

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. The building features a mix of dark, solid-colored facades and large glass sections that are brightly lit from within, showing interior spaces and people. The central courtyard is a large, open plaza with a grid of white, cylindrical light fixtures. People are depicted walking on the plaza and on the building's exterior walkways. In the background, other city buildings and a body of water are visible under a dark sky. A large, illuminated sign for 'Family' is visible on the left side of the building. A vertical sign for 'PACIFIC' is visible on the right side of the building. The overall scene is a vibrant, illuminated urban environment.

# Washington State Convention Center Addition Project

Seattle Design Commission  
Meeting #3 - Urban Design Merit - Pedestrian Experience

09-15-2016



# AGENDA

## ○ PROJECT OVERVIEW

### PROCESS

07/19/2016 DRB APPROVAL

01/04/2016 SDC - URBAN DESIGN MERIT - PROJECT BRIEFING

04/21/2016 SDC - URBAN DESIGN MERIT - D.E.I.S. BRIEFING

09/15/2016 SDC - URBAN DESIGN MERIT - PEDESTRIAN EXPERIENCE

## ○ CONTEXT

## ○ PROPOSED VACATIONS

## ○ PEDESTRIAN EXPERIENCE

SITE ANALYSIS & CONCEPTS

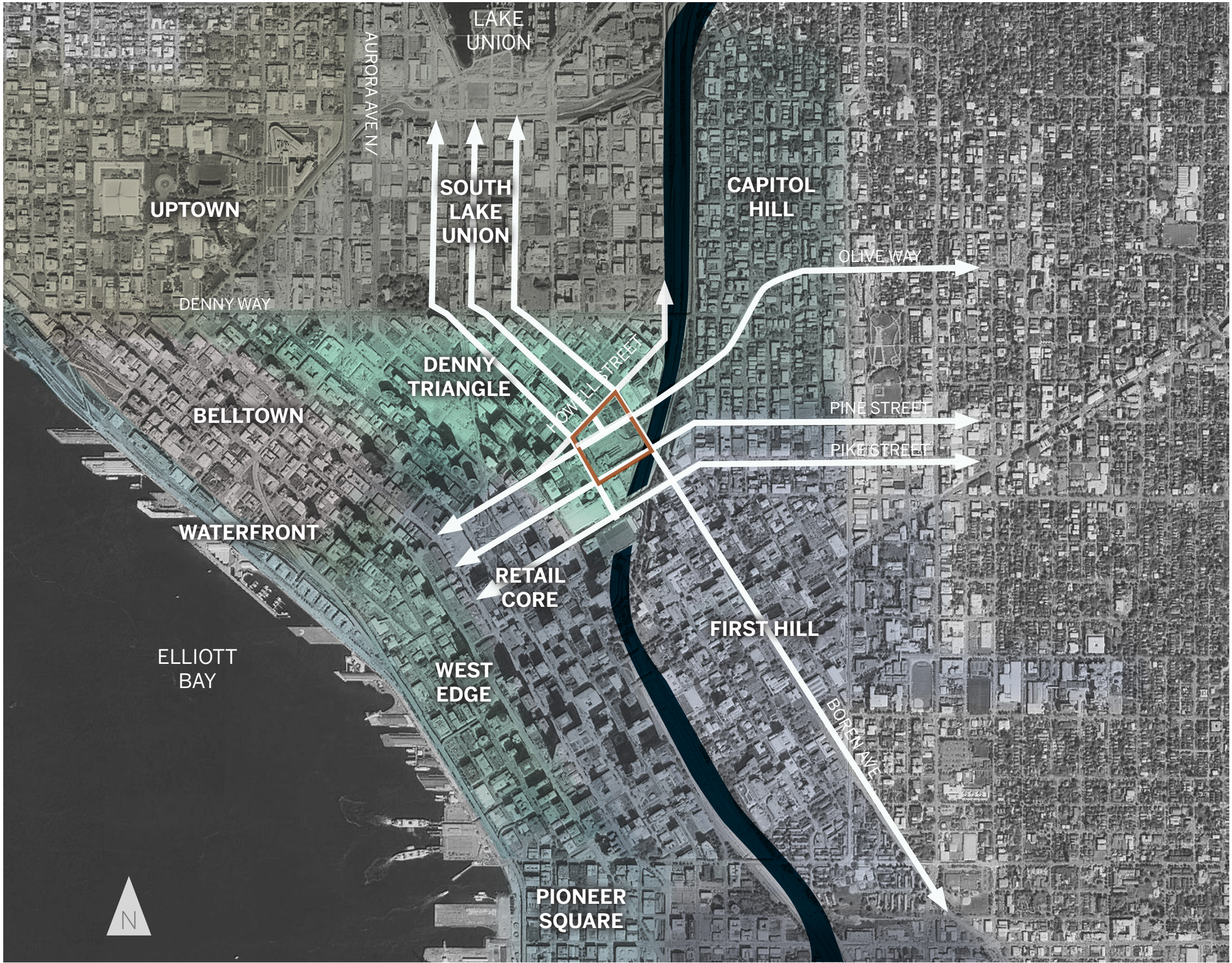
STREET BY STREET



# **PROJECT OVERVIEW**

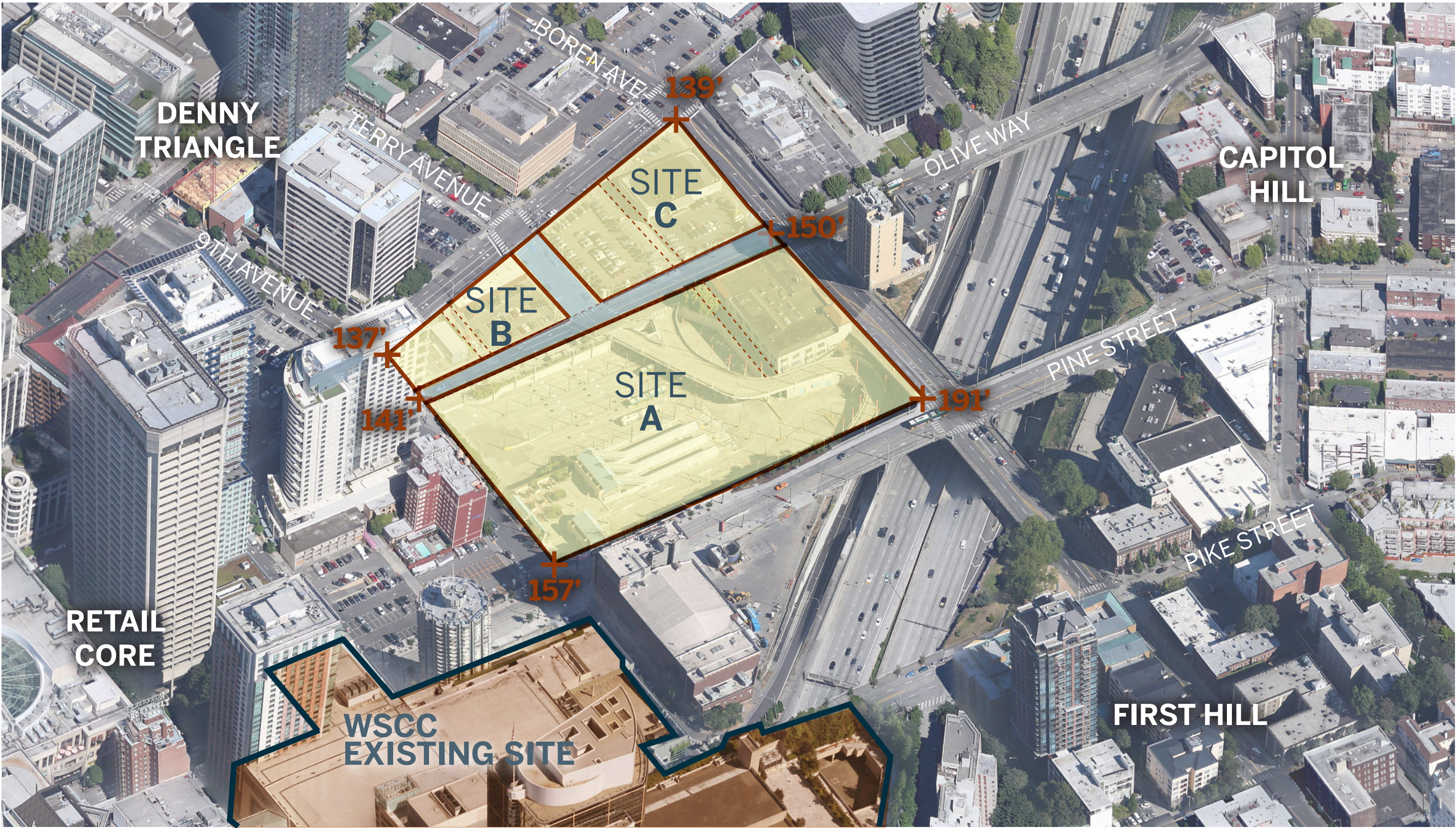


# SITE CONTEXT



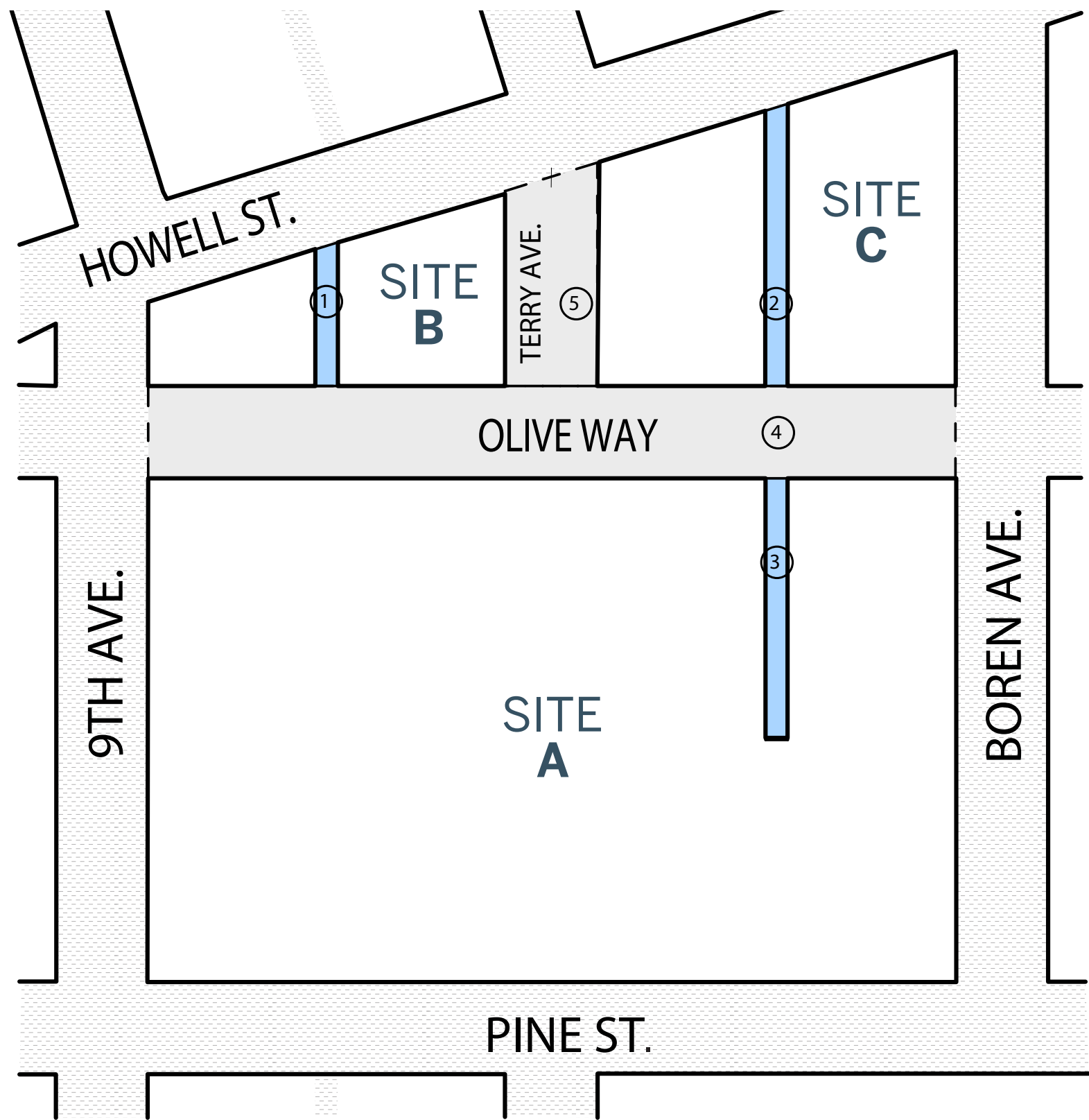




# SITE FOOTPRINT





# PROPOSED VACATIONS



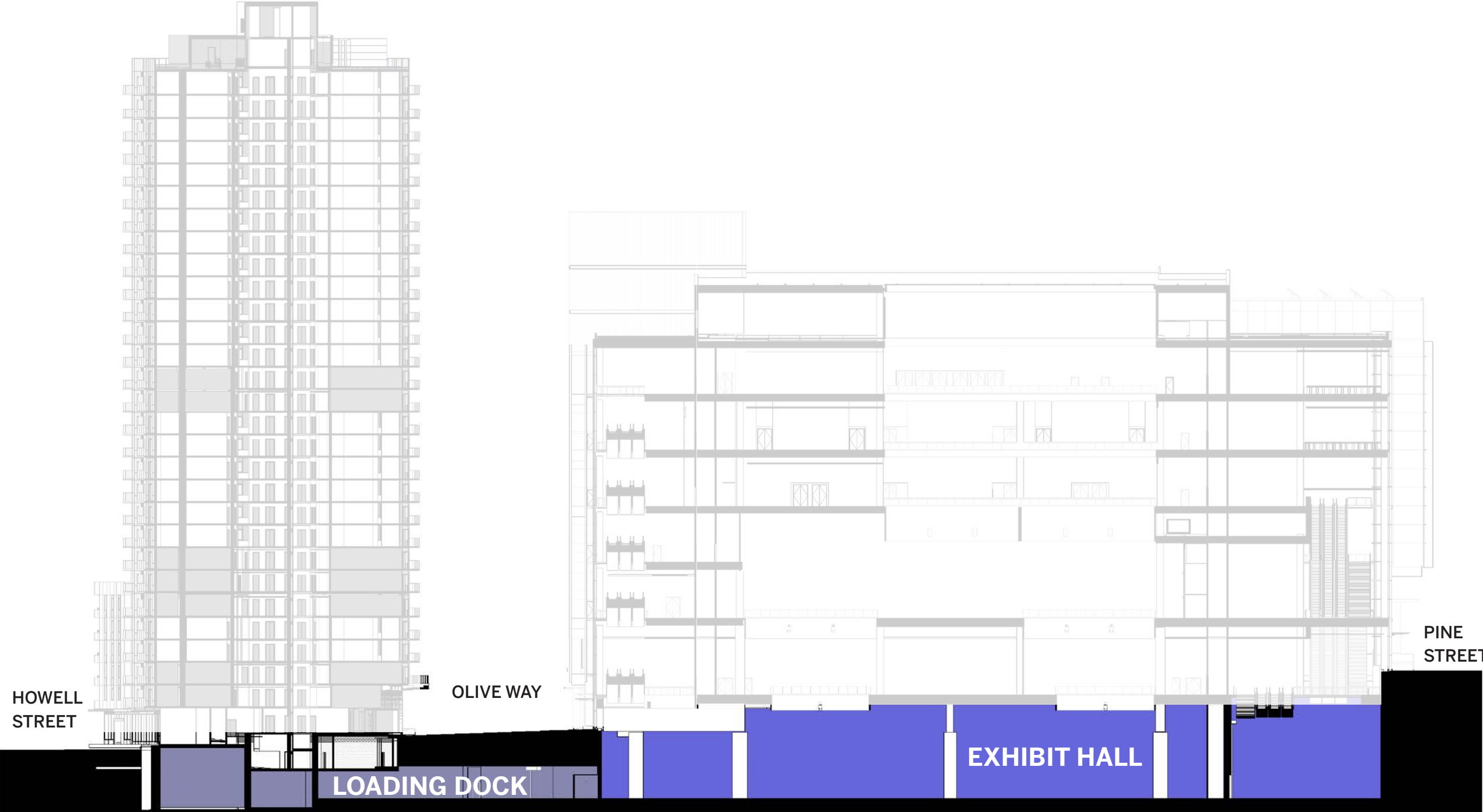
-  FULL VACATION
-  SUBTERRANEAN VACATION

- 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.



