



# Waterfront Seattle Update

October 2017







181078  
4-9-52









**WATERFRONT SEATTLE PROGRAM**

**SEAWALL PROJECT**

**SR 99 TUNNEL PROJECT**

**SEATTLE MULTIMODAL TERMINAL AT COLMAN DOCK PROJECT**

**PARTNER PROJECTS**

Project construction dates are tentative and subject to change

ELLIOTT BAY

OLYMPIC  
SCULPTURE  
PARK

Waterfront Seattle  
(2019+)

Pier 62/63 Rebuild  
(2017-2019)

Seattle Multimodal Terminal  
at Colman Dock Project  
(2017-2023)

Seawall Project  
(2013-2017)

BELLTOWN

PIKE PLACE  
MARKET

WEST EDGE

RETAIL CORE

SR 99 Tunnel Project  
(2011-early 2019)

PIONEER  
SQUARE

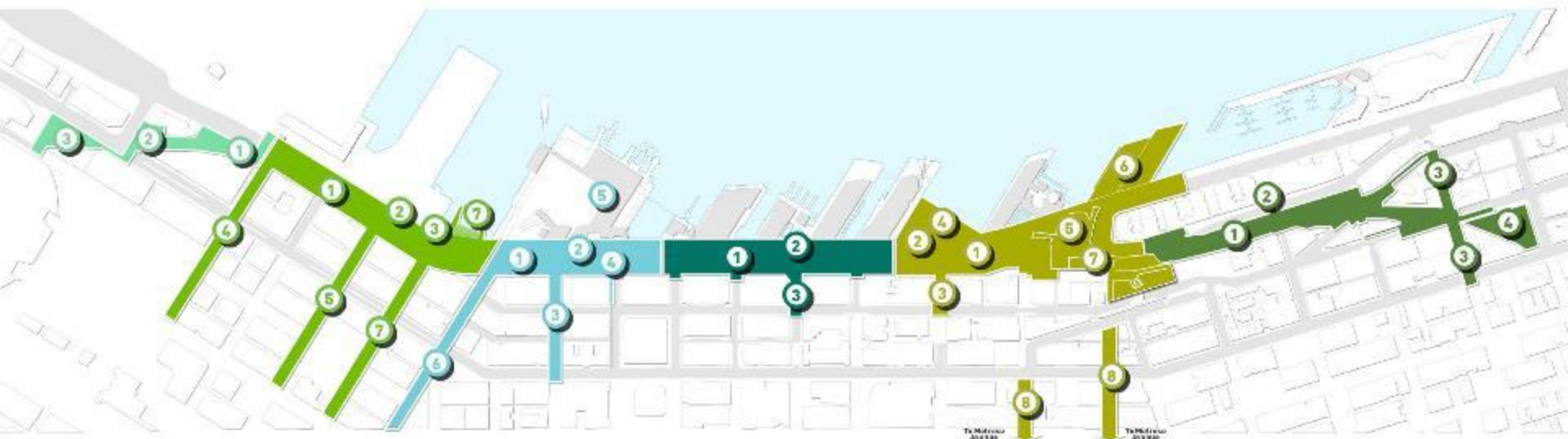
STADIUMS



# WATERFRONT SEATTLE PROGRAM



## WATERFRONT SEATTLE PROGRAM



RAILROAD WAY	PIONEER SQUARE	TRANSIT HUB	HISTORIC PIERS	CENTRAL PUBLIC SPACE	BELLTOWN
<ul style="list-style-type: none"> <li>1 WATERFRONT</li> <li>2 PIONEER SQUARE</li> <li>3 STADIUMS</li> </ul>	<ul style="list-style-type: none"> <li>1 ALASKAN WAY</li> <li>2 WATERFRONT PROMENADE</li> <li>3 WASHINGTON ST. BOAT LANDING</li> <li>4 S. KING ST.</li> <li>5 S. MAIN ST.</li> <li>6 S. WASHINGTON ST.</li> <li>7 HABITAT INTERTIDAL ZONE</li> </ul>	<ul style="list-style-type: none"> <li>1 ALASKAN WAY</li> <li>2 WATERFRONT PROMENADE</li> <li>3 COLUMBIA ST.</li> <li>4 MARION ST. PEDESTRIAN BRIDGE</li> <li>5 COLMAN DOCK TERMINAL REPLACEMENT</li> <li>6 YESLER WAY</li> </ul>	<ul style="list-style-type: none"> <li>1 ALASKAN WAY</li> <li>2 WATERFRONT PROMENADE</li> <li>3 SENECA ST.</li> </ul>	<ul style="list-style-type: none"> <li>1 ELLIOTT WAY</li> <li>2 WATERFRONT PROMENADE</li> <li>3 UNION ST.</li> <li>4 WATERFRONT PARK REBUILD</li> <li>5 OCEAN PAVILION</li> <li>6 PIERS 62/63 PHASE 1 REBUILD</li> <li>7 OVERLOOK WALK</li> <li>8 PIKE/PINE STS.</li> </ul>	<ul style="list-style-type: none"> <li>1 ELLIOTT WAY</li> <li>2 LENORA ST. PED BRIDGE RETROFIT</li> <li>3 BELL ST.</li> <li>4 PORTAL PARK</li> </ul>



