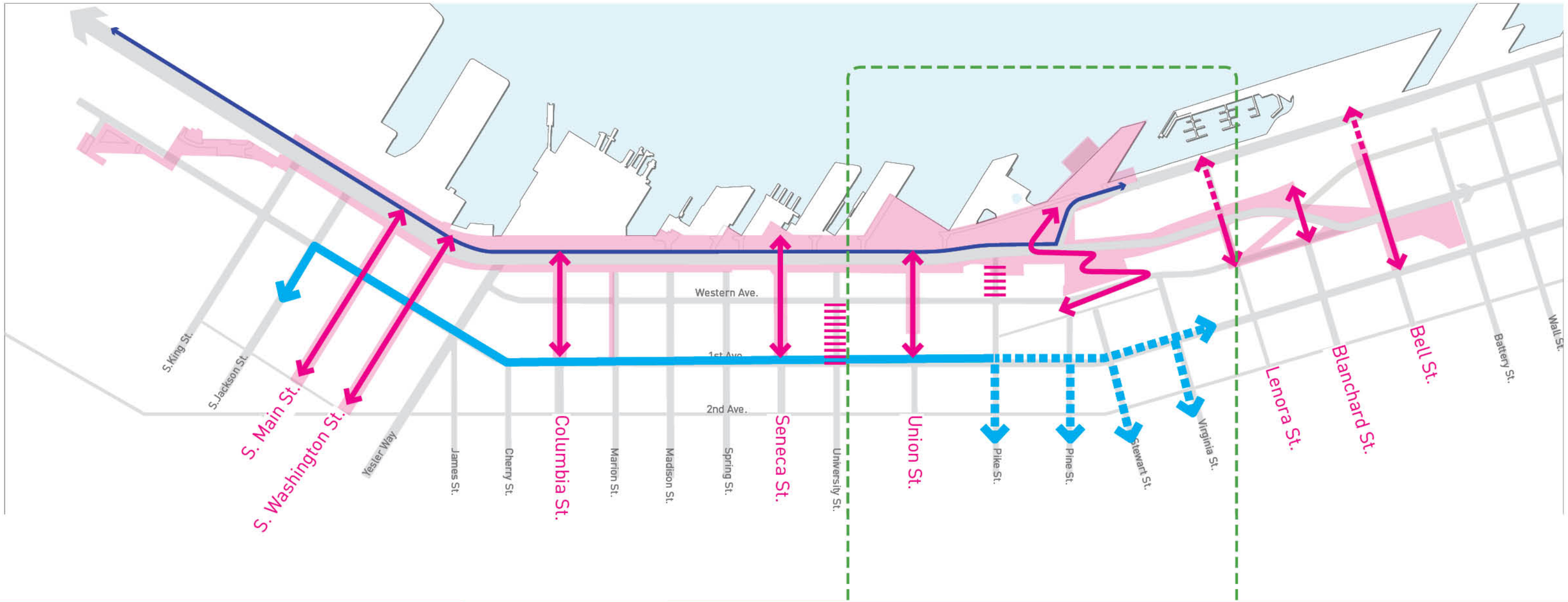
UNION STREET SCHEMATIC DESIGN

DESIGN COMMISSION

APRIL 3RD, 2014

UNION STREET DESIGN

RECONNECT THE CITY TO THE WATERFRONT



PIONEER SQUARE
- FLAT GROUNDPLANE
- HISTORIC
- OCCIDENTAL PARK CONNECTION

TRANSIT HUB
- SLOPED GROUNDPLANE
- TRANSIT CONNECTION

HISTORIC PIERS
- STEEP GROUND-PLANE
- NO VEHICULAR CONNECTION

PUBLIC OPEN SPACE
- STEEP AND DISJOINTED GROUNDPLANE
- LINK BETWEEN DOWNTOWN ARTS AND WATERFRONT
- LINK BTWN AQUARIUM + PIKE PLACE MKT

