

**SEATTLE
OPERA.**

**AT THE
CENTER**

PROJECT VISION

Seattle Opera is unlocking opera for all with a new facility on the site of the former Mercer Arena. This new building prioritizes community access and will be a civic space where anyone can view technical and artistic trades and participate in arts learning. In bringing operations together under one roof the new space will create significant efficiencies, enhance the art making process, and allow the company to expand its education and community engagement programs both on- and off-site.



Photo by Jonathan VanderWeit

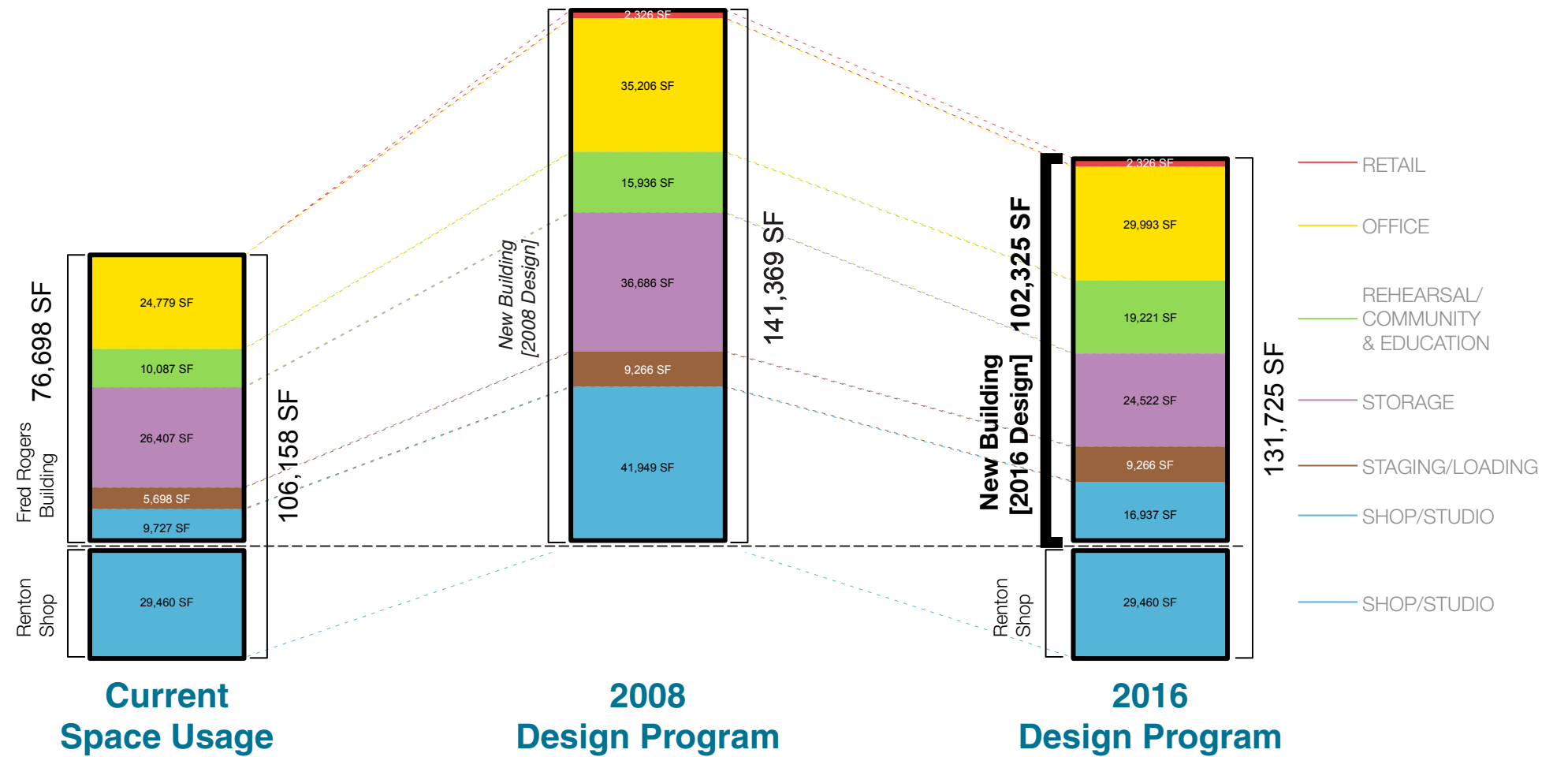
PROJECT BACKGROUND

ORGANIZATIONAL HISTORY & CONTEXT

- Founded in 1963 as a result of the 1962 World's Fair performances of Verdi's Aida
- Now the largest arts employer in the state
- Frequently collaborates with and builds sets for other art organizations
- 80,000 tickets are annually sold to performances at McCaw Hall
- Serves more than 75,000 children and adults each year through education and community programs across our state – programs are on track to exceed ticket sales in number served annually

PROJECT HISTORY

- In 2008, Seattle Opera began Design Review in partnership with Seattle Center
- Due to the economic recession the project was put on hold for several years
- In 2015, public and private partners deemed that it was the right time to resume the project
- This design embodies Seattle Opera's focus on expanding its civic impact



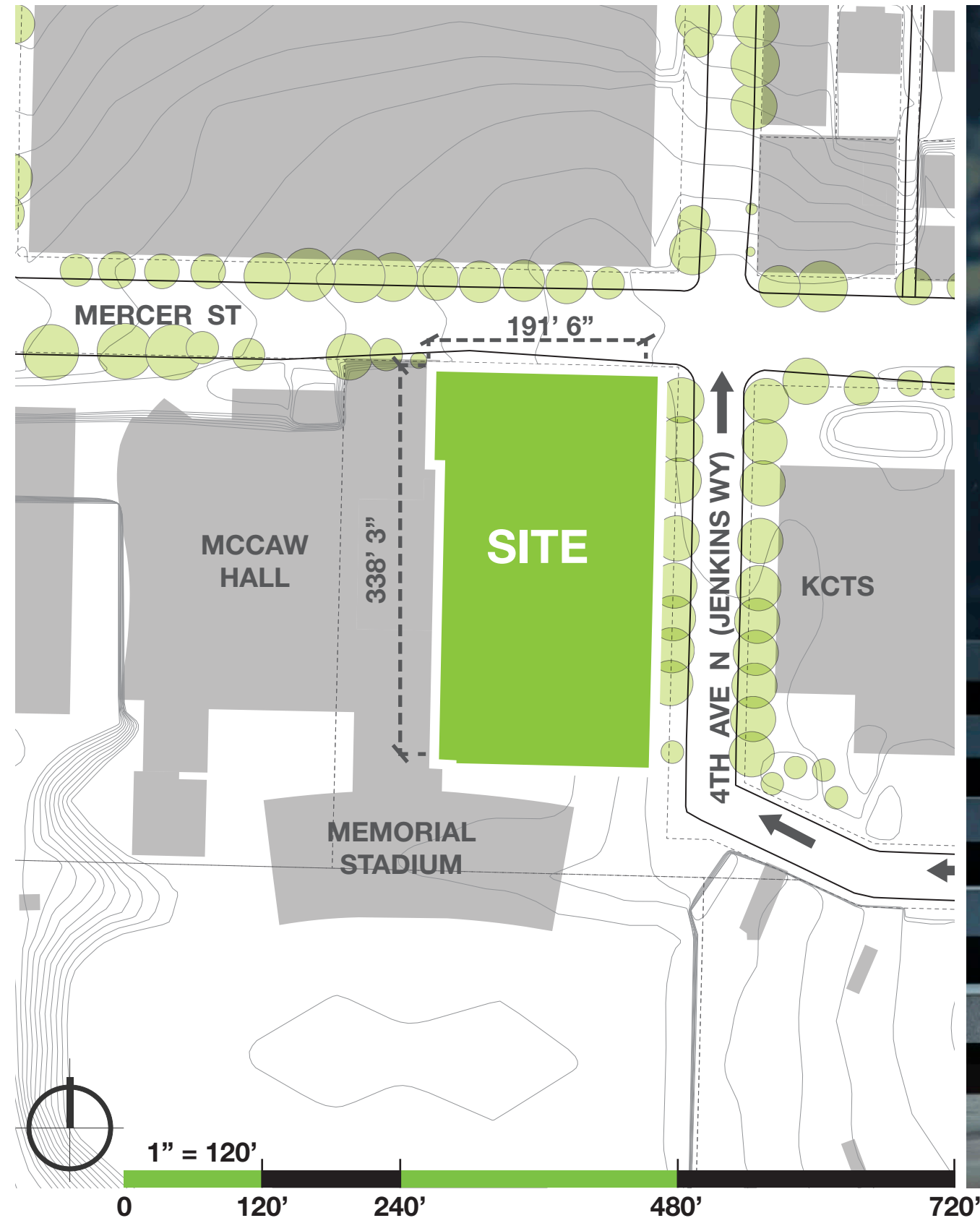
SOATC / OVERVIEW

GOALS

- Create a purpose-built environment for world-class artistry in a new facility
- Prioritize dedicated spaces for growing education and community engagement programs
- Design a community resource that invites visitors to explore the arts
- Consolidate operations under one roof adjacent to opera's performing home at McCaw Hall
- Provide a high-energy, civic addition to the Seattle Center Theatre District

