

For Immediate Release

## **LMN Architects celebrates opening of the Federal Way Performing Arts and Event Center**

*Building creates new focal point for community*



SEATTLE, August 31, 2017 /PRNewswire/ — The Federal Way Performing Arts and Event Center (PAEC) puts cultural arts at the heart of urban vitality, establishing a core identity and focal point for a rapidly growing, richly diverse community. This multi-functional 46,013-square-foot center and adjacent civic park are positioned to catalyze ongoing development and investment in the city for years to come, ensuring Federal Way’s vibrant future in the region. The PAEC opened to the community on August 19.

Combining a 716-seat multipurpose performing arts theater, regional conference center, and future hotel co-development, the approximately \$32.7 million project serves both public and private uses, leveraging market synergy and operational efficiency to provide a sustainable business model.

The new Center’s design capitalizes on the prominent downtown location of its 4-acre site, introducing pedestrian connectivity to surrounding uses, as well as new public gathering areas for an active urban presence. Expansive windows on the building’s south and west facades provide dramatic views to downtown Federal Way and Mount Rainier—linking inside and outside activities, while celebrating their remarkable natural setting. A flexible outdoor public space connects the Center to the recently completed Town Center Park and reinforces their shared role in bringing the community together.

“This project is about integrating and connecting with the community, catalyzing activity in and around the building, and focusing new energy to positively impact the public realm,” notes Wendy Pautz, AIA, Partner at LMN Architects. “With the transformative power of the arts, we are creating a civic asset that supports the cultural, social, and economic aspirations of the community—a place that will become essential to those who live here.”

The building represents a hybrid typology—a merging of theater and conference center that strikes a balance between the needs of both while enabling each to function independently. The building’s sculptural



form derives from the spatial requirements of its program. Inside, spaces strategically maximize the inter-relationships between areas. Meeting rooms, and even the lobby, are morphable and sub-dividable—capable of opening to one another as needed.

The multipurpose venue is designed to accommodate theatrical, musical, dance, artistic, and spoken-word performances. Conferences, seminars, meetings, and other assembly events will also take place in both the auditorium and the adjoining 8,000-square-foot of event facilities. A catering kitchen and other support facilities will serve the entire Center's wide-ranging purposes.

Broad expanses of glass—20-feet-tall—open the building to its surroundings and allow the community to look inside. On the outside, metal panels use three different textures in four different colors to create a pattern that divides the building into horizontal bands. These textures and colors not only animate the exterior envelope, but also provide a unique expression of the programs within.

**Project team:**

- City of Federal Way (client)
- Lorax Partners (owner's representative)
- LMN Architects (architecture and interiors)
- Garco Construction (general contractor)
- The Shalleck Collaborative (theater and audiovisual consulting)
- Jaffe Holden (acoustical consulting)
- PAE Consulting Engineers (mechanical/electrical engineer)
- Luma Lighting (lighting consultant)
- MKA (structural engineer)
- Navix Engineering (civil engineer)
- Hewitt (landscape architect)
- Lerch Bates (vertical transportation)
- JLR Design Group (food service consultant)

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**About LMN**

Seattle-based LMN Architects specializes in the planning and design of significant public and private facilities, including convention centers, cultural arts venues, education facilities, office, multi-family residential, hospitality mixed-use developments and other urban environments that celebrate and enrich communities. Recipient of the 2016 American Institute of Architects Architecture Firm Award, LMN has earned an international reputation for design excellence, sustainable solutions, practice innovation and successful delivery of complex projects. [www.LMNArchitects.com](http://www.LMNArchitects.com)

**Press Inquiries**

Matt Anderson  
206.465-8806  
[anderson@cameronmacallister.com](mailto:anderson@cameronmacallister.com)

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