

Pike Pine Renaissance

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Justin Clark

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Commissioners Present
Brianna Holan, Acting Chair
Justin Clark
Mark Johnson
Rick Krochalis
Vinita Sidhu
Lucas Whitesell
Elaine Wine

Commissioners Excused
Amalia Leighton

Project Description

The City of Seattle's Office of the Waterfront is designing and implementing a multi-phased streetscape plan for the Pike and Pine Street corridors between 1st Ave near Pike Place Market, and Bellevue Ave, located on the west side of the Capital Hill neighborhood. This project will achieve a key objective of Waterfront Seattle: to improve east-west connections between the waterfront and surrounding neighborhoods. The plan and its implementation will focus on providing street enhancements, opportunities for activation and programming as well as improving east-west connections for pedestrians, cyclists, and vehicles. The plan will be implemented concurrent with other City sponsored projects including the One Center City, Third Ave Transit Corridor Improvements, Center City Connector, and Center City Bike Network. The WSCC Expansion project will also participate in this project through a \$10M contribution to fund the plan and its implementation as part of its public benefit obligations related to the vacation of several streets and alleys at and near their project.

Meeting Summary

This was the Seattle Design Commission's (SDC) third review of the Pike Pine Renaissance Project. The purpose of this meeting was to review the updated concept design (30% design) phase for the project. After the presentation and discussion, the SDC voted 6-1, to approve the concept design for the Pike Pine Renaissance Project with several recommendations.

Recusals and Disclosures

Amalia Leighton recused herself as her employer is working on the Pike Pine Renaissance project

Brianna Holan disclosed that her previous employer worked on the WSCC Addition project

May 7, 2020

9:00 – 11:00 am

Type

CIP

Phase

Concept Design

Previous Reviews[12/19/19, 10/19/17](#)**Presenters**

Therese Casper

Office of Waterfront & Civic Projects

David Grant

ZGF

Kenneth Loen

Toole Design

Steve Pearce

Office of Waterfront & Civic Projects

Attendees

Angela Brady

Office of Waterfront & Civic Projects

Derek Bruno

Artist

Joshua Curtis

MLB Stadium Public Facilities District

Eric Dyrness

SPU

Joy Jacobson

FAS

Genna Nashem

City of Seattle

Catarina Ratajczak

Enviroissues

Deepa Sivarajan

Enviroissues

Ruri Yampolsky

Office of Waterfront & Civic Projects

Summary of Presentation

The concept design for the Pike Pine Renaissance project was presented by David Grant, of ZGF, Kenneth Loen, of Toole Design, Therese Casper and Steve Pearce, of the Office of the Waterfront and Civic Projects. The presentation began with a brief overview of the project boundaries (see image 1), guiding principles, funding sources, and implementation schedule. The Project is divided into three focus areas along Pike and Pine Streets – West focus area (1st Ave – 4th Ave), Central focus area (4th Ave – 9th Ave), and East focus area (9th Ave-Melrose Ave) (see image 2). The design proposal includes elements of continuity, which are consistent throughout the corridor, such as quality wide sidewalk paving, crosswalk designs, one-way protected bike lanes with vegetated buffer, pedestrian lighting, tree canopy as well as elements unique to each focus area.

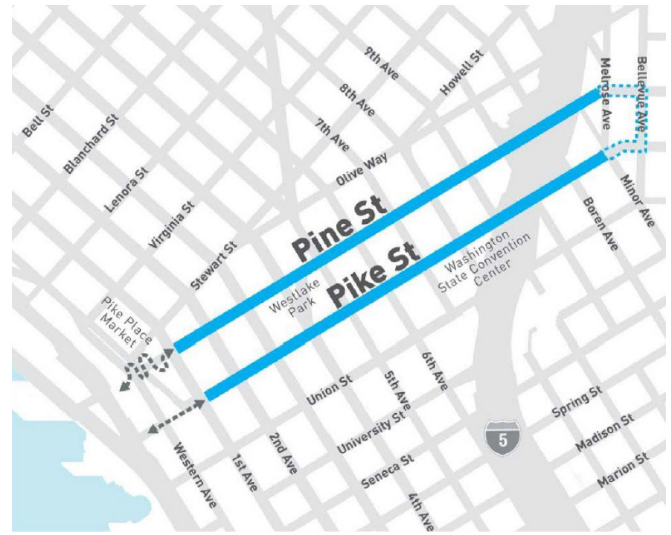


Image 1: Proposed Project Boundary

The West focus area includes improvements to the sidewalks, spaces for activation, increased legibility for pedestrians and cyclists, and a raised curbsless street segment between 1st and 2nd Ave on Pike and Pine Street (see image 3). The proposal will replace the existing protected bike lane and public space near 3rd Ave and Pine St with additional tree canopy, expansion of the sidewalk as new plaza area, and permanent vegetated buffer. One of the design alternatives for this focus area deletes a street tree to provide potential space for a mobile police unit near the 3rd Ave and Pine St intersection.