# SUBTERRANEAN LOADING & SERVICES

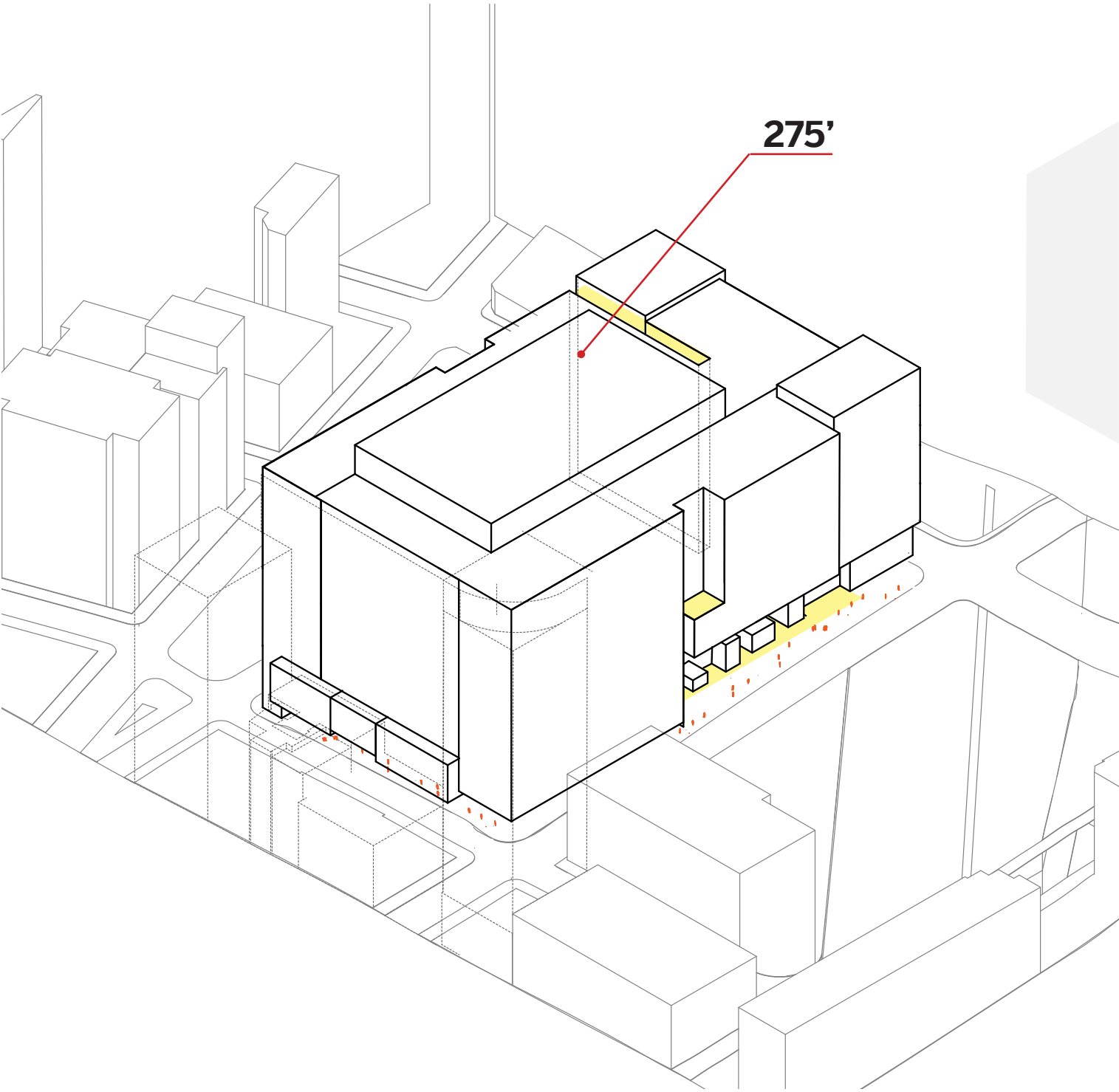
## SECTION THROUGH LOADING DOCK



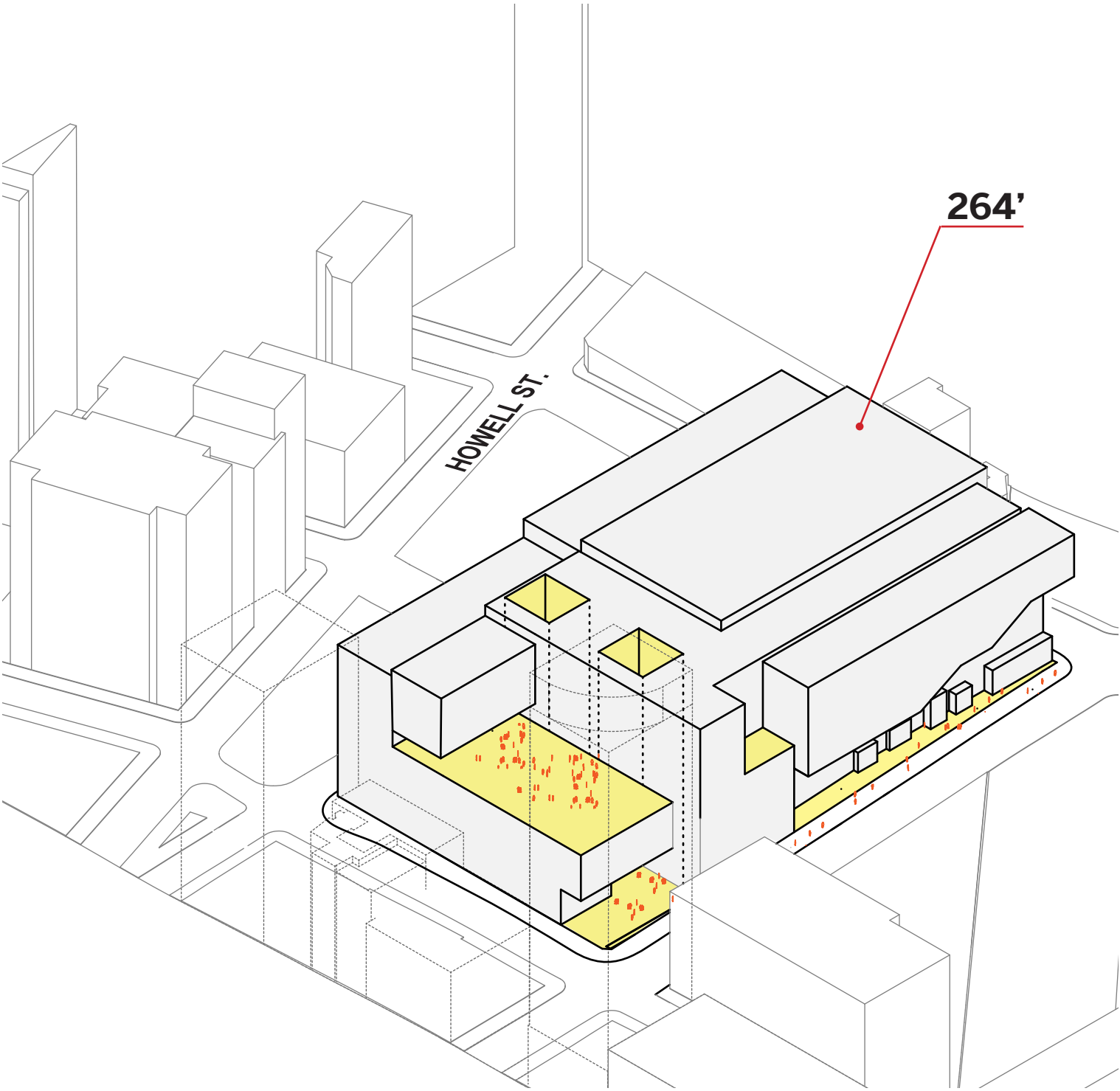


# URBAN FORM - CONV. CTR.

WITHOUT VACATIONS



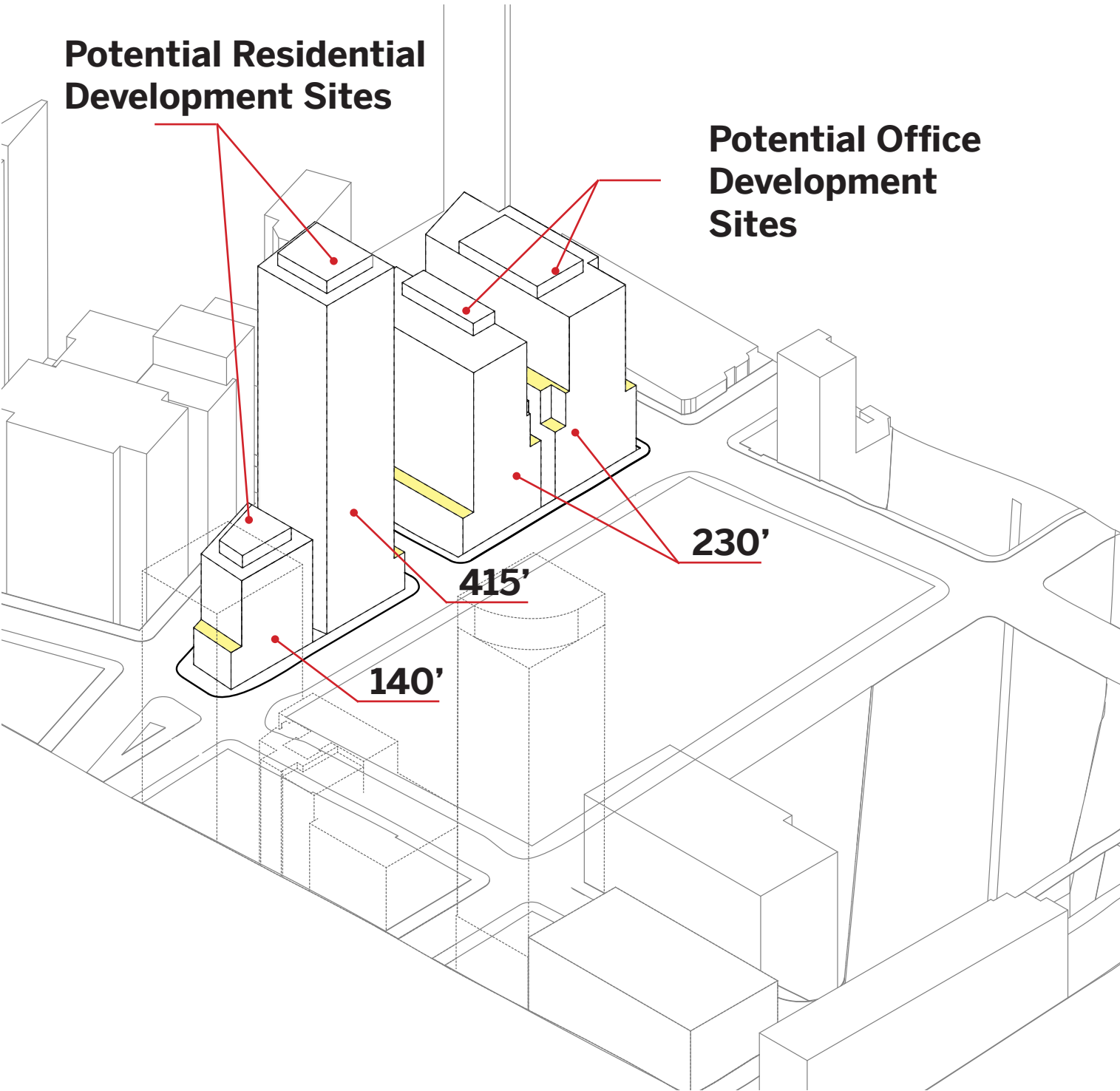
WITH VACATIONS



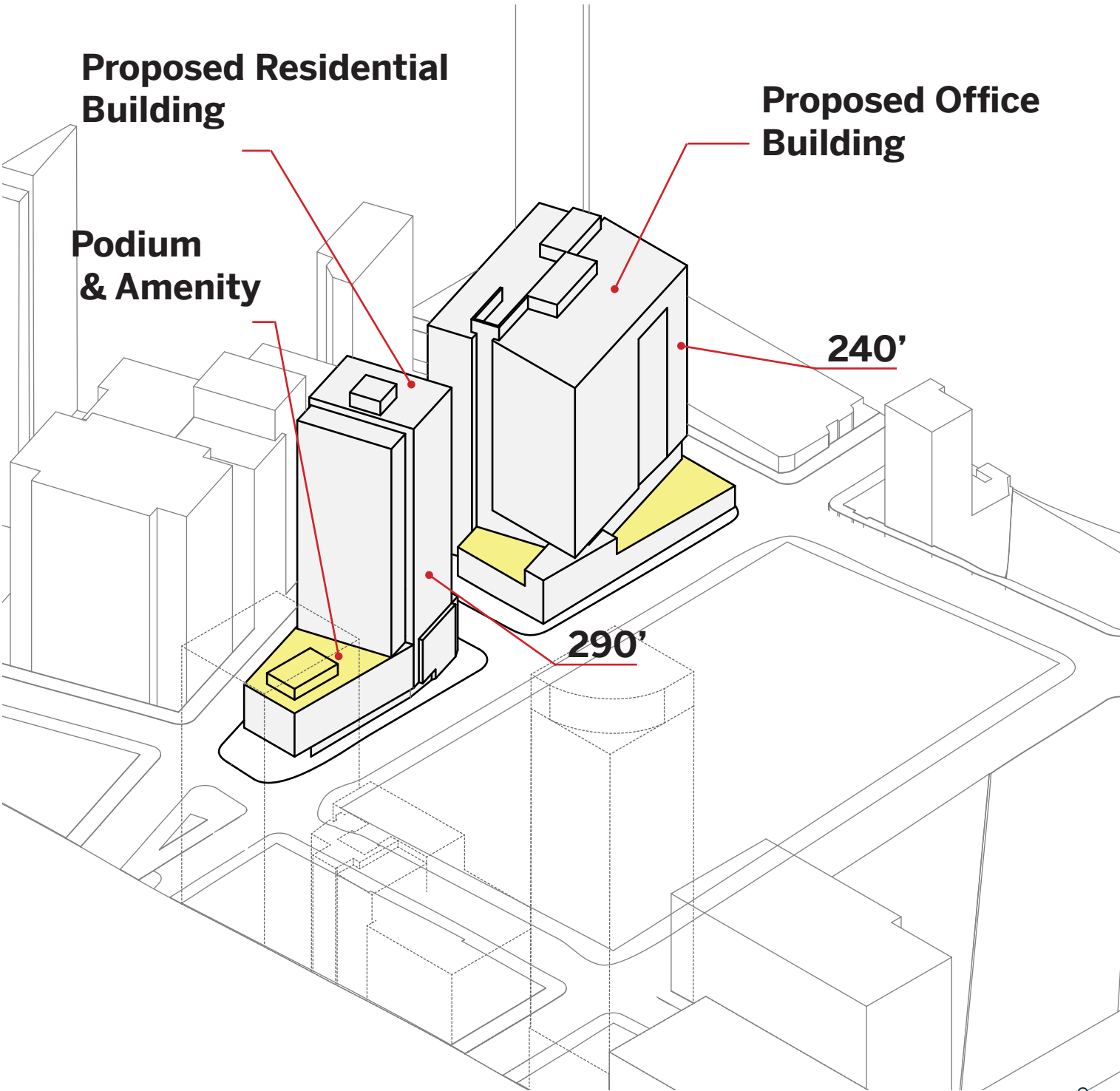


# URBAN FORM - CO. DEV.

WITHOUT VACATIONS



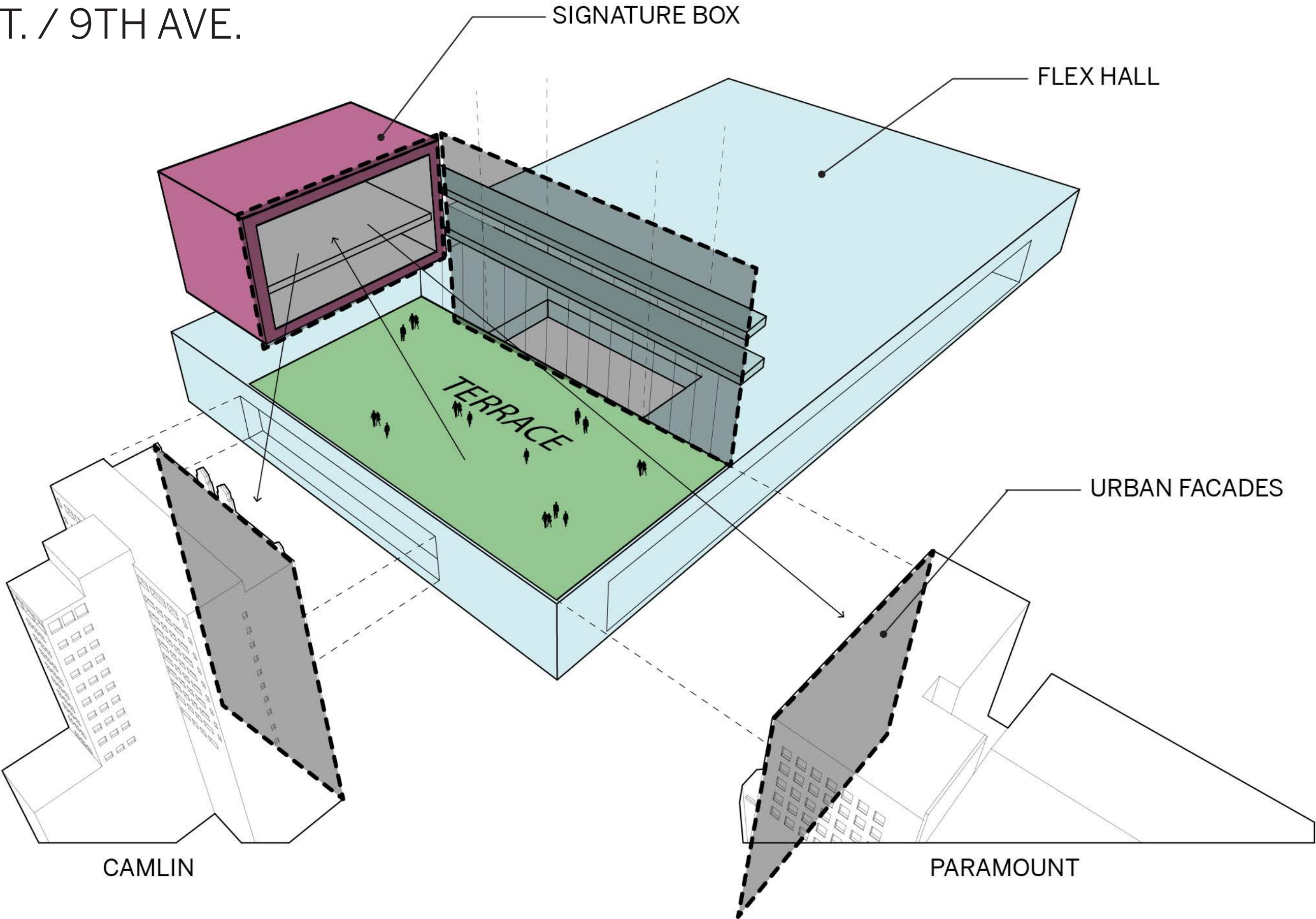
WITH VACATIONS





# URBAN FORM

PINE ST. / 9TH AVE.





# URBAN FORM

PINE ST. / 9TH AVE.





# URBAN FORM

BOREN AVE. / OLIVE WAY





# CHARACTERISTICS

## WHAT DOES THE PROJECT GAIN?

- Internal & subterranean loading & services
- FAR is gained from alley vacation, not transferred between sites due to vacations

## WHAT DOES THE PUBLIC GAIN?

- Improved urban form, scale and massing
- Greater setbacks for pedestrian & landscape spaces at grade
- Fewer access points
- Improved pedestrian experience with enhanced program at grade



# **“DO NO HARM” - IMPACTS OF VACATION**

- DEIS Briefing on 04/21/2016
- Improves pedestrian circulation
- Respects urban scale & lot patterns
- Upgrades utility infrastructure
- Respects transportation networks
- Creates more open space & massing modulation
- Minimizes service areas & access points



# SUSTAINABILITY

## ● TARGET: LEED SILVER



- STORM WATER MANAGEMENT- COLLECTION OF RAINWATER FOR TOILET FLUSHING
- LOW-FLOW PLUMBING FIXTURES
- WATER-EFFICIENT LANDSCAPING



- P.V. PANELS ON THE ROOF FOR ON-SITE ENERGY COLLECTION
- USE OF DAY LIGHT IN PRE-FUNCTION AREAS



- USE OF REGIONAL MATERIALS AND RECYCLED CONTENT
- BICYCLE AND ALTERNATIVE-TRANSPORTATION FRIENDLY



- RADIANT HEATING/ COOLING IN PRE-FUNCTION AREAS
- HEAT RECOVERY SYSTEM
- BUILDING SYSTEMS COMMISSIONING

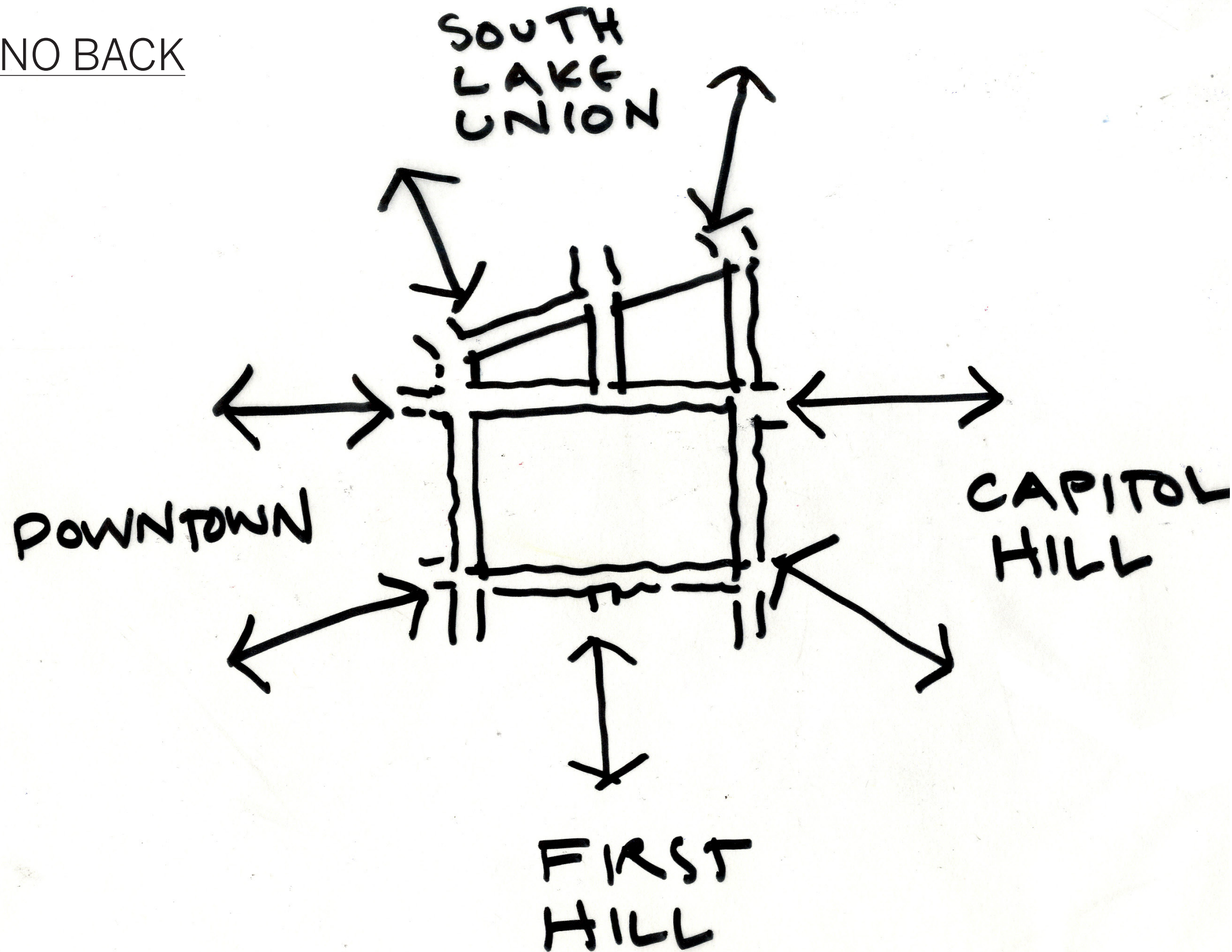


# **PEDESTRIAN EXPERIENCE**



# SITE

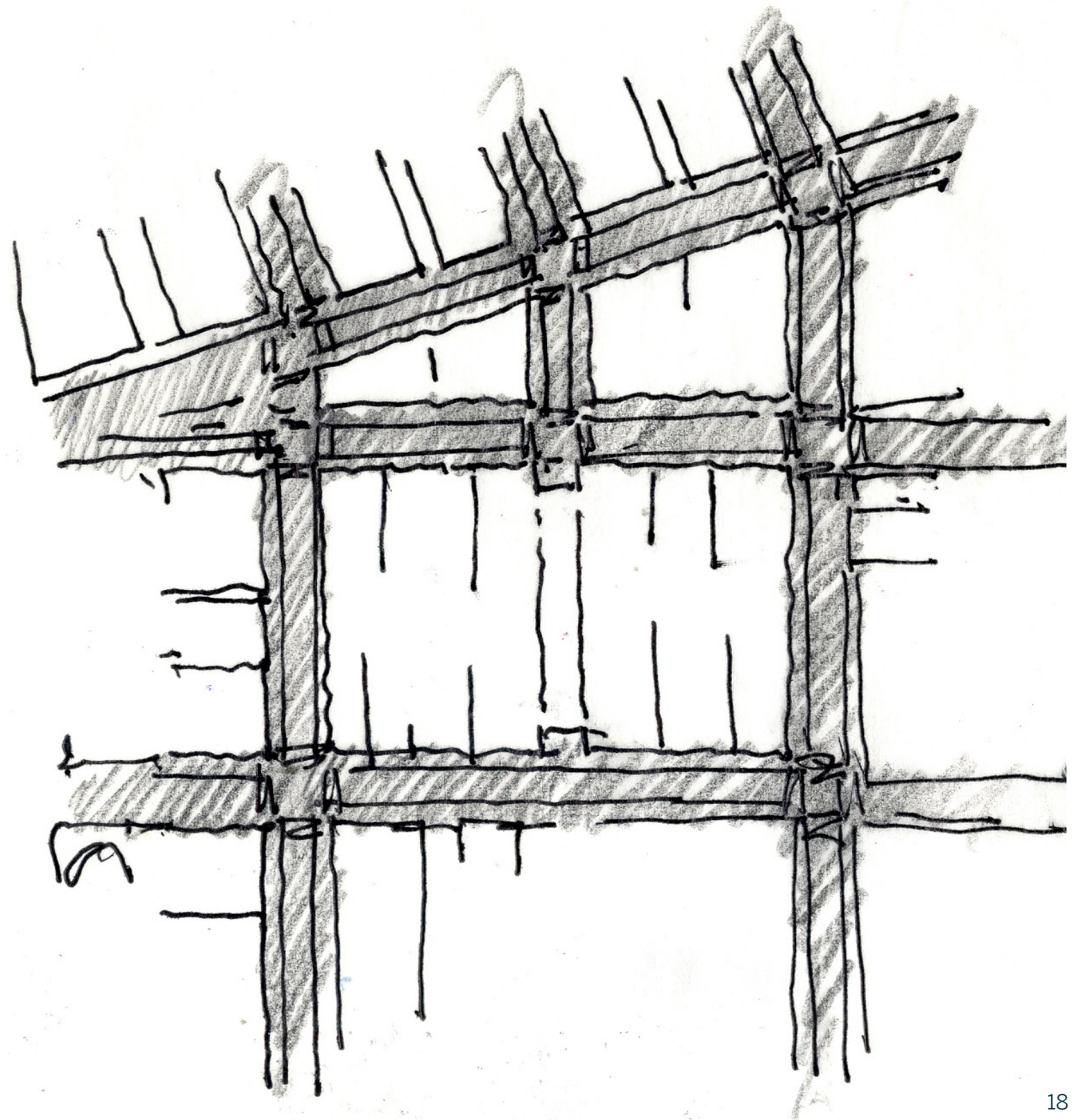
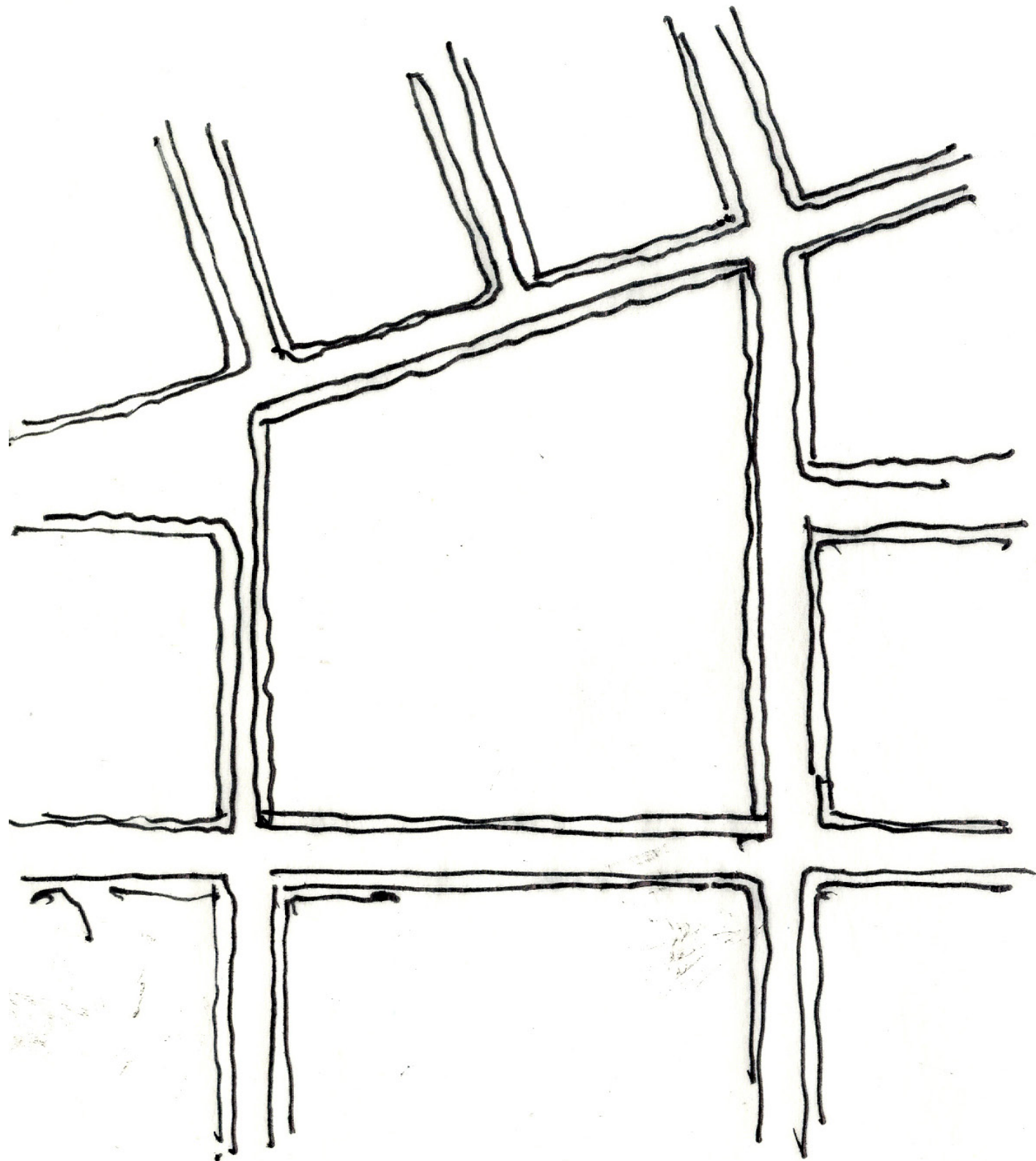
A CENTER, NO BACK





# SITE

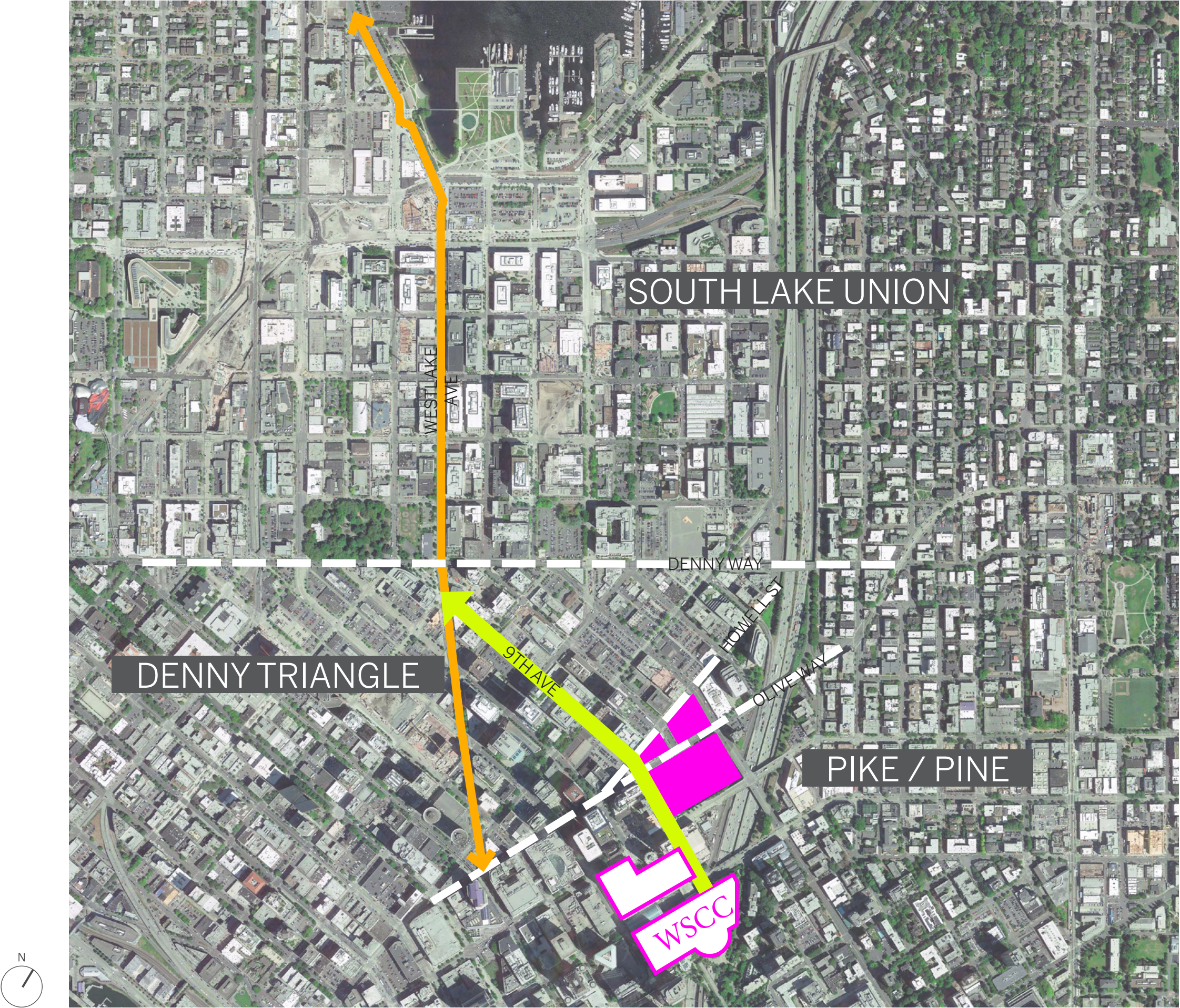
MULTI BLOCK NOT MEGA BLOCK





# 9TH AVE

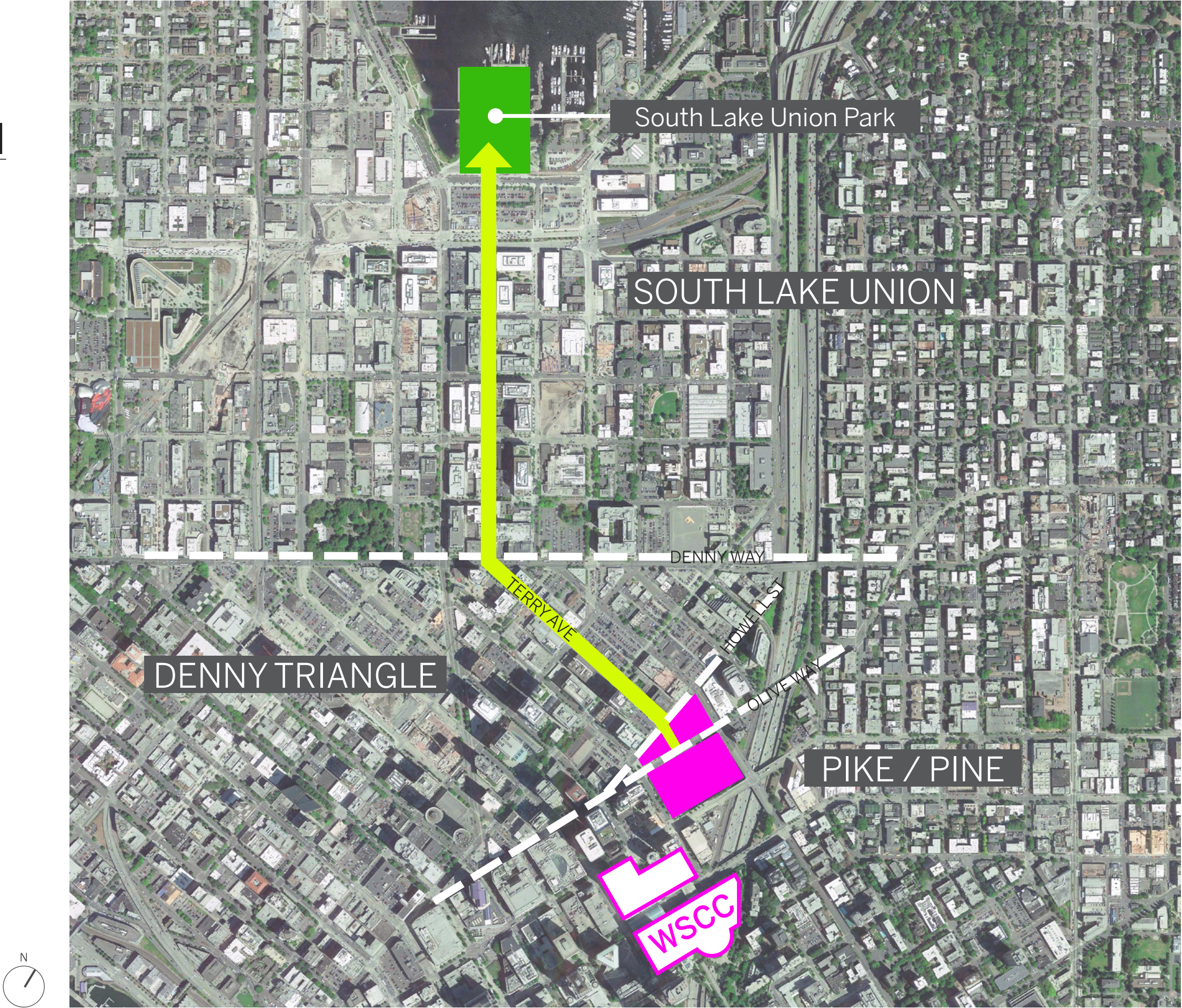
PIKE/PINE TO  
DENNY TRIANGLE  
CONNECTION





