Pike Place Market Waterfront Entrance

Project History & Overview – Design Commission

January 23, 2014

SEATTLE'S OWN SINCE 1907 PIKE PLACE MARKET

THE MARKET FOUNDATION

BEACON DEVELOPMENT GROUP

SHIELS | OBLETZ | JOHNSEN

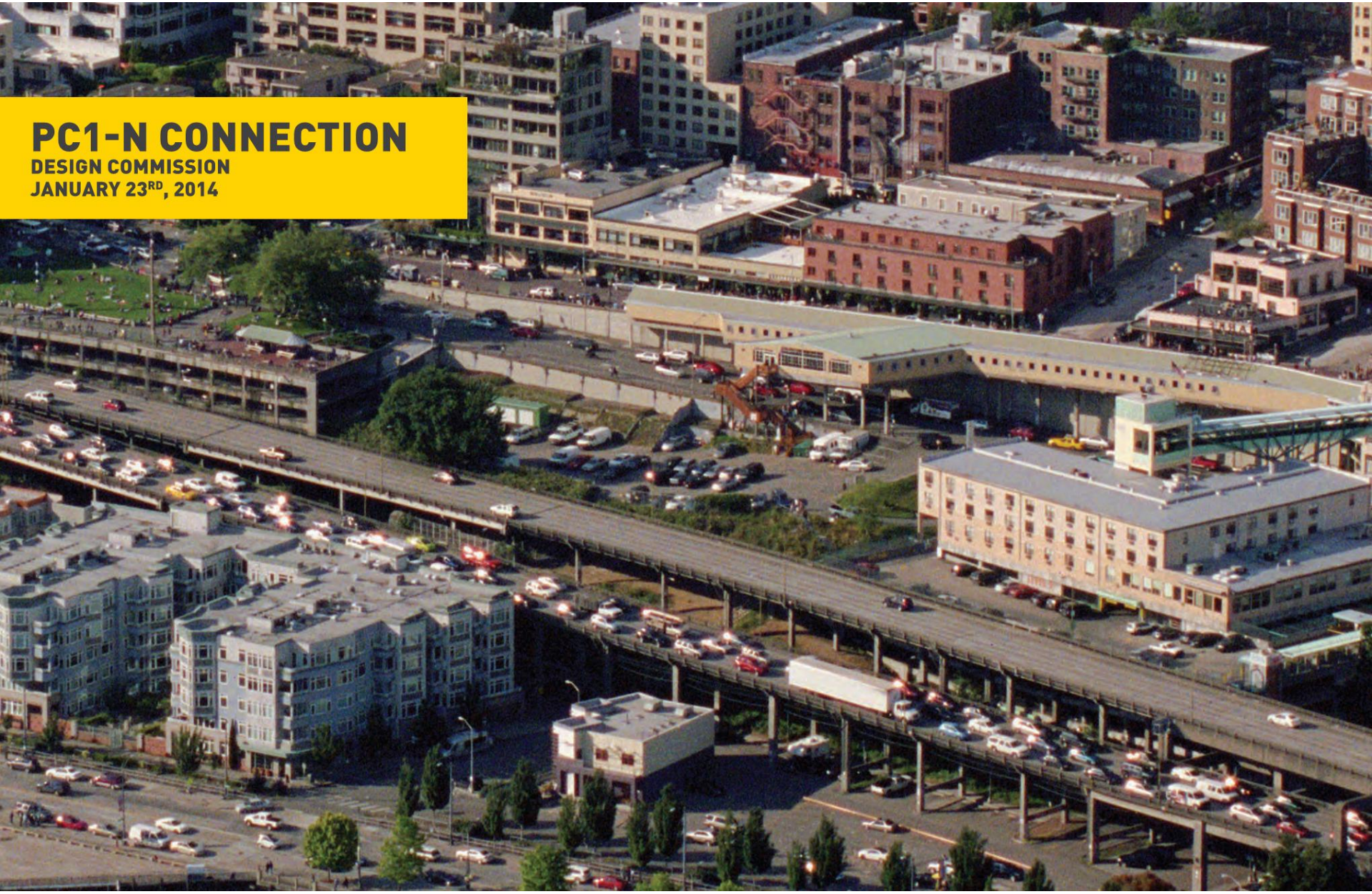
ARUP

MAGNUSSON KLEMENCIC ASSOCIATES

PARTNERSHIP berger

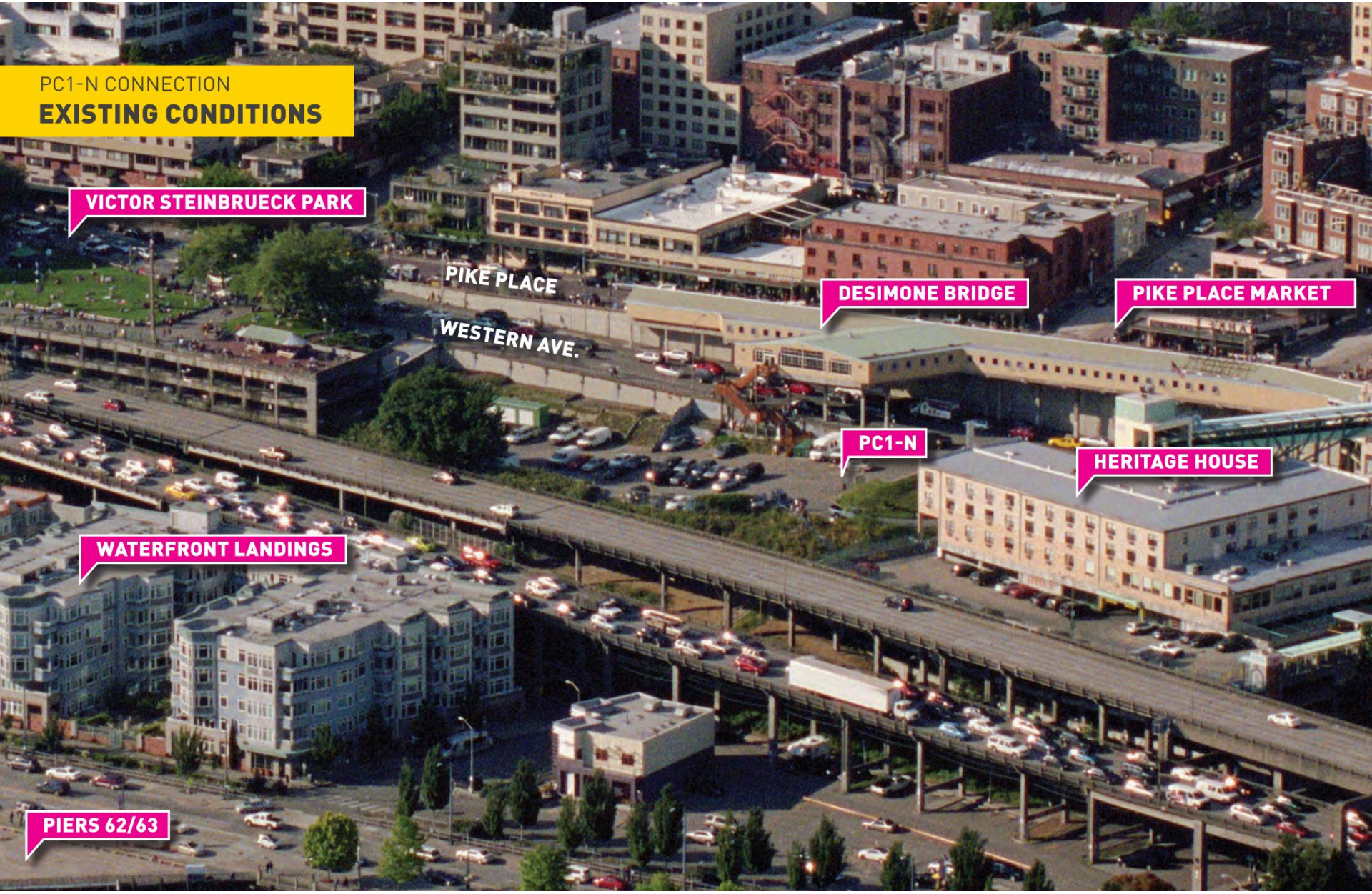
MILLER HULL ARCHITECTURE & PLANNING

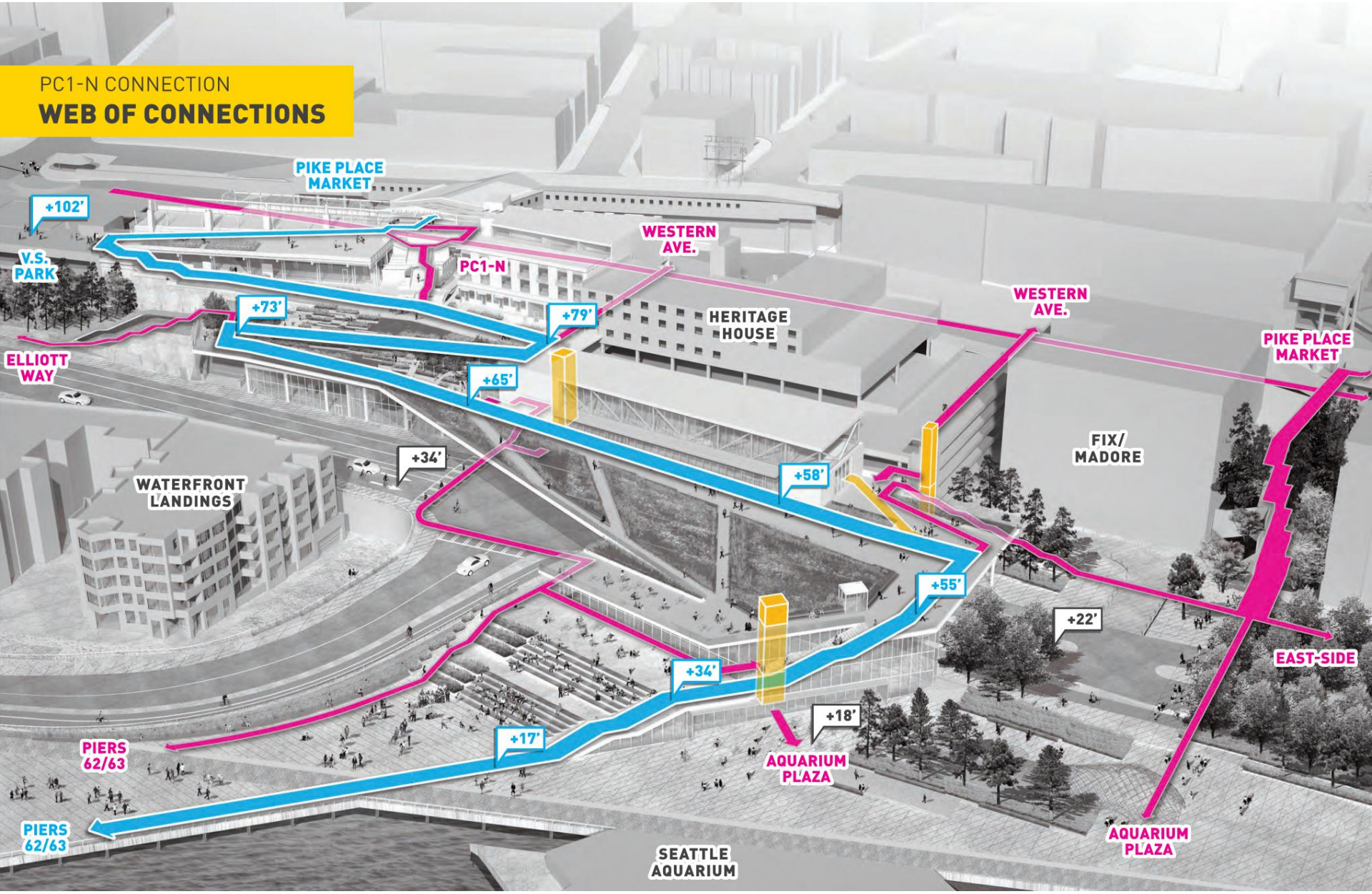
THE BIG PICTURE



PC1-N CONNECTION

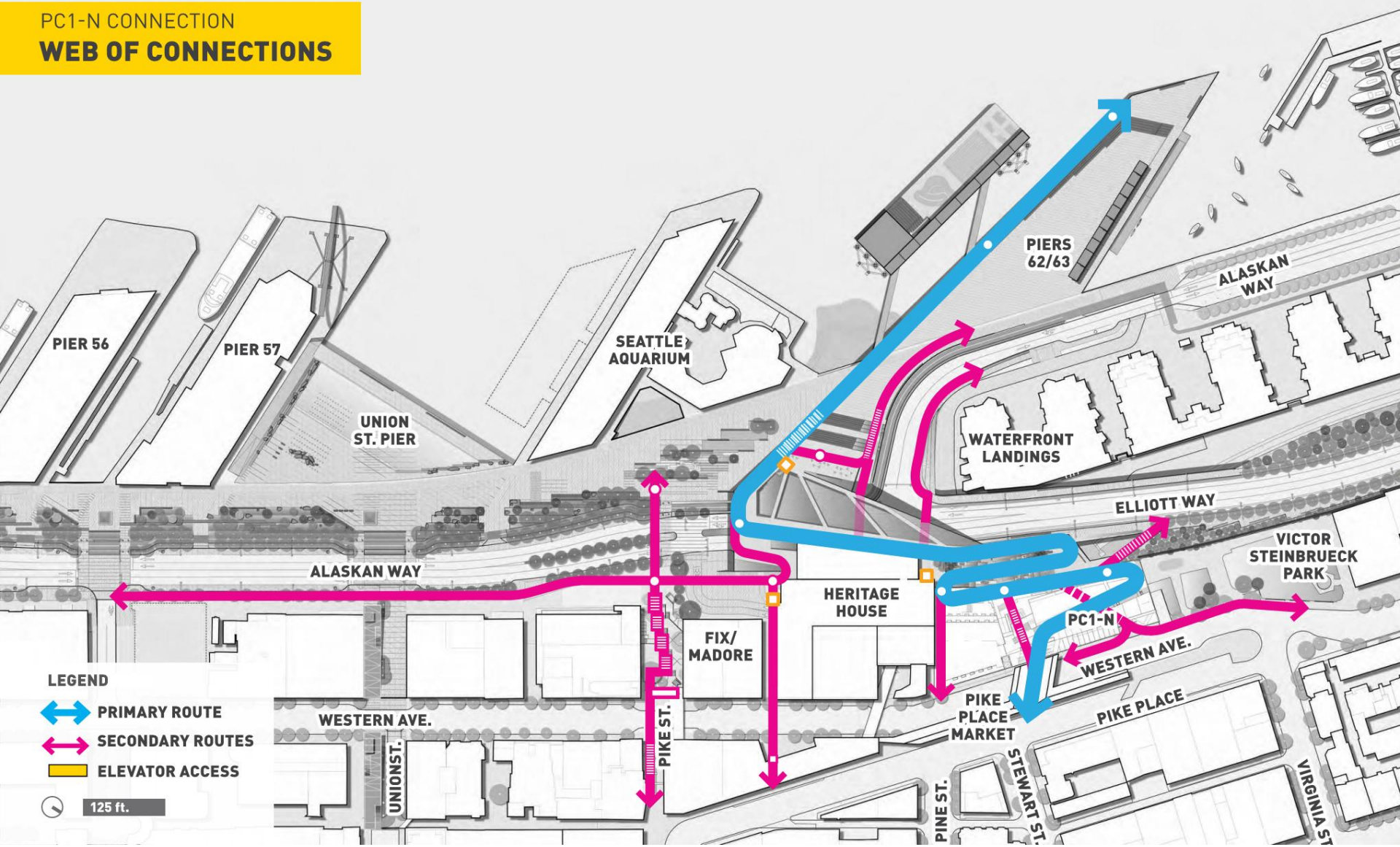
DESIGN COMMISSION
JANUARY 23RD, 2014

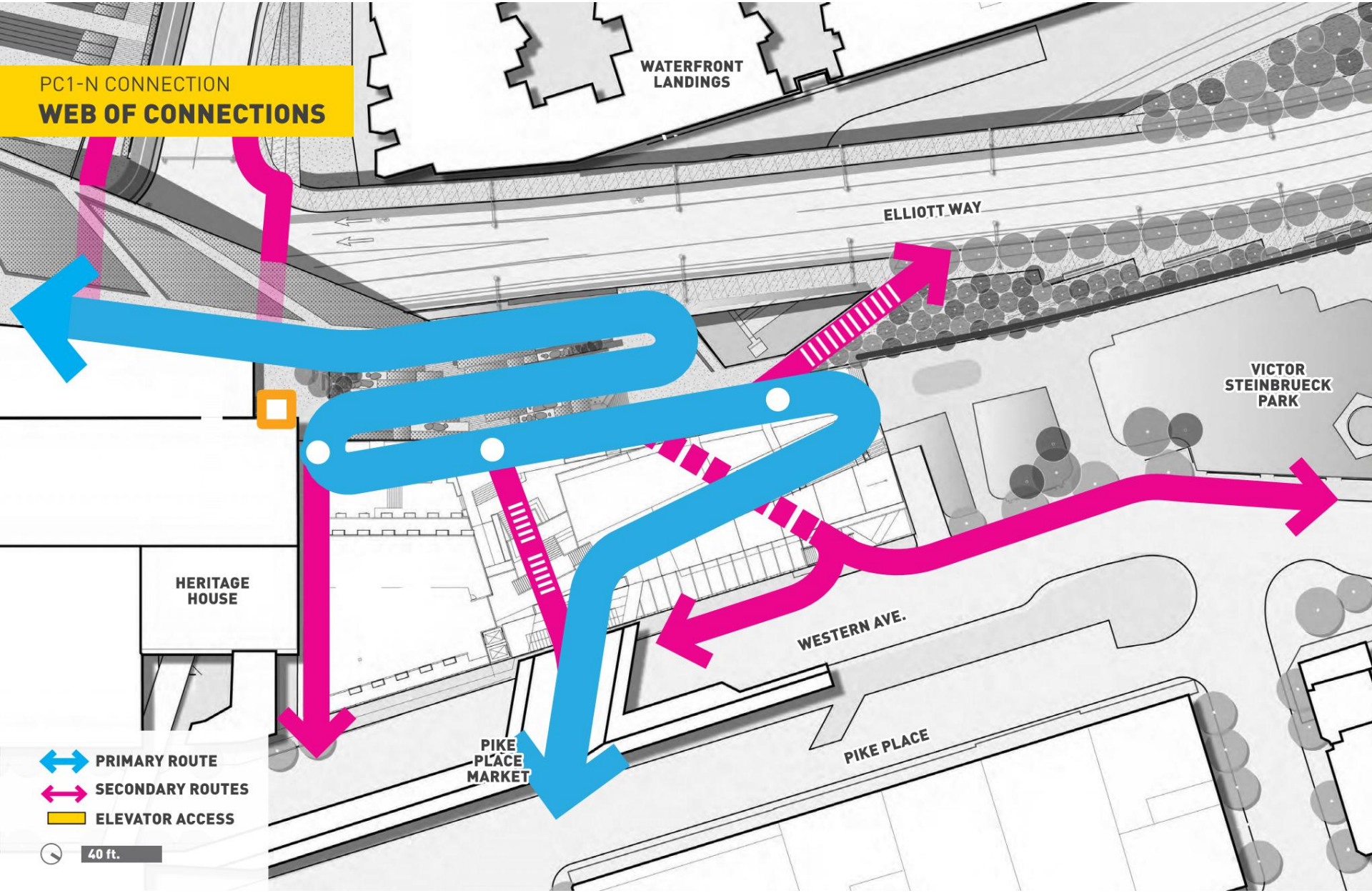

PC1-N CONNECTION
EXISTING CONDITIONS
VICTOR STEINBRUECK PARK
PIKE PLACE
WESTERN AVE.
DESIMONE BRIDGE
PIKE PLACE MARKET
PC1-N
HERITAGE HOUSE
WATERFRONT LANDINGS
PIERS 62/63


PC1-N CONNECTION
WEB OF CONNECTIONS
PIKE PLACE MARKET
+102'
V.S. PARK
WESTERN AVE.
PC1-N
+73'
+79'
HERITAGE HOUSE
WESTERN AVE.
PIKE PLACE MARKET
ELLIOTT WAY
