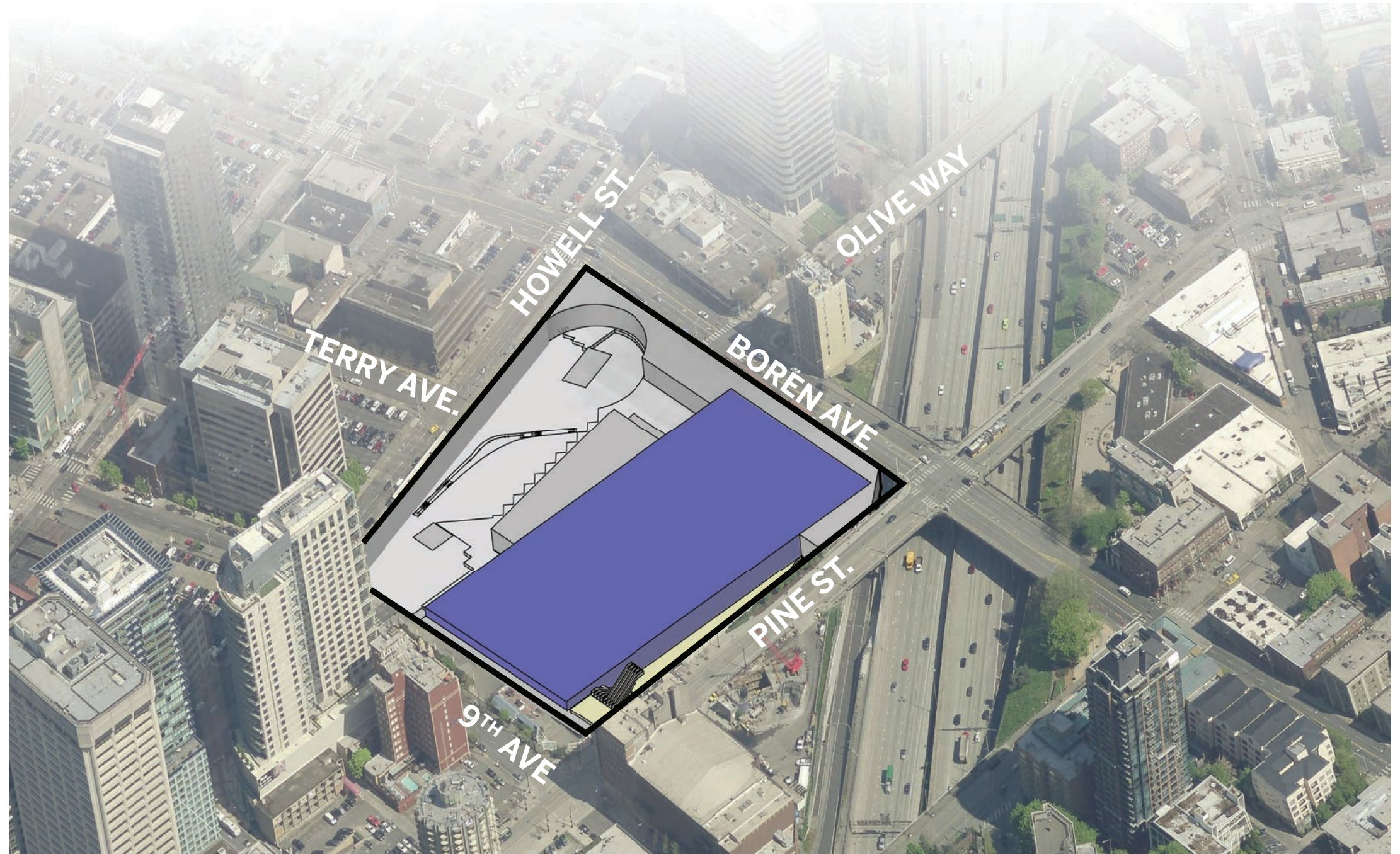
FLEX HALL
100,000 SQ. FT.

MEETING ROOMS
120,000 SQ. FT.

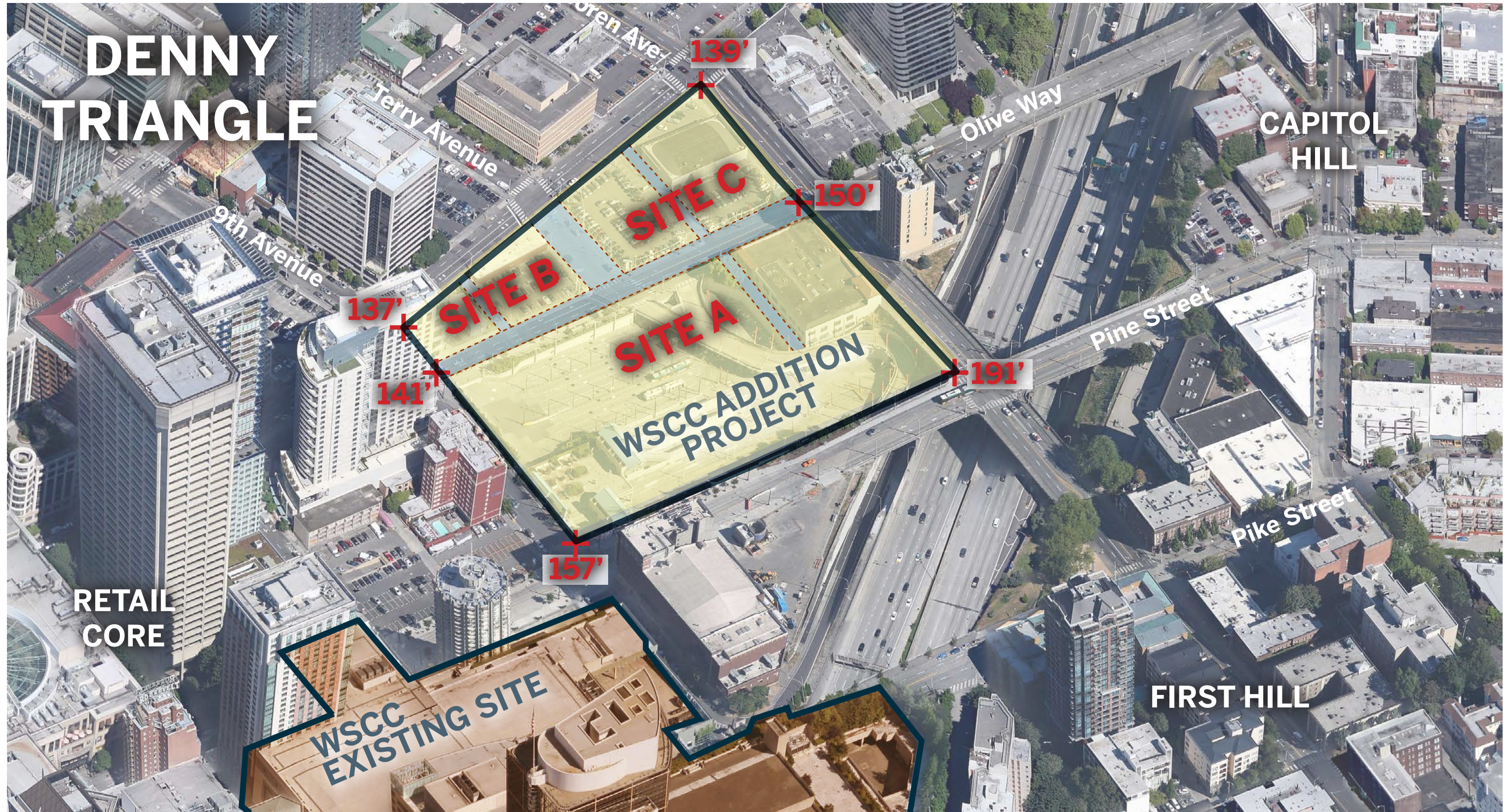
BALLROOM
60,000 SQ. FT.

RETAIL
20,000 SQ. FT.

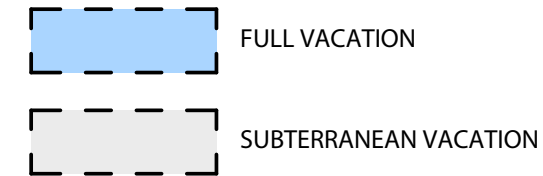
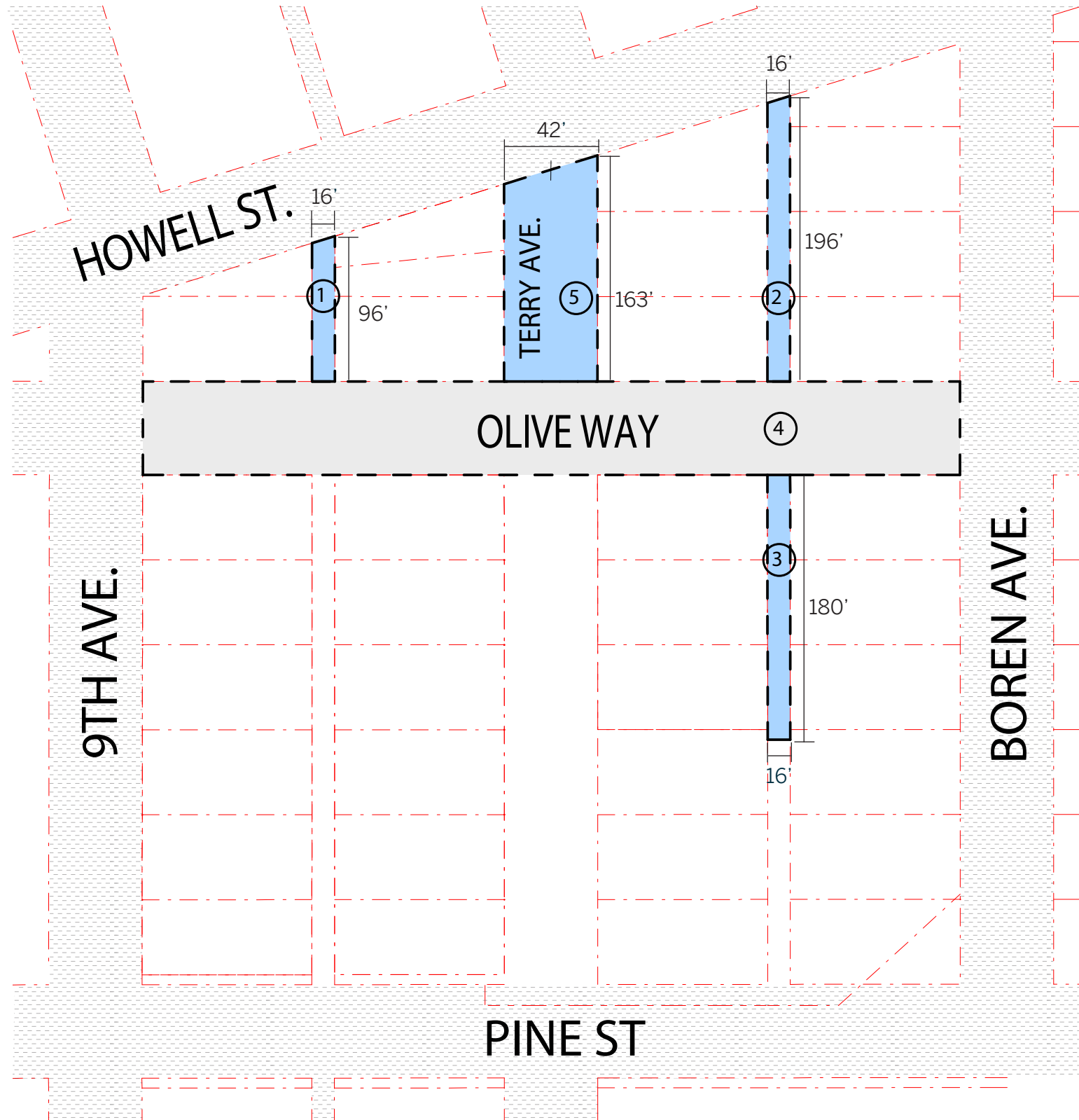
PARKING
750 STALLS



SITE OVERVIEW



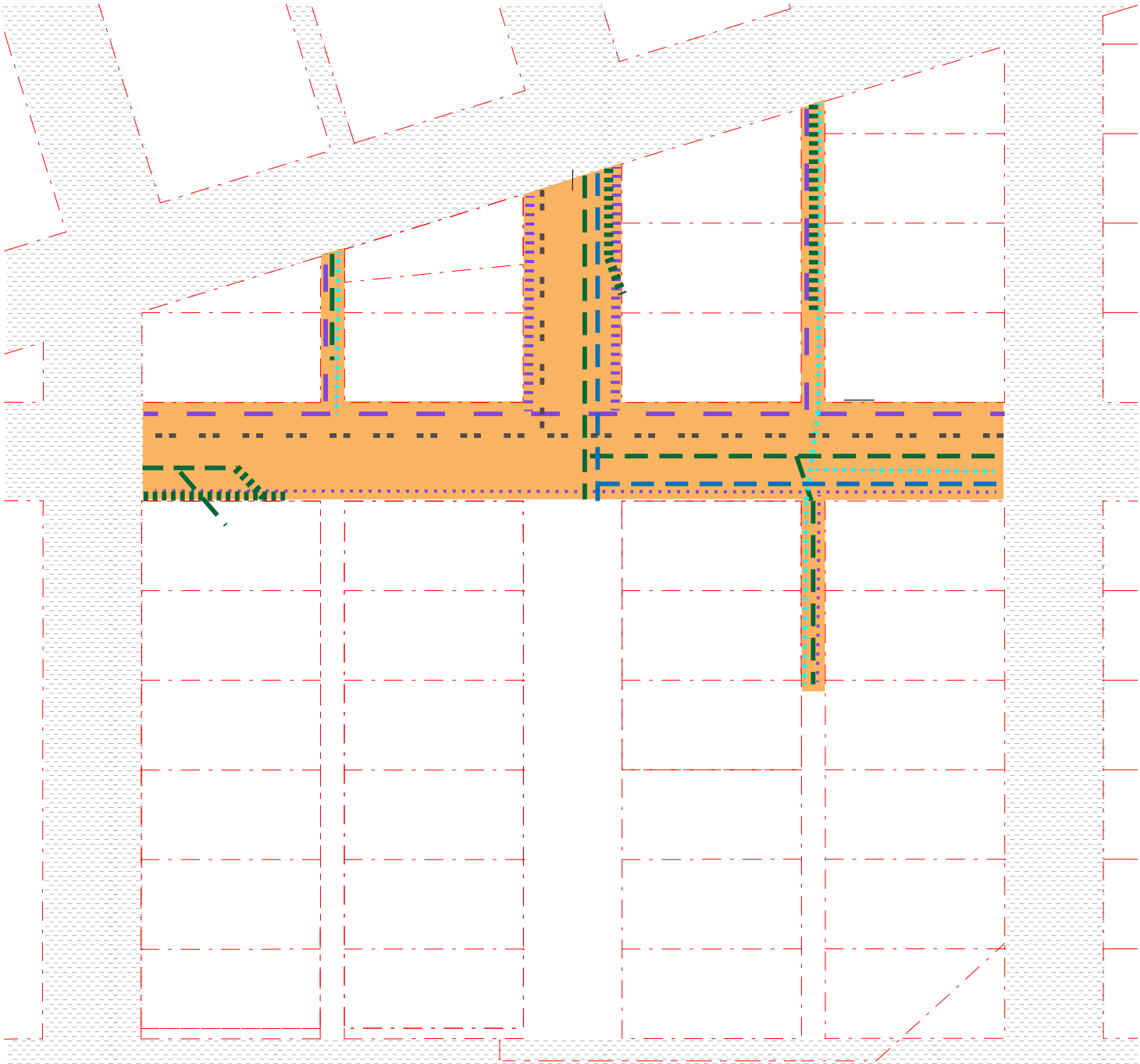
PROPOSED VACATIONS



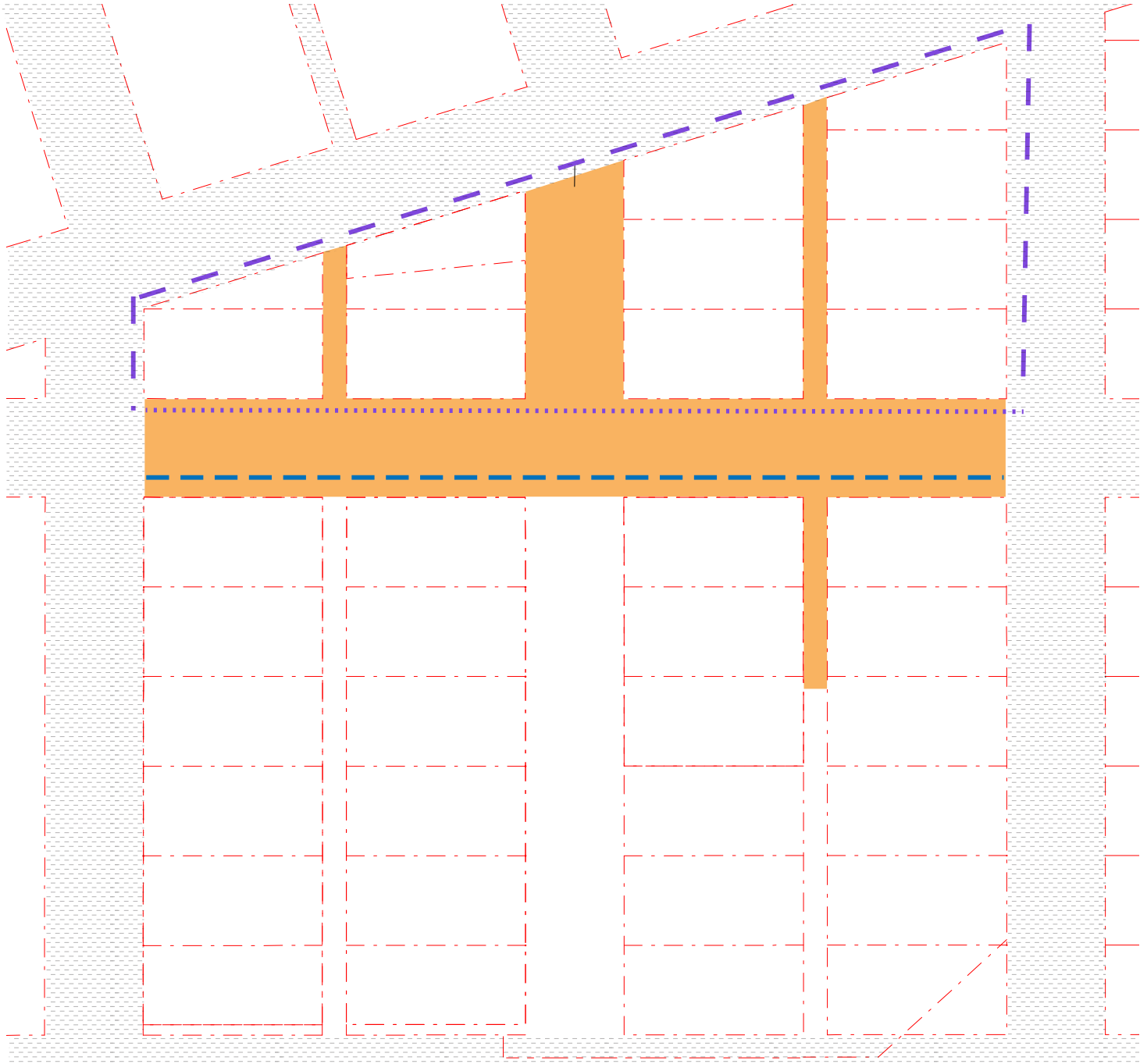
- ① BLOCK 33 - MID BLOCK ALLEY (MUP PROJECT # 3018096)
1,601 SQ. FT.
- ② BLOCK 43 - MID BLOCK ALLEY (MUP PROJECT # 3020177)
3,186 SQ. FT.
- ③ BLOCK 44 - MID BLOCK ALLEY SEGMENT (MUP PROJECT 3020177)
2,879 SQ. FT.
- ④ OLIVE WAY (MUP PROJECT # 3020176, 3018096, AND 3020177)
38,109 SQ. FT.
- ⑤ TERRY AVE (MUP PROJECT # 3020176 AND 3018096)
9,874 SQ. FT.

UTILITIES

SITE UTILITIES - EXISTING



SITE UTILITIES - PROPOSED



- Existing Street / Alley
- Seattle Public Utilities (Sewer)
- Seattle Public Utilities (Storm Drain)
- Seattle City Light (System Electrical)

- Communication (Century Link)
- Seattle City Light (Street Lighting)
- Seattle Public Utilities (Water)
- Puget Sound Energy (Gas)

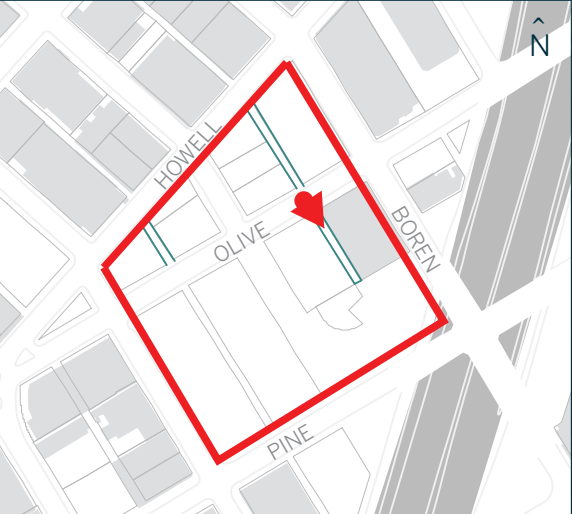
OLIVE WAY

Looking West



SITE [A] ALLEY

Looking South



SITE [B] ALLEY

Looking South



SITE [C] ALLEY

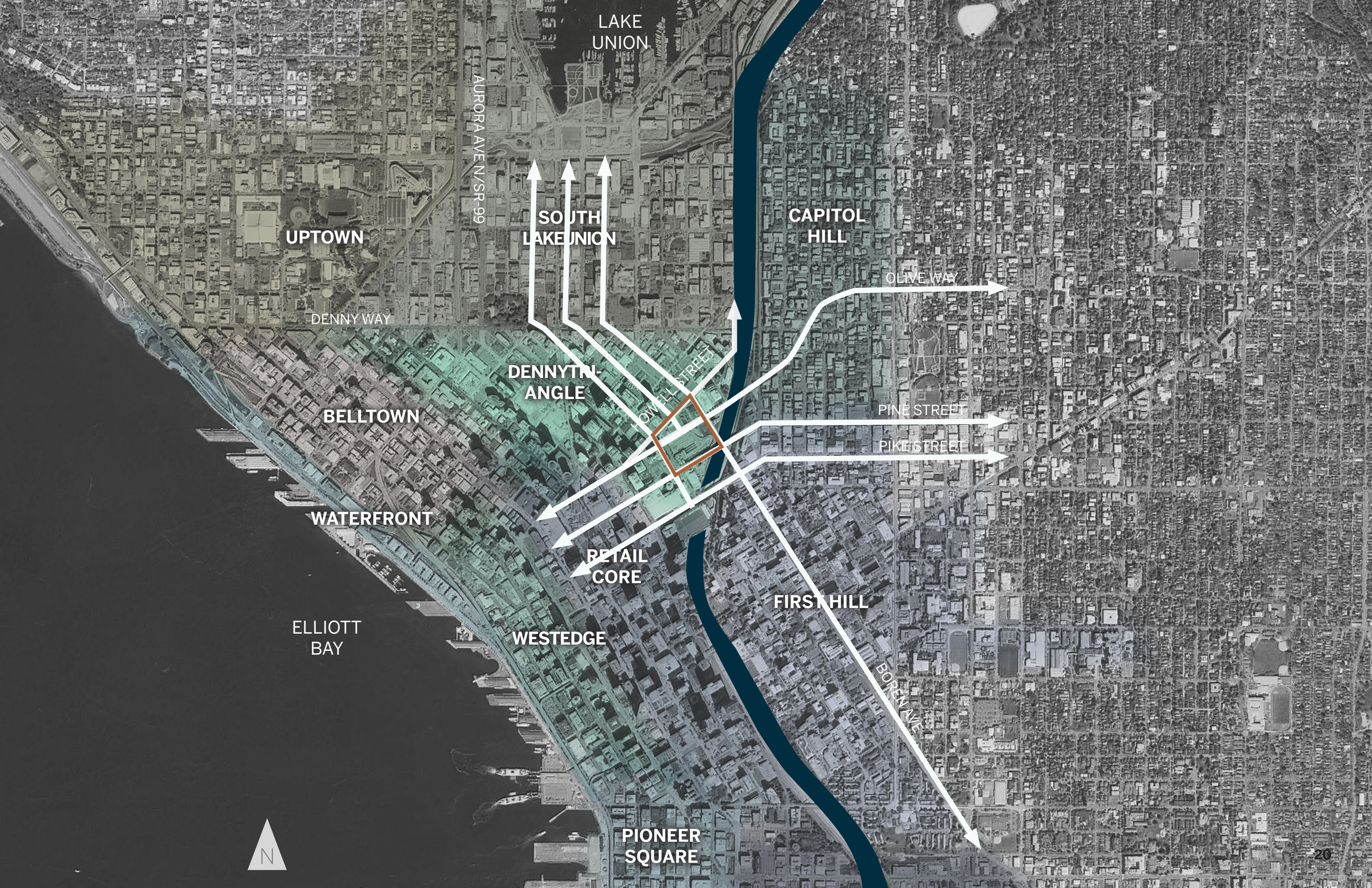
Looking North



TERRY AVE.