# TERRY AVE

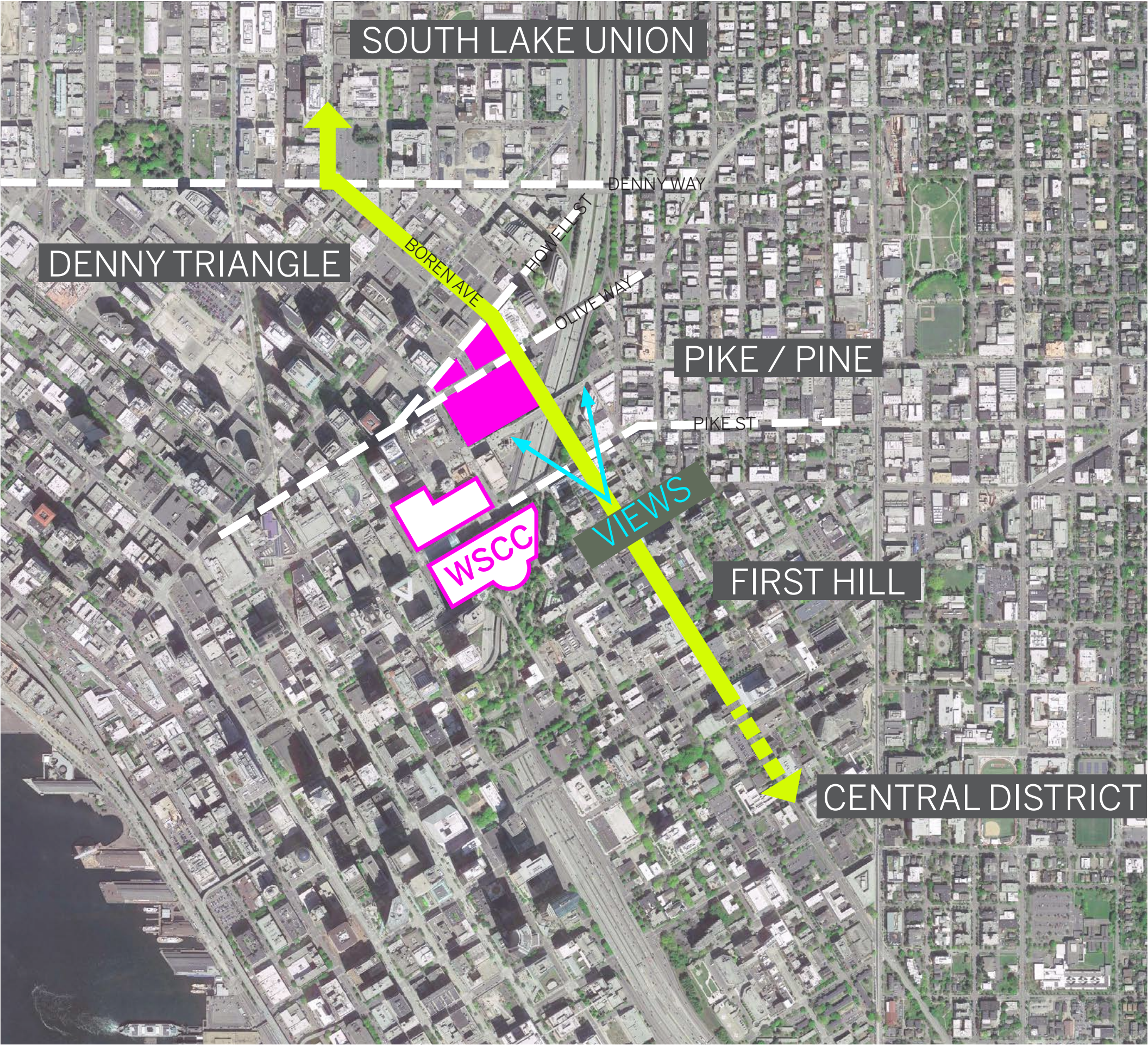
GREEN STREET TO  
SOUTH LAKE UNION





# BOREN AVE

CENTRAL BOULEVARD  
& GATEWAY



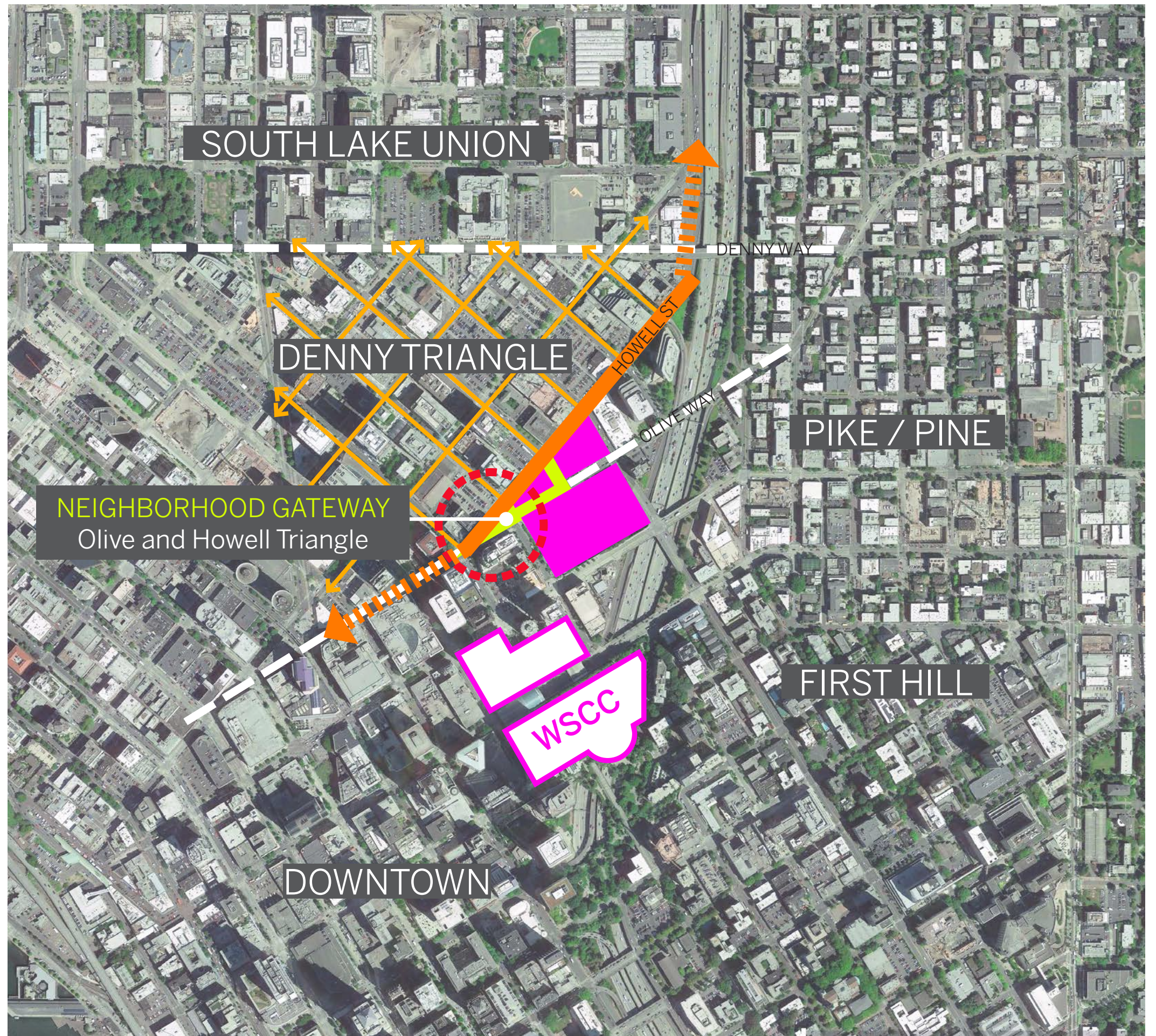


# HOWELL ST

## DENNY TRIANGLE

### NEIGHBORHOOD

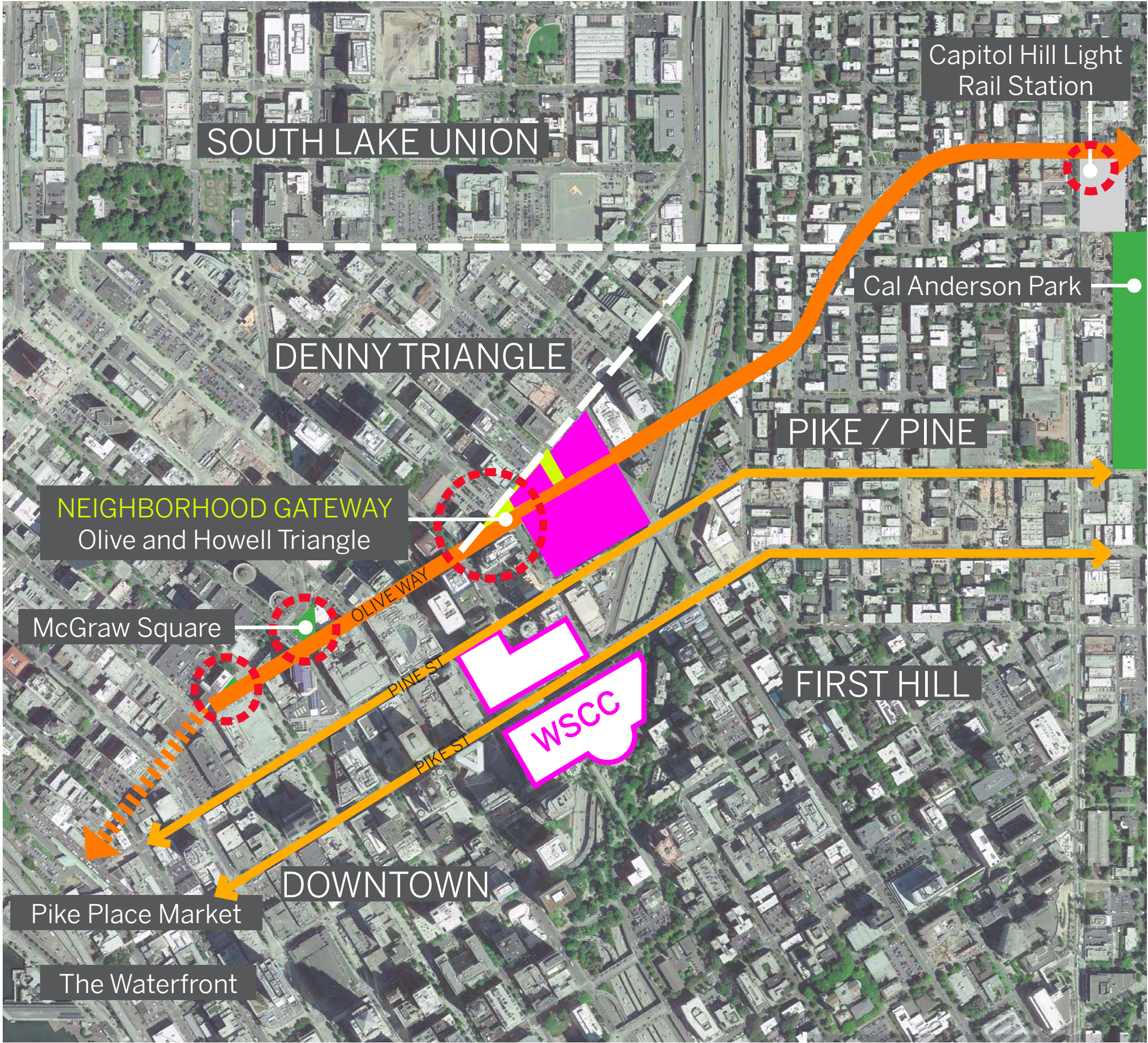
### CONNECTION





# OLIVE WAY

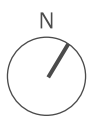
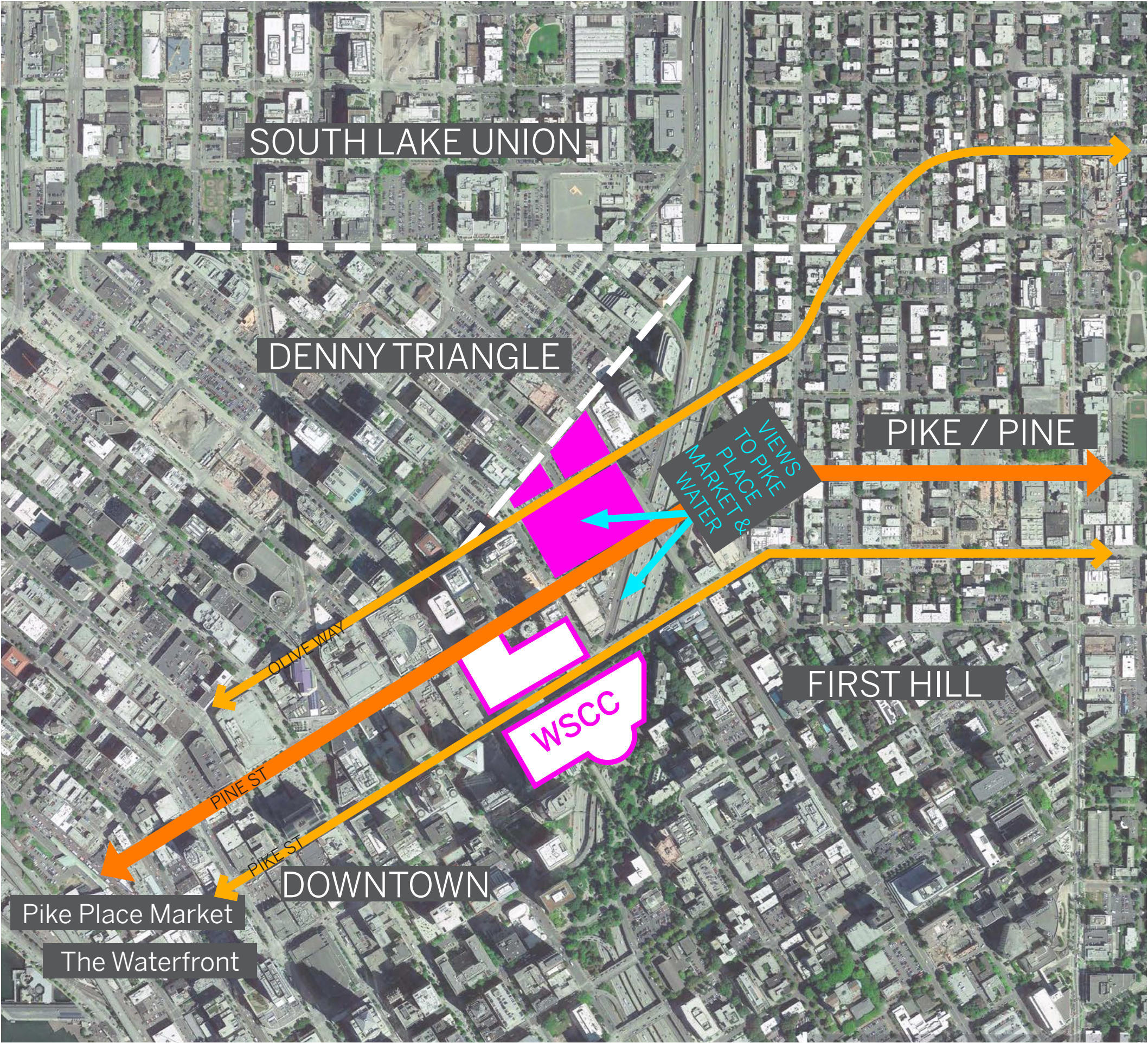
A SERIES OF URBAN  
ROOMS, WORKING  
TOGETHER WITH PIKE  
STREET AND PINE  
STREET





# PINE ST

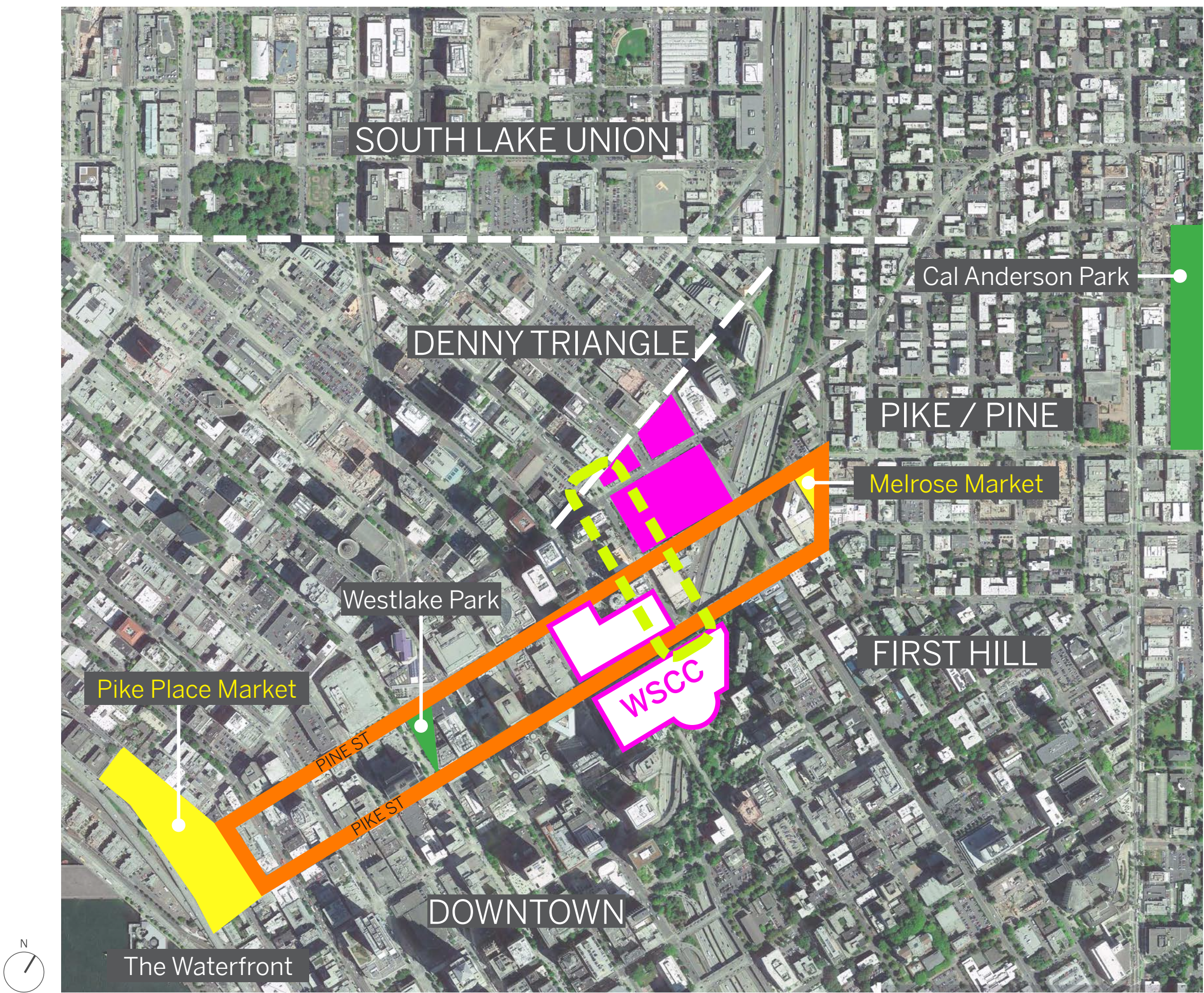
THE BIG SEATTLE  
VIEW





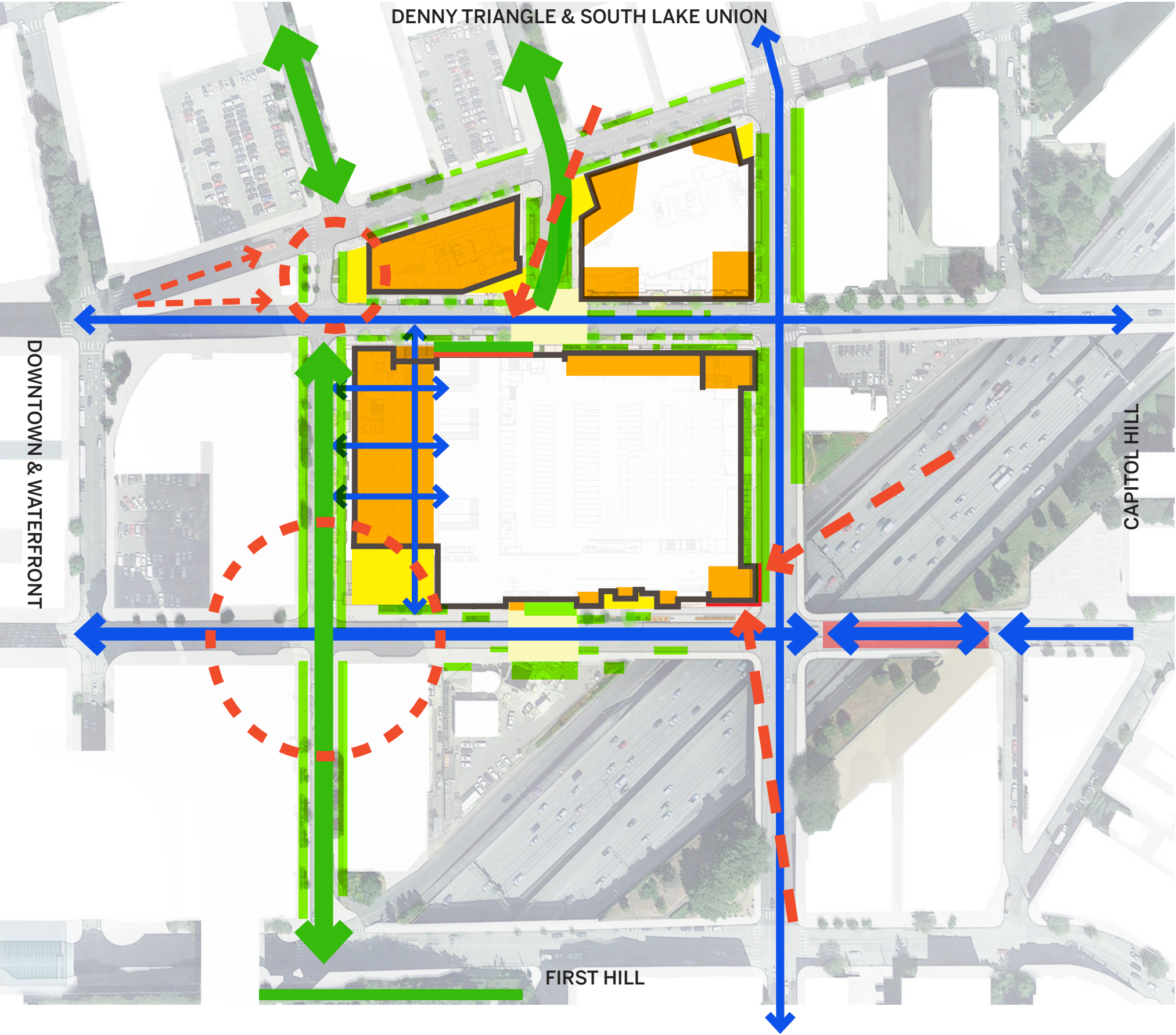
# PINE ST

MARKET-TO-  
MARKET  
CORRIDOR





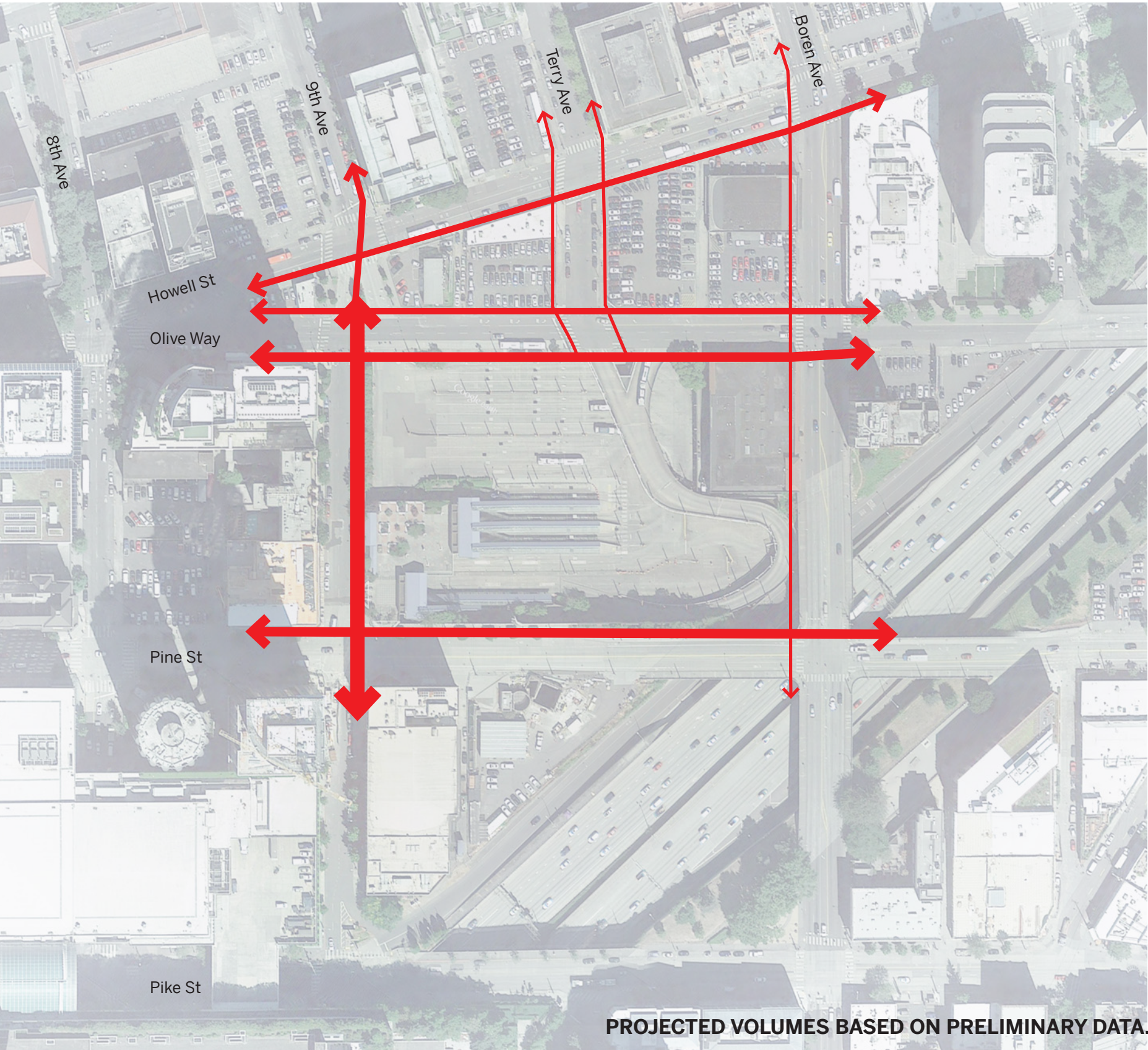
# CONTEXTUAL RESPONSES



- KEY**
- PRIMARY CIRCULATION CORRIDORS
  - DESIGNATED GREEN STREETS
  - STRONG VISUAL POINTS OF INTEREST
  - EXTERIOR PEDESTRIAN SPACES
  - STREET LEVEL RETAIL SPACES



# PEDESTRIAN MOVEMENT - EXISTING SITE



KEY



500+ PEDESTRIANS PER HOUR AT EVENING PEAK



300-500 PEDESTRIANS PER HOUR AT EVENING PEAK



150-300 PEDESTRIANS PER HOUR AT EVENING PEAK

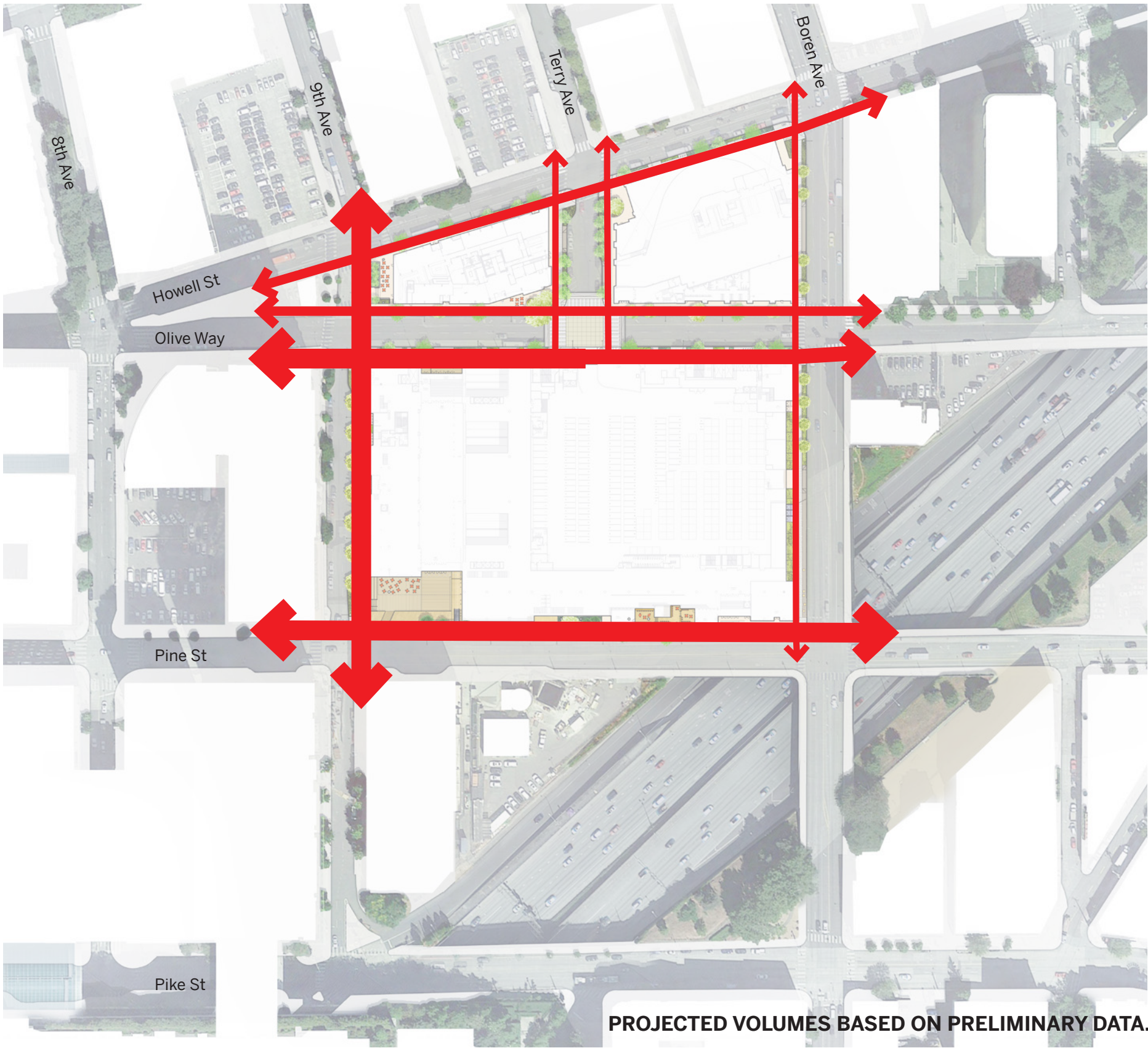


0-150 PEDESTRIANS PER HOUR AT EVENING PEAK










# PEDESTRIAN MOVEMENT - 2020



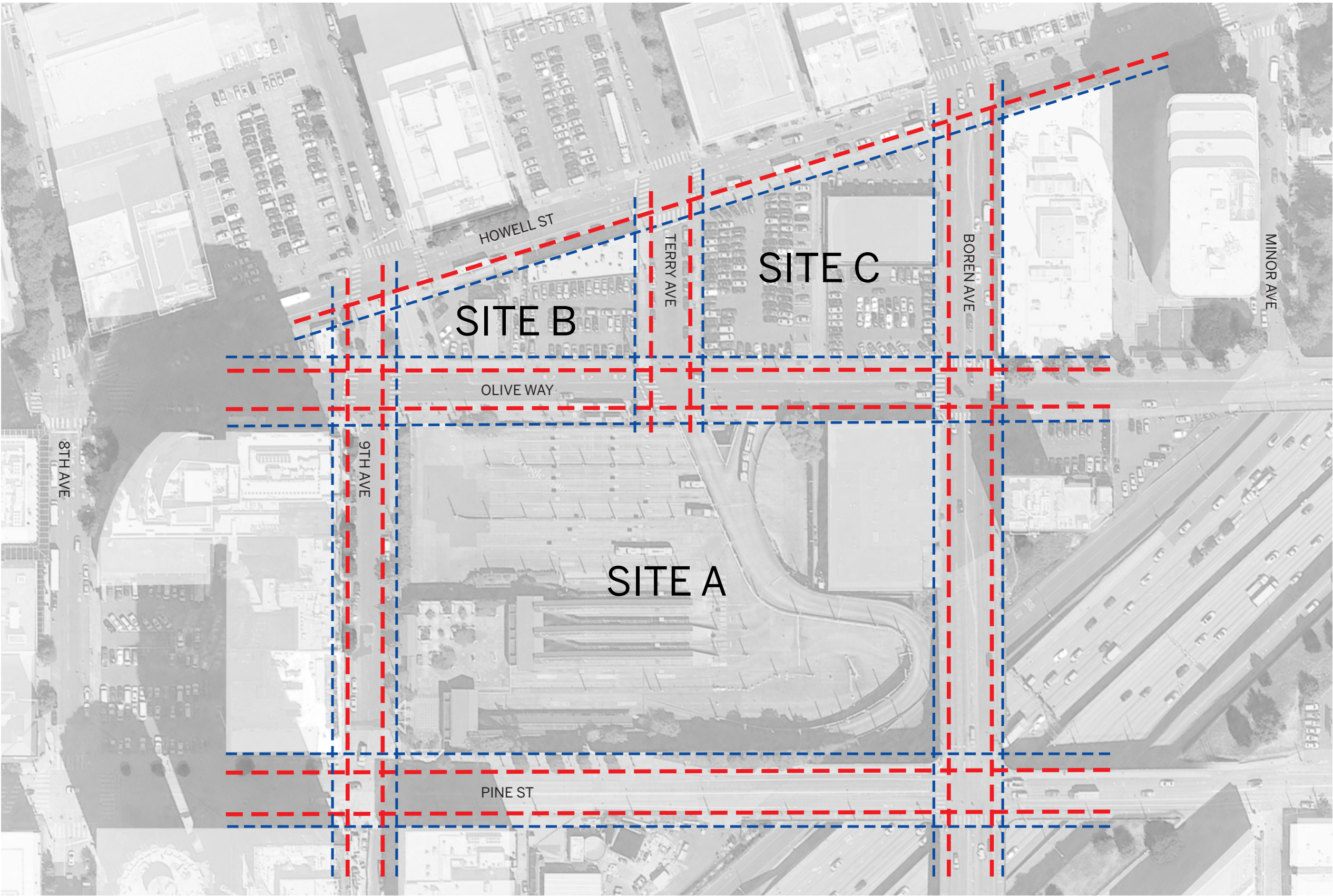
**KEY**

-  700-900 PEDESTRIANS PER HOUR AT EVENING PEAK
-  500-700 PROJECTED PEDESTRIANS PER HOUR AT EVENING PEAK
-  300-500 PROJECTED PEDESTRIANS PER HOUR AT EVENING PEAK
-  150-300 PROJECTED PEDESTRIANS PER HOUR AT EVENING PEAK
-  0-150 PROJECTED PEDESTRIANS PER HOUR AT EVENING PEAK