+65'
FIX/ MADORE
+34'
WATERFRONT LANDINGS
+58'
+55'
+22'
EAST-SIDE
+34'
+18'
+17'
PIERS 62/63
AQUARIUM PLAZA
PIERS 62/63
AQUARIUM PLAZA
SEATTLE AQUARIUM

PC1-N CONNECTION

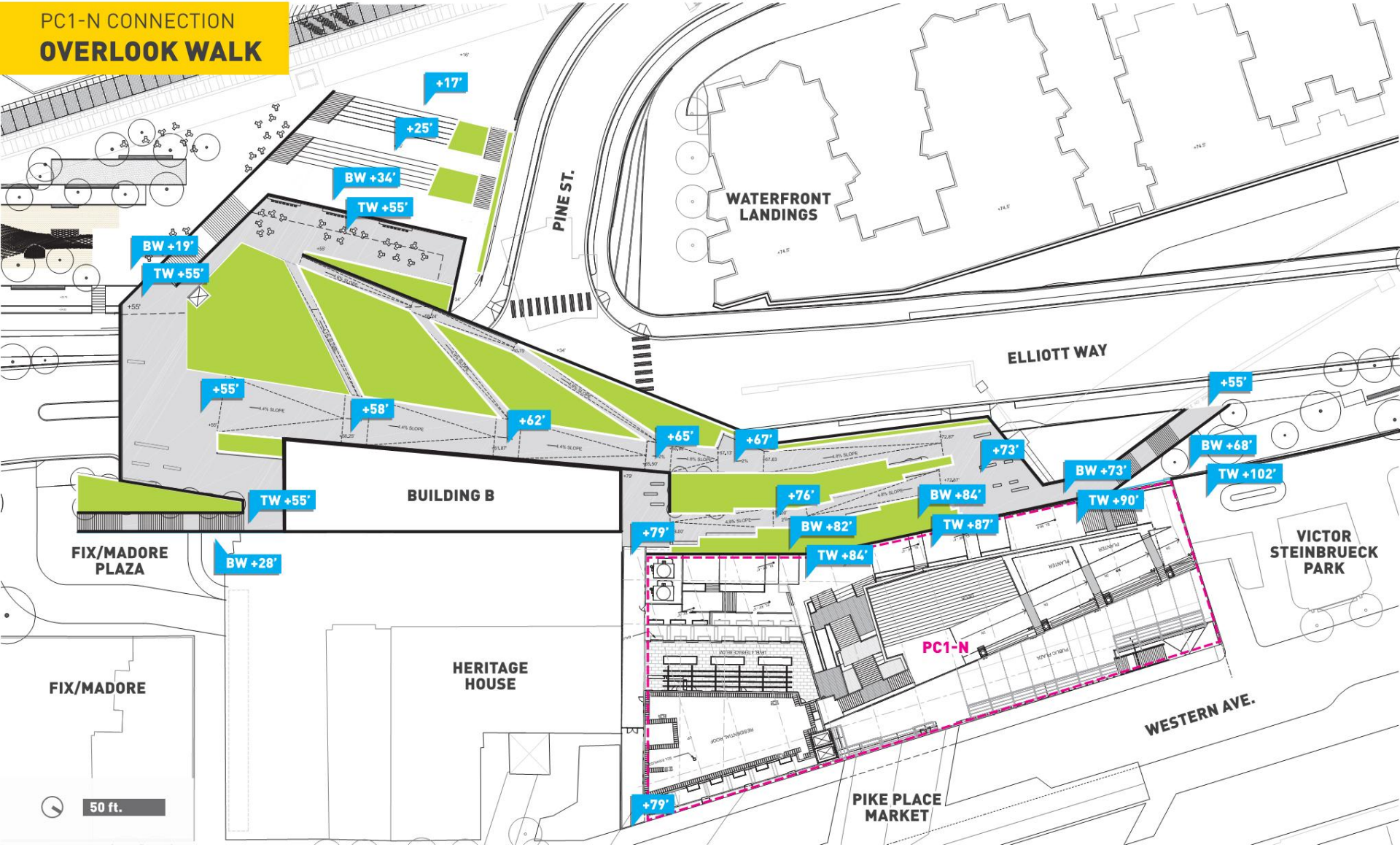
WEB OF CONNECTIONS




PC1-N CONNECTION
WEB OF CONNECTIONS
WATERFRONT LANDINGS
ELLIOTT WAY
VICTOR STEINBRUECK PARK
HERITAGE HOUSE
WESTERN AVE.
PIKE PLACE MARKET
PIKE PLACE
PRIMARY ROUTE
SECONDARY ROUTES
ELEVATOR ACCESS
40 ft.

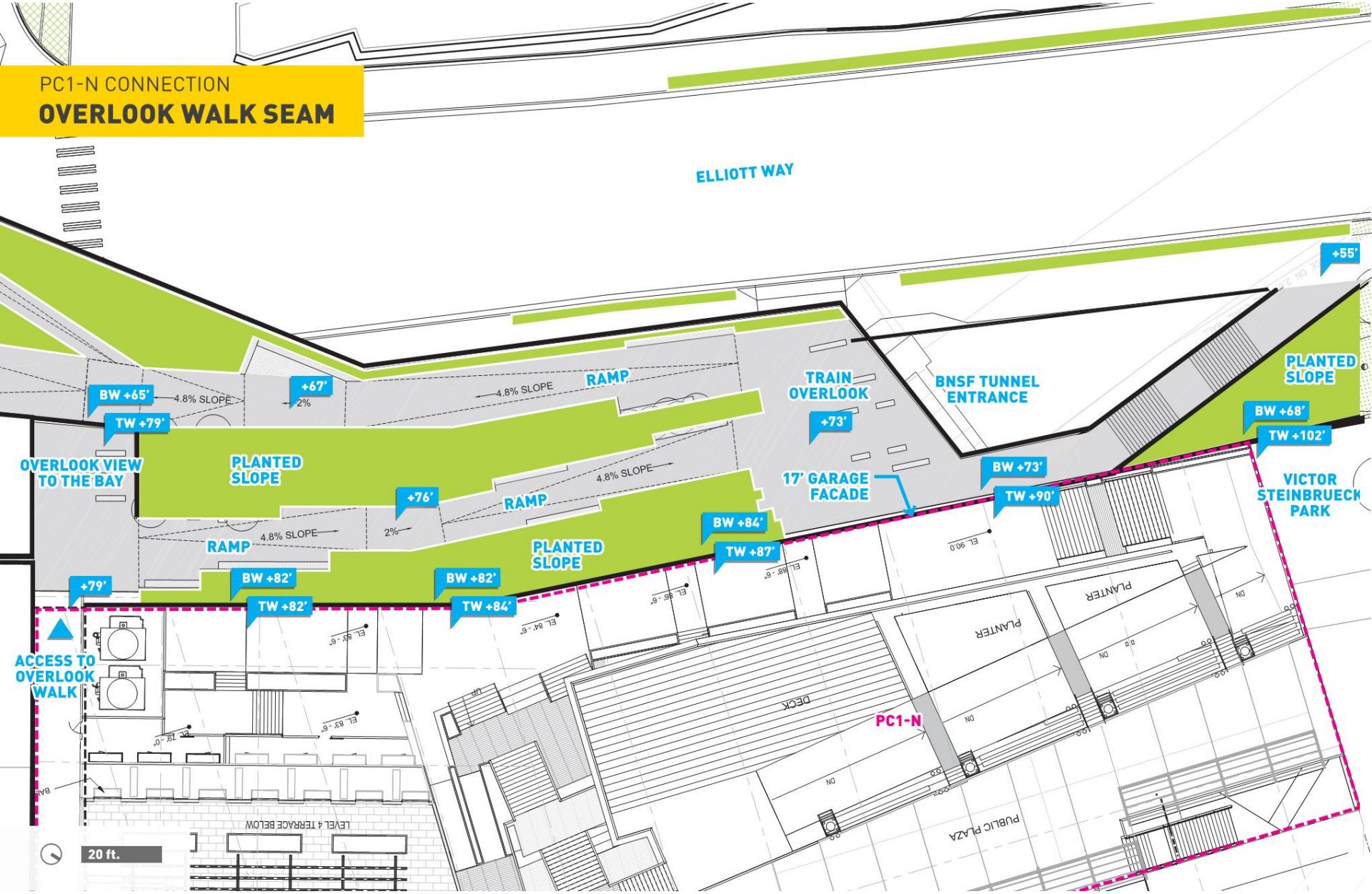
PC1-N CONNECTION

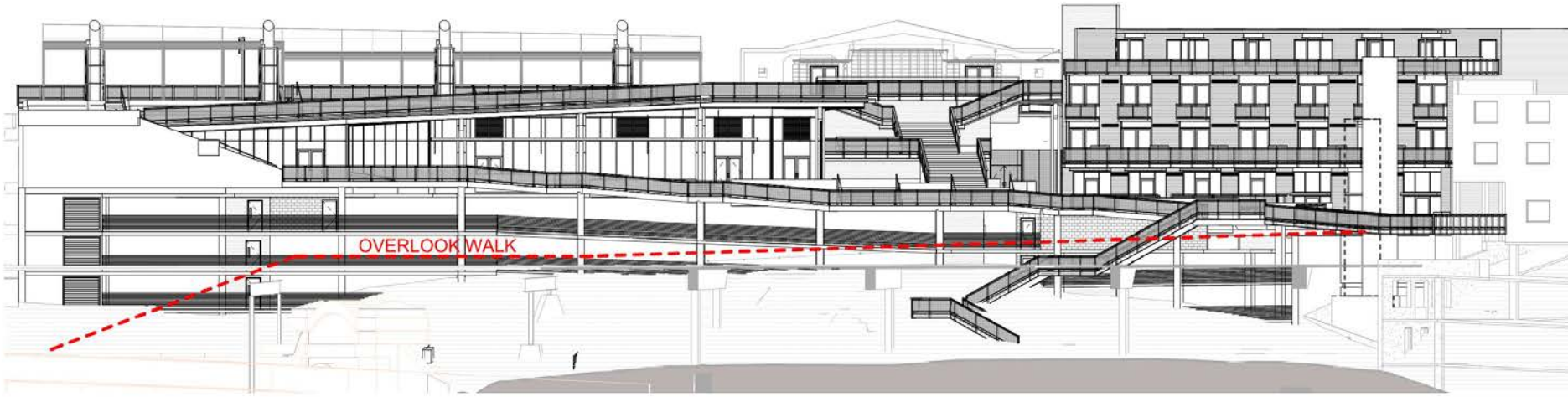
OVERLOOK WALK



PC1-N CONNECTION

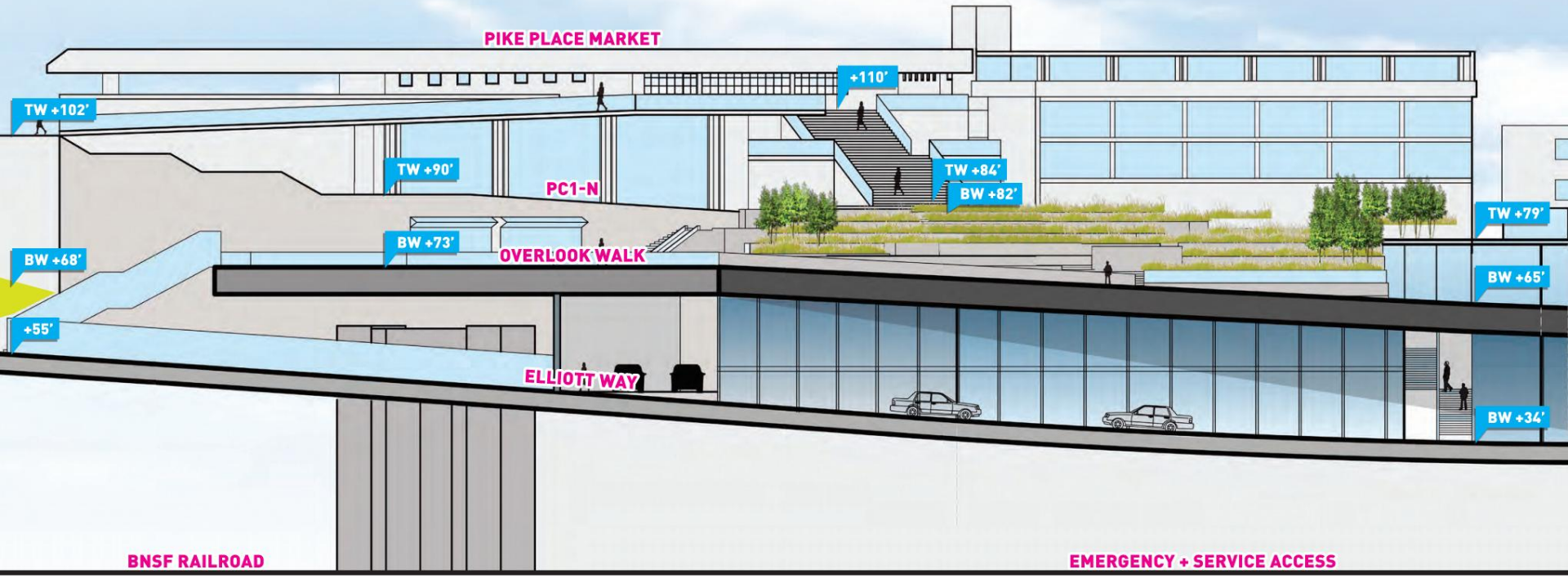
OVERLOOK WALK SEAM




OVERLOOK WALK

PC1-N CONNECTION

OVERLOOK WALK SEAM



OVERLOOK FOLD
JANUARY 2012

OVERLOOK WALK + PC1N
PIKE PLACE MARKET
VICTOR STEINBRUECK PARK
PC1N
HERITAGE HOUSE
BUILDING B
FIX/MADORE PLAZA
BAY OVERLOOK
BUILDING C
BAY STAIRS
AQUARIUM CAFE
AQUARIUM PLAZA
PIER 62/63
SEATTLE AQUARIUM

