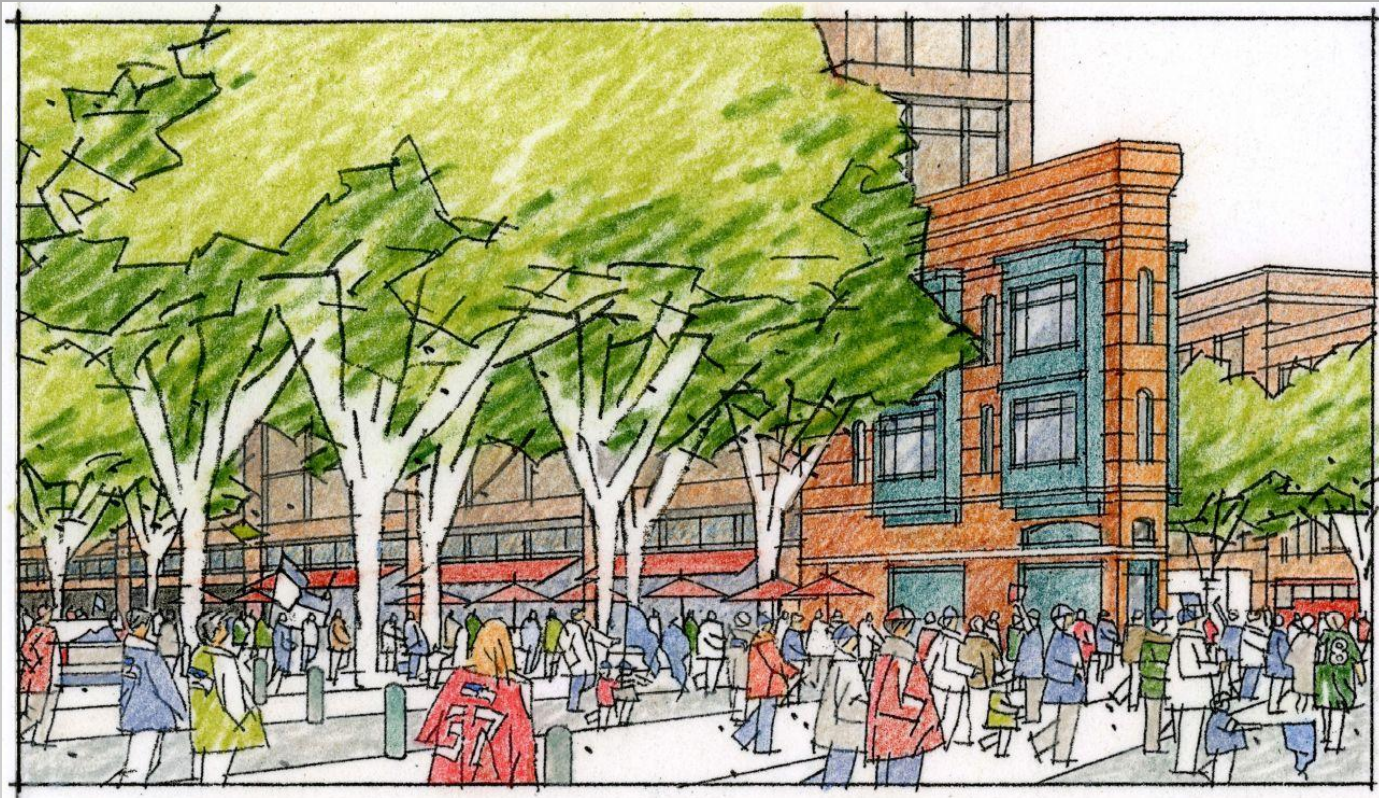




Seattle Design Commission
Railroad Way – April 4, 2013

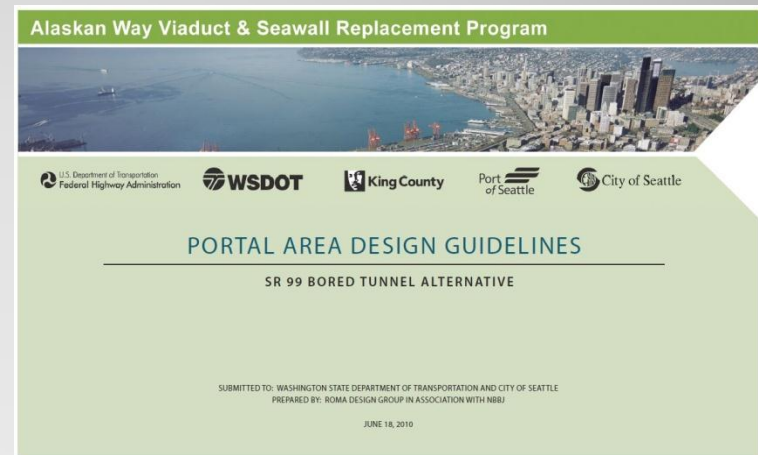
Urban Design Guidelines

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.



Design Development of Railroad Way

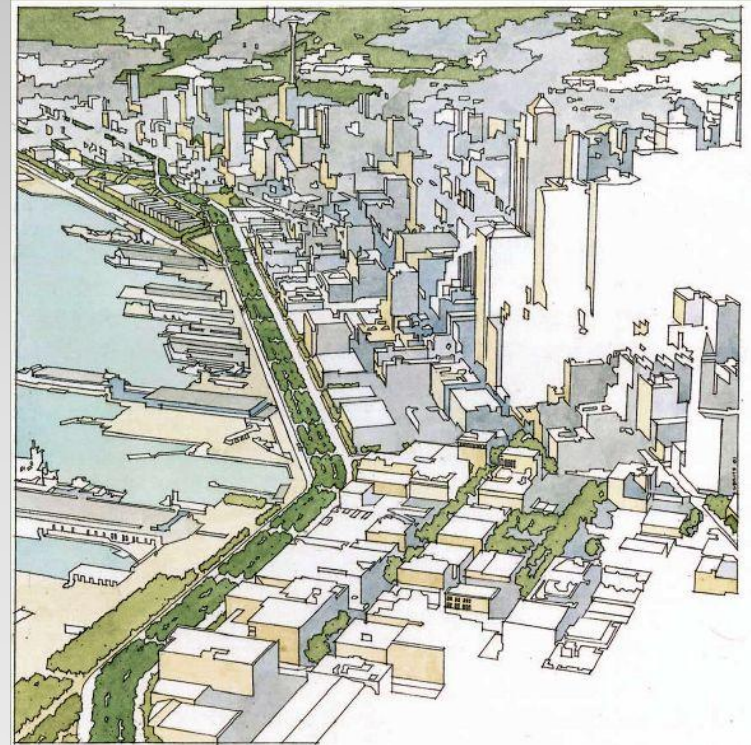
Urban Design Goals

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.

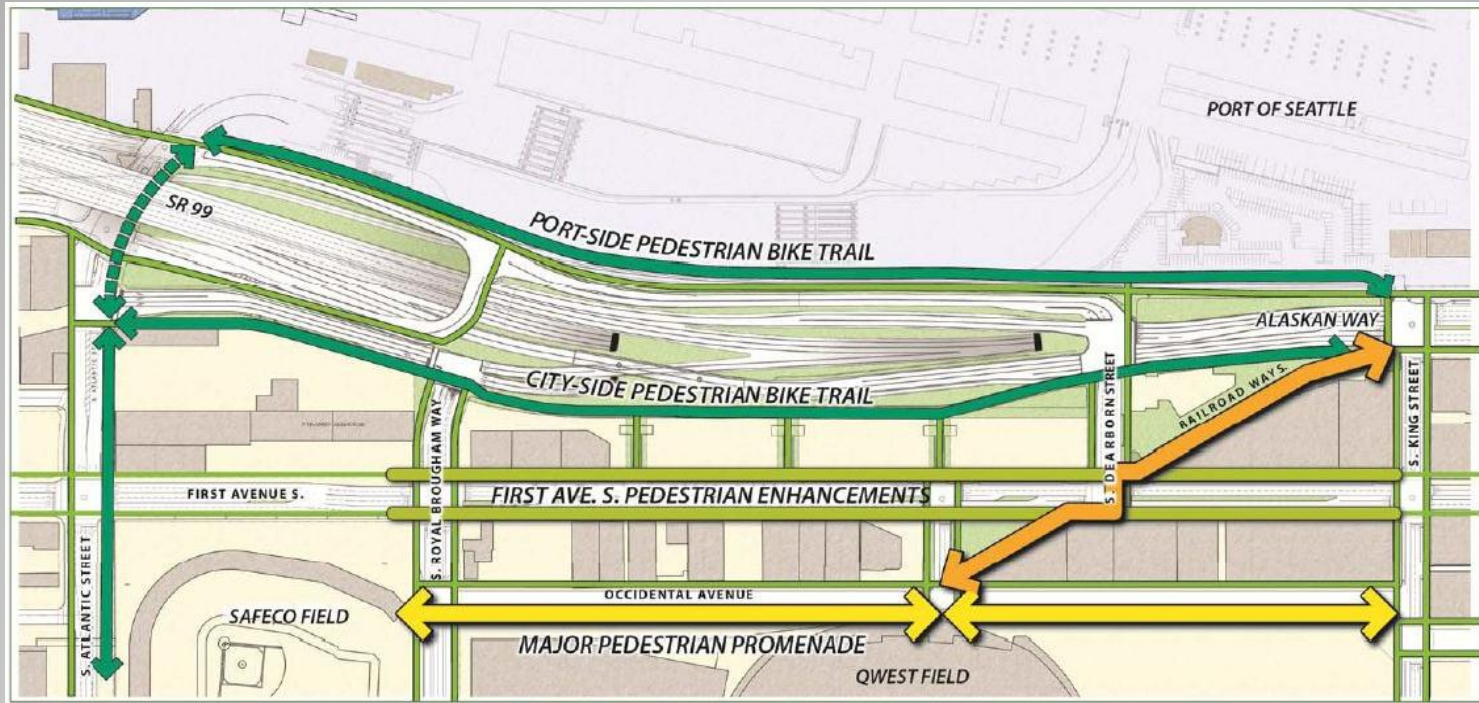
Contribute to the sustainability of the urban environment.



Design Development of Railroad Way

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

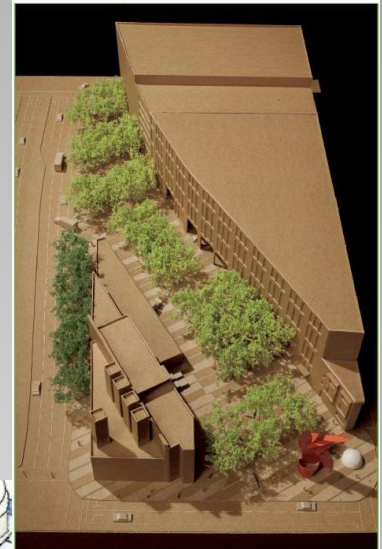


Design Development of Railroad Way

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.



Design Development of Railroad Way

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

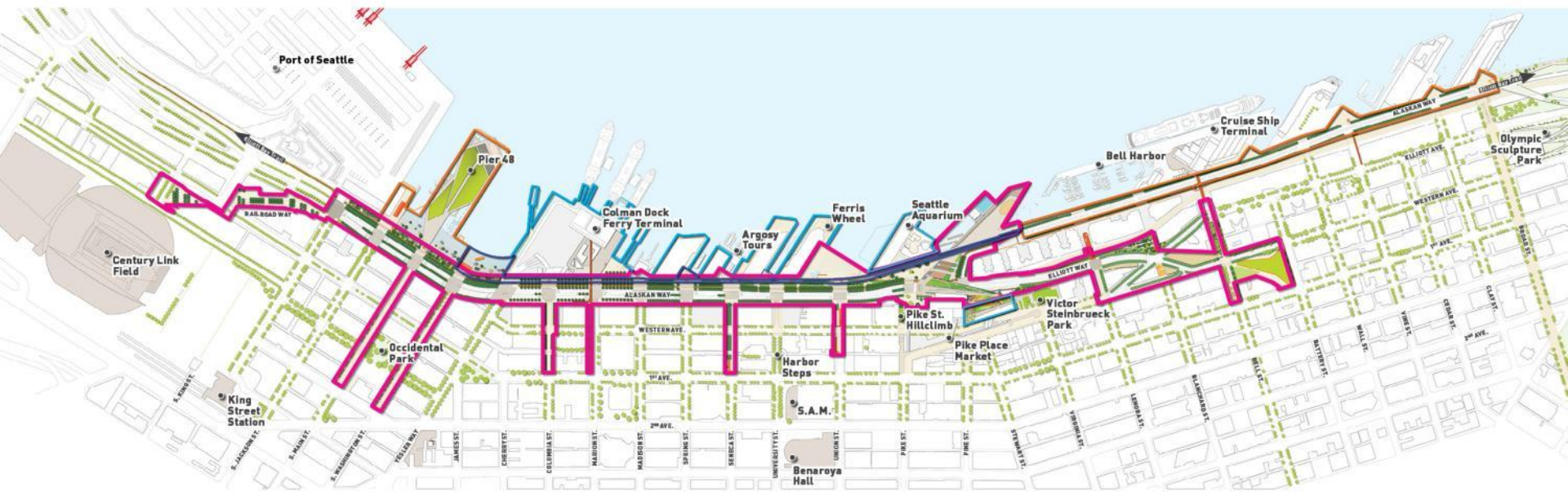
100% WSDOT submittal in September 2013

Contract Advertisement in January 2014

Construction of Railroad Way anticipated in mid 2016

Design Development of Railroad Way

SEATTLE WATERFRONT CONCEPT DESIGN - JULY 2012



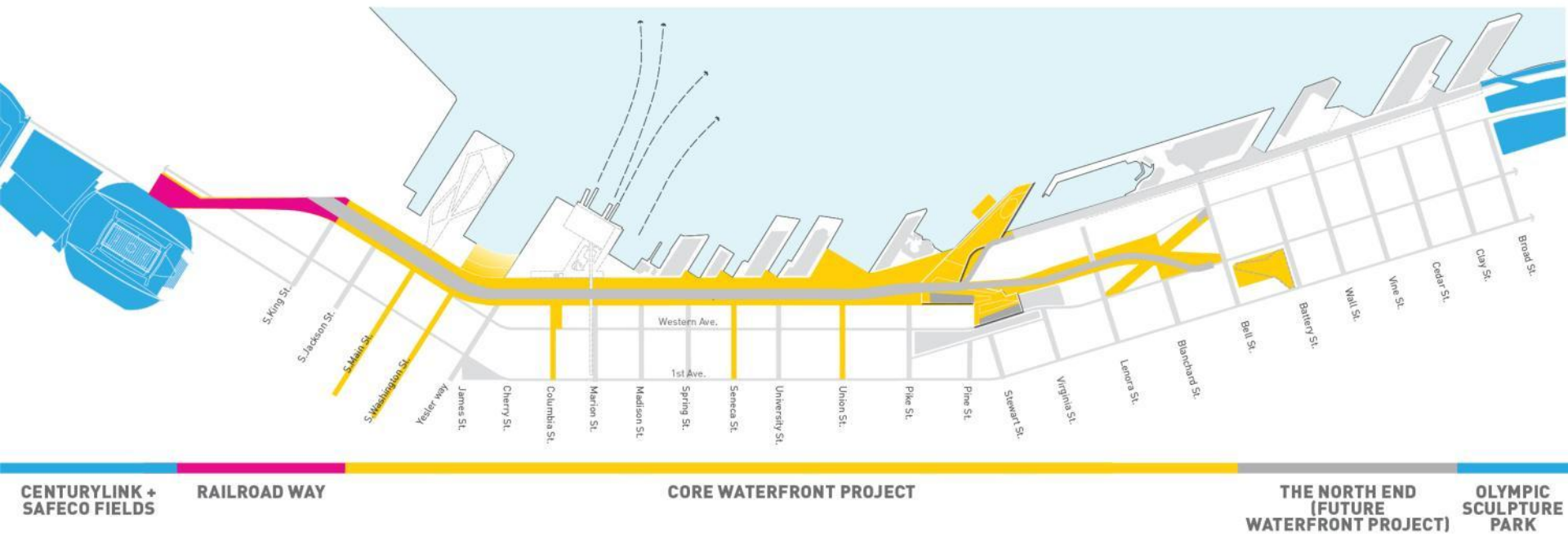
LEGEND

- Core Project
- Seawall Project
- Long Term Projects
- Partner Projects

0.25 MILE



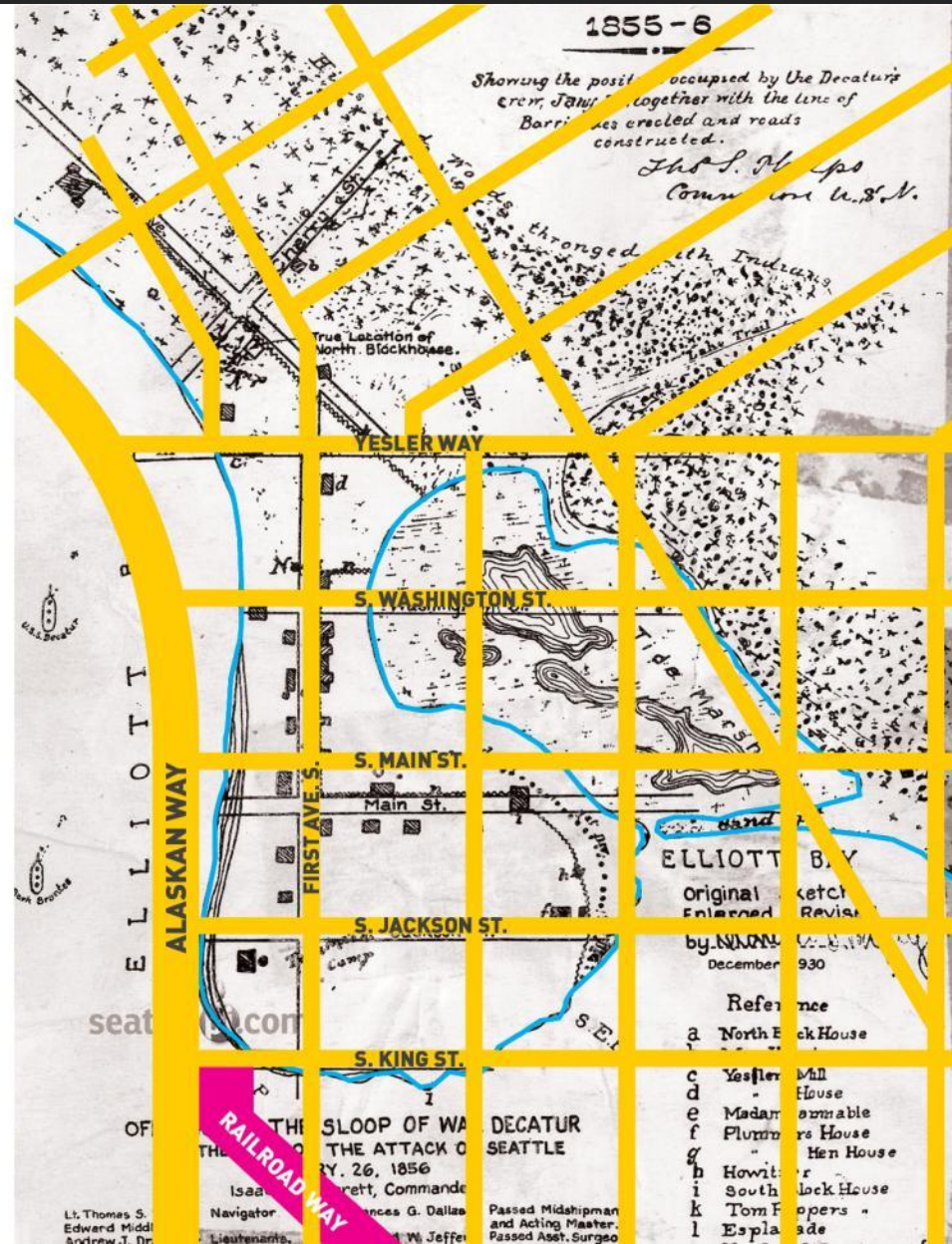
SEATTLE WATERFRONT
PROJECT AREAS



0.25 MILE

SEATTLE WATERFRONT

PLAN OF SEATTLE - 1855 WITH PRESENT-DAY CITY GRID



RAILROAD WAY

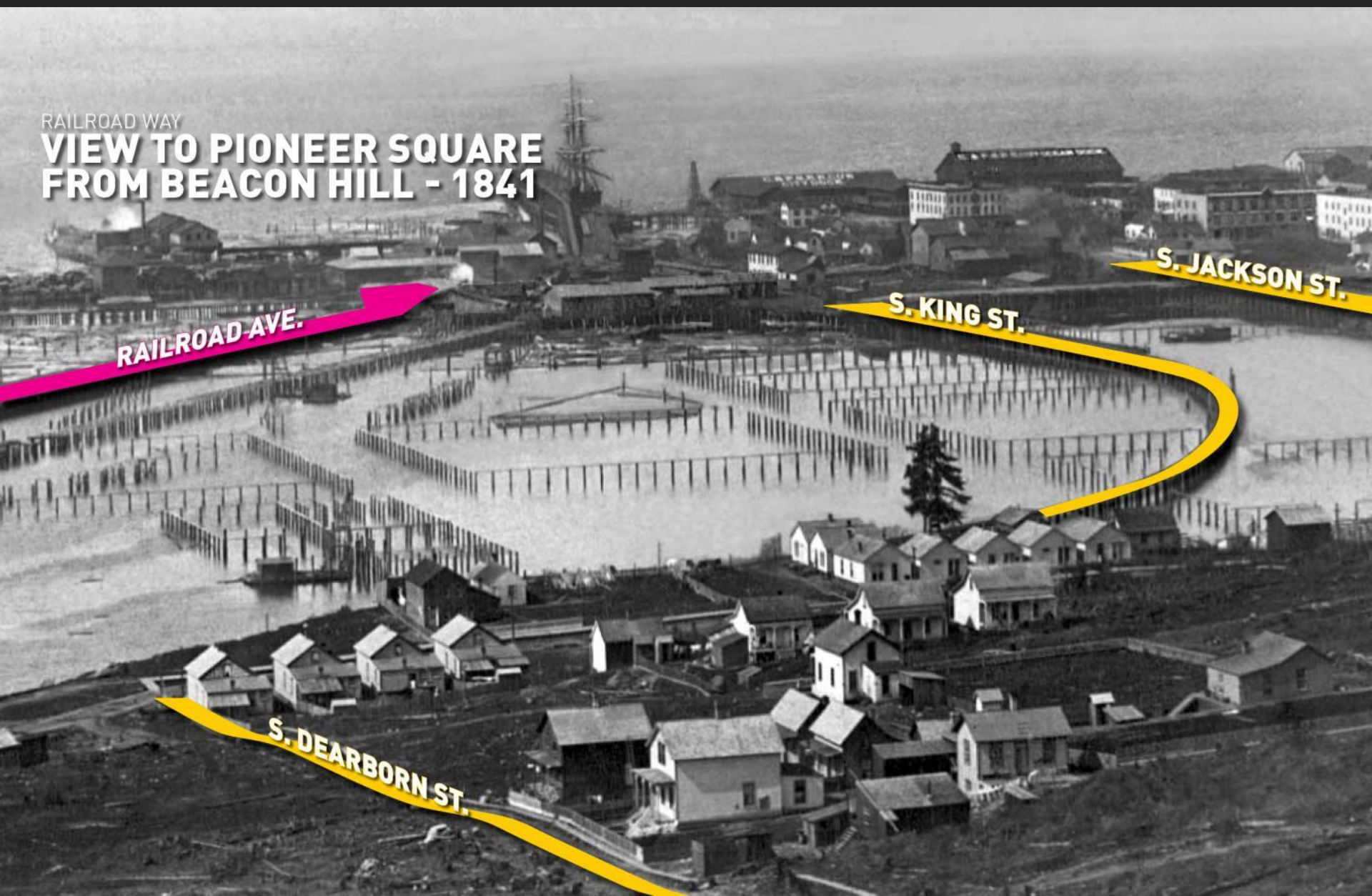
VIEW TO PIONEER SQUARE FROM BEACON HILL - 1841