PROGRAM

- Establishes an inviting new 4-story, 105,000 square-foot building
- Creates an engaging presence for the Seattle Center Theatre District at 4th and Mercer
- Visually showcases rehearsal rooms and work spaces for artists, craftspeople, and teachers
- Features dedicated community and education spaces allowing opera to offer on-site programs for the first time as well as support training and planning for off-site programs
- Incorporates new resources to support collaboration with partner organizations
- Efficiently consolidates offices in same location as rehearsal and performance spaces to increase collaboration and artistry
- Builds an adjacency to the McCaw Hall stage, reducing the need to truck-in sets and props
- Includes environmentally controlled areas for prop, costume, and technical storage
- New Mercer street level retail space and accessible Box Office
- Redesigns the exterior public spaces along 4th and Mercer



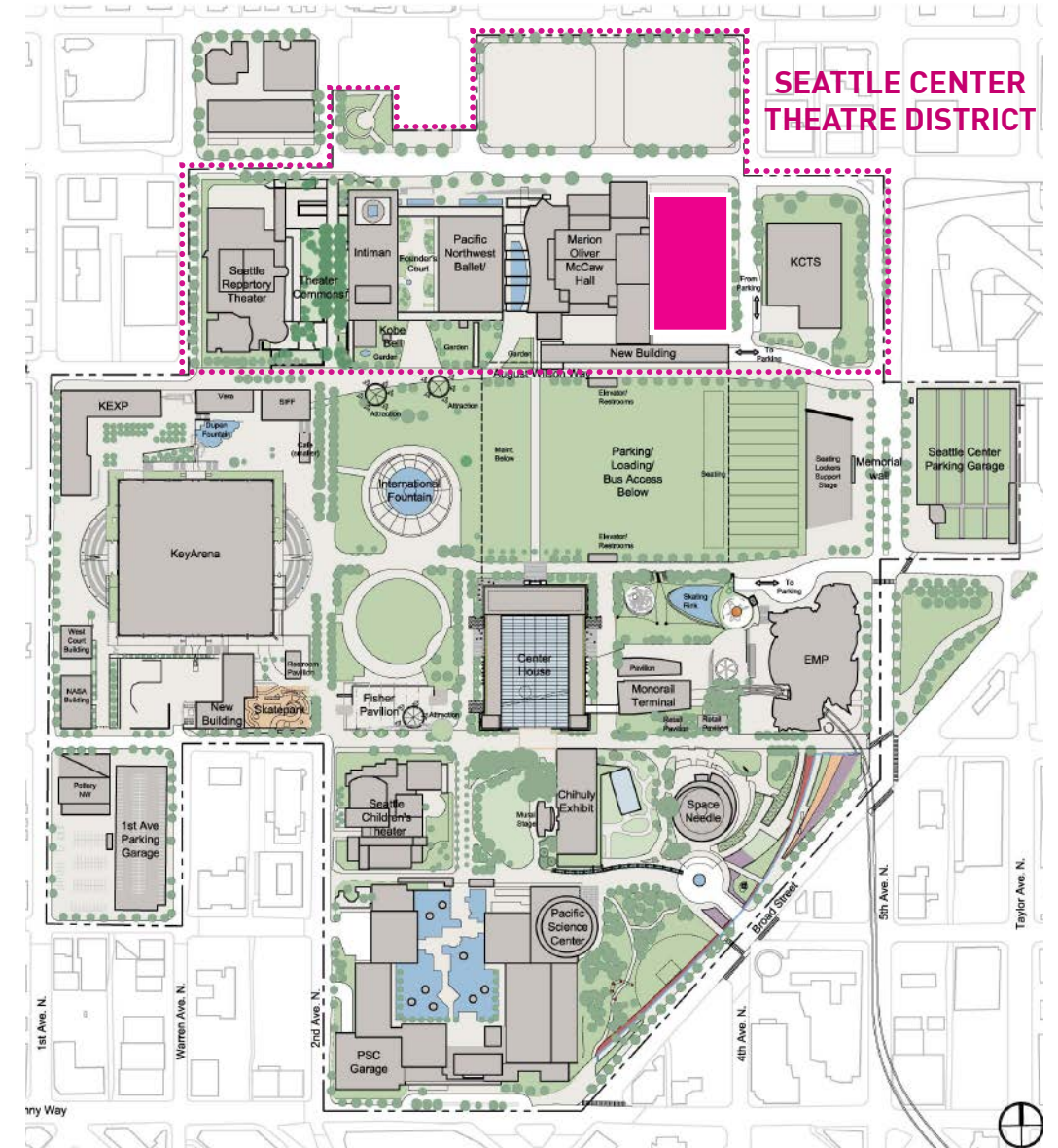
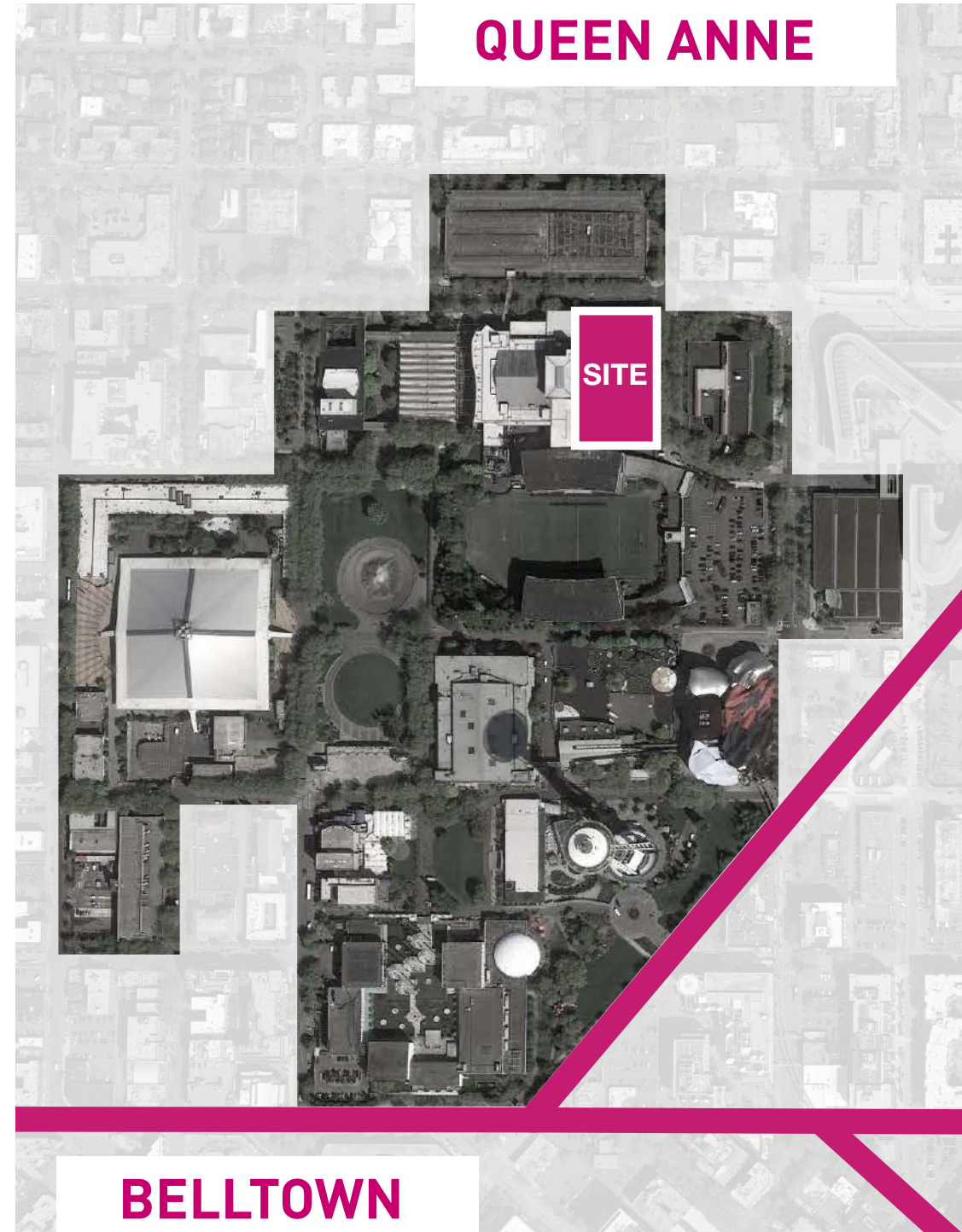
SEATTLE CENTER / CENTURY 21
MASTERPLANNING