BELLTOWN
- CUT OFF FROM WATERFRONT
- BRIDGES
- BLUFF

LEGEND

East-West Connections

Pioneer Square Historic District

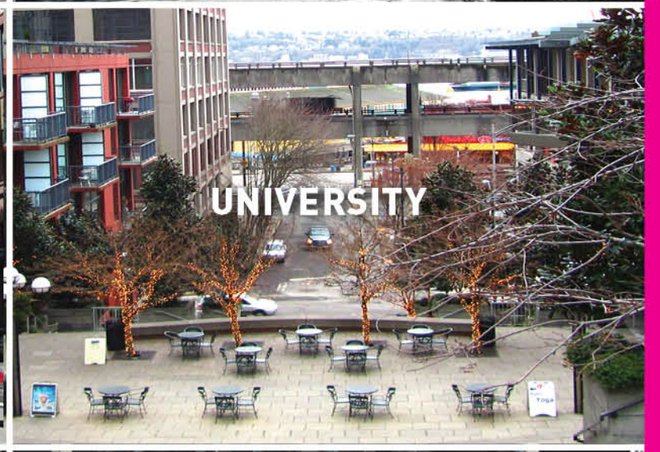
First Hill Street Car

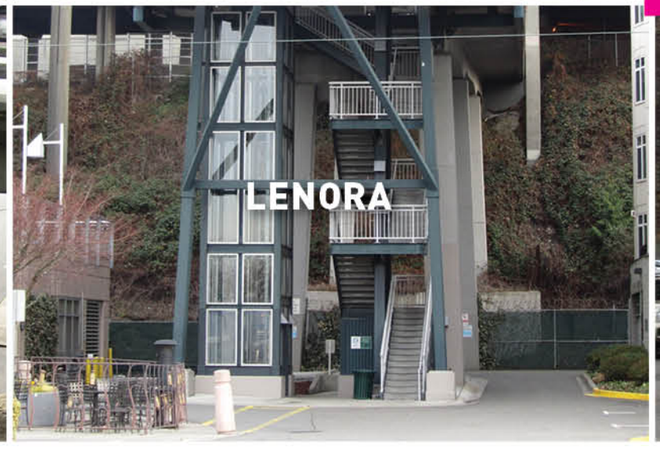
Cycle Track

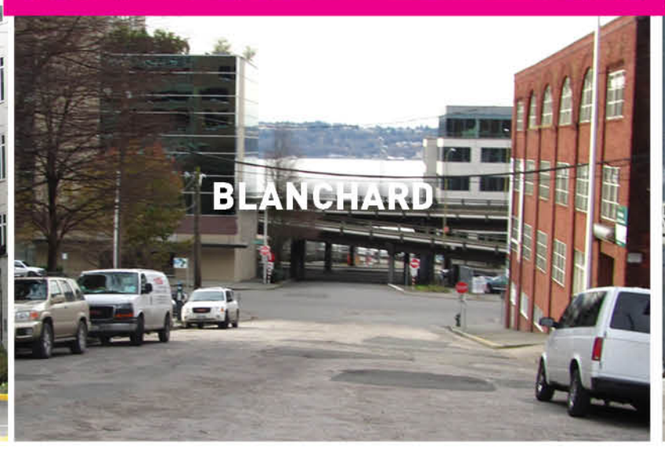
UNION STREET DESIGN

EAST-WEST CONNECTIONS

EARLY WIN

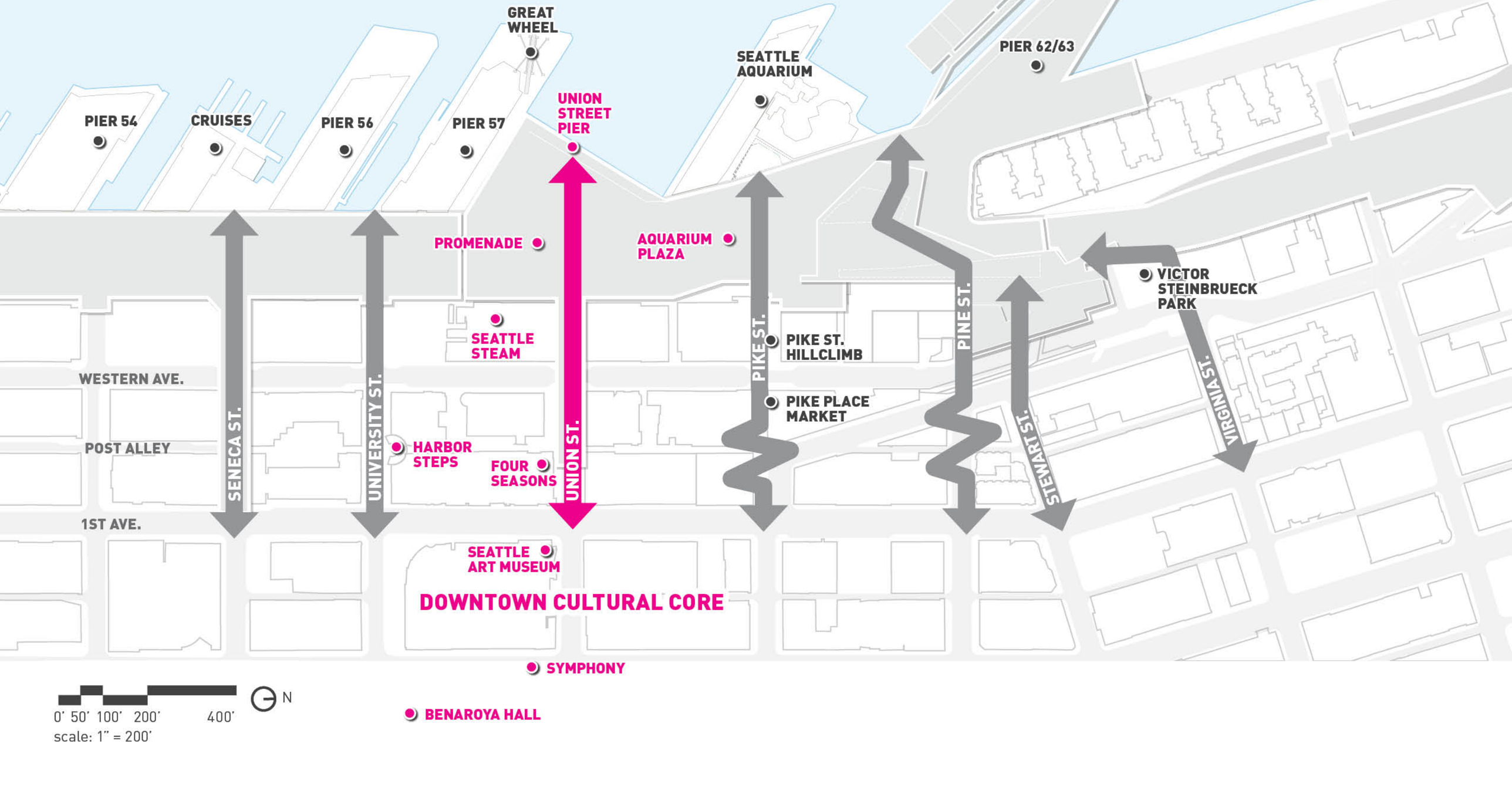






UNION STREET DESIGN

PEDESTRIAN CONNECTIONS



UNION STREET DESIGN

WESTERN LIGHT

VIEW WEST TO ELLIOTT BAY

UNION STREET DESIGN

CULTURAL CORE

UNION STREET DESIGN

EDGE / THRESHOLD

UNION STREET DESIGN

INDUSTRIAL WATERFRONT

UNION STREET DESIGN

FUNCTIONAL HEART

WORKING INDUSTRIAL WATERFRONT

SEATTLE STEAM