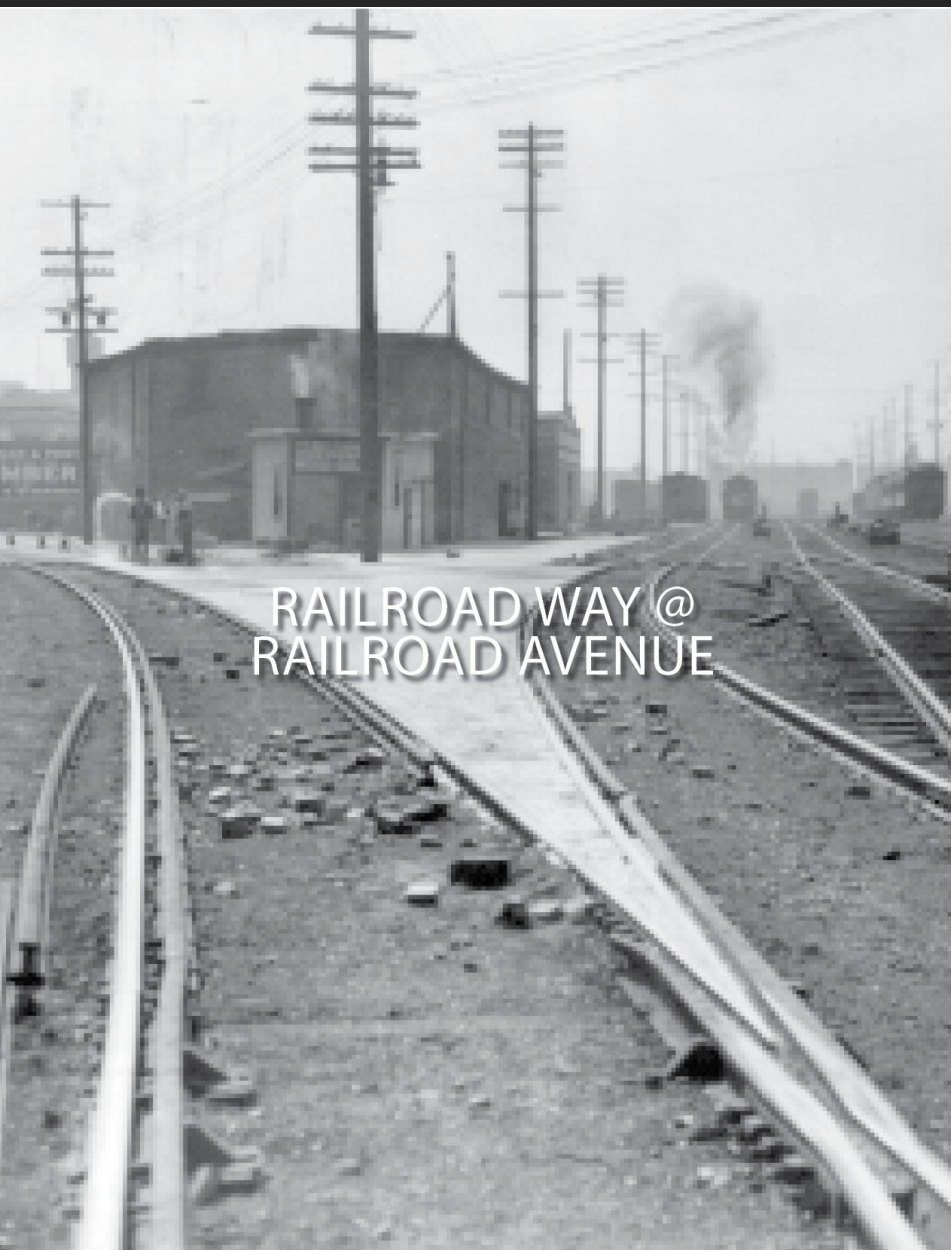
RAILROAD AVE.

S. KING ST.

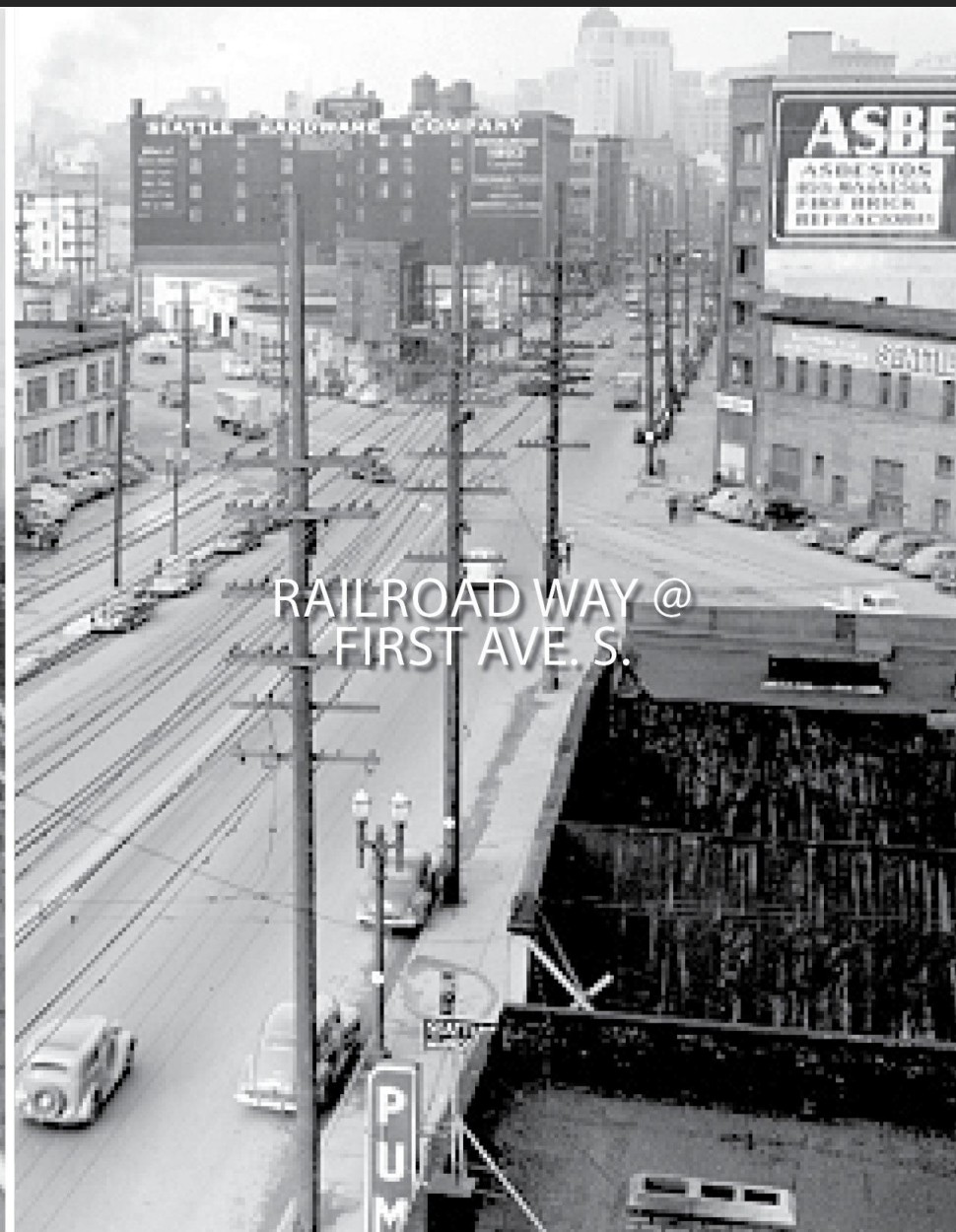
S. JACKSON ST.

S. DEARBORN ST.





RAILROAD WAY @
RAILROAD AVENUE



RAILROAD WAY @
FIRST AVE. S.

RAILROAD WAY
AREAS OF INFLUENCE

PORT OF SEATTLE,
TERMINAL 46

ELLIOTT BAY

SAFECO
FIELD

PIER
48

COLMAN
DOCK

CENTURYLINK
FIELD

PIONEER SQUARE

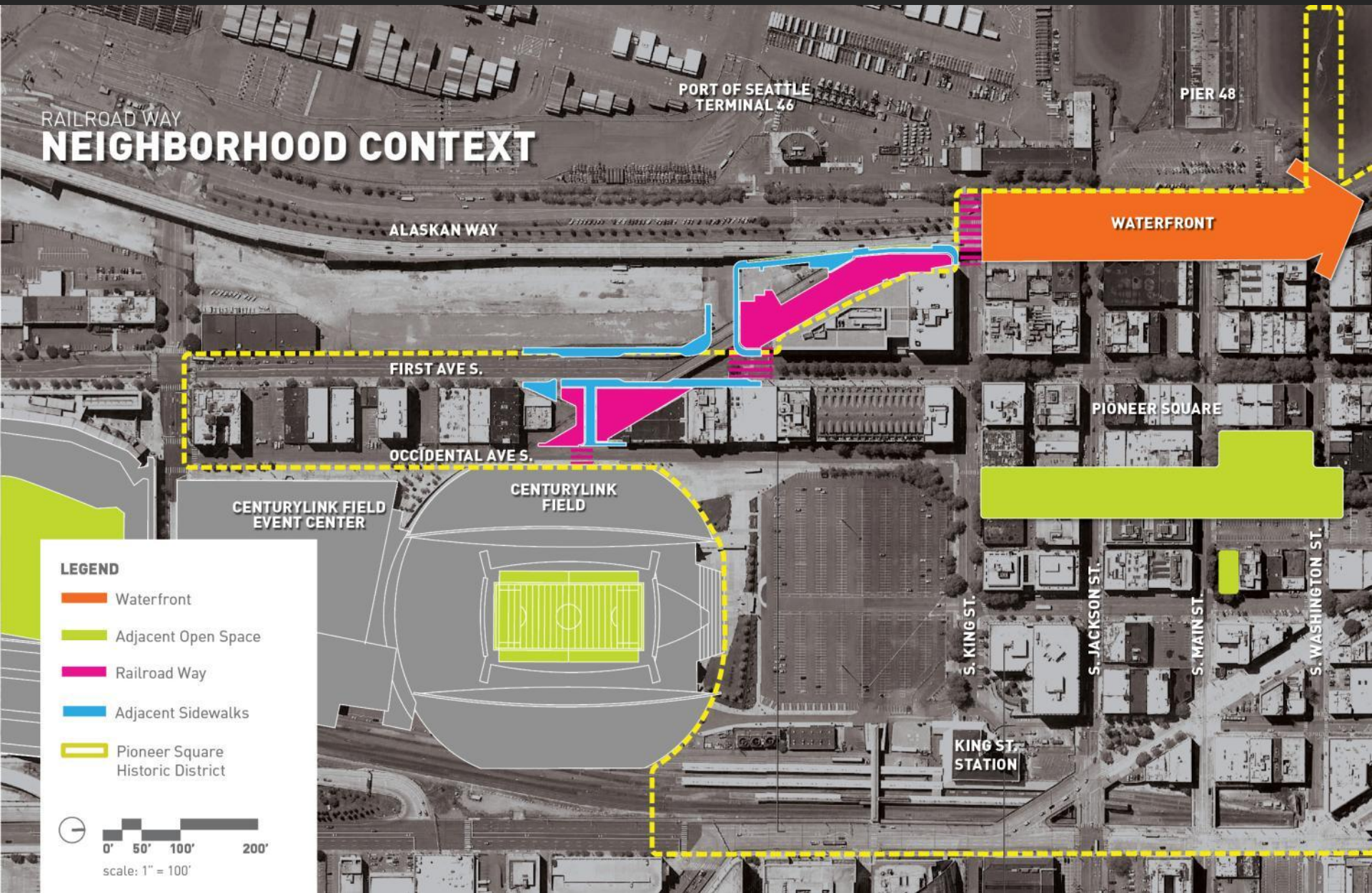
LEGEND

-  Railroad Way
-  Waterfront Project
-  South Access Project Area
-  Pioneer Square Historic District


0' 250' 500' 1000'
scale: 1" = 500'

47°35'36.08" N 122°20'13.22" W elev 0 ft

RAILROAD WAY NEIGHBORHOOD CONTEXT





**SIDWALK @
TERMINAL 46**



**PIONEER SQUARE
NEIGHBORHOOD**



**CENTURYLINK
FIELD**



STADIUM PLACE

RAILROAD WAY NORTH/SOUTH STREETS

ALASKAN WAY

PORT OF SEATTLE
TERMINAL 46

PIER 48

FIRST AVE S.

OCCIDENTAL AVE S.

PIONEER SQUARE

CENTURYLINK FIELD
EVENT CENTER

CENTURYLINK
FIELD

S. KING ST.

S. JACKSON ST.

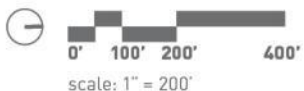
S. MAIN ST.

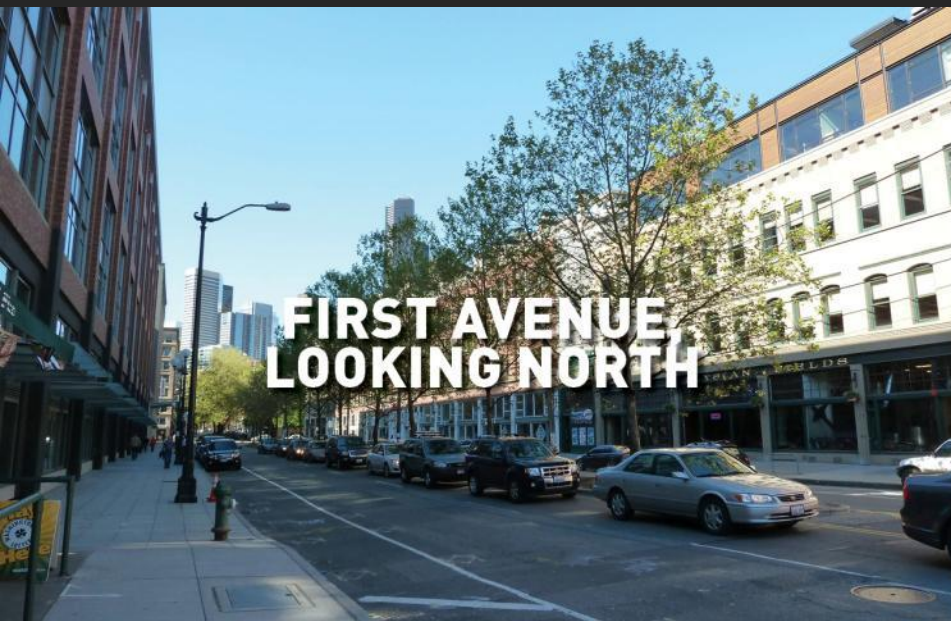
S. WASHINGTON ST.

KING ST.
STATION

LEGEND

- North/South Streets
- Railroad Way + Adjacent Sidewalks
- Pioneer Square Historic District

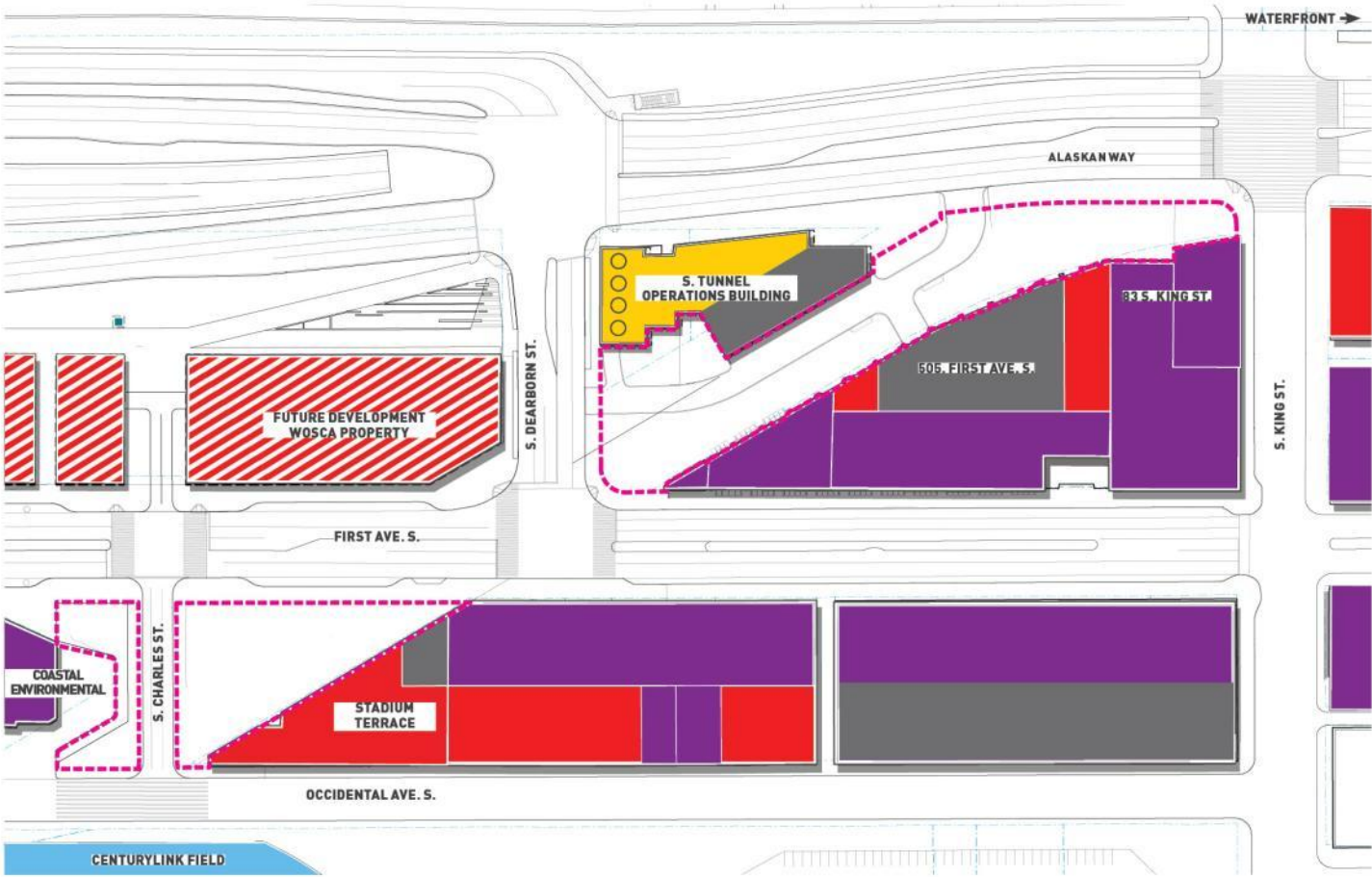
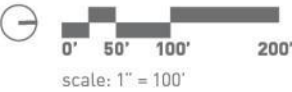


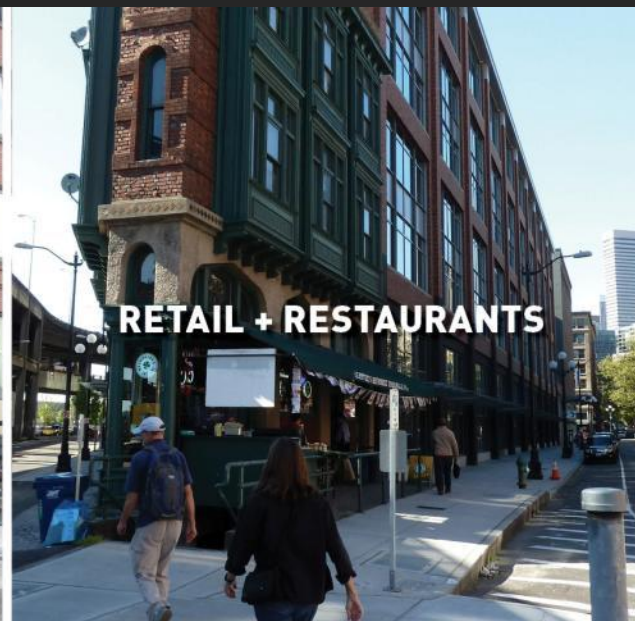


RAILROAD WAY
ADJACENT BUILDING USES

LEGEND

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



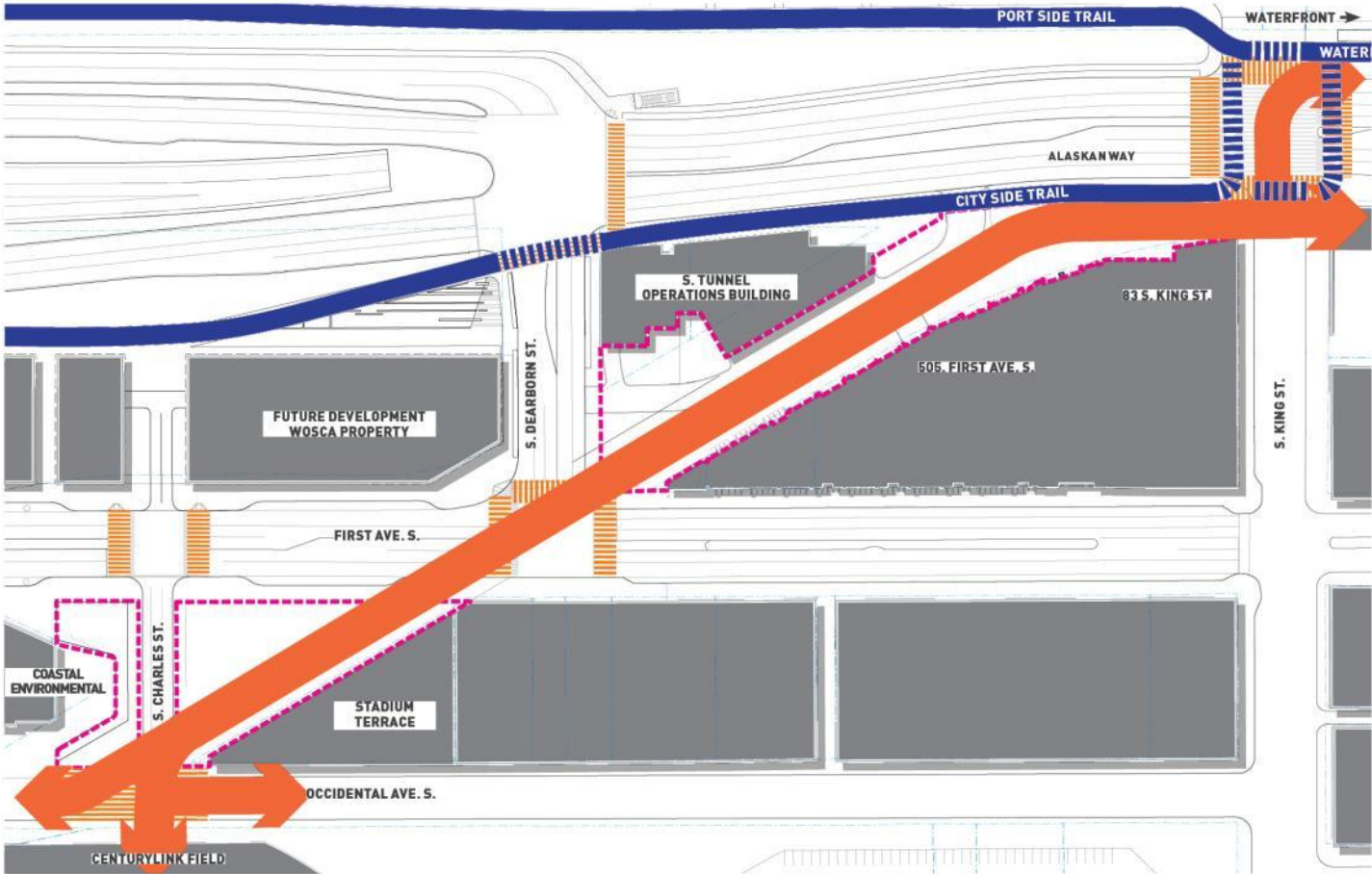
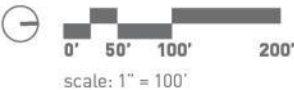