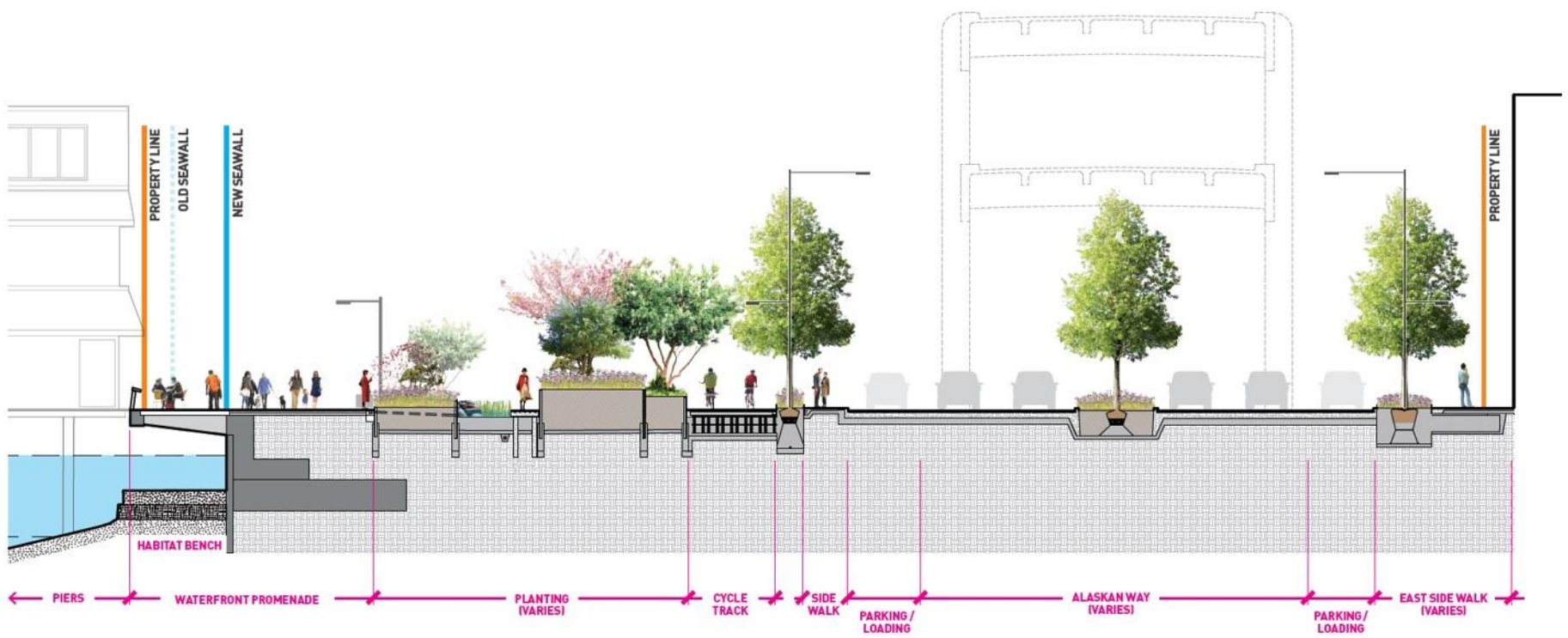
# 2017 MILESTONES



- Bertha emerges (April)
- 'MarketFront' opens (June)
- Council action on funding and LID (September)
- Council action to advance management partnership with Friends of Waterfront Seattle (September)
- Concept design for Pike and Pine Streets (October)
- 90% design complete for Main Corridor – Alaskan and Elliott Ways, Columbia and Seneca Streets, Lenora Street Bridge (October)
- Pier 62 rebuild starts (November)
- Washington St Boat Landing reinstall complete (December)