CAMPUS-WIDE DESIGN GUIDELINES

- A Great Gathering Place
- Building Design
- Entries and Edges
- Walkability and Pedestrian Scale
- Sustainability
- Universal Design
- Site Furnishings

THEATRE DISTRICT ZONE

- Two-way Mercer should become a more pleasant walking environment
- Prioritize quality design materials at Mercer street edge
- Create a series of intimate scale spaces and buildings along the south edge



SITE
MERCER STREET PANORAMAS



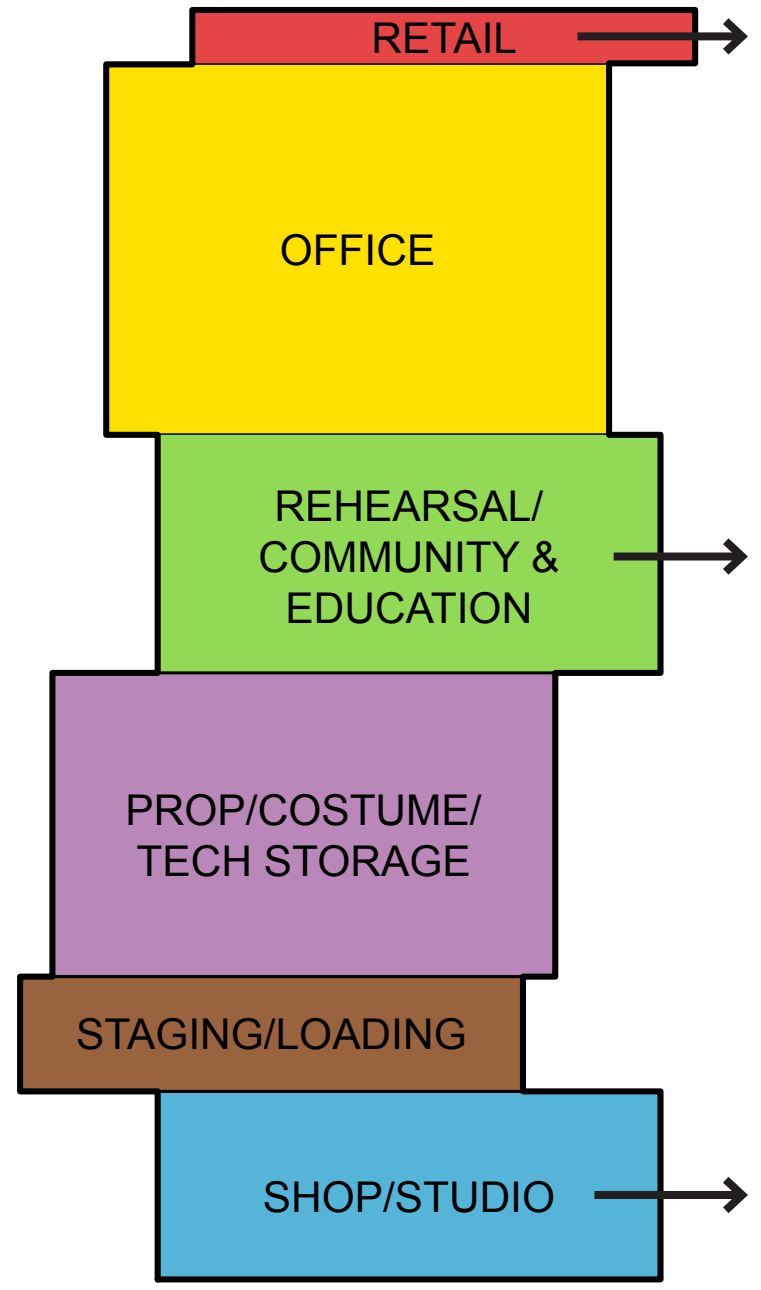
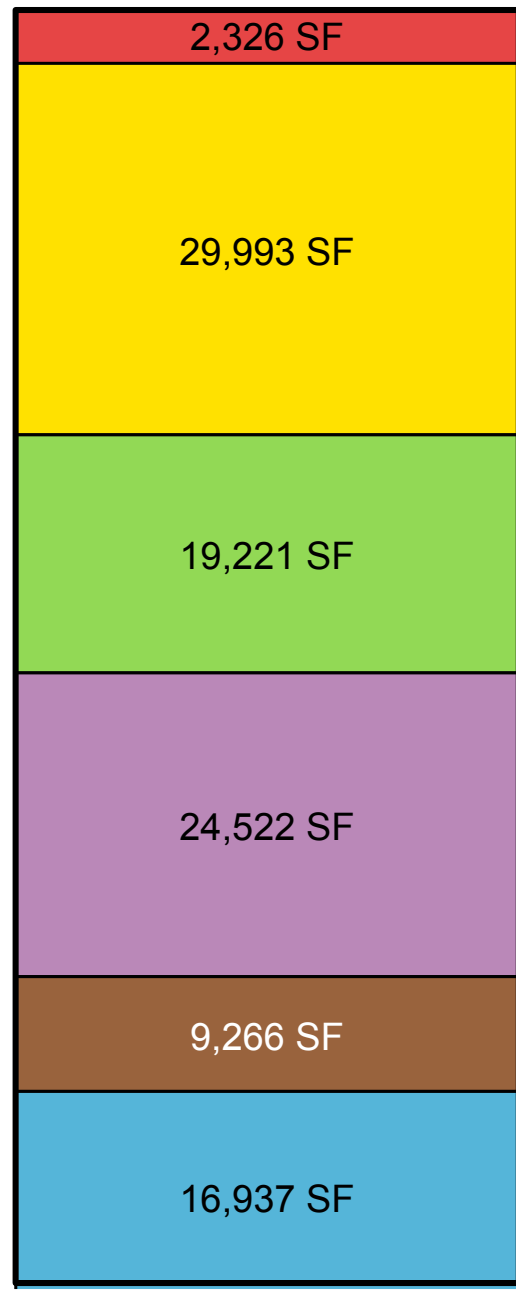
MERCER ST LOOKING SOUTH