SITE

HISTORY & CONSTRAINTS

Present Day – PC-1 N Site

1961 – Market Municipal Building

1961 – Market Municipal Building and Joe Desimone Bridge

1964 – Market Municipal Parking Garage

1964 – Market Municipal Parking Garage

1974 – Fire in Municipal Market Building

1974 – Demolition of the Municipal Market Building

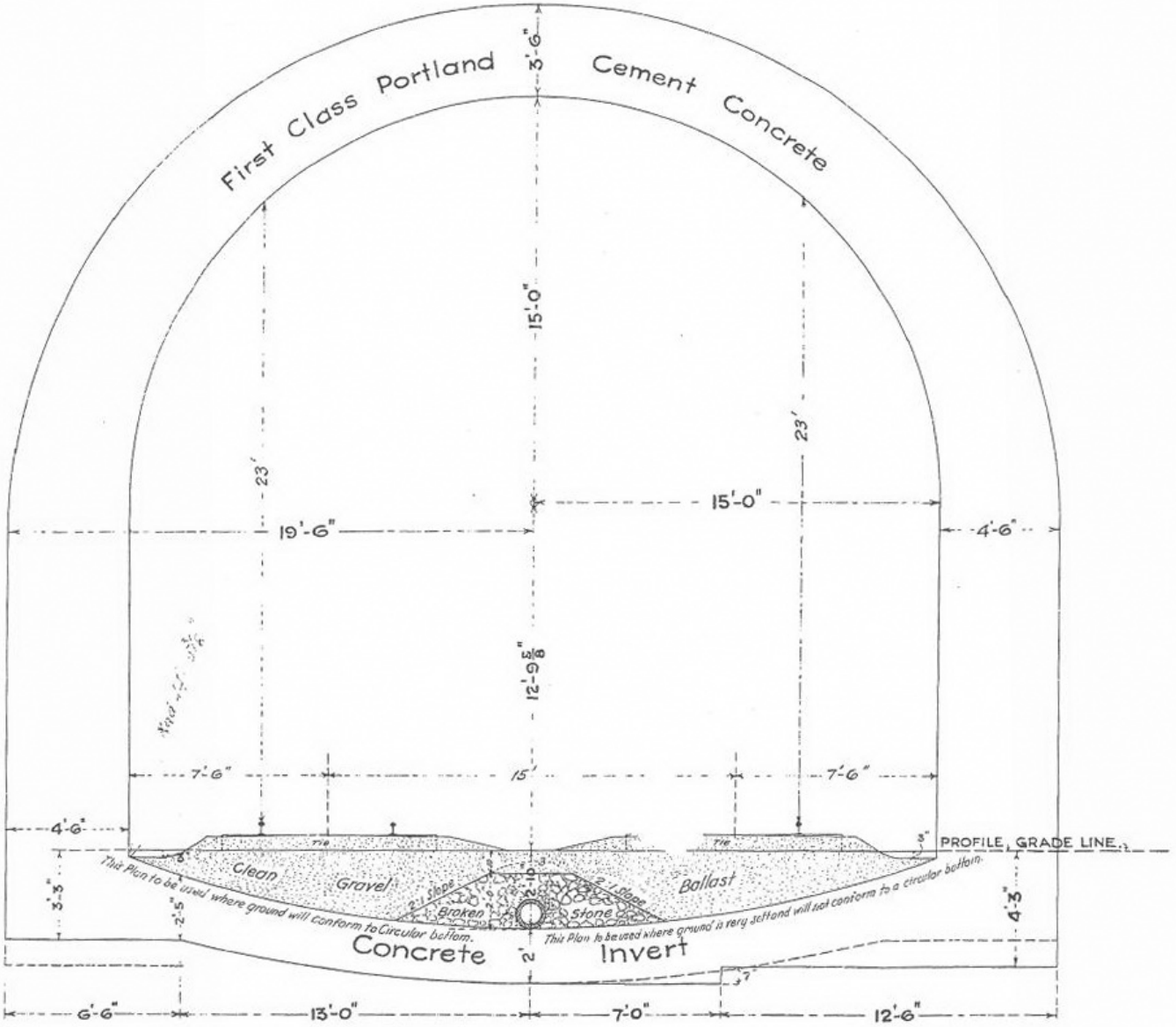
1974 – Cleared and Graded site

BNSF

TUNNEL

1903–Tunnel Construction North Portal (UW)

1904 (est) – Tunnel Construction (UW)



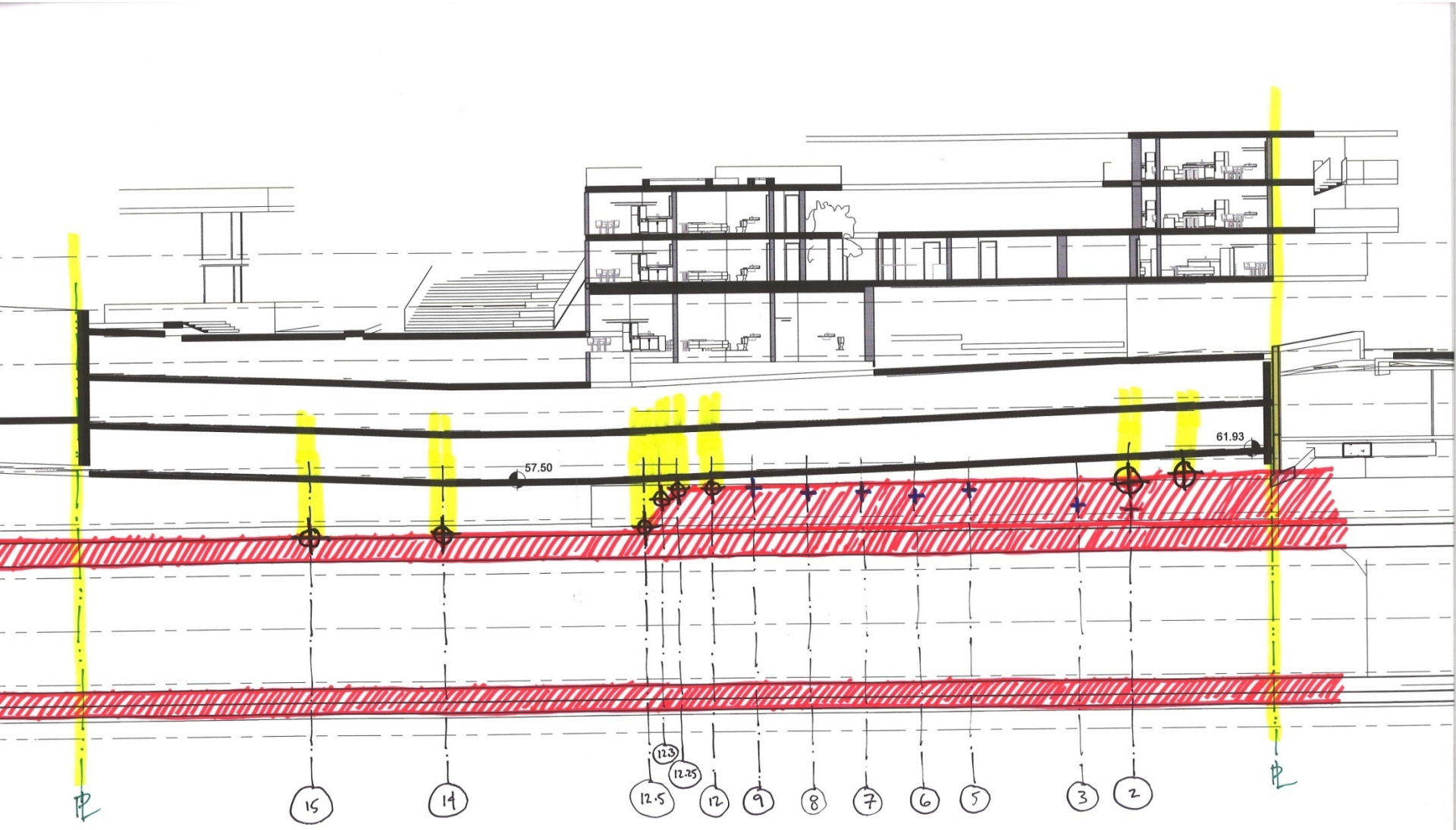
G.N.Ry.

SEATTLE TUNNEL SECTION

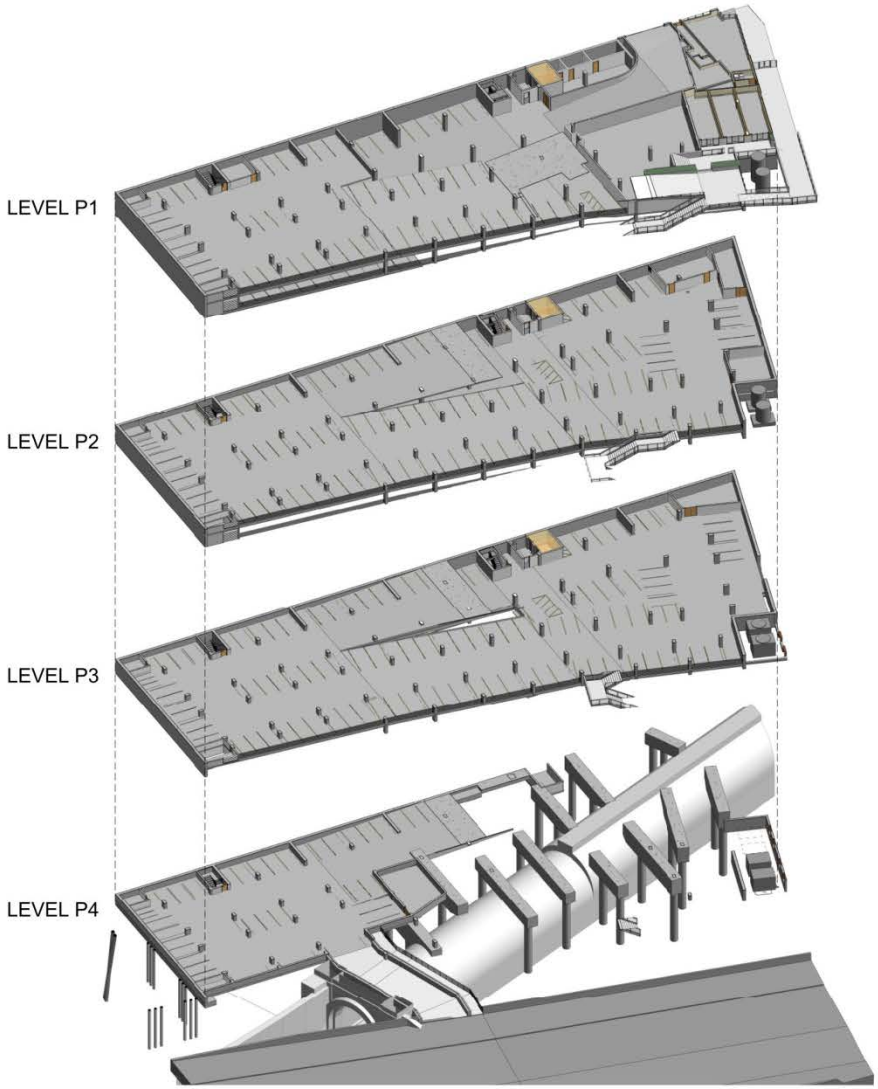
Showing Concrete Lining and Invert.

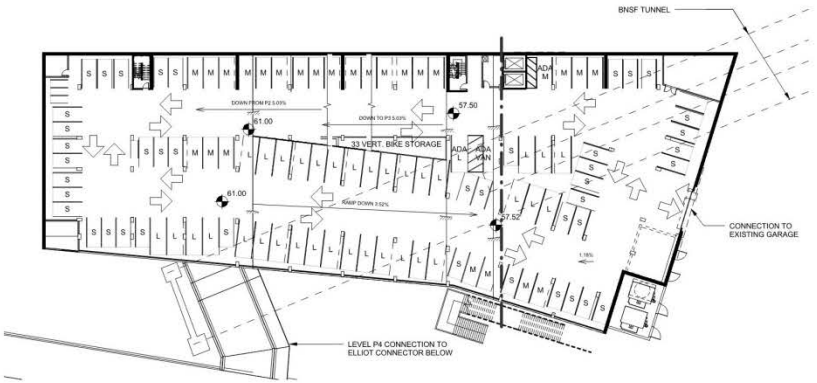
Scale 1"= 4'

Mar. 26. 1904.