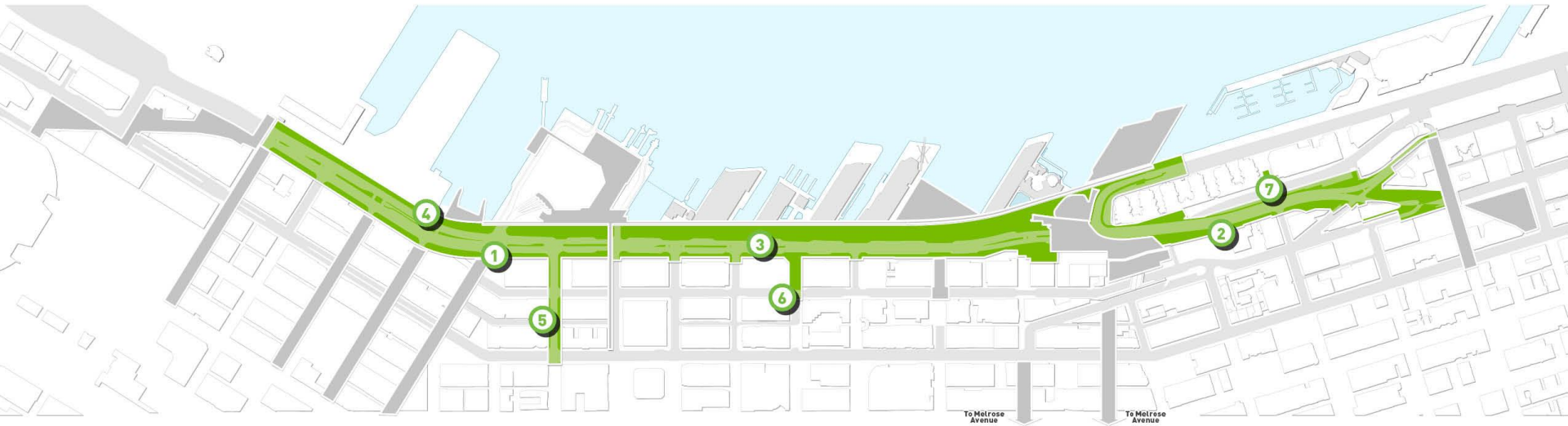
# WATERFRONT - TYPICAL SECTION



# PROMENADE



## WATERFRONT SEATTLE PROGRAM: PROMENADE

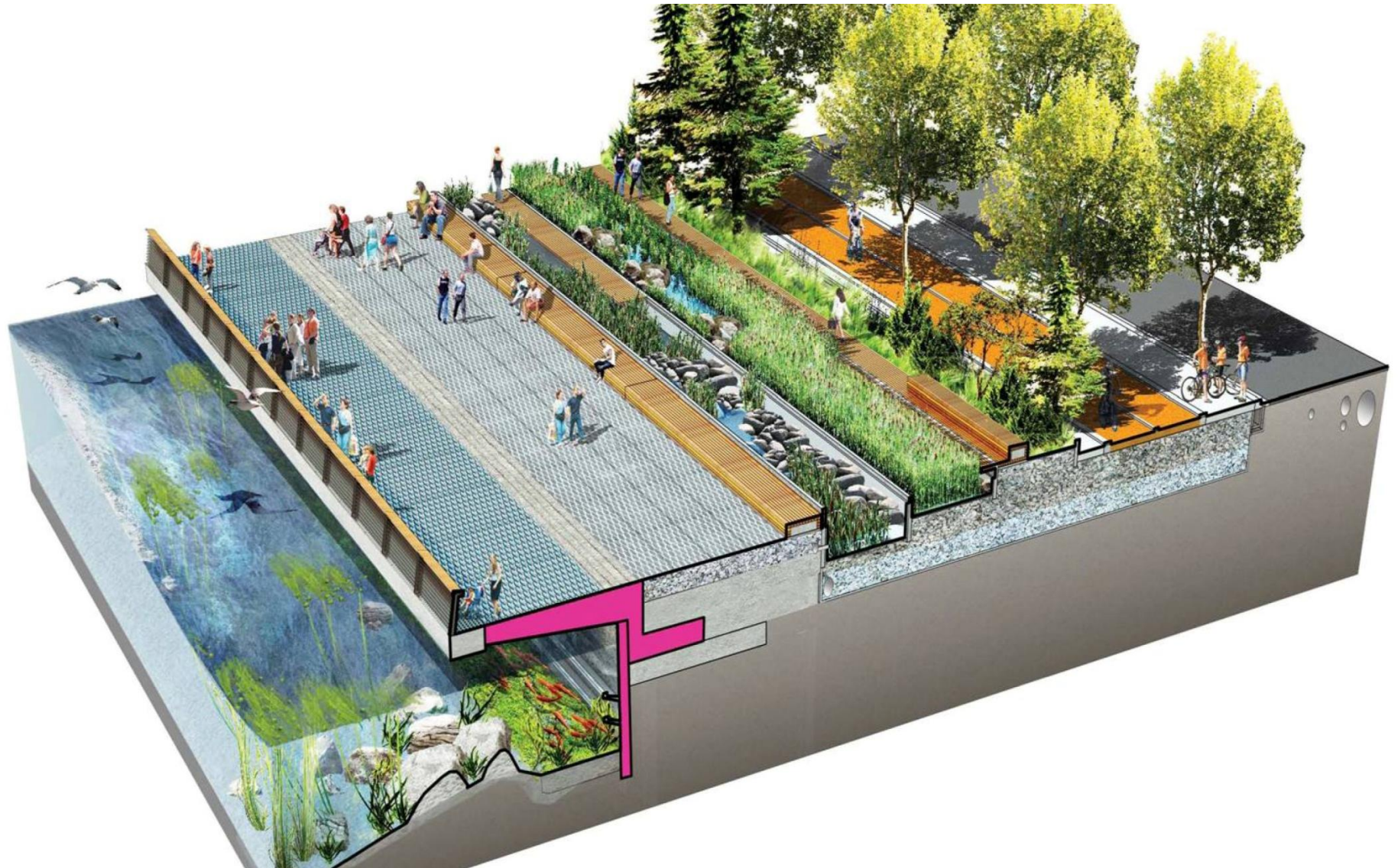


### PROMENADE

- 1 ALASKAN WAY (KING TO PIKE ST.)
- 2 ELLIOTT WAY (PIKE TO BELL ST.)
- 3 WATERFRONT PROMENADE
- 4 WASHINGTON STREET BOAT LANDING
- 5 COLUMBIA ST.
- 6 SENECA ST.
- 7 LENORA ST. BRIDGE RETROFIT