RAILROAD WAY

PEDESTRIAN + BIKE CIRCULATION

LEGEND

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

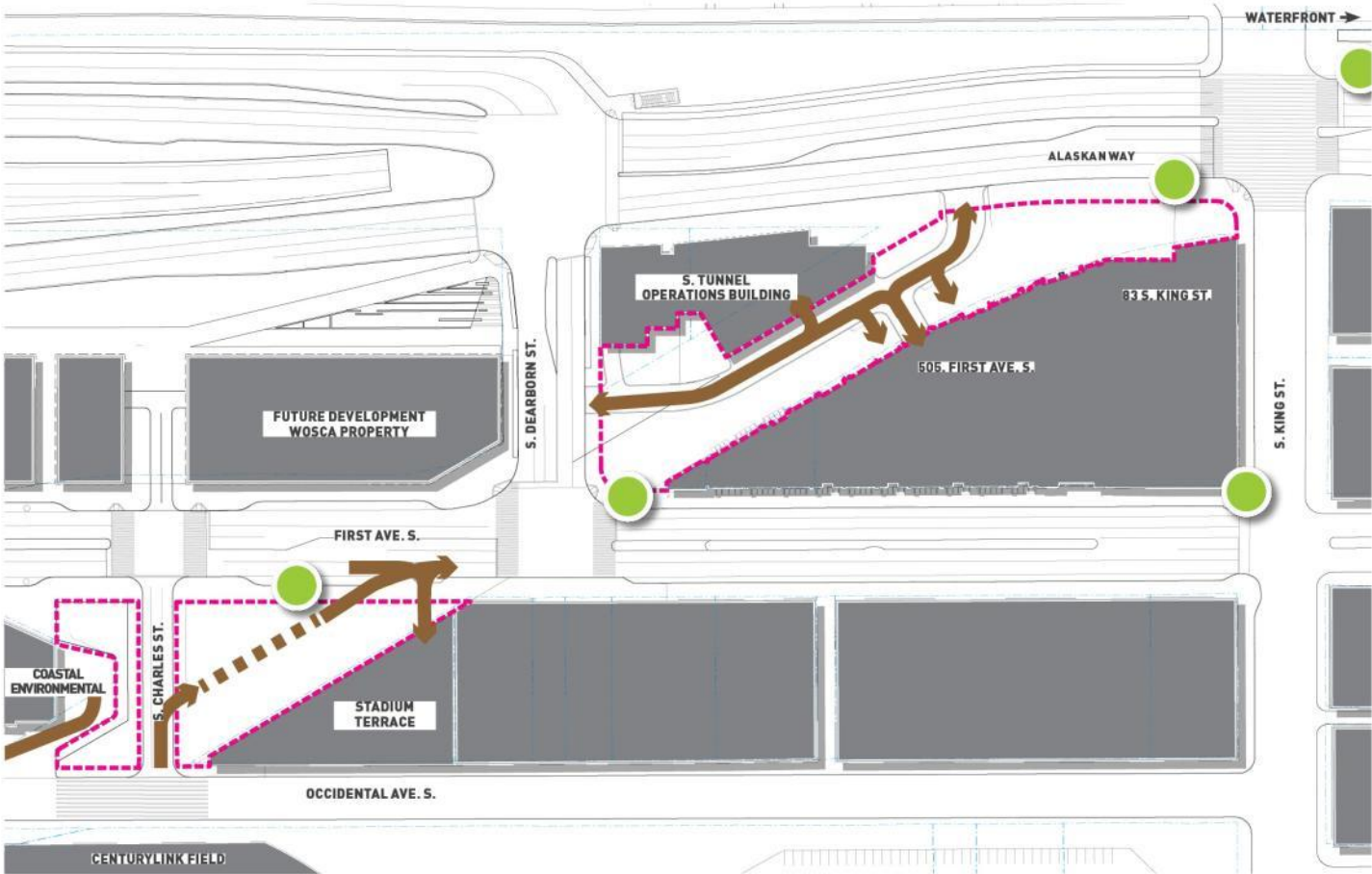
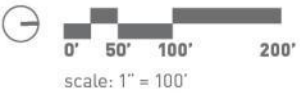


RAILROAD WAY

VEHICULAR CIRCULATION, SERVICE + ACCESS

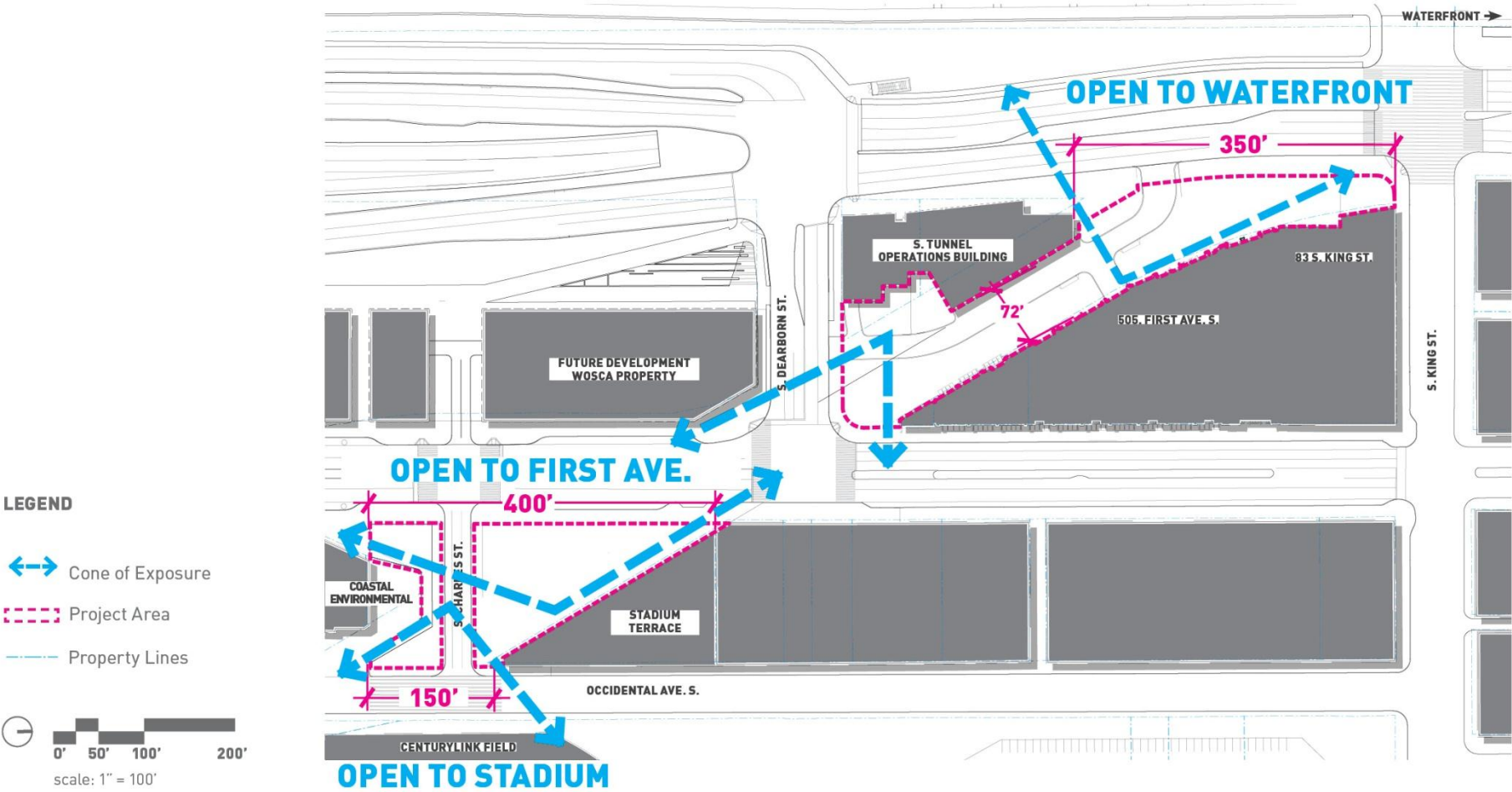
LEGEND

- Vehicle Access
- Potential Transit Stops
- Project Area
- Property Lines



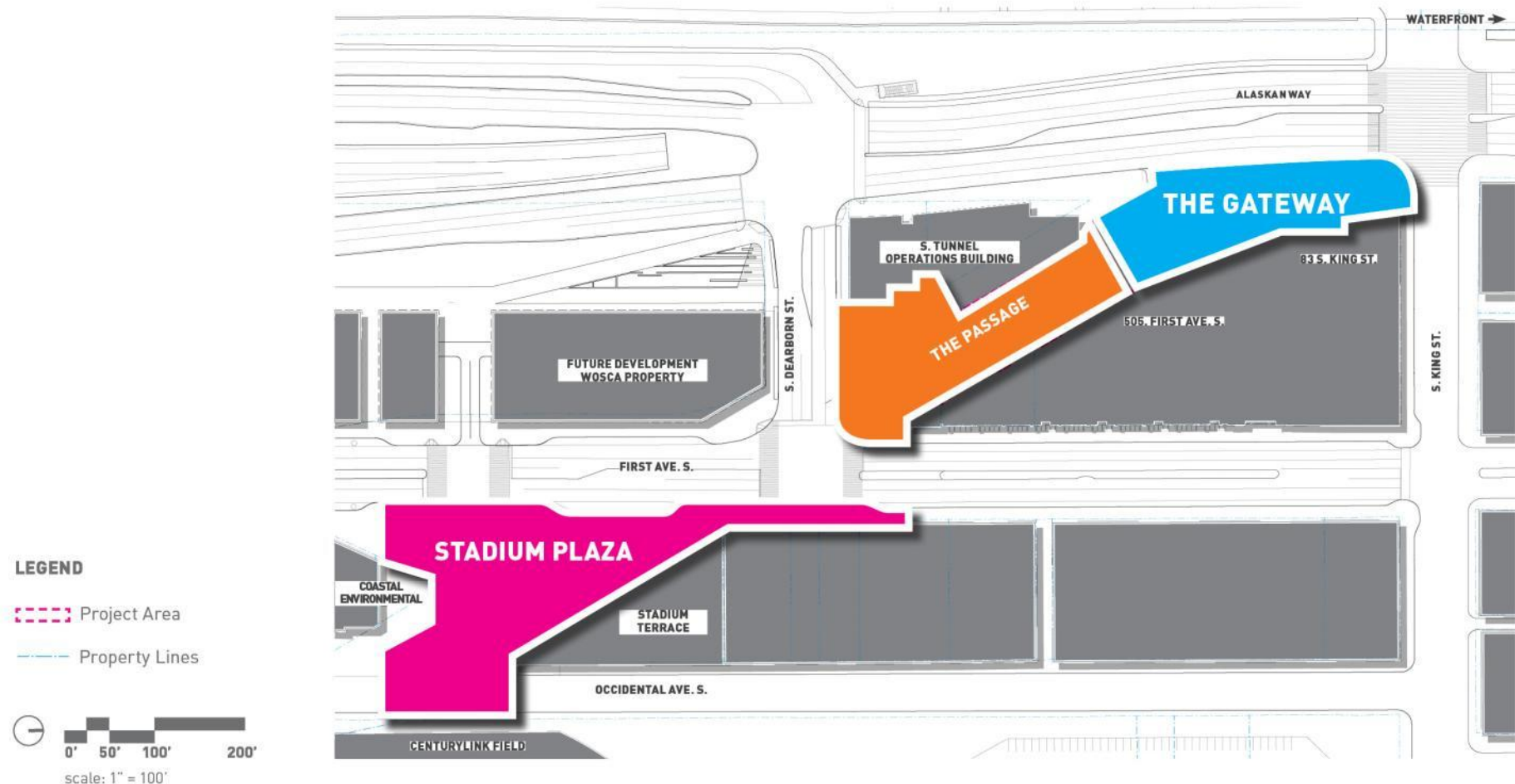
RAILROAD WAY

SPATIAL DEFINITION



RAILROAD WAY

CHARACTER DEFINITION





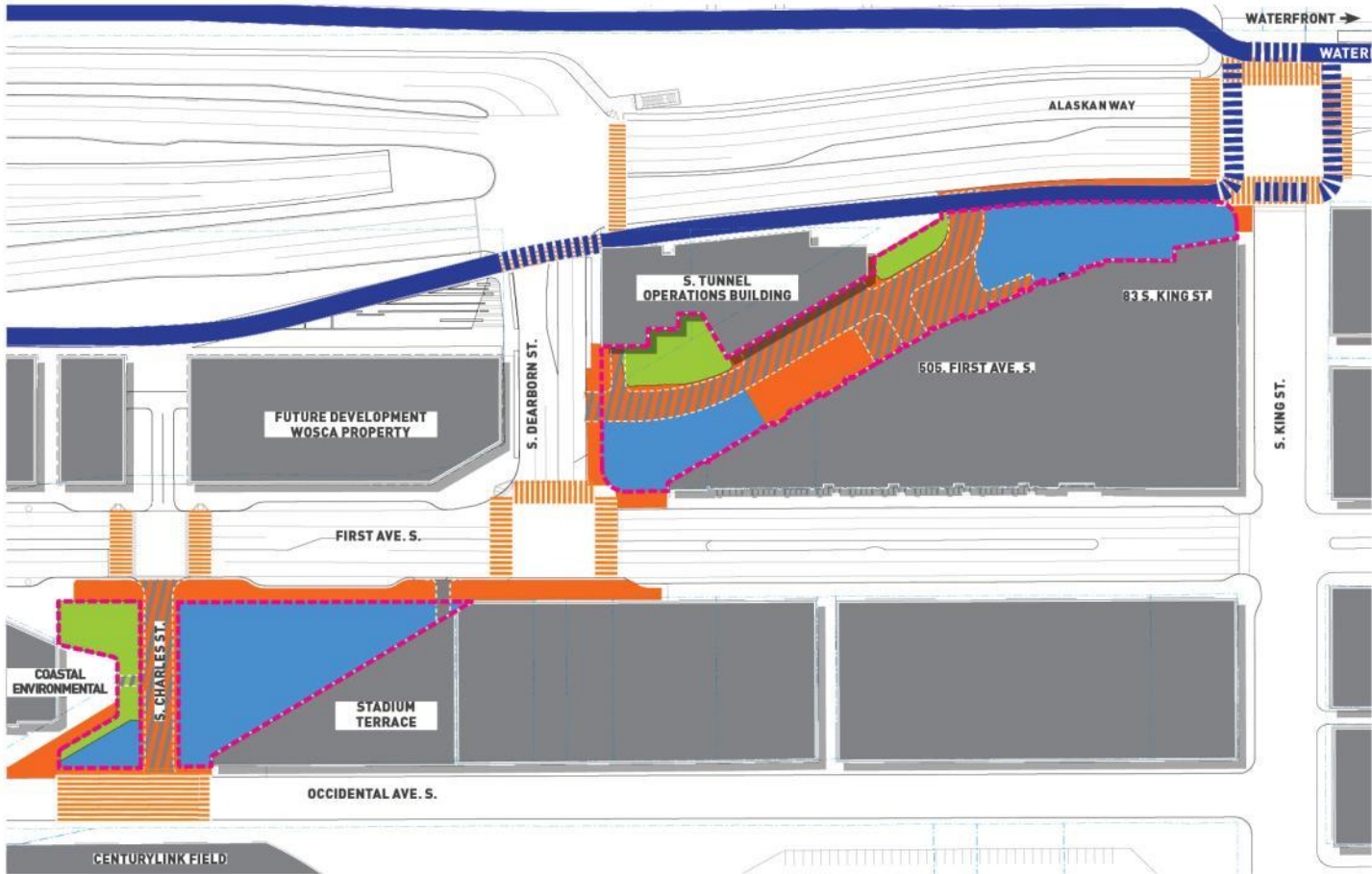
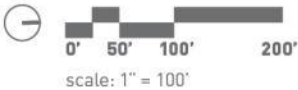




RAILROAD WAY
OPEN SPACE

LEGEND

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

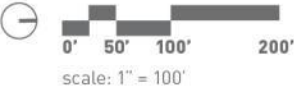


RAILROAD WAY
SITE PLAN



LEGEND

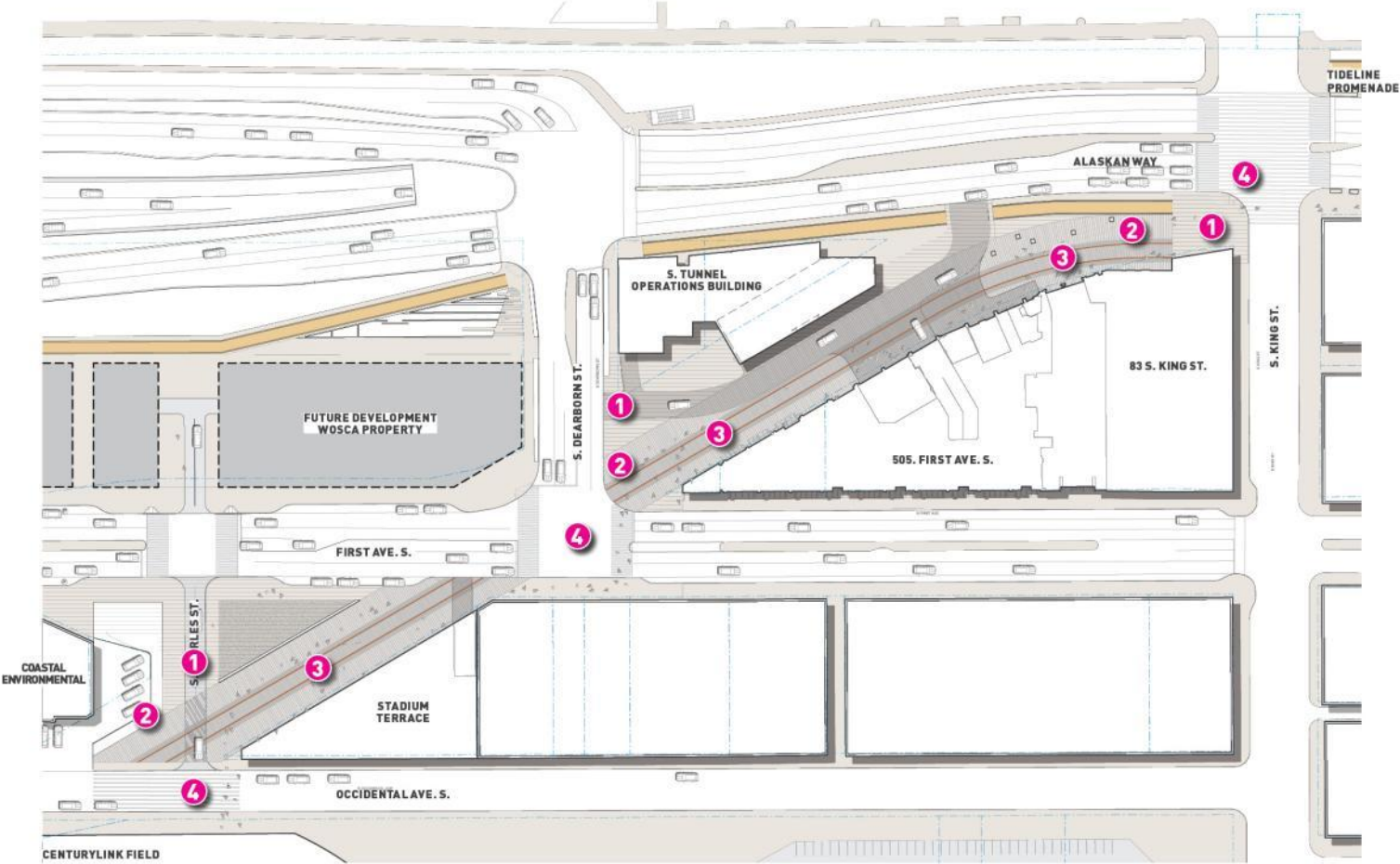
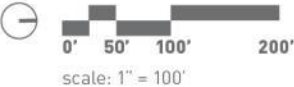
- 1** The Gateway
- 2** The Passage
- 3** Stadium Plaza



RAILROAD WAY
PAVING

LEGEND

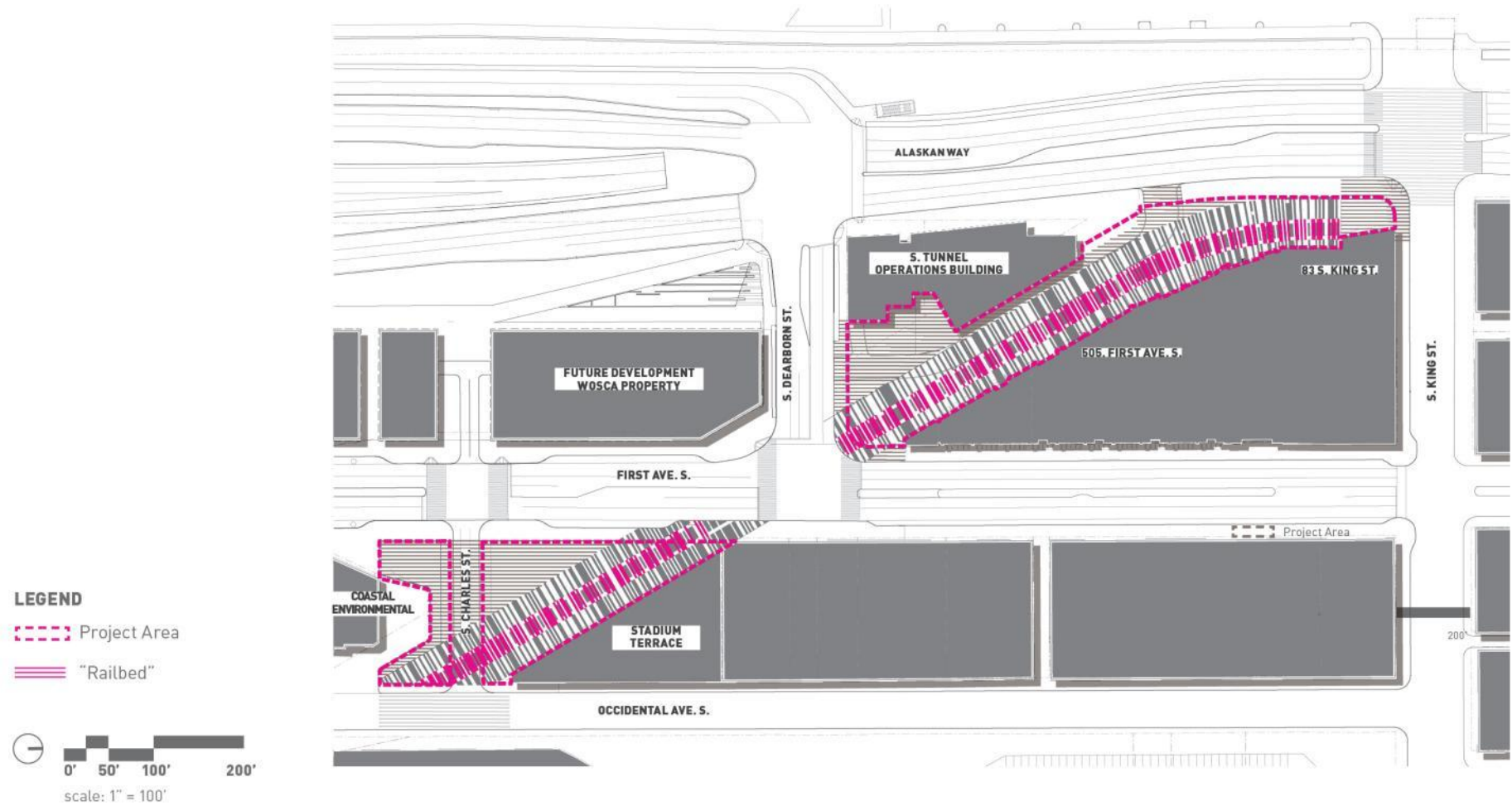
- 1 Waterfront Paving
- 2 "Carpet" Paving
- 3 "Rail Bed" Paving
- 4 Intersections
- Property Lines