84 UNION ST – IMMIGRATION PORT-OF-ENTRY

PUBLIC STORAGE

ELECTRICAL SUBSTATIONS

UNION STREET DESIGN

PUBLIC SPACE AND OPEN VIEWS TO WATER

UNION STREET DESIGN

PUBLIC SPACE AND OPEN VIEWS TO WATER

UNION STREET PIER

UNION STREET DESIGN

EXISTING CONDITIONS

CONNECTION TO THE CITY

UNION STREET DESIGN

EXISTING CONDITIONS

VIEW EAST

UNION STREET DESIGN

EXISTING CONDITIONS

VIEW EAST

UNION STREET DESIGN

EXISTING CONDITIONS

VIEW EAST

UNION STREET DESIGN

EXISTING CONDITIONS

VIEW EAST

UNION STREET DESIGN

EXISTING CONDITIONS

VIEW EAST

UNION STREET DESIGN

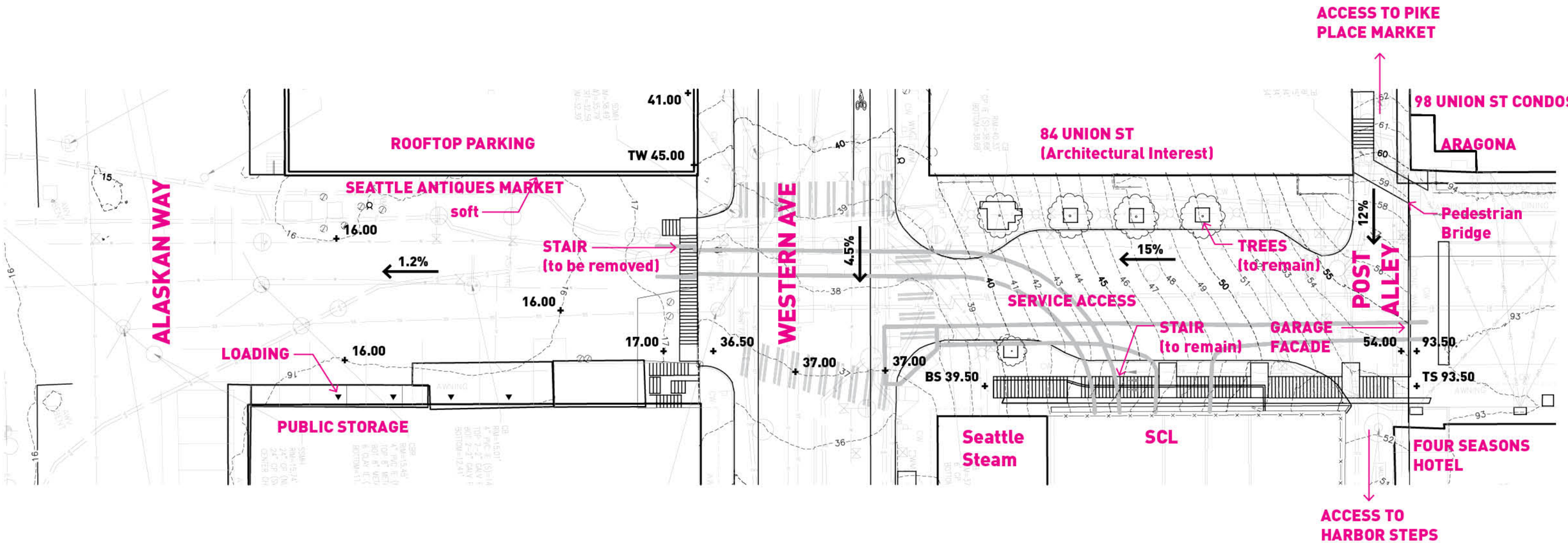
EXISTING CONDITIONS

AERIAL IMAGE

UNION STREET DESIGN

EXISTING CONDITIONS

PLAN

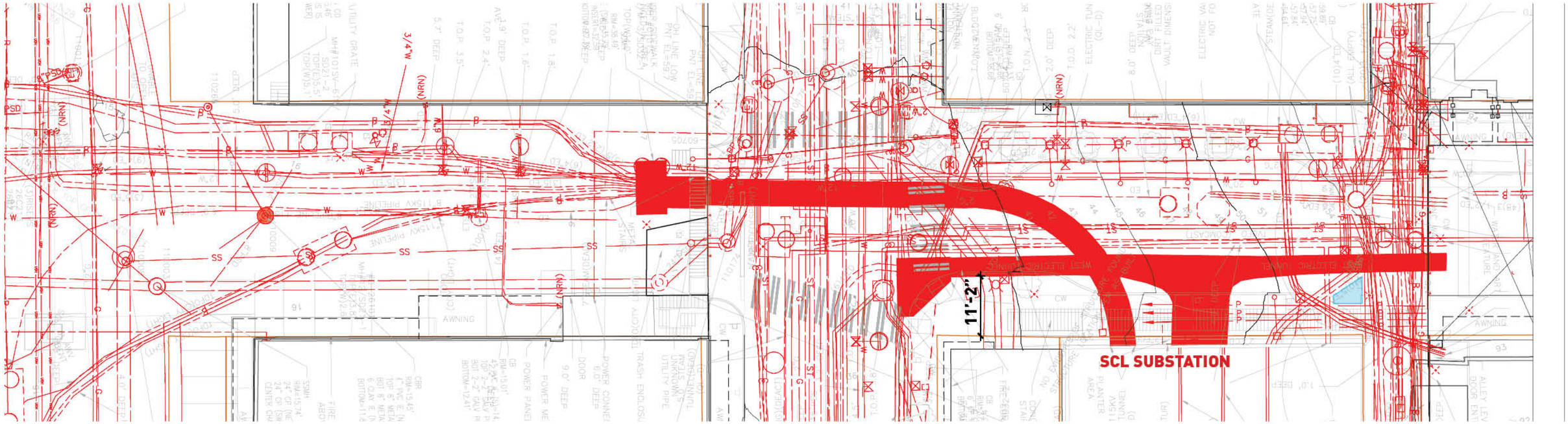