# URBAN CONNECTIVITY & CONTINUITY

EMPHASIZING CONTINUITY OF SIDEWALKS AND PEDESTRIAN EXPERIENCE FROM BLOCK-TO-BLOCK



**KEY**

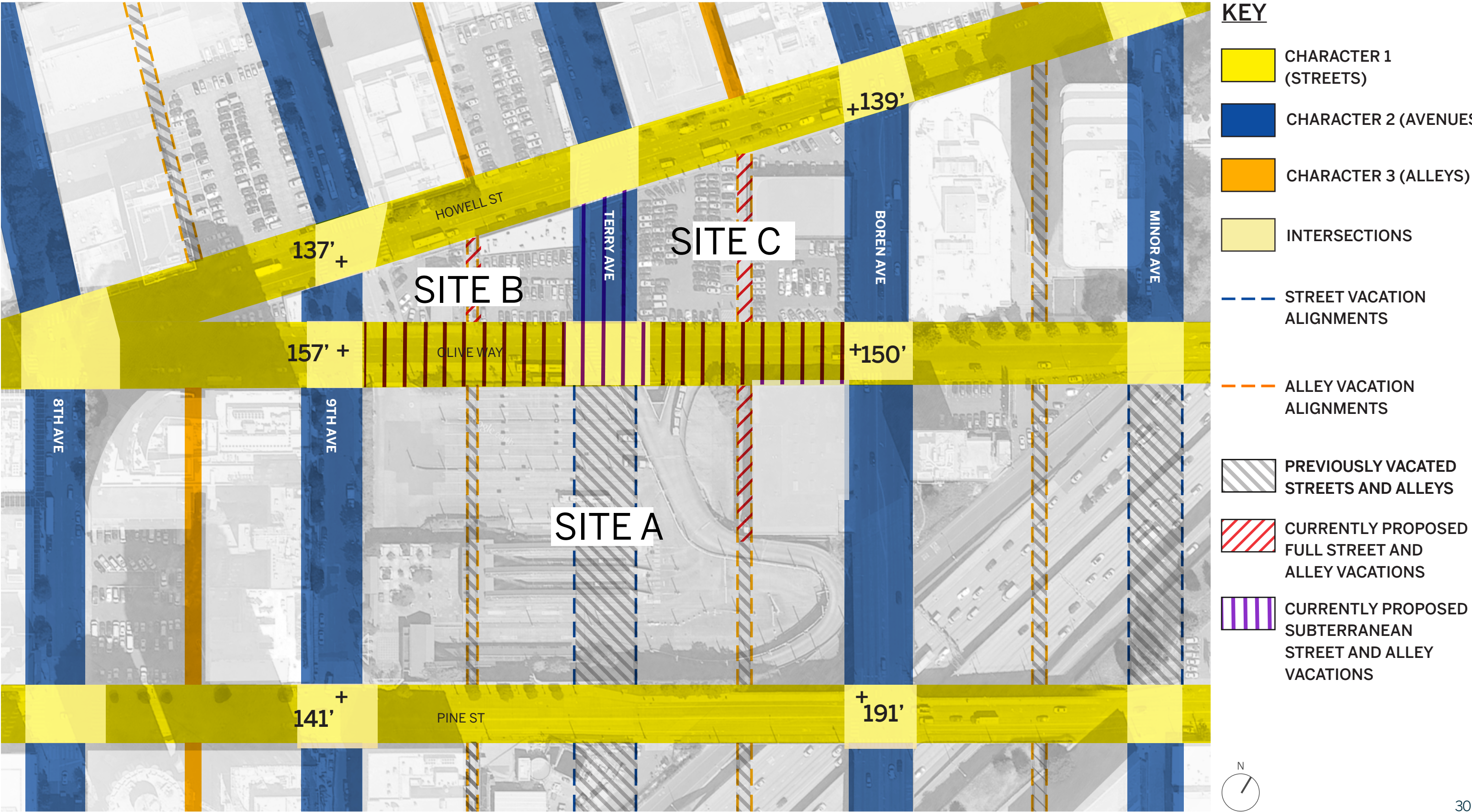
- DESIRED CURB ALIGNMENT FROM BLOCK-TO-BLOCK
- DESIRED BUILDING FACADE ALIGNMENT FROM BLOCK-TO-BLOCK





# ORIENTING STREETS AND AVENUES

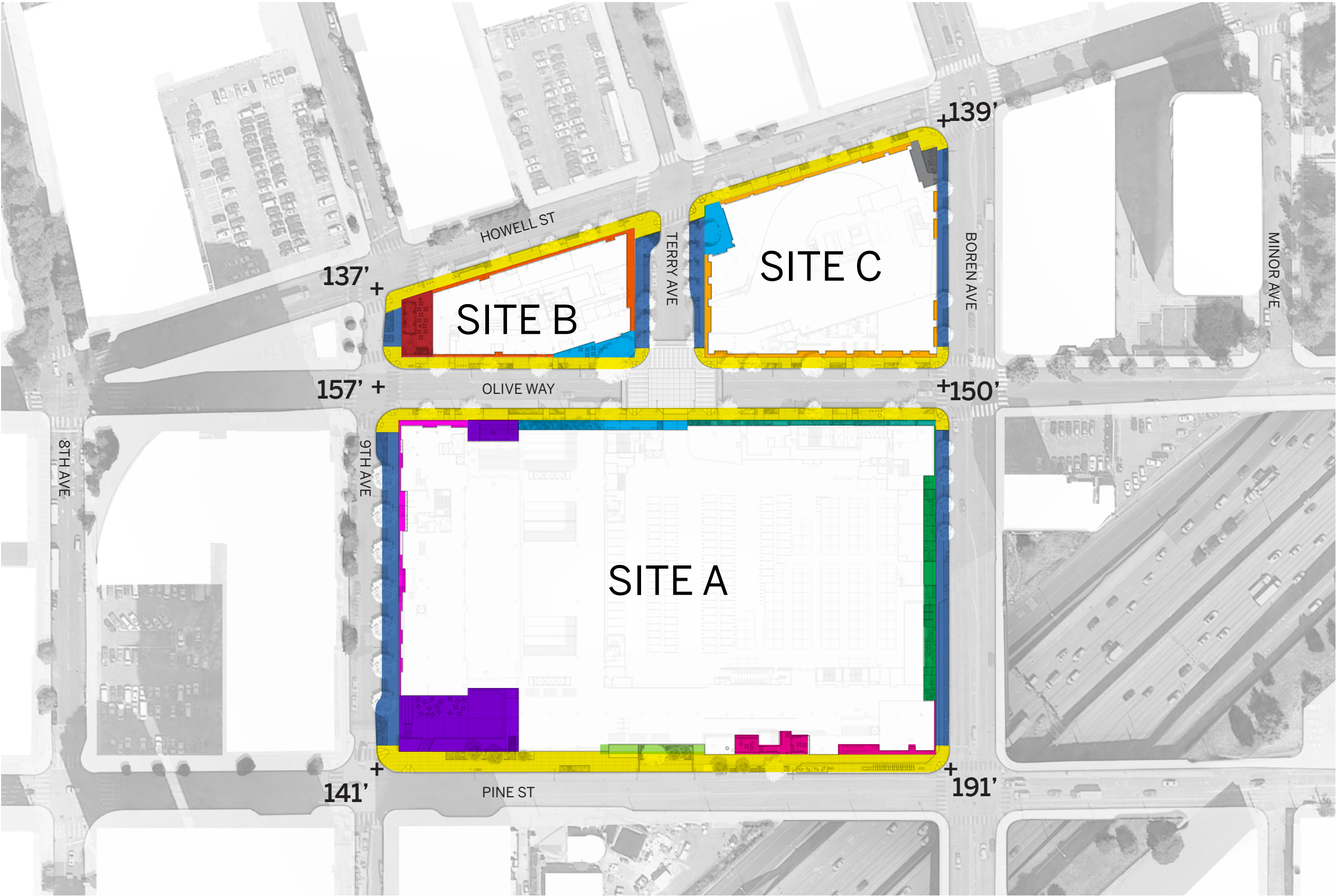
REINFORCING THE DISTINCT CHARACTERS AND SCALE OF DOWNTOWN STREETS, AVENUES, AND ALLEYS





# MULTIPLE IDENTITIES

## A VARIETY OF PEDESTRIAN EXPERIENCES



### SIDEWALK CHARACTER ZONES

- SIDEWALK CHARACTER 1 (STREETS)
- SIDEWALK CHARACTER 2 (AVENUES)

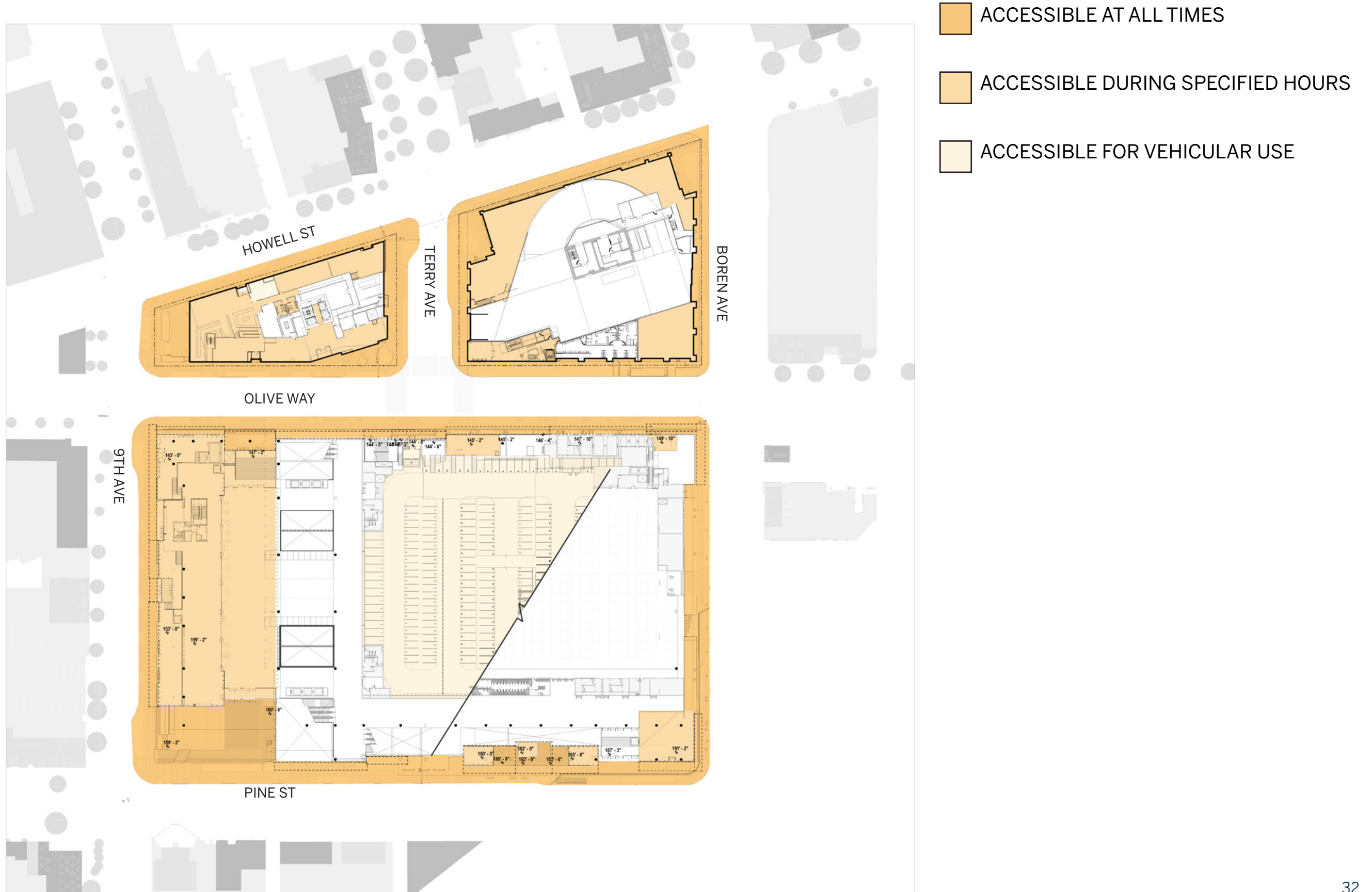
### EXTERIOR PROJECT CHARACTER ZONES

- TERRY GARDEN BLOCK
- BOREN GREEN
- OLIVE GARDEN EDGE
- TERRY TERMINUS
- PUBLIC PLAZA
- 9TH AVE MARKET
- PINE ST WALK-UPS
- 9TH AVE GRID SHIFT
- RESIDENTIAL BLOCK
- OFFICE BLOCK
- BOREN CORNER



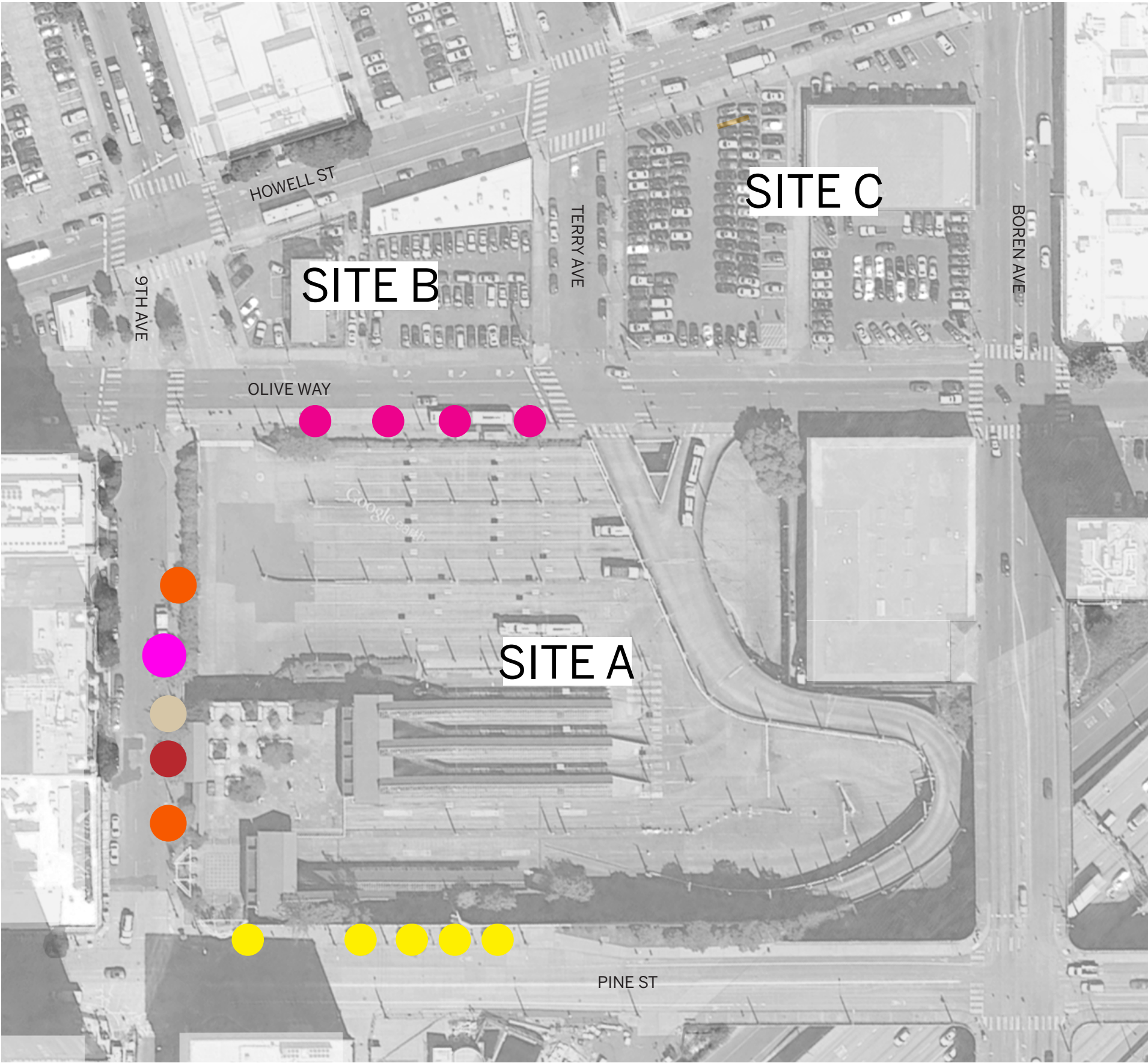


# PUBLIC ACCESS & EQUITY





# STREET TREES - EXISTING

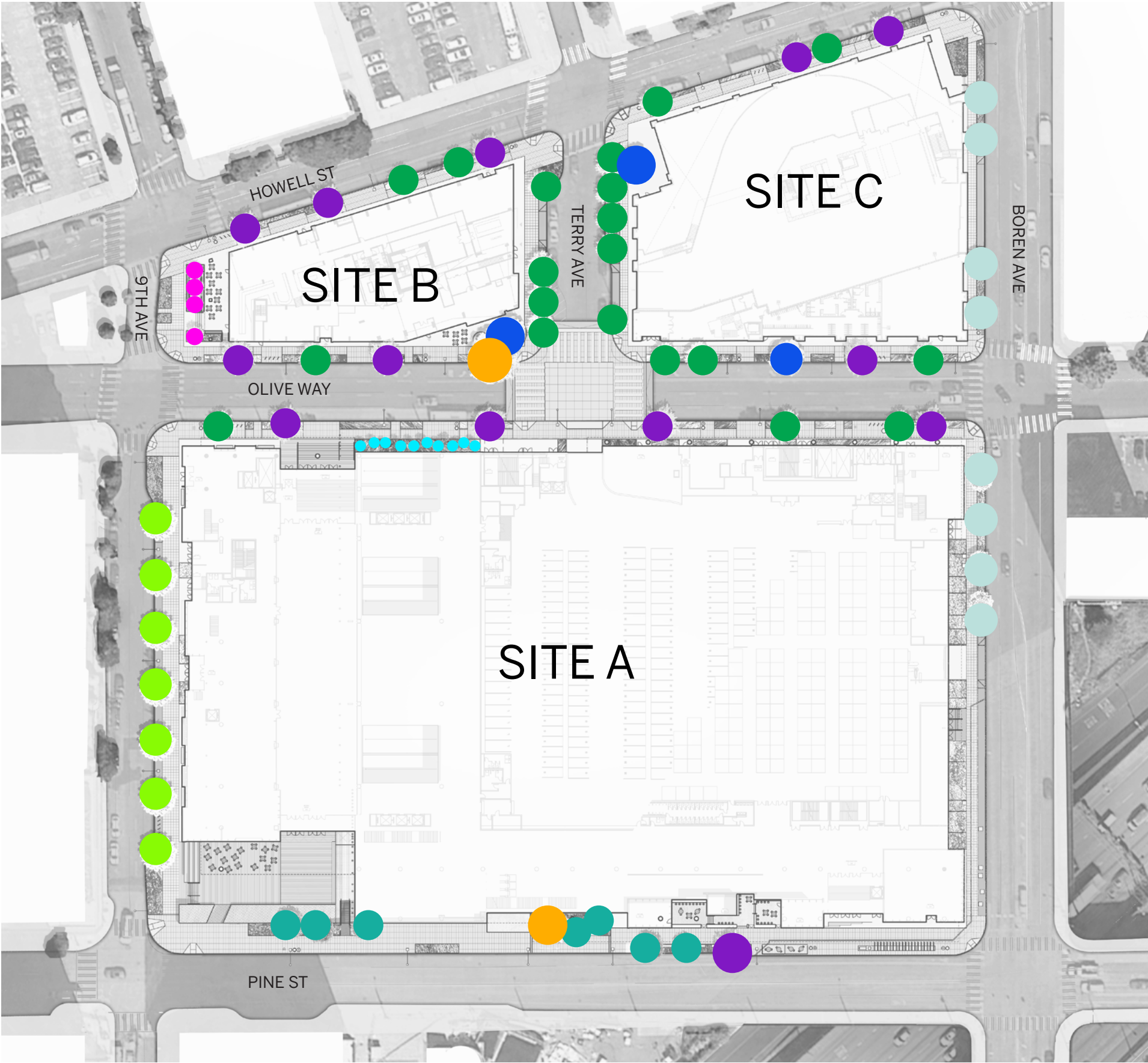


## EXISTING TREE SPECIES

- ACER PSEUDOPLATANUS  
SYCAMORE MAPLE
- ACER PLATANOIDES  
NORWAY MAPLE
- GINKO BALBOA  
GINKGO, MAIDENHAIR TREE
- TILIA CORDATA  
LITTLELEAF LINDEN
- ZELKOVA SERRATA 'VILLAGE GREEN'  
VILLAGE GREEN ZELKOVA



# STREET TREES - PROPOSED

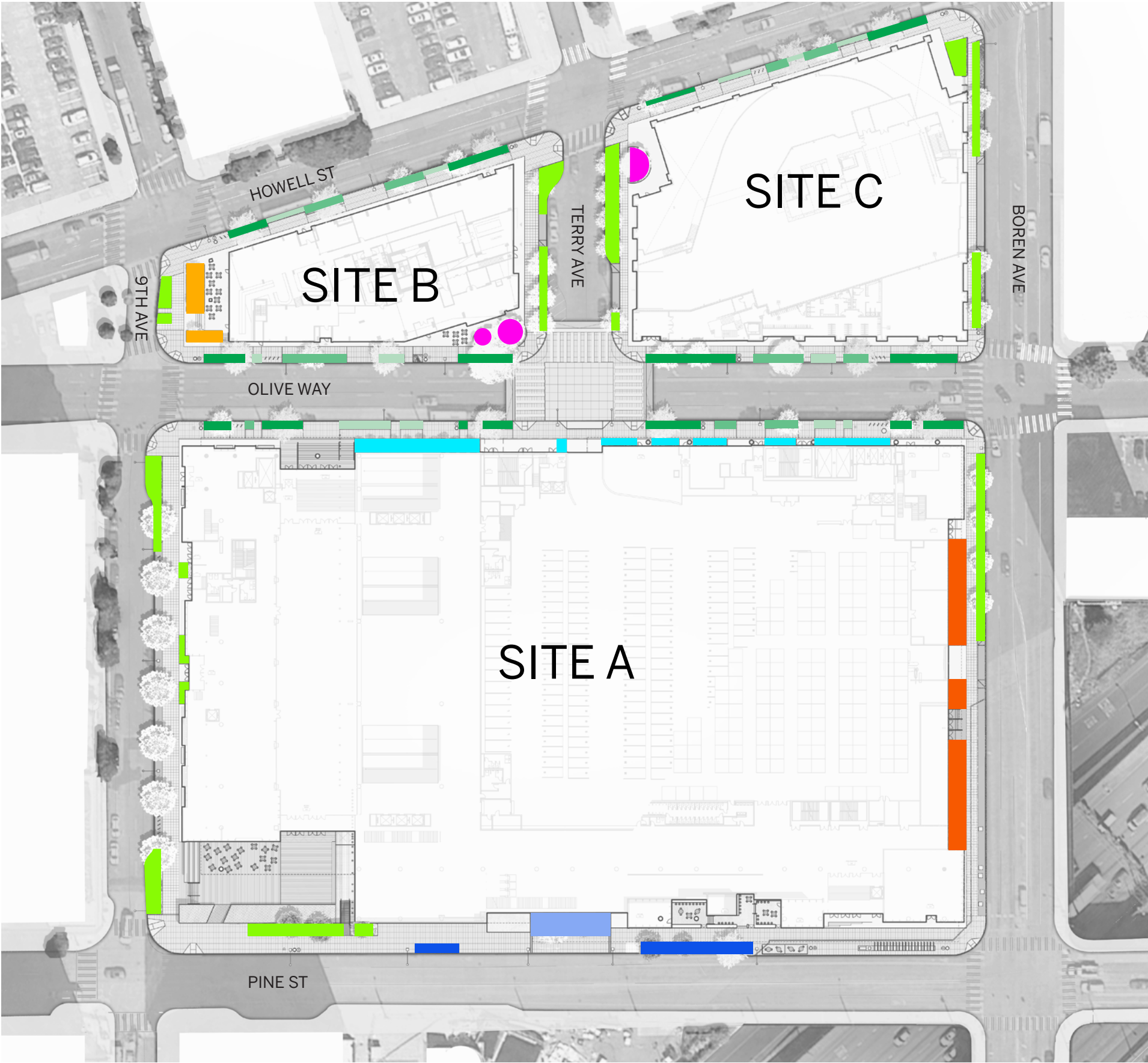


## PROPOSED TREE SPECIES

-  ACER CIRCINATUM  
VINE MAPLE
-  ACER MACROPHYLLUM  
BIGLEAF MAPLE
-  ACER RUBRUM  
RED MAPLE
-  FRAXINUS LATIFOLIA  
OREGON ASH
-  PINUS CONTORTA VAR. CONTORTA  
SHORE PINE
-  PLATANUS X ACERFOLIIA  
COLUMBIA PLANETREE
-  RHODODENDRON MACROPHYLLUM  
PACIFIC RHODODENDRON
-  QUERCUS GARRYANA  
GARRY OAK
-  ZELKOVA SERRATA 'GREI  
JAPANESE ZELKOVA



# PLANTING CHARACTER

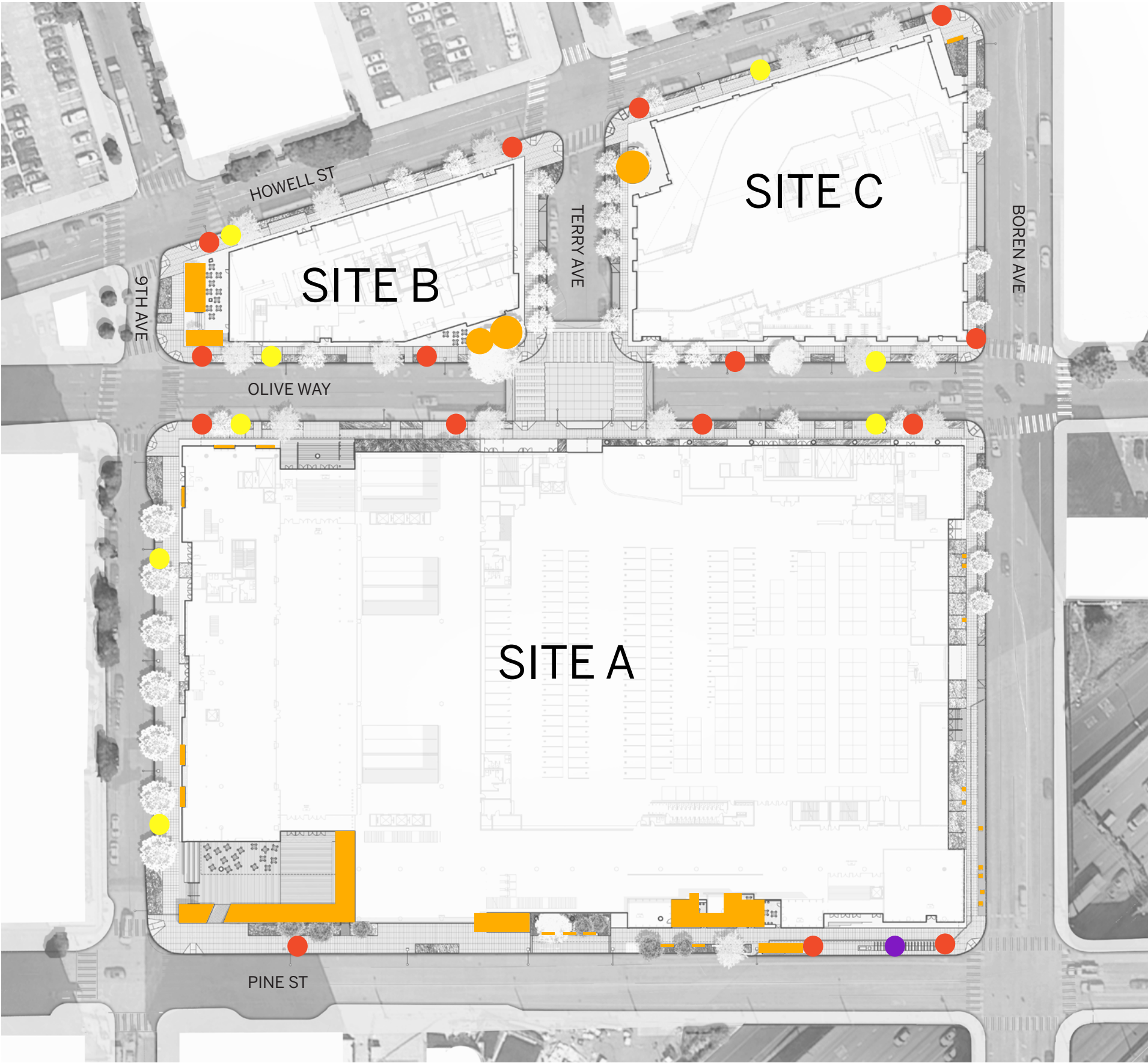


## PROPOSED PLANTING CHARACTER ZONES

- TERRY GARDEN PLANTERS
- BOREN FERN GARDEN
- 9TH PLAZA PLANTERS
- AVENUE MIX
- OLIVE & HOWELL STREET MIXES
- OLIVE FACADE MIXES
- PINE ST MIXES