Looking South





LAKE
UNION

AURORA AVE N/SR-99

UPTOWN

SOUTH
LAKE UNION

CAPITOL
HILL

DENNY WAY

OLIVE WAY

DENNY TRI-
ANGLE

LOWELL STREET

PINE STREET

PIKE STREET

BELLTOWN

WATERFRONT

RETAIL
CORE

FIRST HILL

ELLIOTT
BAY

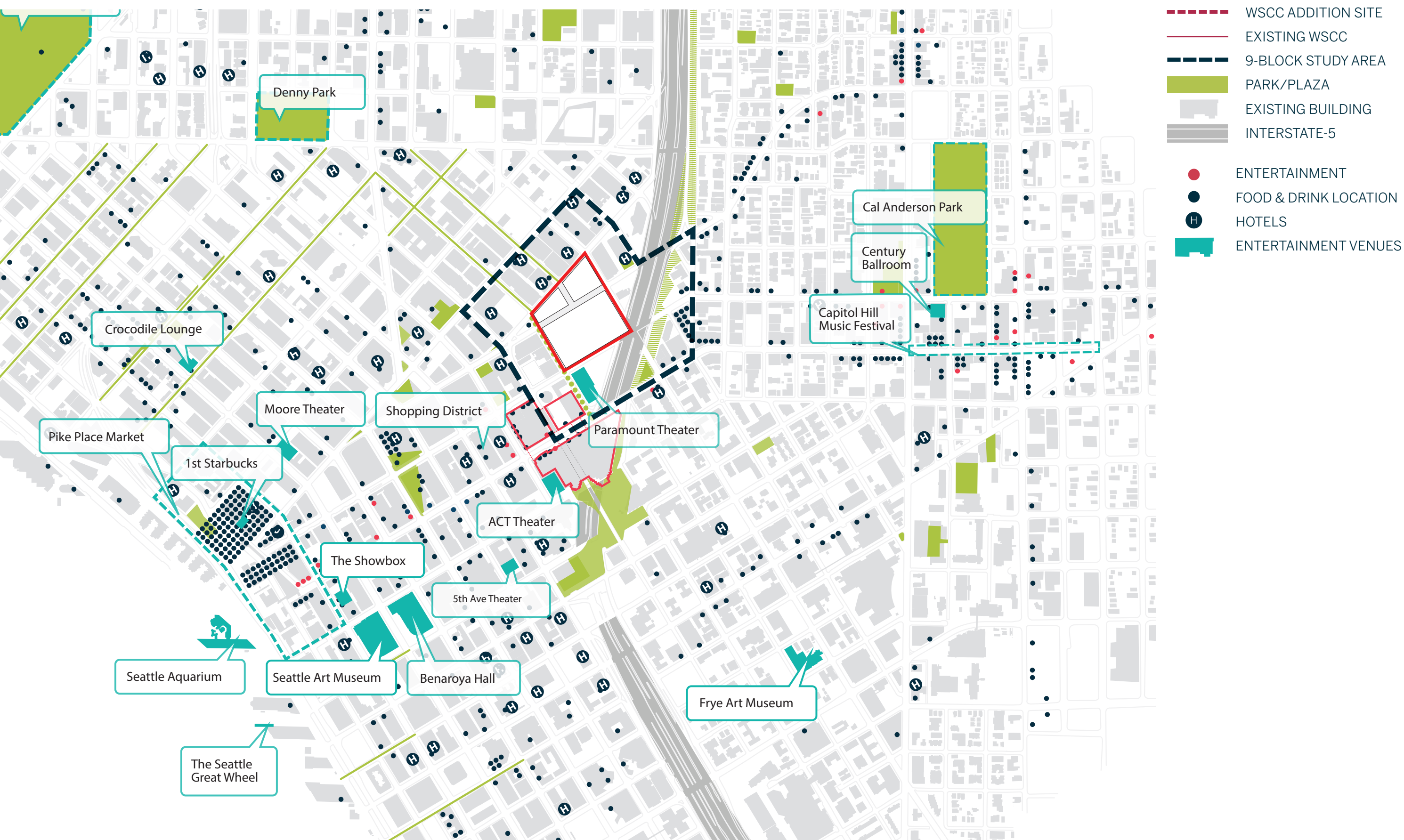
WESTEDGE

BOREN AVE

PIONEER
SQUARE

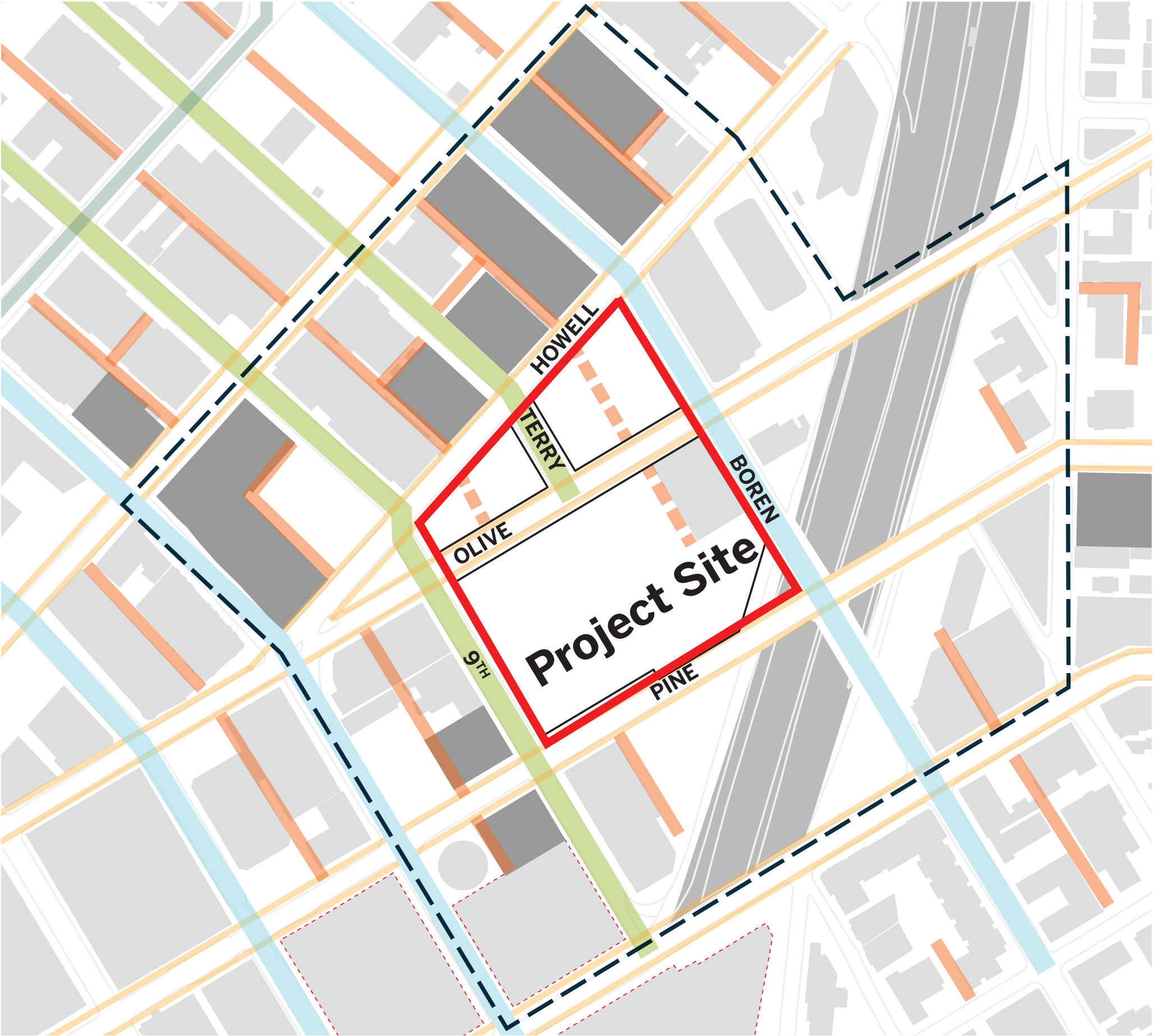


POINTS OF INTEREST



Note: Map includes building footprints planned, permitted, or under construction.

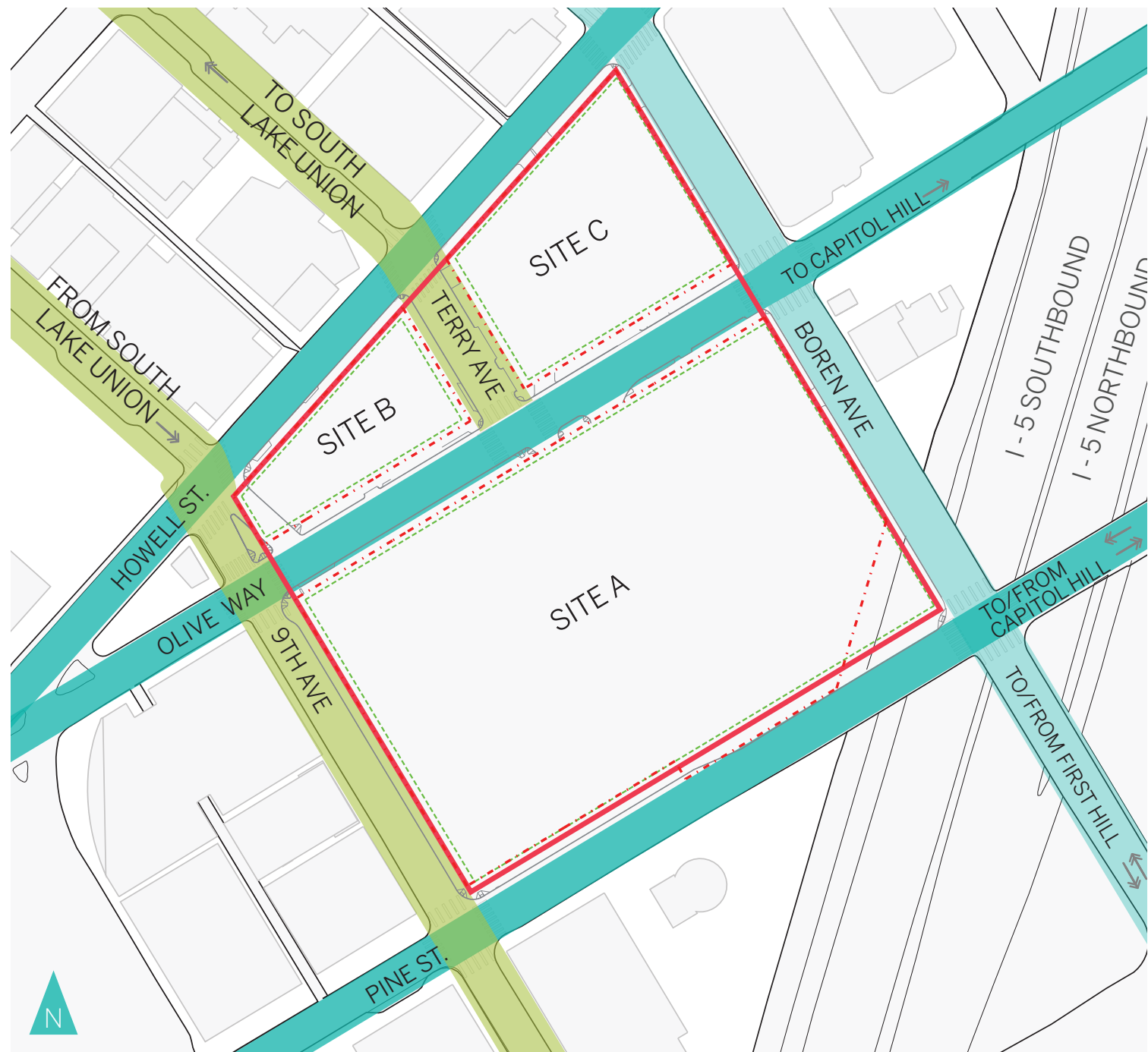
URBAN CONNECTIONS



- Principall Arterial
- Minor Arterial
- Principal Transit Street
- Green Street
- Alley Network
- - - Proposed Alley Vacations
- Project Site
- 9 Block Context
- Proposed Development

STREET CLASSIFICATIONS

STREET



- PRINCIPAL TRANSIT STREET
- PRINCIPAL ARTERIAL
- GREEN STREET
- PROJECT AREA
- PROPERTY LINE
- APPROXIMATE BUILDING OUTLINE

FRONTAGE



- CLASS I STREET FRONTAGE
- CLASS II STREET FRONTAGE
- GREEN STREET FRONTAGE
- PROJECT AREA
- PROPERTY LINE
- APPROXIMATE BUILDING OUTLINE

DENNY TRIANGLE & SEATTLE COMPREHENSIVE PLAN GOALS

MIXED-USE GROWTH

Create a mixed-use neighborhood that combines commercial office development, retail sales and services, social and public services, and residential households.

Denny Triangle Neighborhood Plan: p. 11

Denny Triangle Approval and Adoption Matrix: p.29

Seattle’s Comprehensive Plan: DEN-G2

BUSINESS/EMPLOYMENT

The Denny Triangle community’s vision is to function as a business/employment center as well as a diverse multi-dimensional residential community.

Denny Triangle Neighborhood Plan: p. 15

DEVELOPMENT INCENTIVES

Consider a variety of land use tools, including increased height limits and FAR, design review processes, bonuses for public benefit features and exempting housing and retail space from FAR to stimulate residential and commercial development.

Seattle’s Comprehensive Plan: DEN-P4

GREEN STREET AMENITY

Encourage residential development along key green streets with specific public amenities such as small parks, improved streetscapes, retail functions and transportation improvements that support both residents and neighborhood employees.

Denny Triangle Neighborhood Plan: p. 11

HOUSING ENCLAVES

Nurture residential enclaves along green street couplets along 9th Avenue. Support residential development in the heart of Denny Triangle along quiet tree-lined streets.

Denny Triangle Approval and Adoption Matrix: p. 13

Seattle’s Comprehensive Plan: DEN-P6

STREET-LEVEL RETAIL

Encourage, but not require, retail development at street level.

Denny Triangle Approval and Adoption Matrix: p.17

Simplify and create a means to expedite the alley vacation process to encourage residential and commercial development.

Denny Triangle Neighborhood Plan: p.10

“SENSE OF PLACE”

What distinguishes an urban “neighborhood” from the general urban development is providing vital streets – the connective tissue of the community.

Denny Triangle Neighborhood Plan: p. 13

STREET VITALITY

Street vitality determined by the character, height and scale of building and architectural features; active facades, weather protection, street trees and landscaping; retail and service uses; quality of open space; history and a sense of place.

Denny Triangle Neighborhood Plan: p. 11

STREET TREES

Install street Trees throughout the neighborhood.

Denny Triangle Neighborhood Plan: p. 14

Denny Triangle Approval and Adoption Matrix: p.26

DEVELOP GREEN STREETS

Development could include widening and landscaping of sidewalks, development of “common thread” streetscape elements such as street furniture, street lights, paving, banners, signage and public art to tie the area together with unique character.

Denny Triangle Neighborhood Plan: p. 17

Denny Triangle Approval and Adoption Matrix: p.14

PUBLIC ART

Gateway elements, such as public art, are important and give identity to the neighborhood.

Denny Triangle Neighborhood Plan: p. 14

Denny Triangle Approval and Adoption Matrix: p.16

GATEWAYS

Encourage redevelopment of small triangular parcels as neighborhood gateways.

Seattle’s Comprehensive Plan: DEN-P8

Denny Triangle Approval and Adoption Matrix: p.16

OPEN SPACE

Encourage the creation of new open spaces. In the Deny Triangle, “Civic” is the more apt term for the purpose of the 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 on the quality day and night life of the Neighborhood.

Seattle’s Comprehensive Plan: DEN-P9

Denny Triangle Neighborhood Plan: p. 14

PEDESTRIAN GREEN STREETS

Implement strategies to slow traffic, and encourage pedestrians on the designated streets.

Denny Triangle Neighborhood Plan: p. 10

IMPROVE PEDESTRIAN CROSSINGS ON ARTERIAL CORRIDORS

Identify locations for curb bulbs, widening paving, mid-block refuges and medians; encourage use of protective street parking configurations, pedestrian signals and other pedestrian safety devices and crossings..

Denny Triangle Neighborhood Plan: p. 20

Denny Triangle Approval and Adoption Matrix: p.14

PINE STREET IMPROVEMENTS

Commitments and Actions identified by the 1995 Pine Street Advisory Task Force Report should be extended through the Denny Triangle, Including:

- Gateway elements at I-5
- Comprehensive street tree planting
- Comprehensive street furniture
- Enhanced night lighting

Denny Triangle Neighborhood Plan: p. 17

MIXED-USE

Encourage a mix of low, moderate and market-rate affordable housing throughout the neighborhood, incorporated into projects that mix commercial and residential development within the same projects.

Seattle’s Comprehensive Plan: DEN-P5

STIMULATE HOUSING DEVELOPMENT

Institute amendments to the underlying zoning and adjustments to the Downtown Bonus system to stimulate housing development, both in identified residential enclaves, and in mixed-use projects throughout the neighborhood.

Denny Triangle Approval and Adoption Matrix: p. 4

Seattle’s Comprehensive Plan: DEN-P2

MODERATE-INCOME HOUSING

Since the Denny Triangle currently contains only low-income or low-moderate income housing, the plan focuses on strategies to incentivize all housing, primarily moderate-income housing.

Denny Triangle Neighborhood Plan: p. 8

URBAN DESIGN MERIT

○ FUNCTIONAL BENEFIT

○ TRAFFIC IMPACTS

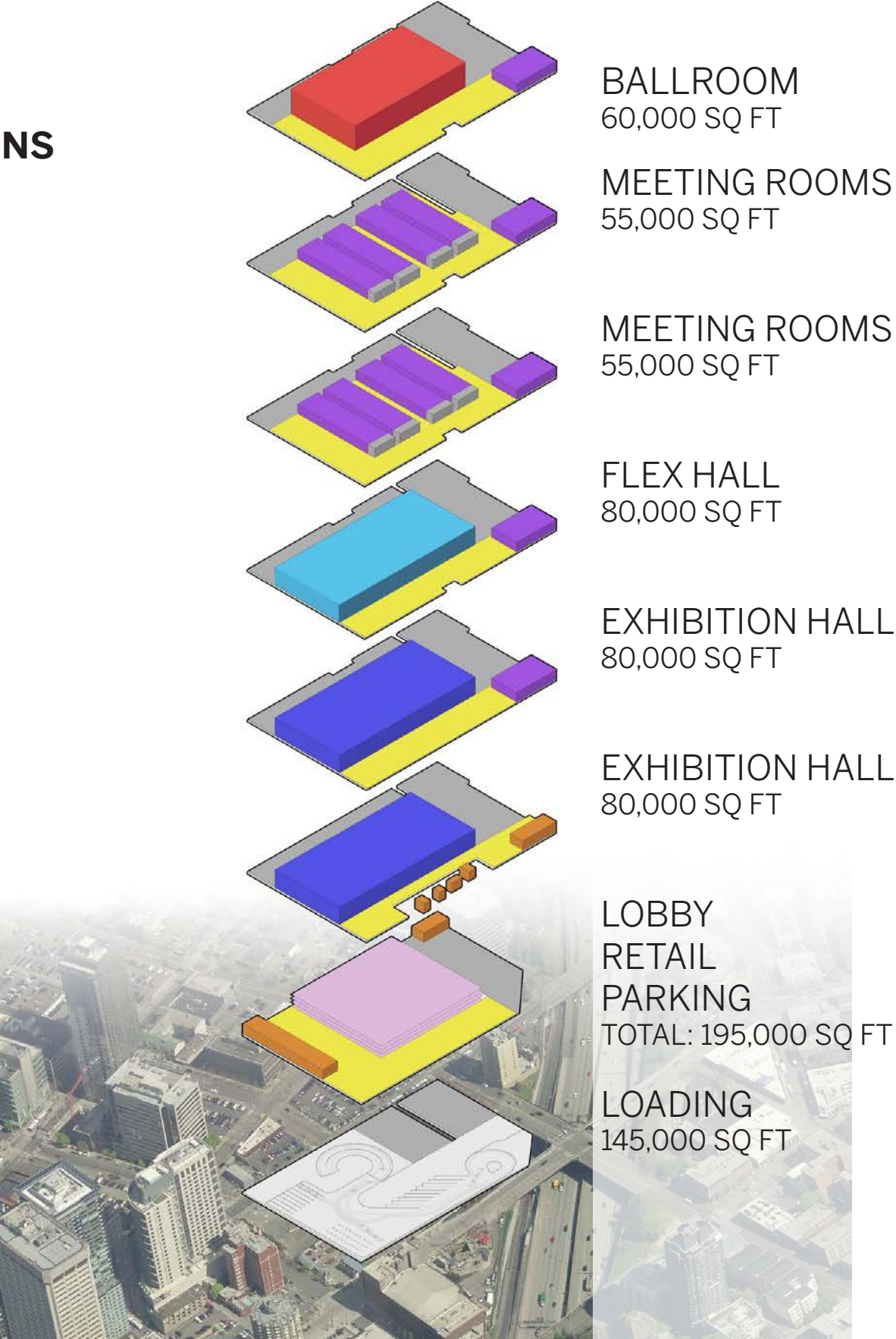
○ URBAN FORM

○ PEDESTRIAN EXPERIENCE

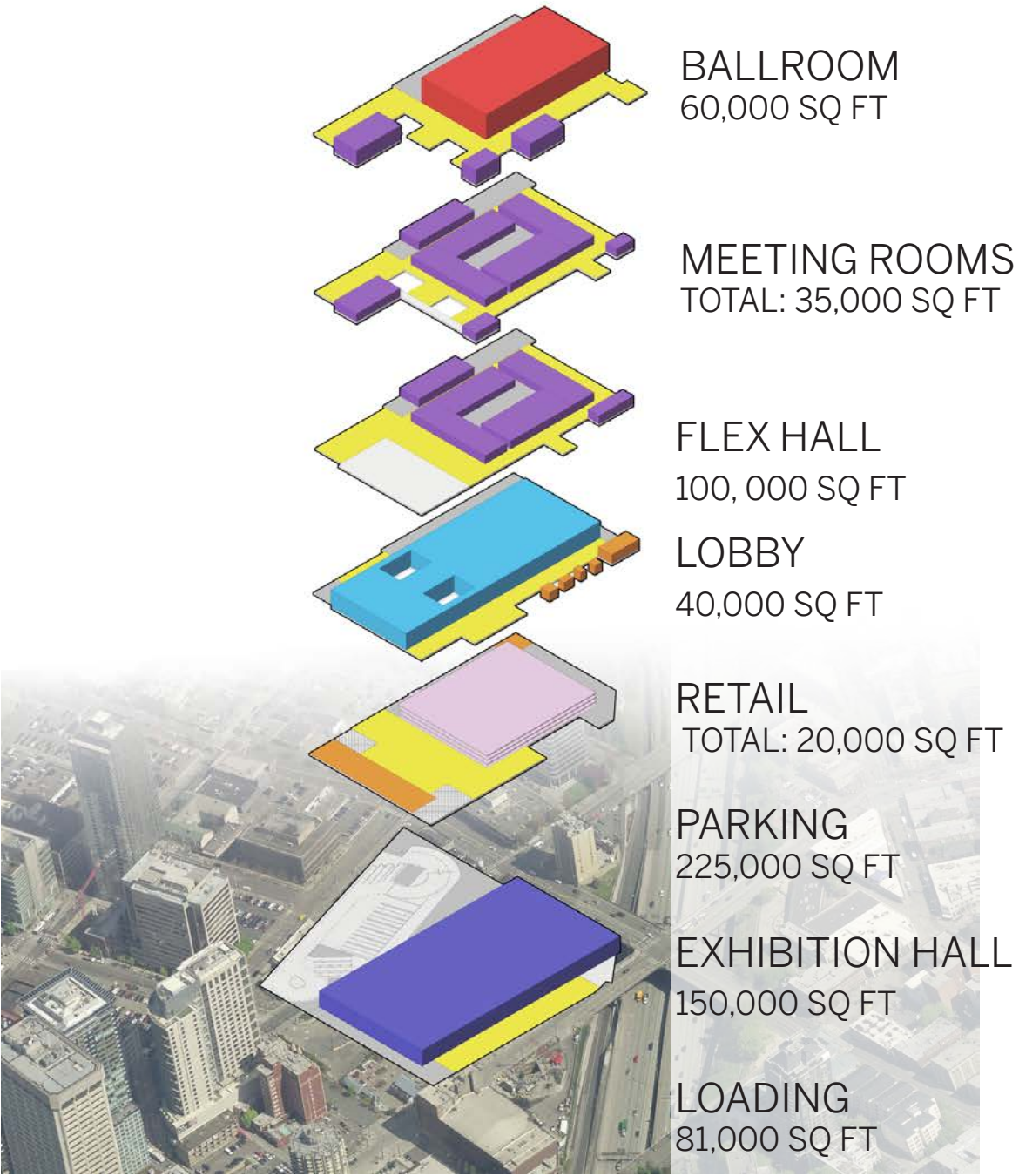
FUNCTIONAL BENEFIT

CONVENTION CENTER PROGRAM

WITHOUT VACATIONS



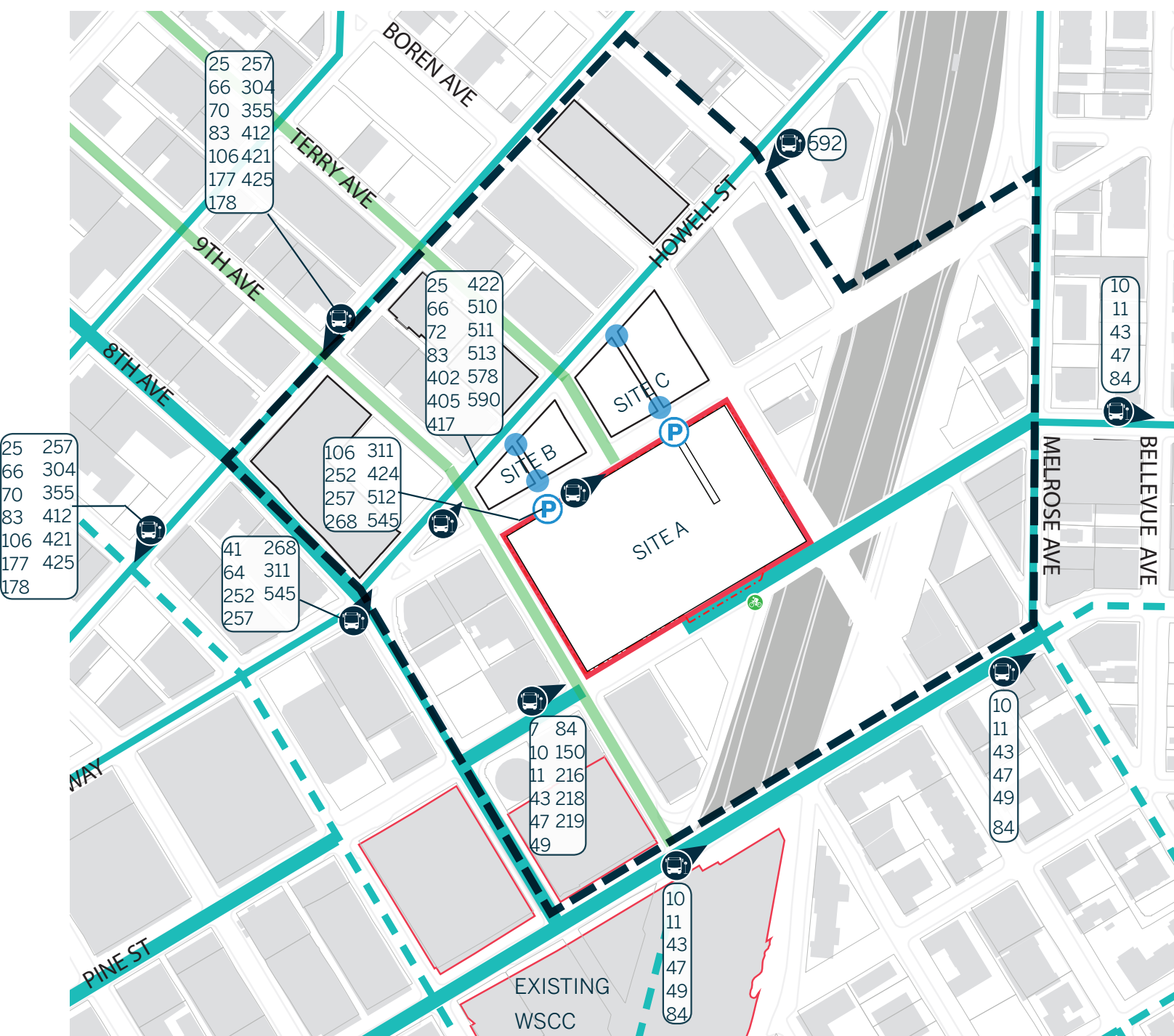
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TRAFFIC IMPACTS