*** NO ADA-COMPLIANT ACCESS FROM UPPER LEVELS TO WESTERN WAY OR ALASKAN WAY**

UNION STREET DESIGN

CONSTRAINTS

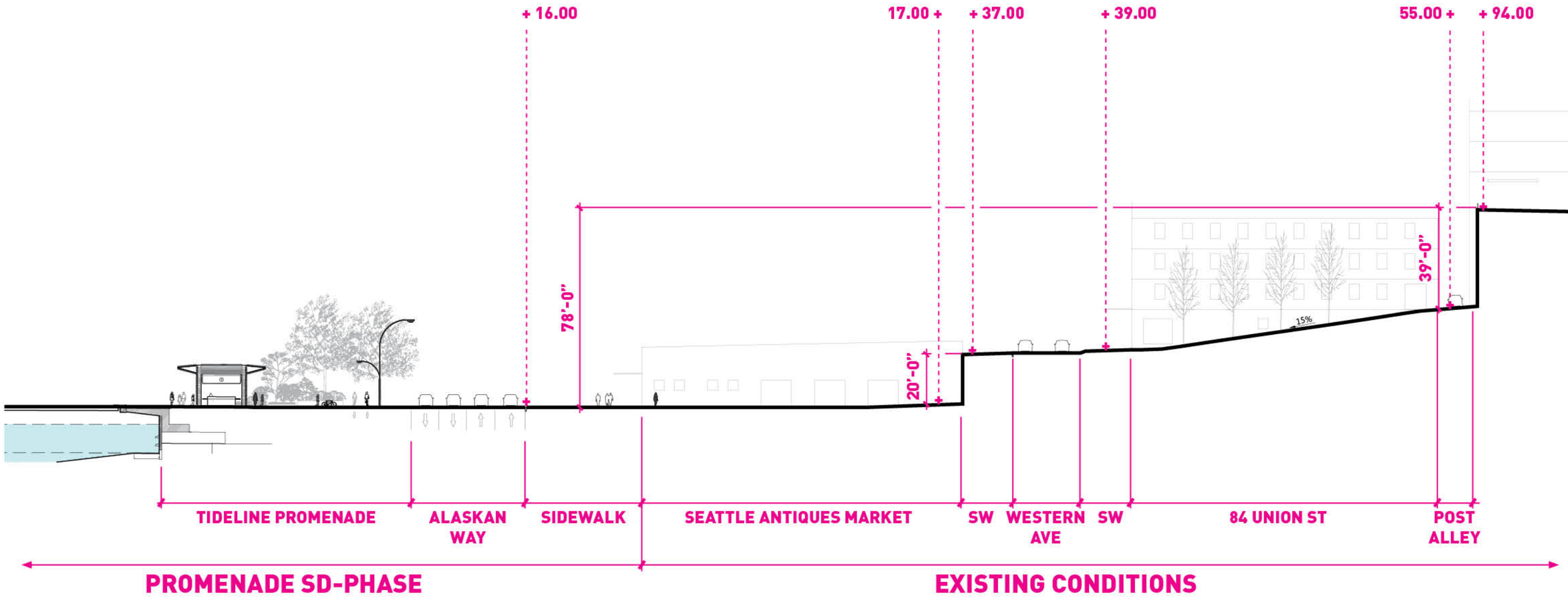
UTILITIES AND SCL TUNNELS



UNION STREET DESIGN

EXISTING CONDITIONS

SECTION: POST ALLEY TO UNION ST PIER



UNION STREET DESIGN

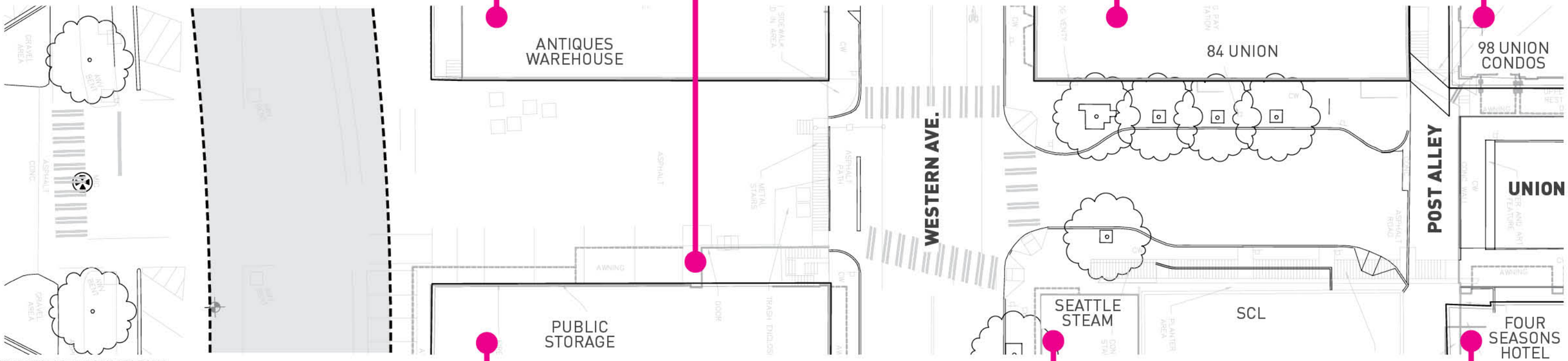
STAKEHOLDER FEEDBACK

ANTIQUES WAREHOUSE
- A mews will be difficult to activate
- Like an elevated pedestrian connection on the lower block
- Prefer elevated pedestrian connection on the north side so their retail frontage on Western could wrap around to Union on the second level.

ALIGNMENT
- Connection from 1st Ave. to Alaskan Way should be very "linear".

84 UNION (MARKETSIDE FLATS)