RAILROAD WAY
"CARPET" PAVING

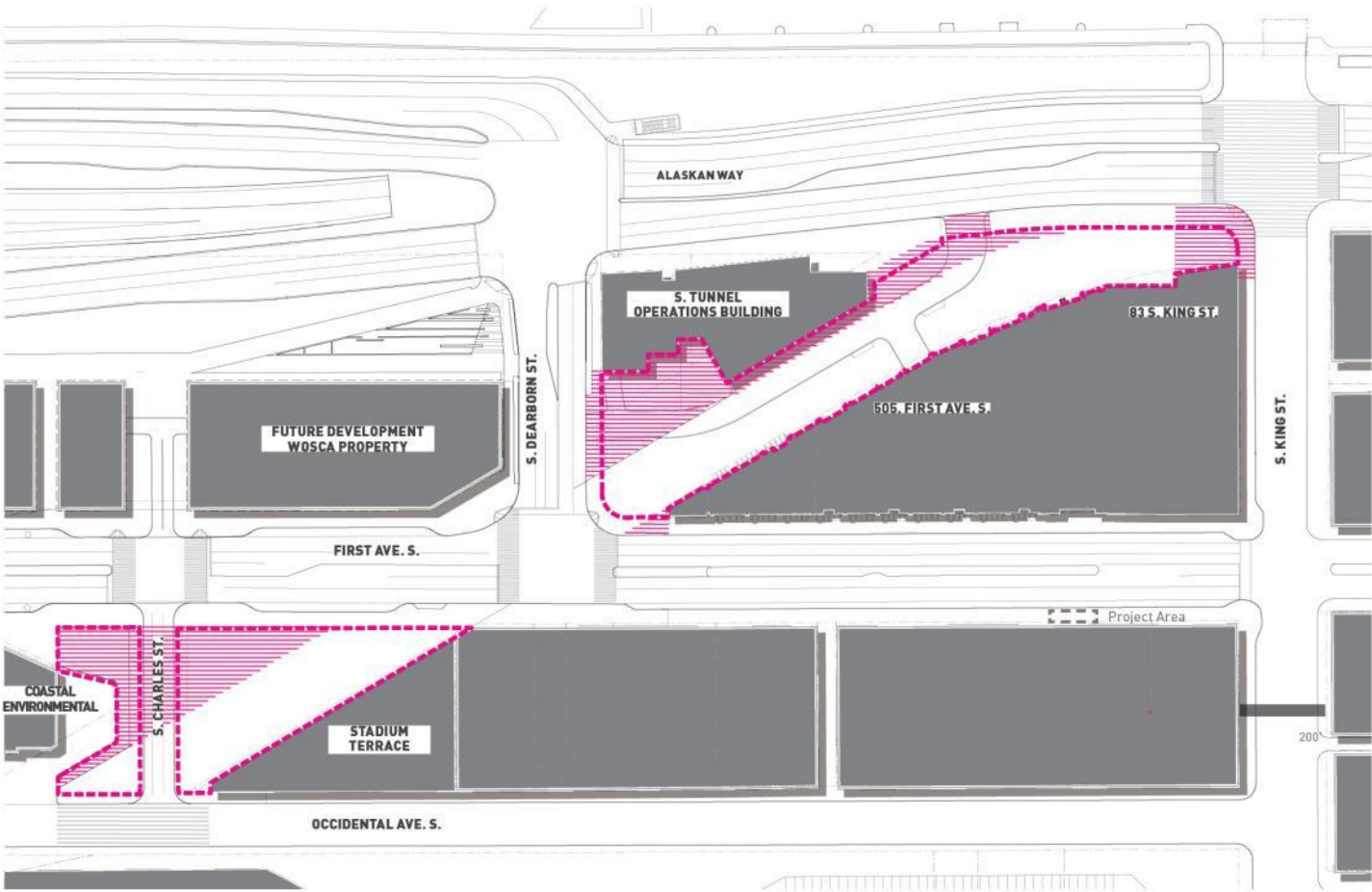


RAILROAD WAY
“RAILBED” PAVING

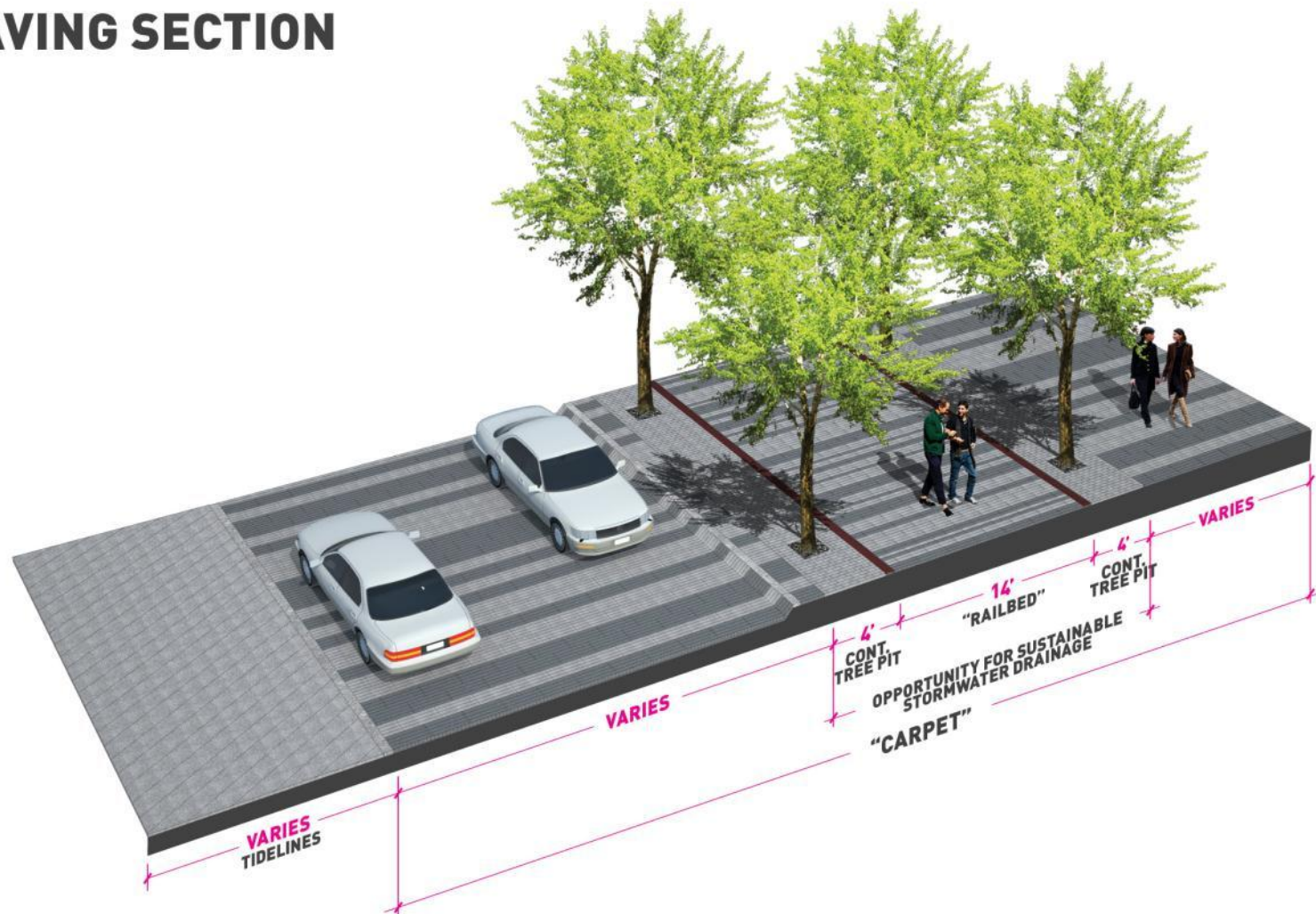


RAILROAD WAY

WATERFRONT PAVING



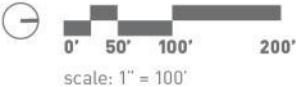
RAILROAD WAY
TYPICAL PAVING SECTION



RAILROAD WAY
PLANTING

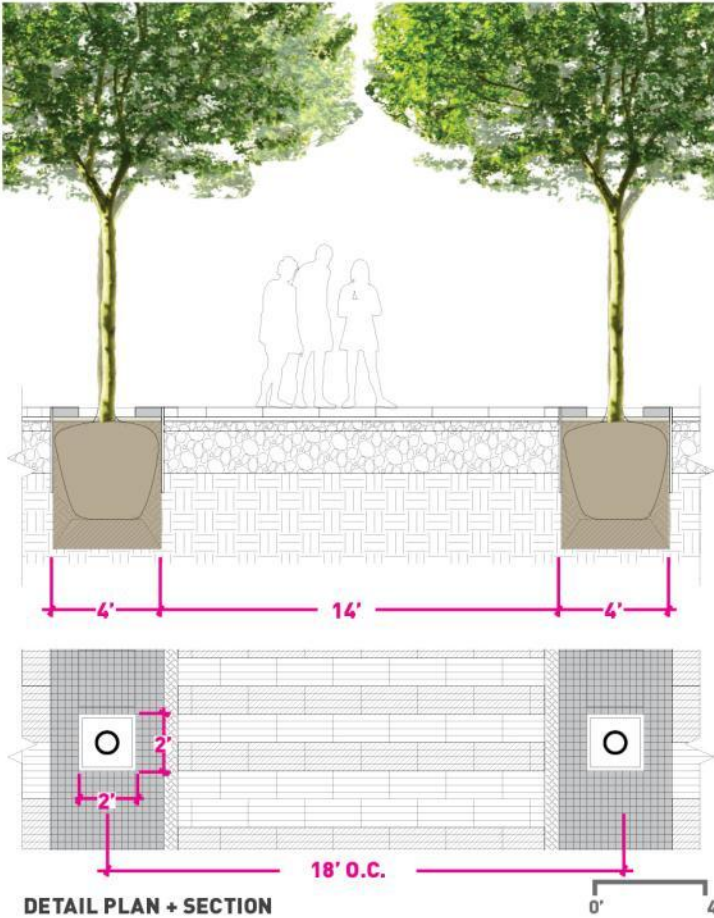
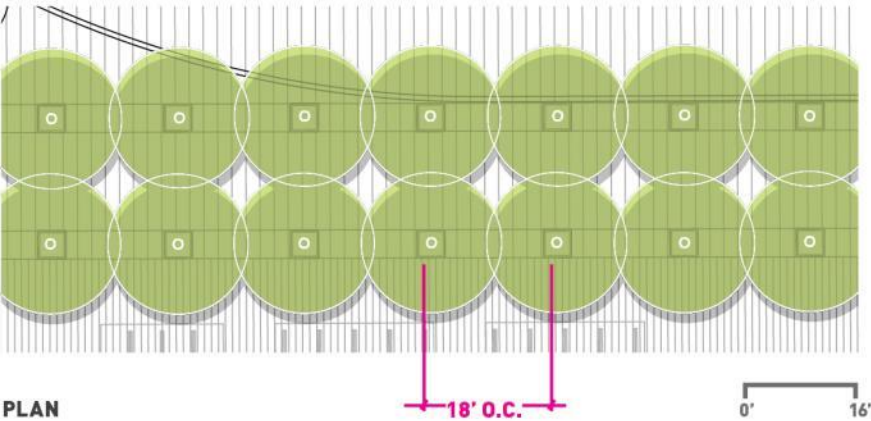
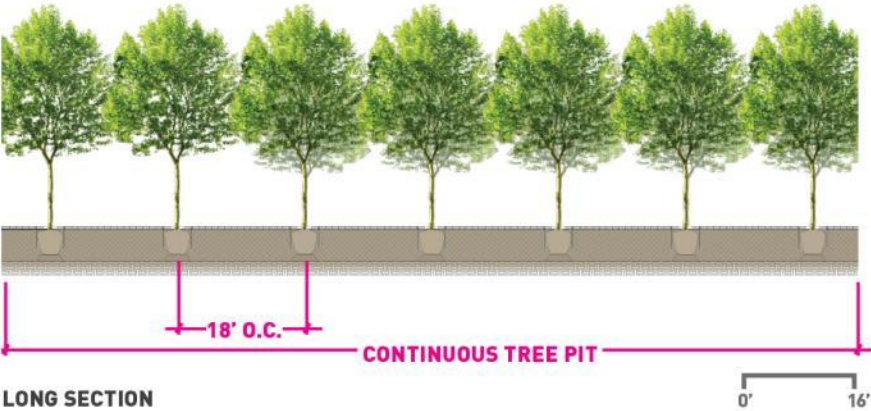
LEGEND

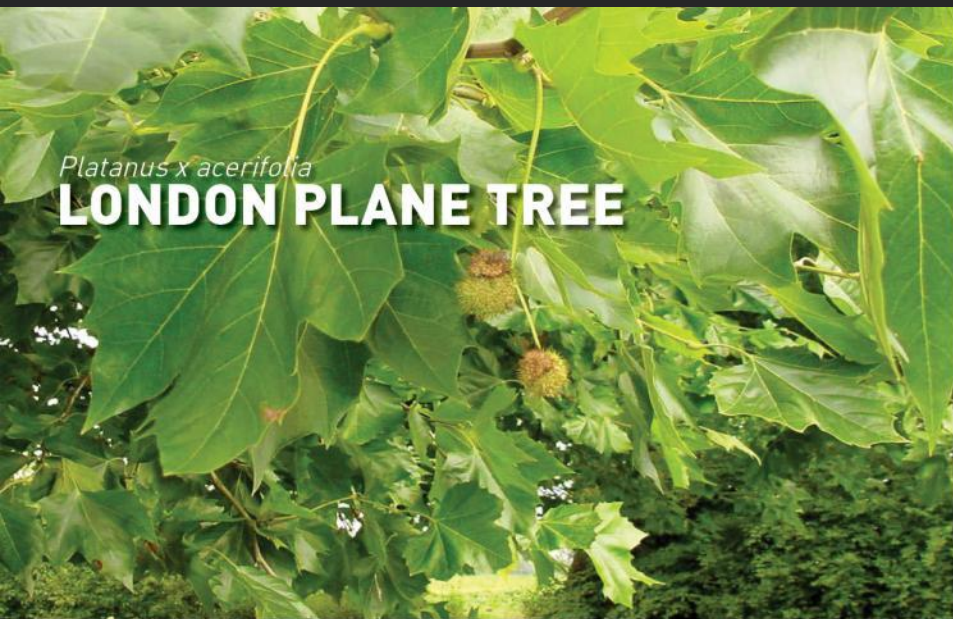
- 1 Formal Tree Planting
- 2 Informal Tree Planting - Alaskan Way
- 3 Informal Tree Planting - First Ave. S.
- 4 The Grove - Occidental Ave. S.
- Property Lines



PLANTING

FORMAL TREE PLANTING

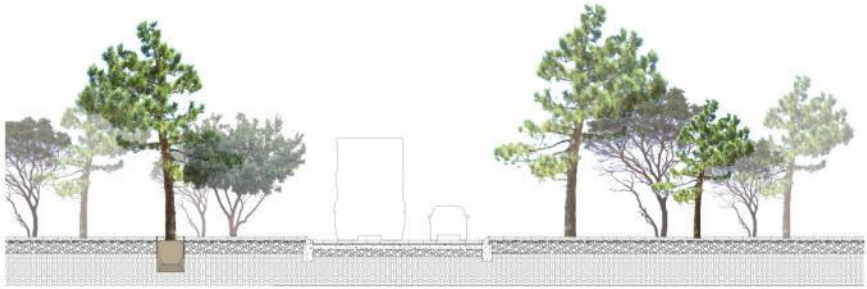




PLANTING

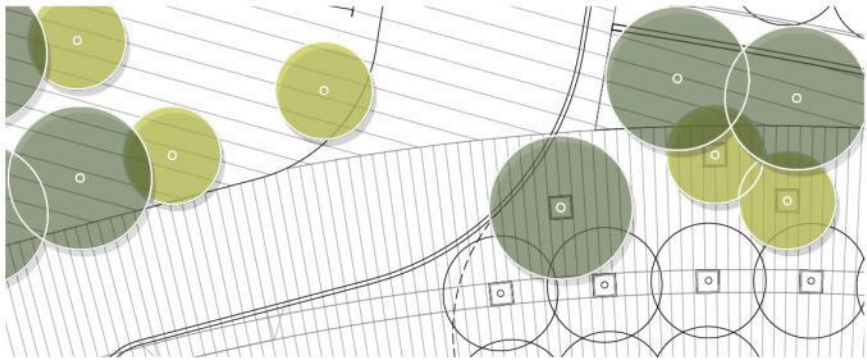
INFORMAL TREE PLANTING - ALSKAN WAY

KEY MAP



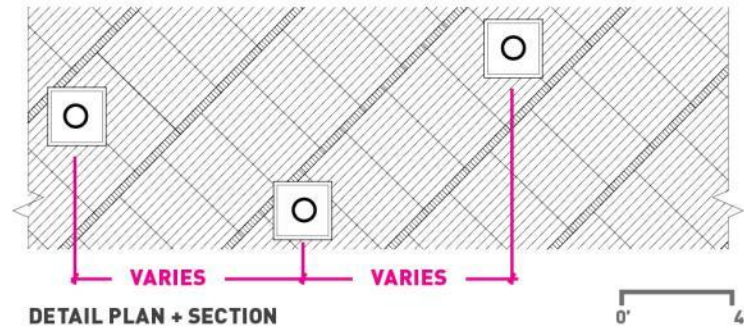
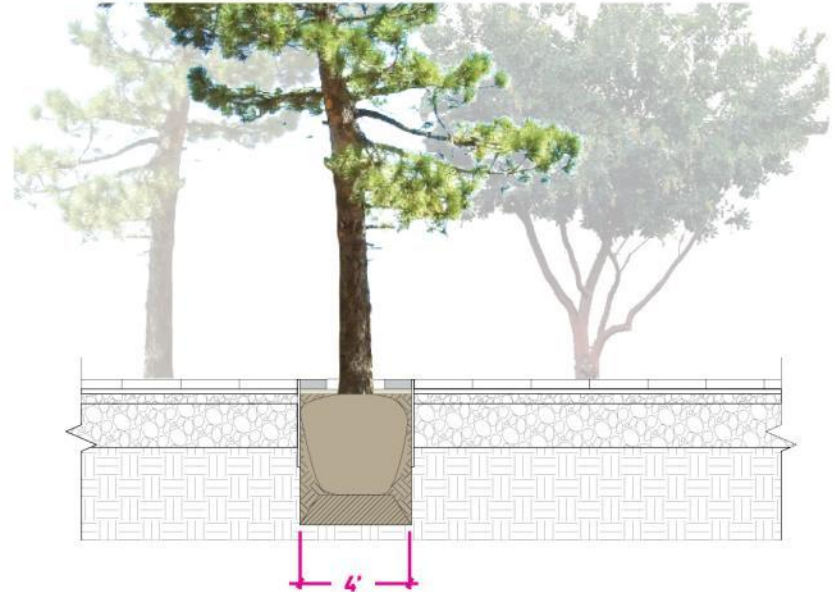
LONG SECTION

0' 16'



PLAN

0' 16'

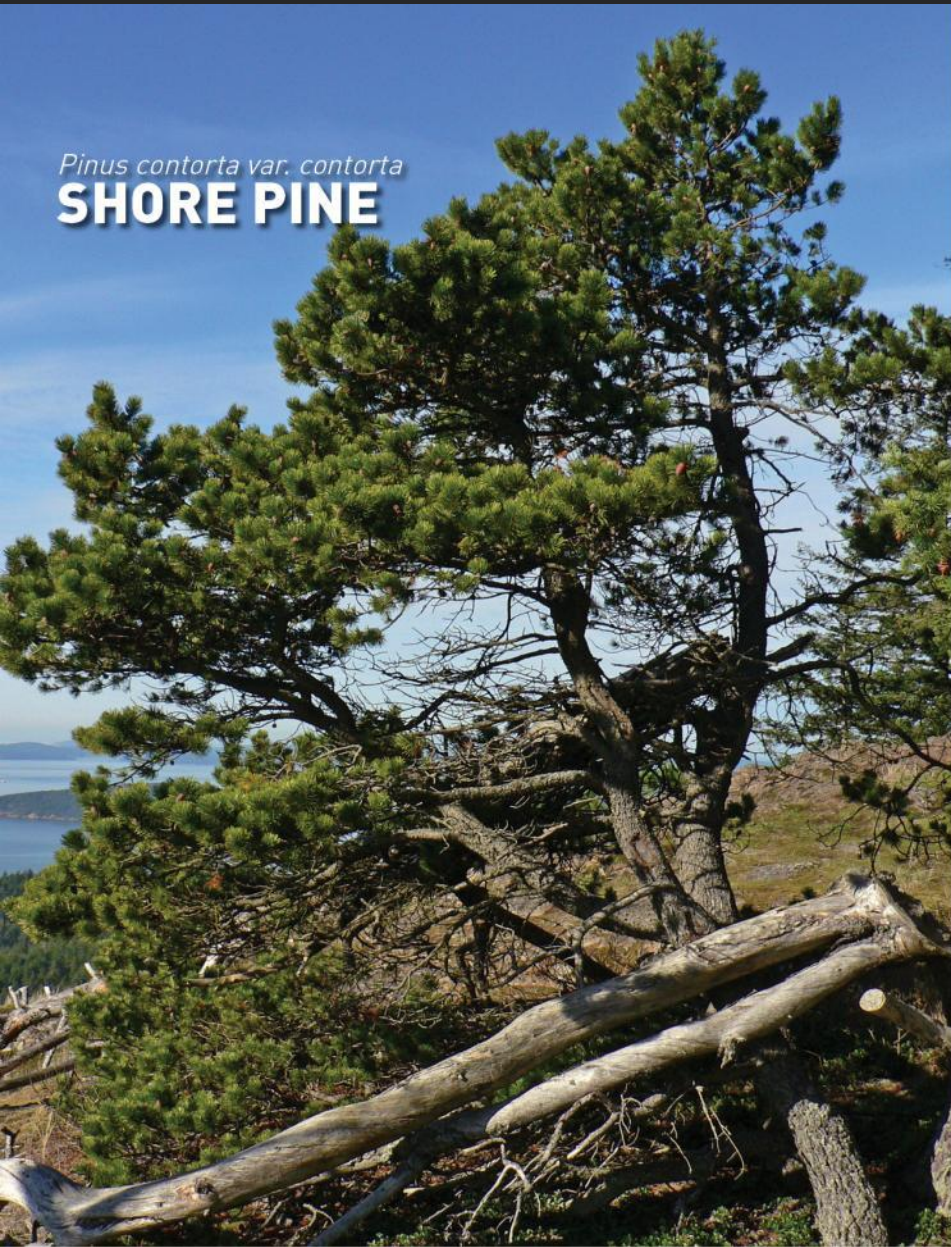


DETAIL PLAN + SECTION

0' 4'