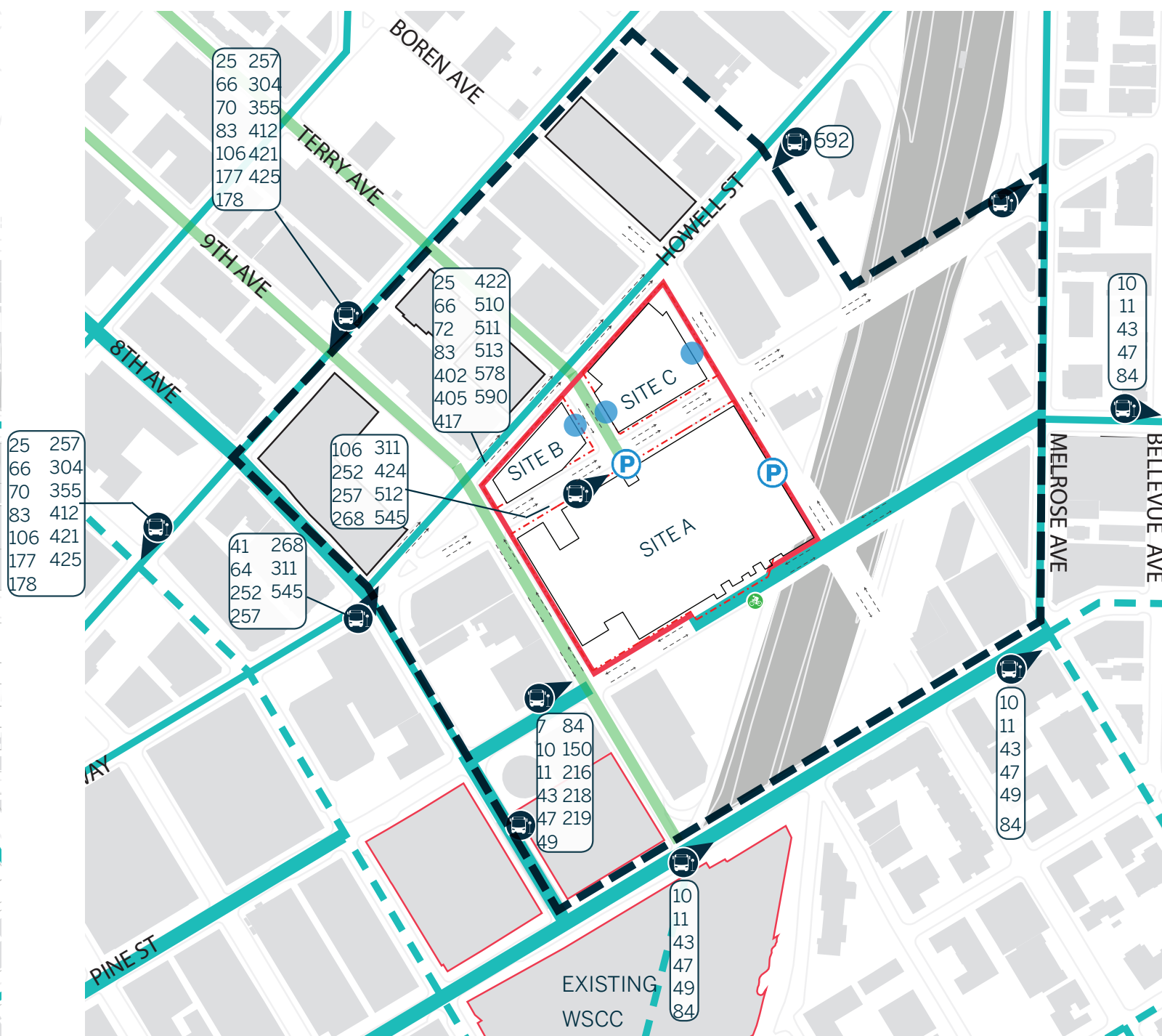
LOCAL TRANSPORTATION NETWORKS

WITHOUT VACATIONS



- BICYCLE LANE IN STREET, MINOR SEPARATION
- SHARED STREET
- CYCLE TRACK
- 🚲 PROPOSED PRONTO NIKE SHARE
- 🚲 PRONTO BIKE-SHARE STATION
- 🅑 PARKING ACCESS
- 🅑 LOADING SERVICES
- 🚌 BUS STOP

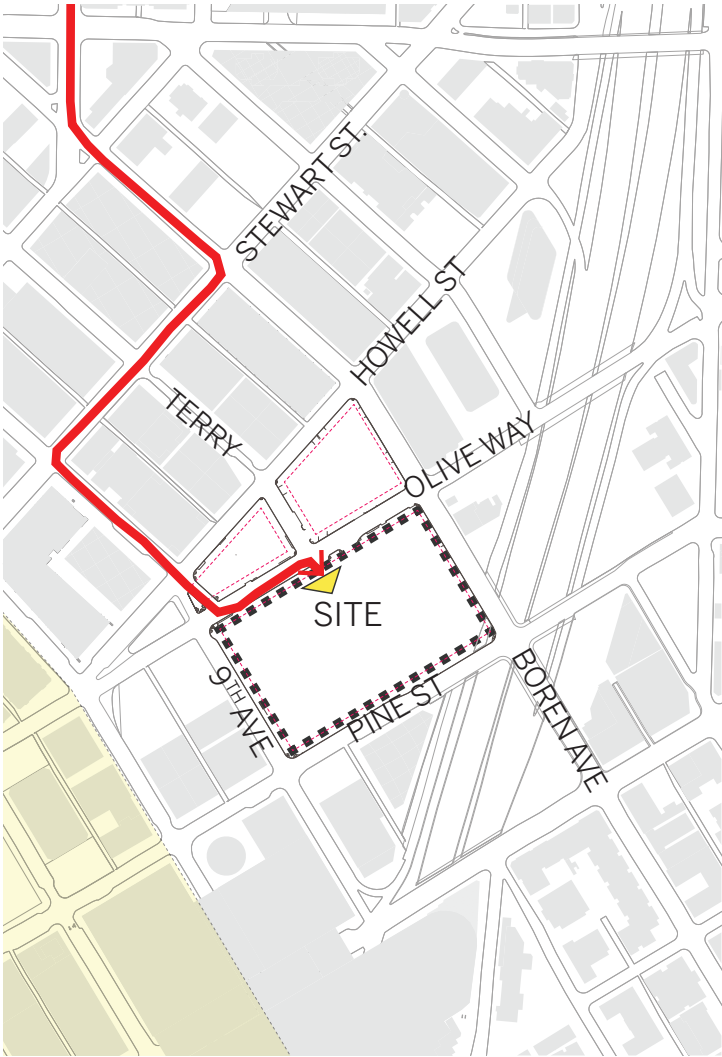
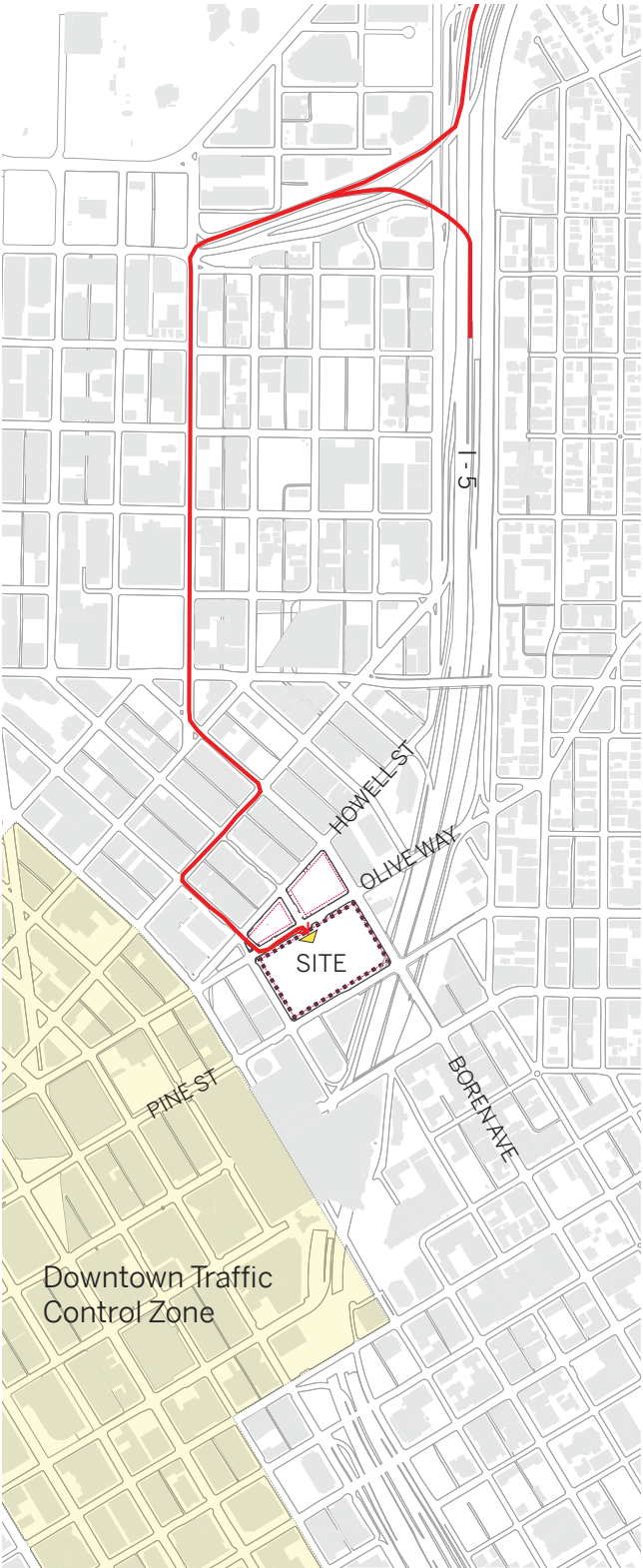
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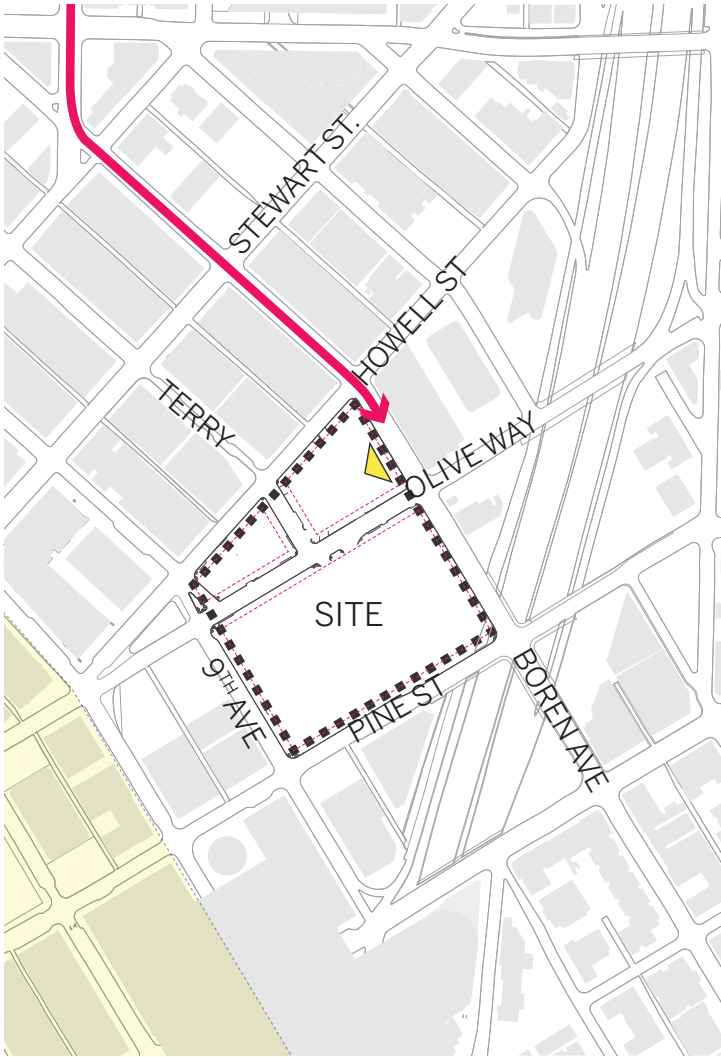
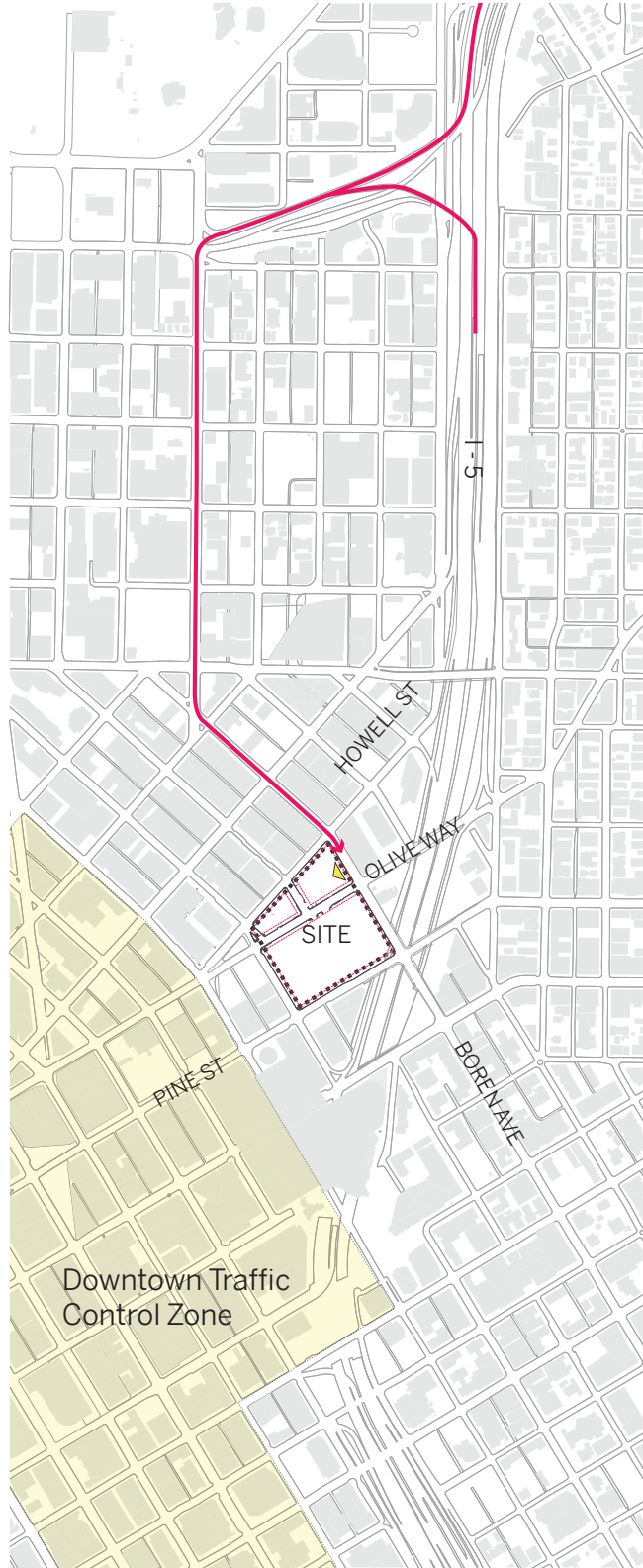
- PROJECT AREA
- PROPERTY LINE
- EXISTING WSCC
- 9-BLOCK STUDY AREA
- 🏠 EXISTING BUILDING
- 🏠 INTERSTATE-5
- PROPOSED BUILDINGS

TRAFFIC IMPACTS

TRUCK ACCESS WITHOUT VACATIONS - INBOUND

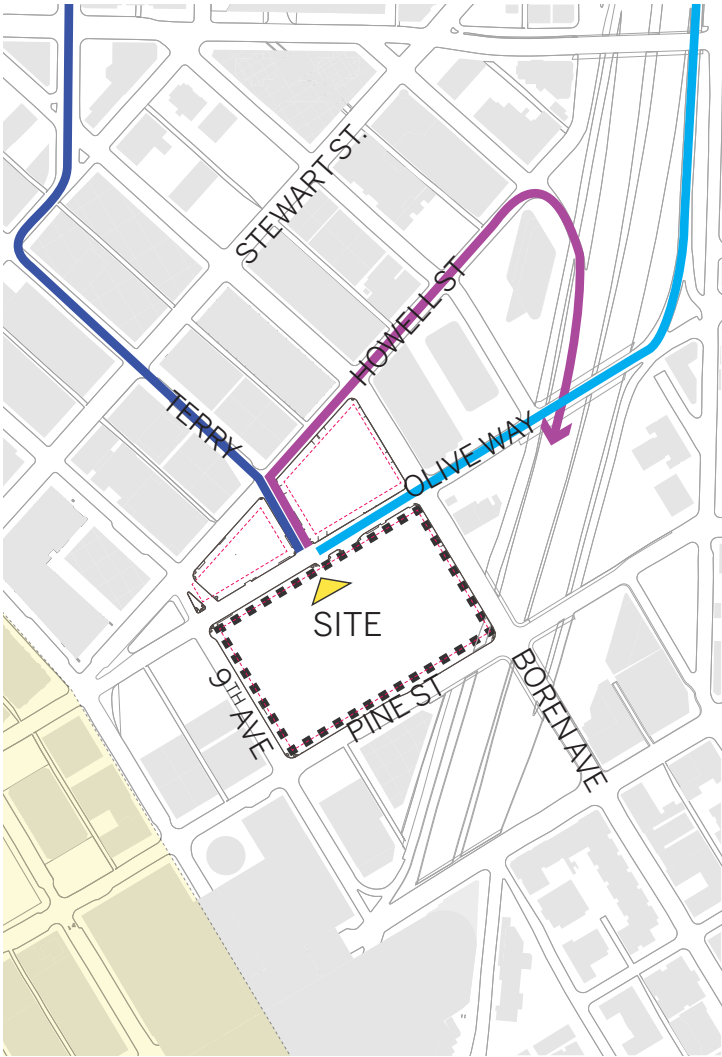
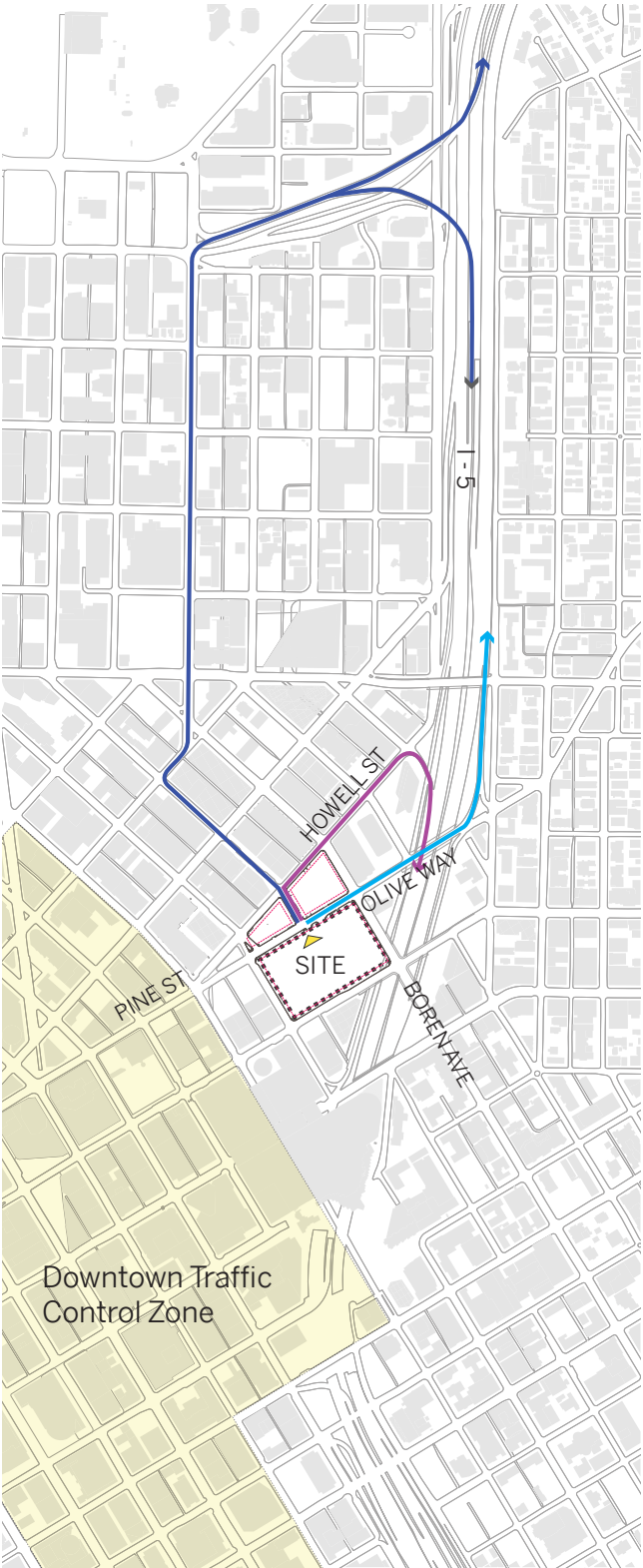


TRUCK ACCESS WITH VACATIONS - INBOUND

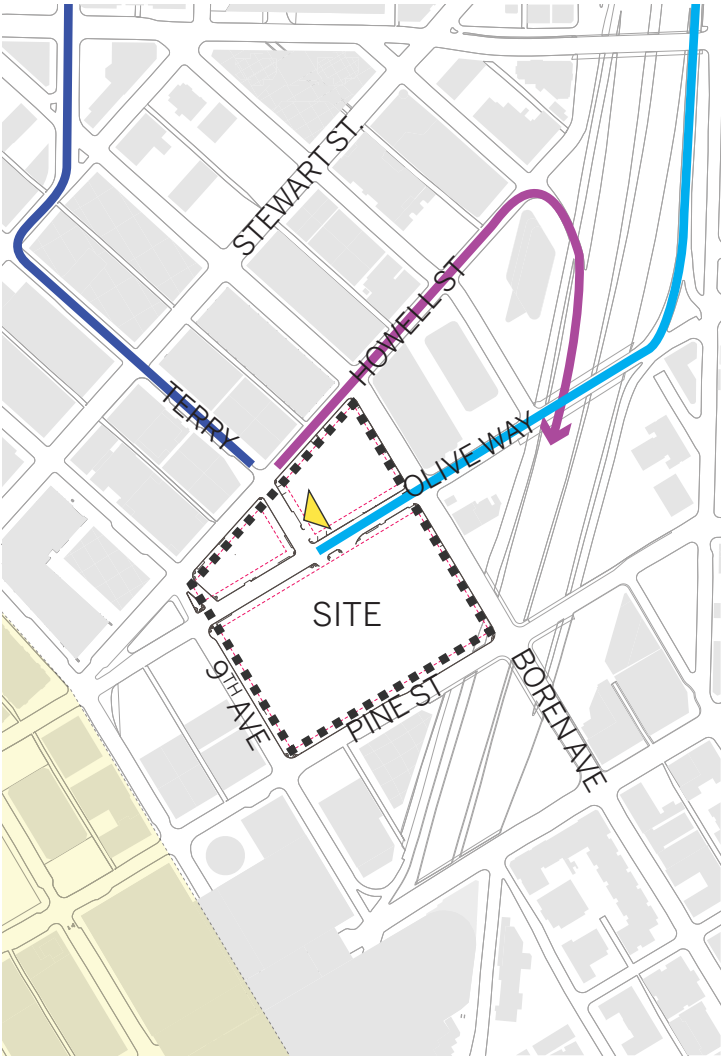
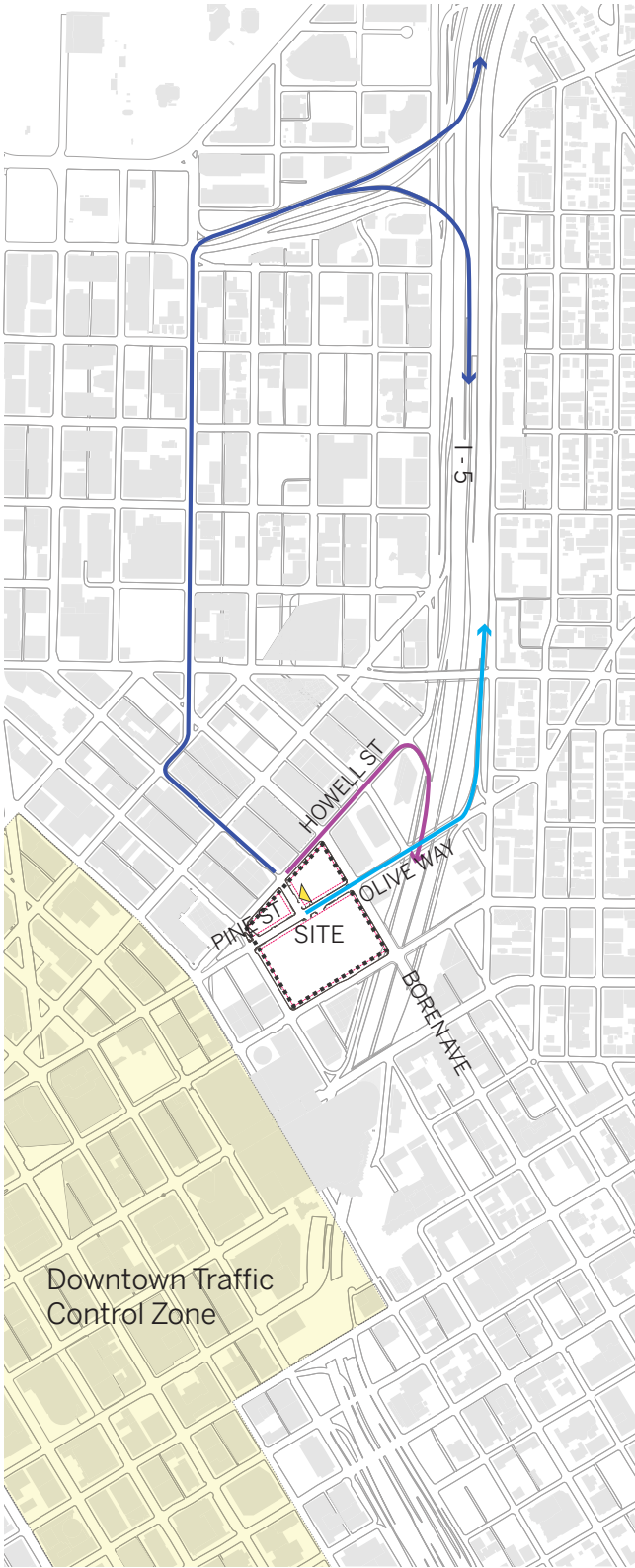