MERCER ST LOOKING NORTH

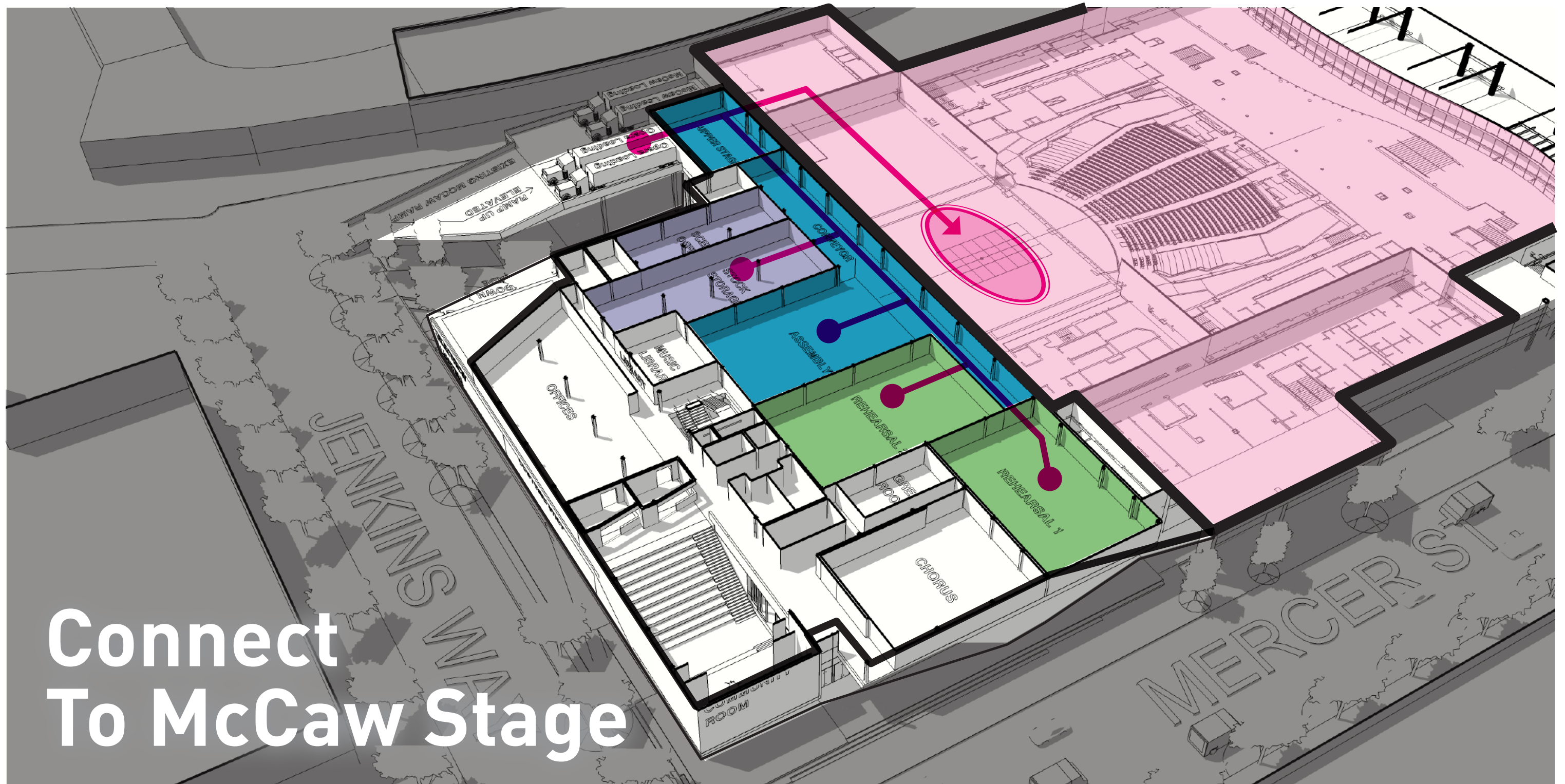
SOATC / OVERVIEW

PROGRAMMING



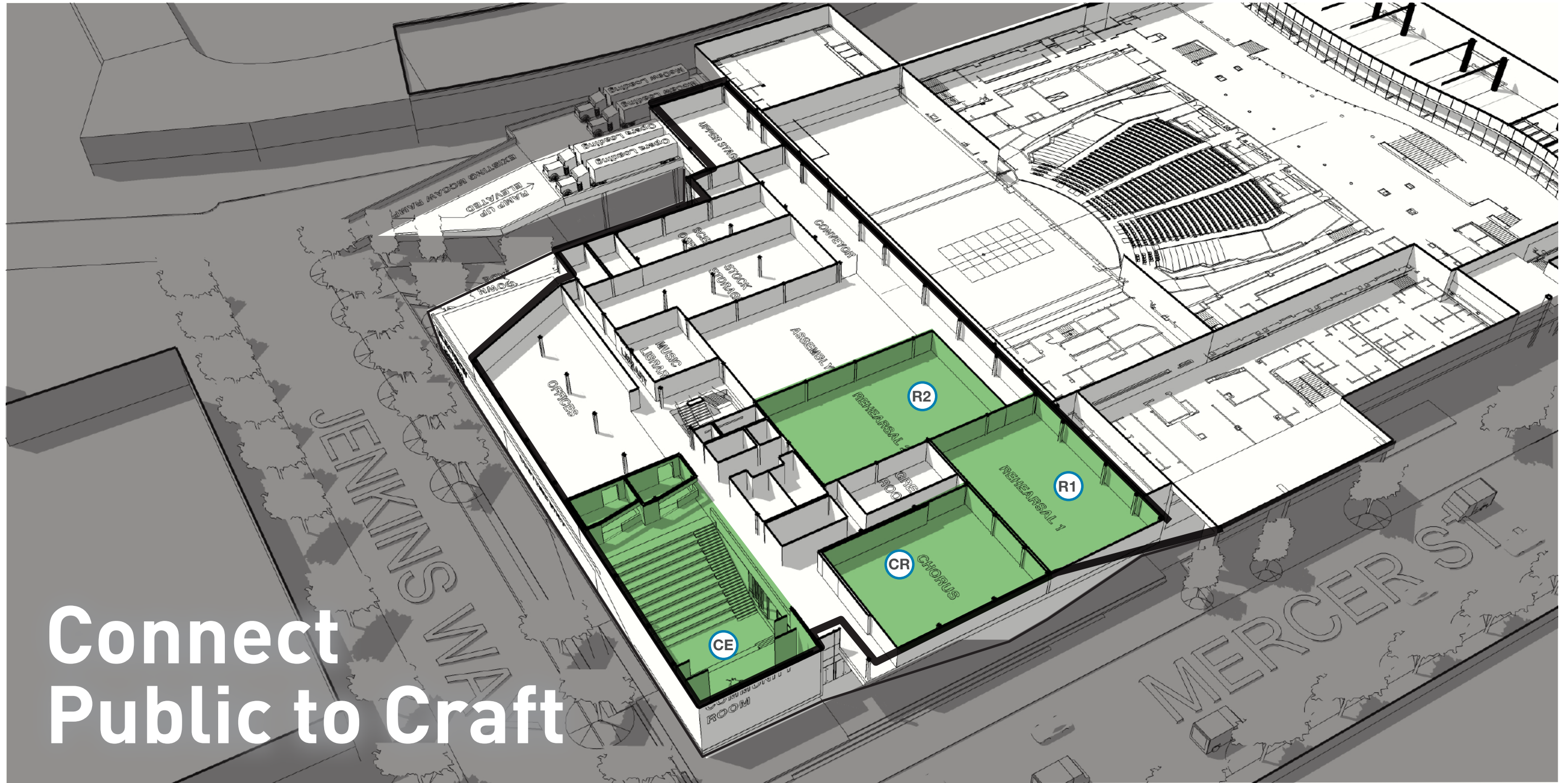
Shift Toward Engagement

DESIGN PRECEPT
FORM CONNECTIONS



Connect
To McCaw Stage

DESIGN PRECEPT
FORM CONNECTIONS



Connect
Public to Craft

DESIGN PRECEPT
EMBRACE CONTEXT & RELATIONSHIPS



**Integrate
With McCaw Hall**

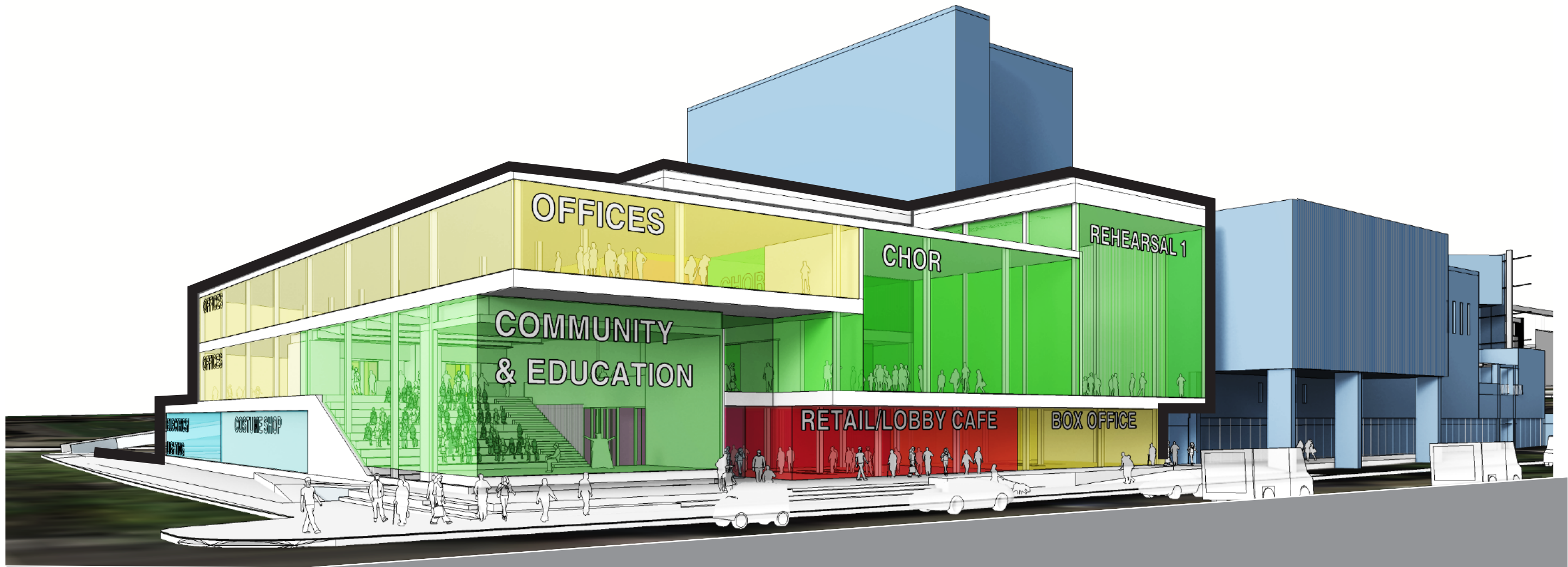
DESIGN PRECEPT

CREATE VIBRANT EXPERIENCES



Leverage
Stagecraft

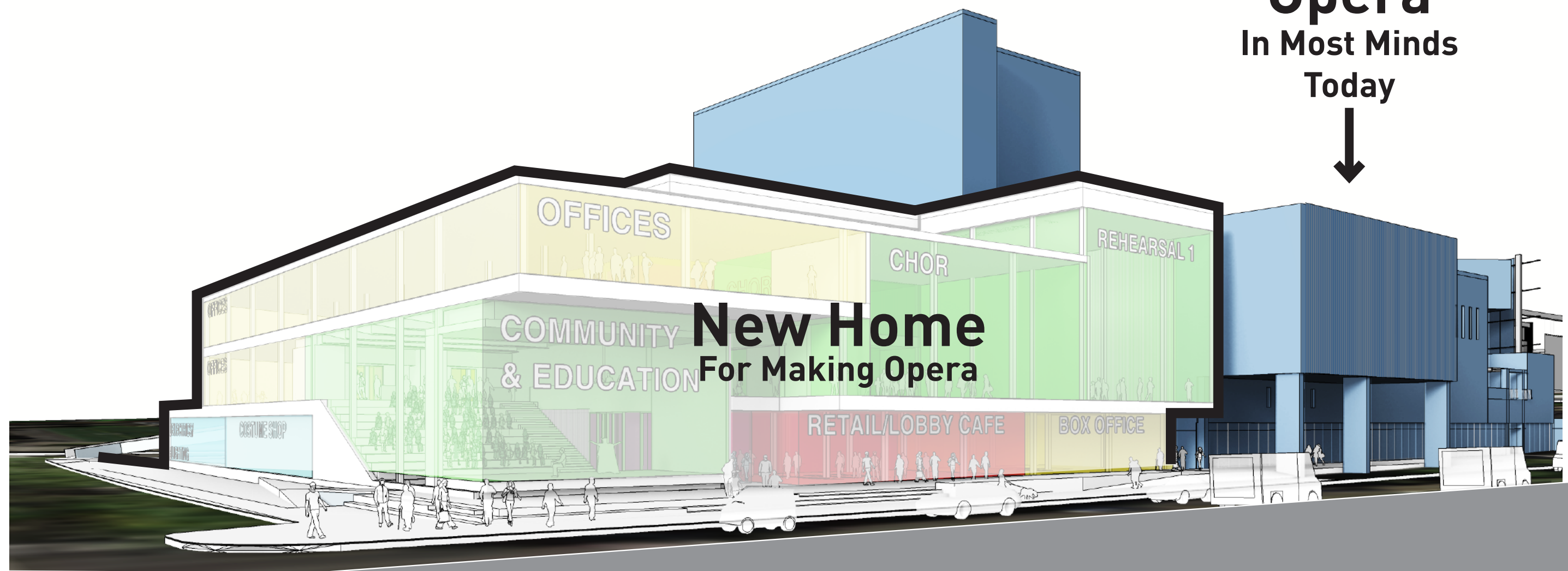
DESIGN CONCEPT



Bring Energy To Mercer

DESIGN CONCEPT