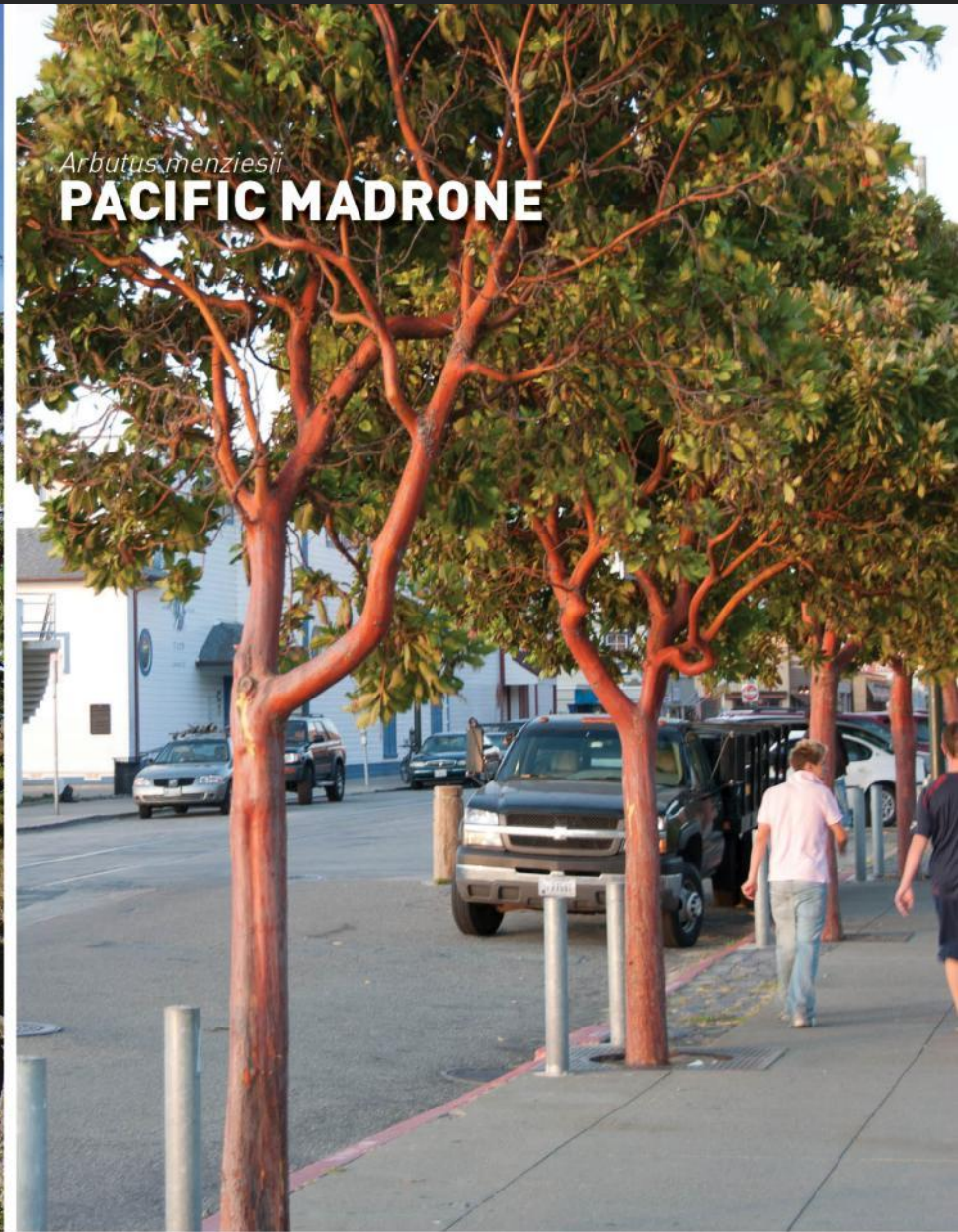
Pinus contorta var. *contorta*

SHORE PINE



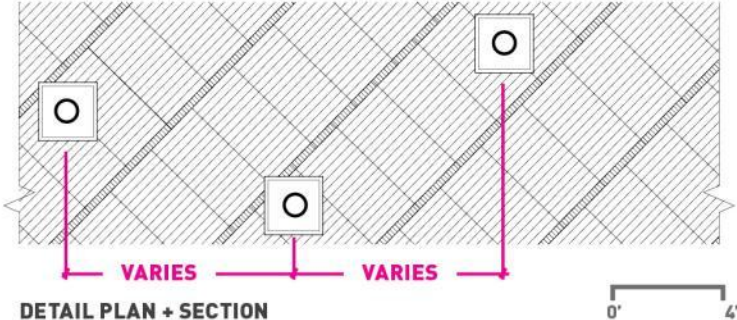
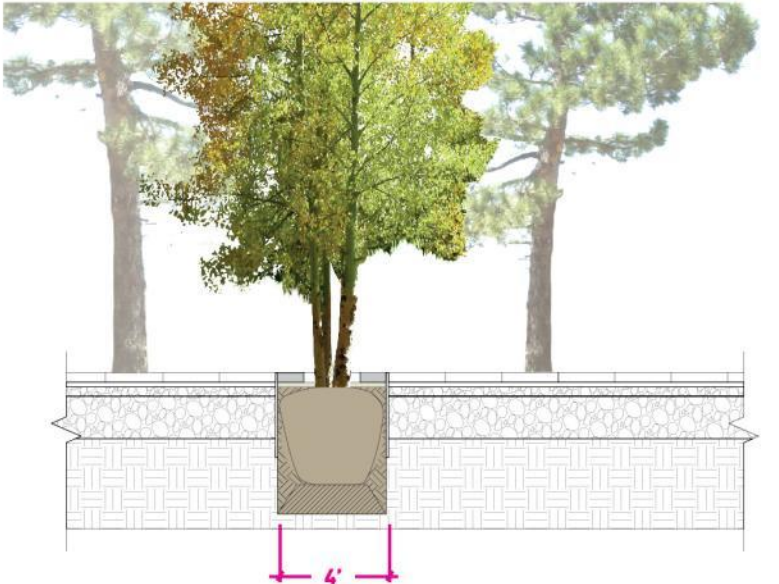
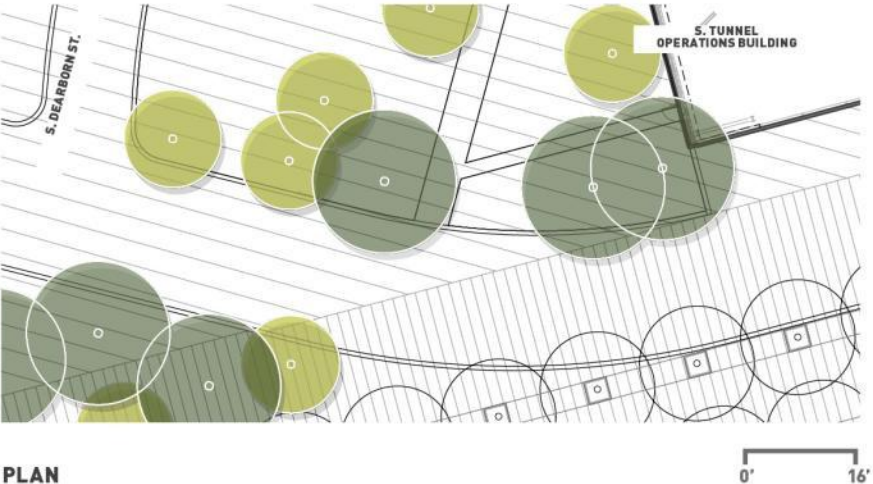
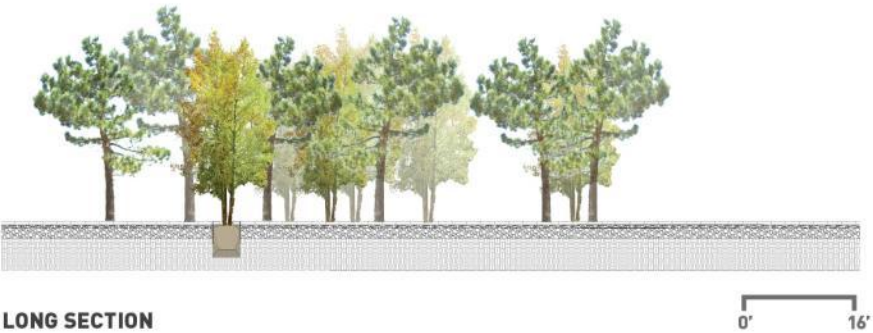
Arbutus menziesii

PACIFIC MADRONE

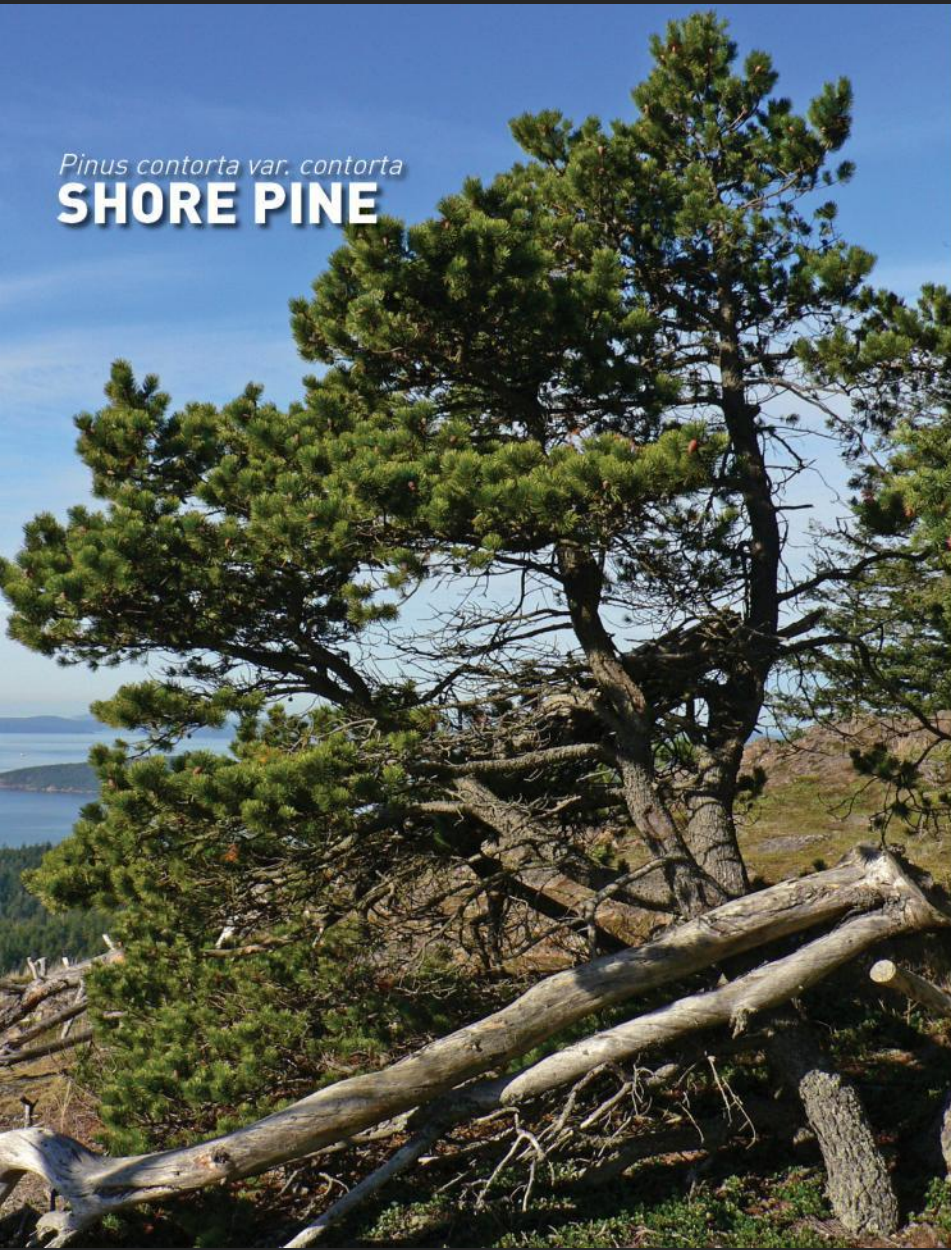


PLANTING

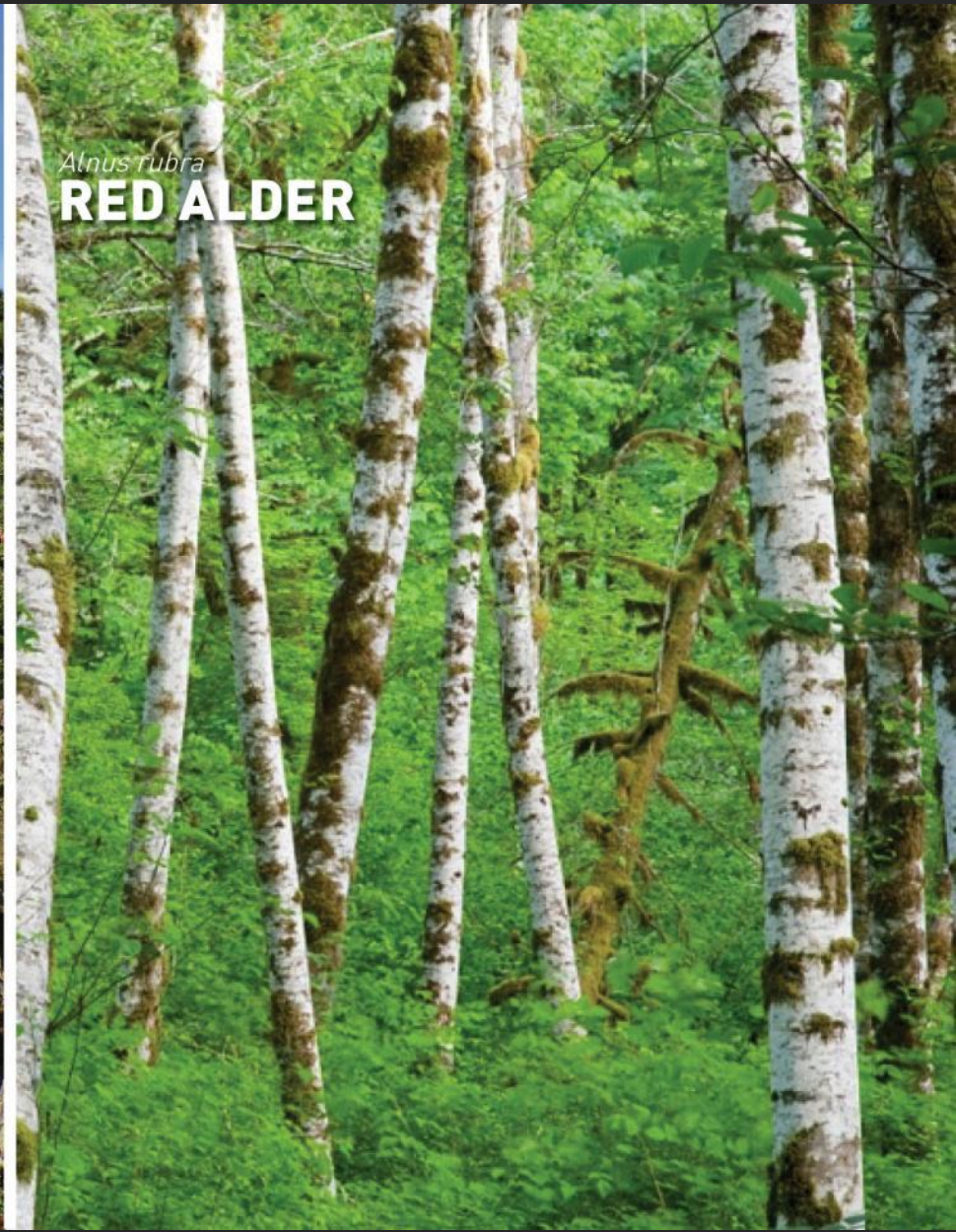
INFORMAL TREE PLANTING - FIRST AVE. S.



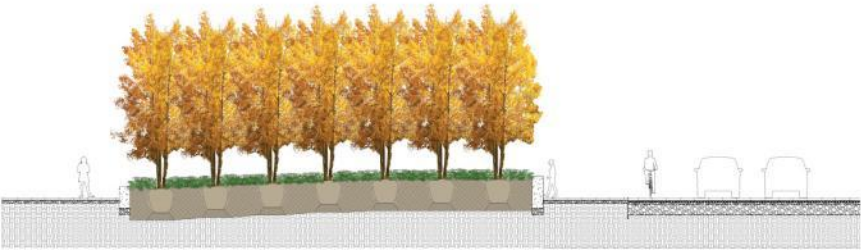
Pinus contorta var. *contorta*
SHORE PINE



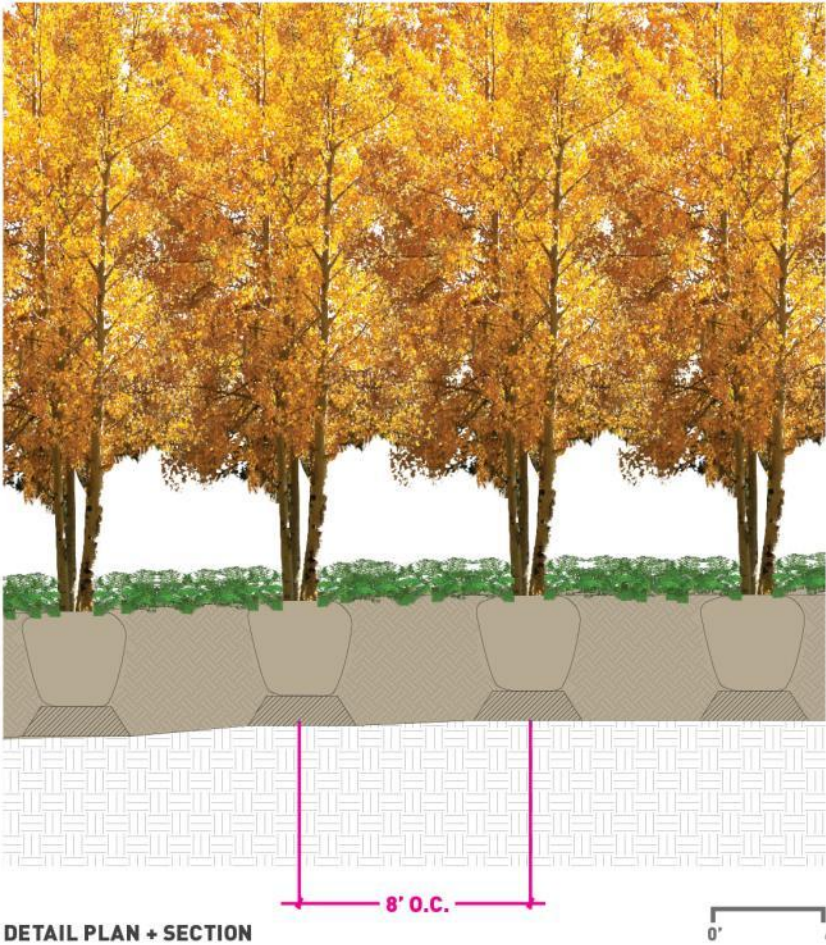
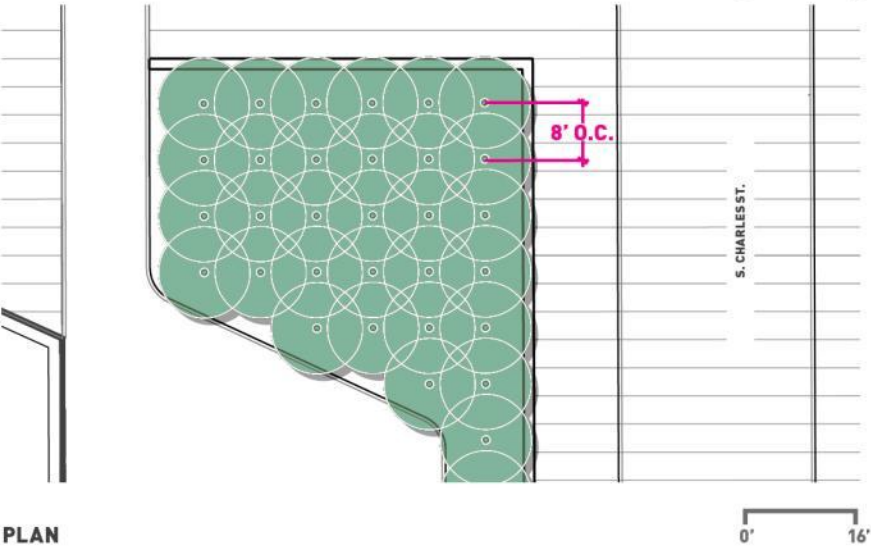
Alnus rubra
RED ALDER



PLANTING
GROVE PLANTING - OCCIDENTAL AVE. S.