SECTION C CENTERLINE OF TUNNEL





TYPICAL PARKING LEVEL

0' 15' 30' 60'

Parking Space Dimensions

L - "Large vehicle" 8'-6" x 19'-0"
M - "Medium vehicle" 8'-0" x 16'-0"
S - "Small vehicle" 7'-6" x 15'-0"

ADA Required Stalls 8 total 1 being a ADA Van stall
ADA - 8'-0" x 19'-0" with 5'-0" wide adjacent access aisle.
ADA VAN - 8'-0" x 19'-0" with 8'-0" wide adjacent access aisle. Allow 114" height clearance

Vertical bike storage for 66 bikes is provided on levels P1 and P2

PARKING SPACES PER LEVEL (ALL)	
LEVEL	COUNT
P1	64
P2	109
P3	113
P4	31
Grand total including Motorcycle	317

PARKING SPACES BY TYPE (AUTOMOBILE)		
TYPE	COUNT	% OF TOTAL
ADA L	3	0.03%
ADA M	3	0.03%
ADA VAN	2	0.01%
L	104	35.96%
M	79	20.75%
S	114	43.21%
	305	

PARKING SPACES (MOTORCYCLE)	
TYPE	COUNT
MC	12
	12

PARKING SPACES EVCS		
LEVEL	TYPE	COUNT
P2	ADA M	1
P1	M	9
		10

ZONING

ANALYSIS

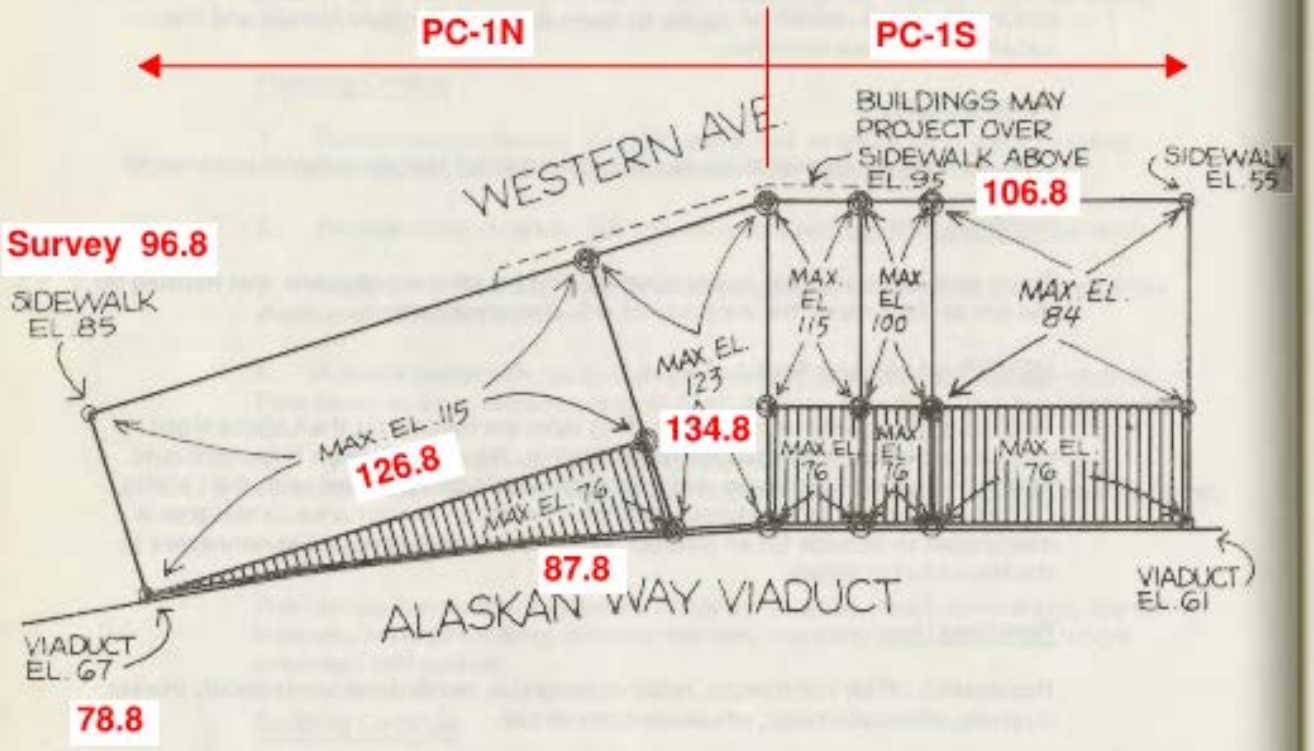
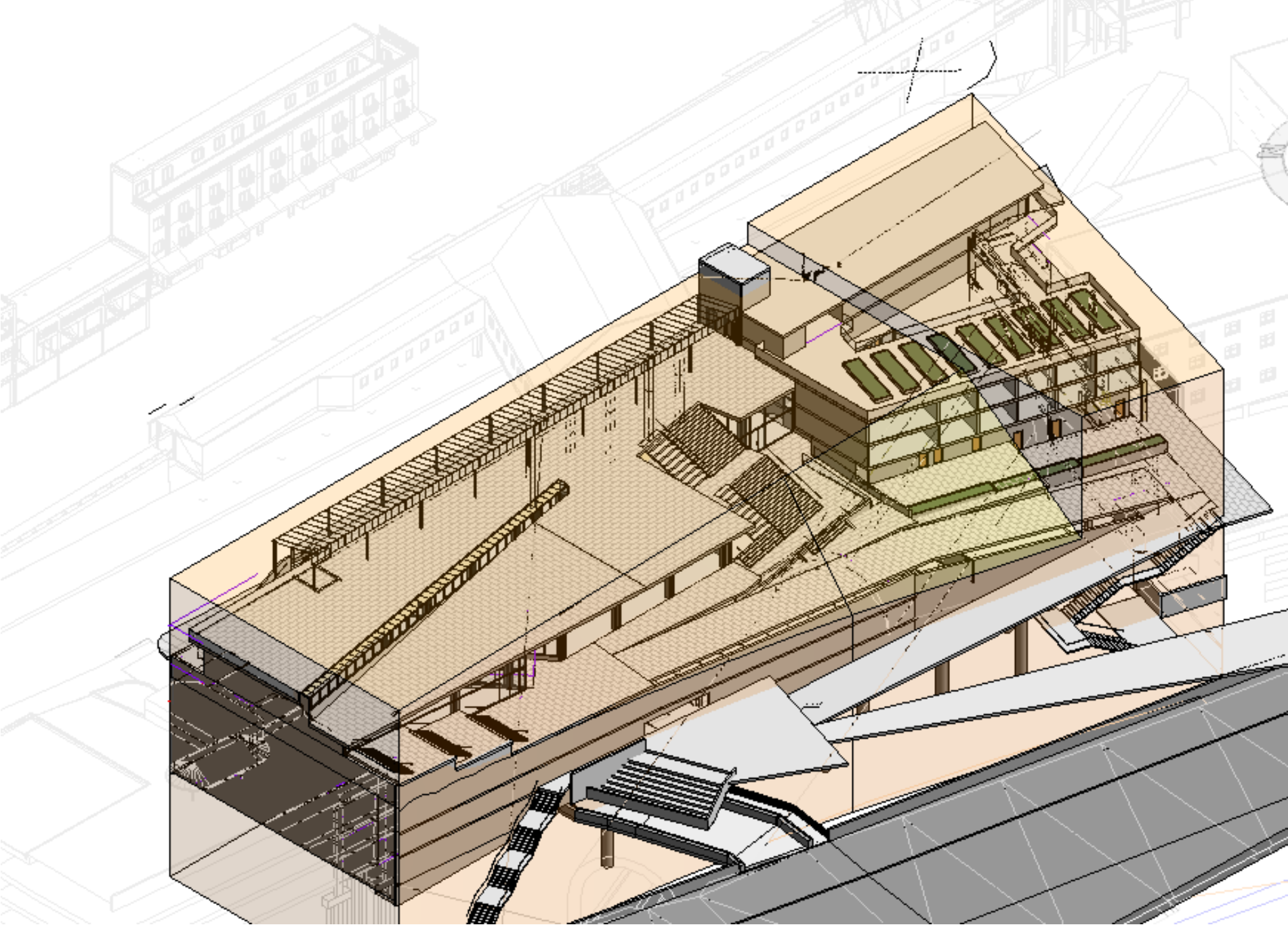


diagram PC-1

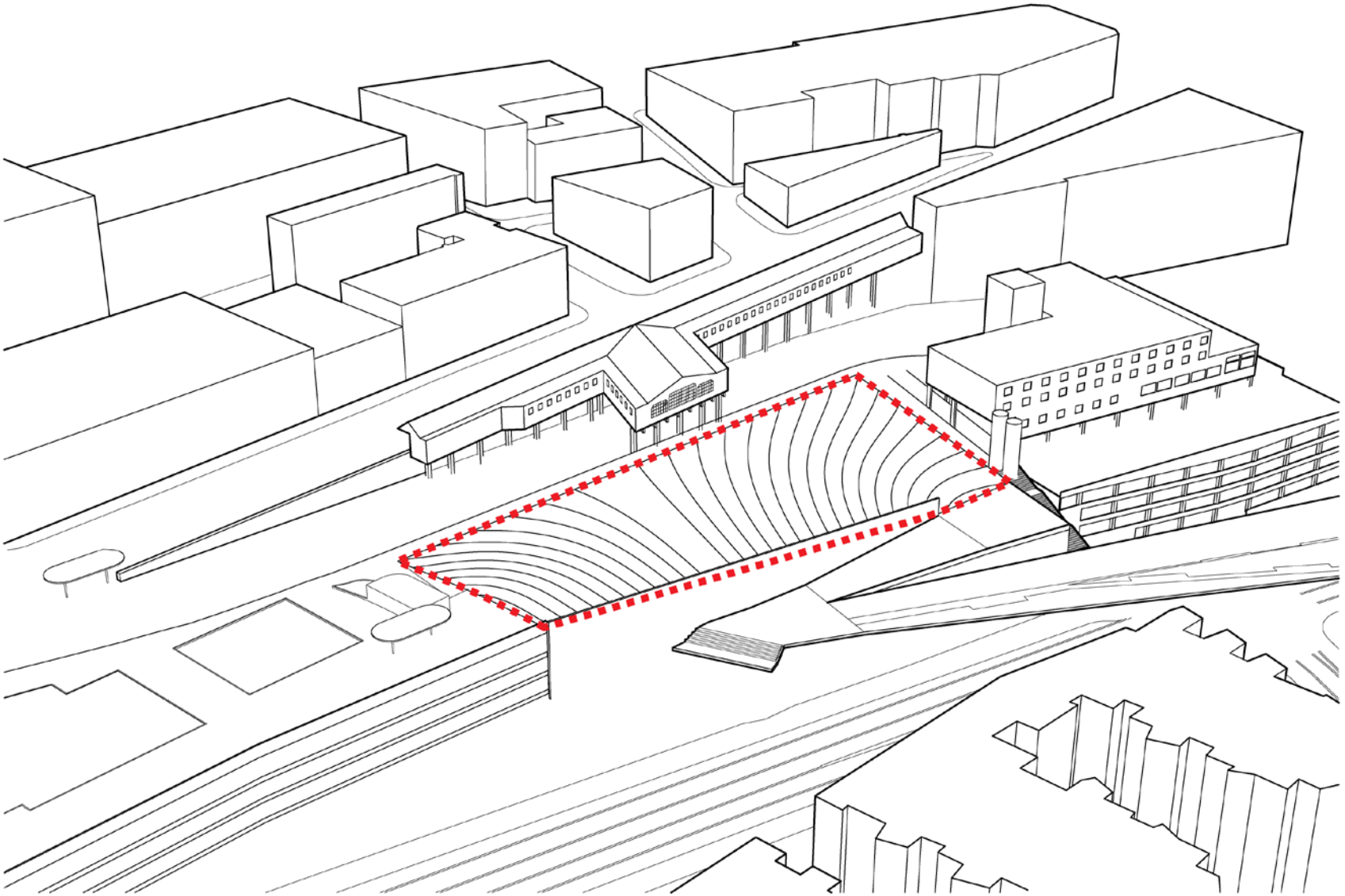
NOTE: ALL ELEVATIONS SHOWN HERE ARE HEIGHTS ABOVE CITY DATUM

City Datum adjustment of NE property corner survey elevation 96.8 - 85 = +11.8' adjustment. Numbers in Red are adjusted elevations.