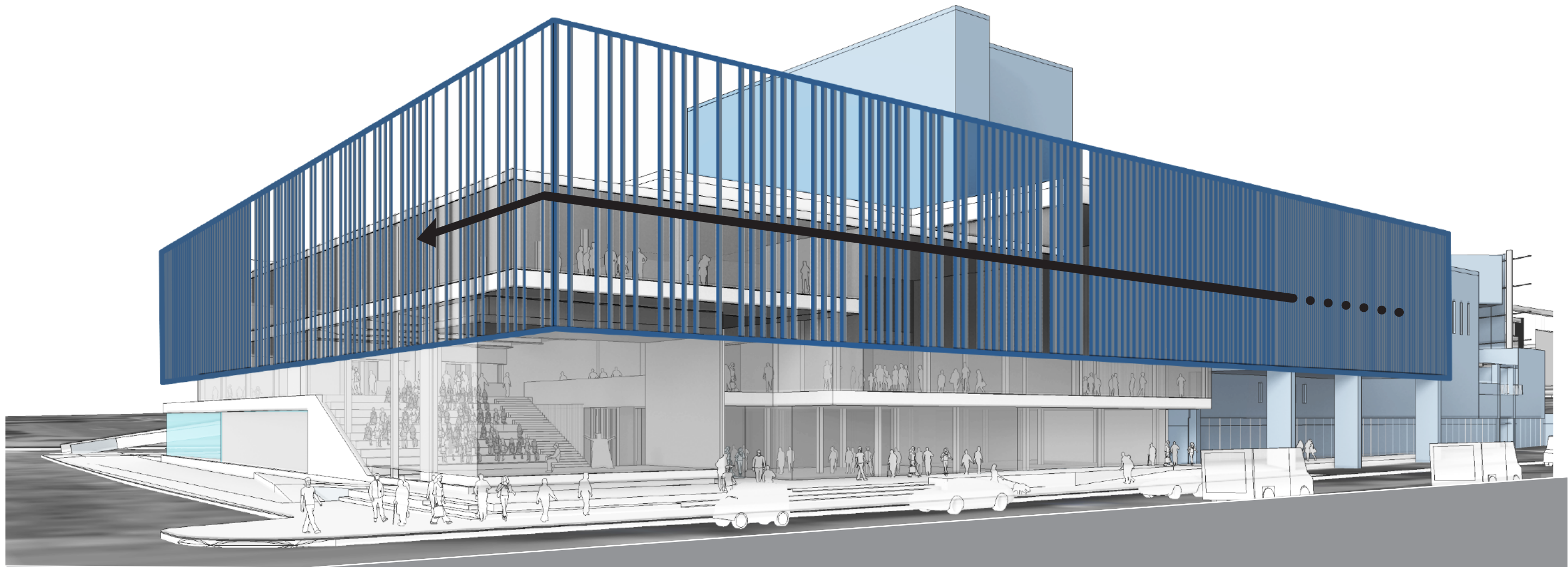
Opera
In Most Minds
Today
↓



New Home
For Making Opera

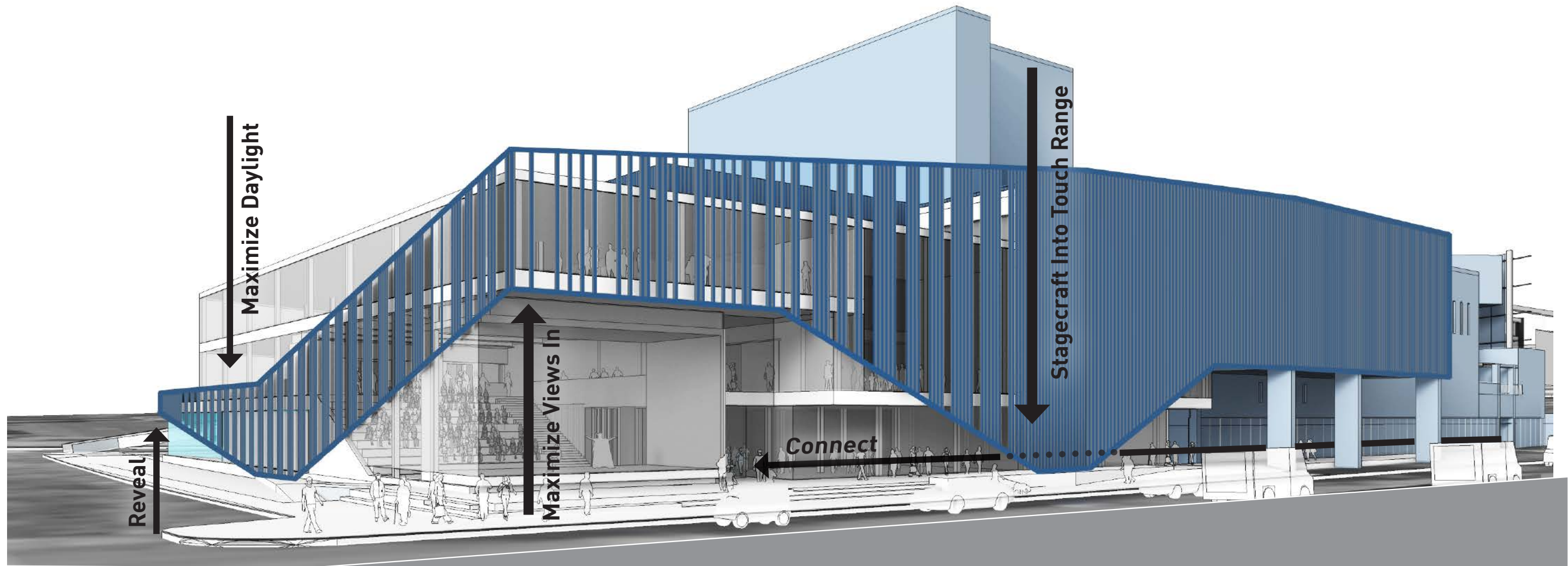
Build Relationships

DESIGN CONCEPT



Extend Existing Identity

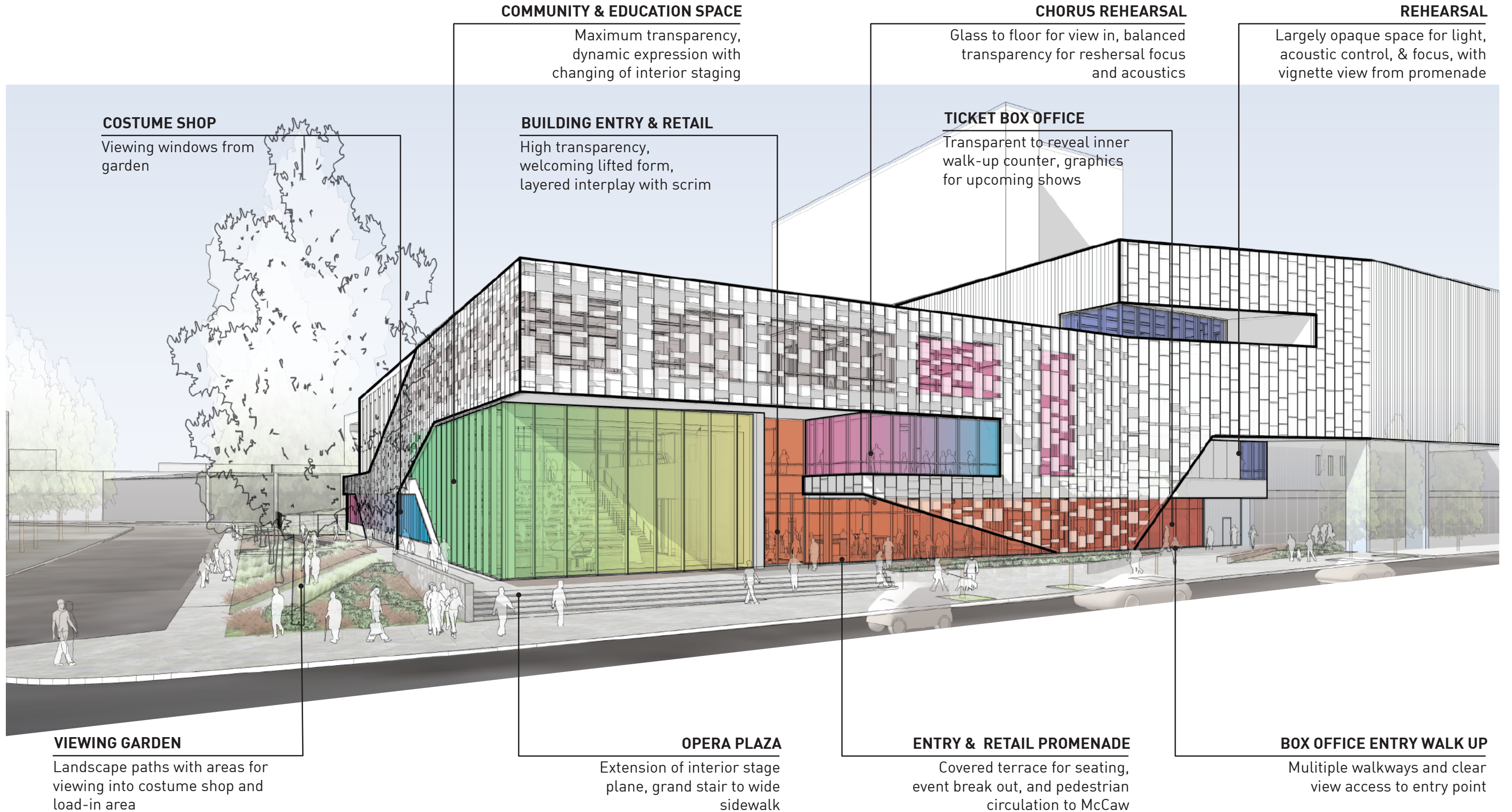
DESIGN CONCEPT



Form Connections

CONCEPT DESIGN PHASE RENDERING





COSTUME SHOP

Viewing windows from garden

COMMUNITY & EDUCATION SPACE

Maximum transparency, dynamic expression with changing of interior staging

BUILDING ENTRY & RETAIL

High transparency, welcoming lifted form, layered interplay with scrim

CHORUS REHEARSAL

Glass to floor for view in, balanced transparency for rehearsal focus and acoustics

TICKET BOX OFFICE

Transparent to reveal inner walk-up counter, graphics for upcoming shows

REHEARSAL

Largely opaque space for light, acoustic control, & focus, with vignette view from promenade

VIEWING GARDEN

Landscape paths with areas for viewing into costume shop and load-in area

OPERA PLAZA

Extension of interior stage plane, grand stair to wide sidewalk

ENTRY & RETAIL PROMENADE

Covered terrace for seating, event break out, and pedestrian circulation to McCaw