TRAFFIC IMPACTS

TRUCK ACCESS WITHOUT VACATIONS - OUTBOUND



TRUCK ACCESS WITH VACATIONS - OUTBOUND

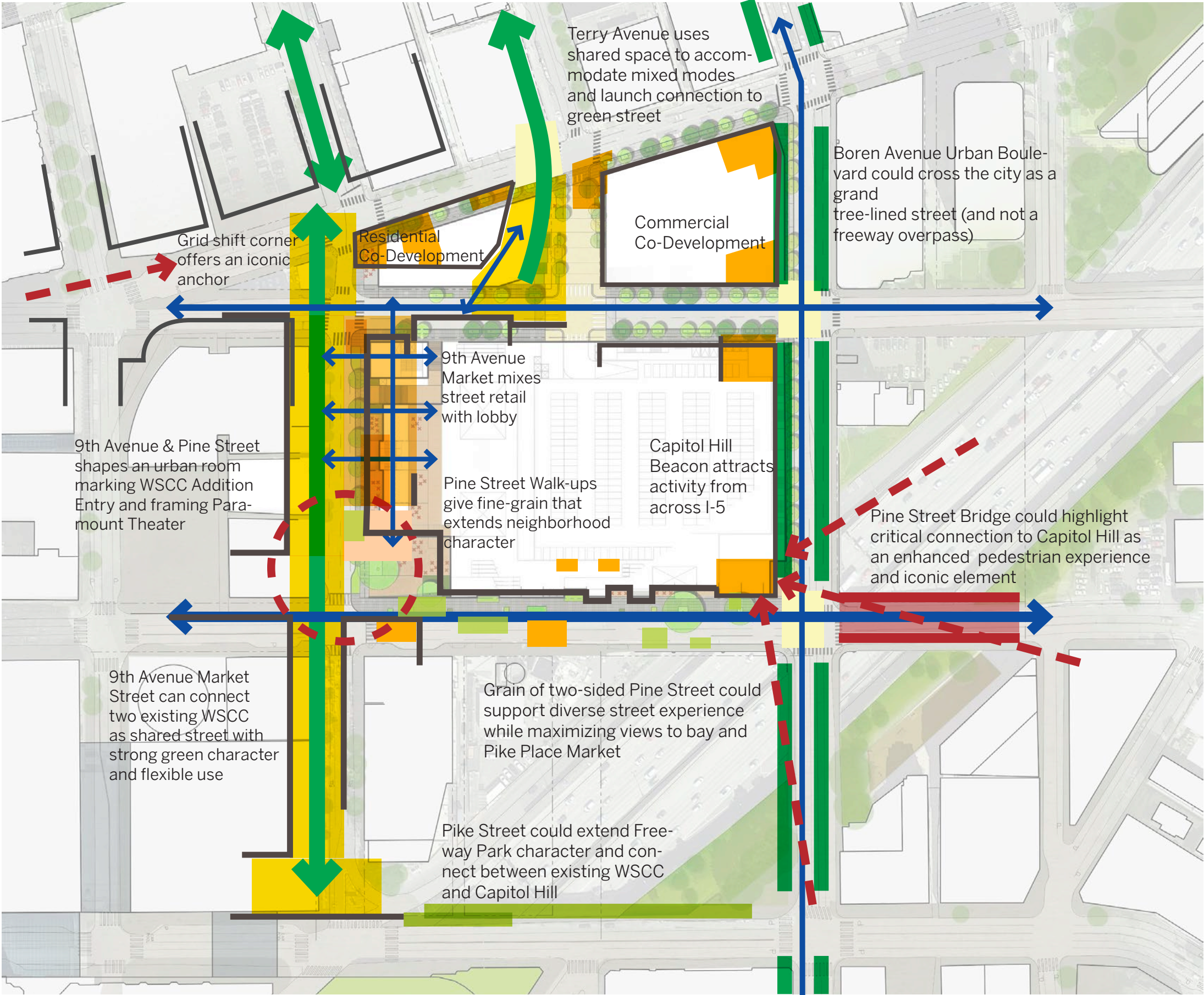


URBAN FORM

Denny Triangle & South Lake Union

Downtown & Waterfront

Capitol Hill



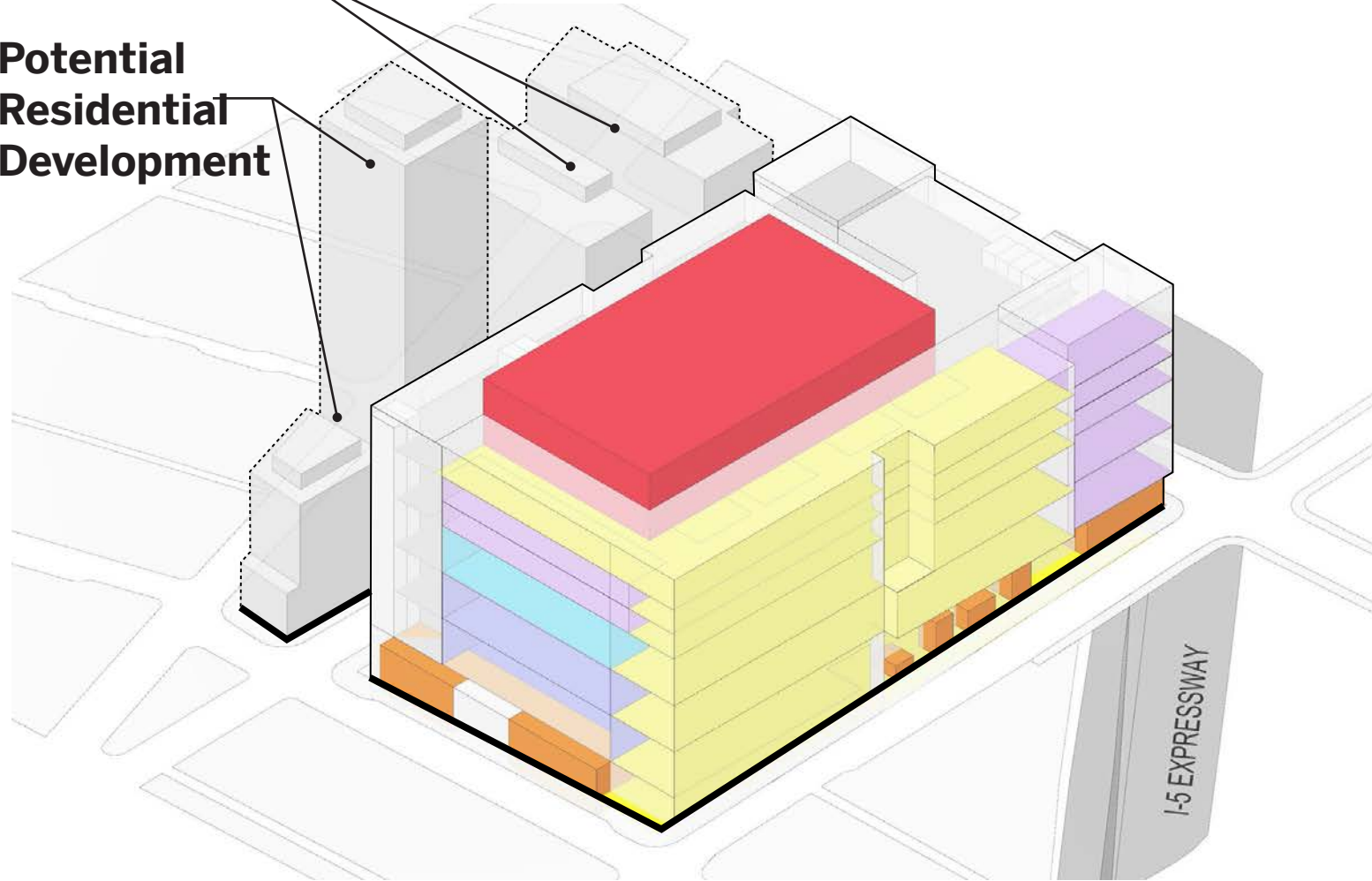
First Hill

URBAN FORM

CONVENTION CENTER SCHEME OPTION - WITHOUT VACATIONS

Potential Office Development

Potential Residential Development

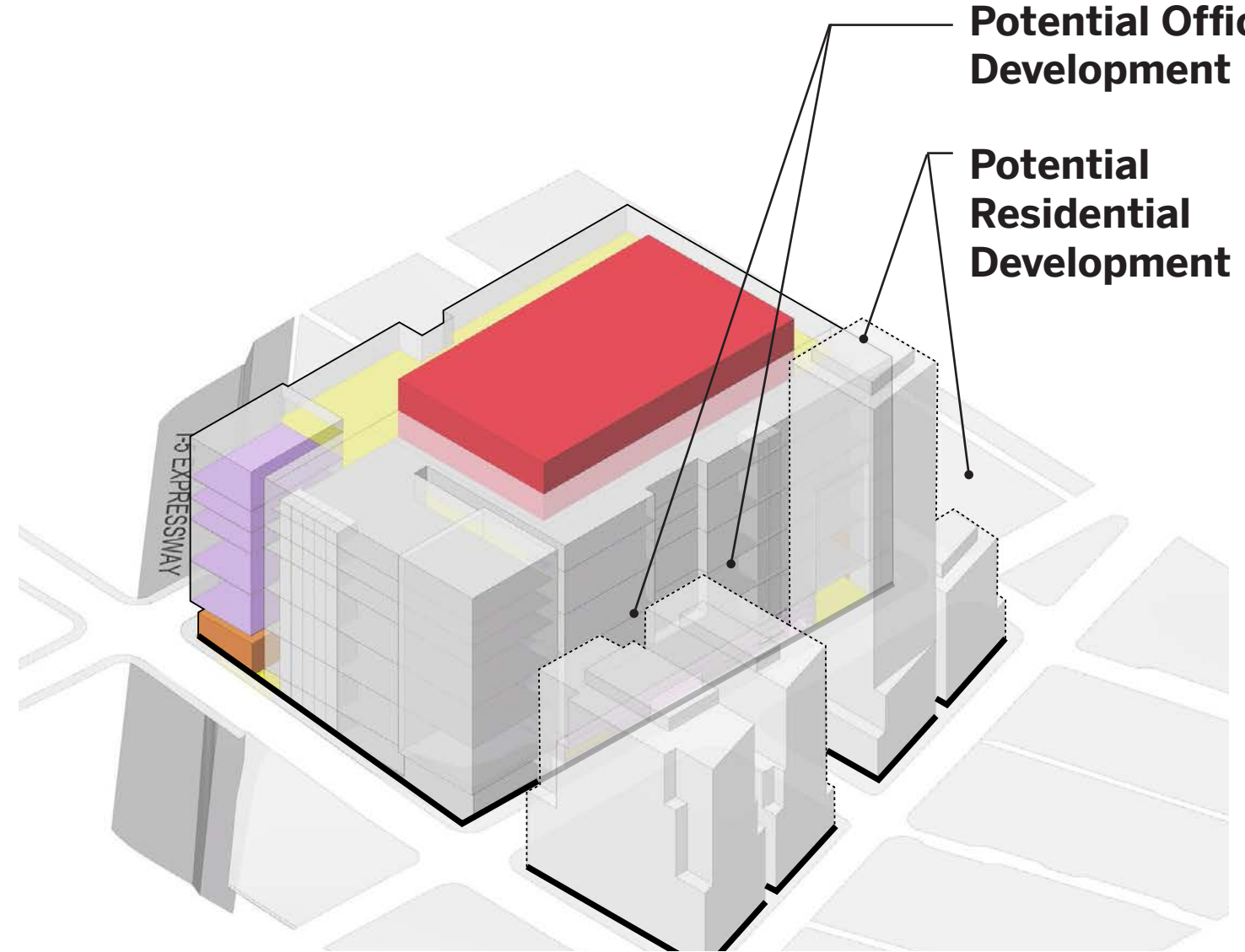


Pros:

- No ROW vacations needed

Potential Office Development

Potential Residential Development



Cons:

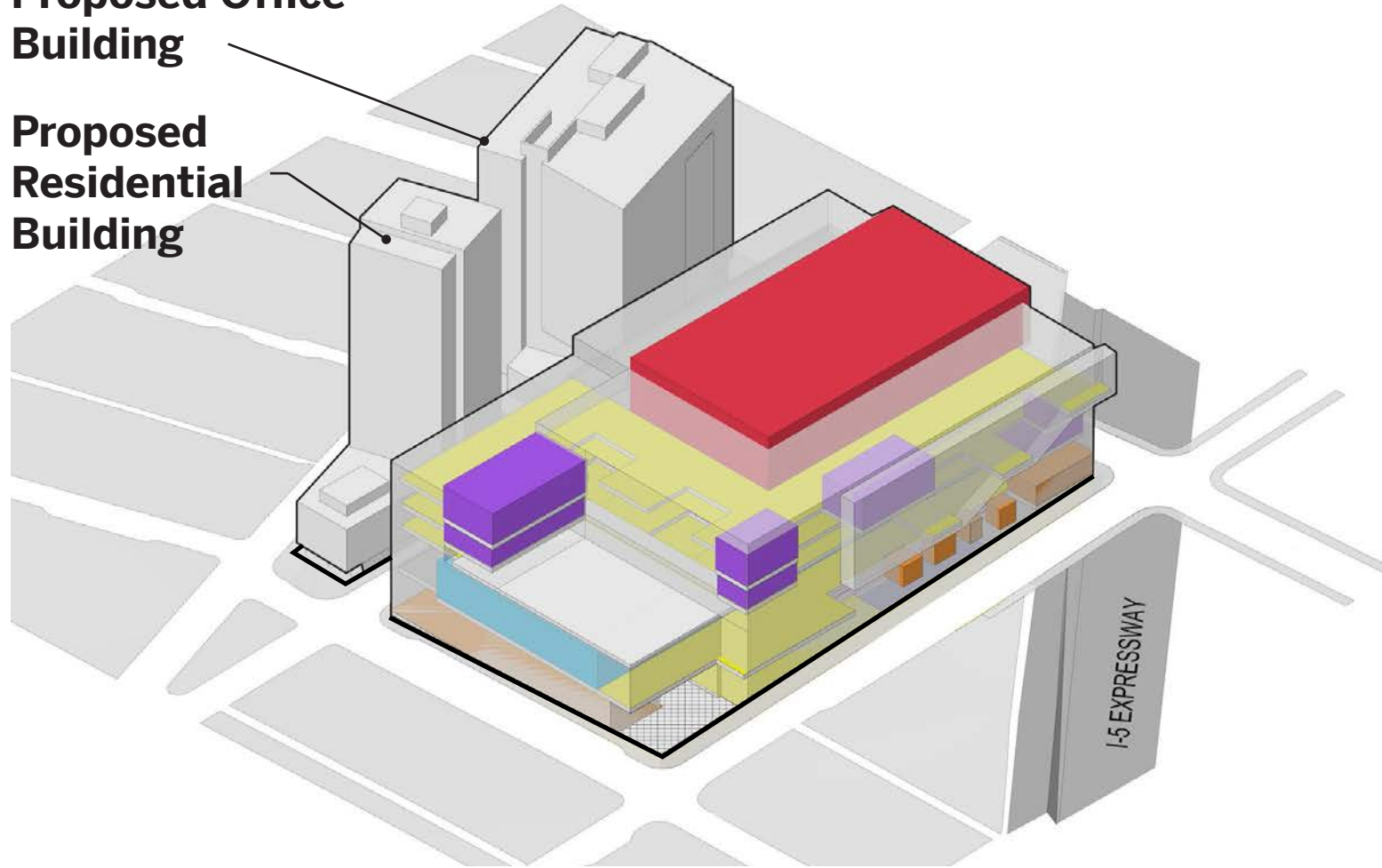
- Larger volume above grade
- Taller building
- Limited opportunities for porosity and daylight midblock
- Minimal setbacks

URBAN FORM

CONVENTION CENTER PROPOSED SCHEME - WITH VACATIONS

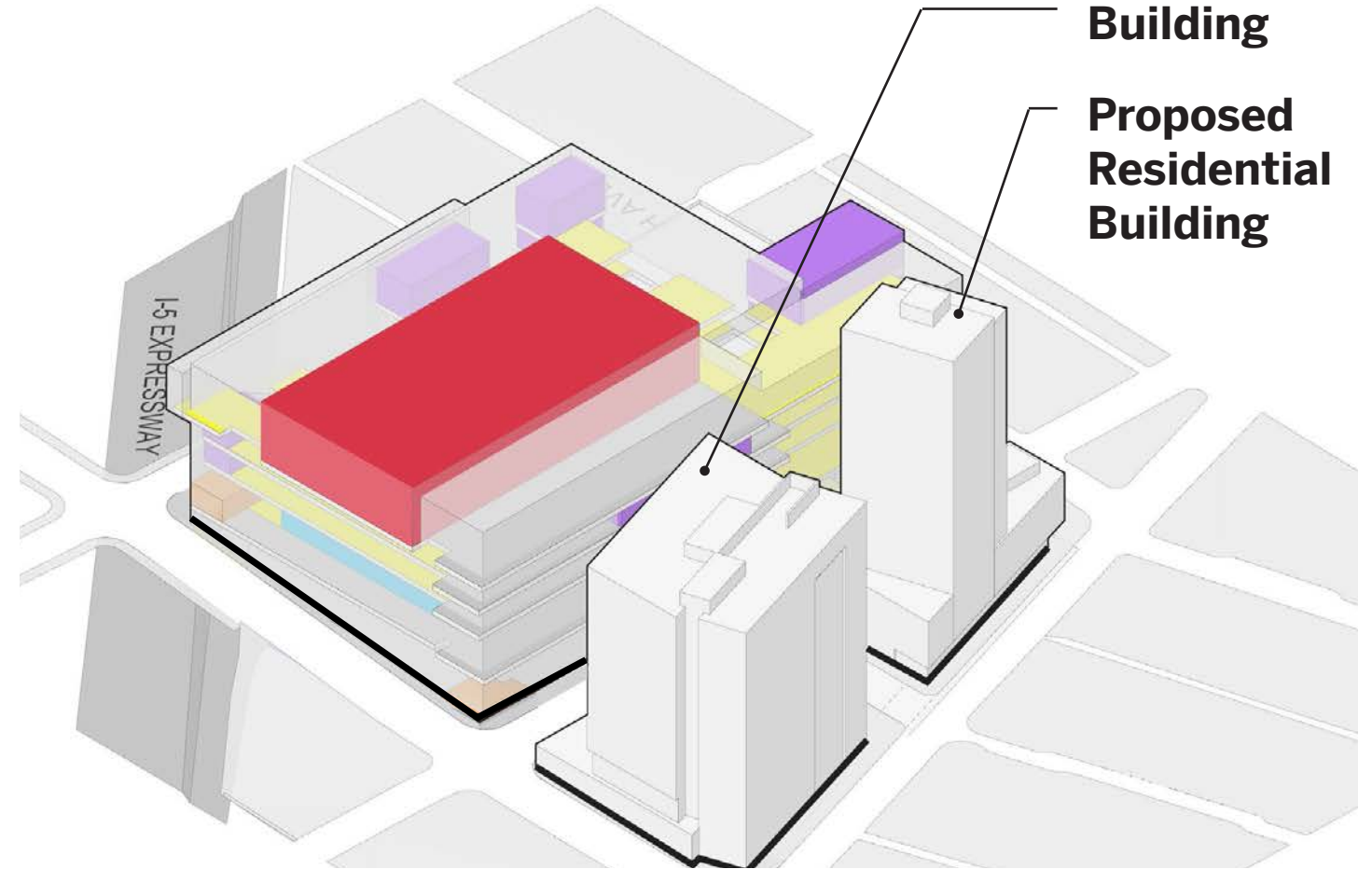
Proposed Office Building

Proposed Residential Building



Proposed Office Building

Proposed Residential Building



Pros:

- More program below grade allows for less volume above grade
- Shorter building
- More opportunities for mixed use program and public space
- Opportunity for natural day light, views, and terraces
- Greater opportunity for modulation and setbacks

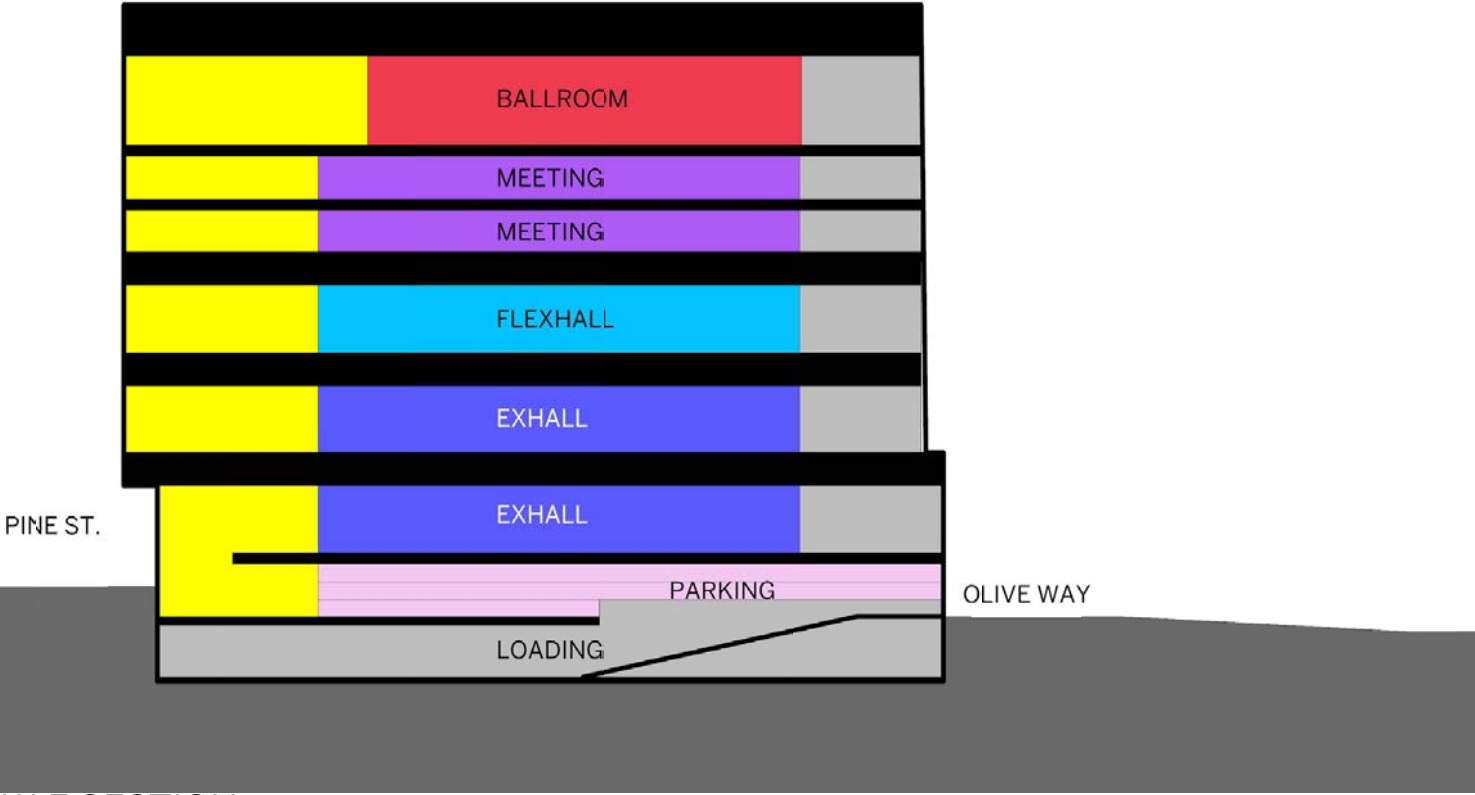
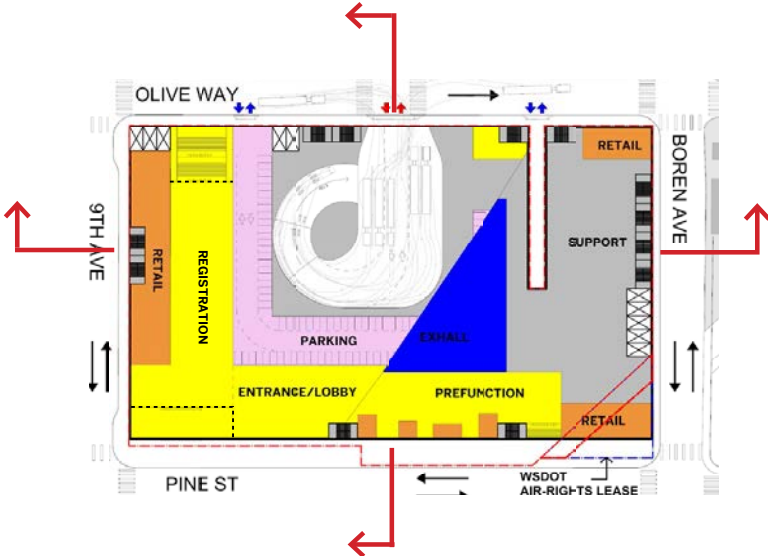
Cons:

- ROW vacation needed

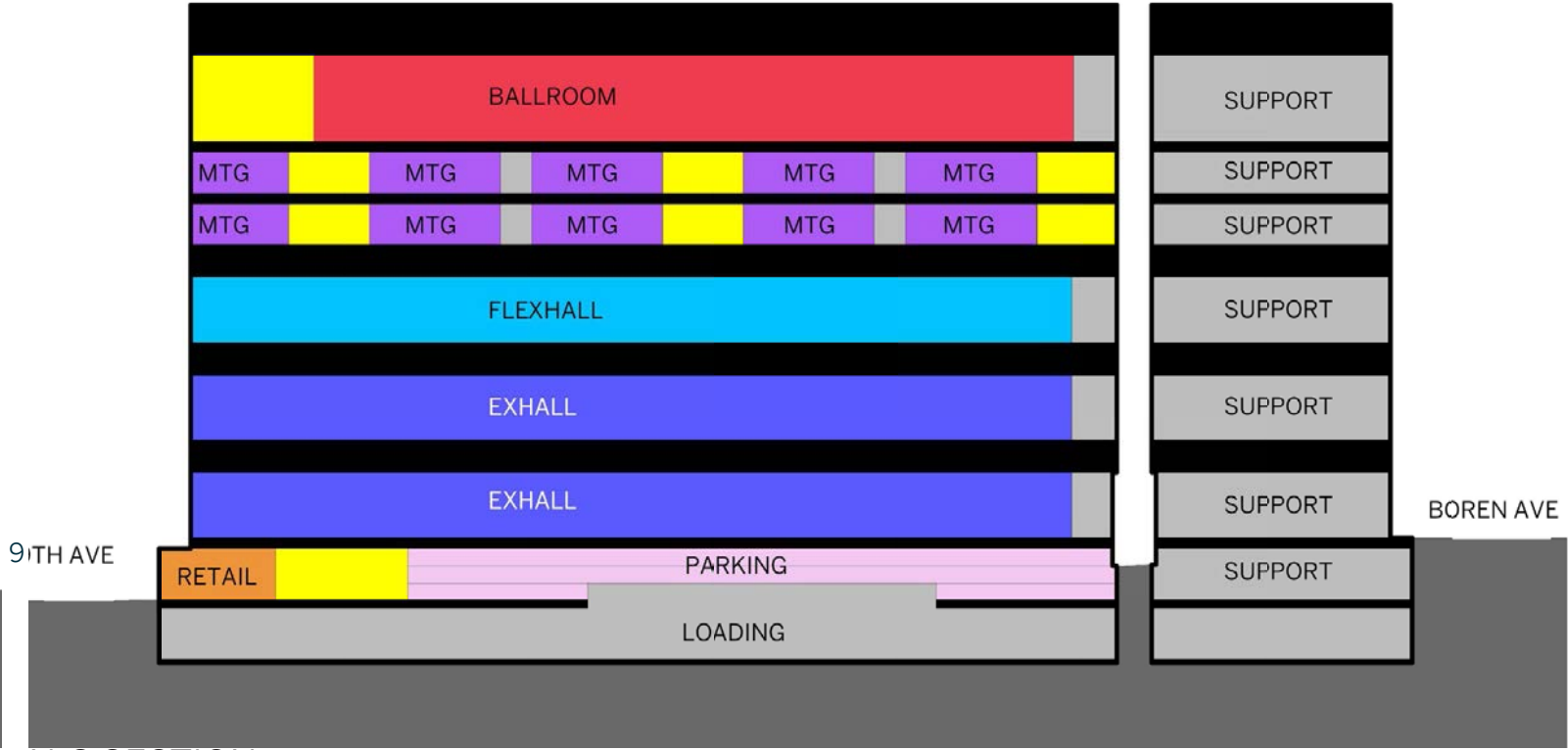
URBAN FORM

CONVENTION CENTER

WITHOUT VACATIONS



W-E SECTION

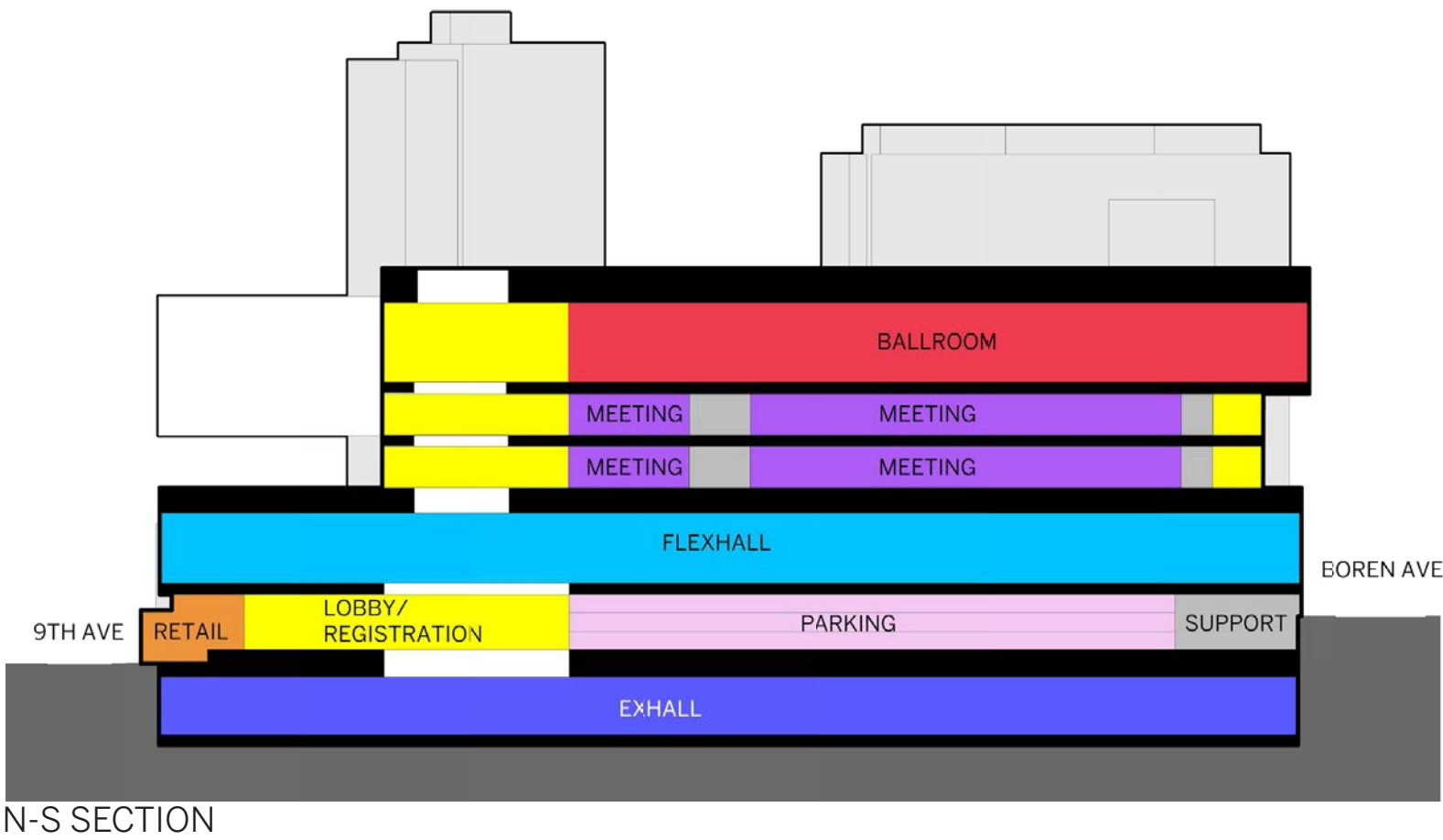
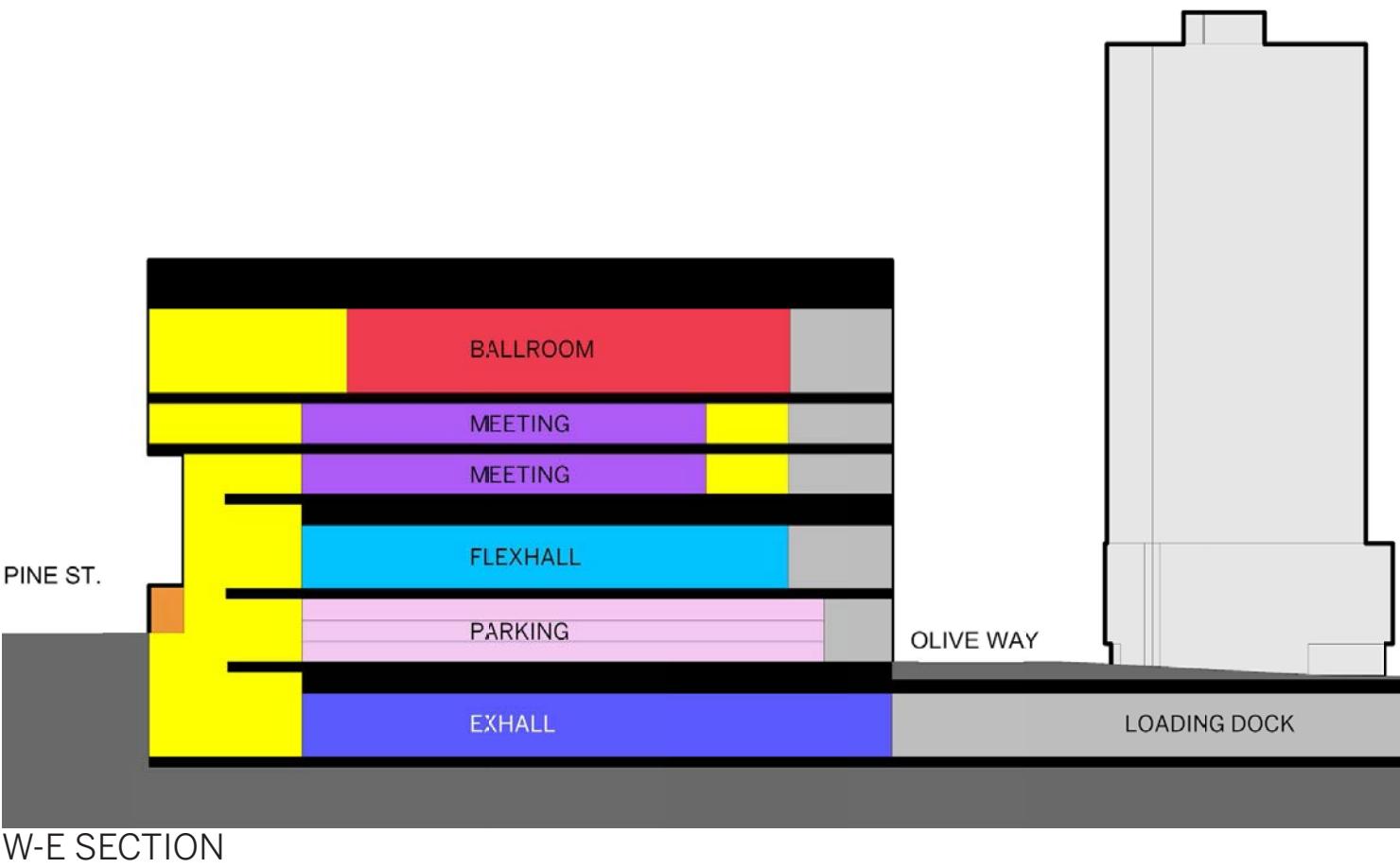
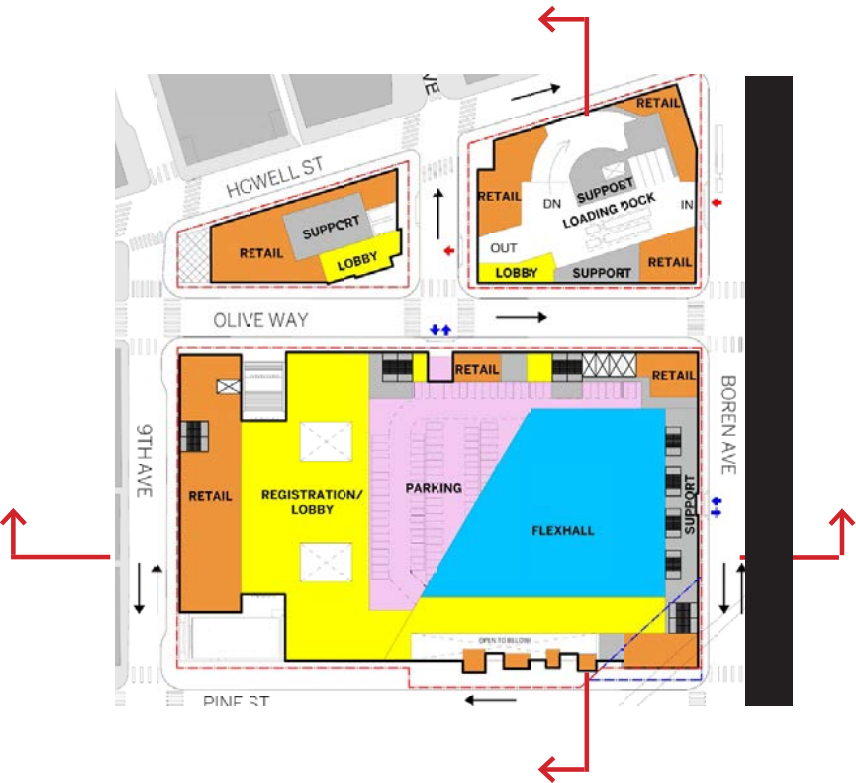


N-S SECTION

URBAN FORM

CONVENTION CENTER

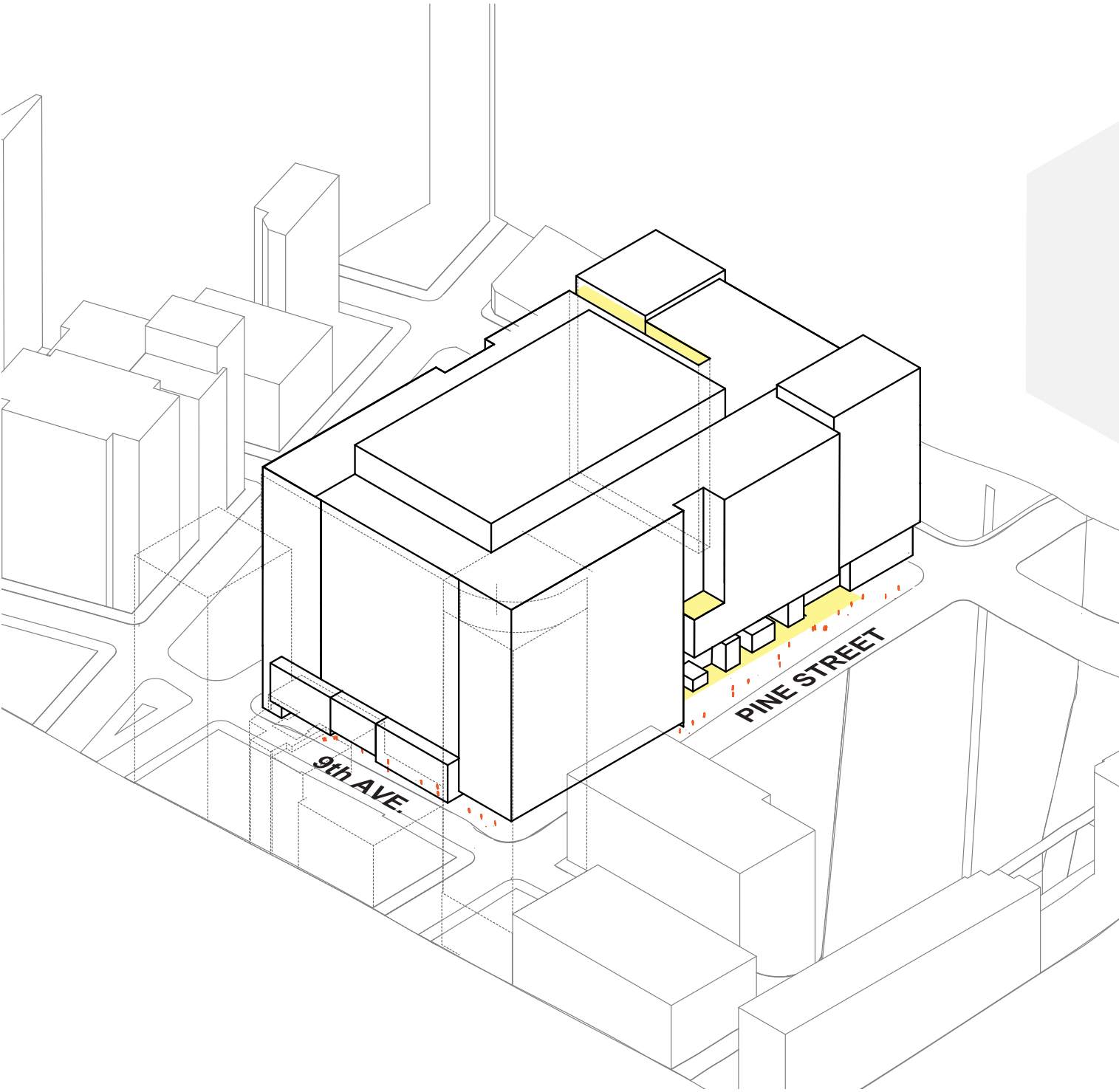
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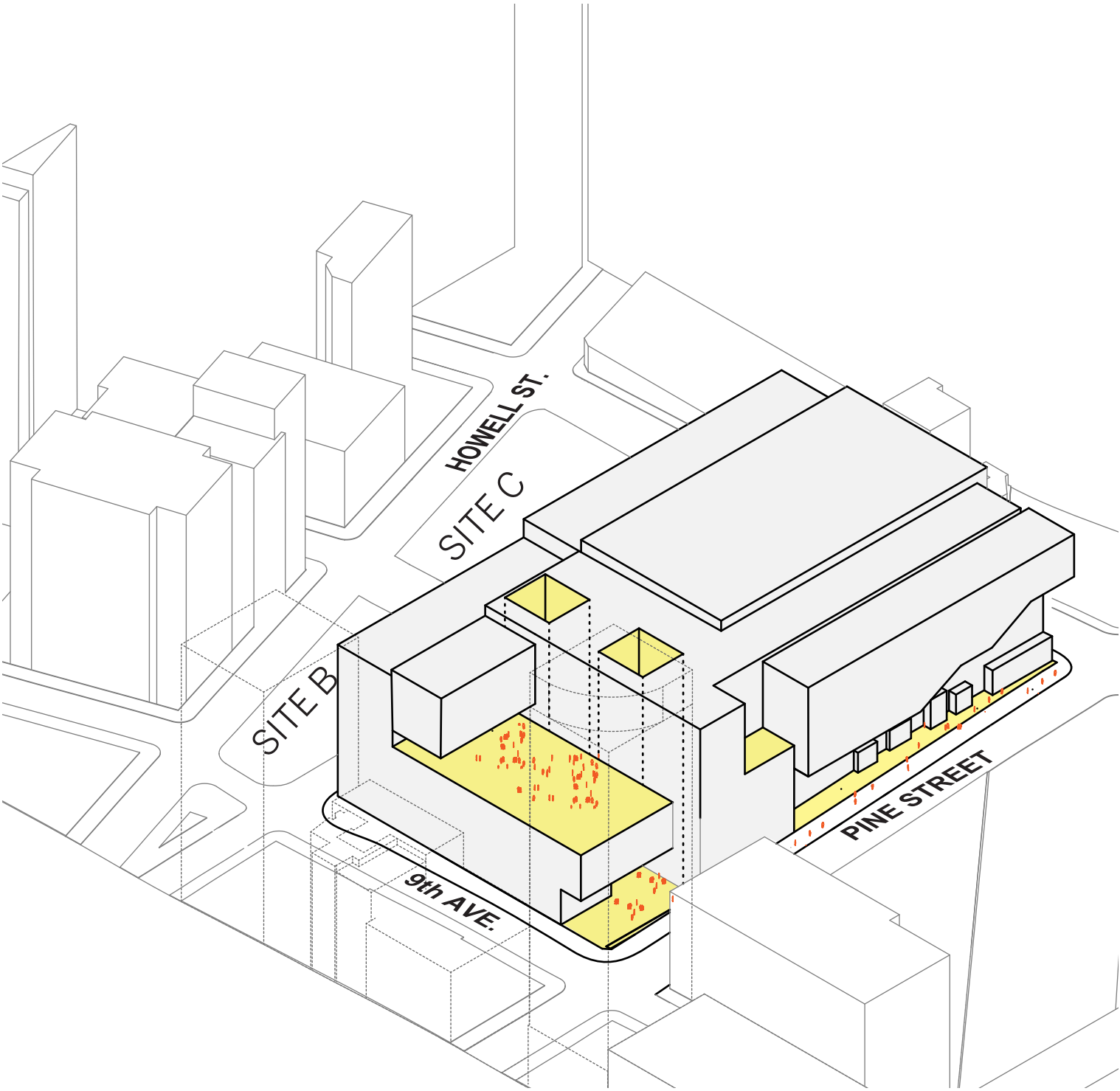
URBAN FORM

CONVENTION CENTER

WITHOUT VACATIONS



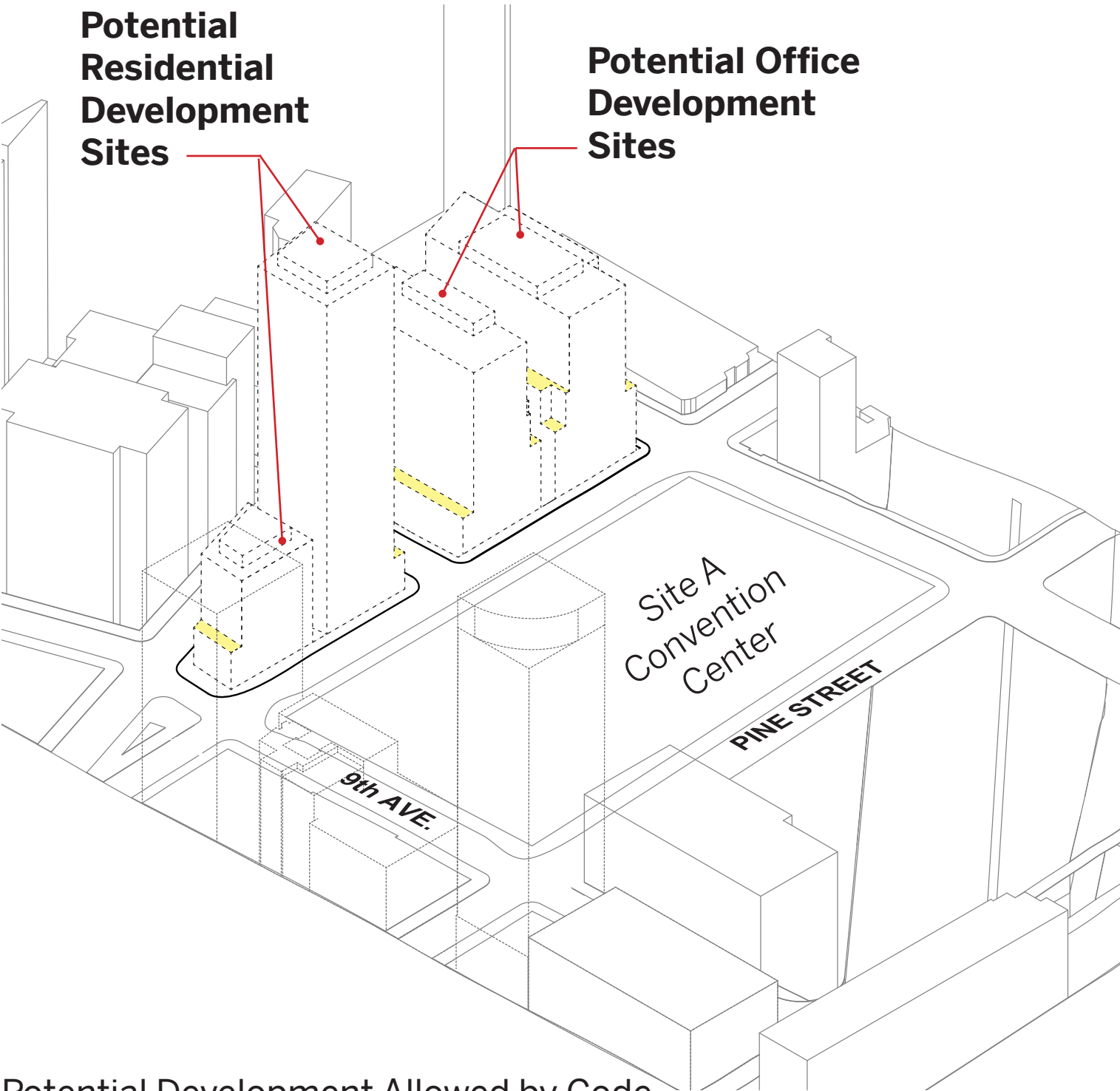
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URBAN FORM