# PROMENADE









# PIONEER SQUARE





# HISTORIC PIERS





# TIDELINE TERRACES



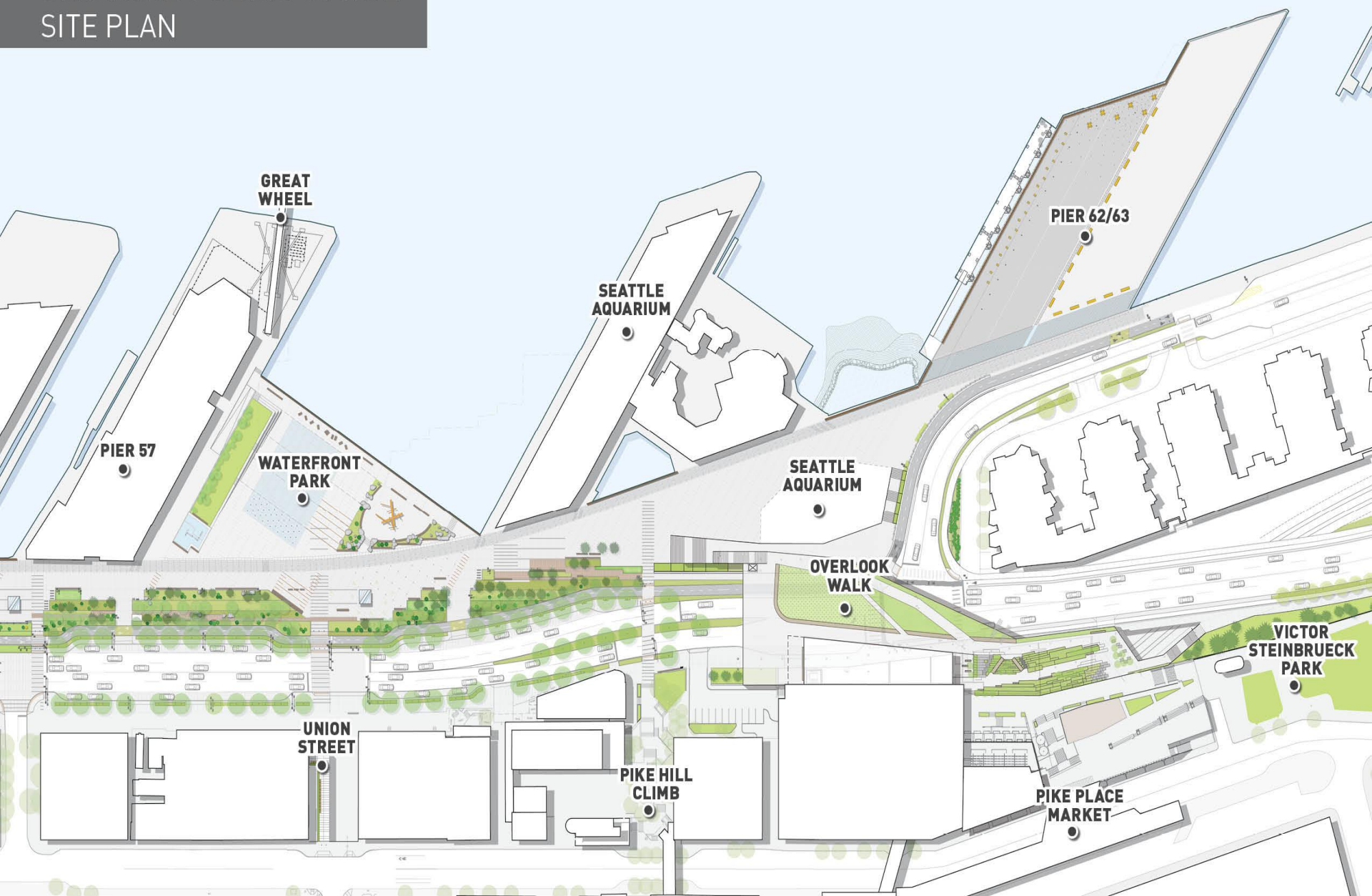


# STREET CROSSINGS





**CENTRAL PUBLIC SPACE**  
SITE PLAN



# WATERFRONT PARK

## SITE PLAN



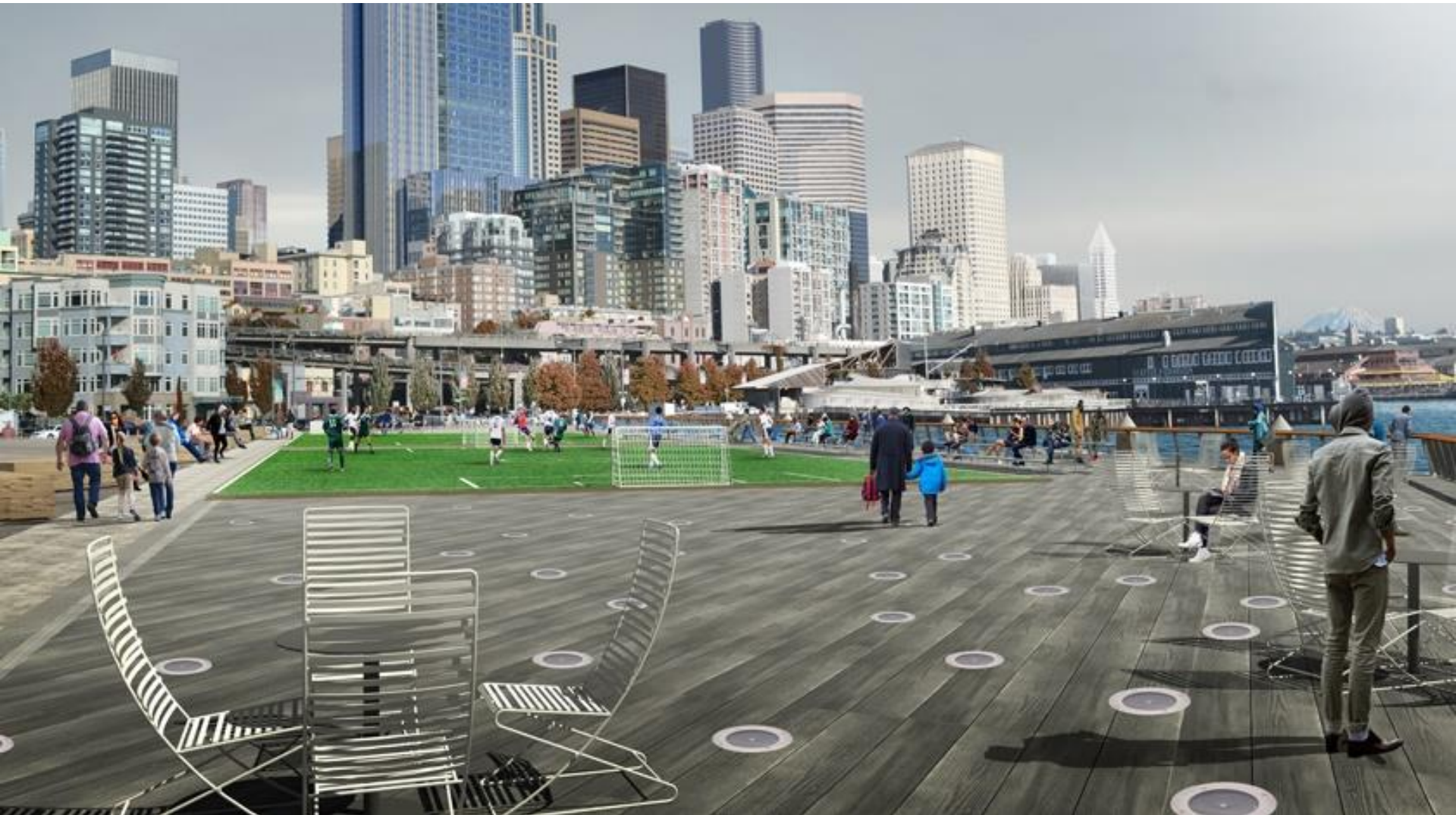


# UNION STREET





# PIER 62/63





# OVERLOOK WALK





# MARKETFRONT



Source: Barbie Hull, courtesy of Pike Place Market PDA



# PIKE AND PINE STREETS



- Pike and Pine streets, between First Avenue and Melrose Avenue
- Pedestrian and streetscape improvements
- Budget: \$20 million (all costs including design, construction, City costs)
- Funding Source: Waterfront Local Improvement District, partner projects