# STREET FURNISHINGS



● TOFINO BICYCLE RACK



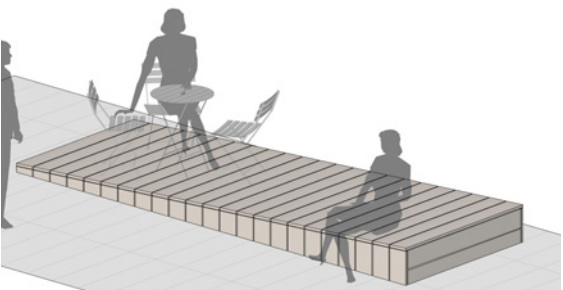
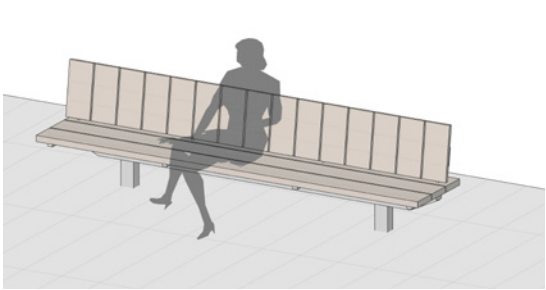
● TRASH/RECYCLING RECEPTACLE



● BIKE SHARE STATION



PLANTING PROTECTION FENCE  
(ADJOINING ALL PLANTING AREA)

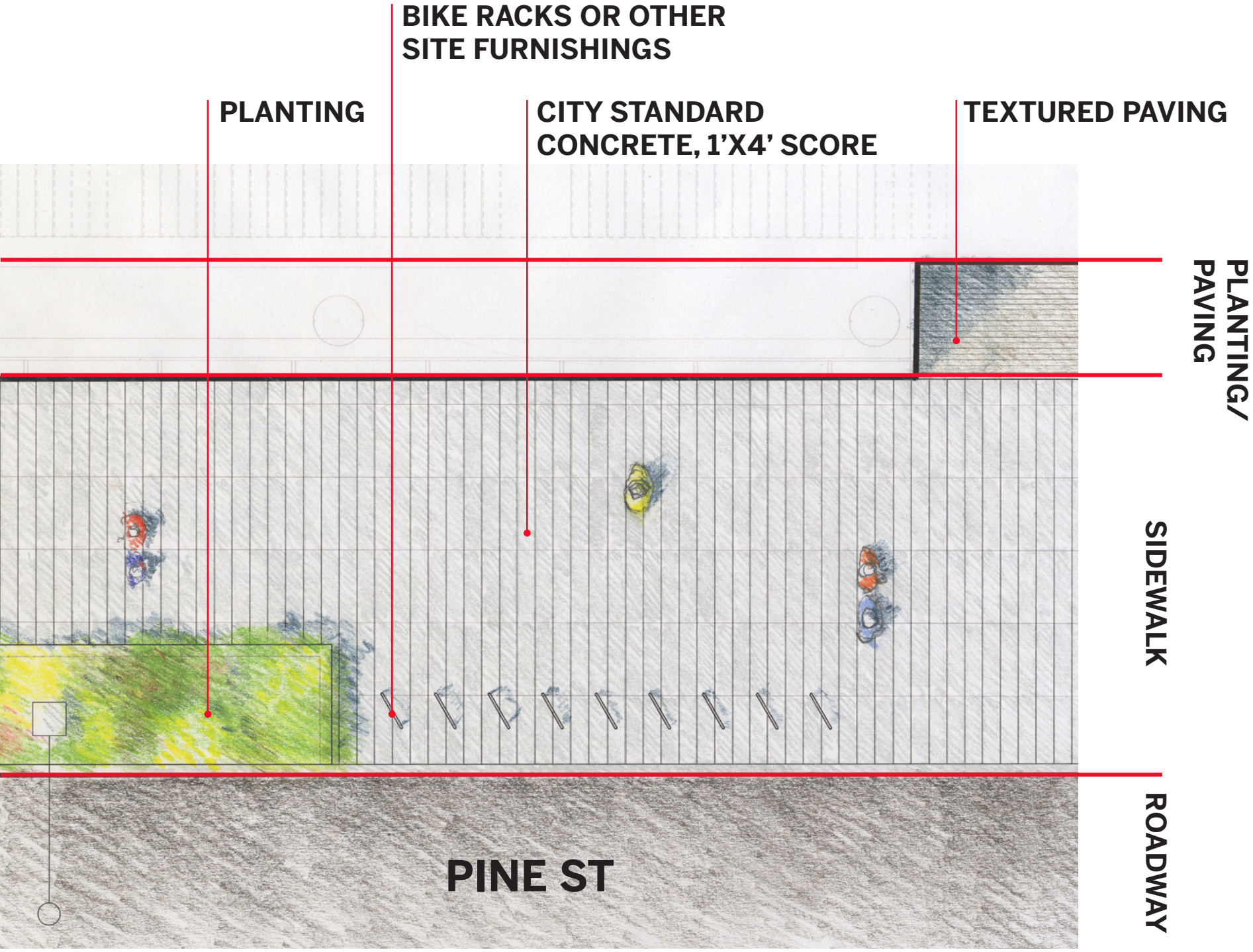
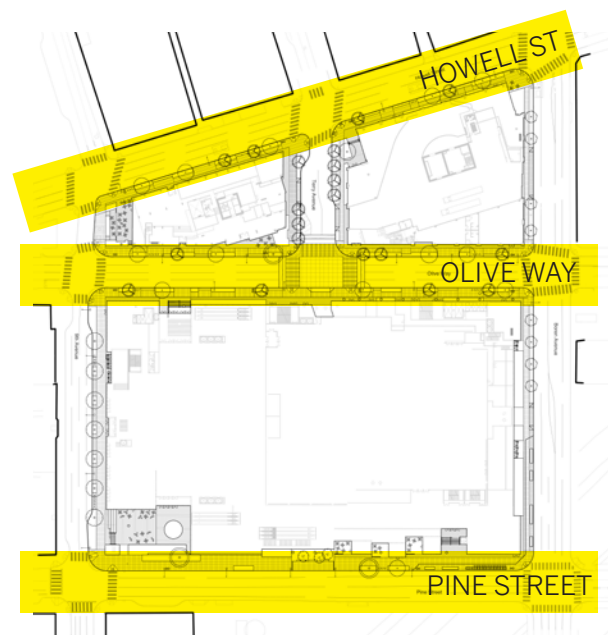


■ CUSTOM STREET FURNISHINGS



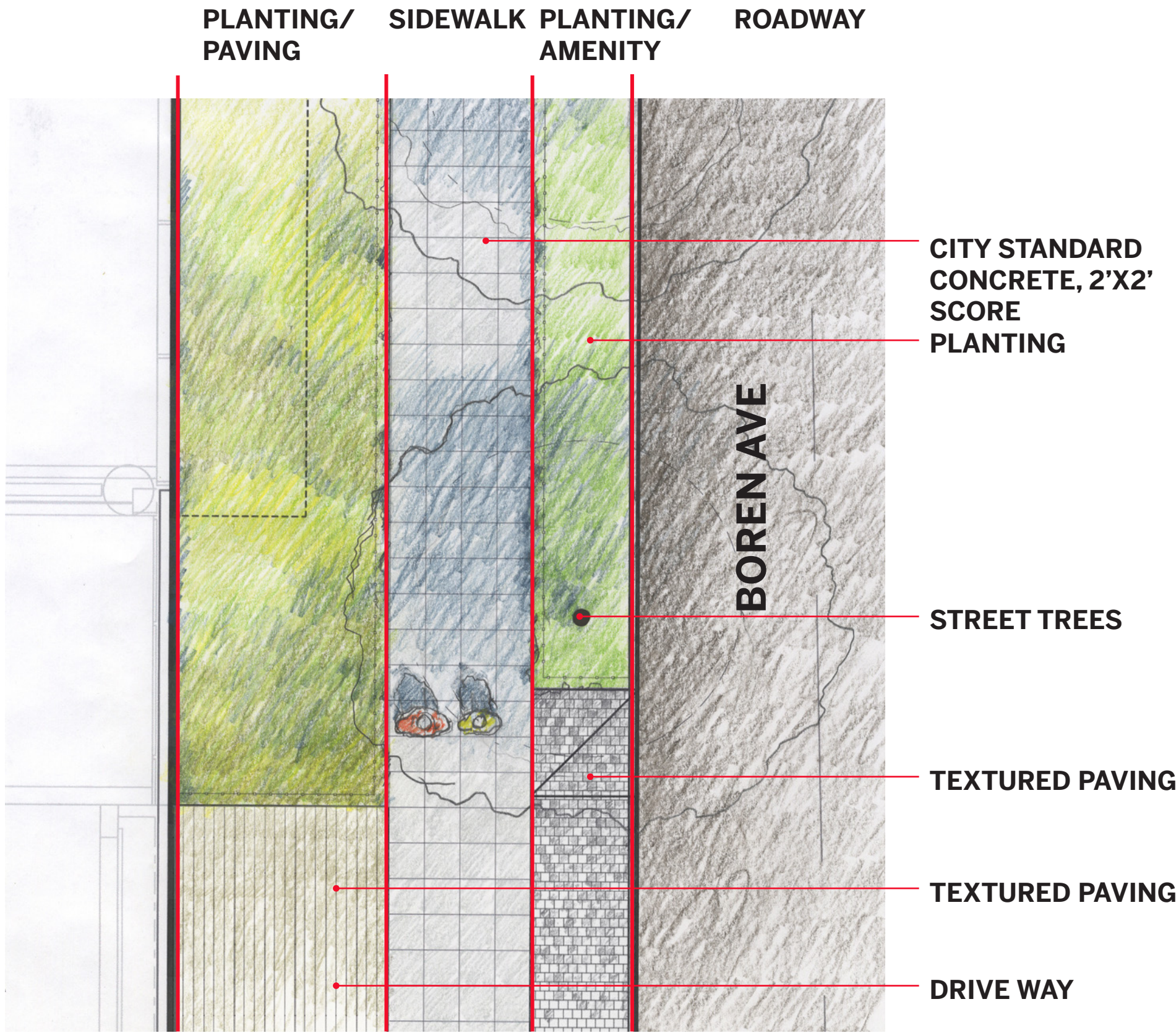
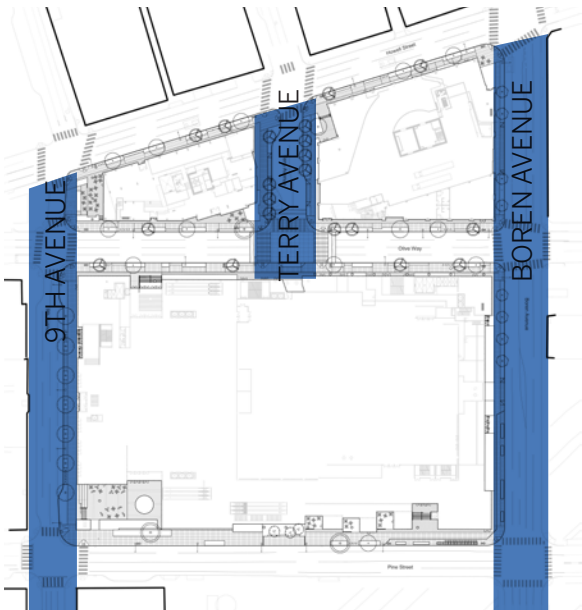


# STREET CHARACTER



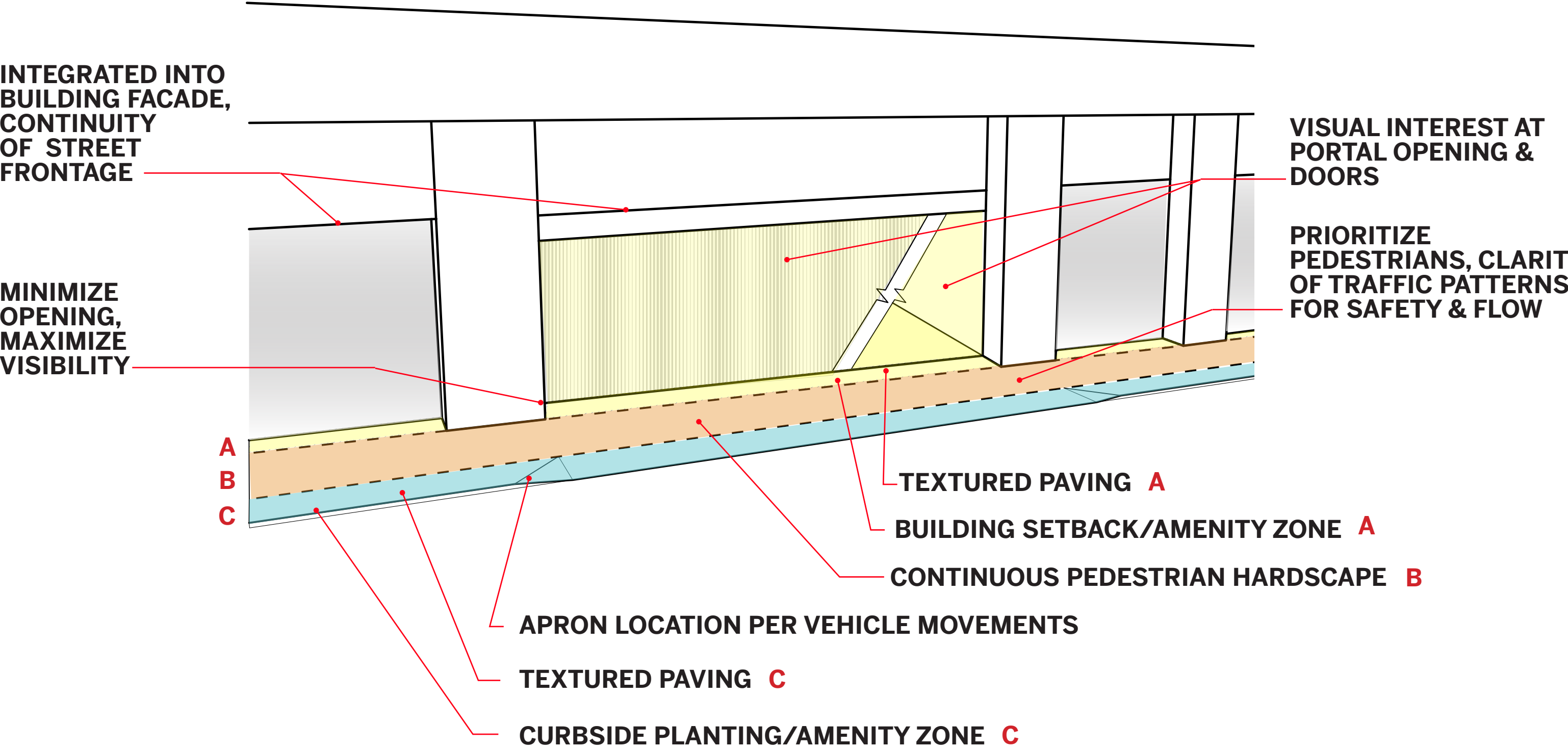


# AVENUE CHARACTER





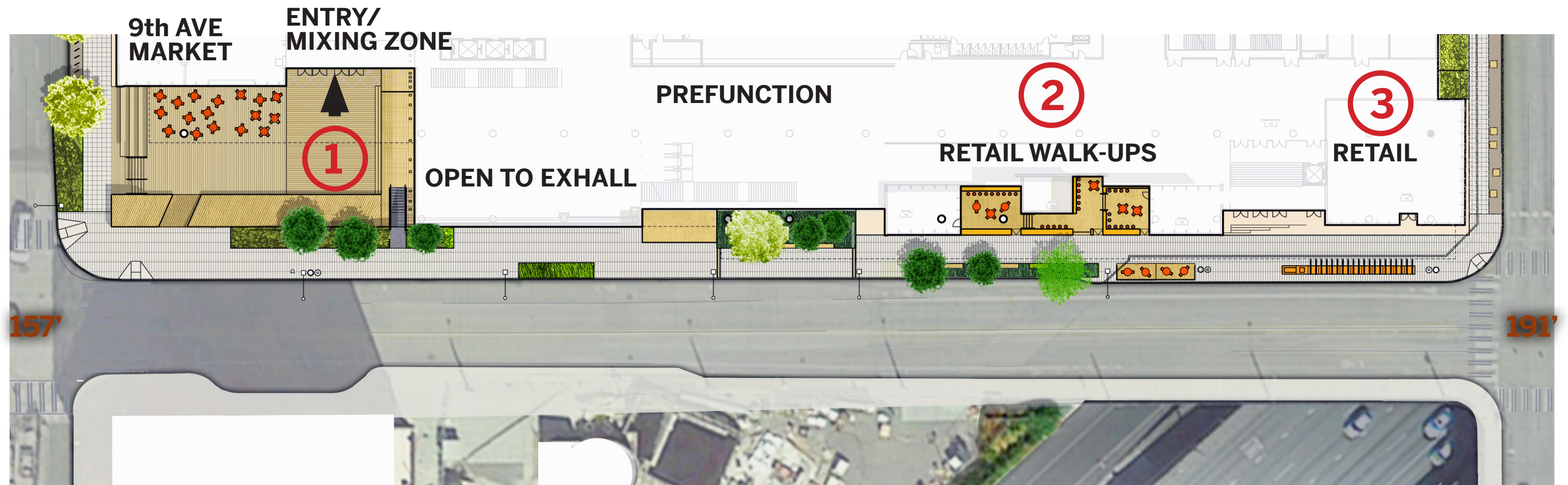
# GENERAL APPROACH TO DRIVEWAYS





# PINE STREET

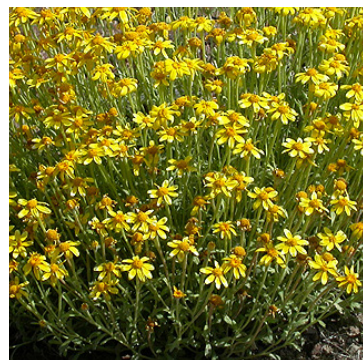
## PEDESTRIAN EXPERIENCE





# PINE STREET

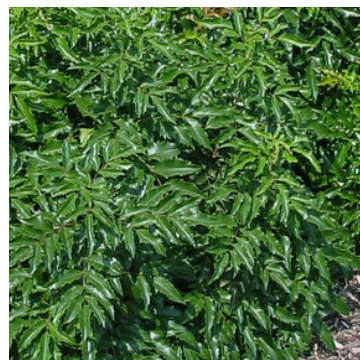
## PLANTING



*Eriophyllum lanatum*  
Oregon Sunshine



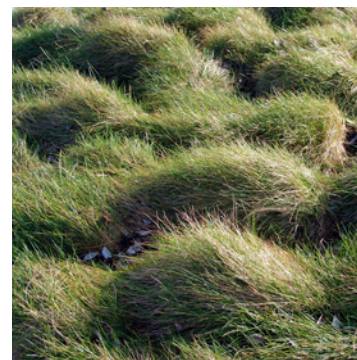
*Gaultheria shallon*  
Salal



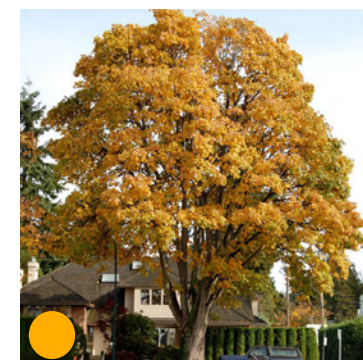
*Mahonia aquifolium* 'Compacta'  
Compact Oregon Grape



*Nassella tenuissima*  
Mexican Feather Grass



*Festuca rubra* 'Molate'  
Molate Red Fescue



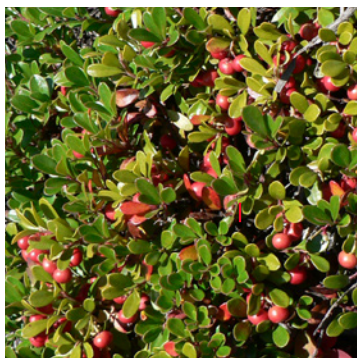
*Acer macrophyllum*  
Bigleaf Maple



*Pinus contorta* var. *contorta*  
Shore Pine



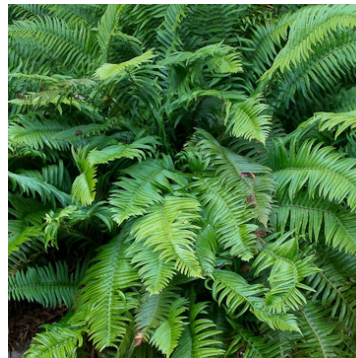
*Rosa nutkana*  
Nootka Rose



*Arctostaphylos uva-ursi*  
'Massachusetts'  
Massachusetts Kinnikinnick



*Mahonia nervosa*  
Dwarf Oregon Grape



*Polystichum munitum*  
Sword Fern



*Festuca roemerii*  
Roemer's Fescue



*Zelkova serrata* 'Green Vase'  
Japanese Zelkova



# PINE STREET

## FURNISHING



Tofino Bicycle Rack



Trash/Recycling Receptacle



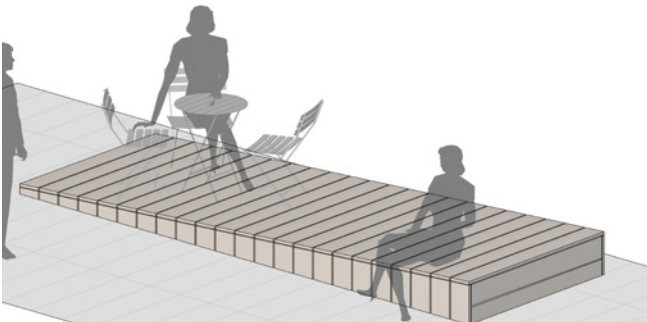
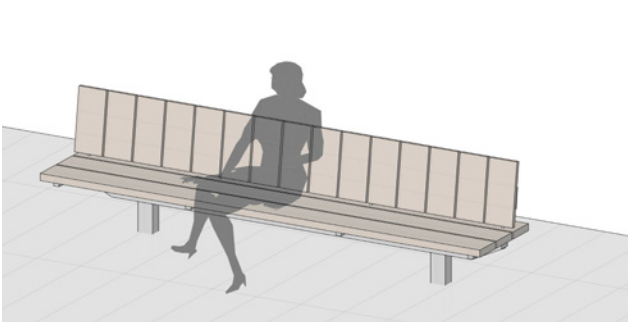
Custom Street Furnishings



Planting Protection Fence  
(Adjoining all planting area)



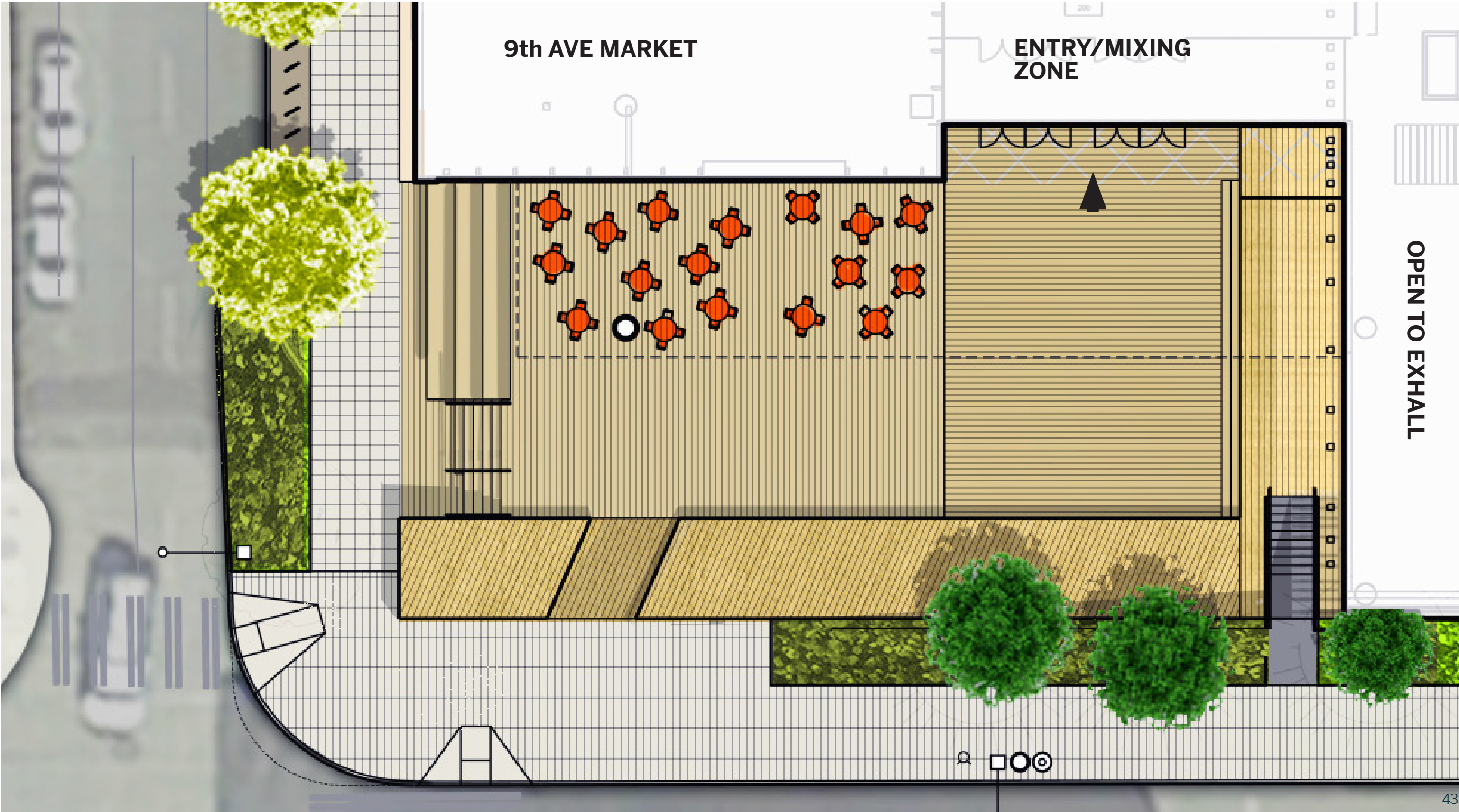
Bike Share Station





# PINE STREET

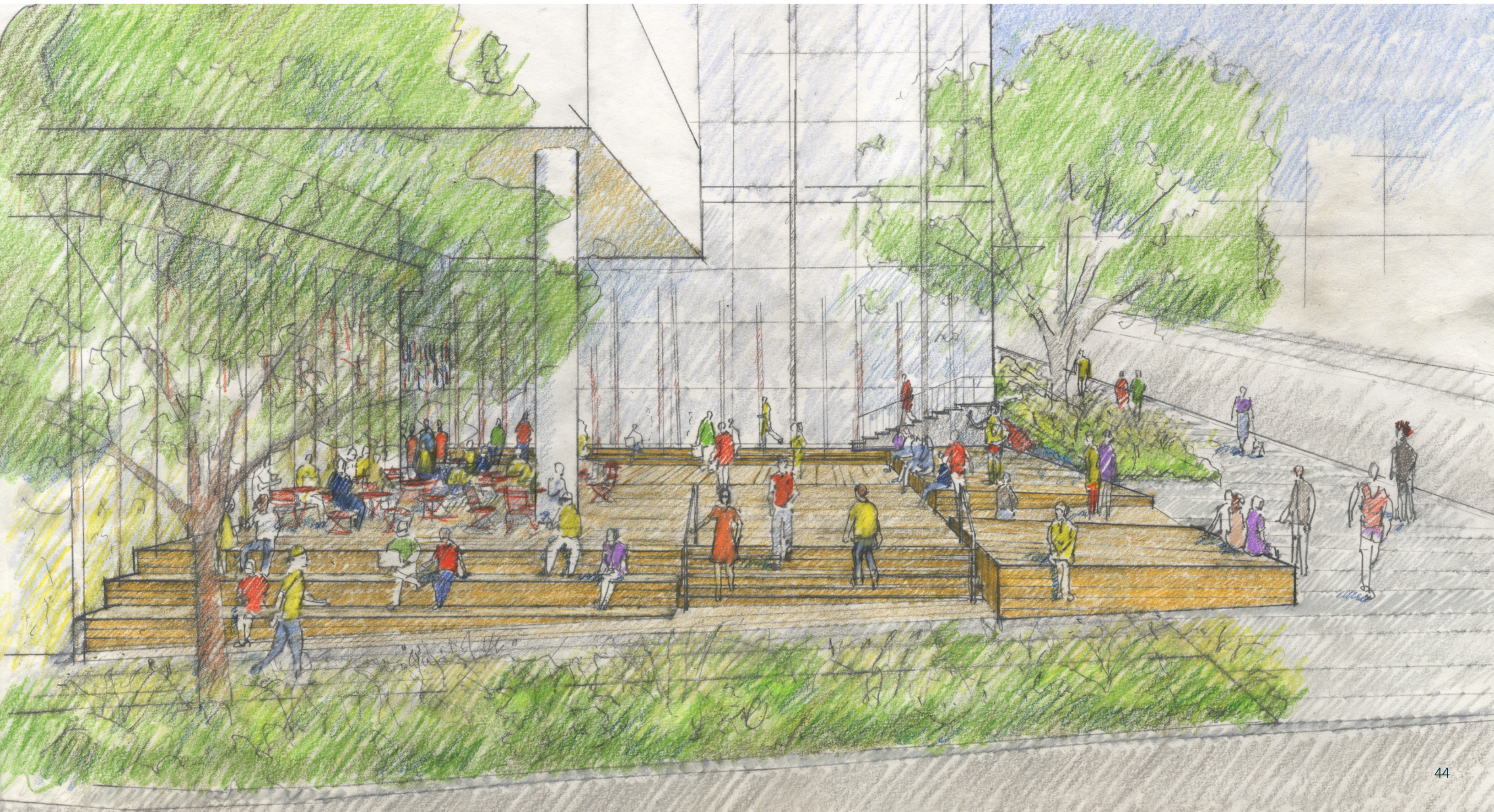
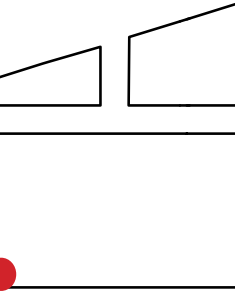
PLAZA