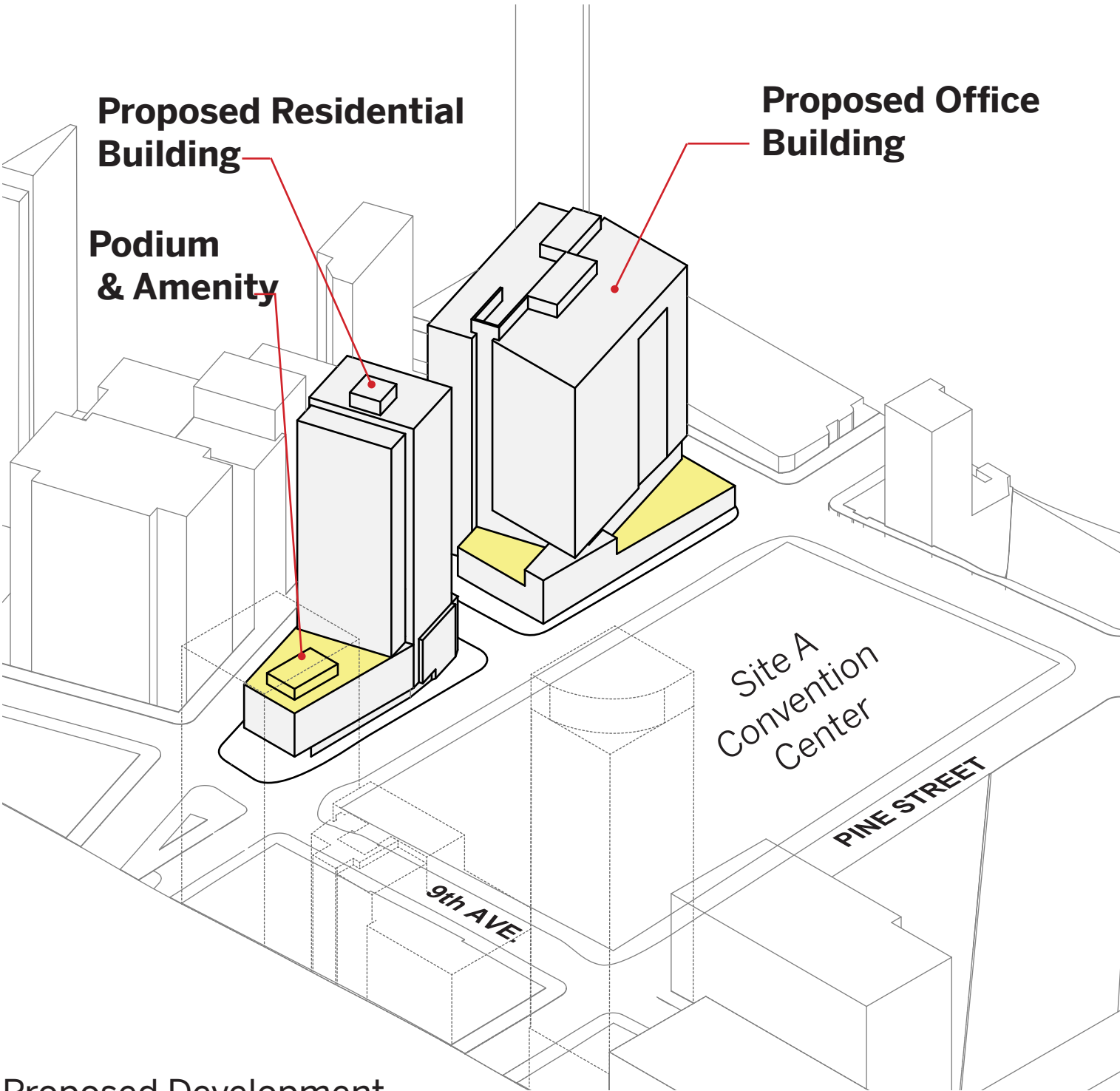
CO DEVELOPMENT

WITHOUT VACATIONS



Potential Development Allowed by Code

WITH VACATIONS

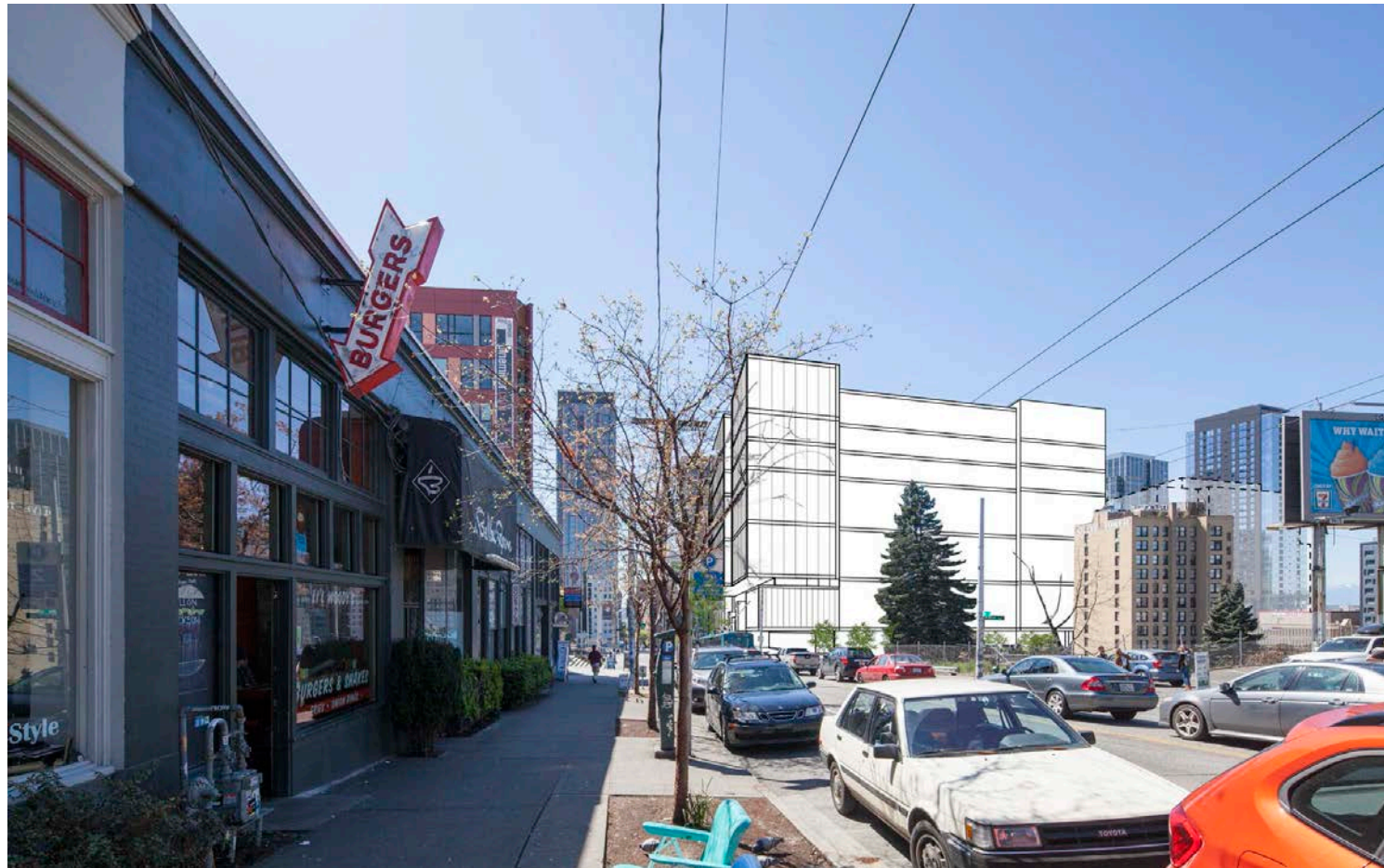


Proposed Development

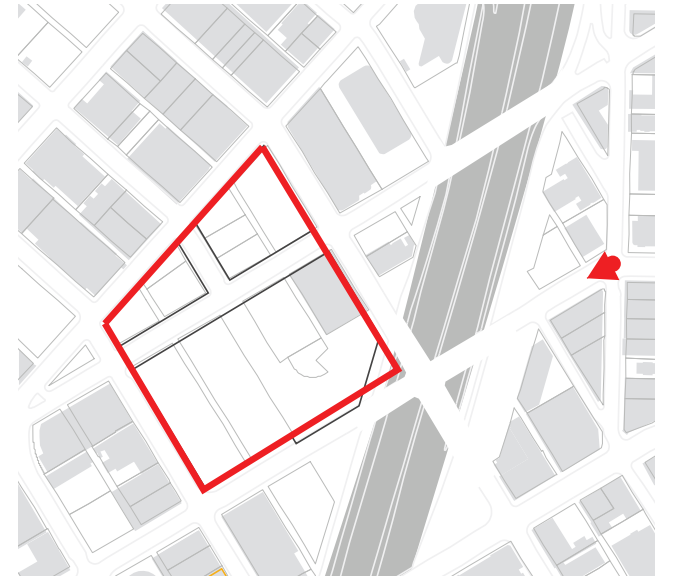
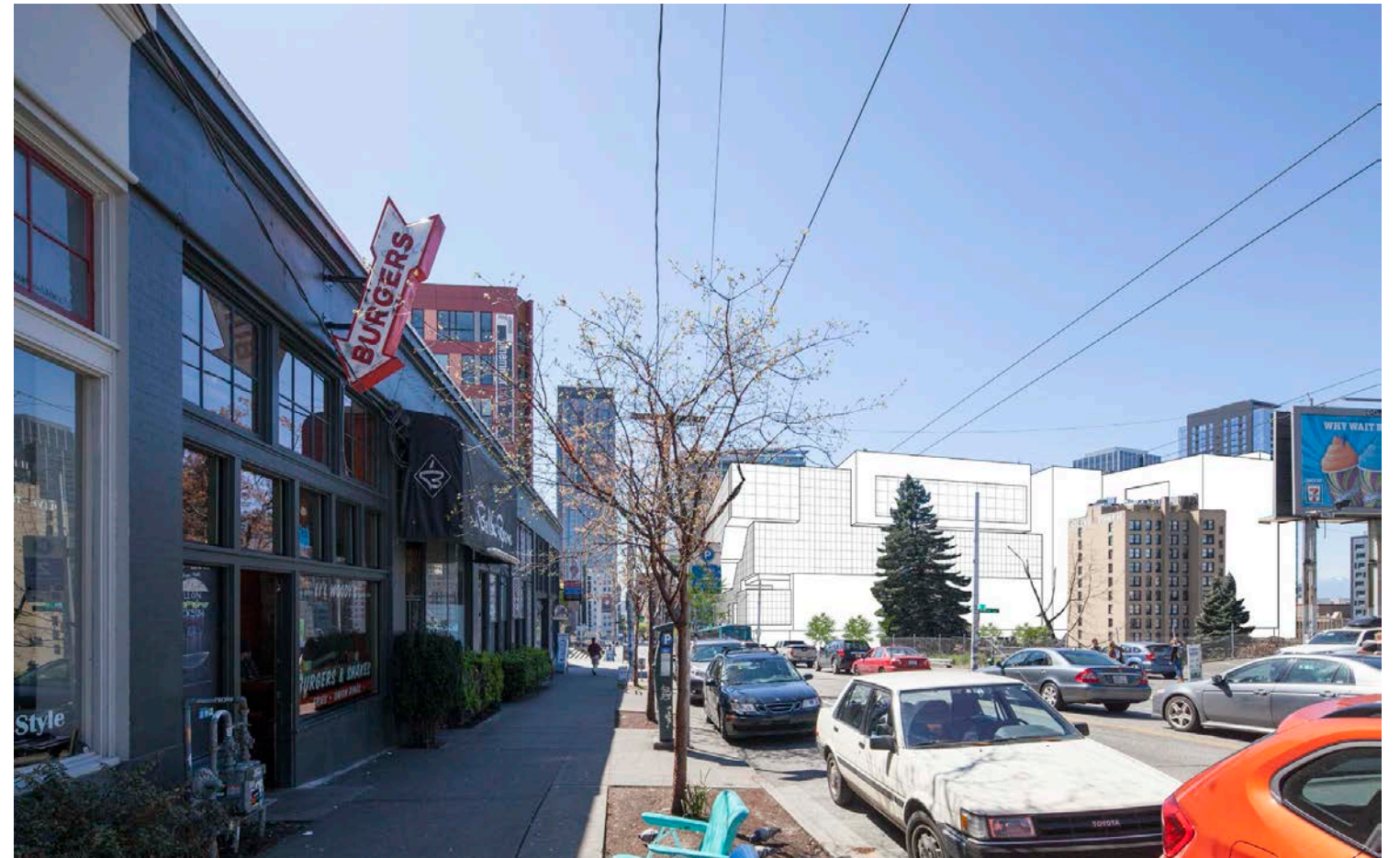
URBAN FORM

PINE STREET- LOOKING WEST

WITHOUT VACATIONS



WITH VACATIONS



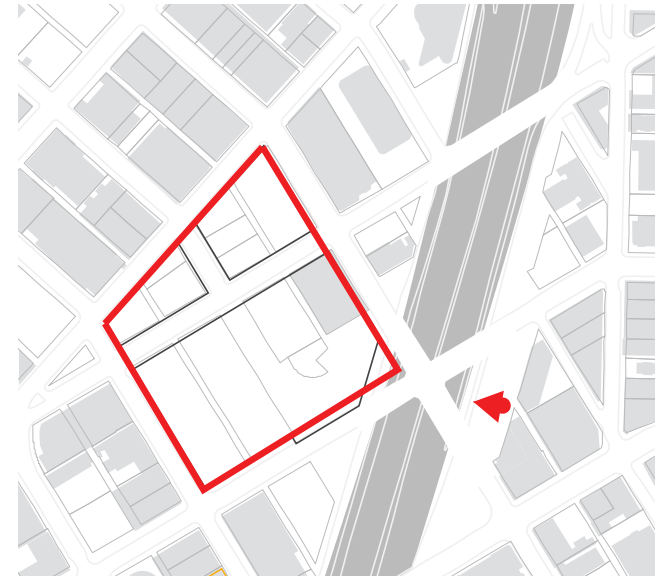
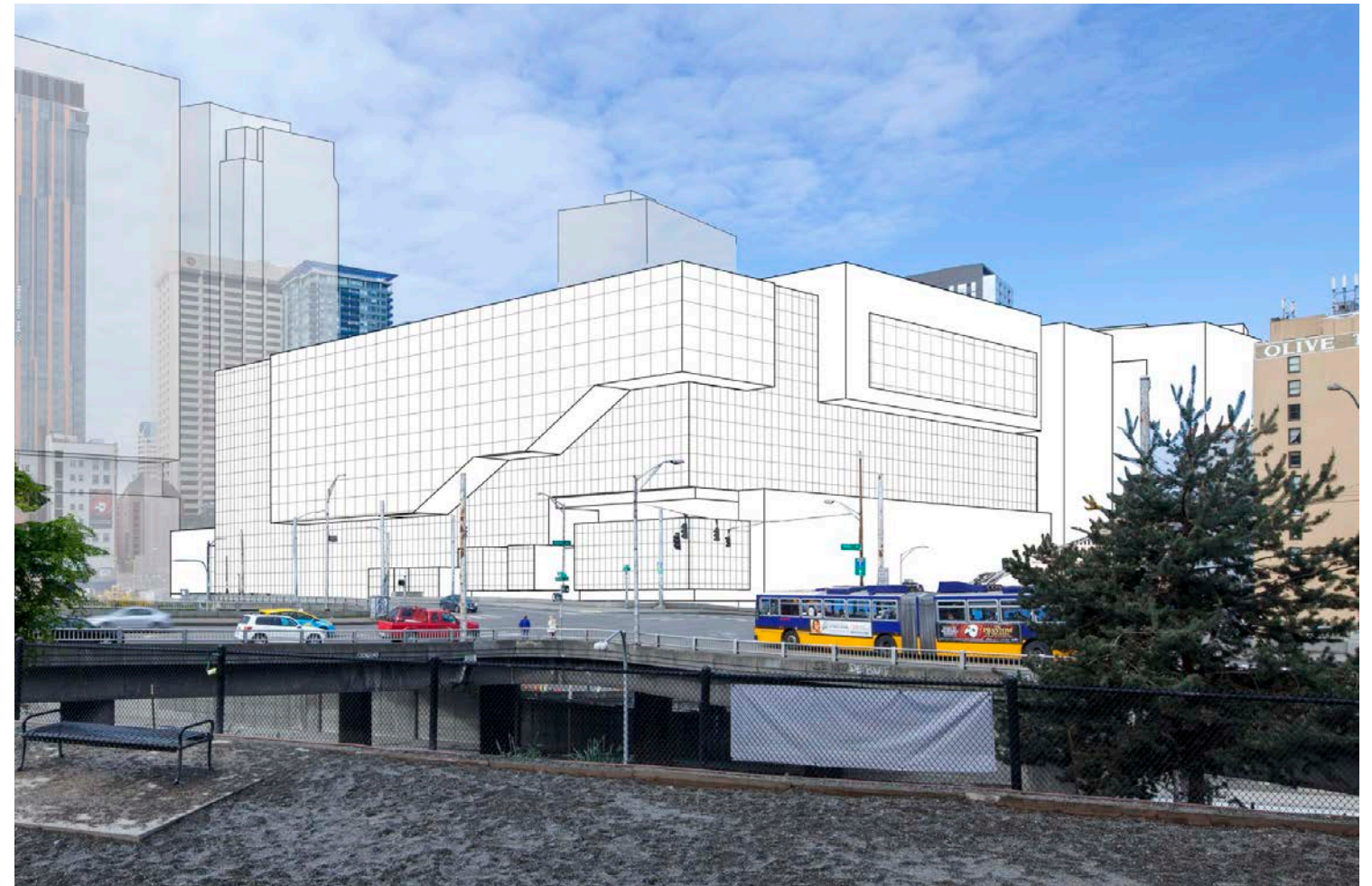
URBAN FORM

BOREN/OLIVE- LOOKING EAST

WITHOUT VACATIONS



WITH VACATIONS



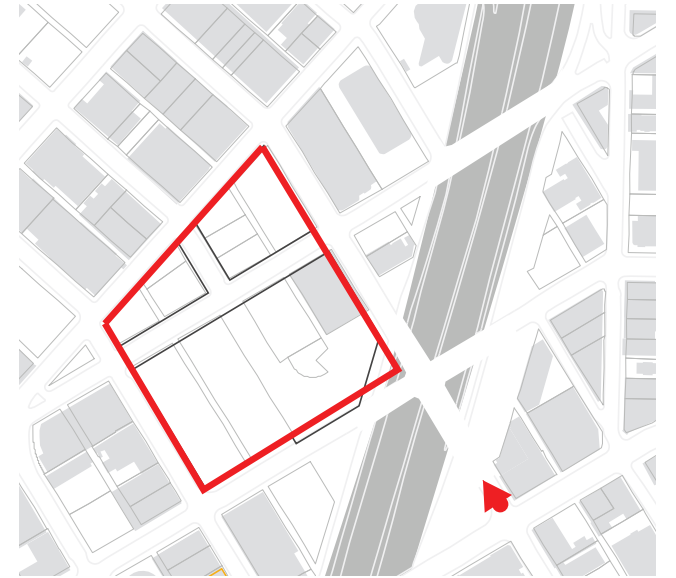
URBAN FORM

BOREN - LOOKING NORTH

WITHOUT VACATIONS

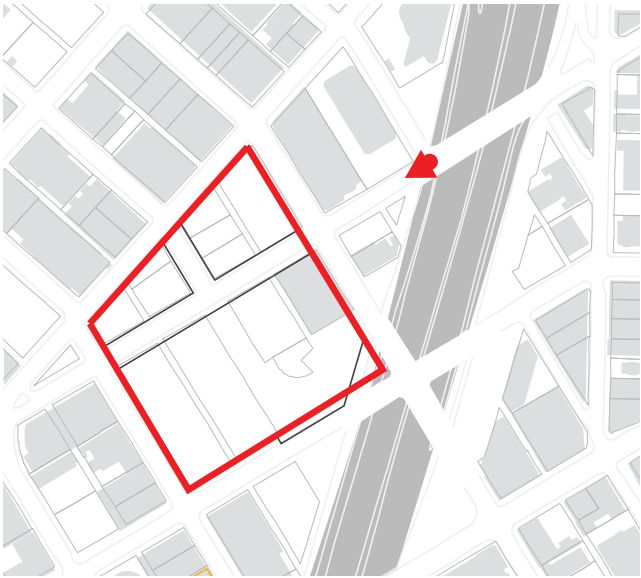


WITH VACATIONS



URBAN FORM

BOREN/OLIVE- LOOKING WEST



WITHOUT VACATIONS



WITH VACATIONS

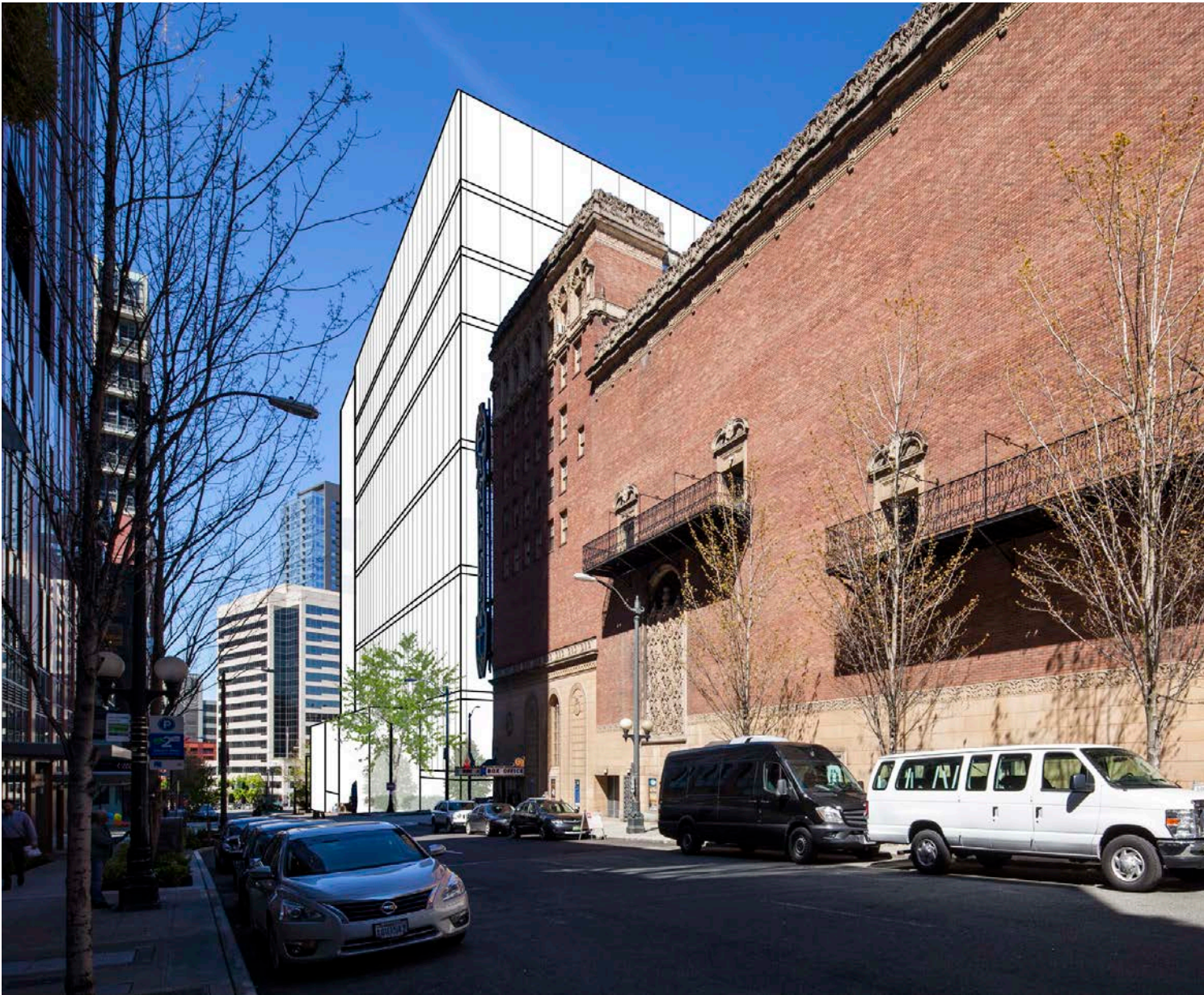


URBAN FORM

9TH STREET- LOOKING NORTH



WITHOUT VACATIONS

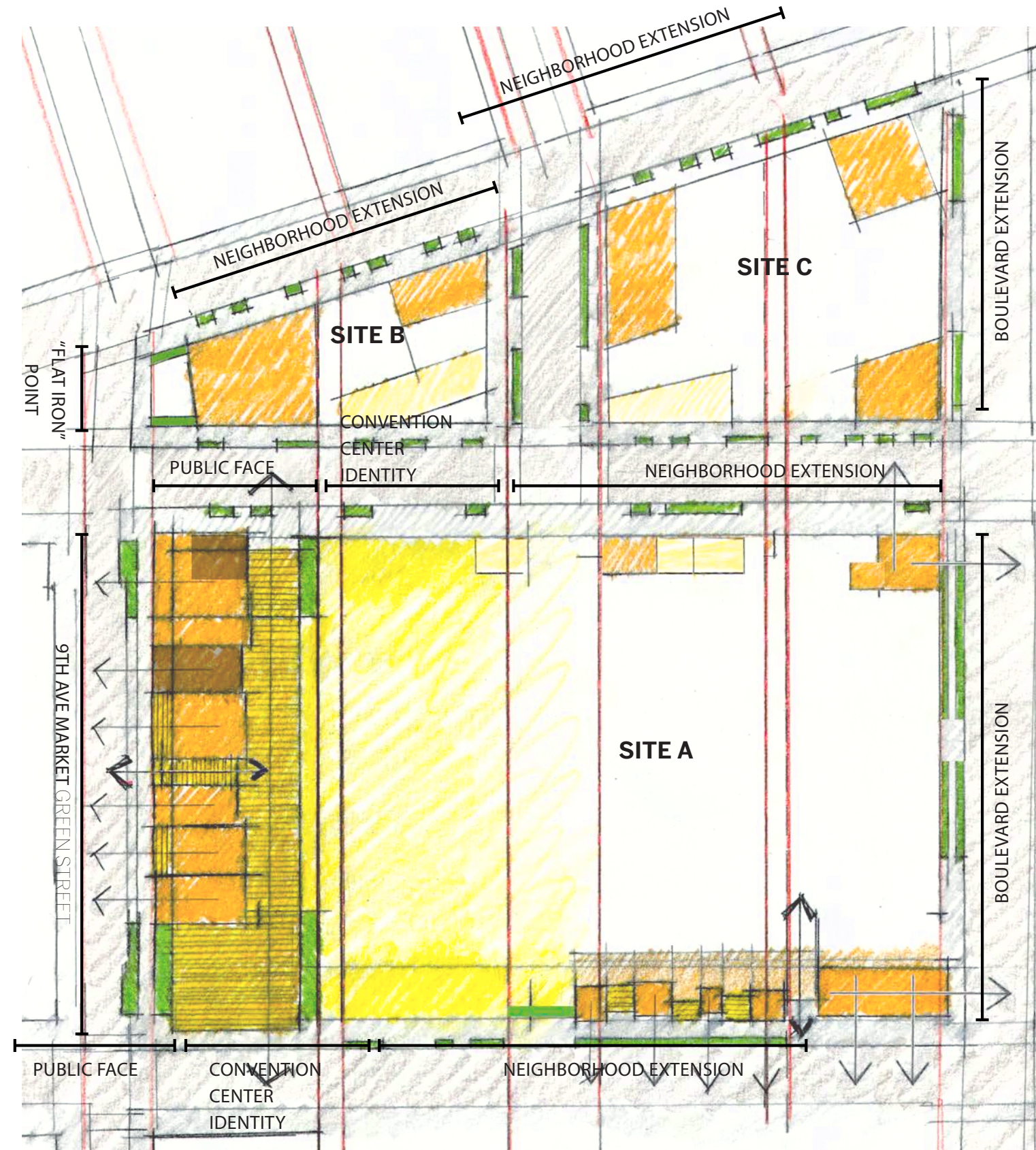
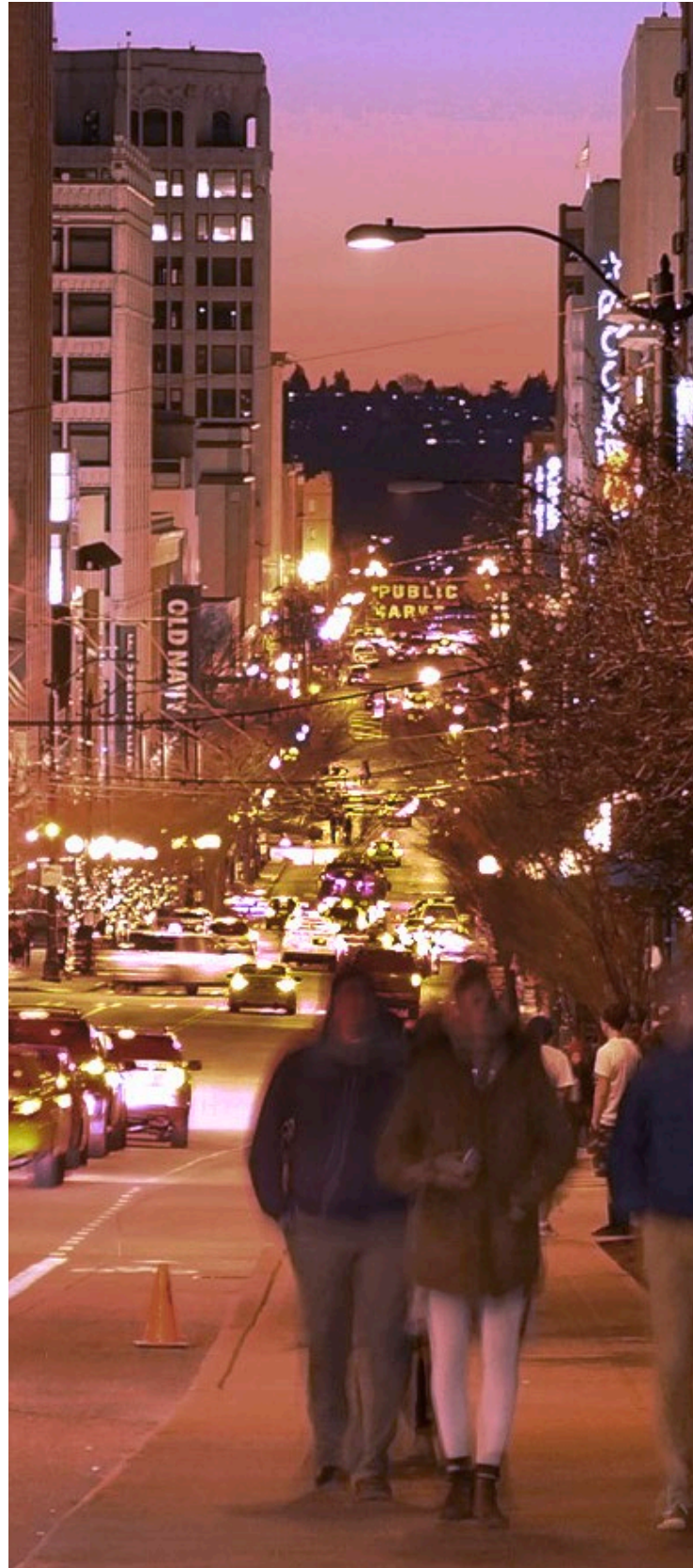