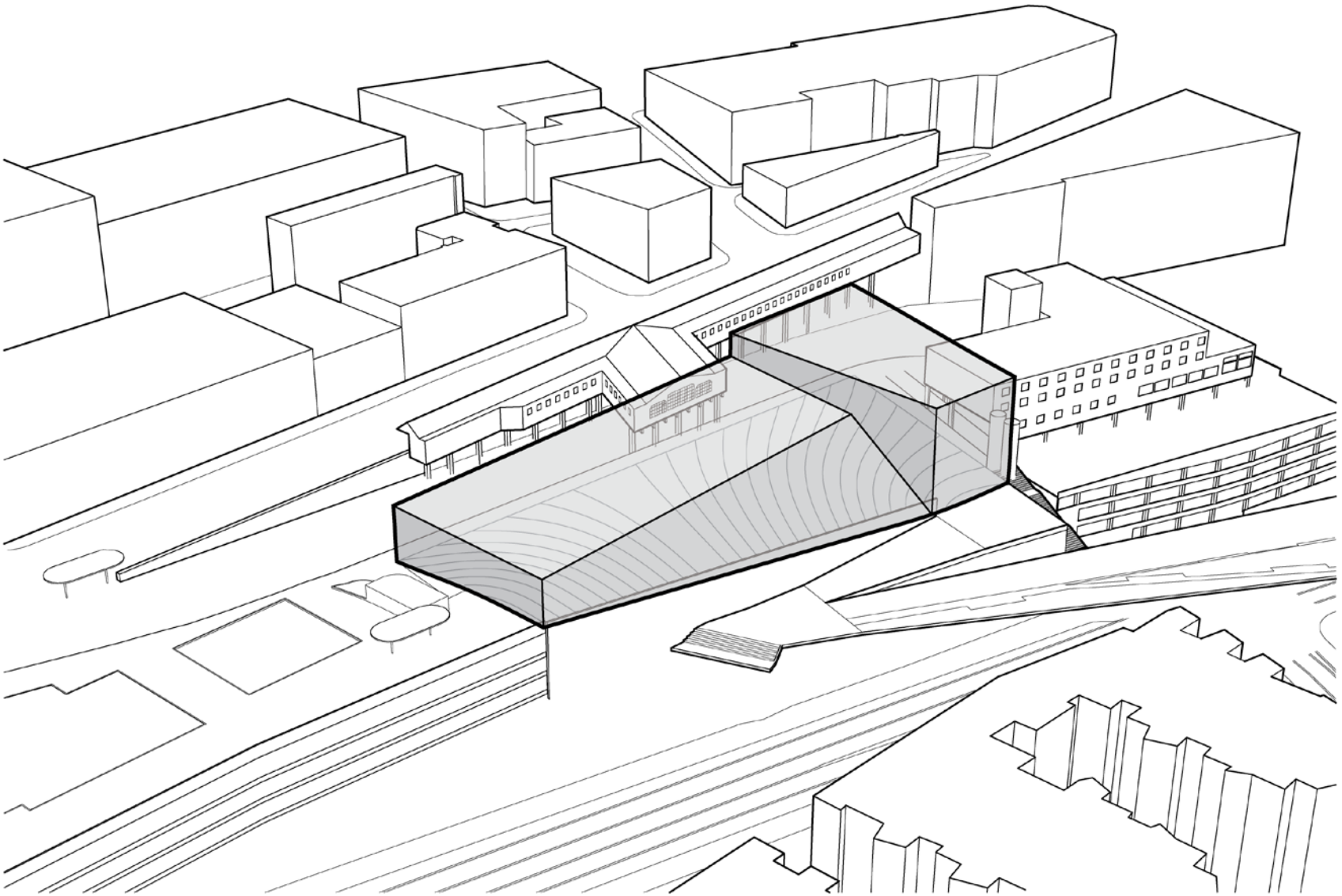


MASSING

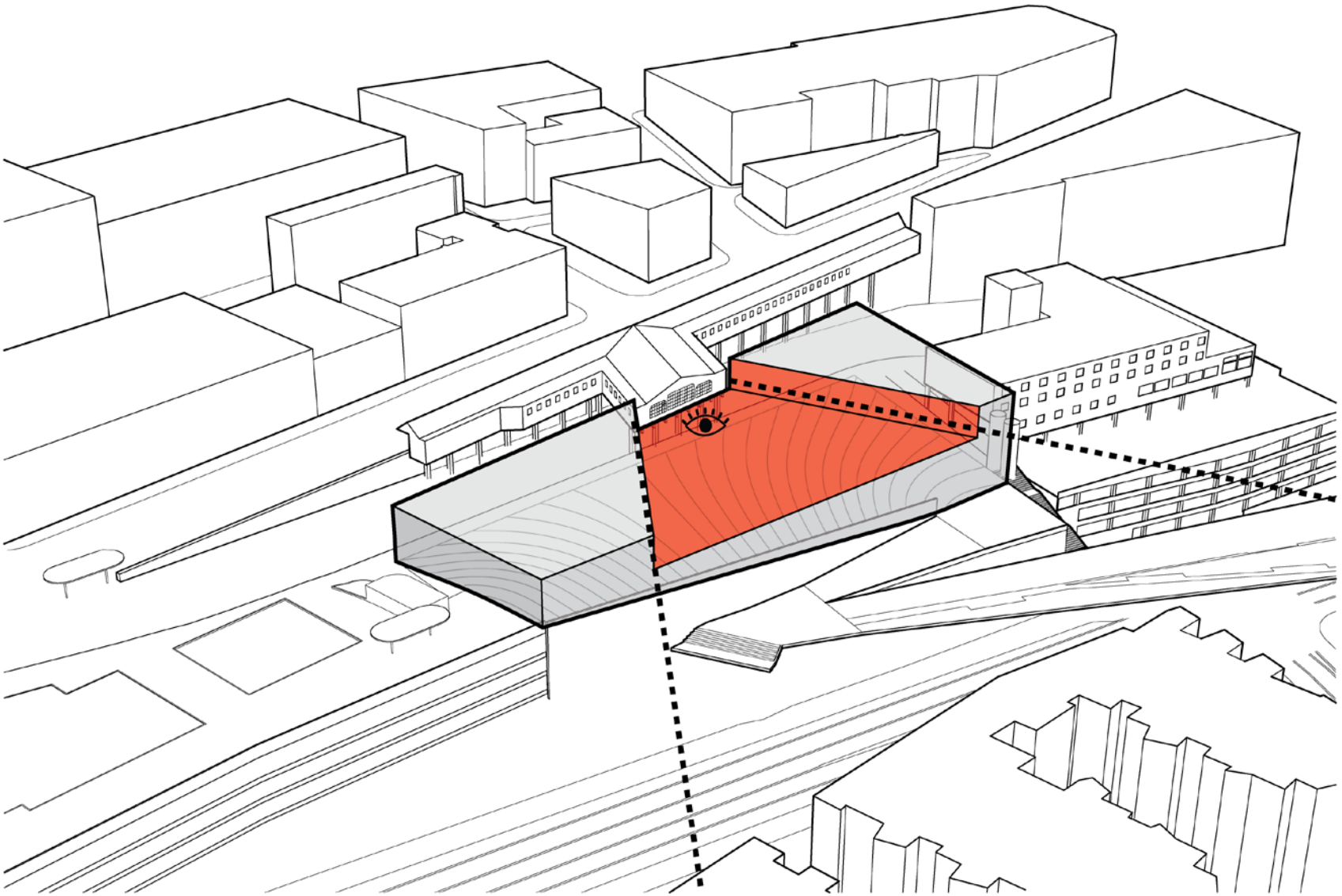
DIAGRAM



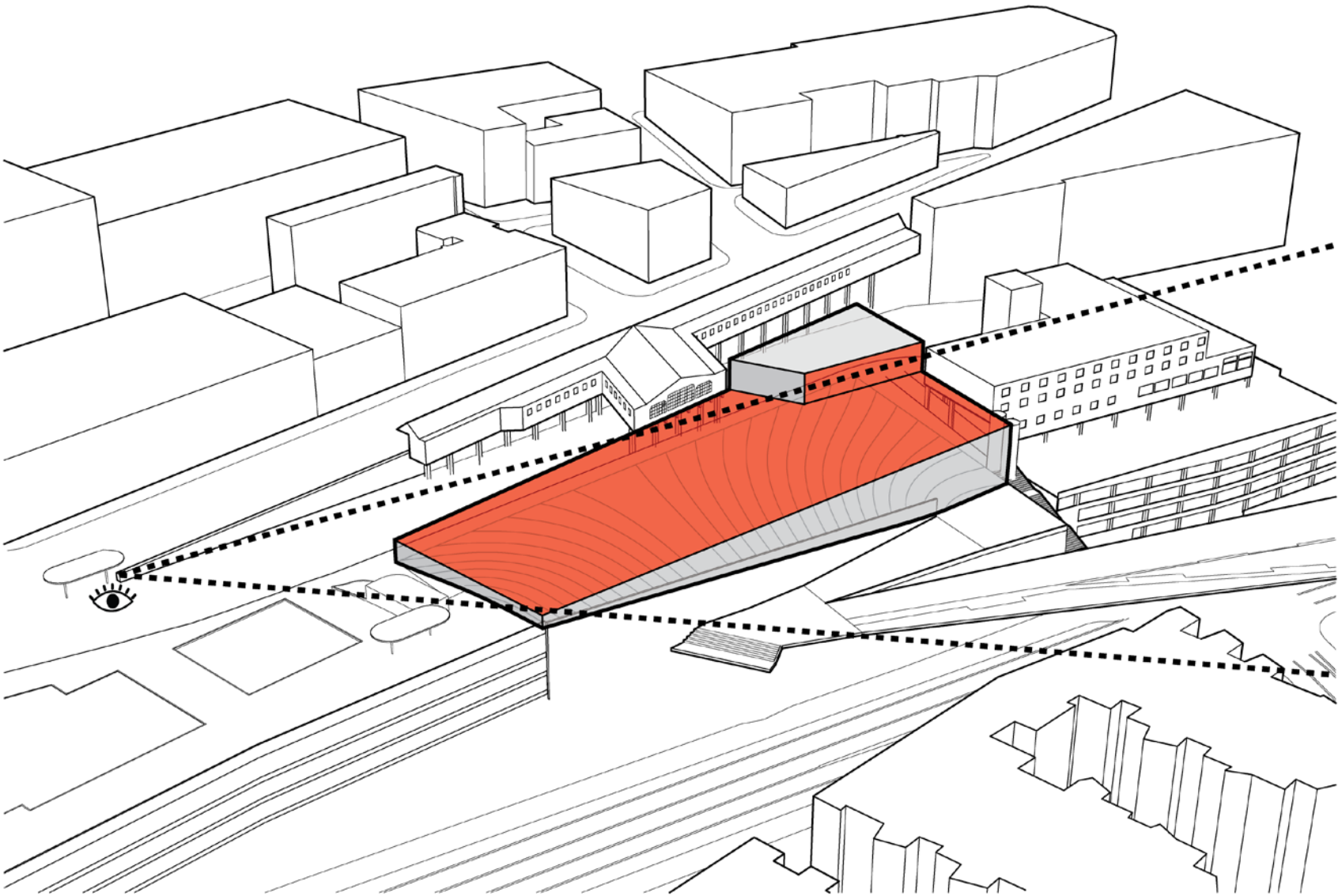
SITE



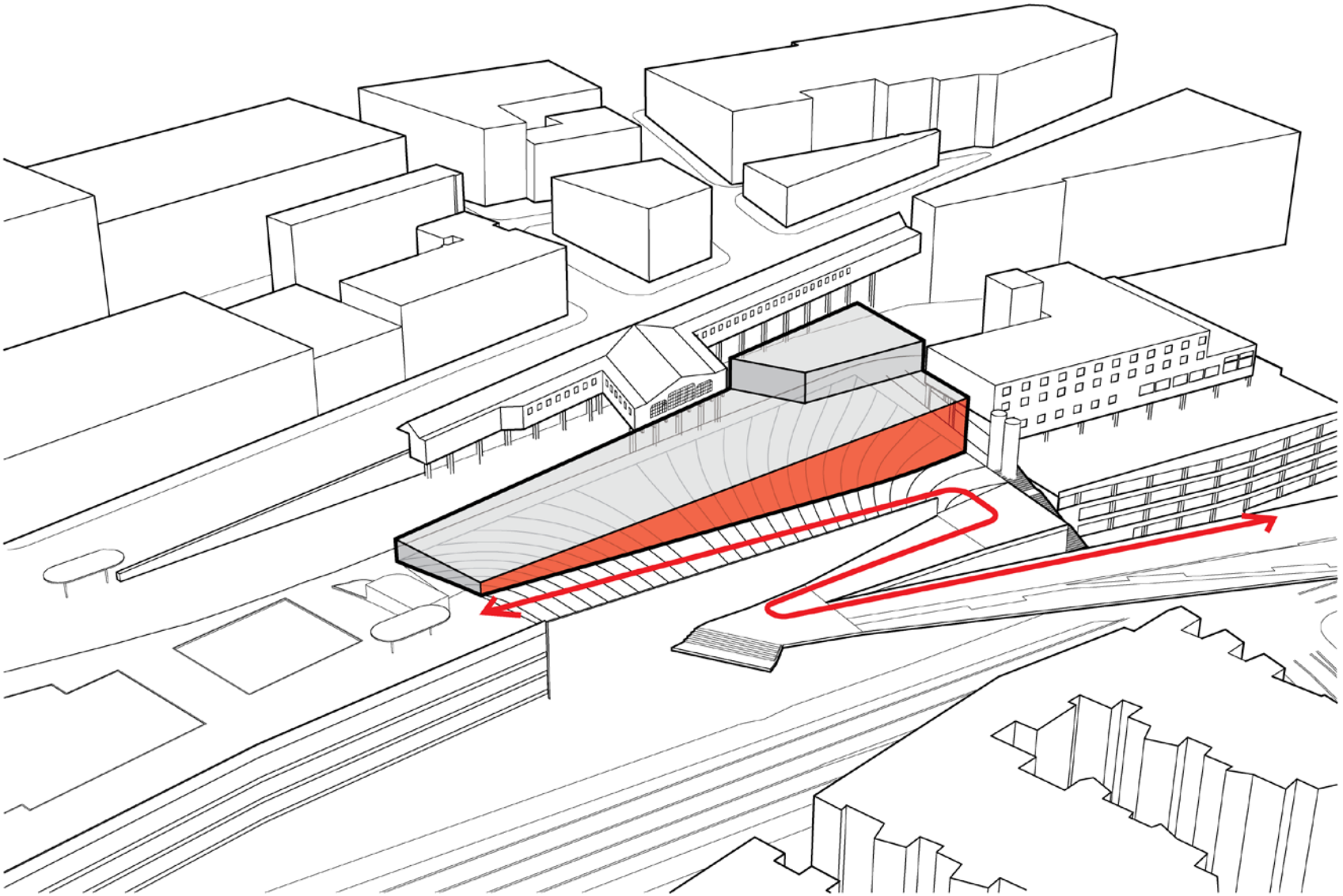
ZONING MAX VOLUME



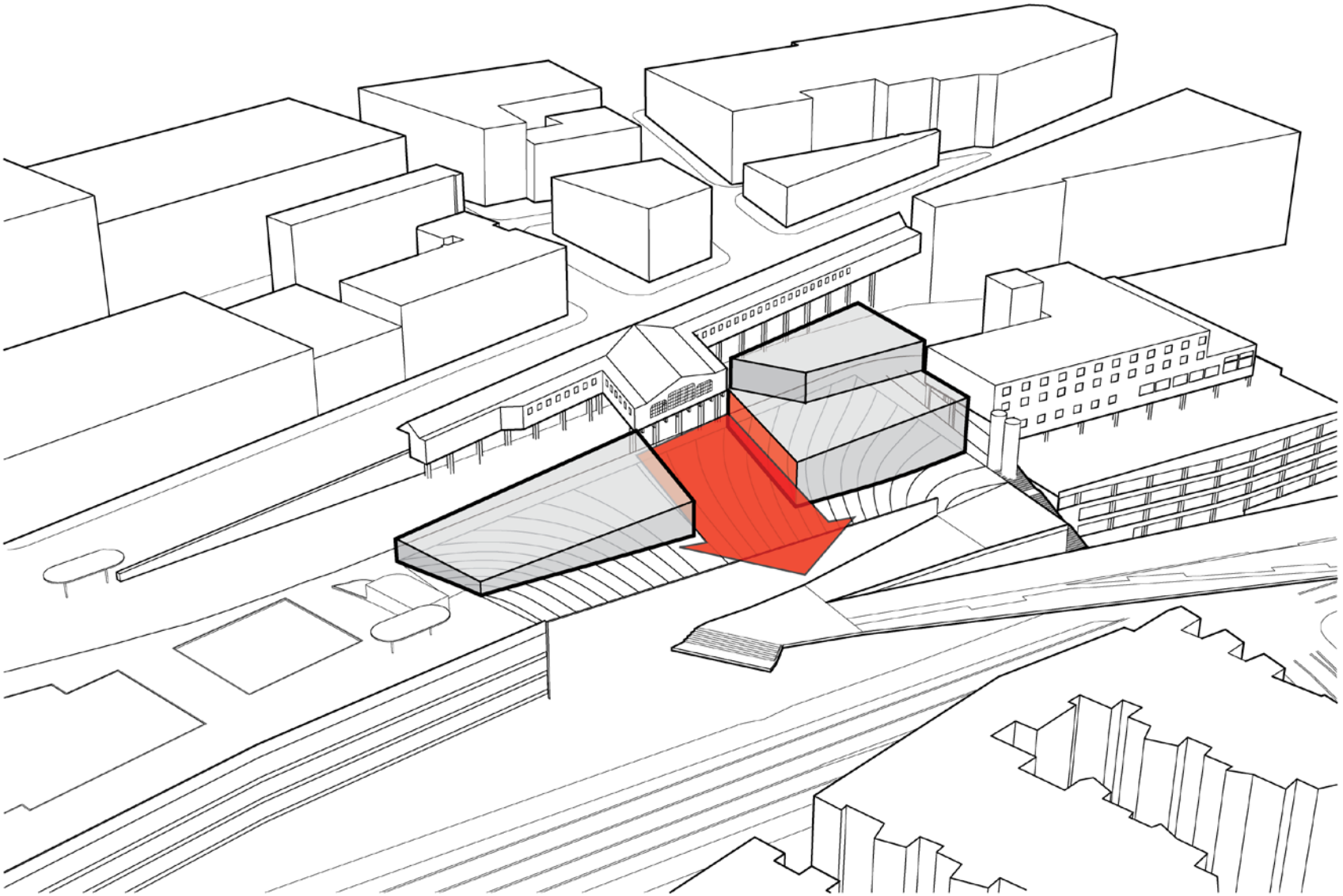
MAINTAIN VIEWS FROM DESIMONE



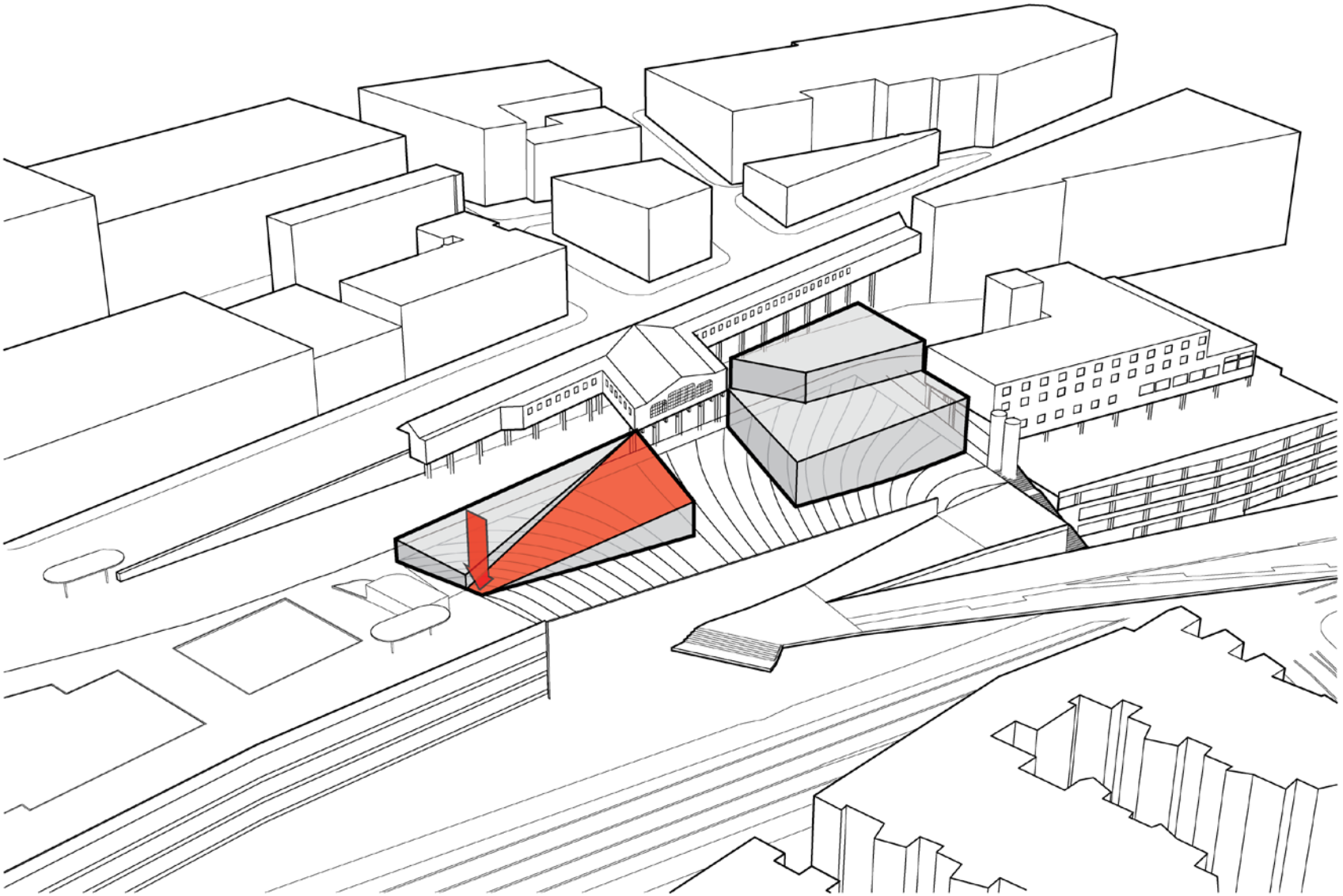
MAINTAIN VIEWS TO SOUTH



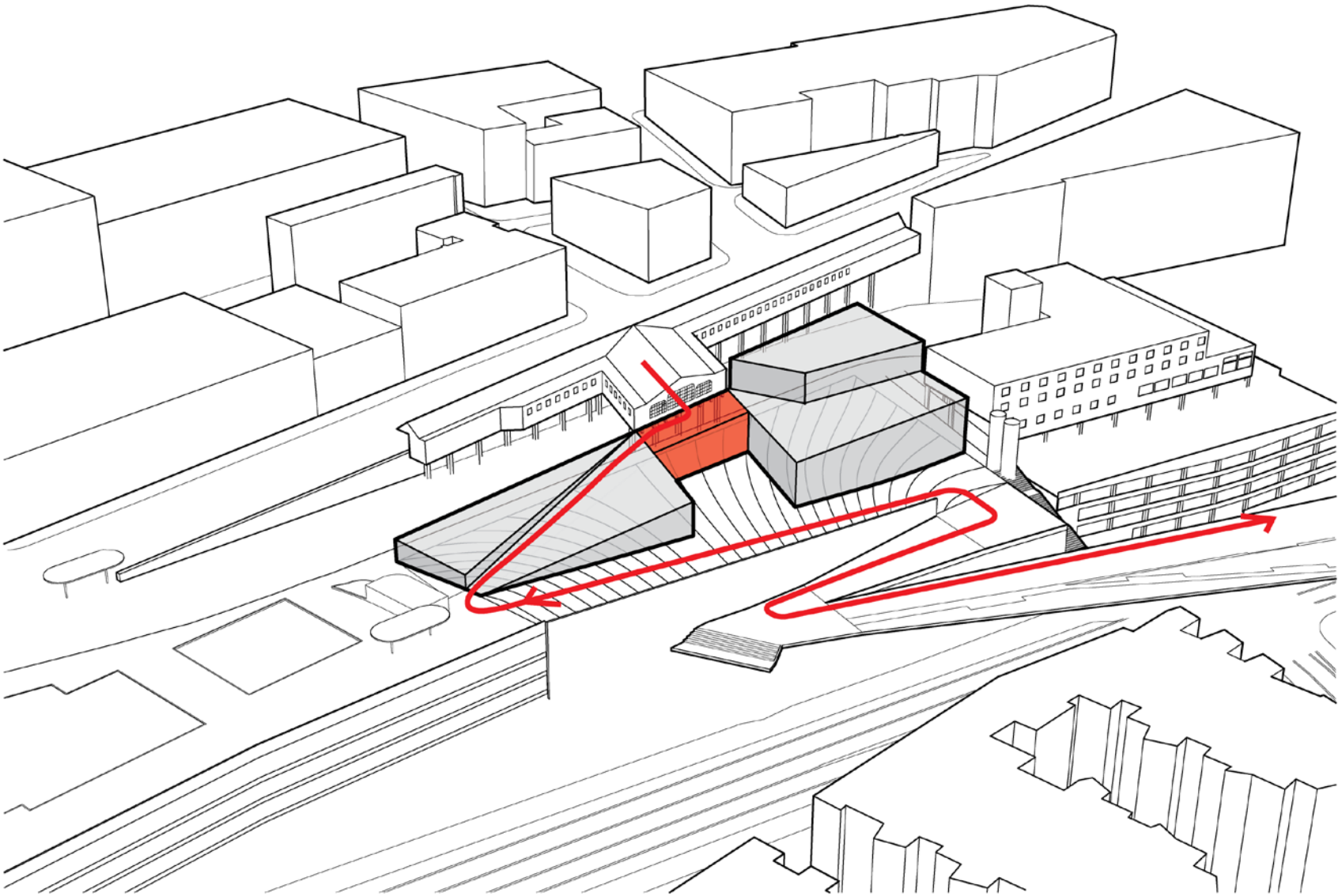