# PINE STREET

## PLAZA





# PINE STREET

PLAZA





# PINE STREET

PLAZA





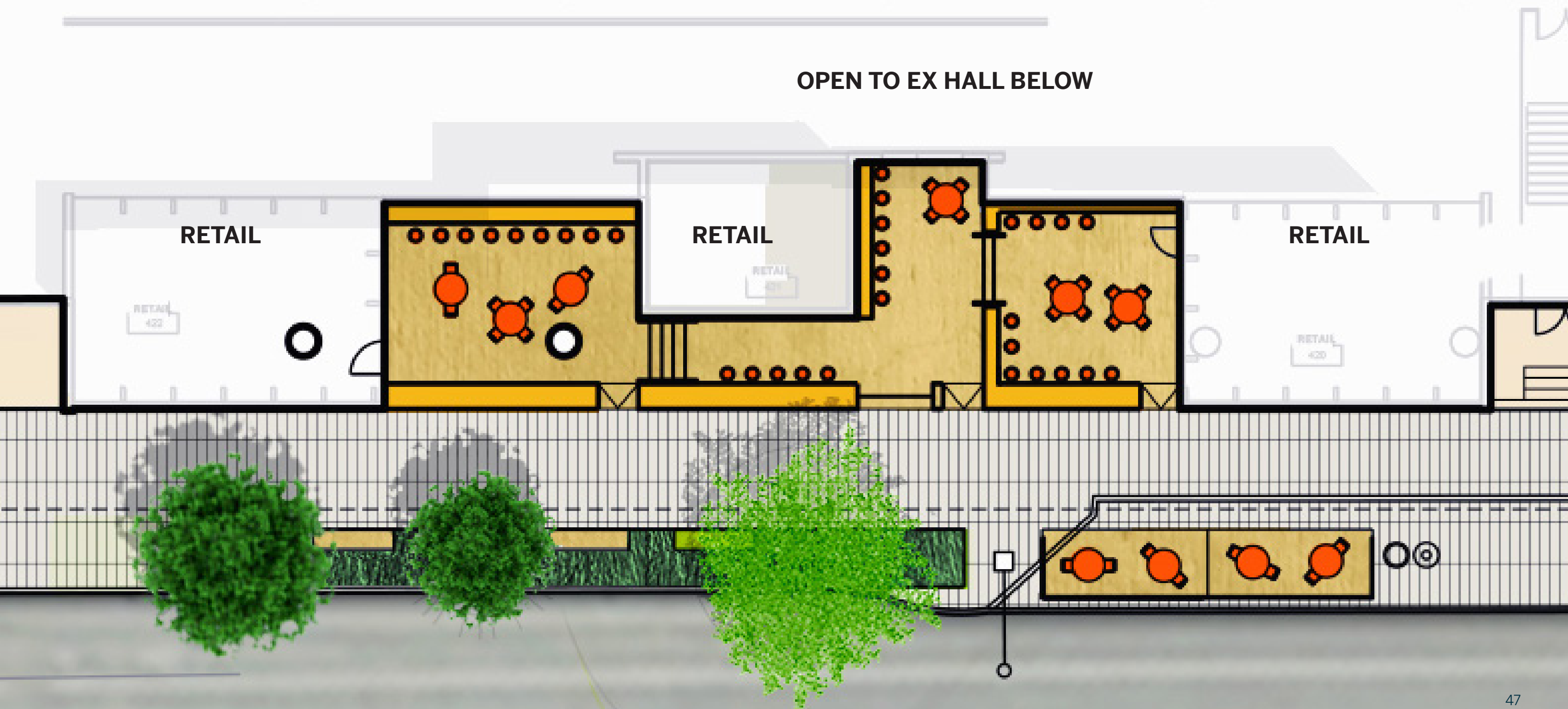
# PINE STREET

## WALK UPS



PREFUNCTION LOBBY

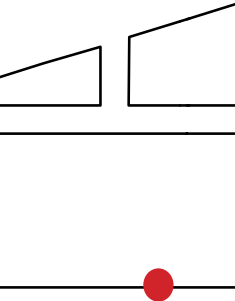
OPEN TO EX HALL BELOW





# PINE STREET

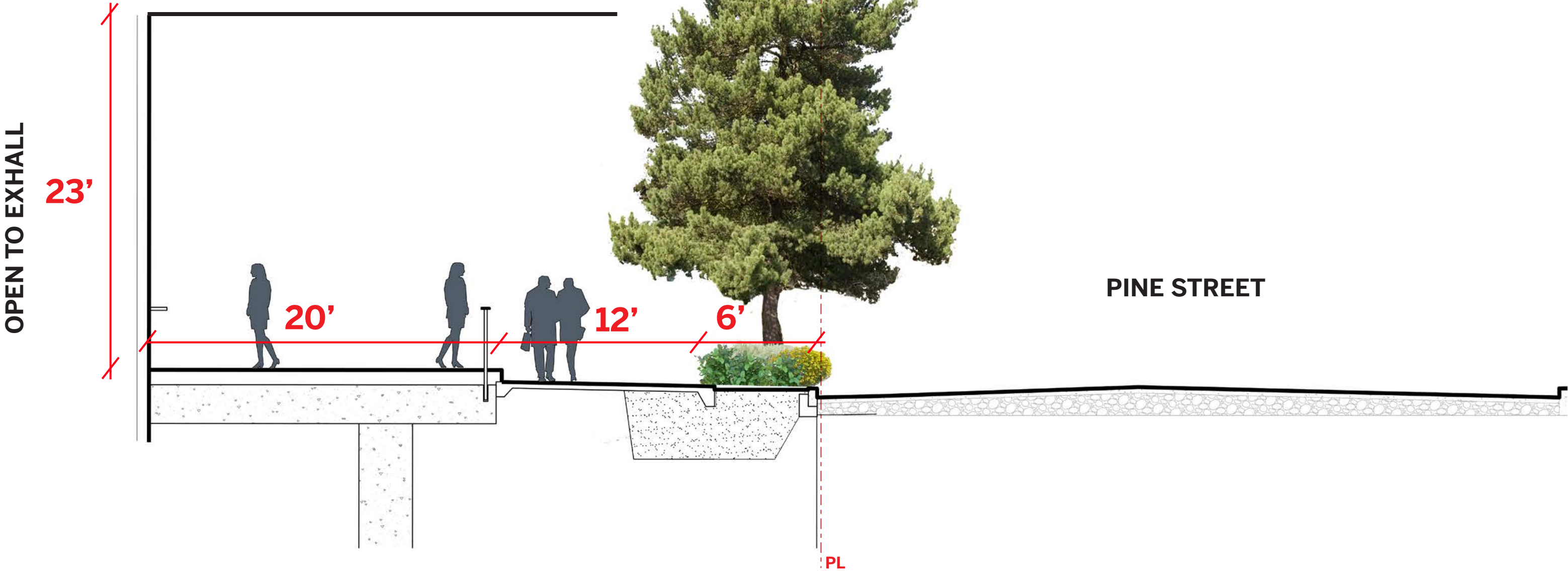
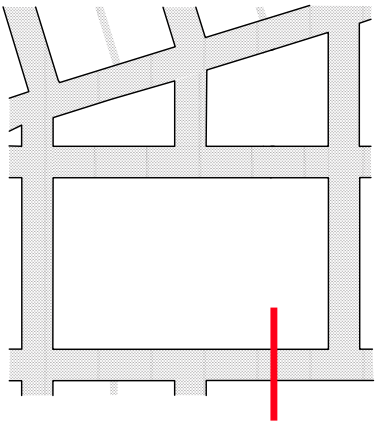
## WALK UPS





# PINE STREET

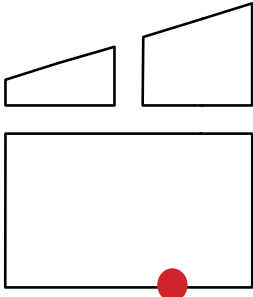
## WALK UPS





# PINE STREET

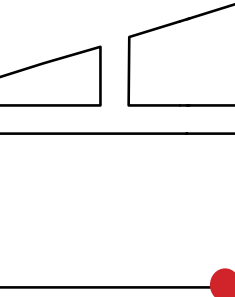
WALK UPS





# PINE STREET

## BEACON RETAIL





# 9TH AVE - CONV. CTR.

PEDESTRIAN EXPERIENCE





# 9TH AVE

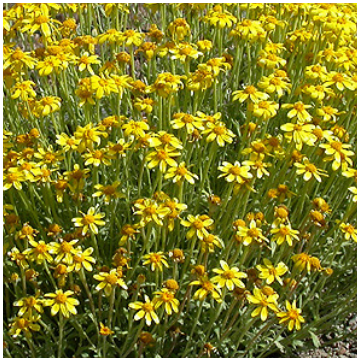
## PLANTING



Cornus sericea 'Arctic Fire'  
Arctic Fire Red Twig Dogwood



Arctostaphylos uva-ursi  
'Massachusetts'  
Massachusetts Kinnikinnick



Eriophyllum lanatum  
Common Woolly Sunflower



Fragaria vesca  
Wild Strawberry



Acer circinatum  
Vine Maple



Acer rubrum  
Red Maple



Miscanthus sinensis  
'Gracillimus'  
Maiden Hair Grass



Sedum oreganum



Sedum divergens  
Pacific Stonecrop



# 9TH AVE

## FURNISHING



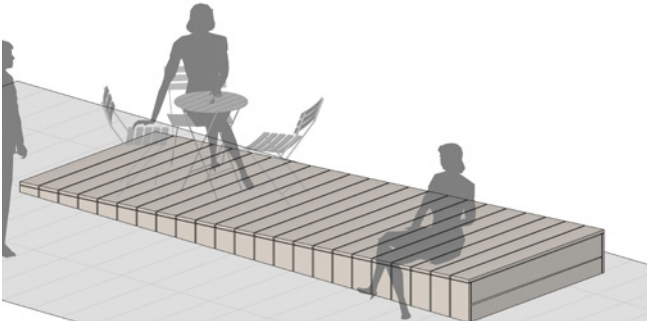
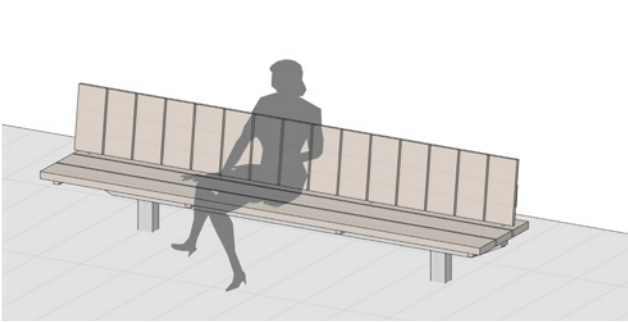
Tofino Bicycle Rack



Planting Protection Fence  
(Adjoining all planting area)



Custom Street Furnishings





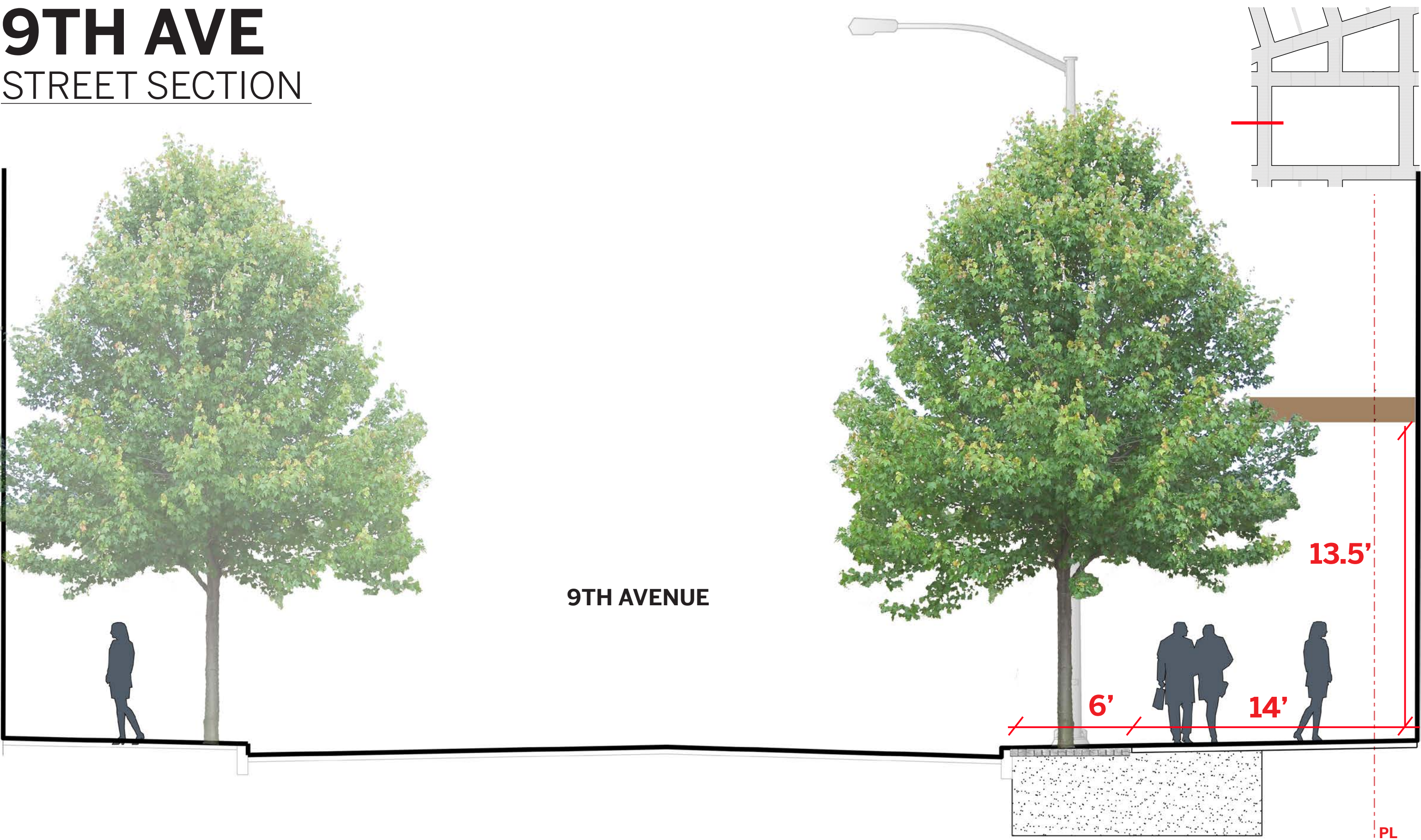
# 9TH AVE

## STREET SECTION

CAMILIN HOTEL

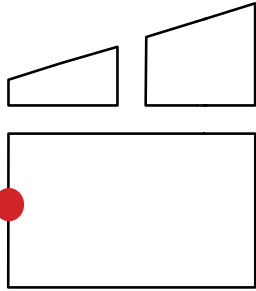
9TH AVENUE

9TH AVE MARKET





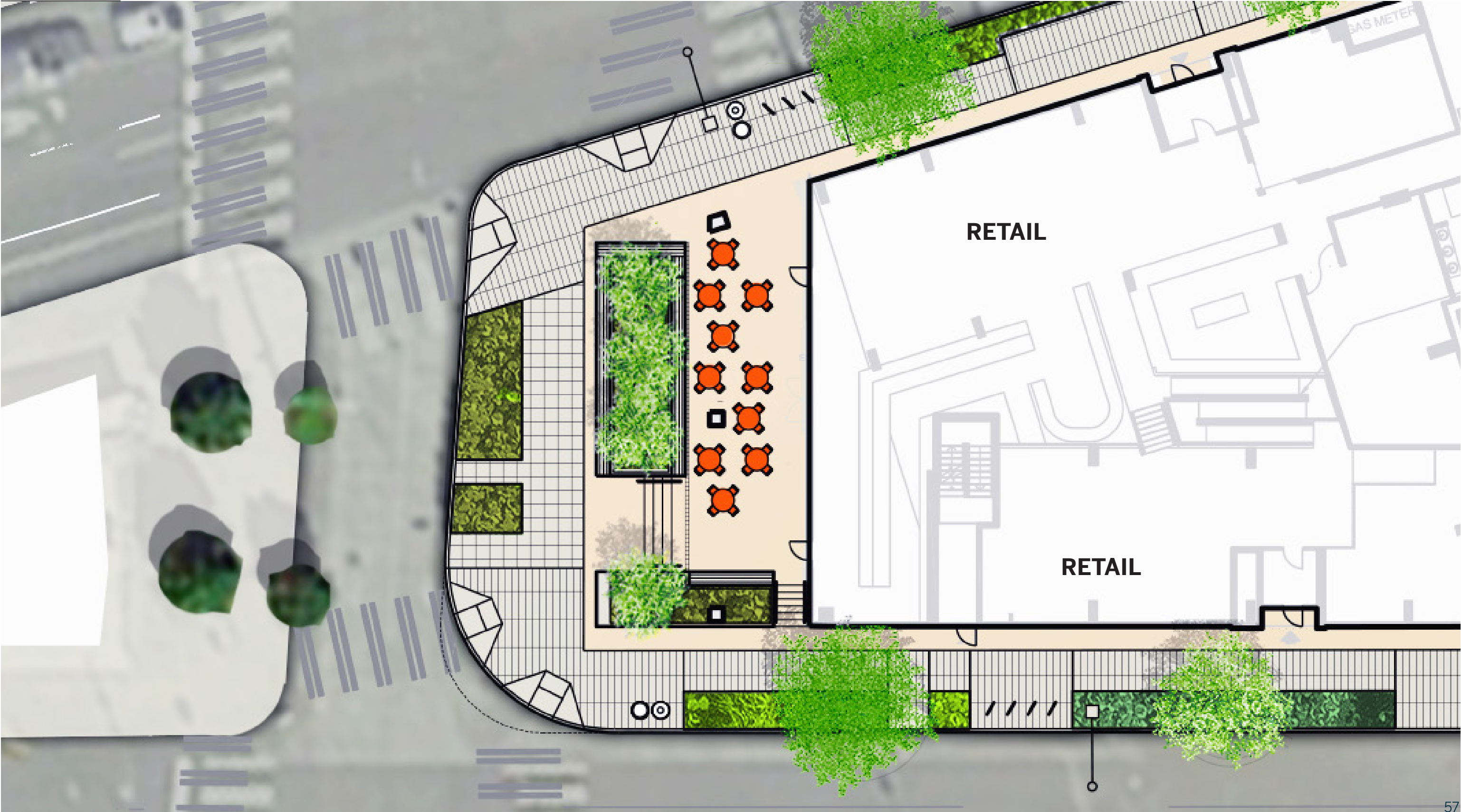
# 9TH AVE MARKET





# 9TH AVE - RESIDENTIAL

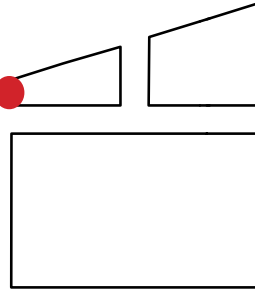
PLAZA





# 9TH AVE - RESIDENTIAL

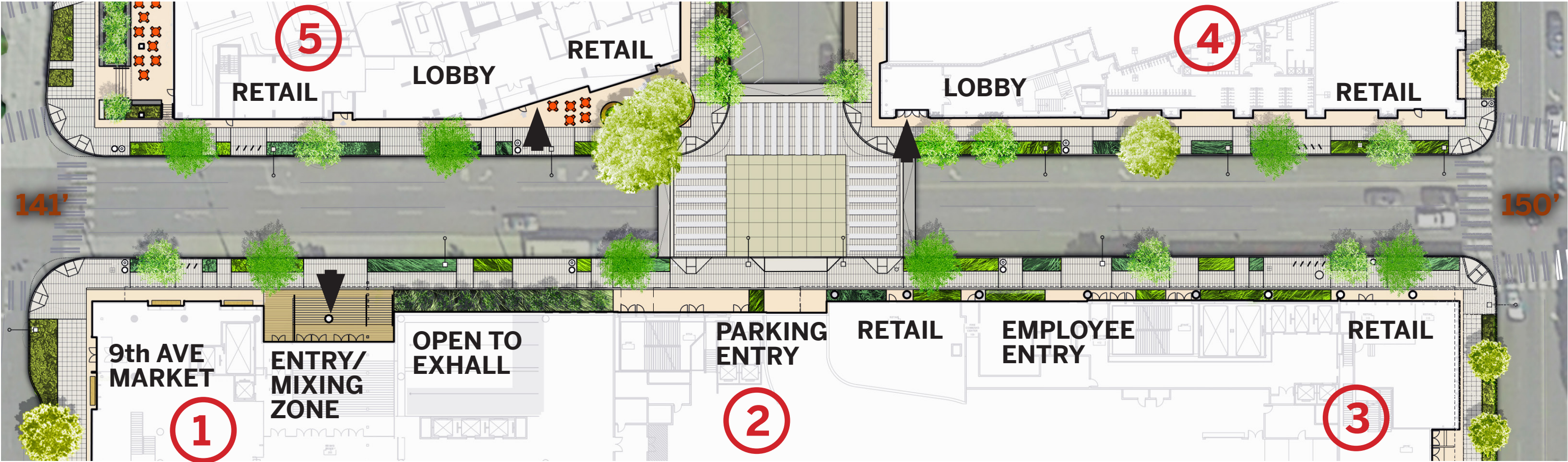
## PLAZA





# OLIVE WAY

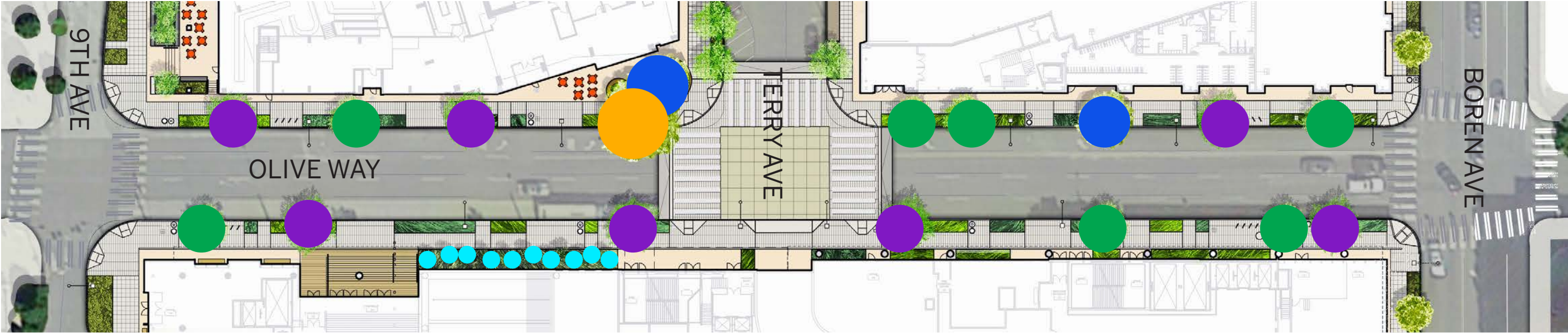
## PEDESTRIAN EXPERIENCE





# OLIVE WAY

## PLANTING



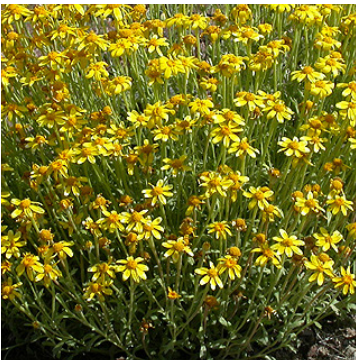
Allium acuminatum  
Tapertip Onion



Arctostaphylos uva-ursi  
'Massachusetts'  
Massachusetts Kinnikinnick



Camassia leichtlinii  
Great Camas



Eriophyllum lanatum  
Oregon Sunshine



Gaultheria shallon  
Salal



Acer macrophyllum  
Bigleaf Maple



Fraxinus latifolia  
Oregon Ash



Mahonia aquifolium  
'Compacta'  
Compact Oregon Grape



Mahonia nervosa  
Dwarf Oregon Grape



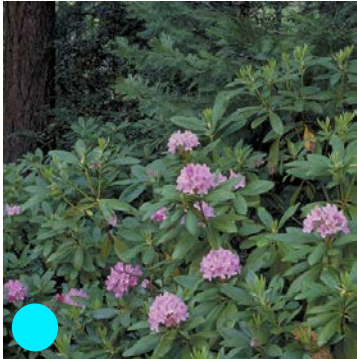
Polystichum munitum  
Sword Fern



Sedum oreganum



Quercus garryana  
Garry Oak



Rhododendron macrophyllum  
Pacific Rhododendron

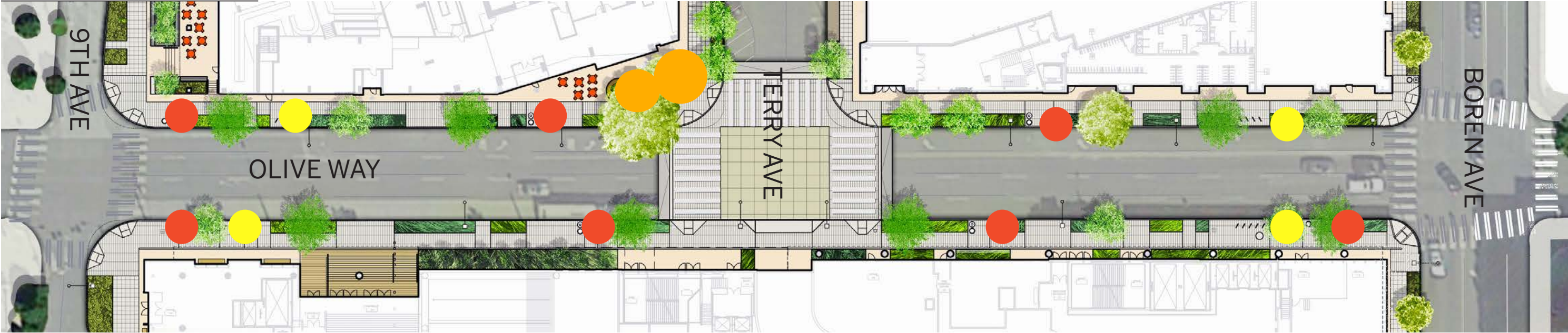


Zelkova serrata 'Green Vase'  
Japanese Zelkova



# OLIVE WAY

## FURNISHING



Tofino Bicycle Rack



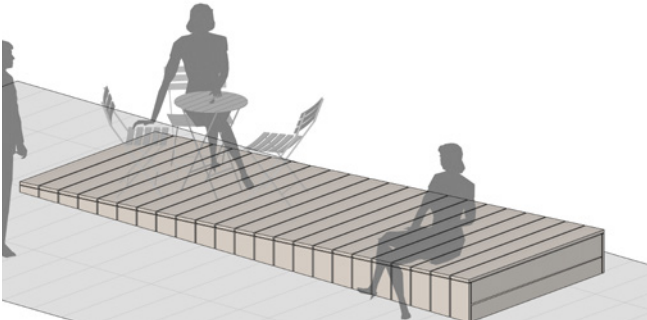
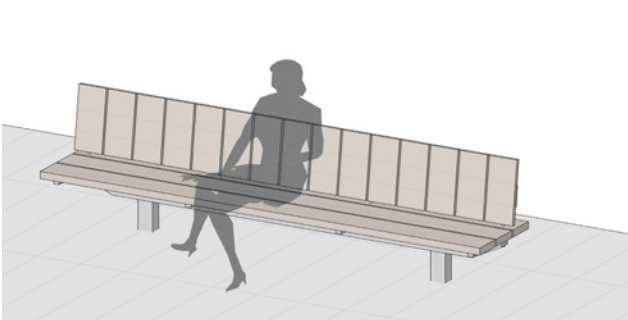
Trash/Recycling Receptacle