WITH VACATIONS



PEDESTRIAN EXPERIENCE

SITE CONCEPT- PREFERRED SCHEME



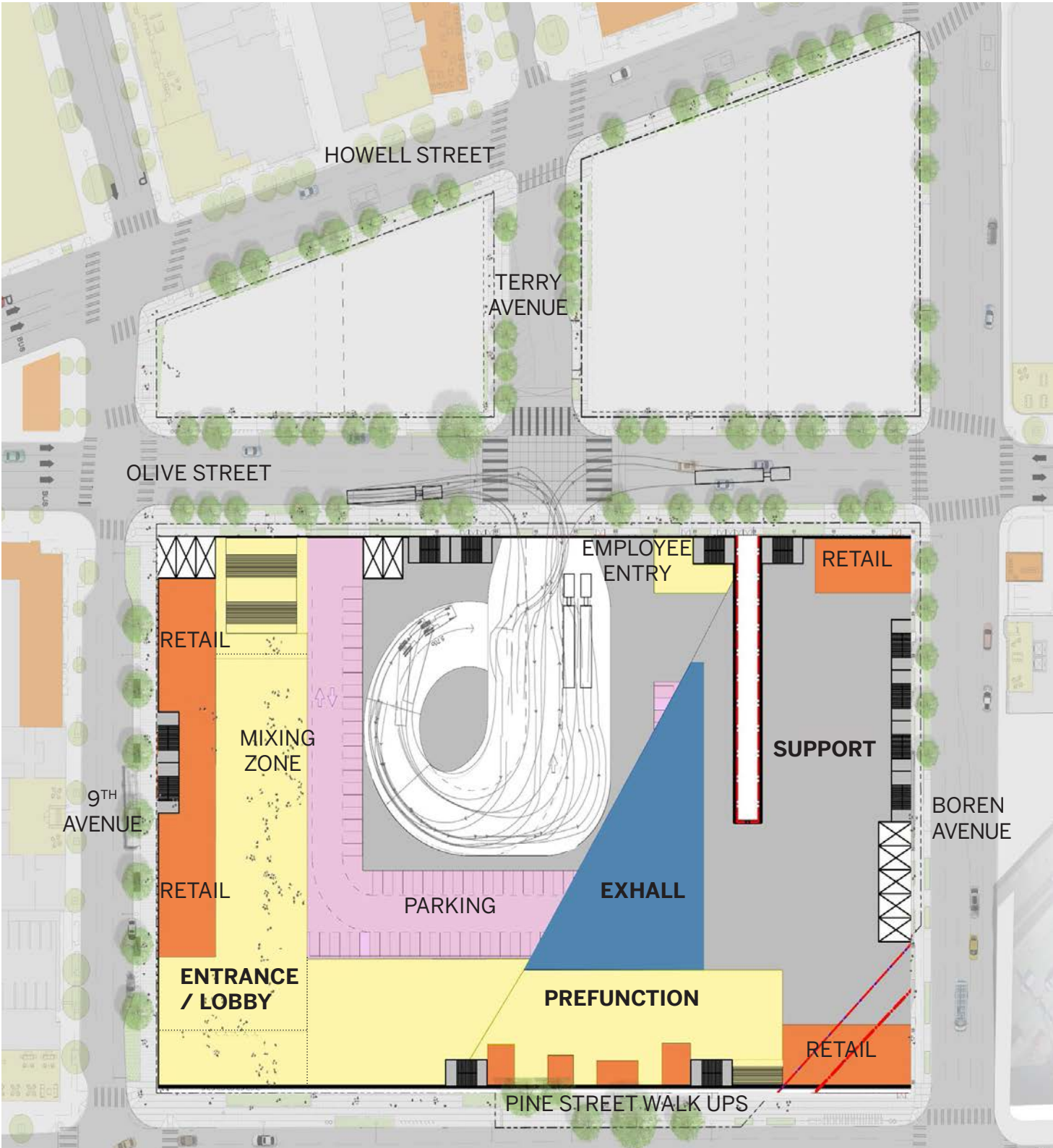
PEDESTRIAN EXPERIENCE

SITE PLAN - WITHOUT VACATIONS

INACTIVE FRONTAGE:
781 LF
41% INACTIVE

ACTIVE FRONTAGE:
1,097 LF
58% ACTIVE

7 CURB CUTS



SITE PLAN - WITH VACATIONS

INACTIVE FRONTAGE:
510 LF
27% INACTIVE

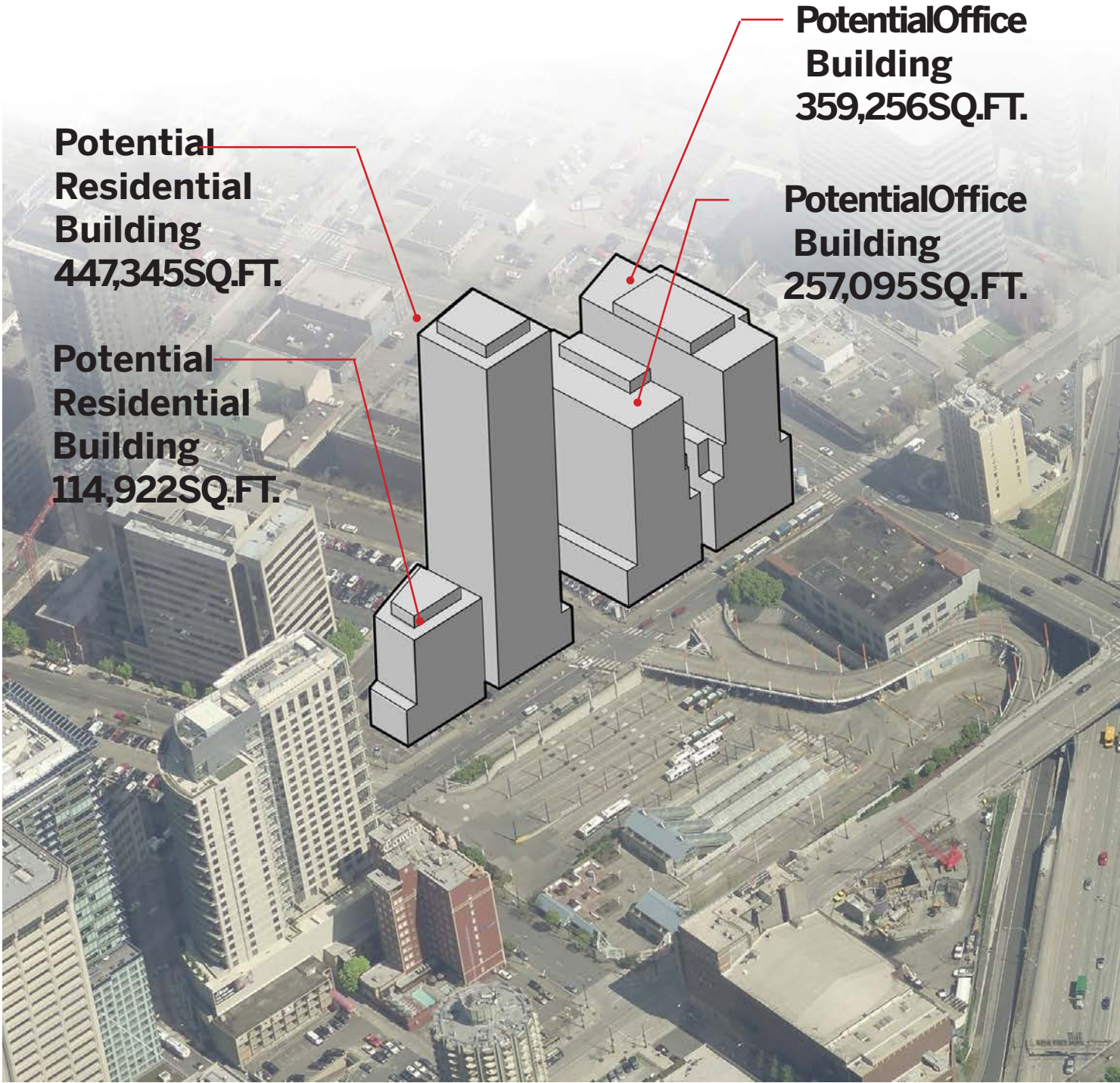
ACTIVE FRONTAGE:
1,334 LF
71% ACTIVE

5 CURB CUTS

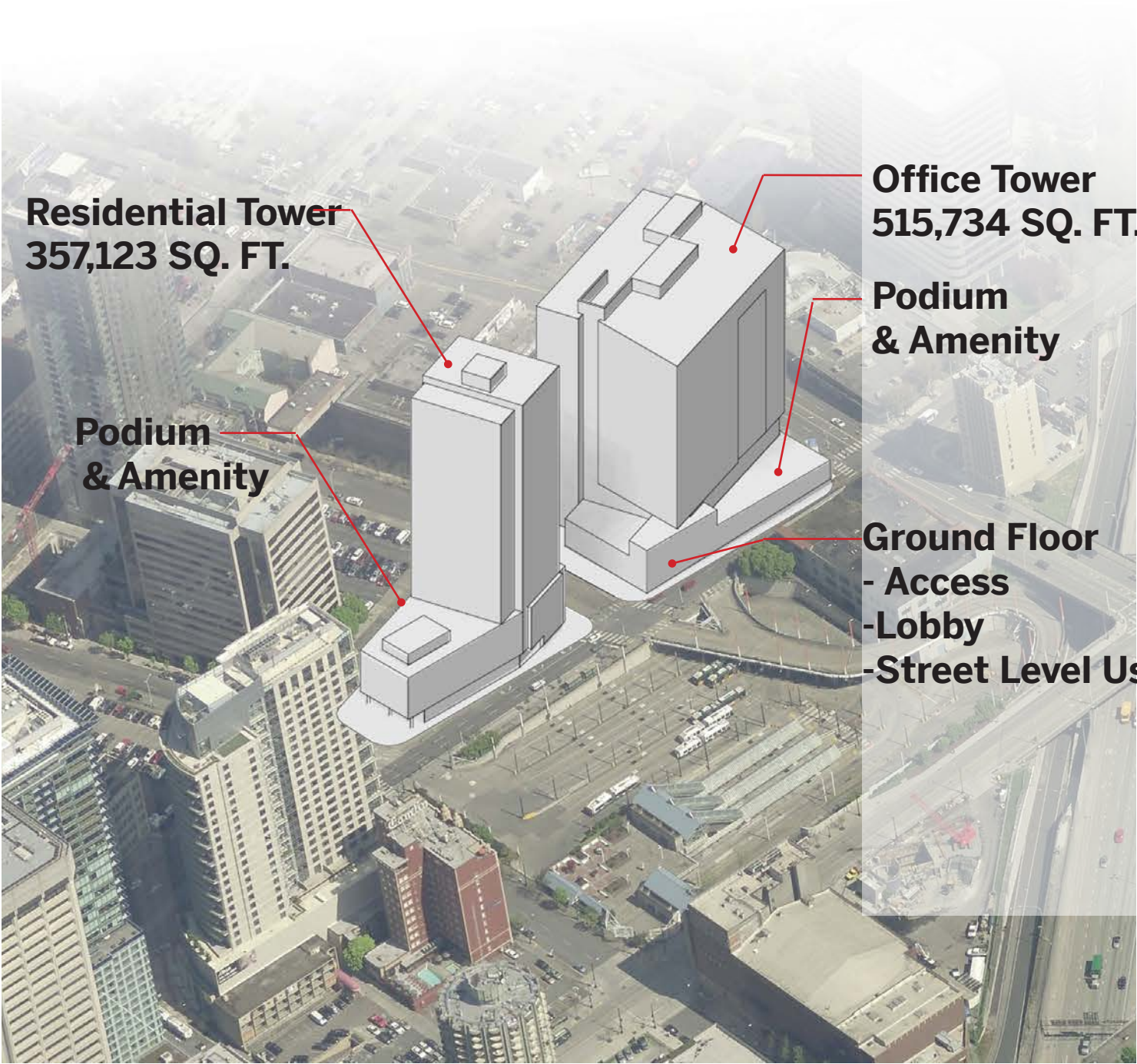


CO DEVELOPMENT

WITHOUT VACATIONS

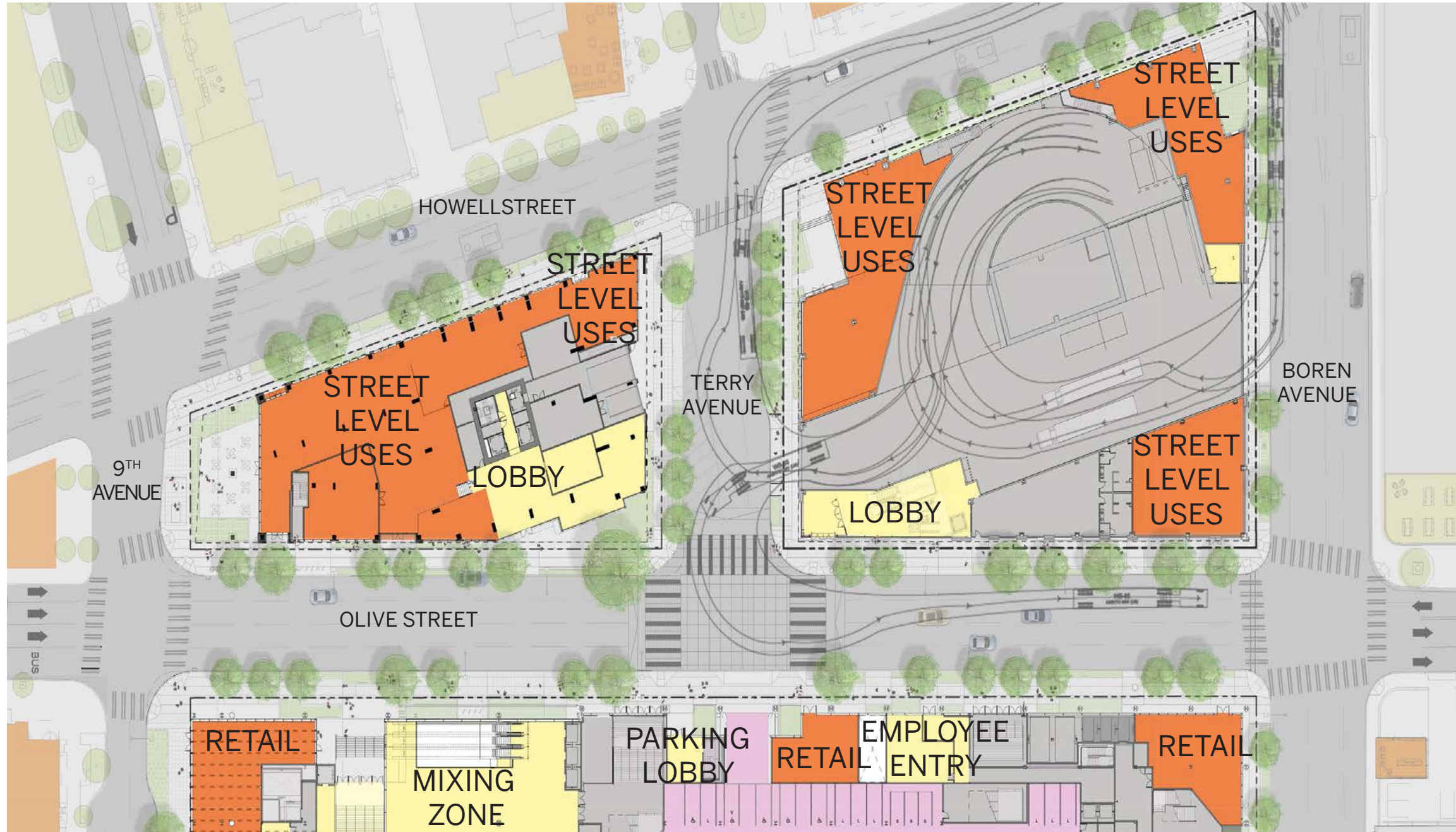


WITH VACATIONS



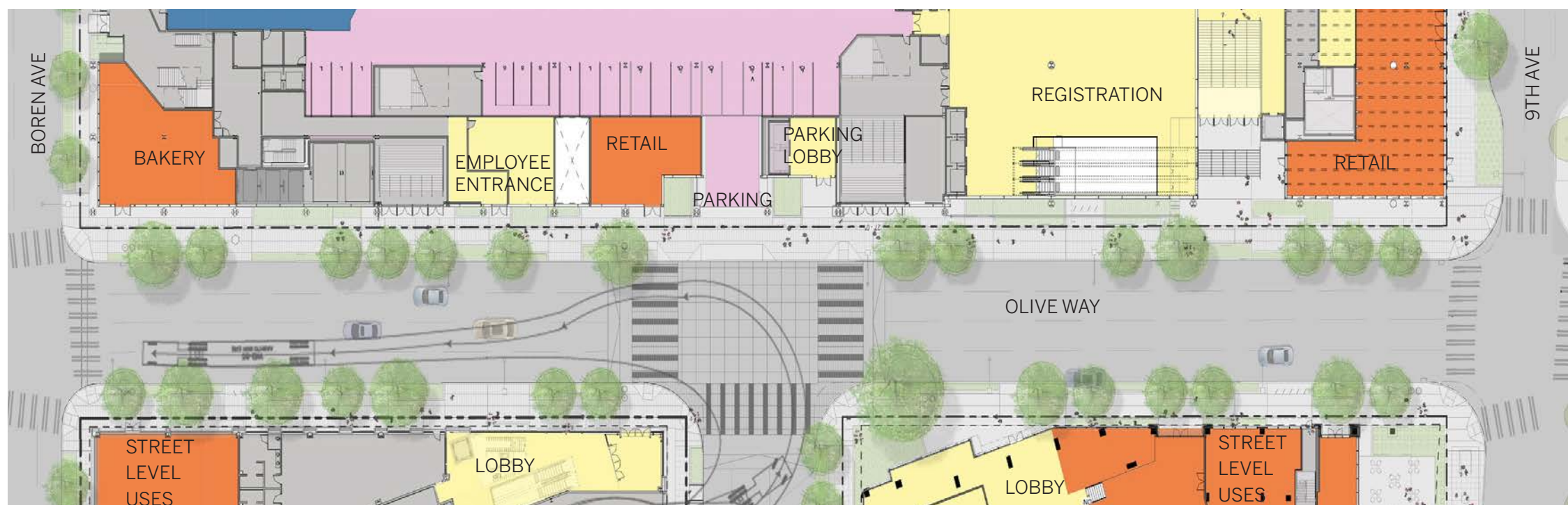
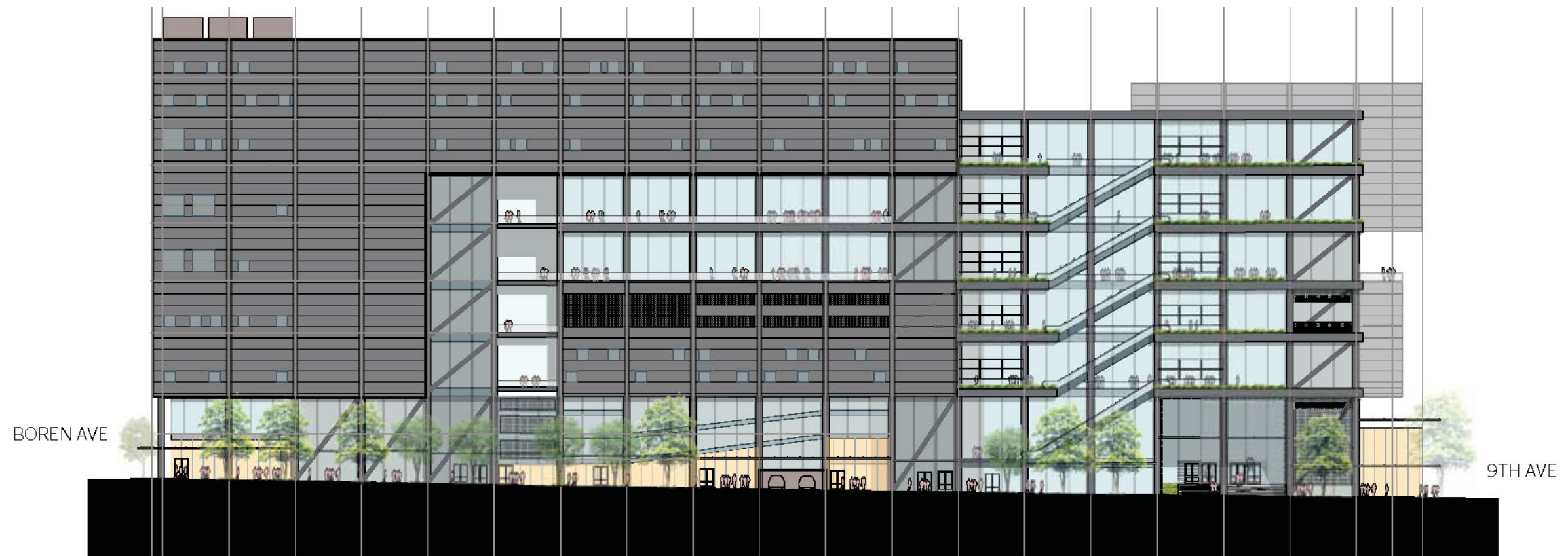
PEDESTRIAN EXPERIENCE

CO DEVELOPMENT



PEDESTRIAN EXPERIENCE WITH VACATIONS

OLIVE STREET





WSCC

BAKU

COFFEE SHOP

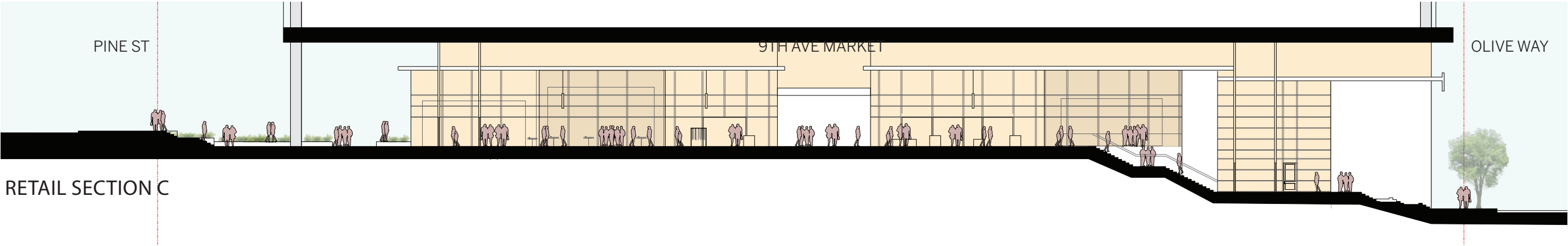
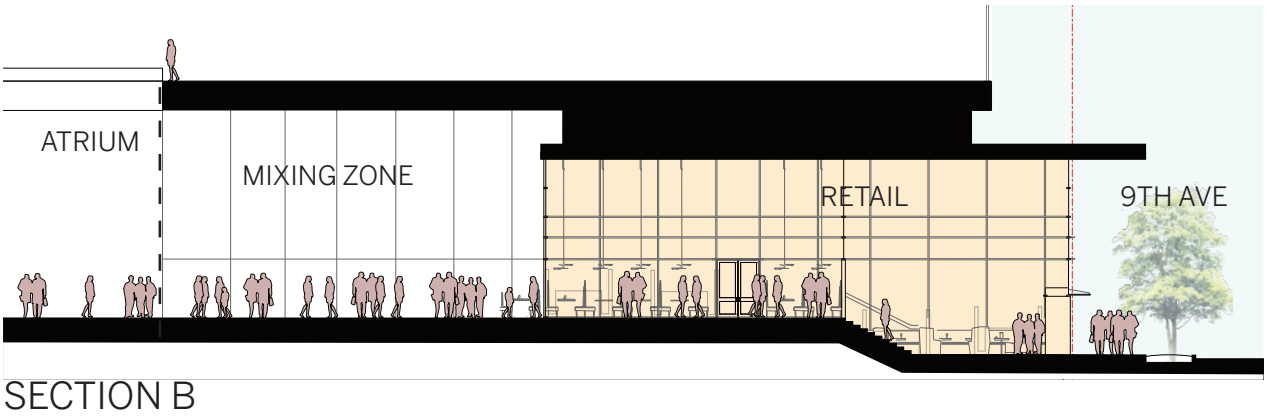
PIZZA SHOP