# PIKE AND PINE STREETS



*Existing*





# PIKE AND PINE STREETS



*Proposed*





# OPERATIONS AND MANAGEMENT





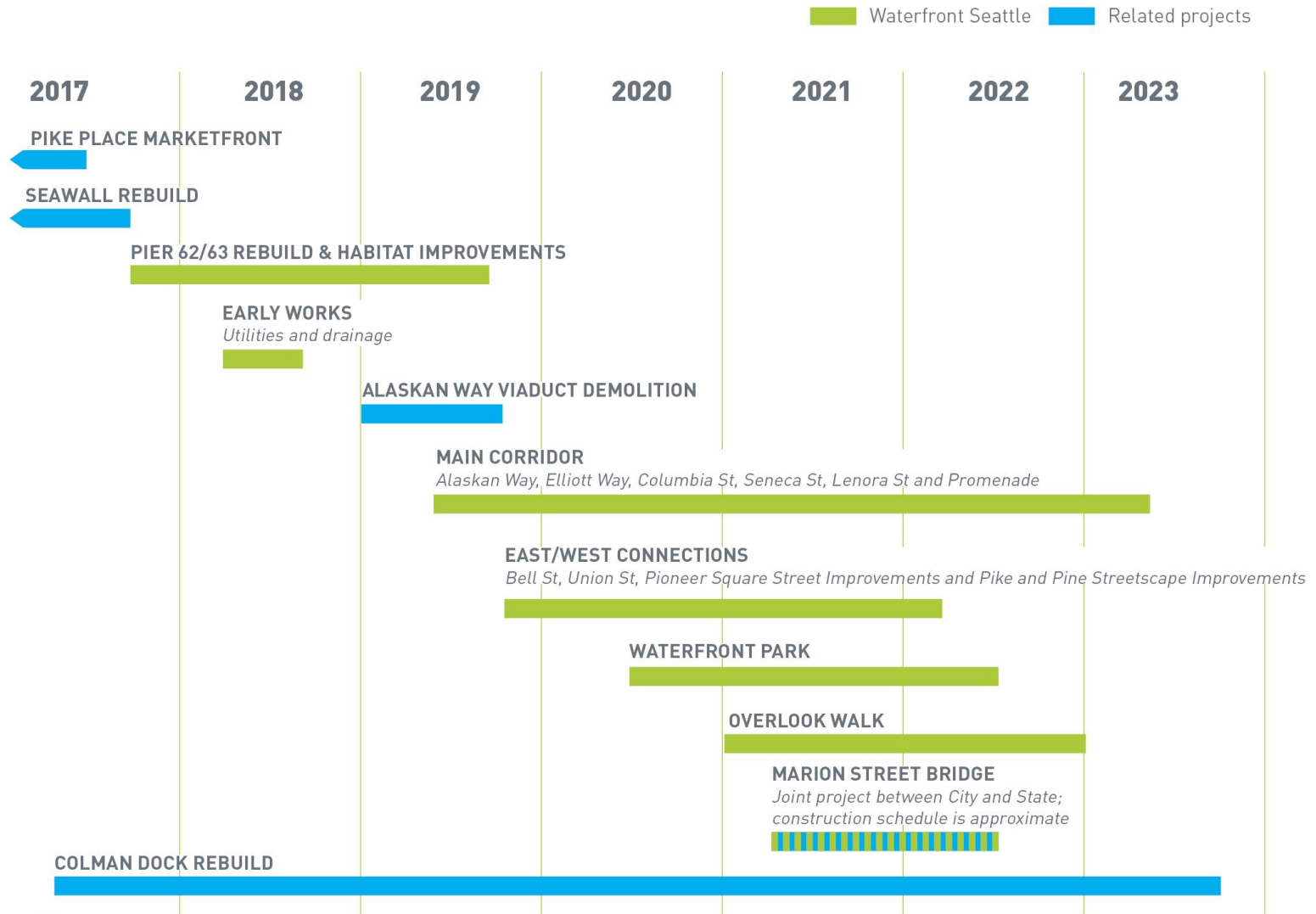








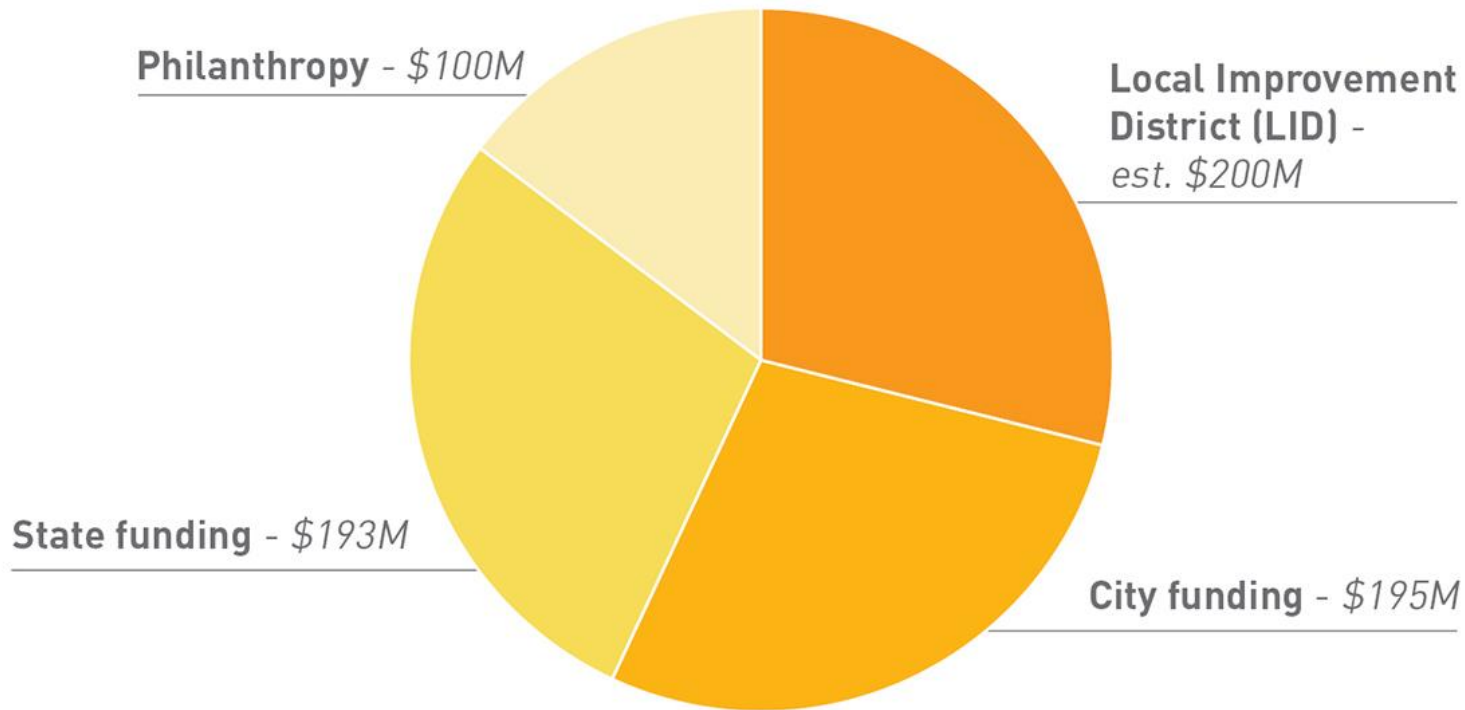
# CONSTRUCTION SCHEDULE



NOTE: Construction dates subject to change pending: A. completion dates of new SR-99 tunnel and demolition of the Alaskan Way Viaduct; B. ongoing construction sequencing evaluation and assumptions for all projects