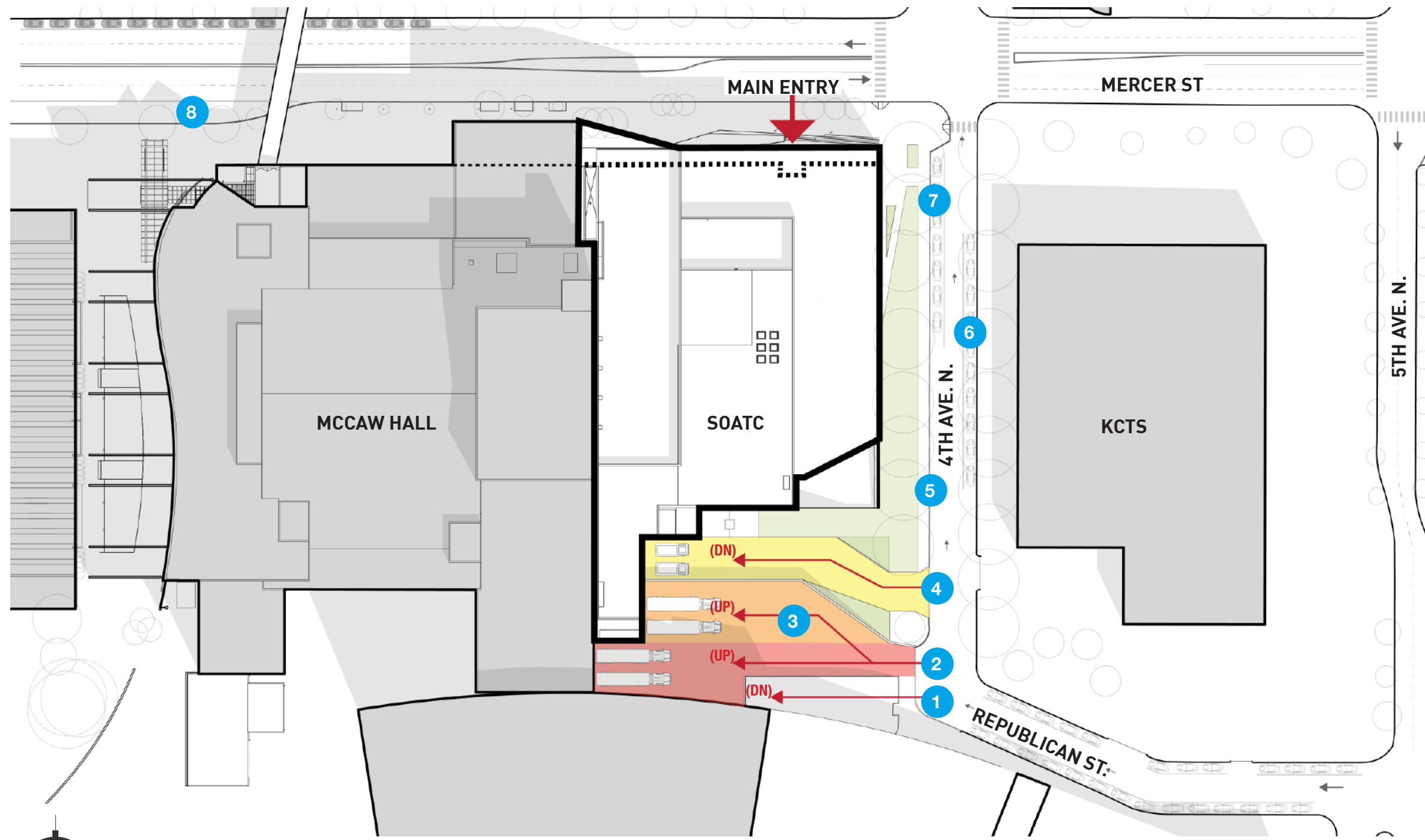
BOX OFFICE ENTRY WALK UP

Multiple walkways and clear view access to entry point

CONCEPT DESIGN PHASE RENDERING



SITE ACCESS



1. Seattle Center Gate 7 - Existing
2. Curb cut + McCaw truck loading ramp - Existing
3. SOATC large truck loading ramp. Up to 100 trucks per year
4. Ramp down to SOATC service yard. Panel truck deliveries + waste handling. Up to 500 trucks per year
5. Bus staging - Existing
6. Parallel public street parking - Existing
7. Passenger drop-off (under study)
8. McCaw Hall drop-off - Existing

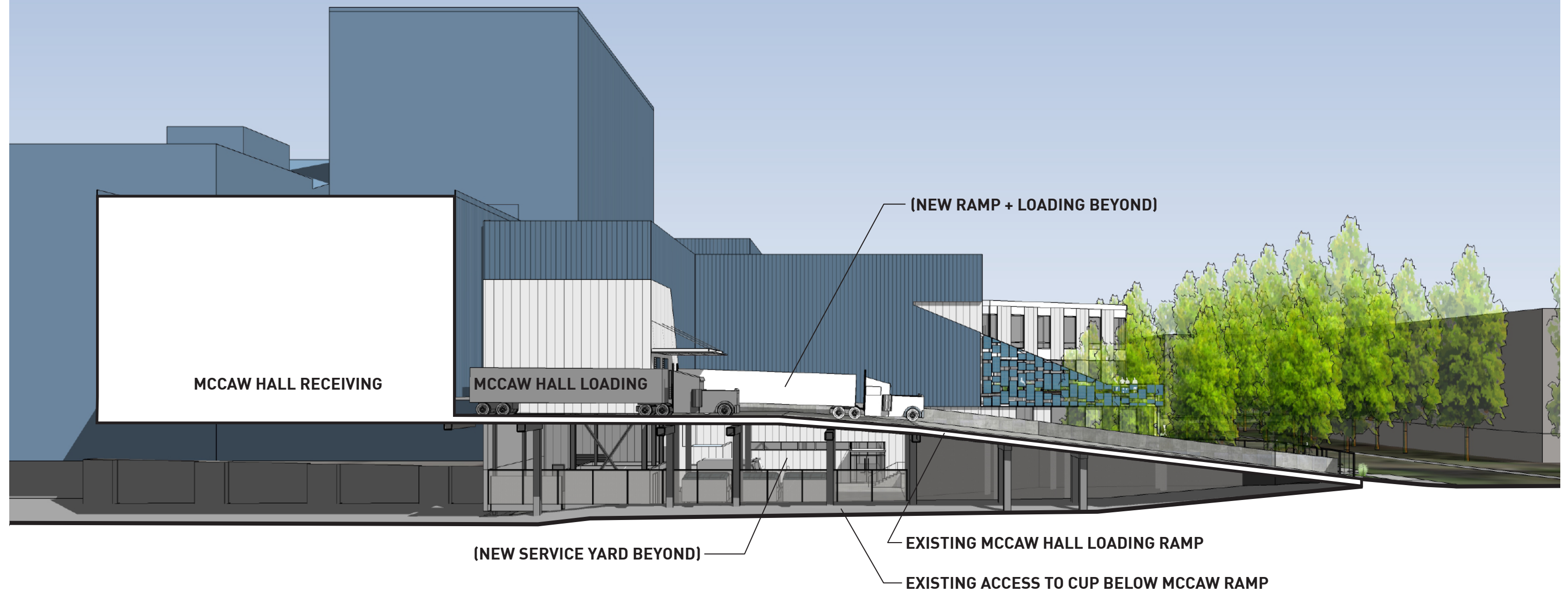
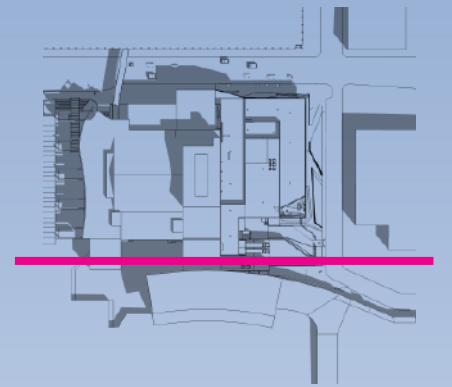