LARO'S

1E PROPOSAL
CHERI

PEDESTRIAN EXPERIENCE WITH VACATIONS

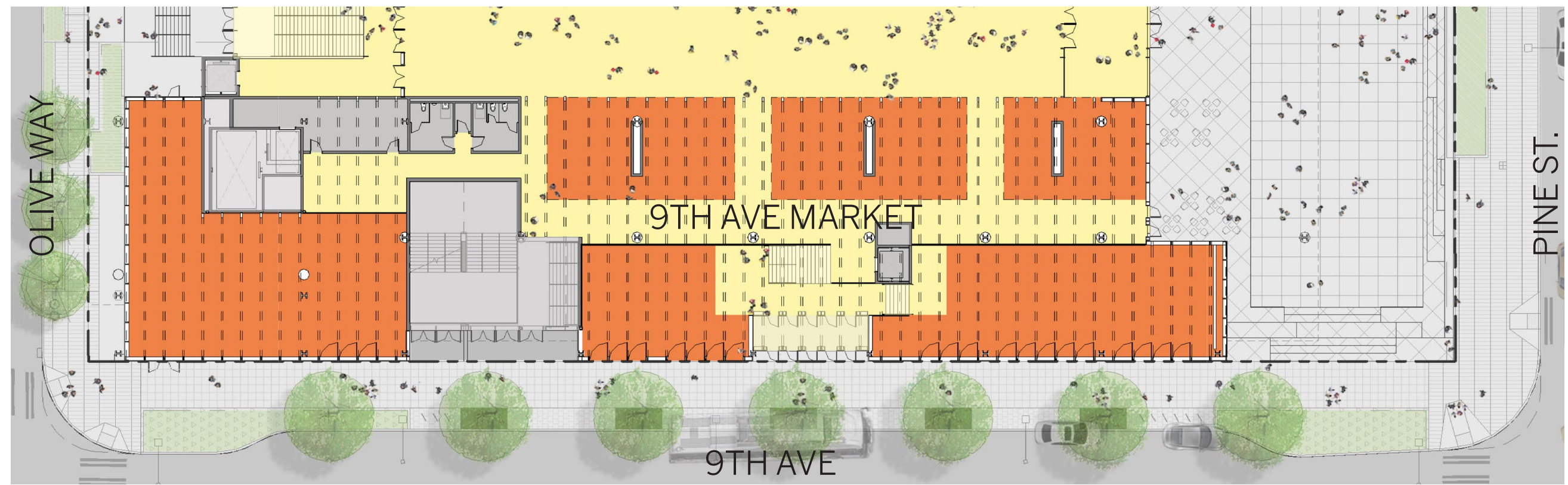
9TH AVENUE



PEDESTRIAN EXPERIENCE WITH VACATIONS

9TH AVENUE

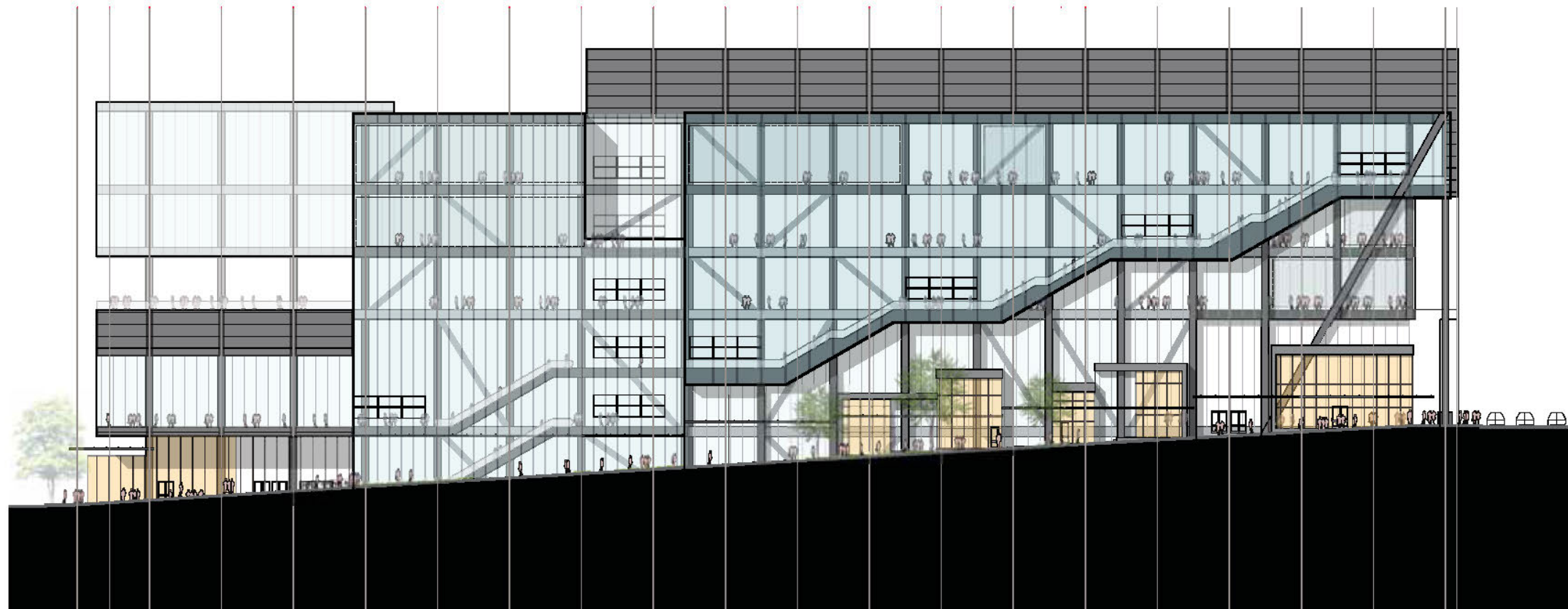
OLIVE WAY





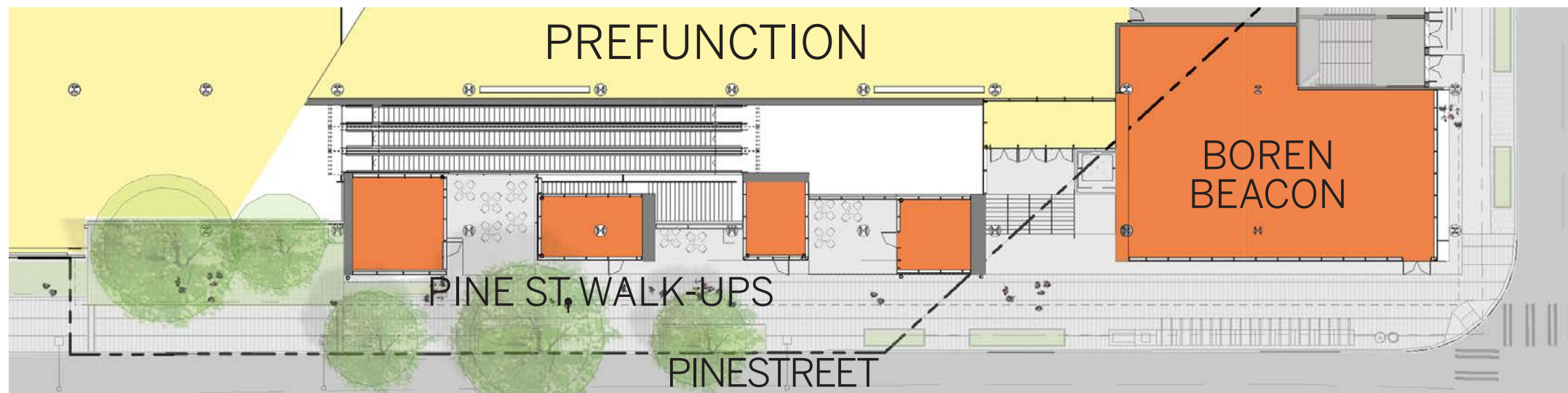
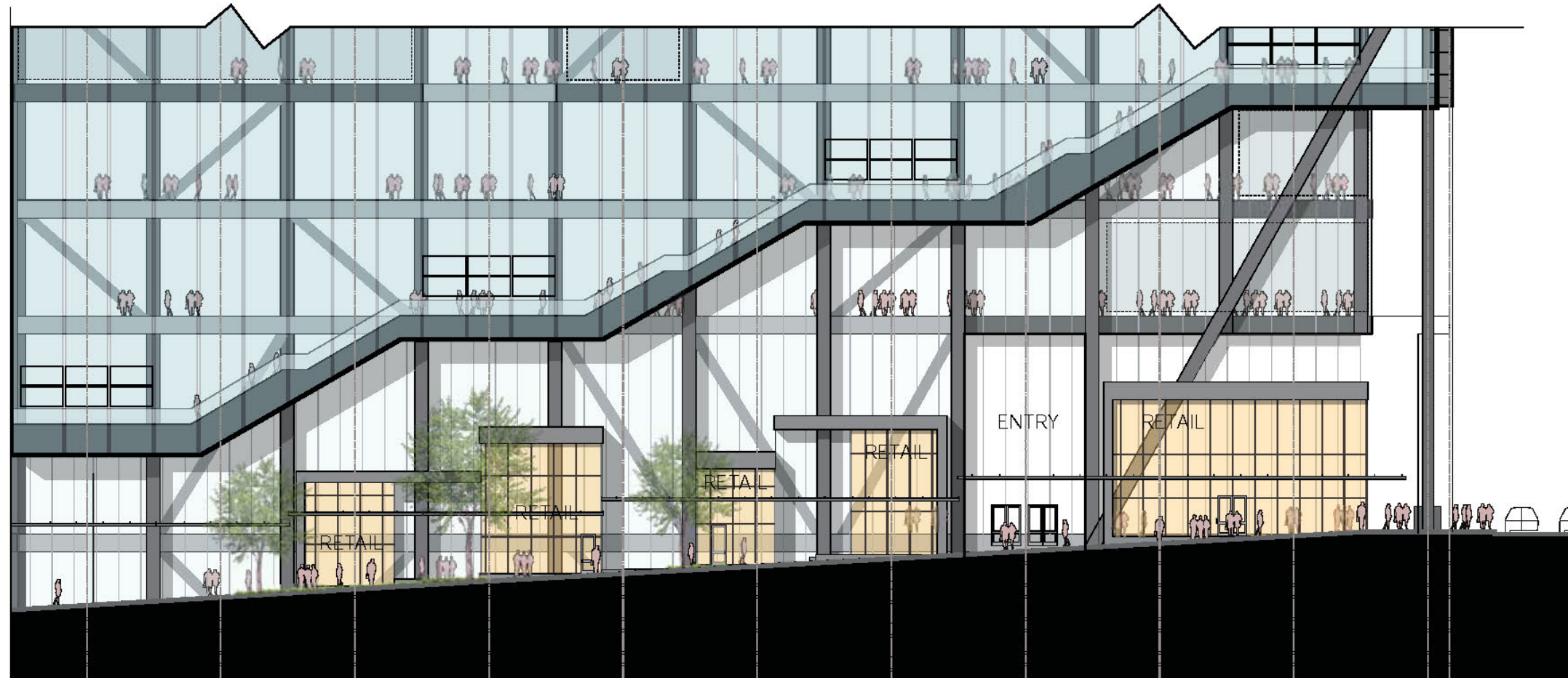
PEDESTRIAN EXPERIENCE WITH VACATIONS

PINE STREET



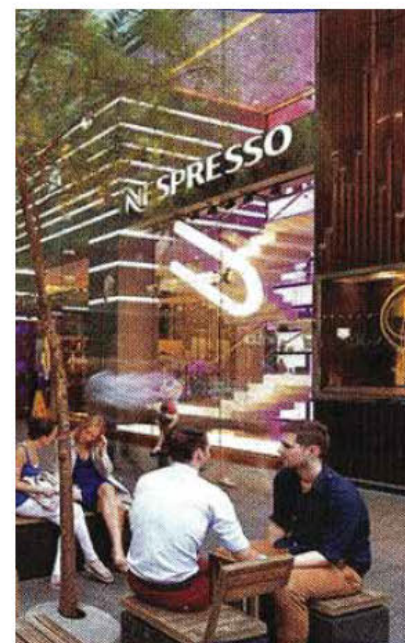
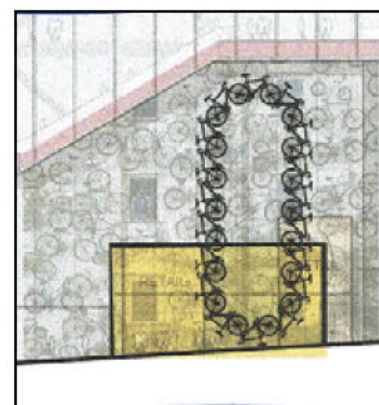
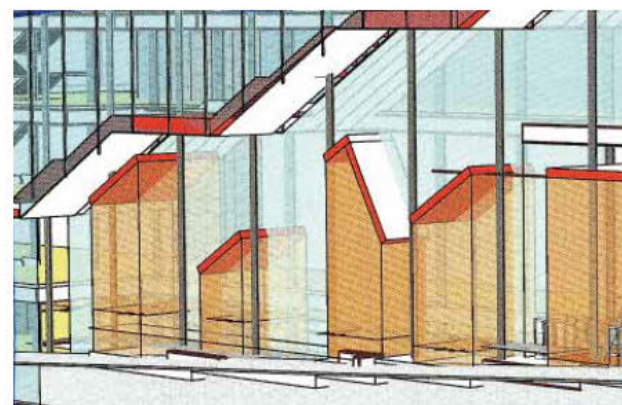
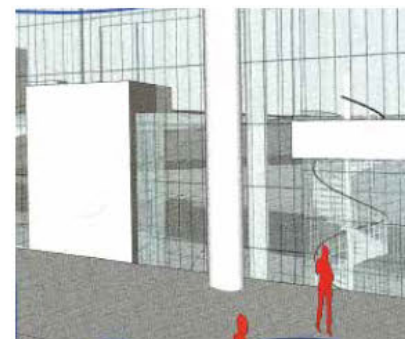
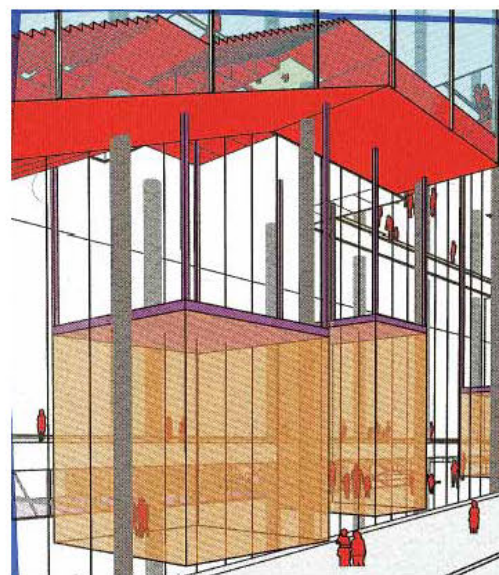
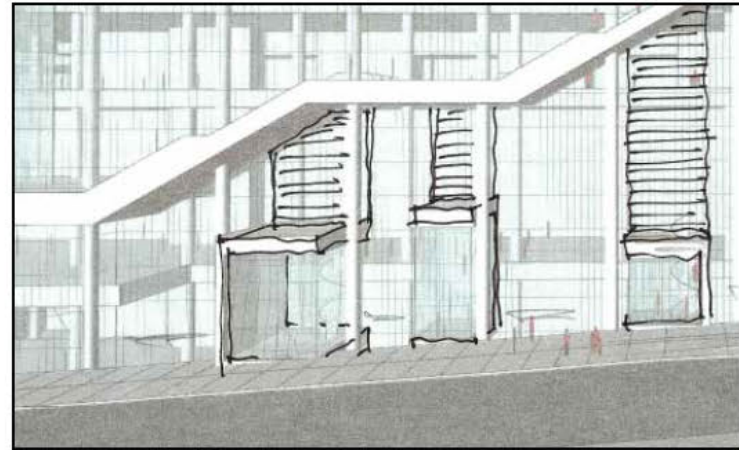
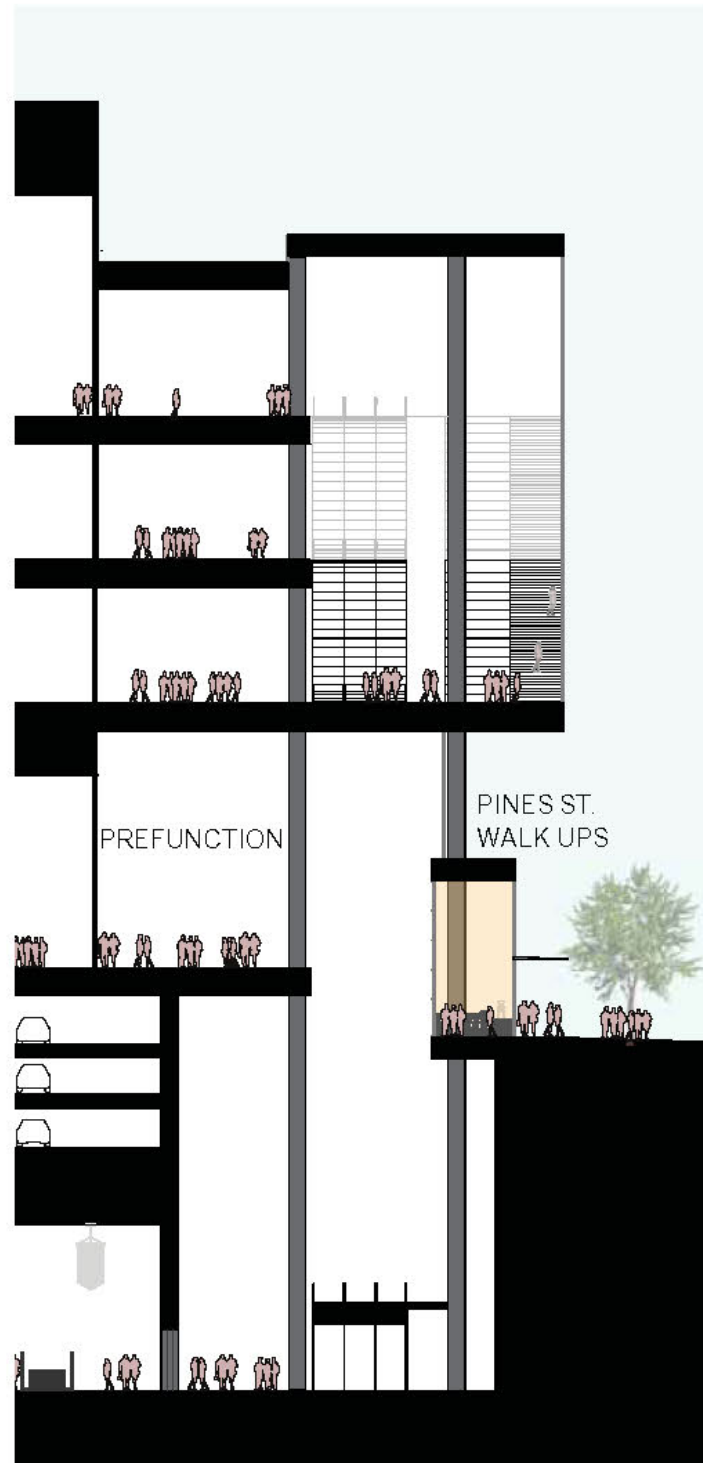
PEDESTRIAN EXPERIENCE WITH VACATIONS

PINE STREET



PEDESTRIAN EXPERIENCE WITH VACATIONS

PINE STREET WALK UPS









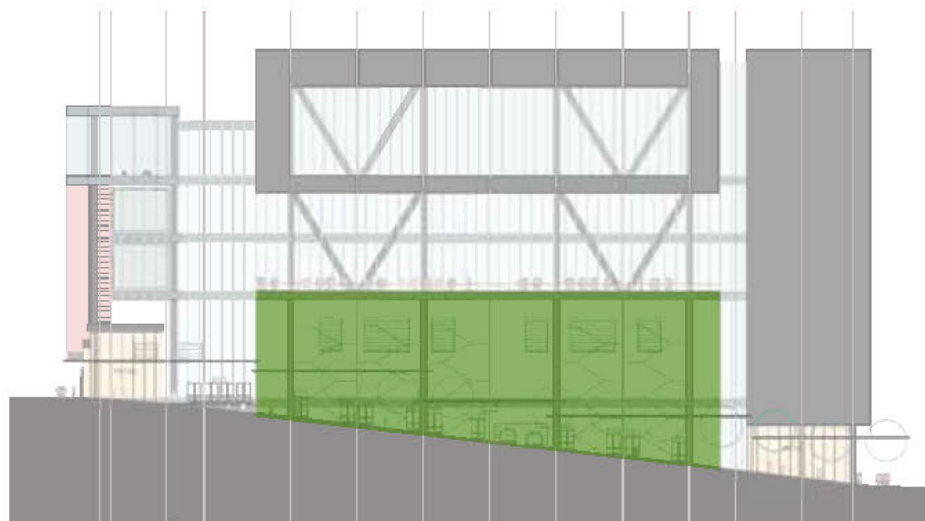
PINE ST

5

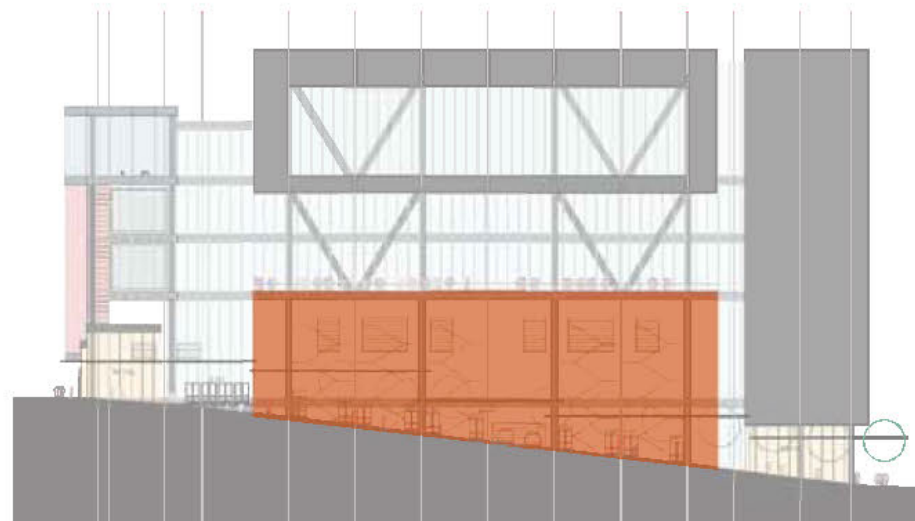
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PEDESTRIAN EXPERIENCE WITH VACATIONS

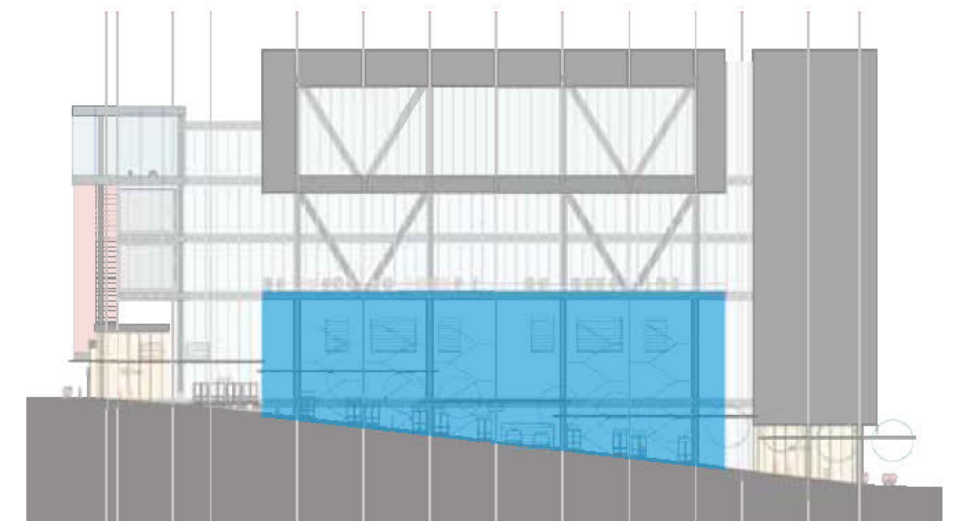
BOREN AVENUE



OPTION 01: GREEN WALL



OPTION 02: GRAPHIC WALL / ARTWORK



OPTION 03: SPECIAL LIGHT / MATERIALS

GRAPHIC WALL



GREEN WALL



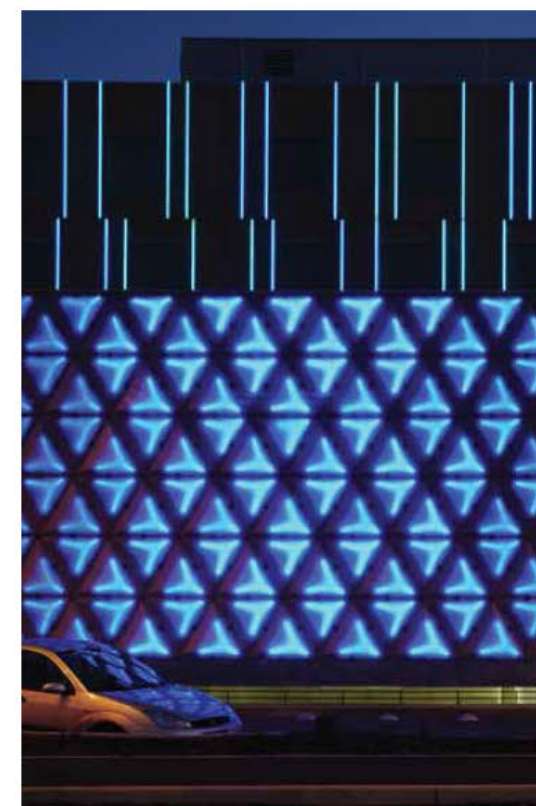
ART WALL



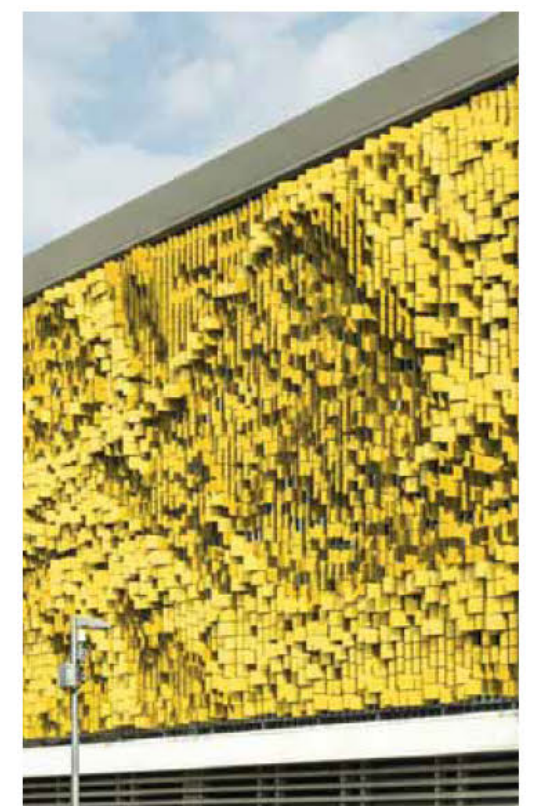
SPECIAL LIGHTING



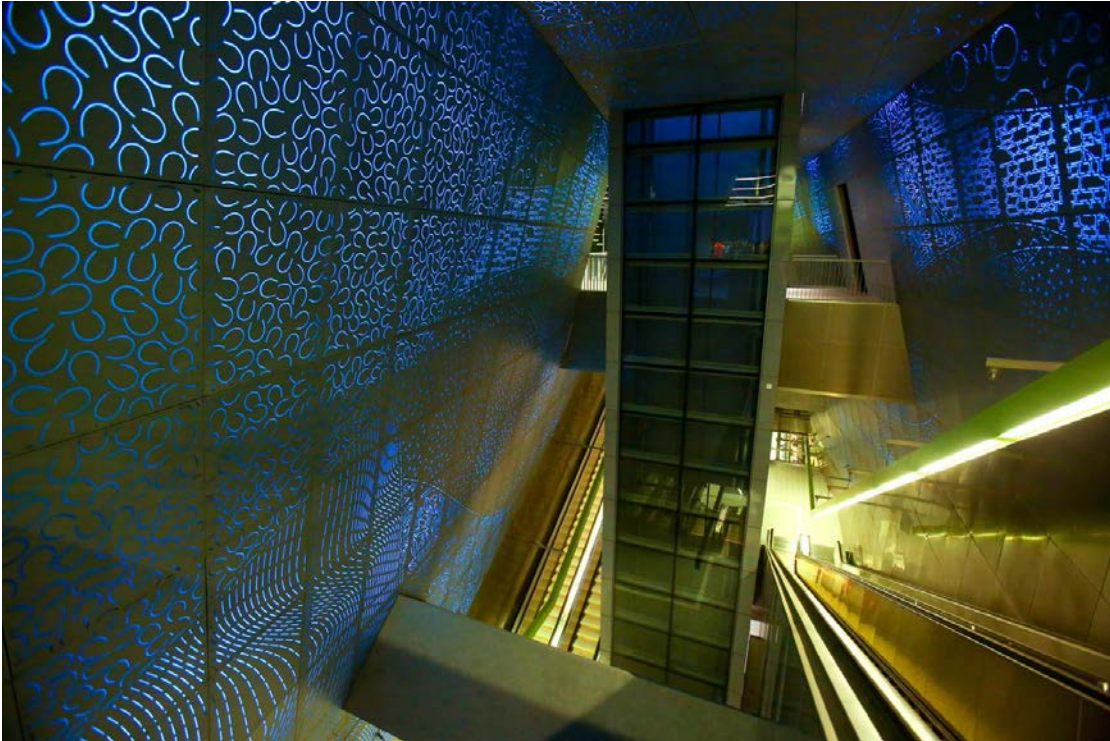
SPECIAL LIGHTING



SPECIAL MATERIAL



ART PROGRAM





**STAND UP AND
LOOK AT THE MODEL**

...please