The goal of the Central focus area is to maintain and enhance the existing pedestrian amenities in this segment, and to build on the successful activation in Westlake Park. The design proposal will infill missing lighting, tree canopy, and vegetation.

The East focus area includes pedestrian, cyclist, and vehicular design improvements. The proposed design will extend an existing one-way street couplet from 8th/9th Ave to Melrose/Bellevue Ave. This will provide additional room to expand the pedestrian realm with wider sidewalks, street trees, and vegetation (see image 4).

Proposed artwork will help unify streets along the corridor and will possibly serve as a gateway element along the corridor. The team will factor in the location of public art for the WSCC Expansion as they choose where art should be located along the Pike and Pine Street corridors.

Agency Comments

None

Public Comments

None

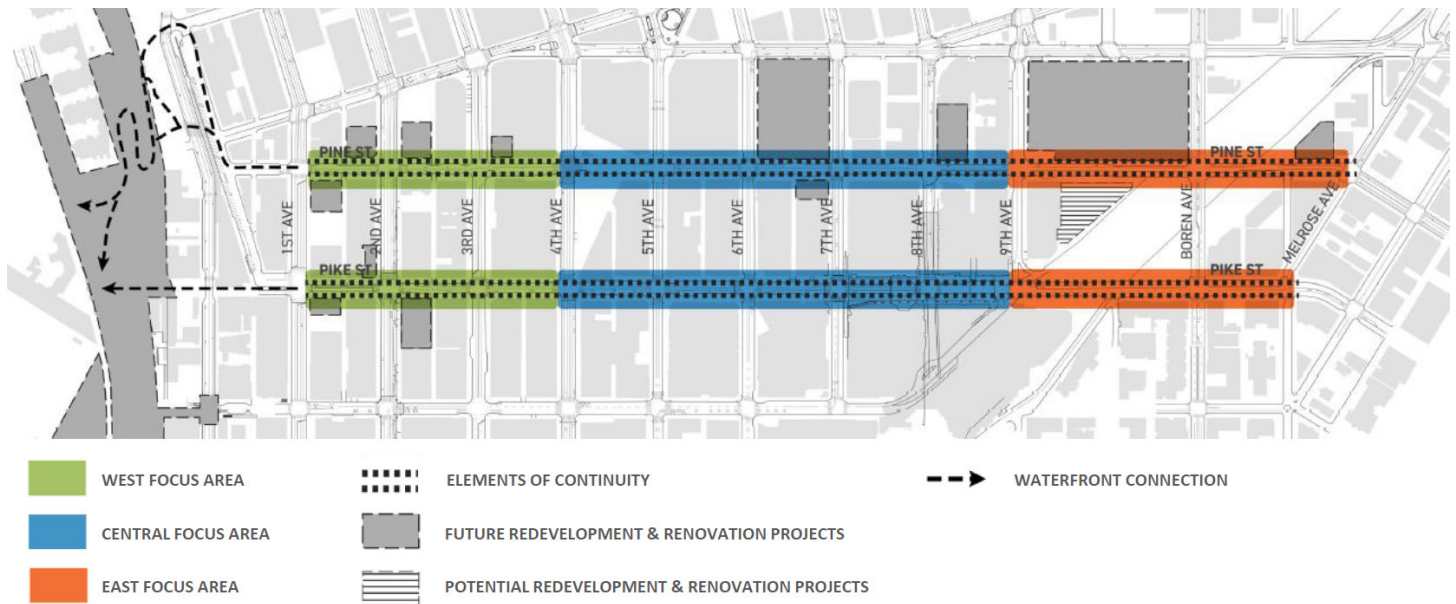


Image 2: Diagram of focus areas



Image 3: Design proposal between 1st Ave & 2nd Ave along Pike St (left) and Pine St (right)



Image 4: Design proposal in East Focus Area along Pike St (left) and Pine St (right)

Summary of Discussion

The Commission organized its discussion around the following issues:

- Elements of continuity
- Elements of distinction
- Integration with surrounding context
- Equity and sustainability
- Art

Elements of continuity

The SDC commended the project team for their approach to designing elements of continuity throughout the project corridor. The Commission appreciated the team's approach to filling in missing elements along the

corridor, such as lighting and trees. Commissioners then acknowledged that the simplicity and placement of the proposed elements will help in creating a cohesive experience while highlighting the diversity of street activity. The Commission recognized the tree canopy as a strong and sustainable element. Commissioners addressed a public comment about the tree canopy potentially blocking views and encouraged the team to consider a tree species that would provide a mature canopy while not blocking certain views along the corridor. The Commission stressed the importance of ensuring the proposed tree plan be carried through project development and recommended the project team consider soil options, such as structured soil, to enhance the long-term viability and growth of trees along the corridor.