CONNECT TO WATERFRONT



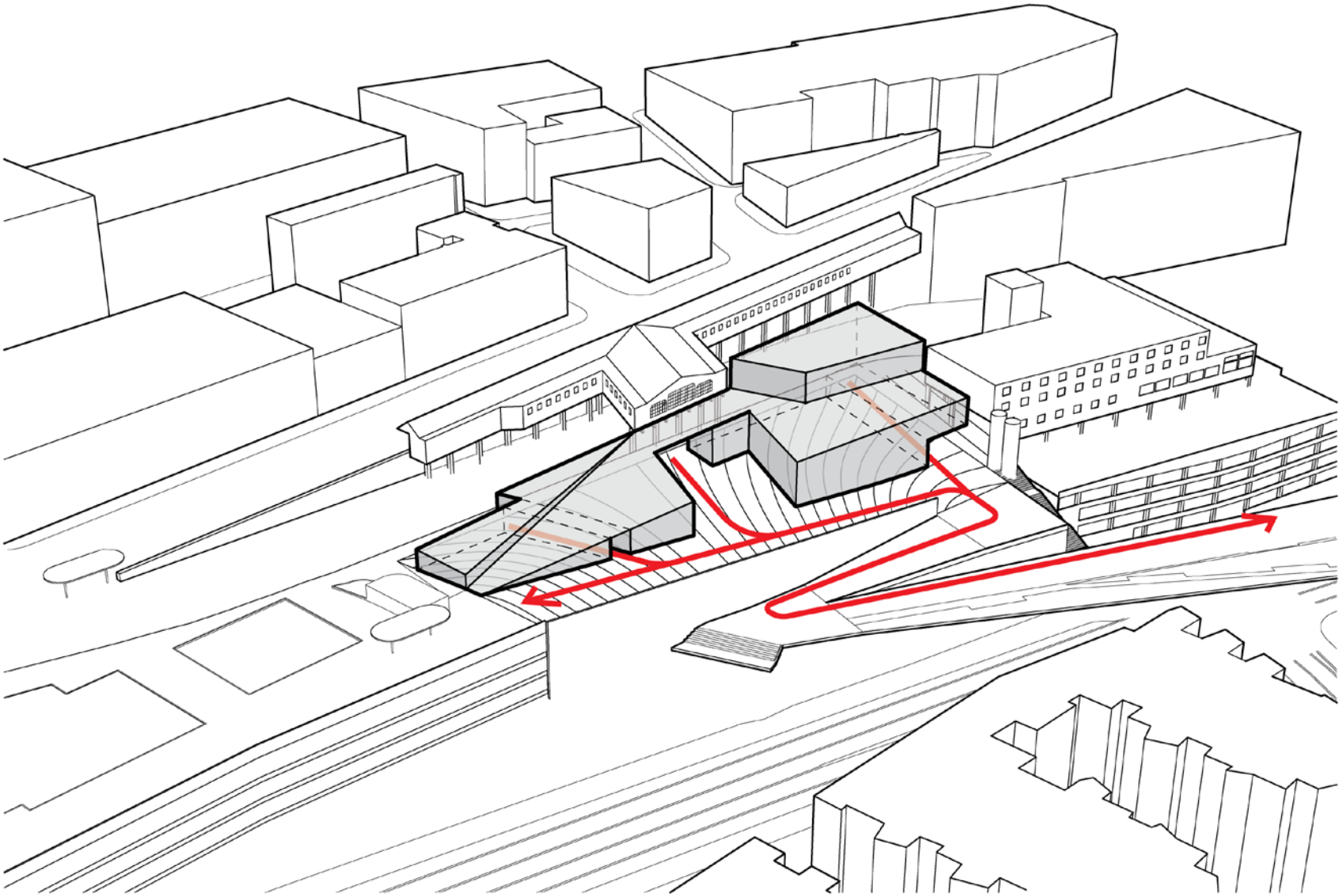
CONNECT TO WESTERN WITH PLAZA



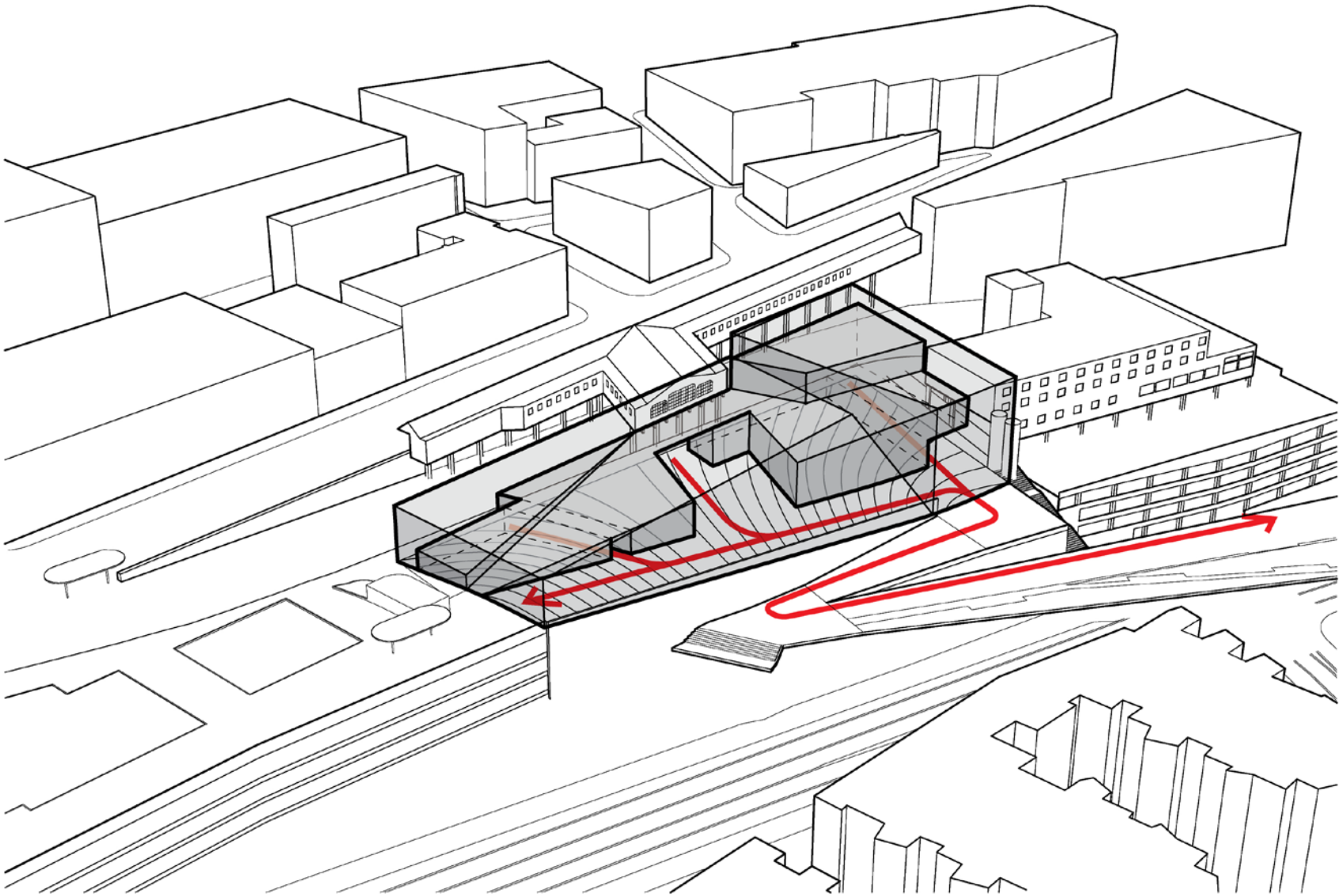
CONNECT TO PARK



CONNECT TO MARKET



POROSITY THROUGH BUILDING



ZONING OVERLAY

PROJECT

PHASING

Summer 2014 – Construction Begins

December 2015 – Construction Complete

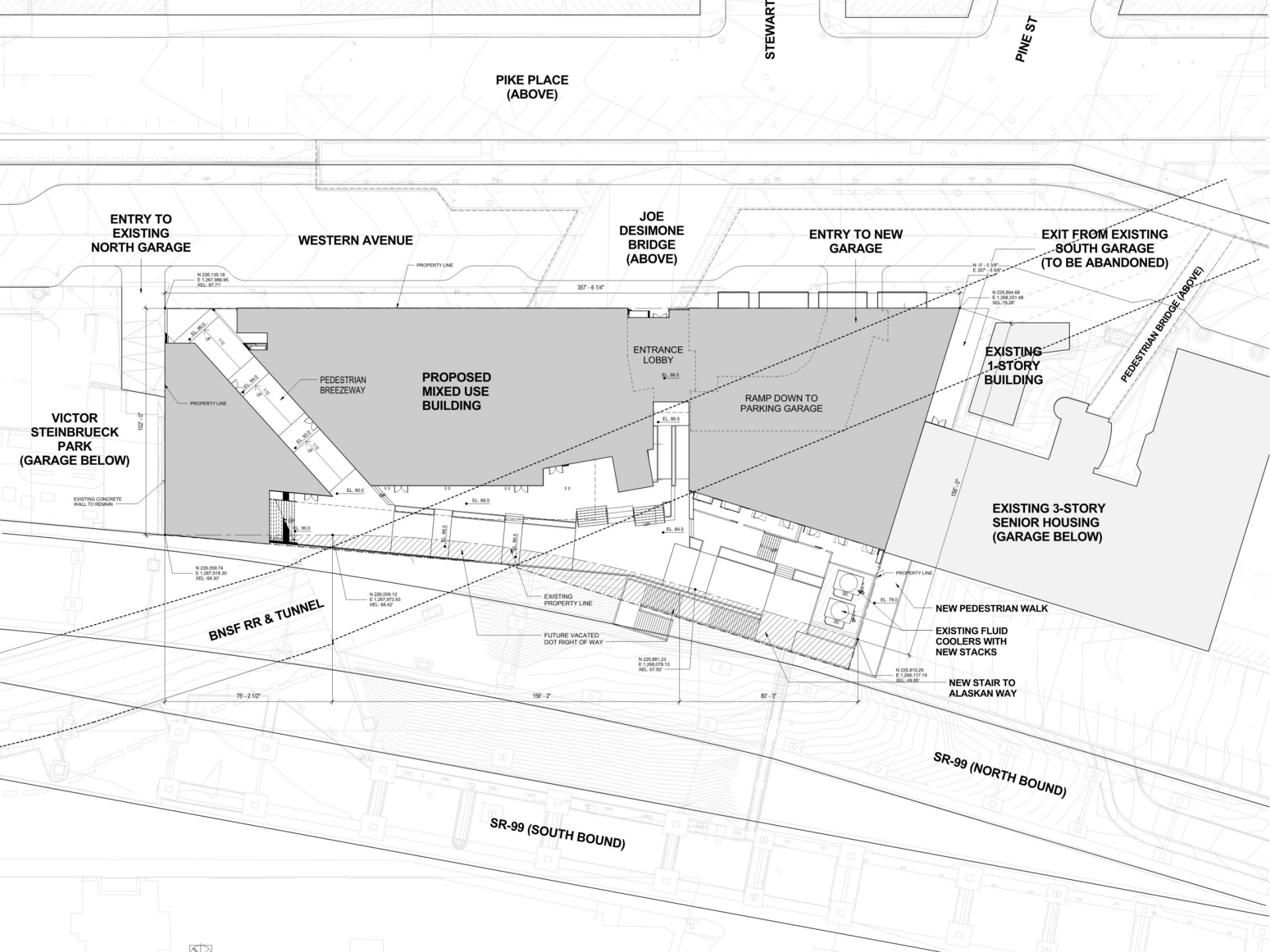
January 2016 – Demolition of Viaduct begins