- Concerned with view impacts and loss of street parking.

98 UNION CONDOS
- Concerned with garage access at Union and Post Alley
- Concerned with turning movements between Union and Western



PUBLIC STORAGE
- Very active warehouse-life facility, with truck loading on Alaskan and Union.
- Several uses/facilities encroach on the public ROW.
- Public Storage is not assumed to redevelop their property in the short term

SEATTLE STEAM
- Priority to keep current levels of truck access on Alaskan Way and Western Ave.
- Open to selling a portion of their Western Ave. wood unloading facility. This would require compensation.

FOUR SEASONS HOTEL
- Concerns about maintenance + security with the existing stairs, and new elevators or escalators.
- Access to their garage + loading dock must be maintained
- Guests would like a hillclimb assist

UNION STREET DESIGN

DESIGN ASSUMPTIONS

- Early win
- Provide direct and legible vertical circulation
- Provide ADA access
- Preserve views to open water
- Strengthen system of EW connections
- Integrate Union into arts/entertainment/ retail core
- Preserve integrity of Historic Building at 84 Union
- Maintain vehicular access to Post Alley
- Work with Antiques Market redevelopment
- Assume Public Storage remains long term
- Accommodate Public Storage access and loading on Union
- Accommodate existing utilities
- Existing public and private stairs can be removed

