Pike Place Market Waterfront Entrance

Project History & Overview – Design Commission

January 23, 2014
THE BIG PICTURE
SITE

HISTORY & CONSTRAINTS
1961 – Market Municipal Building
1961 – Market Municipal Building and Joe Desimone Bridge
1974 – Demolition of the Municipal Market Building
1974 – Cleared and Graded site
1904 (est) – Tunnel Construction (UW)
First Class Portland Cement Concrete

G.N.Ry.
SEATTLE TUNNEL SECTION
Showing Concrete Lining and Invert.

Scale 1 1/8"
Mar. 26, 1904.
ZONING ANALYSIS
diagram PC-1

NOTE: ALL ELEVATIONS SHOWN HERE ARE HEIGHTS ABOVE CITY DATUM

City Datum adjustment of NE property corner survey elevation 96.8 - 85 = +11.8' adjustment. Numbers in Red are adjusted elevations.
MASSING DIAGRAM
ZONING MAX VOLUME
MAINTAIN VIEWS FROM DESIMONE
CONNECT TO WESTERN WITH PLAZA
CONNECT TO MARKET
POROSITY THROUGH BUILDING
PROJECT PHASING
Summer 2014 – Construction Begins
December 2015 – Construction Complete

stacks in interim condition
January 2016 – Demolition of Viaduct begins
2017 – Construction of Elliott Way Connector Road
2018 – Construction of Buildings B, C and Overlook Walk

equipment to move to Building B
RESIDENTIAL COMMERCIAL PROJECT TIES INTO THE MARKET’S CENTRAL PLANT

Evergreen Sustainable Development Standard

LEED 2009 CORE AND SHELL DEVELOPMENT

U.S. GREEN BUILDING COUNCIL
Below Grade Program Includes:

- Approximately 300 Parking Stalls
- Market Cold And Dry Storage
- Entry From Western Ave
- Internal Connection To PC1-S Garage
- Future Connection To Elliott Connector Road
Above Grade Program Includes:
• 15,500 SF Of Retail Space
• 35,900 SF Of Public Open Space
• Up To 30 Day Stalls On Roof Terrace
• 40 Low Income Housing Units (Includes 7 Vendor Housing)
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HISTORICAL COMMISSION
P-2 Massing
Panorama View From Slab # 10 (P-8&9 Combined)
Slab # 10 View To The West (Zoom)
Slab # 10 View To The Southwest (Zoom)
PROJECT
RENDERINGS
Western Ave Stair & Breezeway Study
View From Pike & Virginia Pergola
PUBLIC SPACE
CONCEPTUAL IMAGES

LOCATION DIAGRAM

MATERIAL ZONE SKETCH

PROPOSED
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Seating Studies - 11/4/13
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