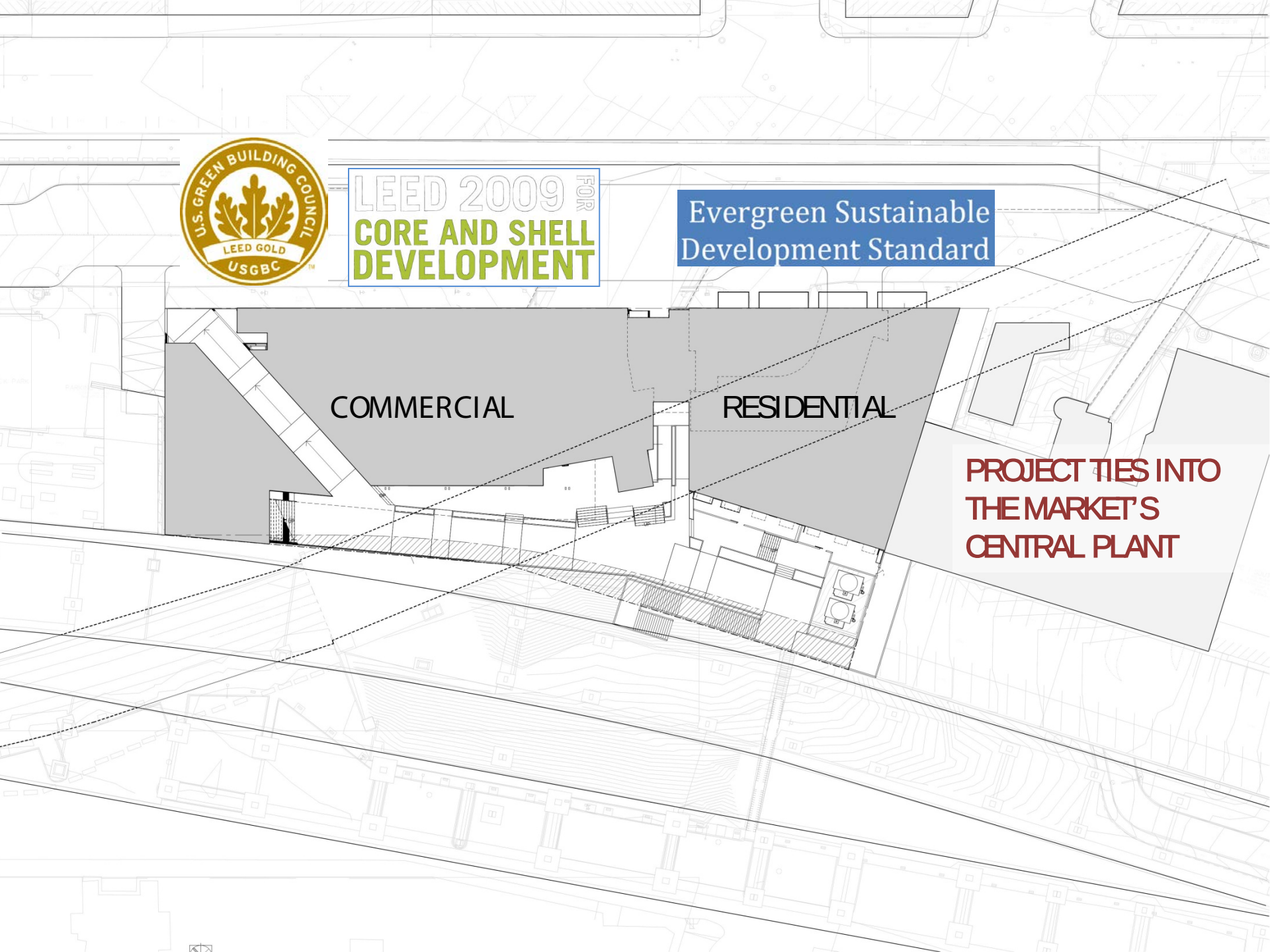
2017 – Construction of Elliott Way Connector Road

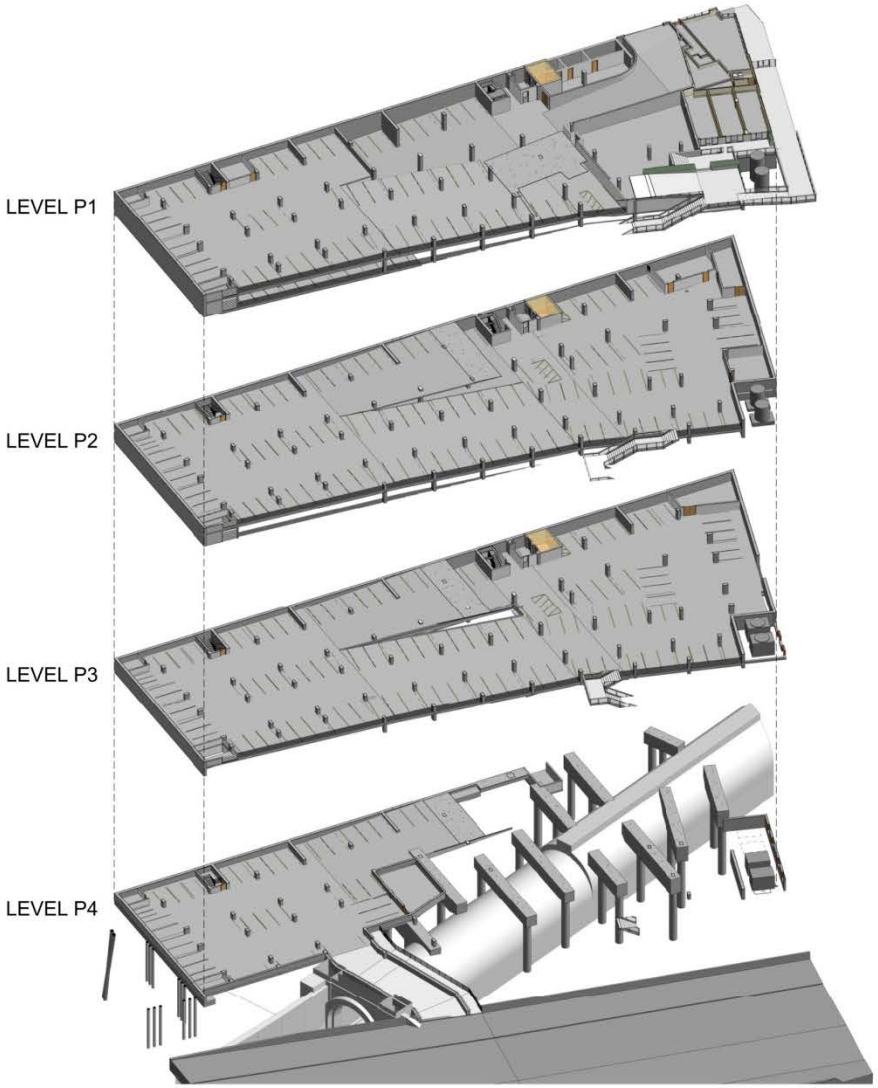
2018 – Construction of Buildings B, C and Overlook Walk

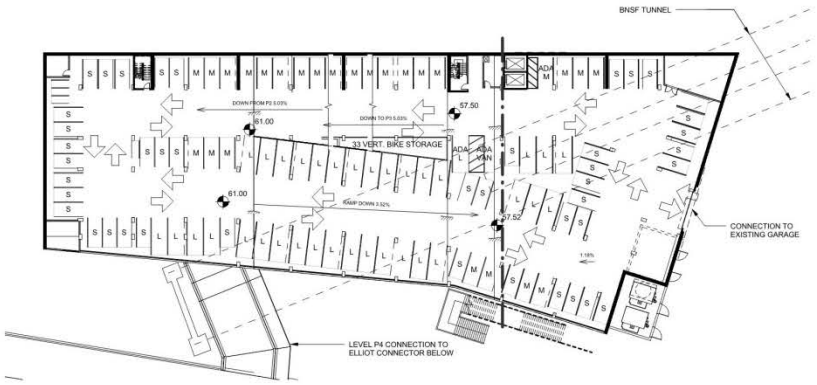
PROJECT

PLANS


STEWART ST
PINE ST
PIKE PLACE
(ABOVE)
ENTRY TO
EXISTING
NORTH GARAGE
WESTERN AVENUE
JOE
DESIMONE
BRIDGE
(ABOVE)
ENTRY TO NEW
GARAGE
EXIT FROM EXISTING
SOUTH GARAGE
(TO BE ABANDONED)
PEDESTRIAN BRIDGE (ABOVE)
PROPERTY LINE
N 226,135.18
E 1,267,986.95
XEL: 97.71'
357' - 6 1/4"
N -0' - 0 3/8"
E 357' - 5 5/8"
N 225,894.68
E 1,268,251.48
XEL: 79.26'
EL. 96.0
UP
1:12
EL. 94.0
UP
1:12
EL. 92.0
UP
1:12
PEDESTRIAN
BREEZEWAY
PROPOSED
MIXED USE
BUILDING
ENTRANCE
LOBBY
EL. 86.5
RAMP DOWN TO
PARKING GARAGE
EL. 86.5
EXISTING
1-STORY
BUILDING
PROPERTY LINE
VICTOR
STEINBRUECK
PARK
(GARAGE BELOW)
102' - 0"
EXISTING CONCRETE
WALL TO REMAIN
EL. 90.0
UP
EL. 88.5
EL. 90.0
UP
EL. 88.5
EL. 88.5
UP
EL. 84.5
156' - 0"
EXISTING 3-STORY
SENIOR HOUSING
(GARAGE BELOW)
N 226,059.74
E 1,267,918.30
XEL: 68.30'
N 226,009.12
E 1,267,873.93
XEL: 68.42'
EXISTING
PROPERTY LINE
PROPERTY LINE
EL. 79.0
NEW PEDESTRIAN WALK
BNSF RR & TUNNEL
FUTURE VACATED
DOT RIGHT OF WAY
EXISTING FLUID
COOLERS WITH
NEW STACKS
N 225,881.23
E 1,268,078.13
XEL: 67.92'
N 225,815.29
E 1,268,117.19
XEL: 49.95'
NEW STAIR TO
ALASKAN WAY
75' - 2 1/2"
156' - 2"
80' - 3"
SR-99 (NORTH BOUND)
SR-99 (SOUTH BOUND)


LEED 2009 FOR
CORE AND SHELL
DEVELOPMENT
Evergreen Sustainable
Development Standard
COMMERCIAL
RESIDENTIAL
PROJECT TIES INTO
THE MARKET'S
CENTRAL PLANT





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	12

PARKING SPACES EVCS		
LEVEL	TYPE	COUNT
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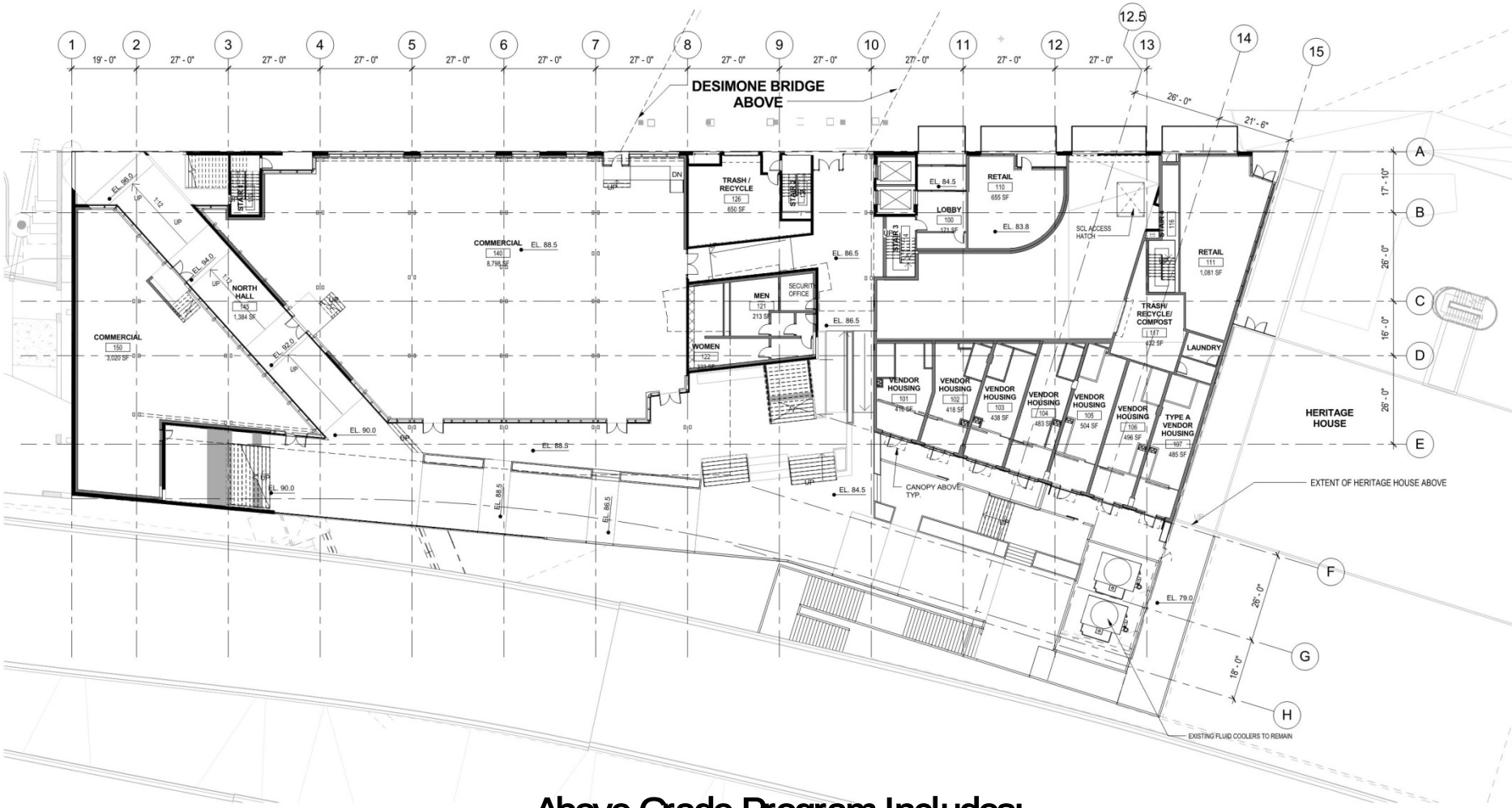
P1	M	9
		10

Below Grade Program Includes:

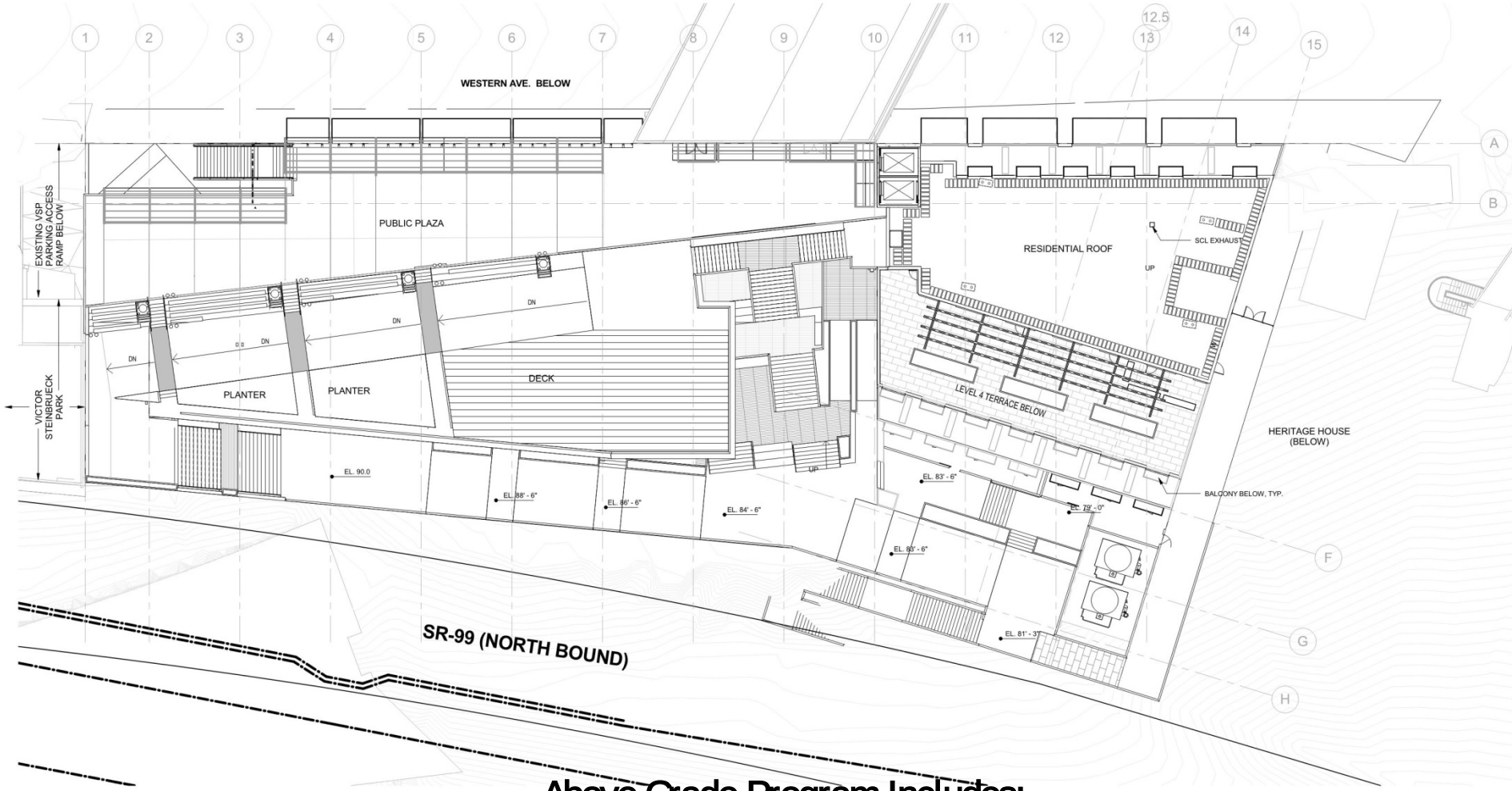
- Approximately 300 Parking Stalls
- Market Cold And Dry Storage
- Entry From Western Ave
- Internal Connection To PC1-S Garage
- Future Connection To Elliott Connector Road