LOADING AND SERVICING VIEW FROM SOUTHEAST

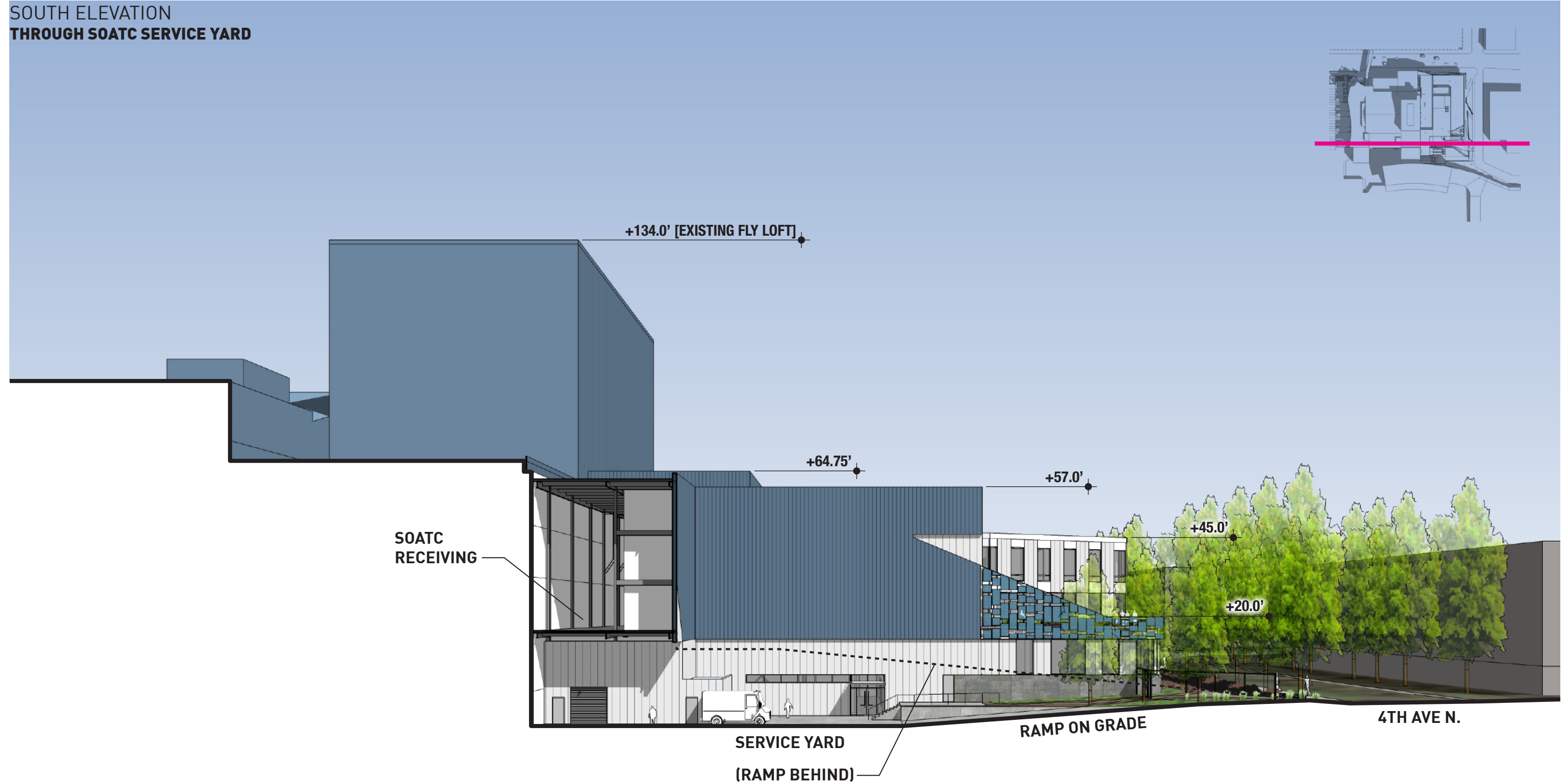
1. Memorial Stadium - Existing
2. Seattle Center Gate 7 - bollard-controlled access - Existing
3. Service access to Seattle Center central utility plant and service yard - Existing
4. McCaw Hall loading dock ramp - Existing
5. Ramp up for large truck loading
6. Curb cut - Existing
7. Curb cut and driveway access point for service yard - located between existing trees
8. Ramp down on grade to service yard
9. Service yard, daily deliveries, waste handling
10. Gate in fence for Opera access
11. South staff access door (egress door)
12. Roof terrace at L2



SOUTH ELEVATION
THROUGH MCCA W RAMP



SOUTH ELEVATION
THROUGH SOATC SERVICE YARD

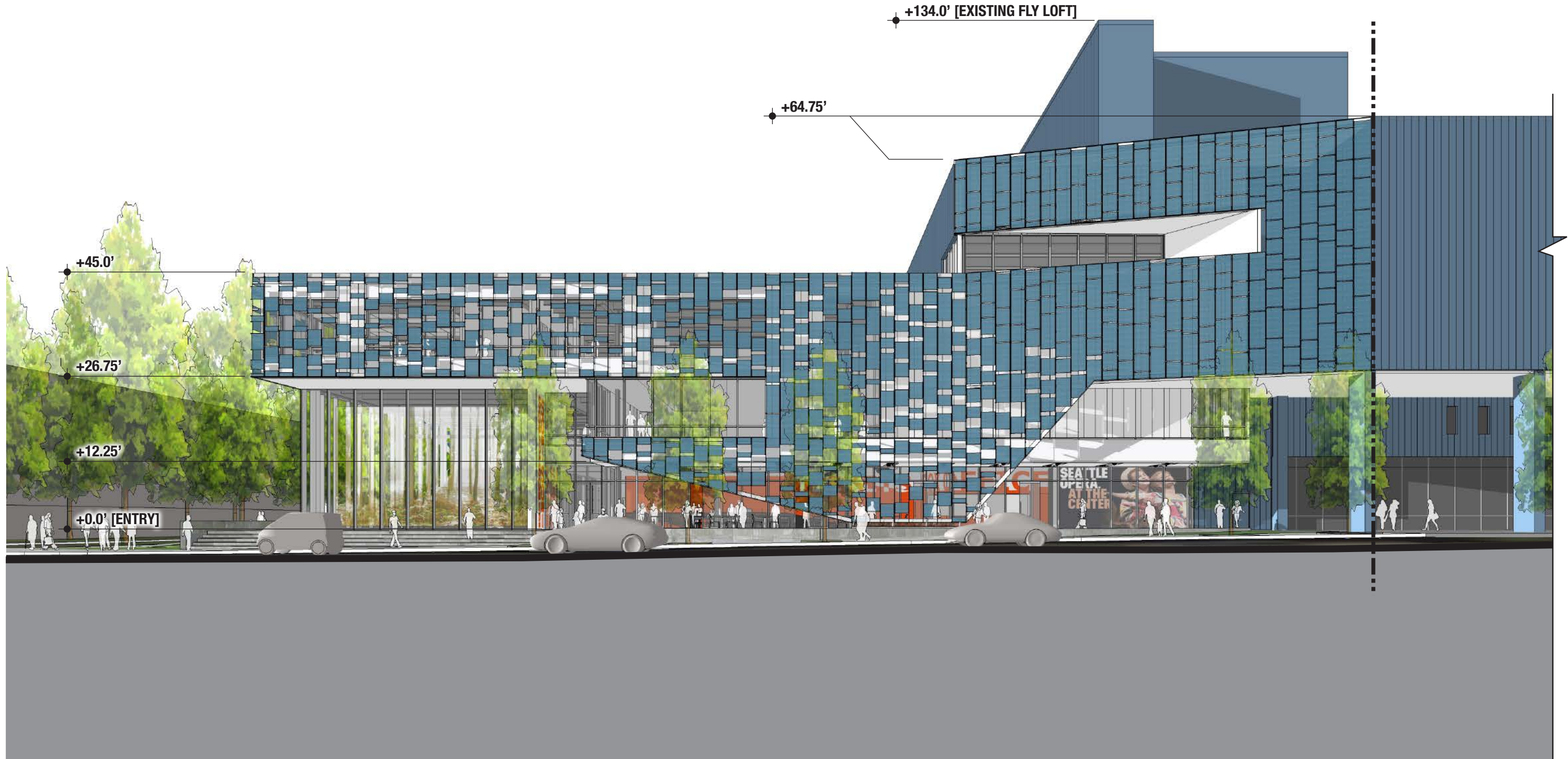


EAST ELEVATION



SOATC / DESIGN UPDATE

FACADE UPDATE
SCRIM STUDIES - **PROPOSED REVISIONS**



SOATC / OVERVIEW

BUDGET & SCHEDULE

PROJECT BUDGET

- Total project budget is \$60 million
- Public funding estimated at \$14 million (federal, state, county, and city)