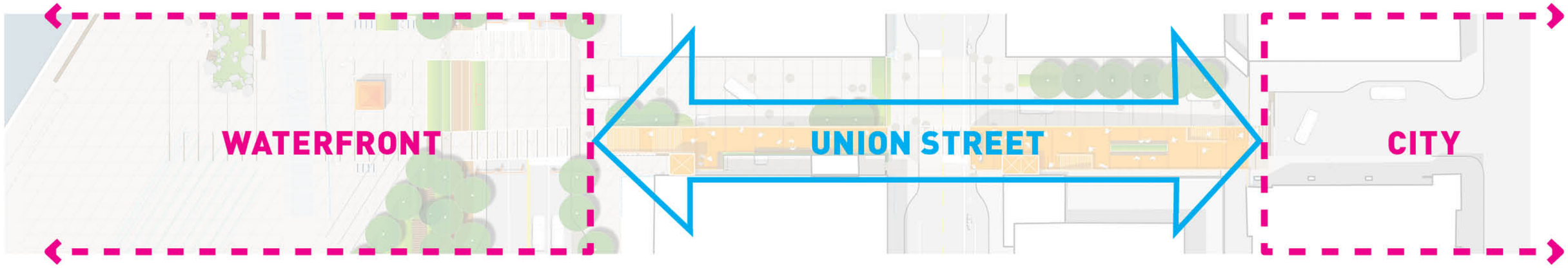
UNION STREET DESIGN

OCTOBER 2013 SDC FEEDBACK

- SDC approved of the overall direction and appreciated the massing and placement of the structures
- Add more fun and whimsy; less restraint with the design of the structures
- Consider unique structures
- Consider more exuberant colors
- Focus on view moments in all directions (not just toward the bay) and on the elevators
- Gateway experience and improved connection to east - the transition from the Middle Union deck to the groundplane between Post and 1st Ave is “a critical piece of the Waterfront plan” - want minor changes that will “facilitate a seamless connection”
- At-grade crossing at Western to be used as a north-south link to the neighborhood
- Do not over-plant