# FUNDING

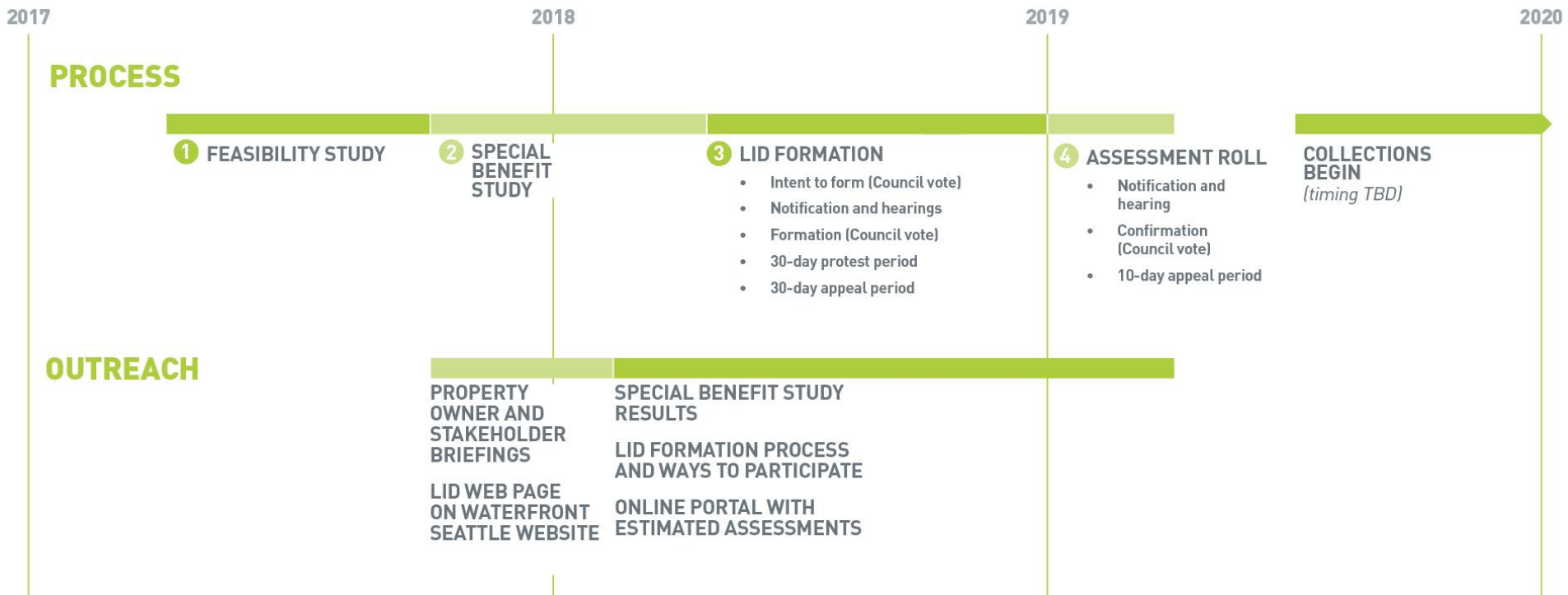


**TOTAL= \$688M**

\*Does not include WSDOT-funded Marion Street Pedestrian Bridge over Alaskan Way (pending future agreement)



# LID FORMATION PROCESS





# PROJECT PUBLIC BENEFITS



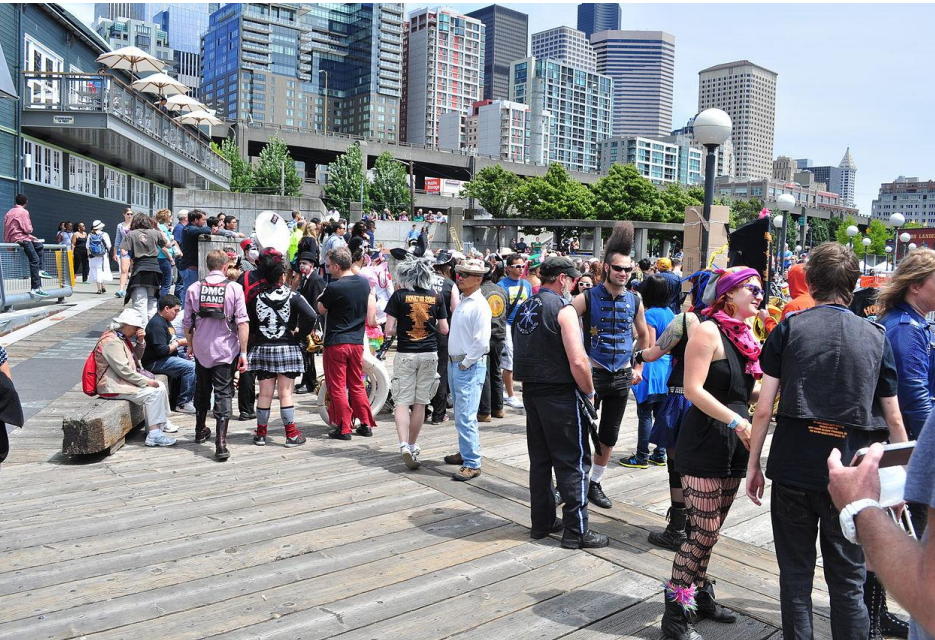
# BENEFITS OF THE WATERFRONT PROGRAM



- Improved property values
- Increased spending in park vicinity
- Activated public spaces