Parking Garage



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)



1 ROOF PLAN
1/16" = 1'-0"

0' 8' 16' 32'

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)

HISTORICAL COMMISSION

Historical Commission View Analysis

P-2 Reshoot

P-2 Massing

P-6A Original/Reshoot

Panorama View From Slab # 10 (P-8&9 Combined)

Slab # 10 View To The West (Zoom)

Slab # 10 View To The Southwest (Zoom)

Slab # 10 View To The South (Zoom)

P-1 Reshoot

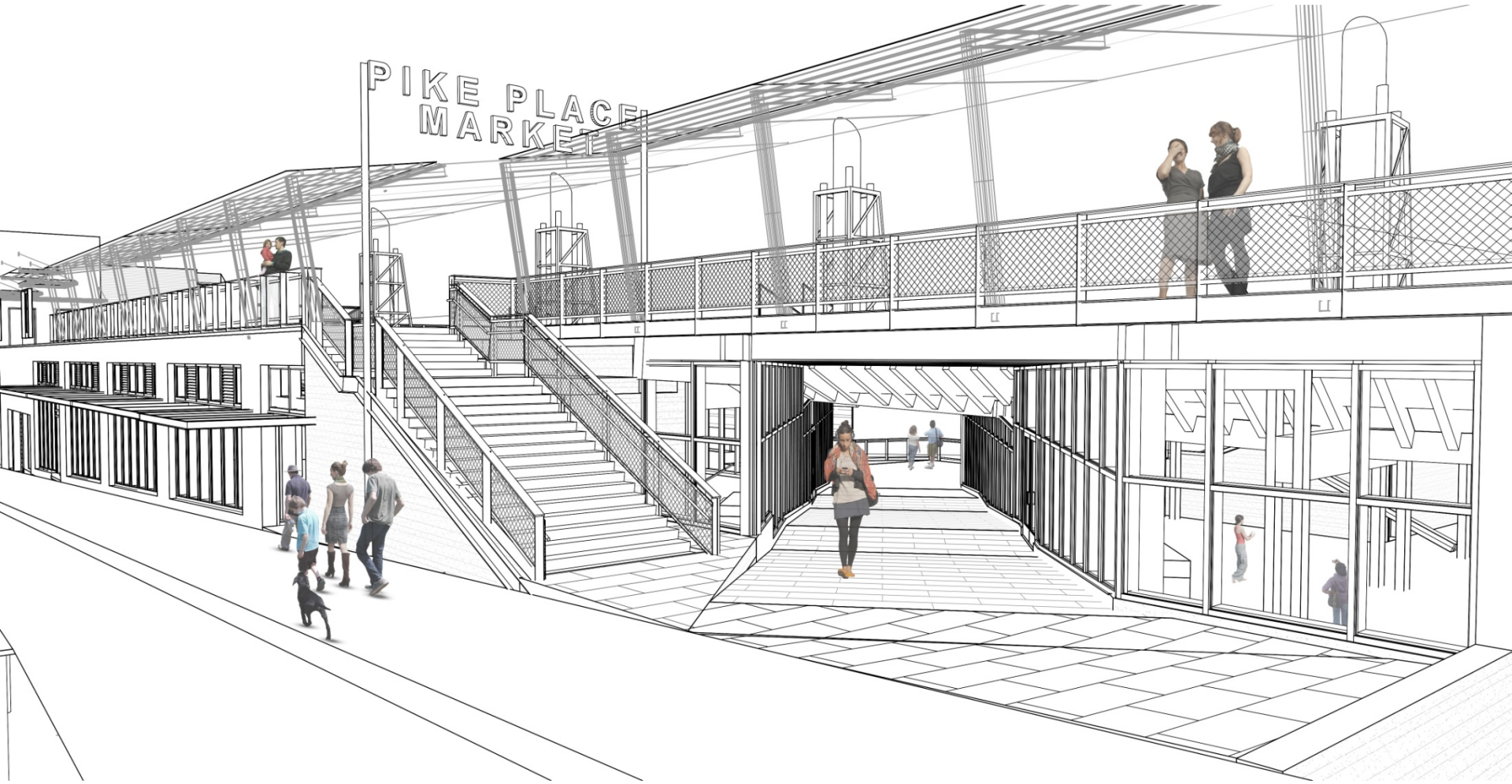
P-1 Massing

PROJECT

RENDERINGS

Western Ave Stair & Breezeway Study

Western Ave Stair & Breezeway Study


PIKE PLACE
MARKET

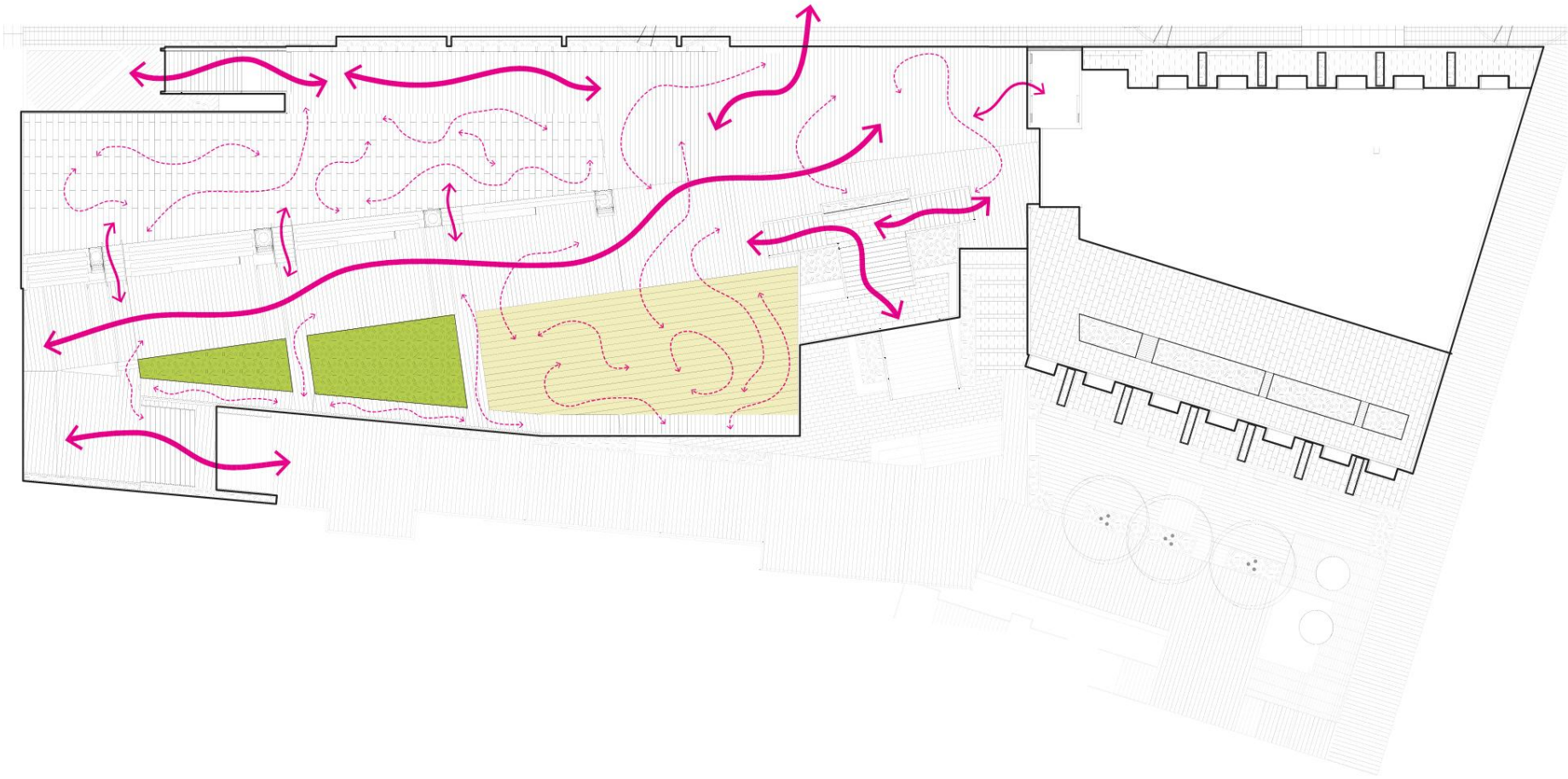
E PLACE
ARKET

View From Pike & Virginia Pergola

View From SW Corner Of Site

Interior Commercial Space

PUBLIC SPACE



PIKE PLACE MARKET WATERFRONT ENTRANCE

Market Level Circulation - 11/8/13

PARTNERSHIP berger

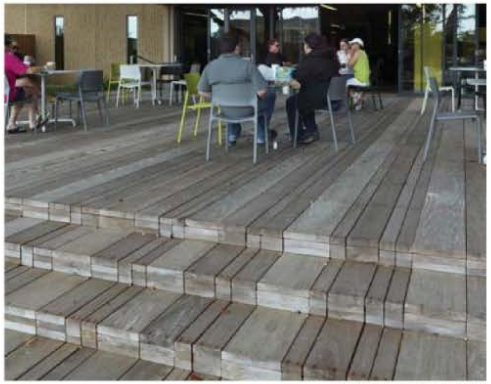
HOOF PRINTS

MACHINE GROUND GROOVES

TEXTURED / ACCENT CONCRETE

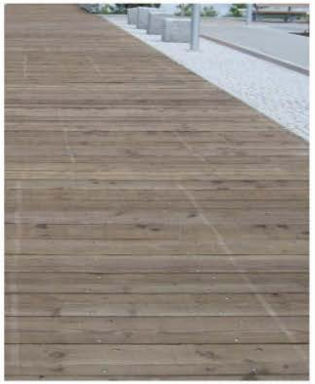
CAST IN PLACE CONCRETE

WOOD SCALE / PATTERN - SEATING STEPS



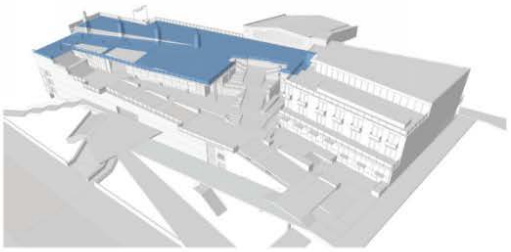
WOOD DECK PATTERNING

GROOVED WOOD DECKING

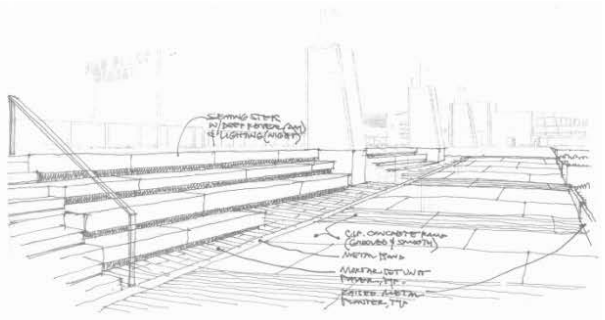


TIMBER DECKING

CONCEPTUAL IMAGES



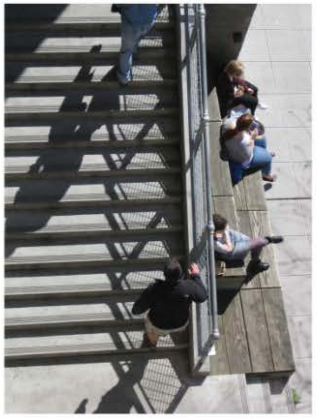
LOCATION DIAGRAM



MATERIAL ZONE SKETCH

PROPOSED

1 PROPOSED SITE PAVEMENTS
MARKET LEVEL



MARKET HILL CLIMB

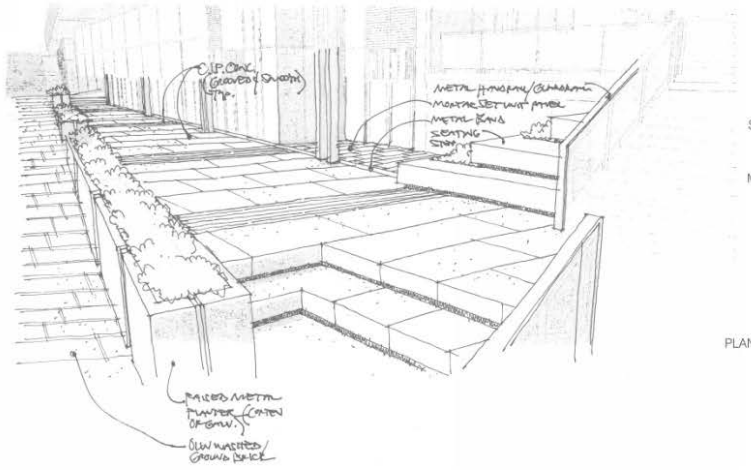
PRECAST STAIR TREADS W SANDBLAST

METAL RISERS

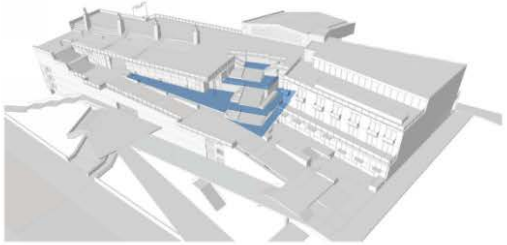
METAL ACCENT

WOOD & CONCRETE

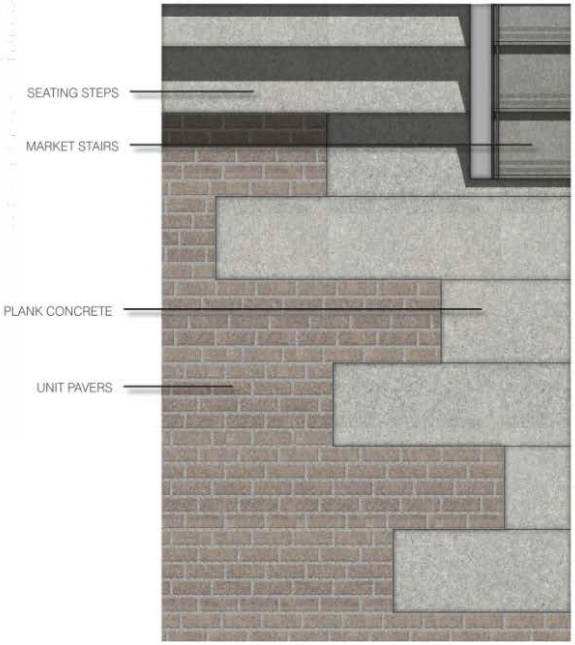
CONCEPTUAL IMAGES



MATERIAL ZONE SKETCH



LOCATION DIAGRAM



PAVING STUDIES

PROPOSED

1 PROPOSED SITE PAVEMENTS
MARKET "PORCH"

Pike Place Market Waterfront Entrance

Seating Studies - 11/4/13

PARTNERSHIP berger

Pike Place Market Waterfront Entrance

Project History & Overview – Design Commission

January 23, 2014

SEATTLE'S OWN SINCE 1907 PIKE PLACE MARKET

THE MARKET FOUNDATION

BEACON DEVELOPMENT GROUP

SHIELS | OBLETZ | JOHNSEN

ARUP

MAGNUSSON KLEMENCIC ASSOCIATES

PARTNERSHIP berger

MILLER HULL ARCHITECTURE & PLANNING