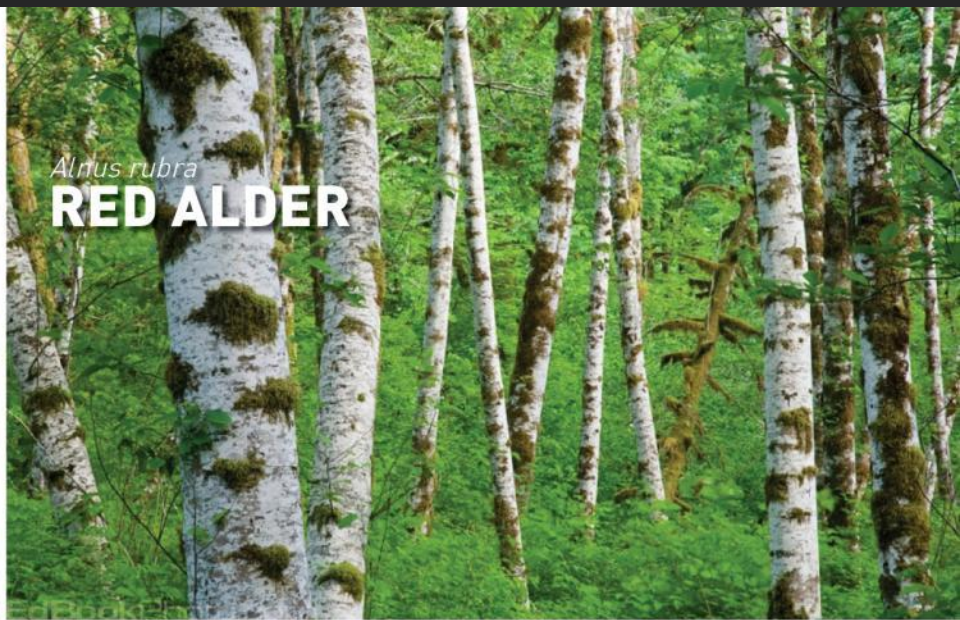
LONG SECTION





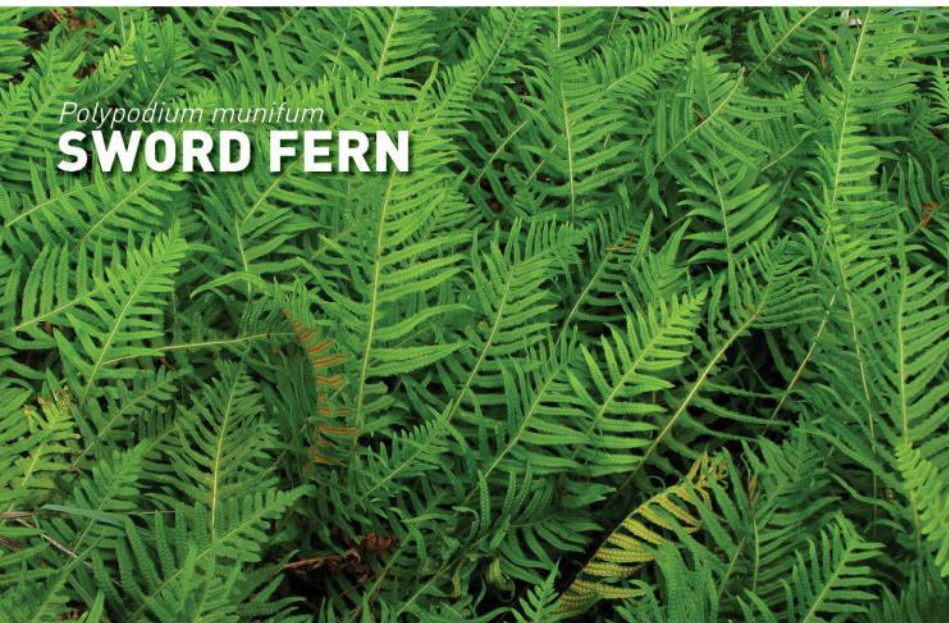
Gaultheria shallon

SALAL



Alnus rubra

RED ALDER



Polypodium munifum

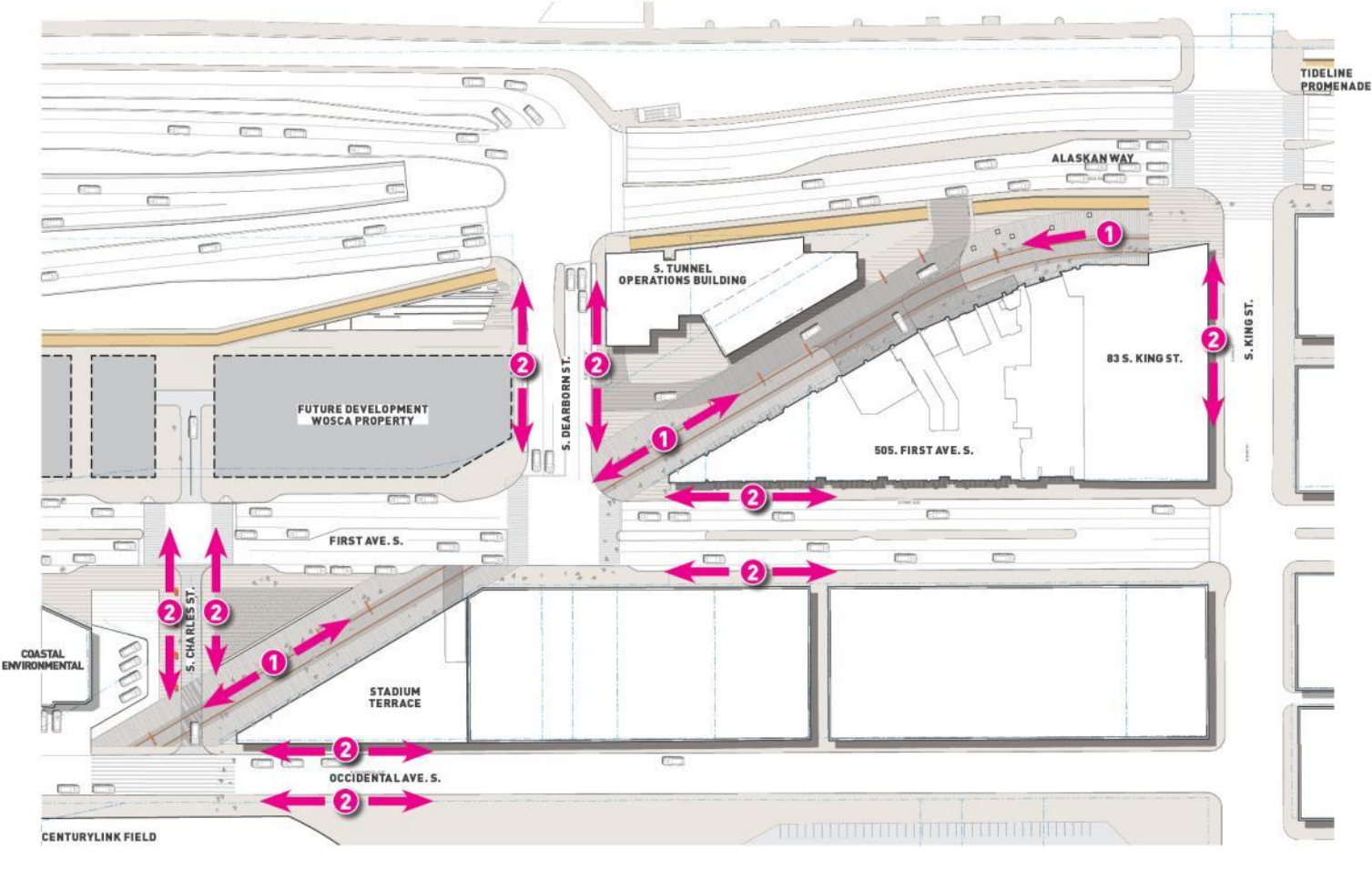
SWORD FERN



Aquilegia formosa

WESTERN RED COLUMBINE

RAILROAD WAY
LIGHTING

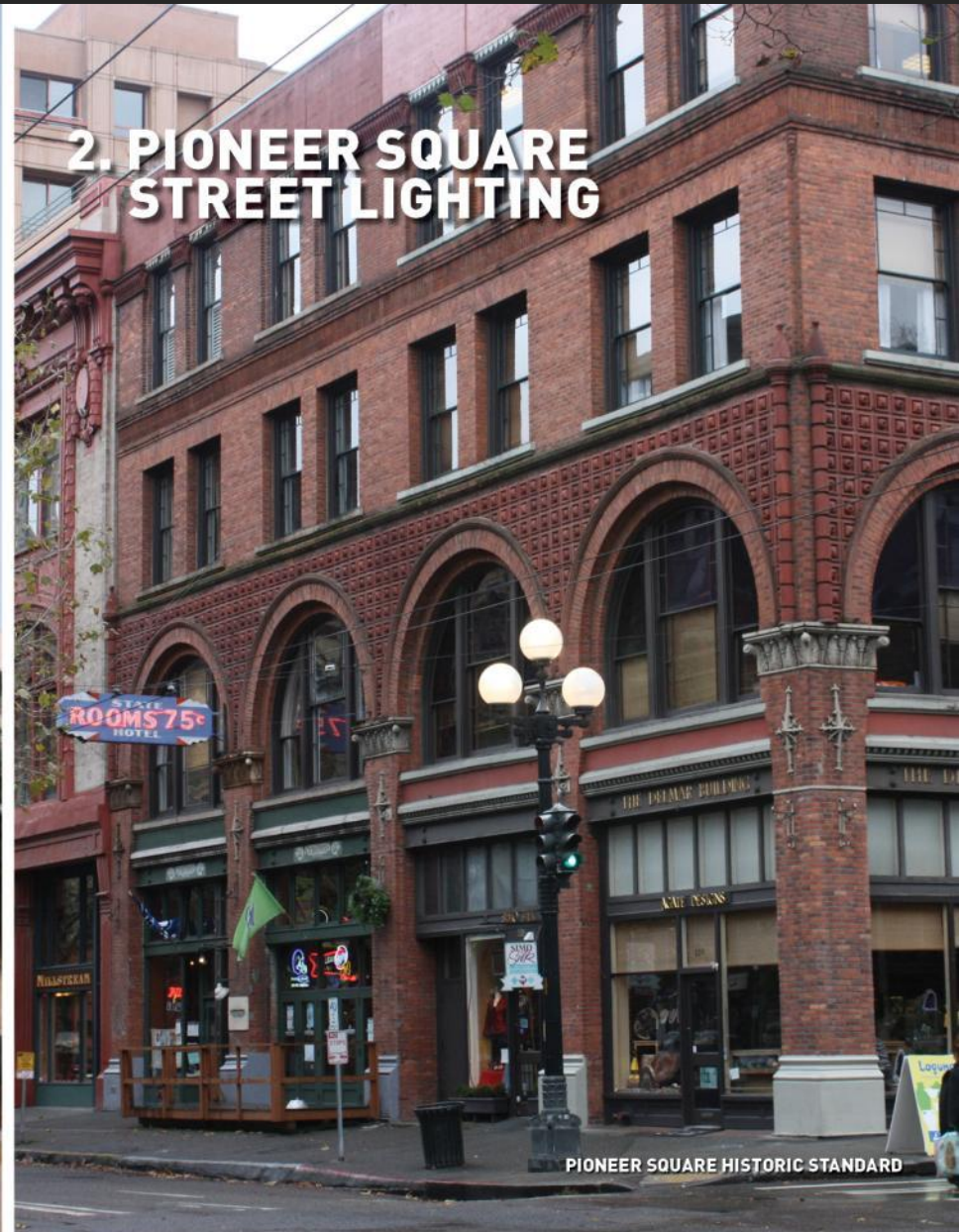


1. POLE LIGHTING



ESCOFET FUL LIGHT

2. PIONEER SQUARE STREET LIGHTING

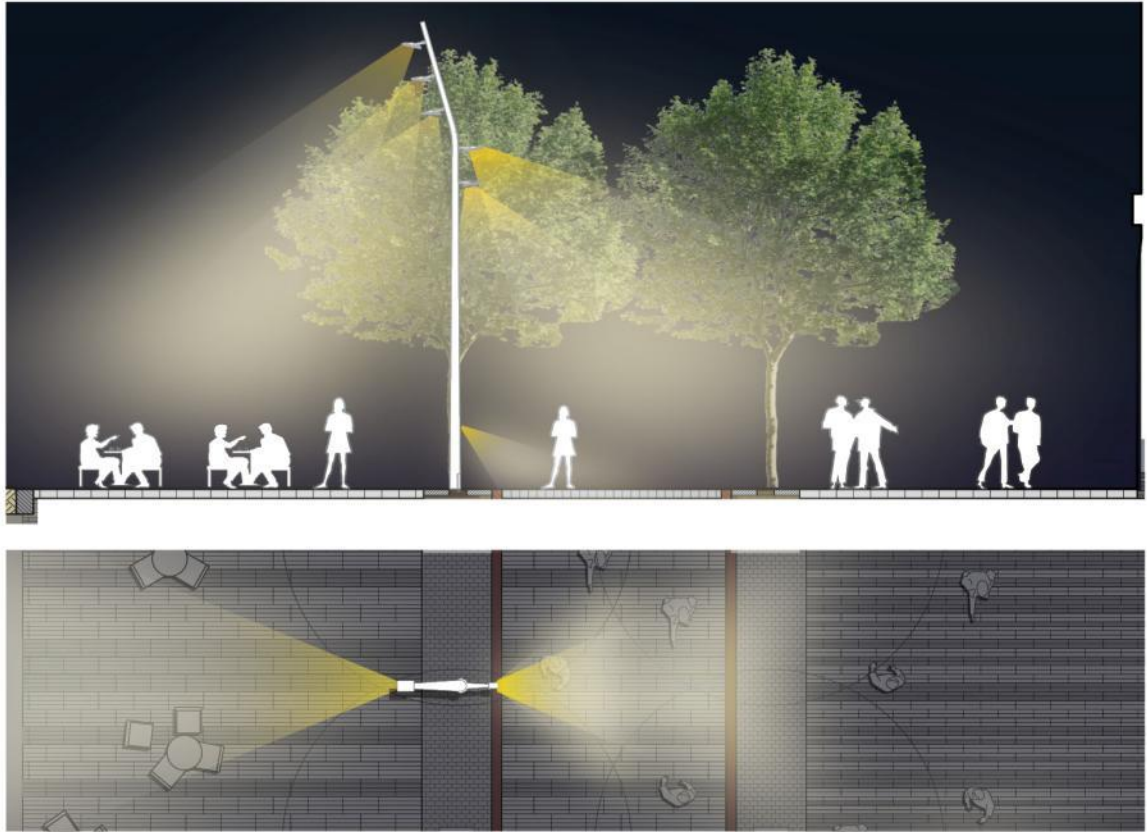
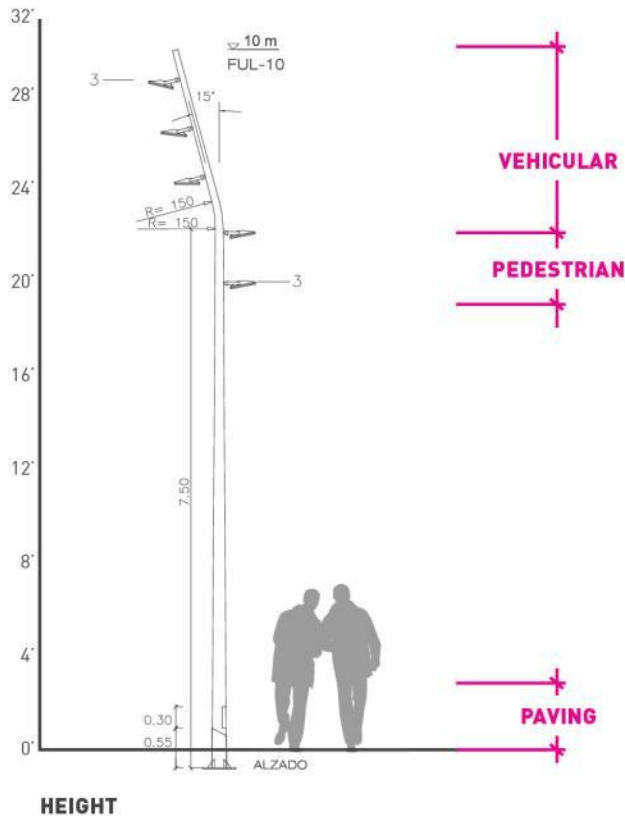


PIONEER SQUARE HISTORIC STANDARD

LIGHTING

POLE LIGHTING - SINGLE POLE WITH MULTI-LEVEL HEADS

FIXTURE OPTIONS



PLAN + SECTION

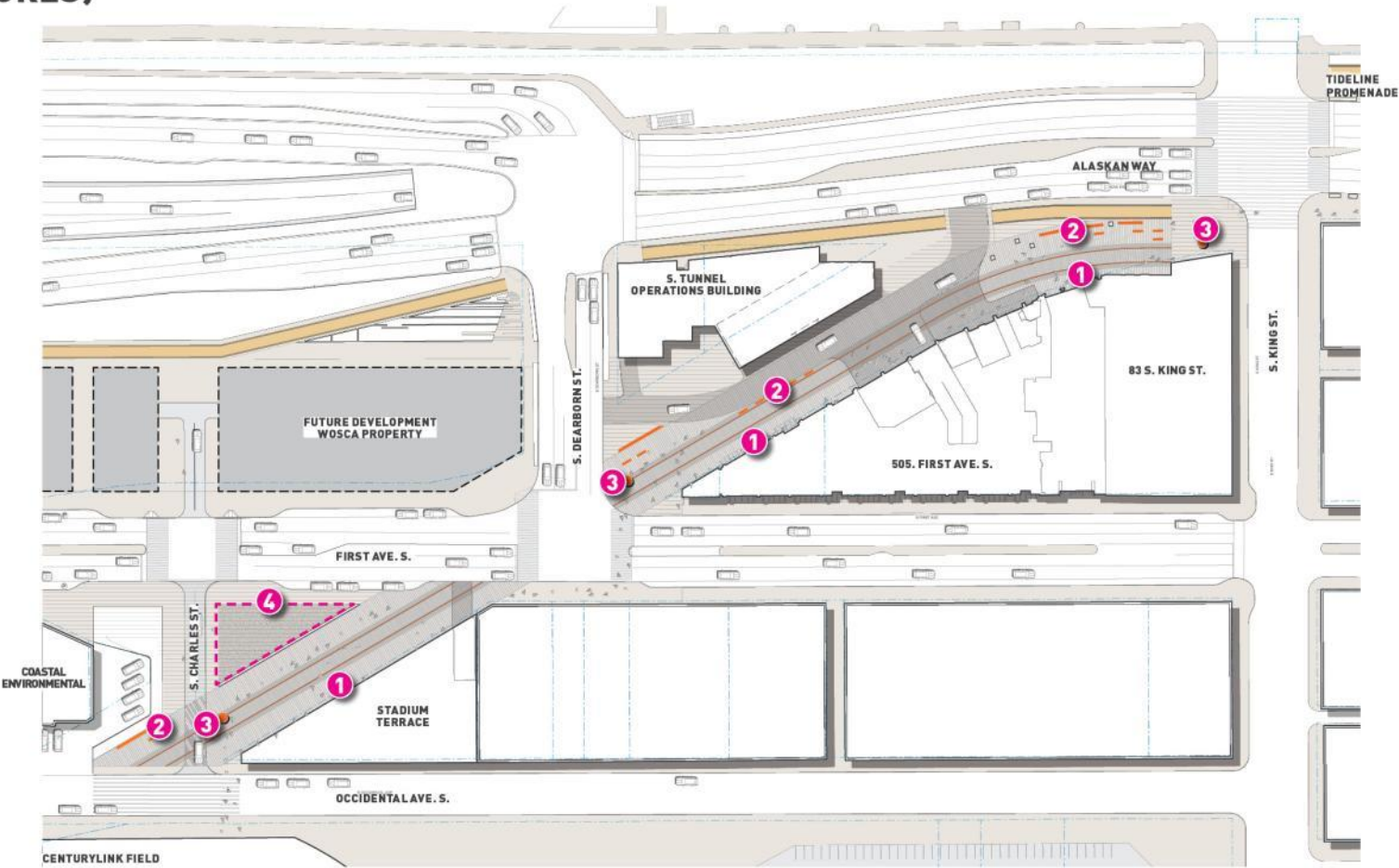
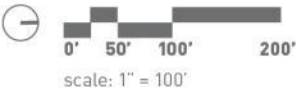
0' 6'

RAILROAD WAY
FURNISHING
(ADDITIONAL FEATURES)

LEGEND

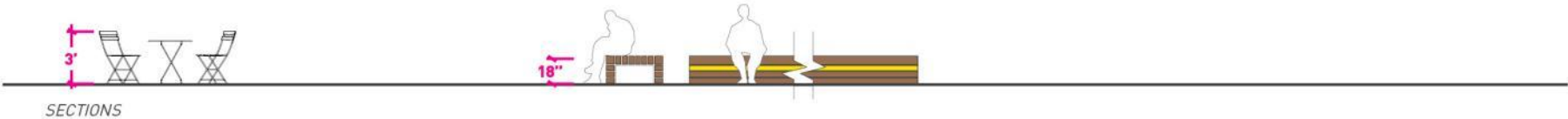
- 1 Movable Tables + Chairs
(Additional Feature)
- 2 Benches
(Additional Feature)
- 3 Rail Beacons
(Additional Feature)
- 4 Kiosk
(Additional Feature)

Property Lines



FURNISHING (ADDITIONAL FEATURES)

SEATING



AXONOMETRICS

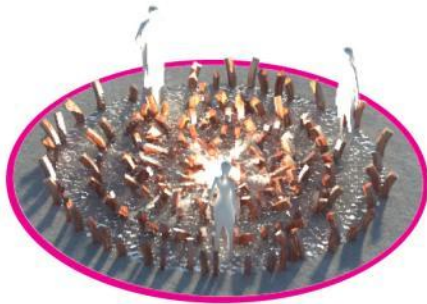
MOVABLE TABLES + CHAIRS



BENCH

FURNISHING (ADDITIONAL FEATURES)

RAIL BEACONS



TRACK FIELD
(ADDITIONAL FEATURES)



TRACK BEACON
(ADDITIONAL FEATURES)



RAILROAD WAY SCULPTURE
(ADDITIONAL FEATURES)



**TANER SPRING PARK,
PORTLAND**



**FORESTER SQUARE,
BRADFORD, OK**



**IMA,
INDIANAPOLIS**



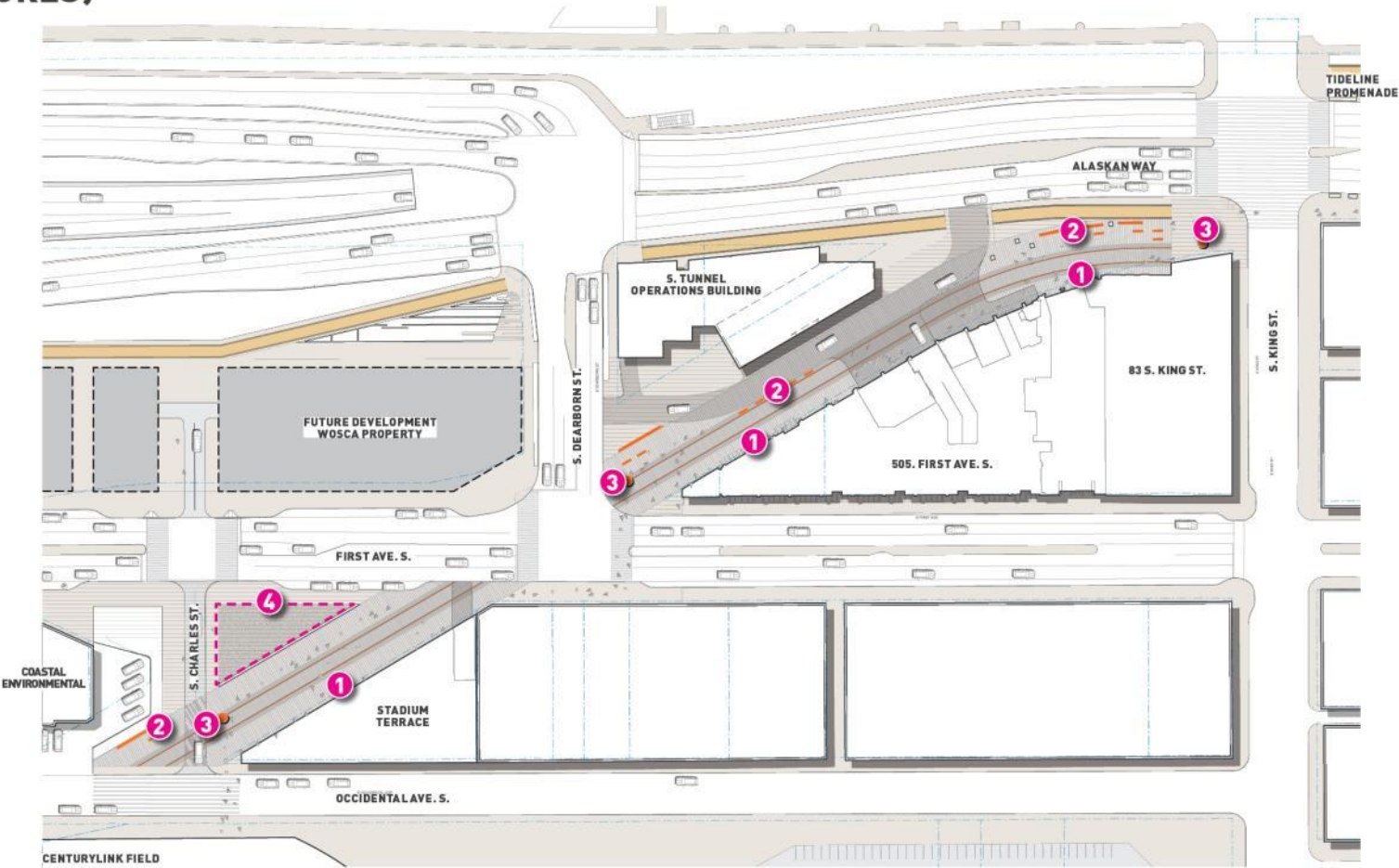
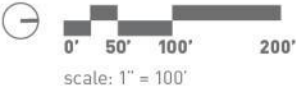
**RAIL TO TRAIL,
BELGIUM**