# “PROXIMATE PRINCIPLE”



# CASE STUDY: HUDSON RIVER PARK (NYC)



Park represents 20% of increased property value



# CASE STUDY: MILLENIUM PARK (CHICAGO)

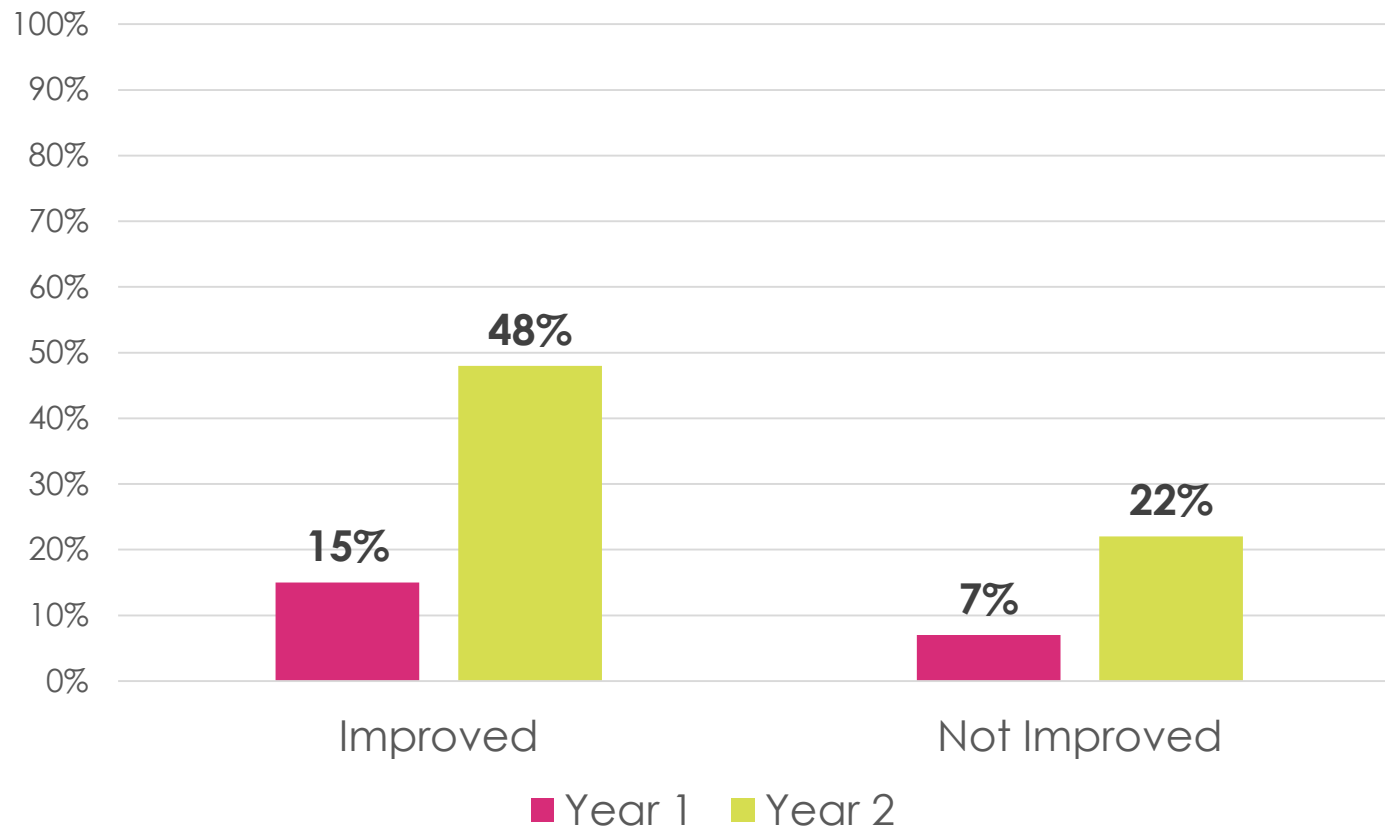


\$1.4B of direct spending generated in park vicinity

# INCREASE IN LOCAL BUSINESS SALES



- Doubles near streetscape improvements





# CASE STUDY: WATERFRONT REDEVELOPMENT (VANCOUVER, BC)



Stanley Park and Coal Harbour responsible for as much as 16% of new property value (<6 blocks)

