Urban Design Guidelines

WSDOT, SDOT, ROMA Design and NBBJ developed design guidelines in 2009 and 2010 with the Seattle Design Commission

Provide a framework and a unified vision to guide implementation over multiple project design and construction contracts.

Included goals, objectives and guiding principles.

Responded to City of Seattle initiatives and neighborhood planning efforts.
Urban Design Goals

Provide for the safety and comfort of pedestrians, bicyclists, transit, freight and other vehicles.

Reinforce the sense of place and give structure and orientation to the urban experience.

Contribute positively to the fabric of the city and the unique qualities of adjacent neighborhoods.

Contribute to the sustainability of the urban environment.
Opportunity for Connectivity

Improved bicycle and pedestrian access and connection to the waterfront along Railroad Way.

Design Development of Railroad Way
Opportunity for Landscape and Future Development

South Portal Area, Railroad Way and the WOSCA site

Design Development of Railroad Way
WSDOT and Railroad Way Urban Design

The Urban Design Guidelines and early ROMA Design efforts recognized the importance of Railroad Way as a connection to the waterfront.

However, during the WSDOT’s South Portal Landscape Design approval process, the Seattle Design Commission requested the urban design of Railroad Way be re-evaluated in the context of the Central Waterfront design effort.
WSDOT and Railroad Way Urban Design

Railroad Way is still part of WSDOT’s South Access project, but the Waterfront Seattle team has been contracted to perform the re-evaluation of the urban design and develop the contract plans for WSDOT South Access project.

Railroad Way Design & Construction Schedule

- 90% WSDOT submittal May 2013
- 100% WSDOT submittal in September 2013
- Contract Advertisement in January 2014
- Construction of Railroad Way anticipated in mid 2016
SEATTLE WATERFRONT
PLAN OF SEATTLE - 1855
WITH PRESENT-DAY CITY GRID
VIEW TO PIONEER SQUARE FROM BEACON HILL - 1841

RAILROAD AVE.

S. KING ST.

S. DEARBORN ST.

S. JACKSON ST.
RAILROAD WAY

ADJACENT BUILDING USES

LEGEND

- Office/Commercial/
  Light Industrial
- Potential Development
- Sports/Events
- Retail/Restaurant
- Utility
- Parking
- Project Area
- Property Lines

scale: 1” = 100'
RAILROAD WAY
PEDESTRIAN + BIKE CIRCULATION

LEGEND
- Bike Path
- Pedestrian Connection
- Intersection
- Project Area
- Property Lines

scale: 1" = 100'
RAILROAD WAY
SPATIAL DEFINITION

LEGEND

- Cone of Exposure
- Project Area
- Property Lines

scale: 1” = 100’
RAILROAD WAY
OPEN SPACE

LEGEND
- Gathering Space
- Pedestrian Links
- Pedestrian Crossing
- Woonerf/Shared Street
- Planted Buffer
- Bike Path
- Project Area
- Property Lines

scale: 1" = 100'

WATERFRONT
ALASKAN WAY
RAILROAD WAY
“CARPET” PAVING

LEGEND

- Project Area
- “Carpet”

scale: 1" = 100'
RAILROAD WAY
"RAILBED" PAVING

LEGEND

- Project Area
- "Railbed"

scale: 1" = 100'

0'  50'  100'  150'  200'

ALASKAN WAY
S. KING ST.
S. KING ST.
S. DEARBORN ST.
FIRST AVE. S.
FUTURE DEVELOPMENT
MDSCA PROPERTY
S. TUNNEL
OPERATIONS BUILDING
STADIUM TERRACE

0'  50'  100'  150'  200'

S. CHARLES ST.
S. COASTAL ENVIRONMENTAL

Project Area
PLANTING
FORMAL TREE PLANTING

LONG SECTION

PLAN

18' O.C.
CONTINUOUS TREE PIT

DETAIL PLAN + SECTION

18' O.C.
Platanus × acerifolia

LONDON PLANE TREE
INFORMAL TREE PLANTING - ALSKAN WAY

LONG SECTION

PLAN

DETAIL PLAN + SECTION
**Pinus contorta var. contorta**

**SHORE PINE**

**Arbutus menziesii**

**PACIFIC MADRONE**
PLANTING
INFORMAL TREE PLANTING - FIRST AVE. S.

LONG SECTION

PLAN

DETAIL PLAN + SECTION

VARIES

VARIES
Pinus contorta var. contorta
SHORE PINE

Alnus rubra
RED ALDER
PLANTING
GROVE PLANTING - OCCIDENTAL AVE. S.

LONG SECTION

PLAN

DETAIL PLAN + SECTION
SALAL

Gaultheria shallon

RED ALDER

Aldus rubra

SWORD FERN

Polypodium marifum

WESTERN RED COLUMBINE

Aguilegia formosa
1. POLE LIGHTING

2. PIONEER SQUARE STREET LIGHTING
POLE LIGHTING - SINGLE POLE WITH MULTI-LEVEL HEADS

FIXTURE OPTIONS

VEHICULAR

PEDESTRIAN

PAVING

HEIGHT

PLAN + SECTION
RAILROAD WAY
FURNISHING
(ADDITIONAL FEATURES)

LEGEND
1. Movable Tables + Chairs (Additional Feature)
2. Benches (Additional Feature)
3. Rail Beacons (Additional Feature)
4. Kiosk (Additional Feature)

PROPERTY LINES

SCALE: 1" = 100'

CENTURYLINK FIELD

S. CHARLES ST.

STADIUM TERRACE

S. QUINN BURNE D ST.

FUTURE DEVELOPMENT WOSCA PROPERTY

ALASKAN WAY

83 S. KING ST.

50S. FIRST AVE. S.

83 S. KING ST.

TIDELINE FRONTAGE

RIFLEMAN ST.

COASTAL ENVIRONMENTAL
FURNISHING (ADDITIONAL FEATURES)

SEATING

SECTIONS

MOVABLE TABLES + CHAIRS

BENCH
FURNISHING (ADDITIONAL FEATURES)

RAIL BEACONS

TRACK FIELD
(ADDITIONAL FEATURES)

TRACK BEACON
(ADDITIONAL FEATURES)

RAILROAD WAY SCULPTURE
(ADDITIONAL FEATURES)
RAILROAD WAY
FURNISHING
(ADDITIONAL FEATURES)

LEGEND

1. Movable Tables + Chairs (Additional Feature)
2. Benches (Additional Feature)
3. Rail Beacons (Additional Feature)
4. Kiosk (Additional Feature)

Property Lines

scale: 1" = 100'

0' 50' 100' 200'

CENTURYLINK FIELD

STADIUM TERRACE

S. CHARLES ST.

83 S. KING ST.

50S. FIRST AVE. S.

S. TUNNEL OPERATIONS BUILDING

ALASKAN WAY

S. QUARLES ST.

FUTURE DEVELOPMENT
WOSCA PROPERTY

TIDELINE FRONTM ADE
FURNISHING (ADDITIONAL FEATURES)

AMPHITHEATER KIOSK

AXONOMETRIC

WEST ELEVATION

112'
RAILROAD WAY
SITE PLAN
WEST OF FIRST AVE. S.

LEGEND

1. The Gateway
2. The Passage

Property Lines

scale: 1" = 50'
THE GATEWAY

SECTION - LOOKING NORTHWEST
RAILROAD WAY
STADIUM PLAZA

SECTION - LOOKING NORTHWEST
RAILROAD WAY
STADIUM PLAZA

SECTION - LOOKING NORTHWEST