RAILROAD WAY
FURNISHING
(ADDITIONAL FEATURES)

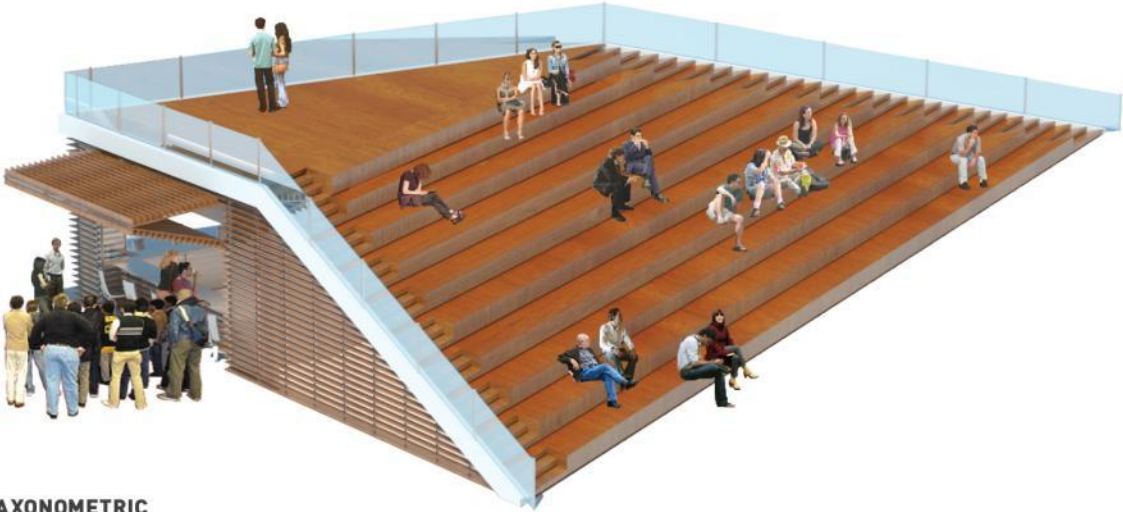
LEGEND

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

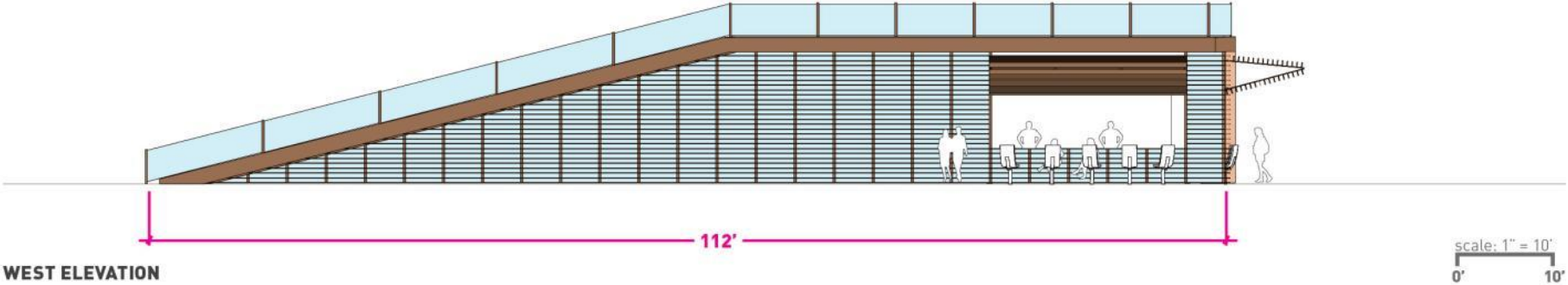
Property Lines



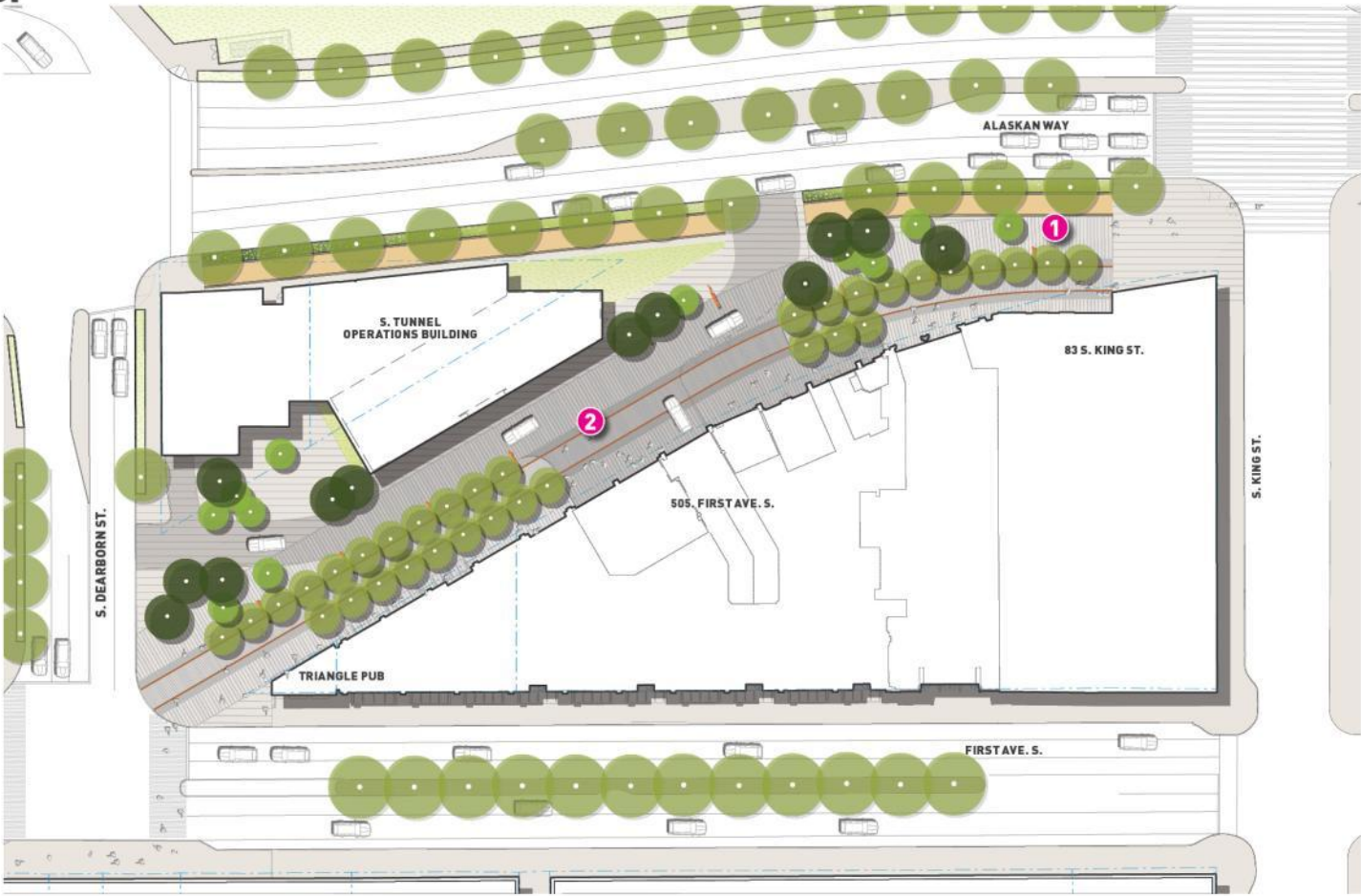
FURNISHING (ADDITIONAL FEATURES)
AMPHITHEATER KIOSK



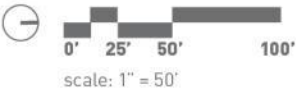
AXONOMETRIC



RAILROAD WAY
SITE PLAN
WEST OF FIRST AVE. S.



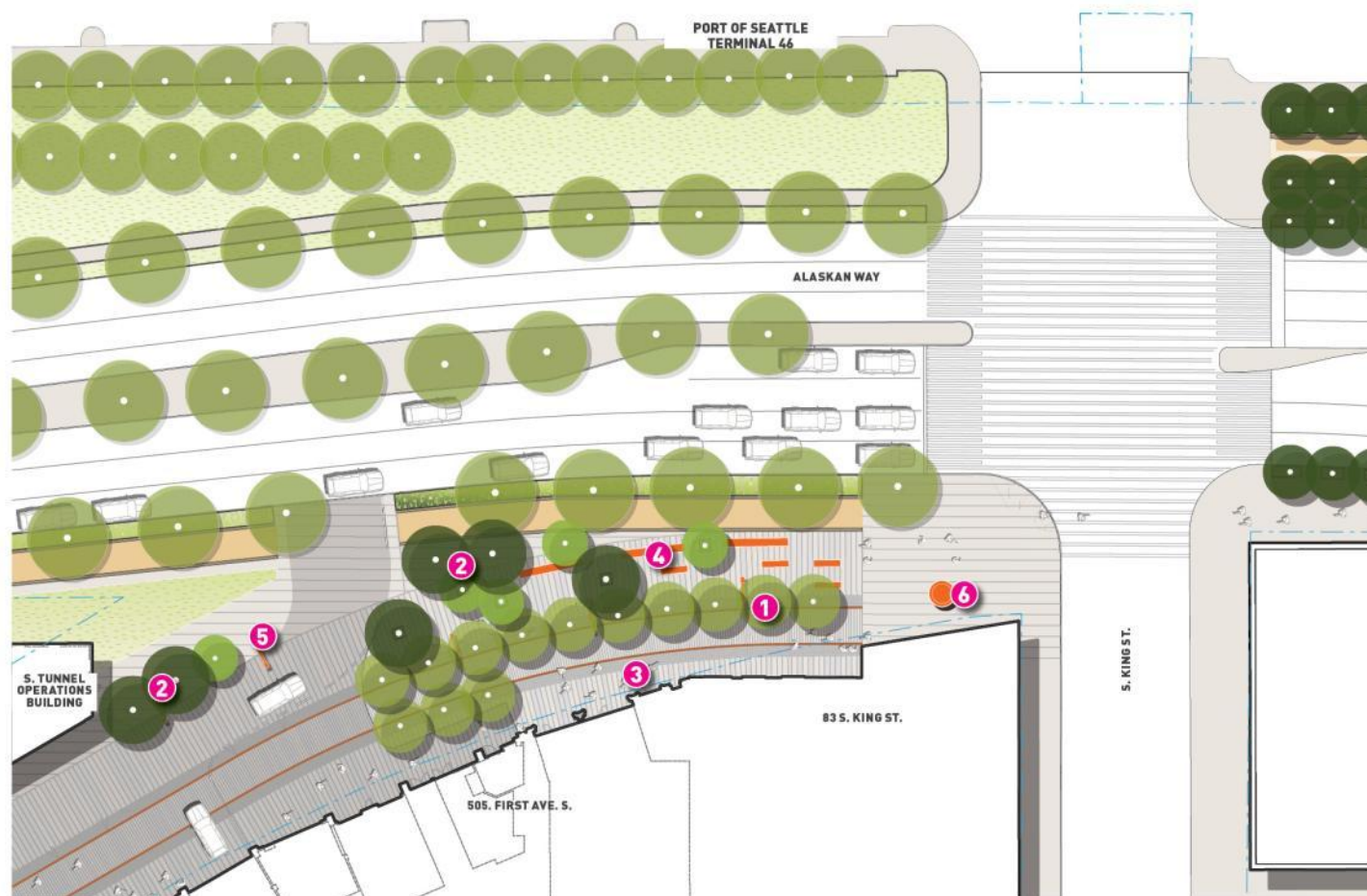
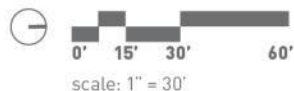
- LEGEND**
- 1** The Gateway
 - 2** The Passage
 - Property Lines

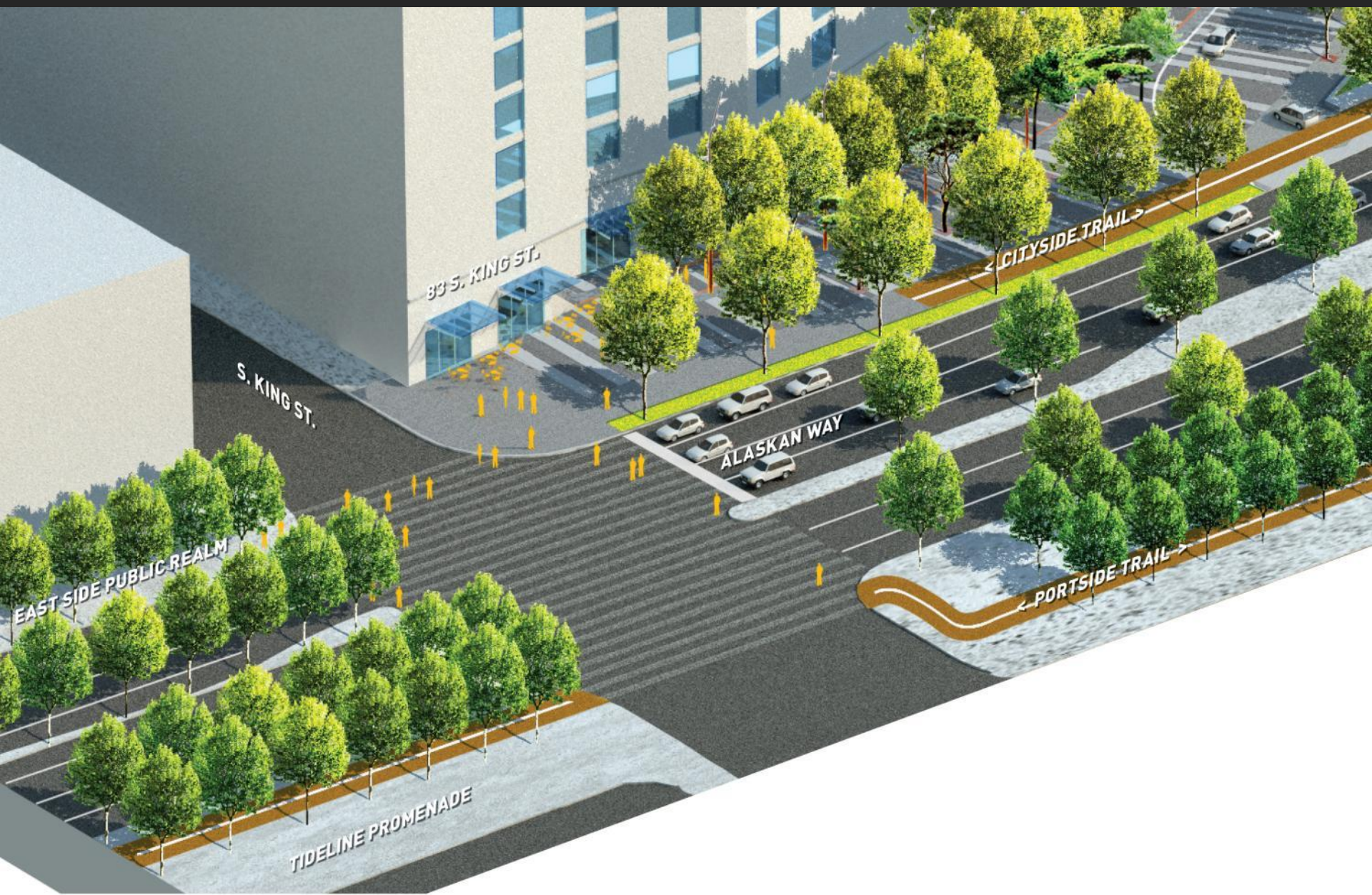


RAILROAD WAY THE GATEWAY

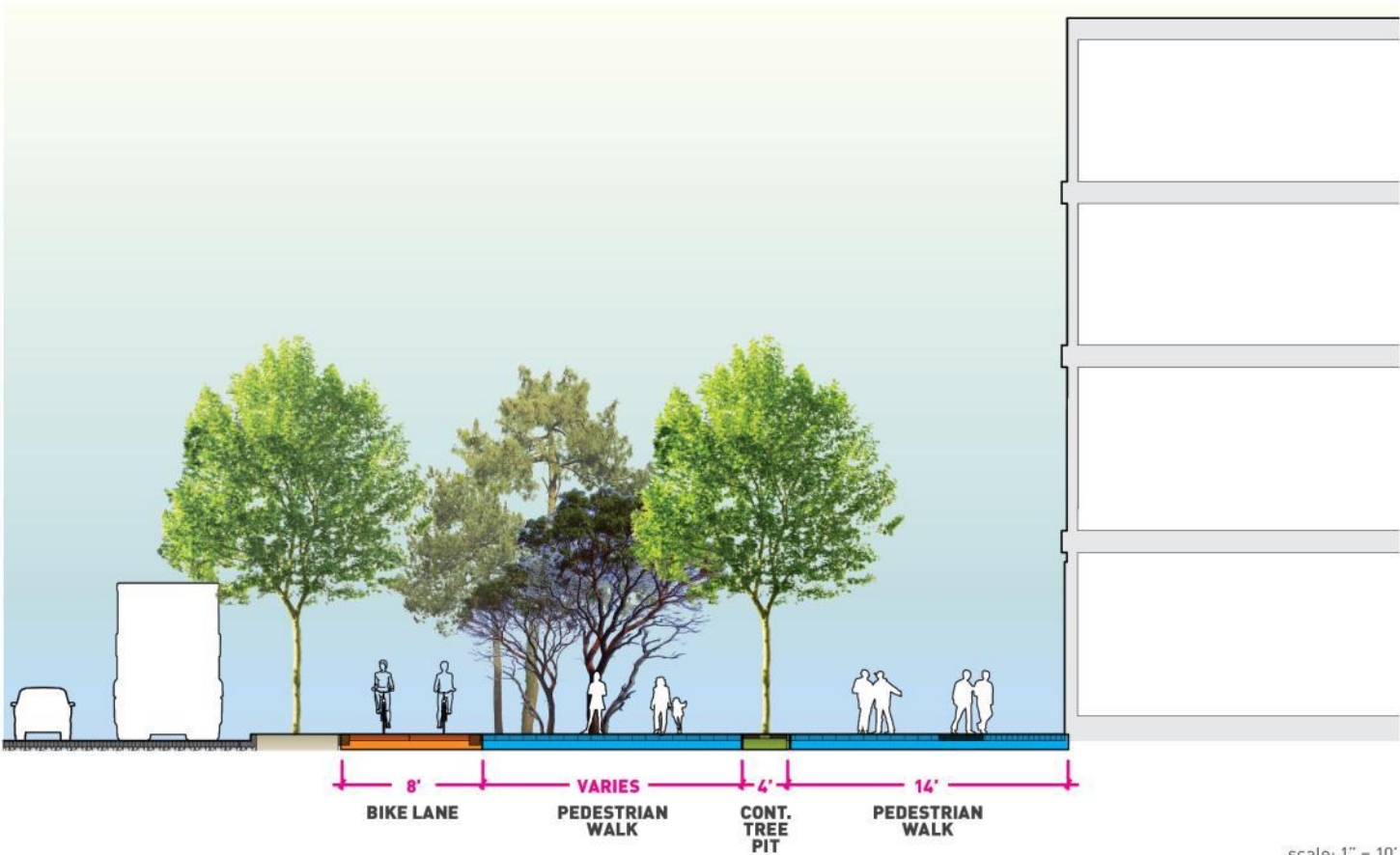
LEGEND

- 1** Formal Tree Planting
- 2** Informal Tree Planting
- 3** Movable Tables + Chairs
- 4** Benches
(Additional Feature)
- 5** Pole Lighting
- 6** Beacon
(Additional Feature)
-  Property Lines





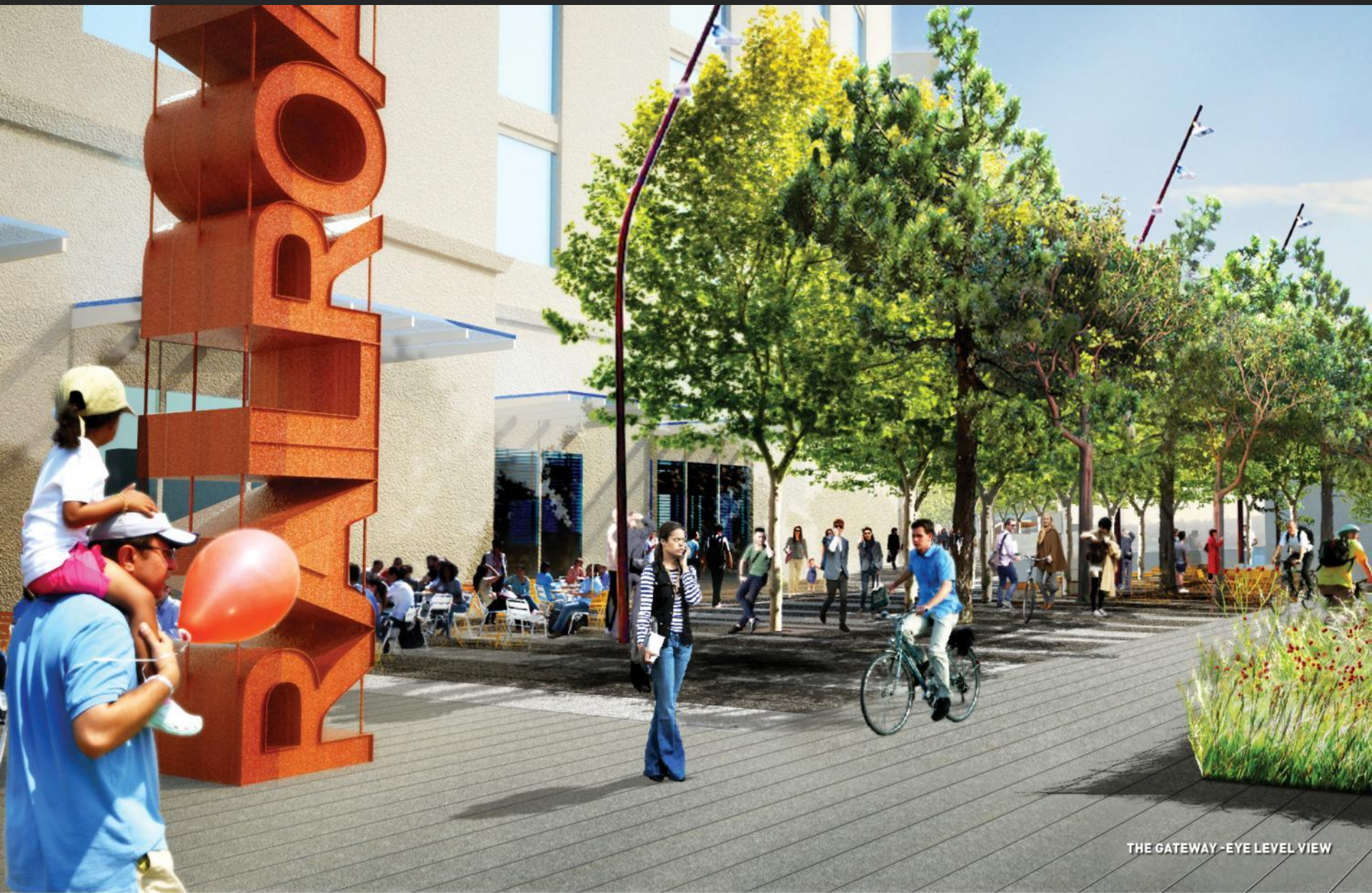
RAILROAD WAY
THE GATEWAY



SECTION - LOOKING NORTHWEST

scale: 1" = 10'
0' 10'