# CASE STUDY: TOM MCCALL WATERFRONT PARK (PORTLAND)



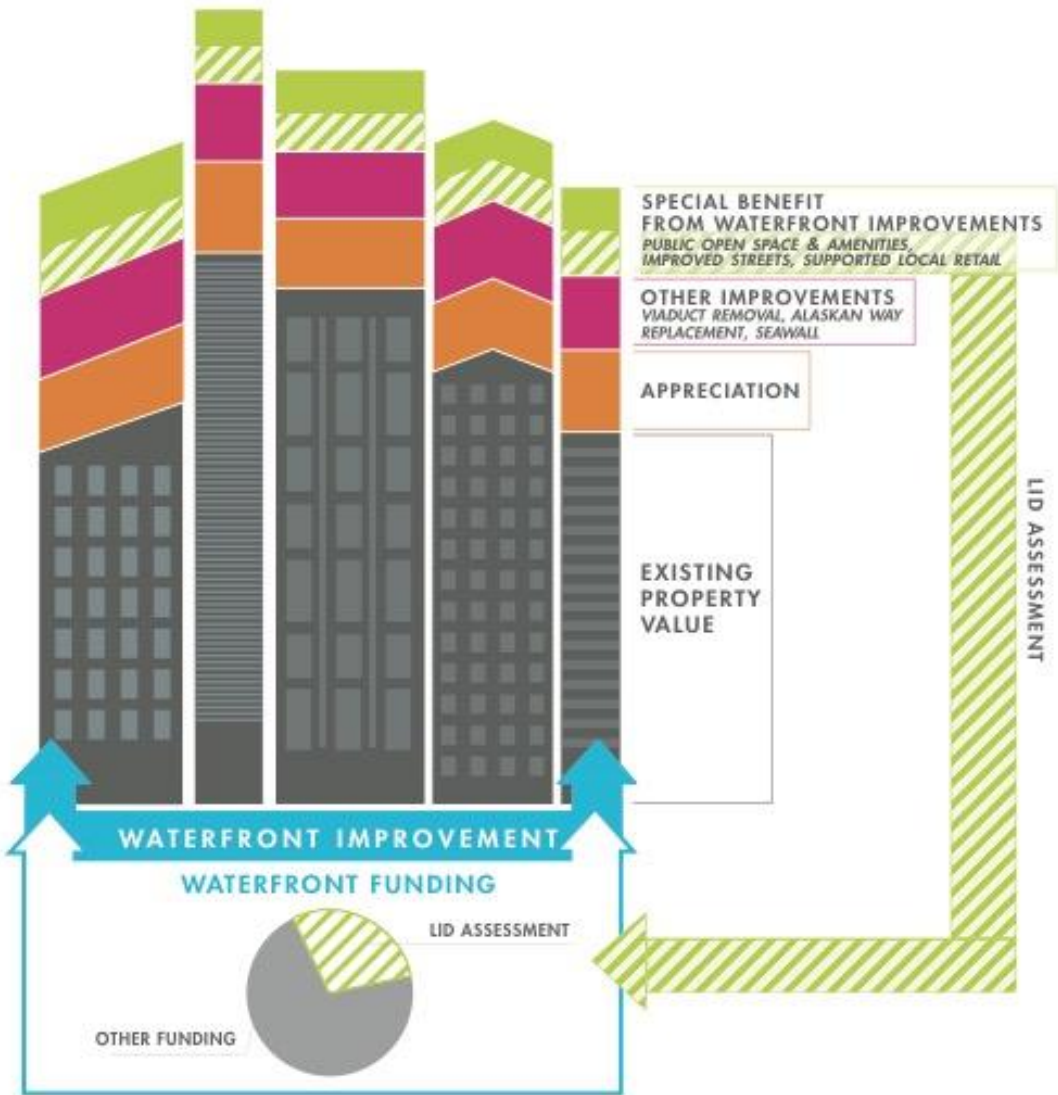
Quality of life improves



# THIS WILL HAPPEN HERE TOO



# SPECIAL BENEFIT





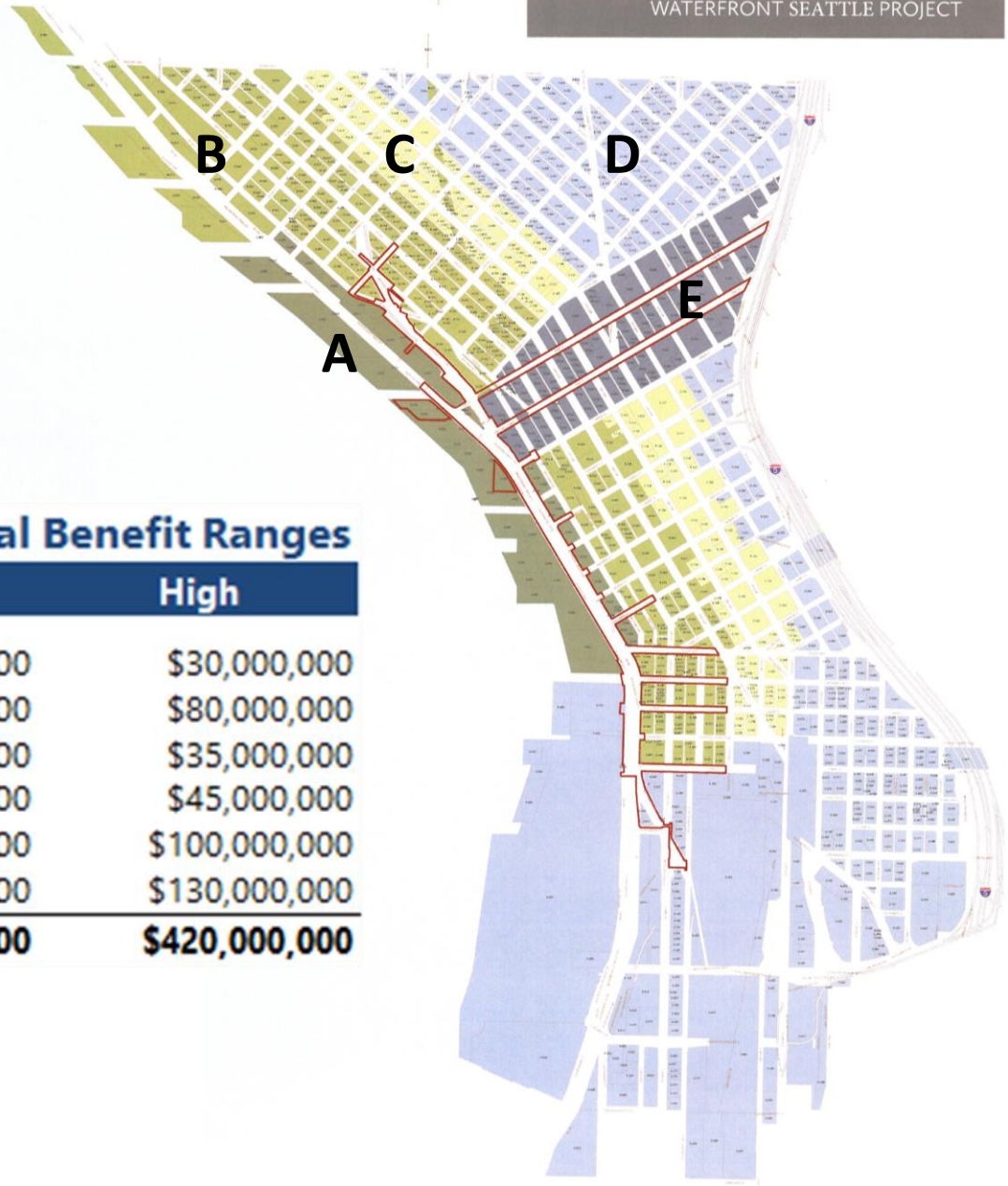
# FEASIBILITY STUDY

## LID Analysis Areas

- Area A
- Area B
- Area C
- Area D
- Area E
- Waterfront Seattle Project Area



## LID ANALYSIS AREAS WATERFRONT SEATTLE PROJECT



## Feasibility Study - Estimated Special Benefit Ranges

Sector	Low	High
Study Area A	\$20,000,000	\$30,000,000
Study Area B	\$70,000,000	\$80,000,000
Study Area C	\$25,000,000	\$35,000,000
Study Area D	\$25,000,000	\$45,000,000
Study Area E	\$90,000,000	\$100,000,000
Residential Condominiums	\$70,000,000	\$130,000,000
<b>Total Estimated Range:</b>	<b>\$300,000,000</b>	<b>\$420,000,000</b>

# SPECIAL BENEFIT STUDY AREA



**El is still updating this map**



\*Does not depict final LID boundaries and does not mean all properties in special benefit study area will be assessed.

\*\*Initial LID study area identified in 2013

\*\*\*Waterfront Seattle project elements pending future funding





**QUESTIONS?**