Custom Street Furnishings



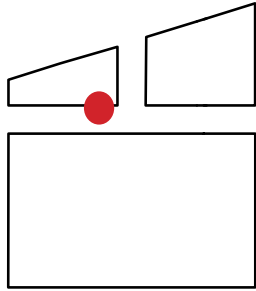
Planting Protection Fence  
(Adjoining all planting area)





# OLIVE WAY / TERRY AVE.

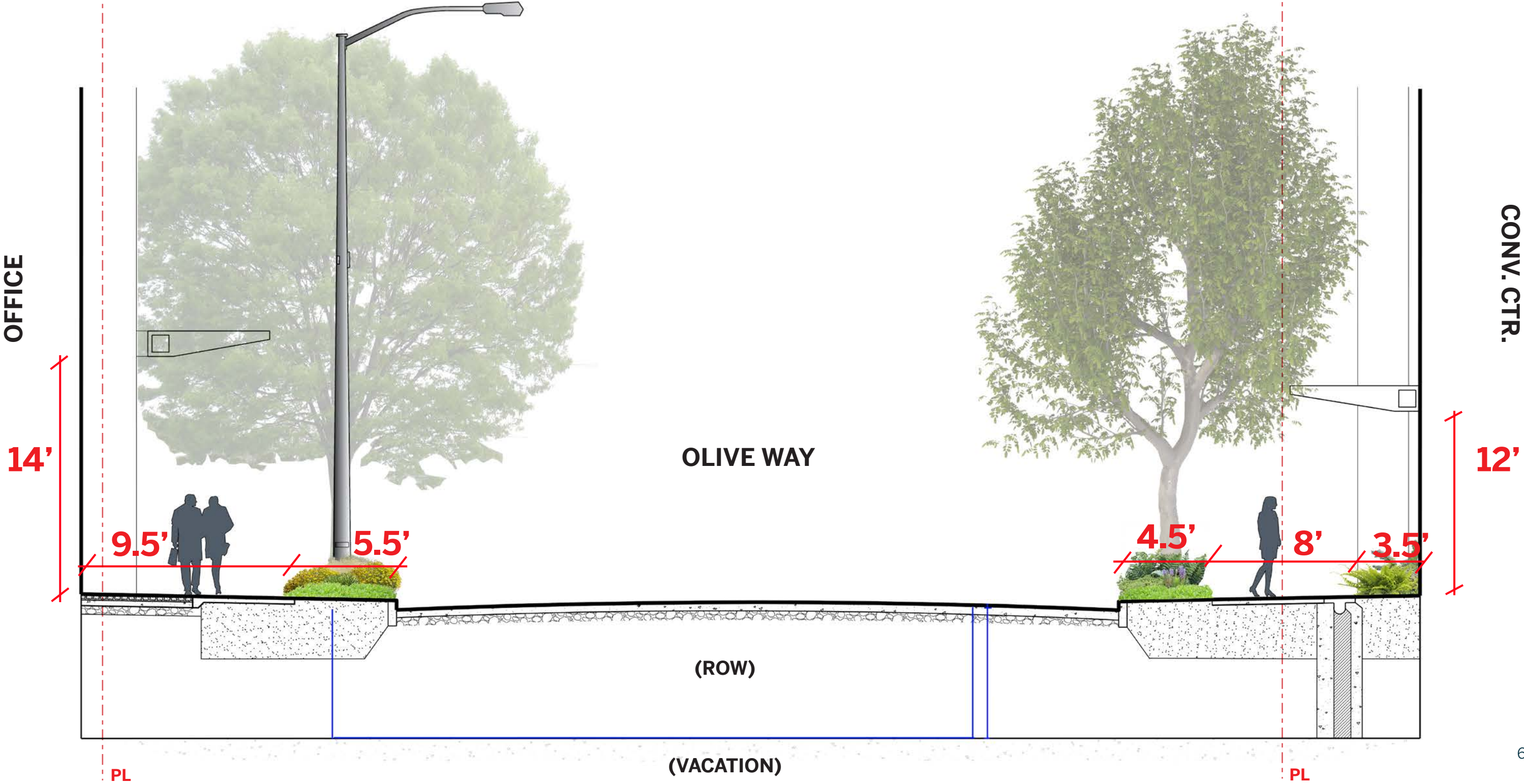
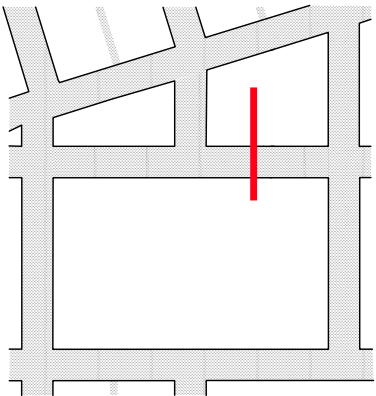
RESIDENTIAL





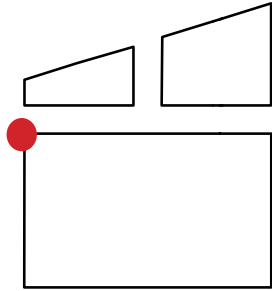
# OLIVE WAY - CONV. CTR.

STREET SECTION



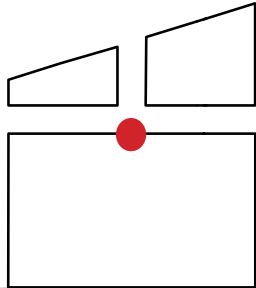


# OLIVE WAY / 9TH AVE



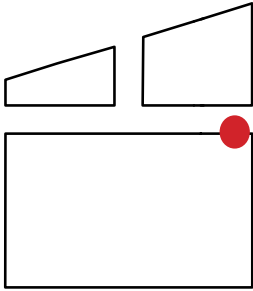


# OLIVE WAY / TERRY AVE





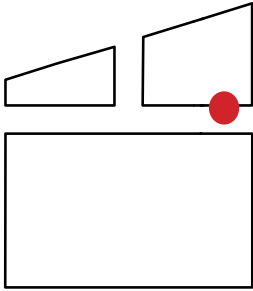
# OLIVE WAY / BOREN AVE





# OLIVE WAY

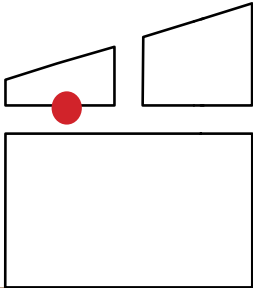
OFFICE





# OLIVE WAY

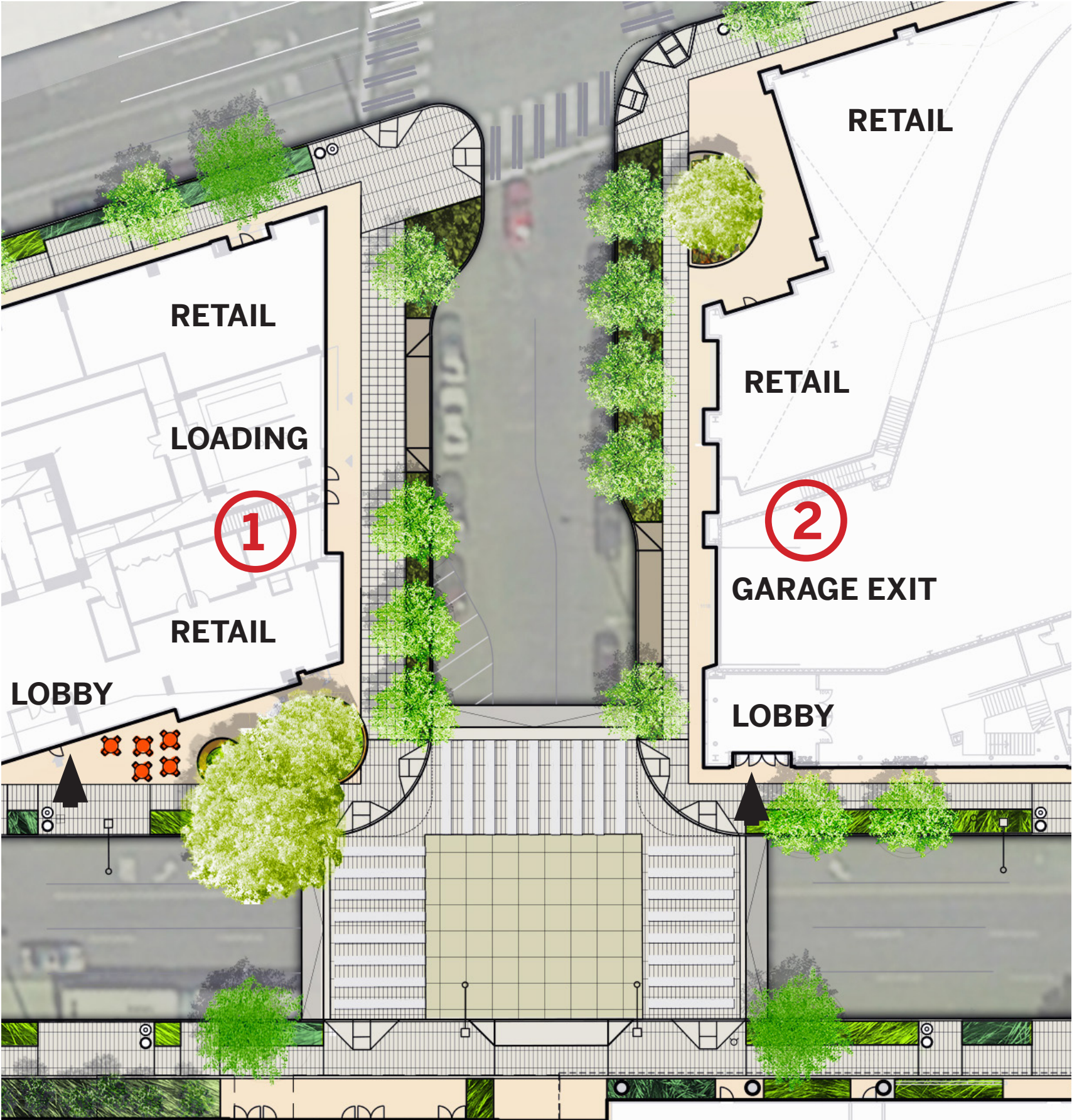
RESIDENTIAL





# TERRY AVE

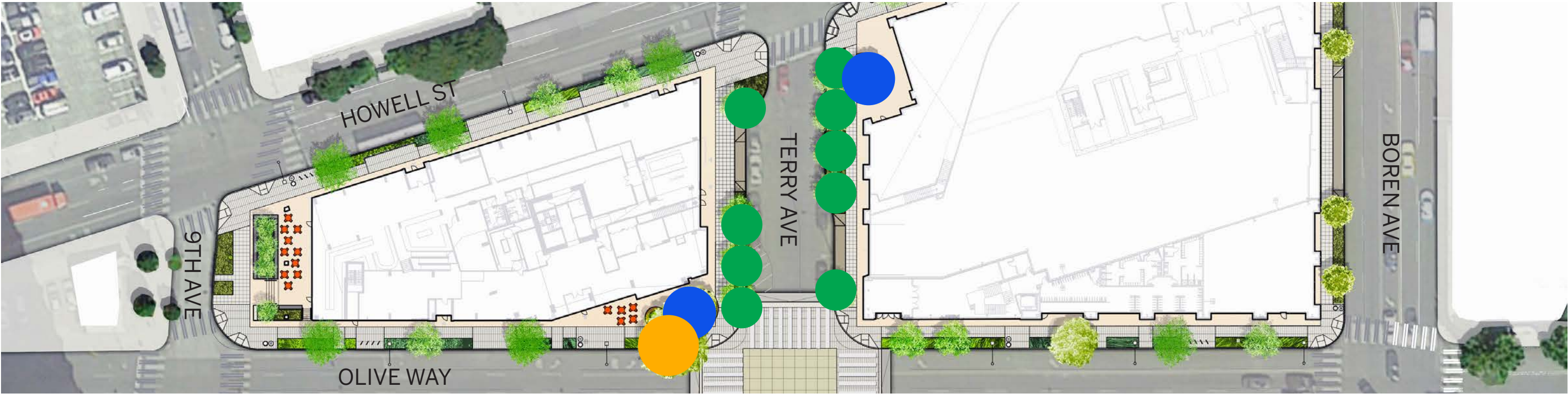
## PEDESTRIAN EXPERIENCE





# TERRY AVE

## PLANTING



Arctostaphylos columbiana  
Hairy Manzanita



Arctostaphylos uva-ursi  
'Massachusetts'  
Massachusetts Kinnikinnick



Cornus sericea 'Arctic Fire'  
Arctic Fire Red Twig Dogwood



Fragaria vesca  
Wild Strawberry



Gaultheria shallon  
Salal



Acer macrophyllum  
Bigleaf Maple



Fraxinus latifolia  
Oregon Ash



Iris tenax  
Oregon Iris



Mahonia aquifolium  
'Compacta'  
Compact Oregon Grape



Sisyrinchium bellum  
Western Blue-Eyed Grass



Vaccinium ovatum 'Scarlet Ovation'  
Scarlet Ovation Evergreen Huckleberry



Quercus garryana  
Garry Oak

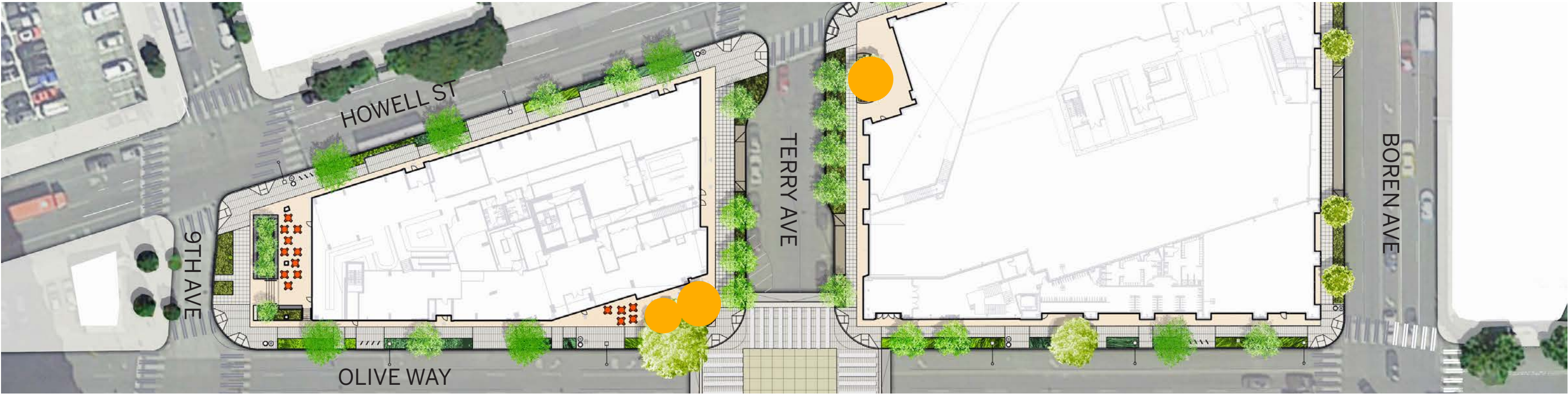


Zelkova serrata 'Green Vase'  
Japanese Zelkova



# TERRY AVE

## FURNISHING



Tofino Bicycle Rack



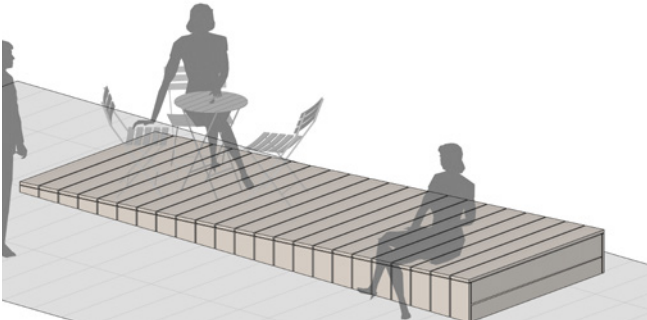
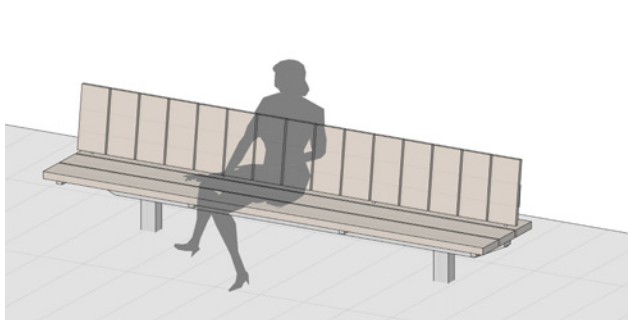
Trash/Recycling Receptacle



Custom Street Furnishings



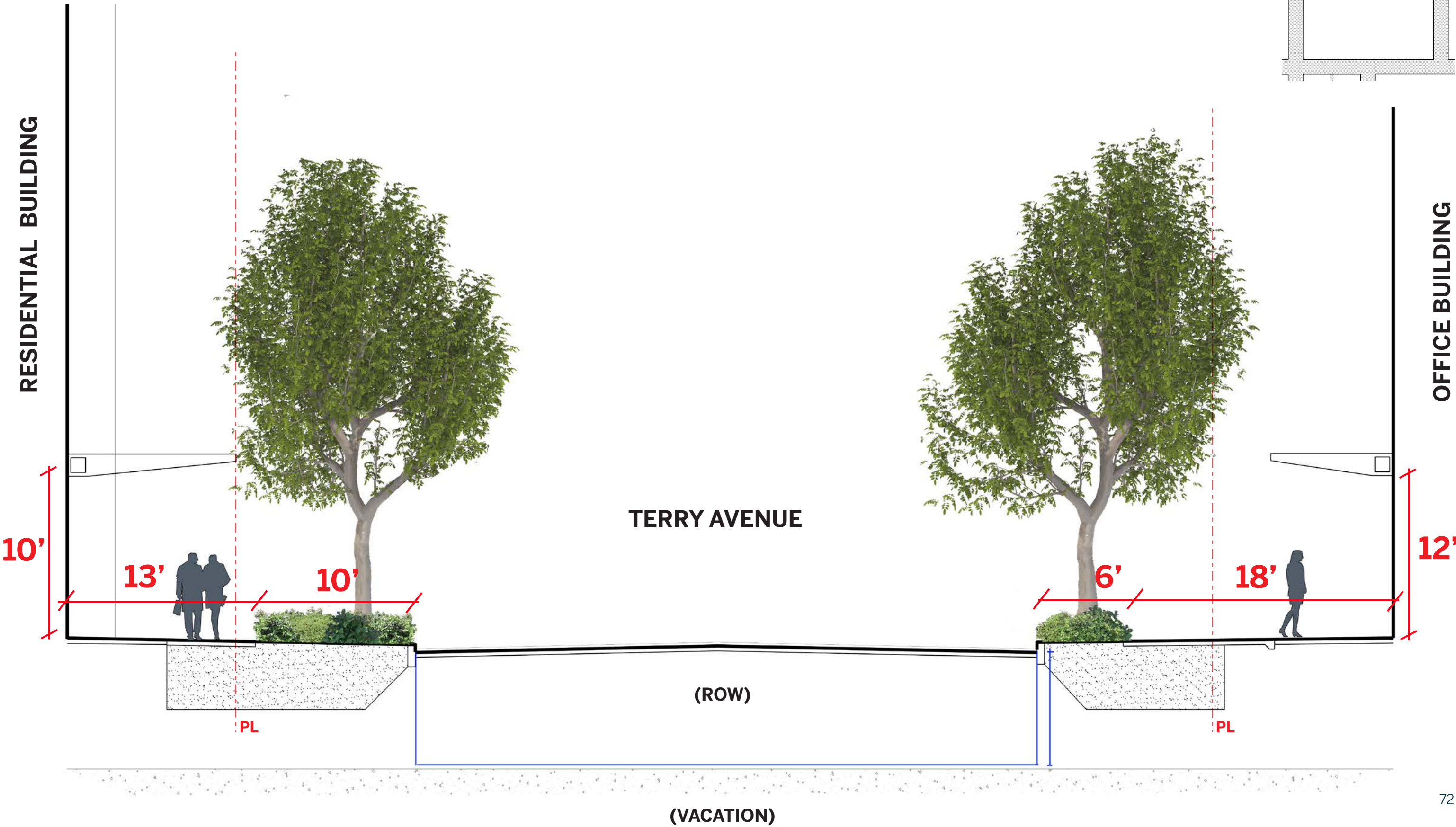
Planting Protection Fence  
(Adjoining all planting area)





# TERRY AVE

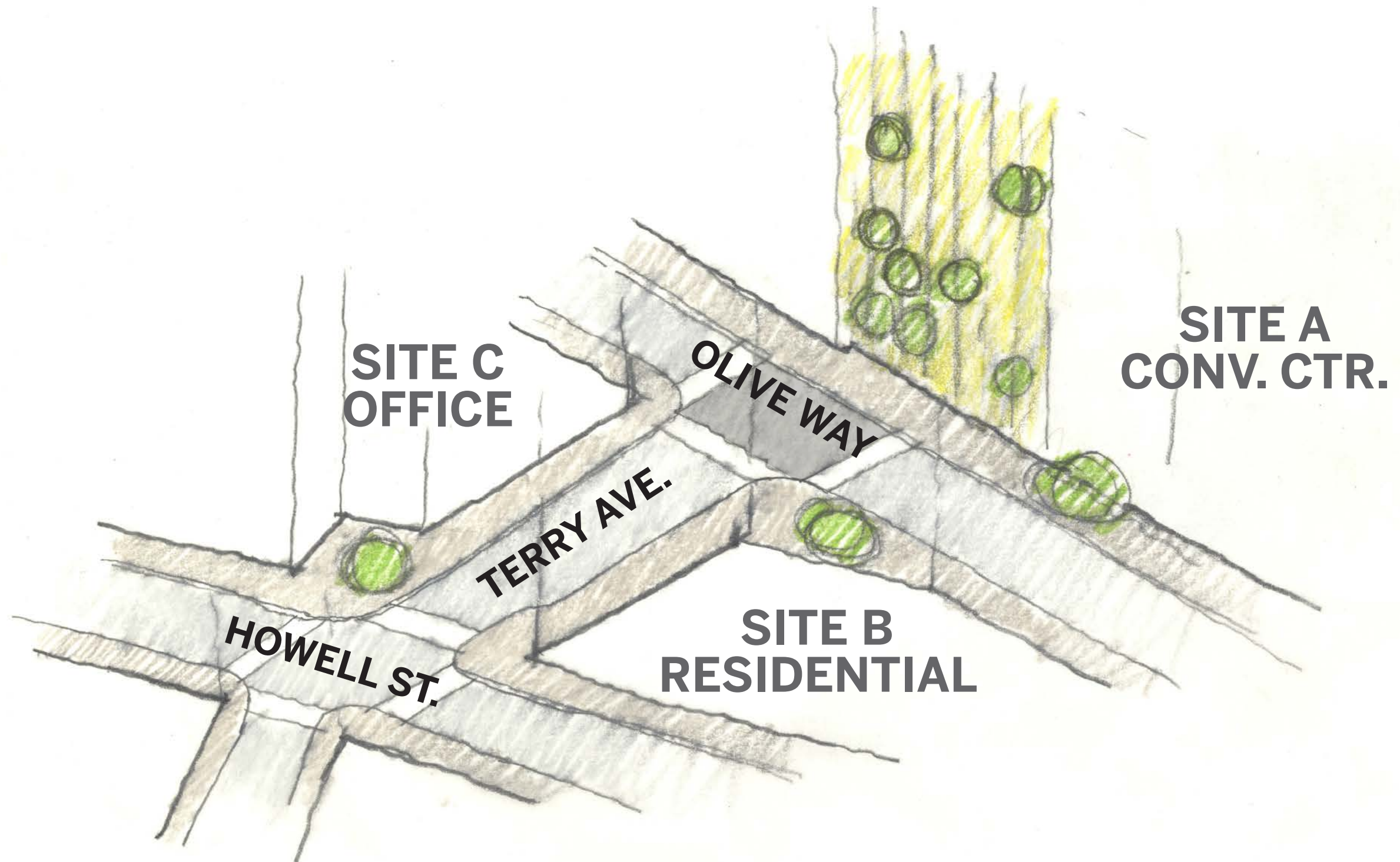
## STREET SECTION





# TERRY AVE / OLIVE WAY

## TERRY TERMINUS CONCEPT



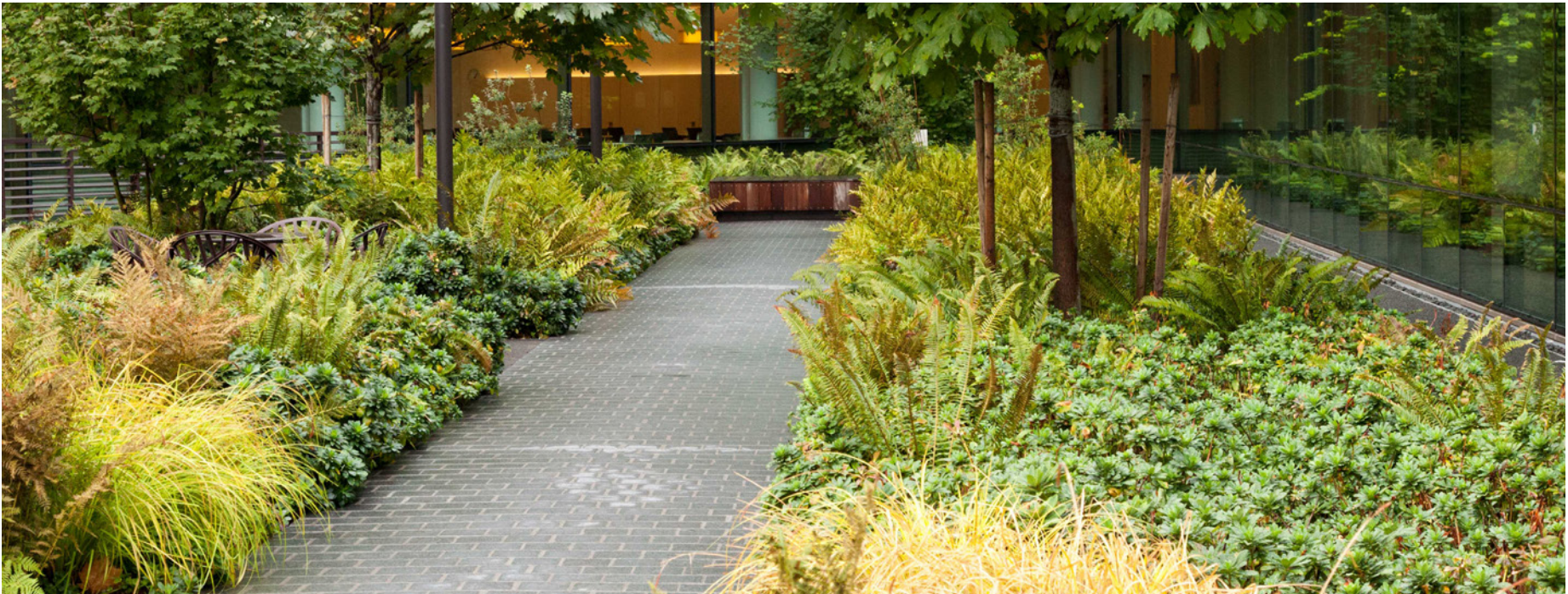


# TERRY AVE

TERRY TERMINUS



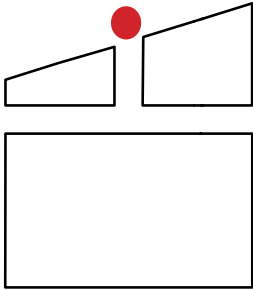
PLANTER AT OLIVE WAY FACADE



NORTHWEST FOREST PLANTER CHARACTER



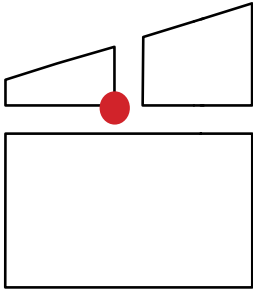
# TERRY AVE





# TERRY AVE. / OLIVE WAY

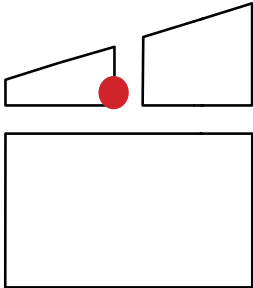
RESIDENTIAL





# TERRY AVE

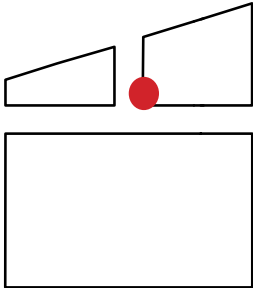
RESIDENTIAL





# TERRY AVE / OLIVE WAY

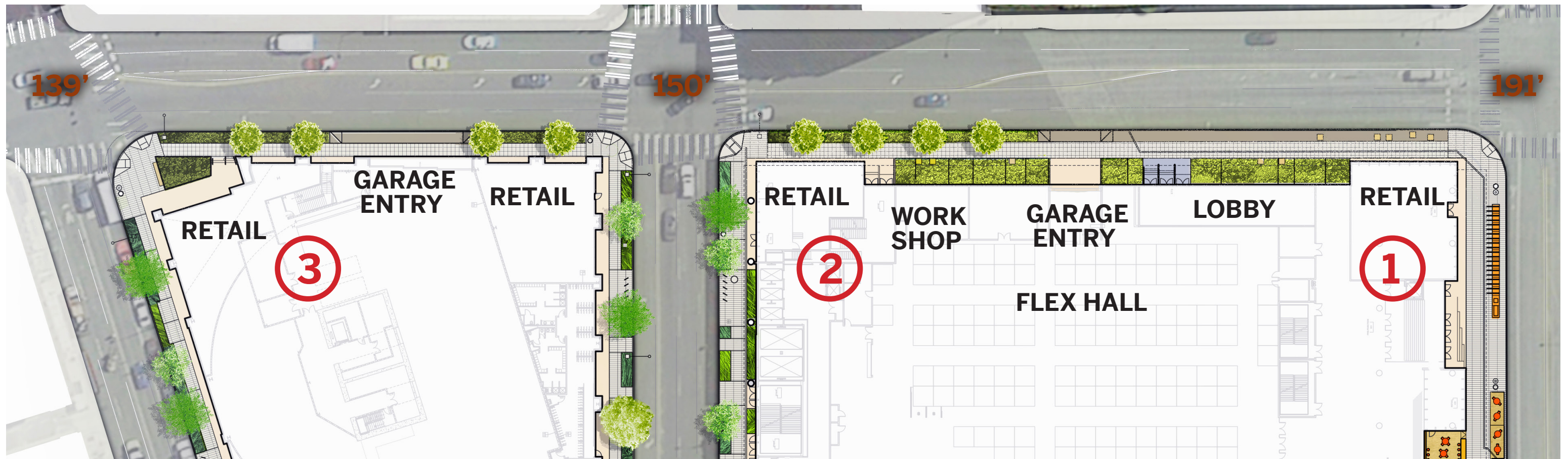
OFFICE





# BOREN AVE

## PEDESTRIAN EXPERIENCE





# BOREN AVE

## PLANTING



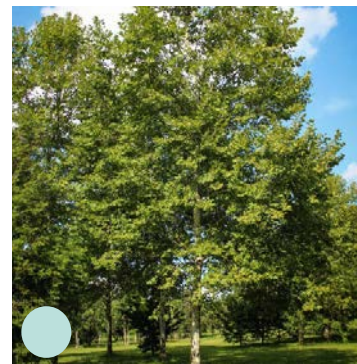
*Dryopteris filix-mas*  
'Robusta'  
Robust Male Fern