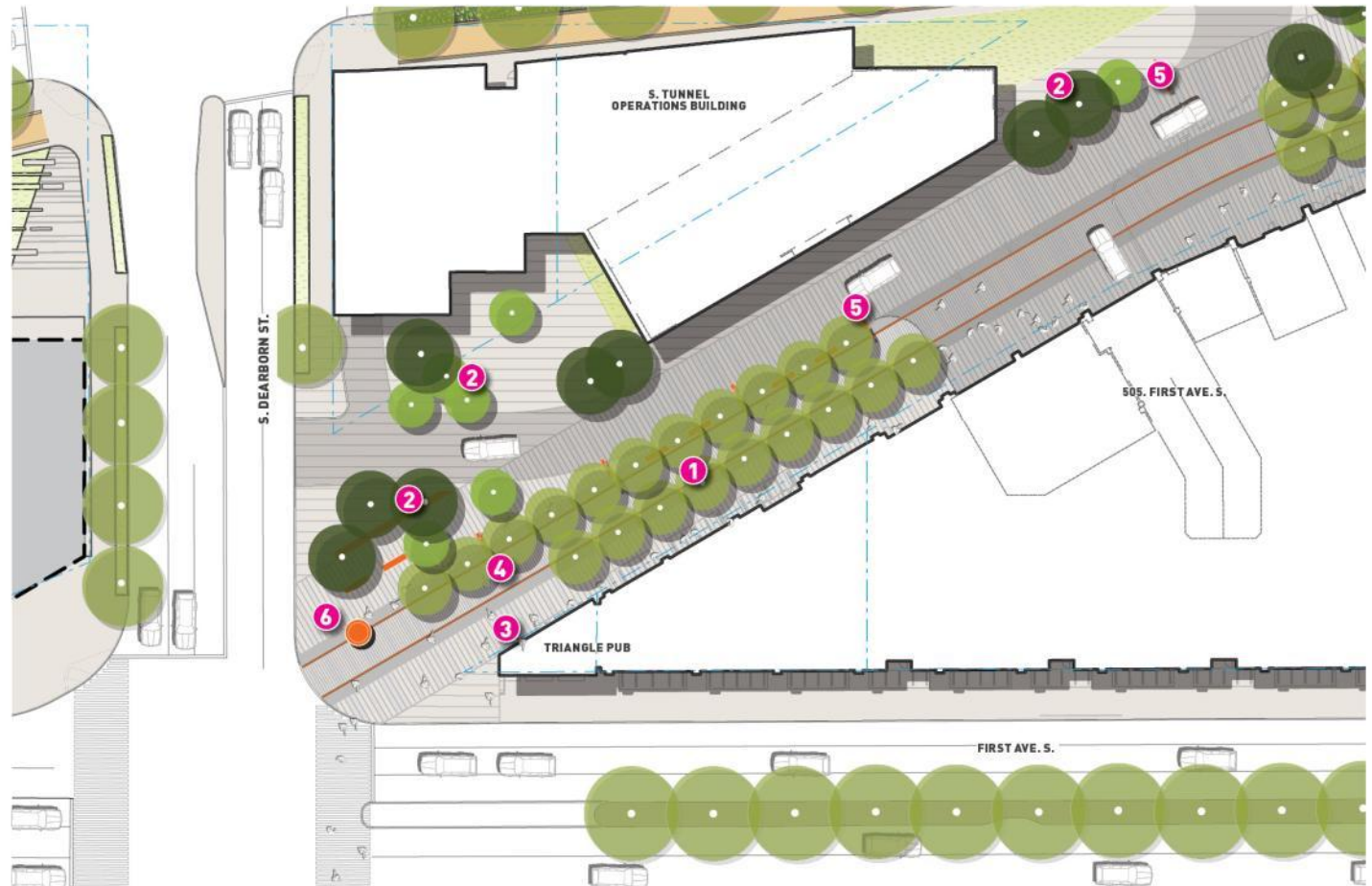
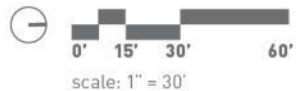


THE GATEWAY - EYE LEVEL VIEW

RAILROAD WAY THE PASSAGE

LEGEND

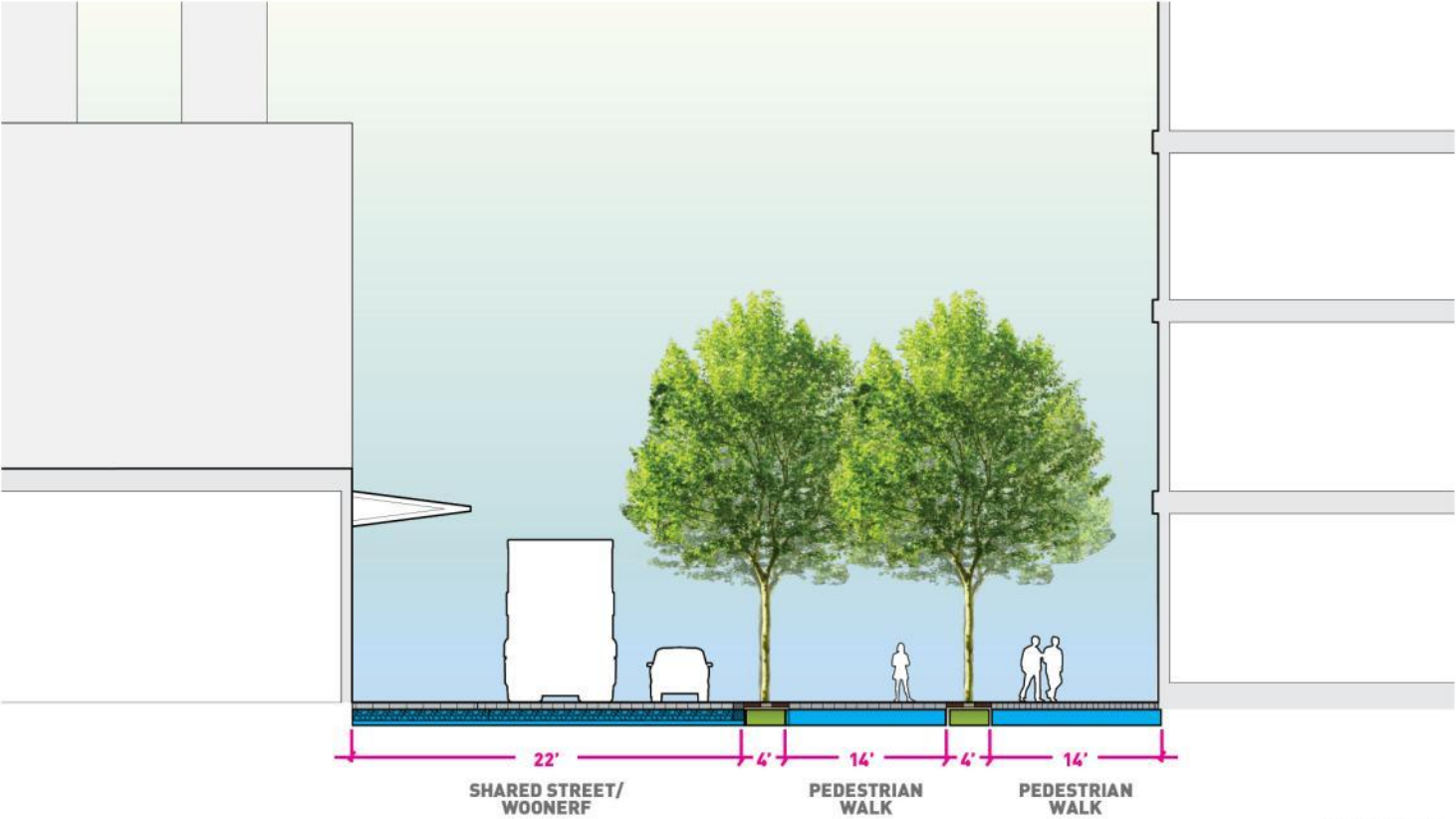
- 1** Formal Tree Planting
- 2** Informal Tree Planting
- 3** Movable Tables + Chairs
- 4** Benches
(Additional Feature)
- 5** Pole Lighting
- 6** Beacon
(Additional Feature)
-  Property Lines





RAILROAD WAY

THE PASSAGE



SECTION - LOOKING NORTHWEST

scale: 1" = 10'

0' 10'

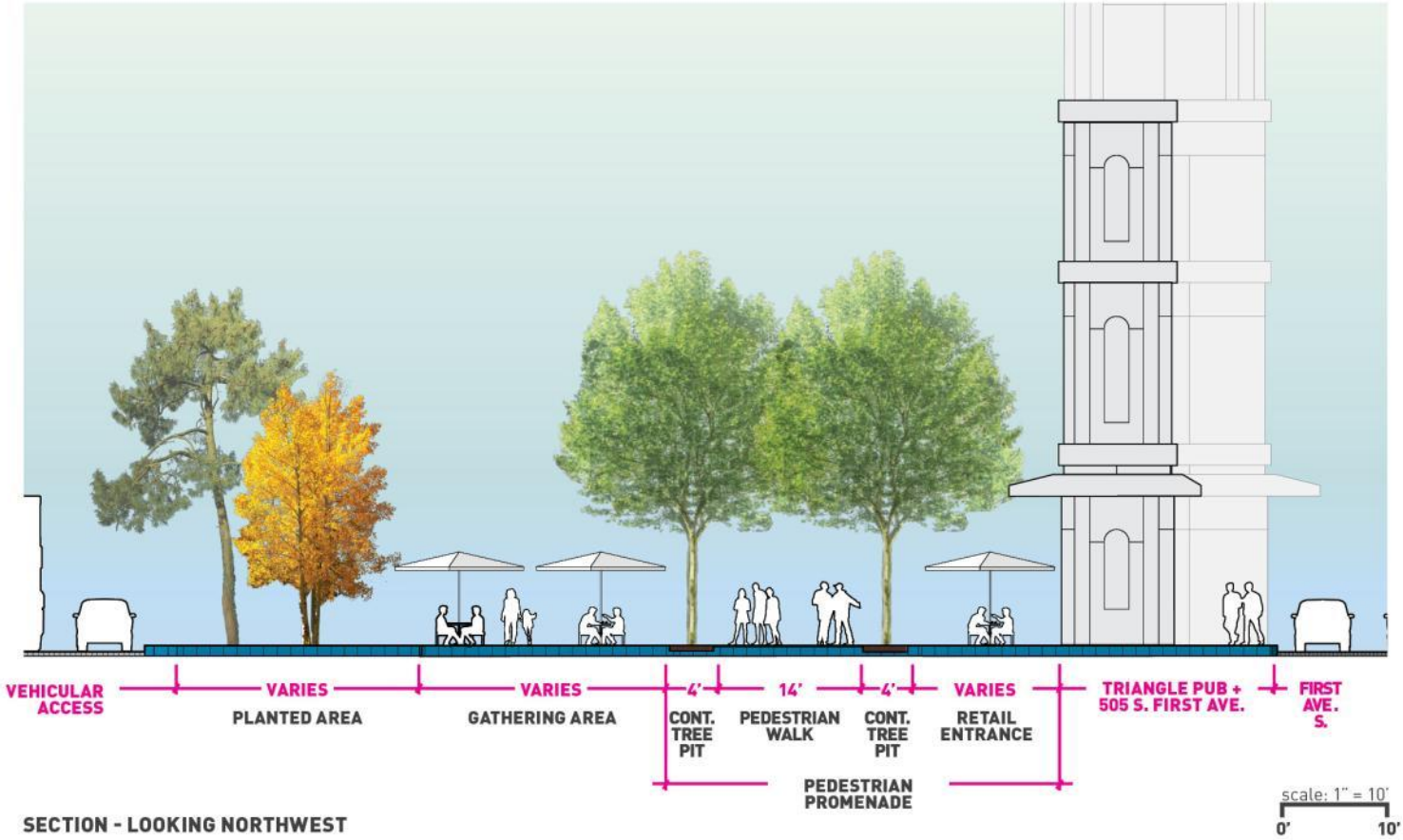




THE PASSAGE - LOOKING NORTH

RAILROAD WAY

THE PASSAGE





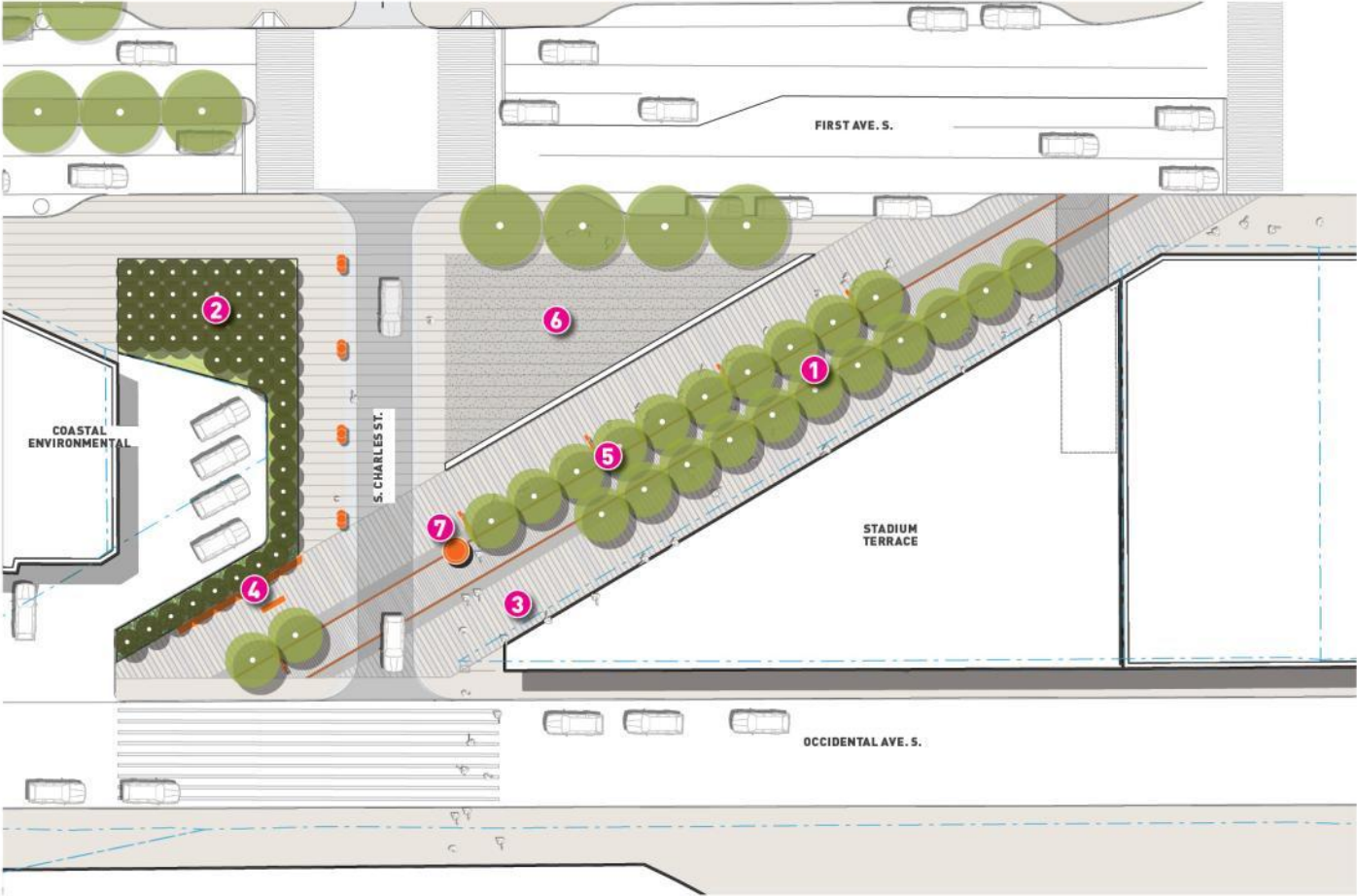
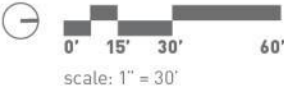
THE PASSAGE - AT THE CORNER OF S. DEARBORN ST. + FIRST AVE. S. - LOOKING NORTH

RAILROAD WAY

STADIUM PLAZA

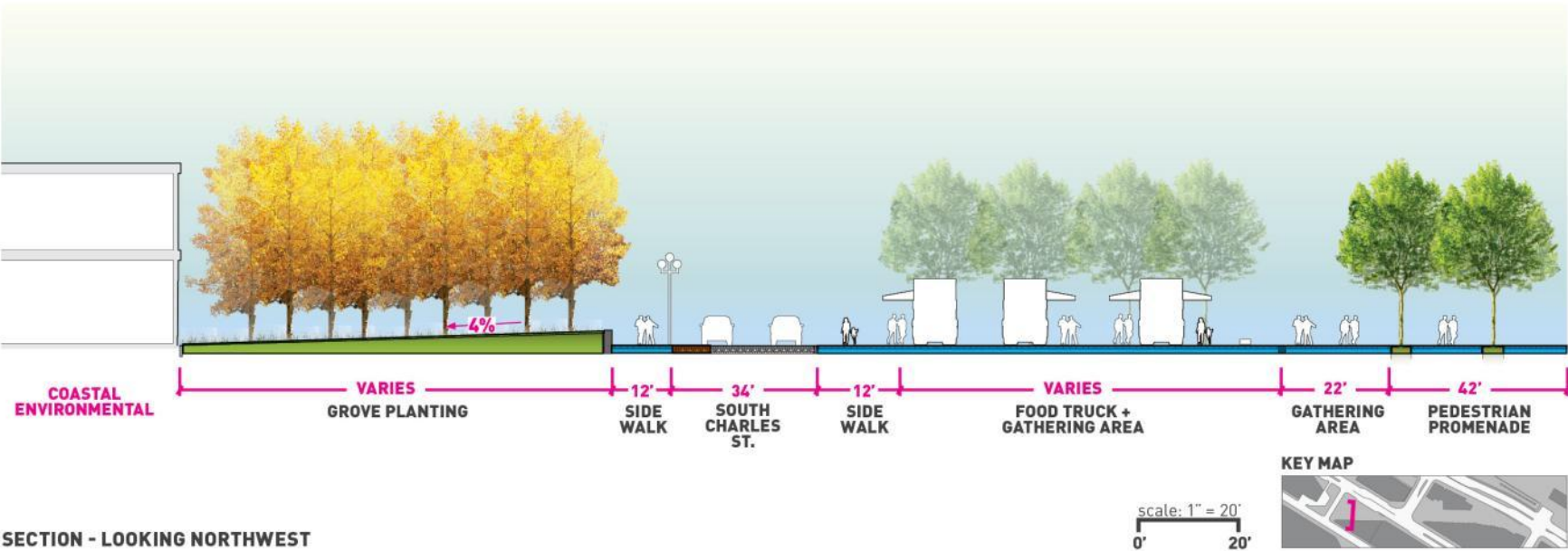
LEGEND

- 1 Formal Tree Planting
- 2 Grove Planting
- 3 Movable Tables + Chairs
- 4 Benches (Additional Feature)
- 5 Pole Lighting
- 6 Food Truck + Gathering Area (Additional Feature)
- 7 Beacon (Additional Feature)
- Property Lines



RAILROAD WAY

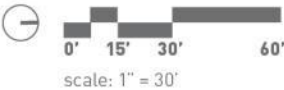
STADIUM PLAZA



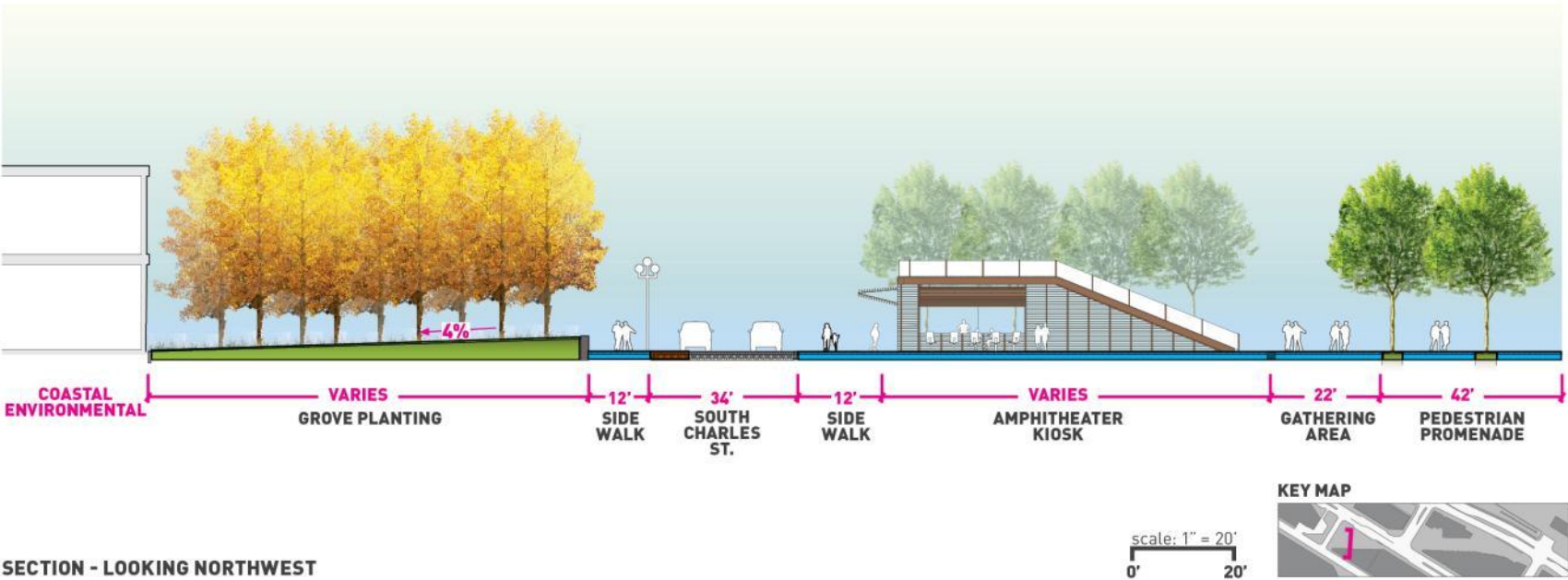
RAILROAD WAY

STADIUM PLAZA

- LEGEND**
- 1 Formal Tree Planting
 - 2 Grove Planting
 - 3 Movable Tables + Chairs
 - 4 Benches (Additional Feature)
 - 5 Pole Lighting
 - 6 Amphitheater Kiosk (Additional Feature)
 - 7 Beacon (Additional Feature)
 - Property Lines



RAILROAD WAY
STADIUM PLAZA







STADIUM PLAZA - LOOKING SOUTHEAST



STADIUM PLAZA - LOOKING SOUTHEAST



STADIUM PLAZA - LOOKING SOUTHEAST



STADIUM PLAZA - LOOKING NORTHWEST



STADIUM PLAZA - LOOKING NORTHWEST

SCHEMATIC DESIGN
RAILROAD WAY