The SDC encouraged the project team to think about the width of the proposed bike facilities, specifically within the West focus area which includes steep grades. The Commission recommended the team consider increasing the width of the bike facilities to encourage users of all abilities and to provide enough space to safely allow for passing.

The Commission encouraged the project team to go with the striped crosswalk, which provides a stronger design connection to the paving materials at Pike Place Market. Commissioners also agreed that this option would require less long-term maintenance.

The SDC requested additional information on the long-term maintenance plan for the corridor, as well as specific plans for elements located over structures crossing Interstate 5.

Elements of distinction

The SDC appreciated the project team's concept that would create areas of distinction along the project corridor. Commissioners appreciated the proposal for the raised street between 1st Ave and 2nd Ave and encouraged the team to continue to think about how this area will integrate with the streetcar stop along 1st Ave. The Commission then discussed the east portion of the corridor. Commissioners were concerned with limited design information where the project crosses Boren Ave, and recommended the project team consider providing additional attention to improvements in these areas. The Commission commented on the design proposal for the bridge segments on Pike and Pine crossing over I-5 and recommended the project team provide additional information about the integration of bridge lighting with the pedestrian pathway and proposed artwork.

The SDC recognized seating elements as a way to activate areas and recommended the project team continue to provide opportunities for seating along the corridor. The Commission then recommended the team provide more information on their proposals to highlight entrances, gateways, pause points, and gathering spaces, as elements of distinction, and to show how these elements will contribute to future activation along the project area.

Integration with surrounding context

The SDC recommended the project team focus on strategies to improve the visibility of transit entrances along the corridor. Commissioners then requested additional information on ongoing collaboration between different City Departments and transit agencies. The Commission also encouraged the project team to include details about how the design of the central focus area will relate to other existing investments areas along the corridor, notably the interpretive paving pattern at Westlake Mall.

Equity and sustainability

The SDC strongly recommended the project team look at the project through an equitable lens. Commissioners encouraged the team to understand the historical and cultural importance of the space for different communities and how that is reflected within the design, programming, and activation of spaces along the corridor. Consistent with the Commission's policy on equity in the design of public space, Commissioners requested additional information as to how the project team has reached out to different community groups, how they have been involved, and how their involvement has influenced the design proposal.

The SDC also expressed concern with reducing the tree canopy to allocate a space for an SPD mobile precinct. Commissioners recommended the project team consider design options that do not include the SPD mobile precinct on site.

Art

The SDC thanked the project team for including artists early in the design process. The Commission is excited to see how the proposed art program will develop along the corridor and recommended the project team provide more details during the next review. Commissioners recommended the team continue to think about how art can serve as a series of gateways throughout the corridor.

Action

The SDC thanked the project team for their concept design presentation for the Pike Pine Renaissance project. Overall the Commission appreciates the design teams focus on creating a dynamic and well connected corridor, as well as improvements to the bike facility and consistent design approach for elements of continuity and distinction, specifically as it relates to the tree, lighting, and pedestrian crosswalk locations. The SDC voted 6-1 to approve the concept design for the Pike Pine Renaissance project, with the following condition:

1. Show how your approach to equity is consistent with the Commissions policy including groups and audiences you are reaching out to and how their input is influencing planning and design along the corridor. Provide insight that your outreach efforts reflect the diversity of the downtown community and how they're concerns and aspirations are being incorporated into the design.

The SDC also provided the following recommendations:

1. Consider soil options, such as structured soil, to enhance the long-term viability and growth of trees along the corridor.
2. Consider a tree species that would provide a mature canopy while not blocking certain views along the corridor.
3. Explore widening the bike lanes to encourage users of all abilities and to safely allow for passing, specifically within the West focus area
4. Consider providing more improvements at the intersections where Pike and Pine cross Boren Ave.
5. Provide more information about the integration of bridge lighting where both Pike and Pine cross I5 with the artwork and pedestrian pathway
6. Consider more pedestrian seating options along the corridor
7. Provide more information on the role of entrances, gateways, pause points, and gathering spaces as elements of distinction and how those features will be used to activate the corridor.
8. Improve the legibility of transit station entrances
9. Explore options that exclude or re-locate the SPD mobile unit
10. Consider the relationship between current indigenous pattern at Westlake and the proposed design in the central focus area.
11. Provide information about art integration along the project corridor

The following are statements from commissioners who voted against the concept design for the Pike Pine Renaissance project:

Brianna Holan – While I applaud the project team for providing technical solutions, and support the recommendations provided by the SDC, I believe that streets should serve as an important space for and reflect the rich diversity of the surrounding community. But this design proposal lacks a fundamental concept for how it connects with the community. The DSA study set up an opportunity to provide connection between history and culture. The project team should reflect a diversity of voices to explain how the design and materials tell a story to reflect the history and culture of the site. I want to make sure this is voiced as the team moves forward.