*Gaultheria shallon*  
Salal



*Polystichum munitum*  
Sword Fern



*Platanus x acerifolia* 'Columbia'  
Columbia Planetree



# BOREN AVE

## FURNISHING



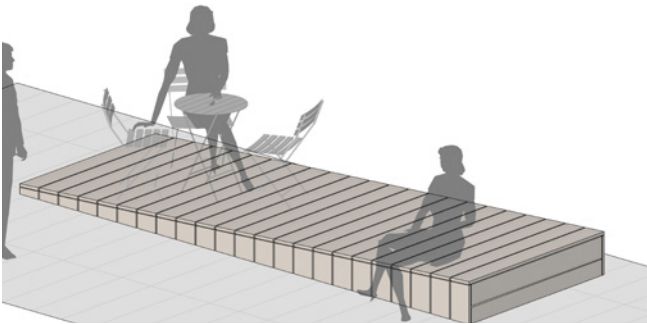
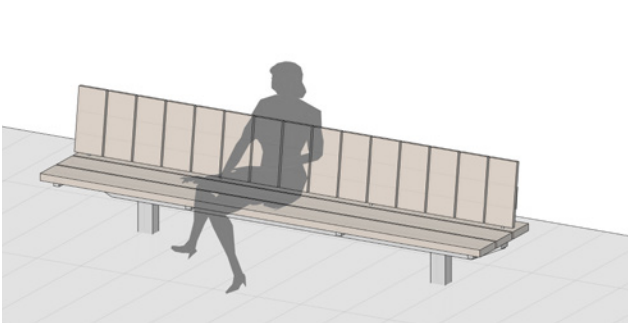
Planting Protection Fence  
(Adjoining all planting area)



Trash/Recycling Receptacle



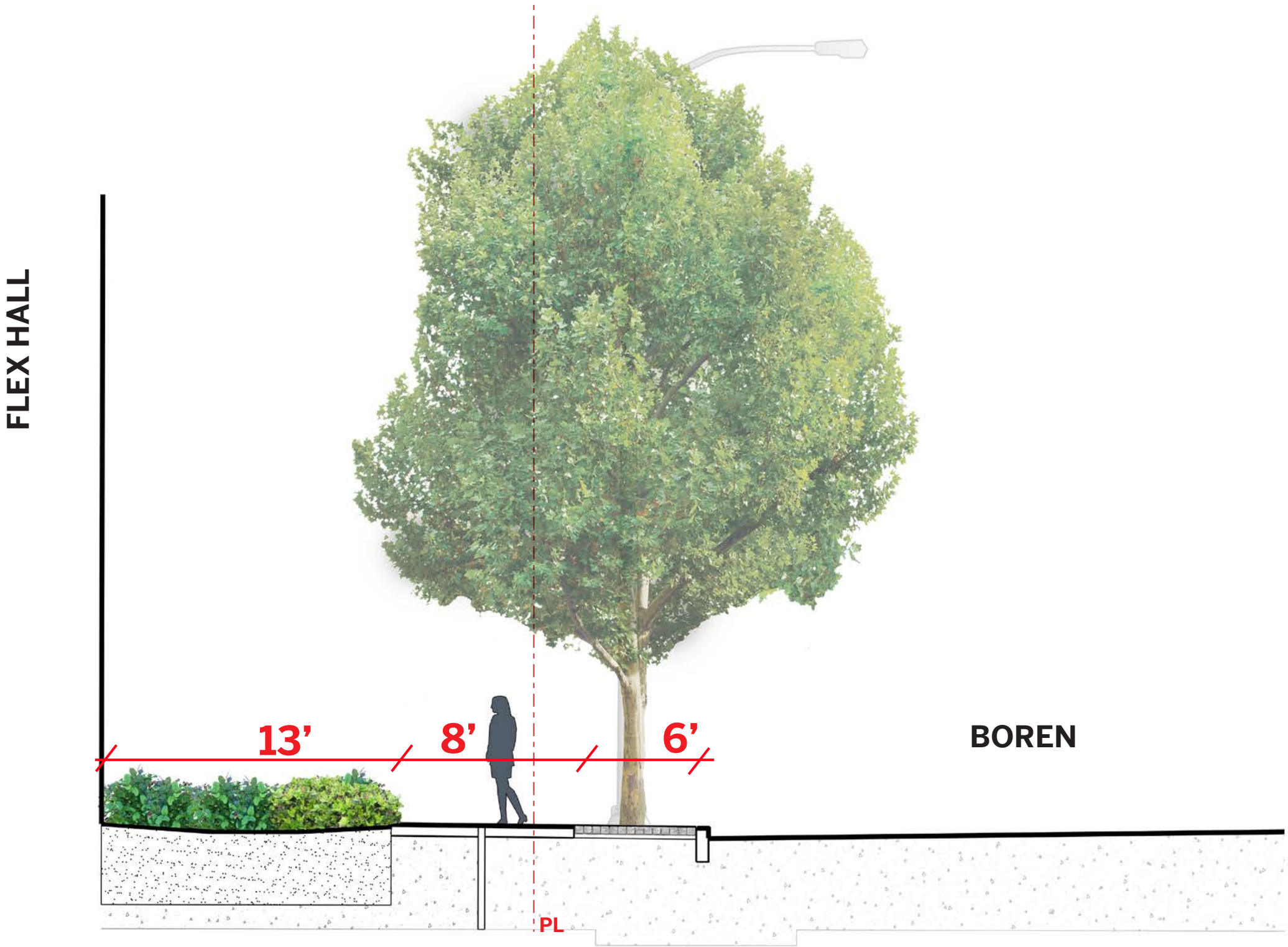
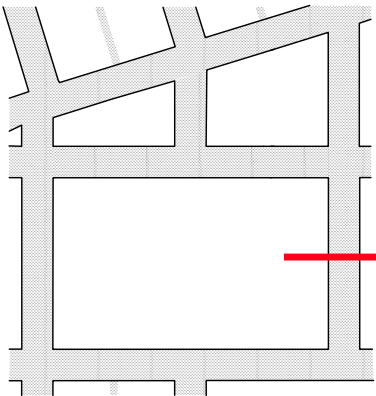
Custom Street Furnishings





# BOREN AVE - CONV. CTR.

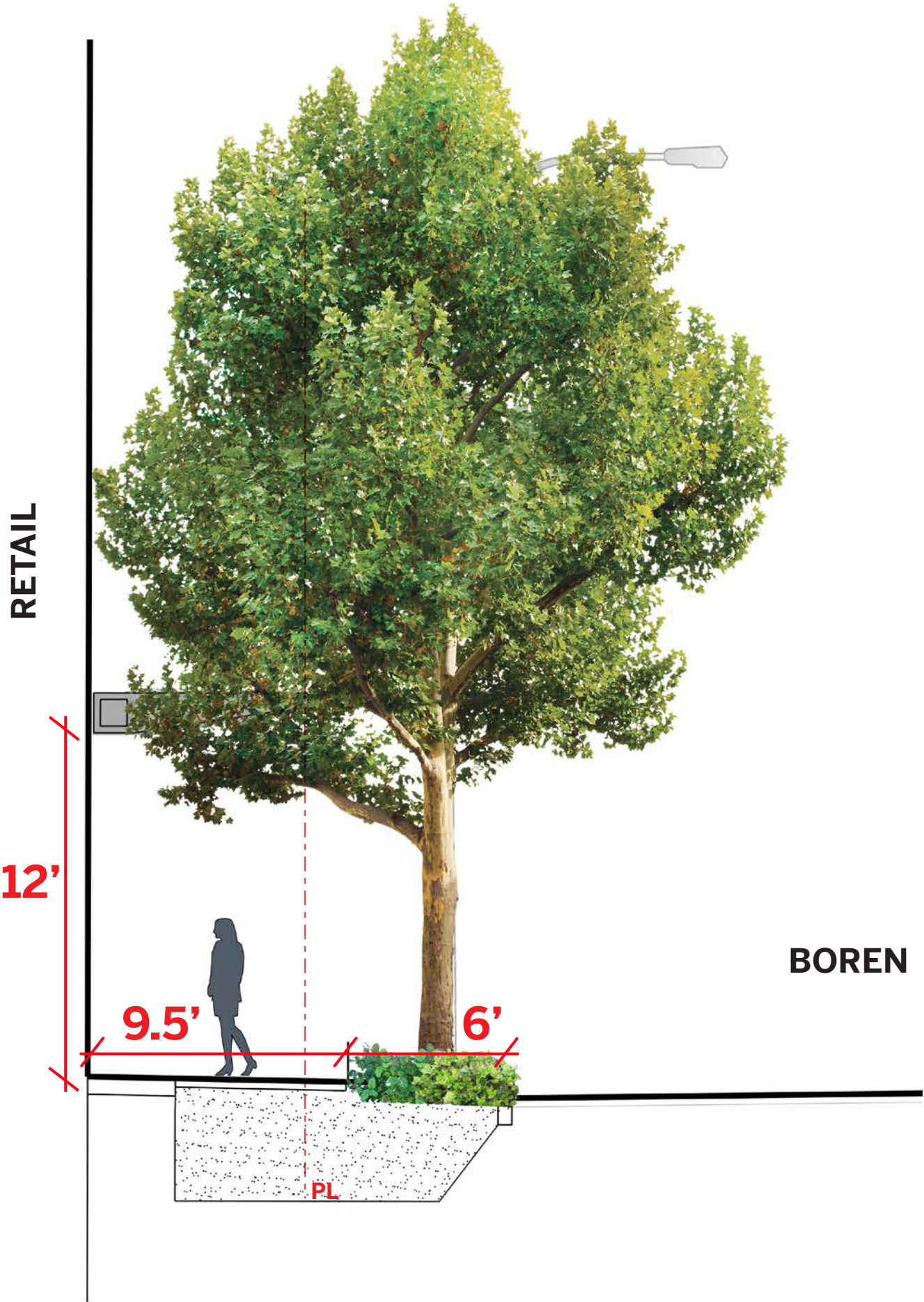
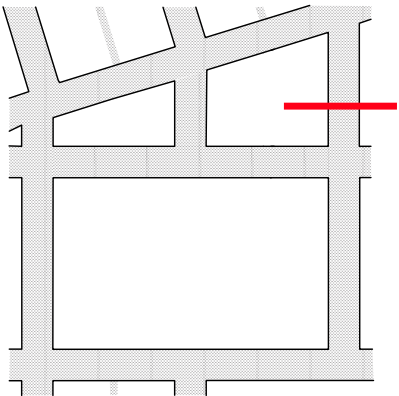
## STREET SECTION





# BOREN AVE

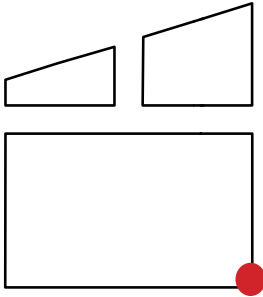
OFFICE - SECTION





# BOREN AVE / PINE ST

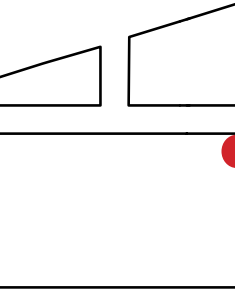
CONV. CTR.





# BOREN AVE / OLIVE WAY

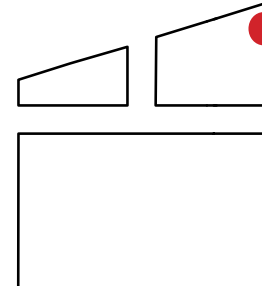
CONV. CTR.





# BOREN AVE / HOWELL ST.

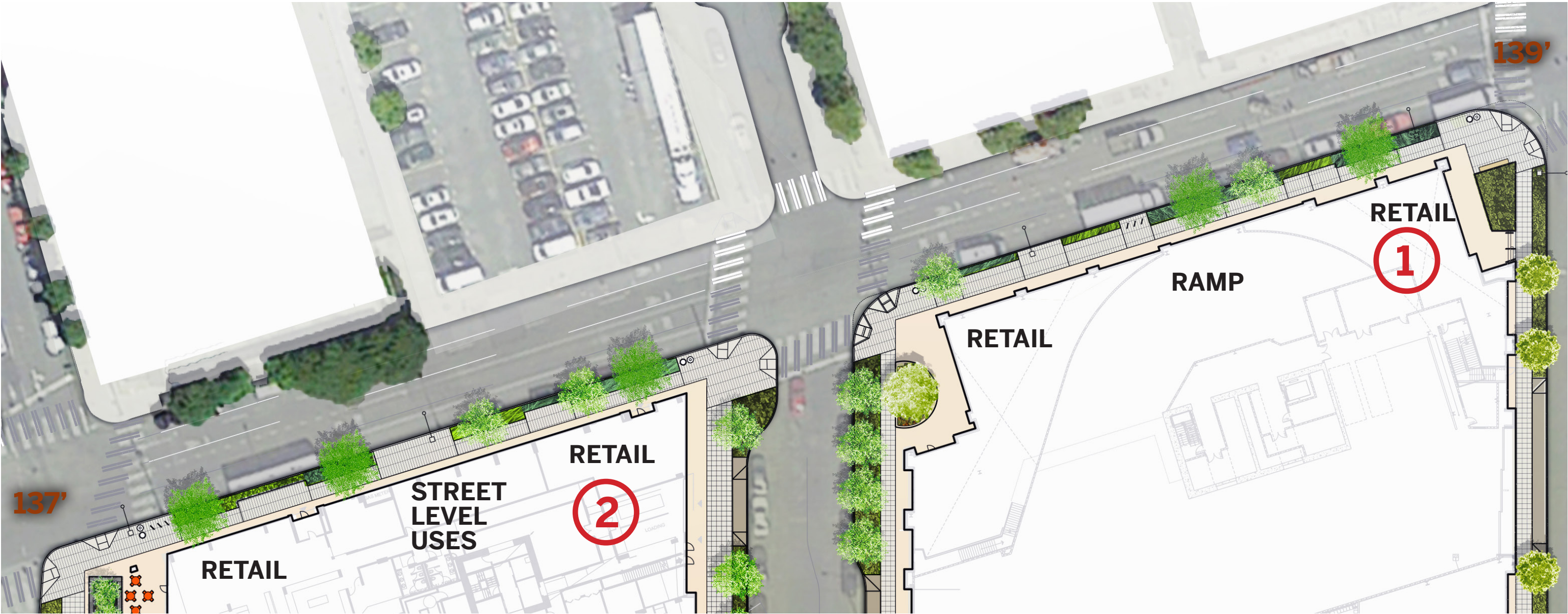
OFFICE





# HOWELL ST

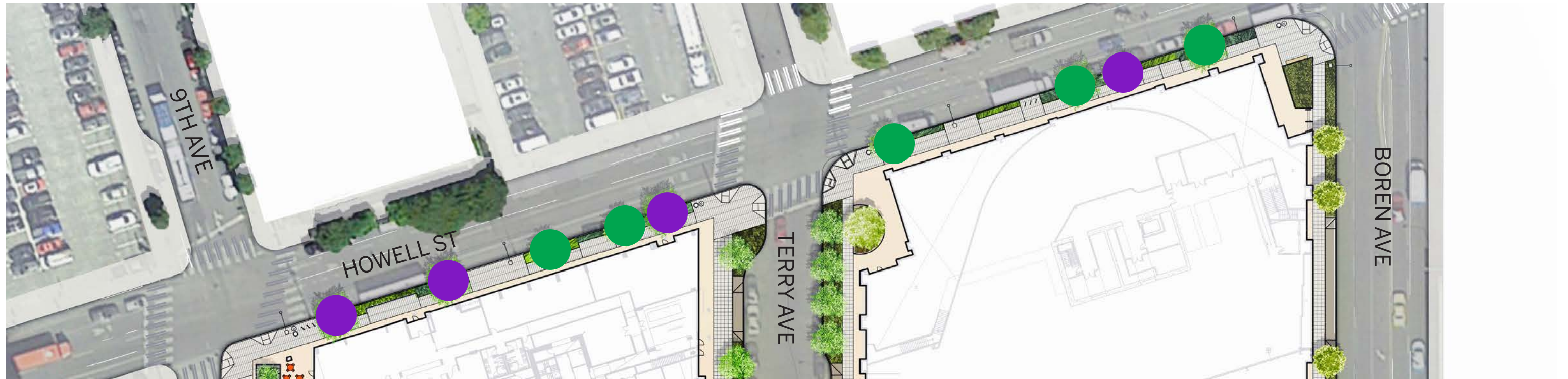
PEDESTRIAN EXPERIENCE



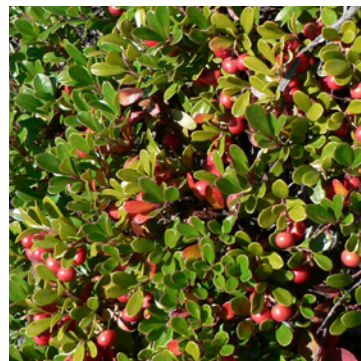


# HOWELL ST

## PLANTING



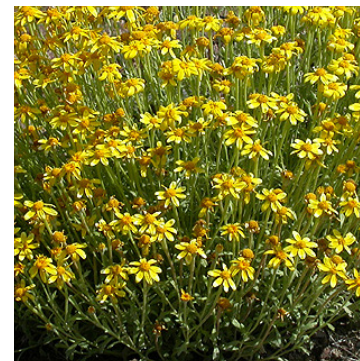
*Allium acuminatum*  
Tapertip Onion



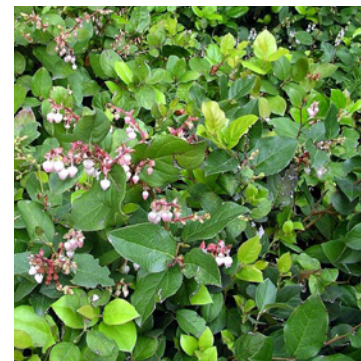
*Arctostaphylos uva-ursi*  
'Massachusetts'  
Massachusetts Kinnikinnick



*Camassia leichtlinii*  
Great Camas



*Eriophyllum lanatum*  
Oregon Sunshine



*Gaultheria shallon*  
Salal



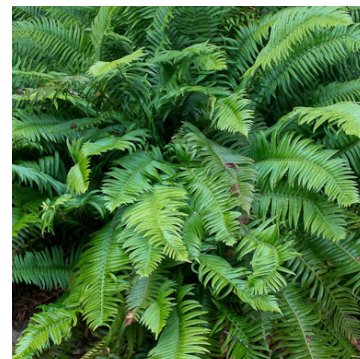
*Fraxinus latifolia*  
Oregon Ash



*Mahonia aquifolium*  
'Compacta'  
Compact Oregon Grape



*Mahonia nervosa*  
Dwarf Oregon Grape



*Polystichum munitum*  
Sword Fern



*Sedum oreganum*

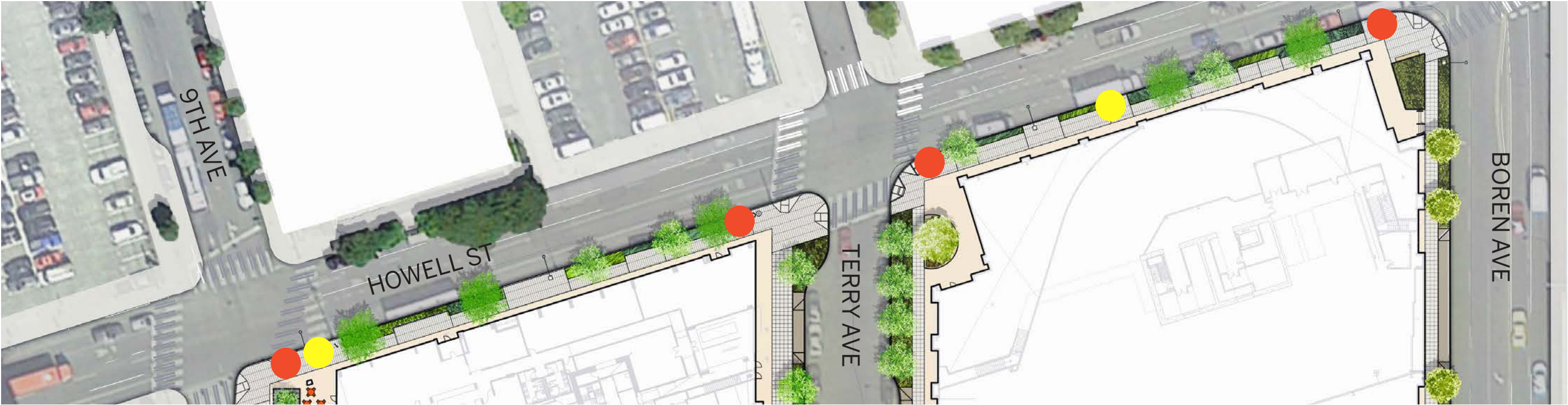


*Zelkova serrata* 'Green Vase'  
Japanese Zelkova



# HOWELL ST

## FURNISHING



Tofino Bicycle Rack



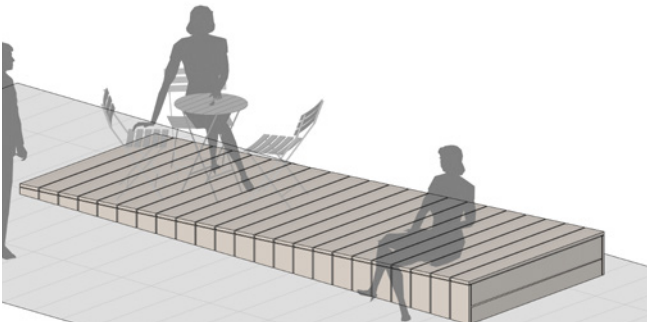
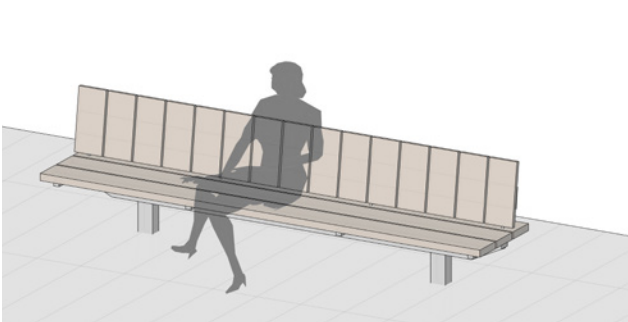
Trash/Recycling Receptacle



Custom Street Furnishings



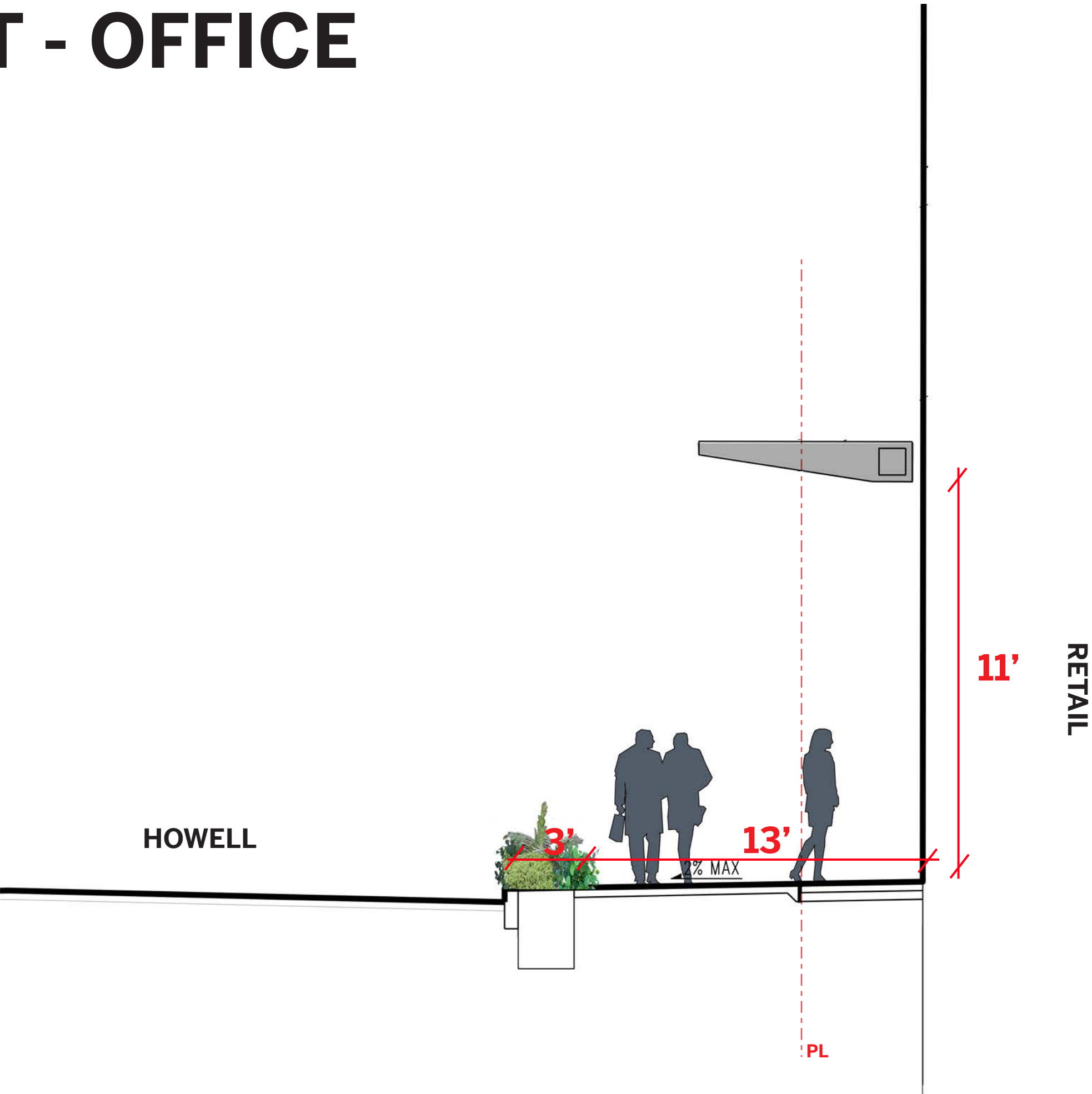
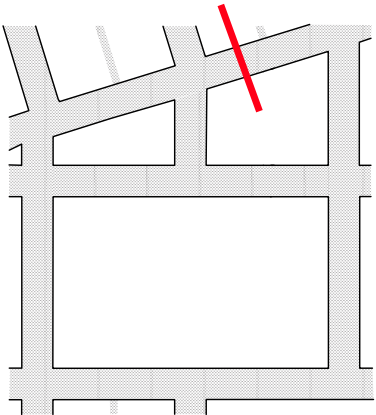
Planting Protection Fence  
(Adjoining all planting area)





# HOWELL ST - OFFICE

STREET SECTION





# HOWELL ST - RESIDENTIAL

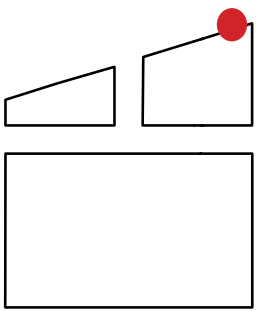
## STREET SECTION





# HOWELL ST / BOREN AVE.

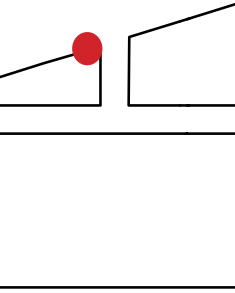
OFFICE





# HOWELL ST / TERRY AVE

RESIDENTIAL







Family

DRAKON