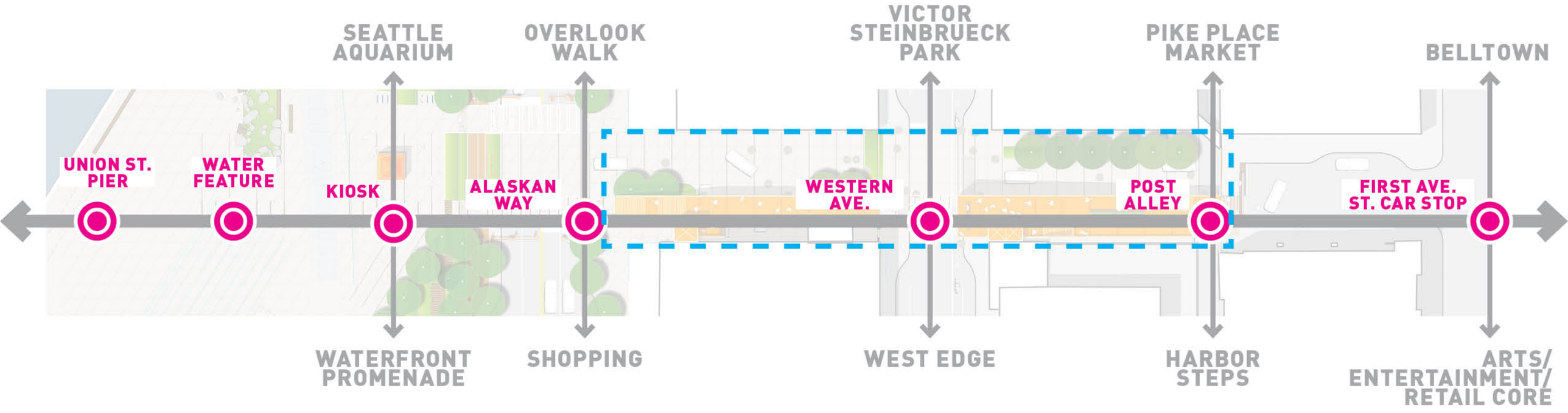
UNION STREET DESIGN

CONNECTION BETWEEN CITY AND WATERFRONT



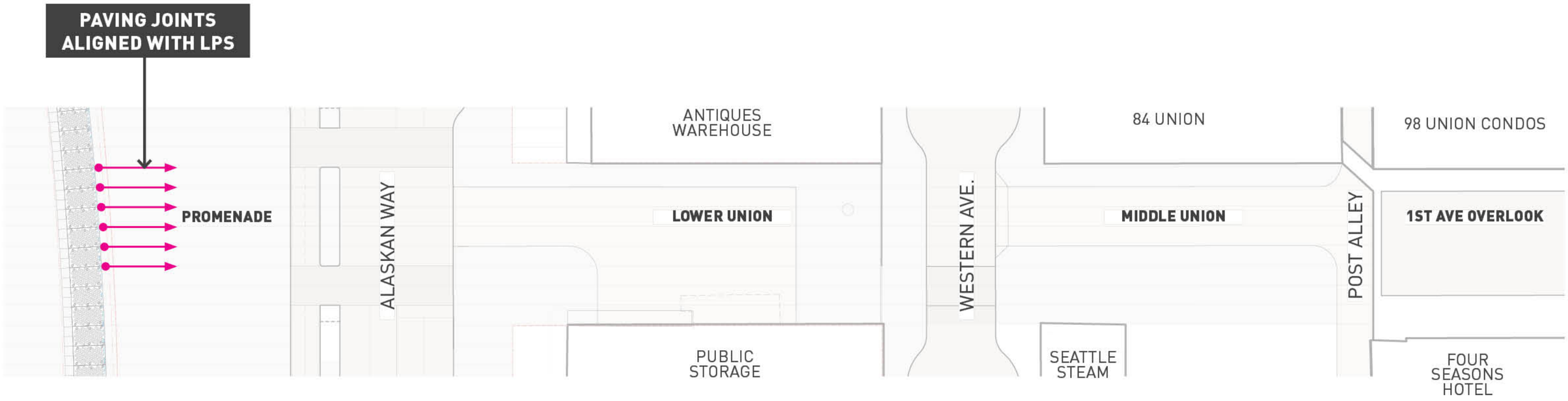
UNION STREET DESIGN

DIRECT + LEGIBLE APPROACH



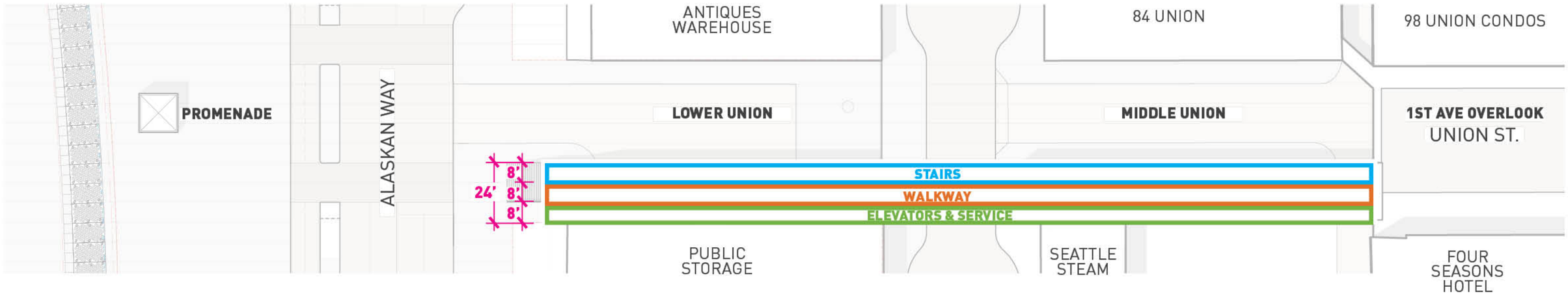
UNION STREET DESIGN

DIRECT + LEGIBLE APPROACH



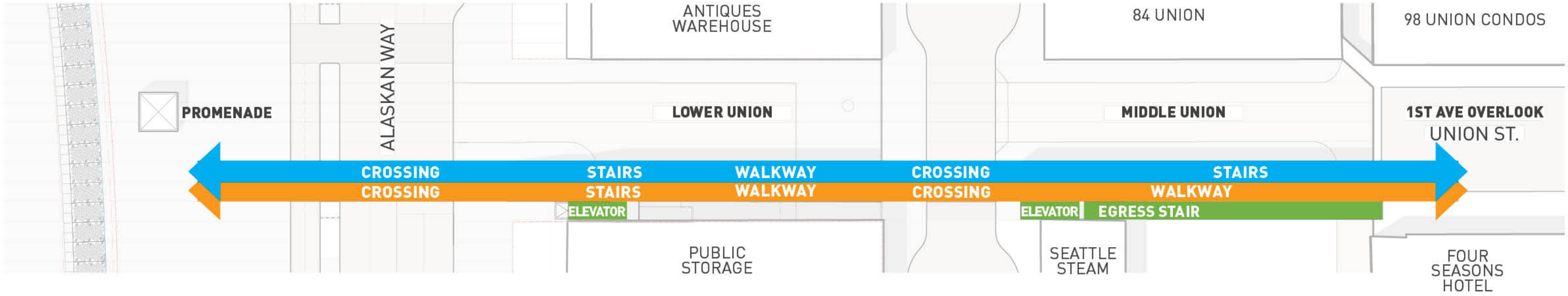
UNION STREET DESIGN

ALIGNED CIRCULATION



UNION STREET DESIGN

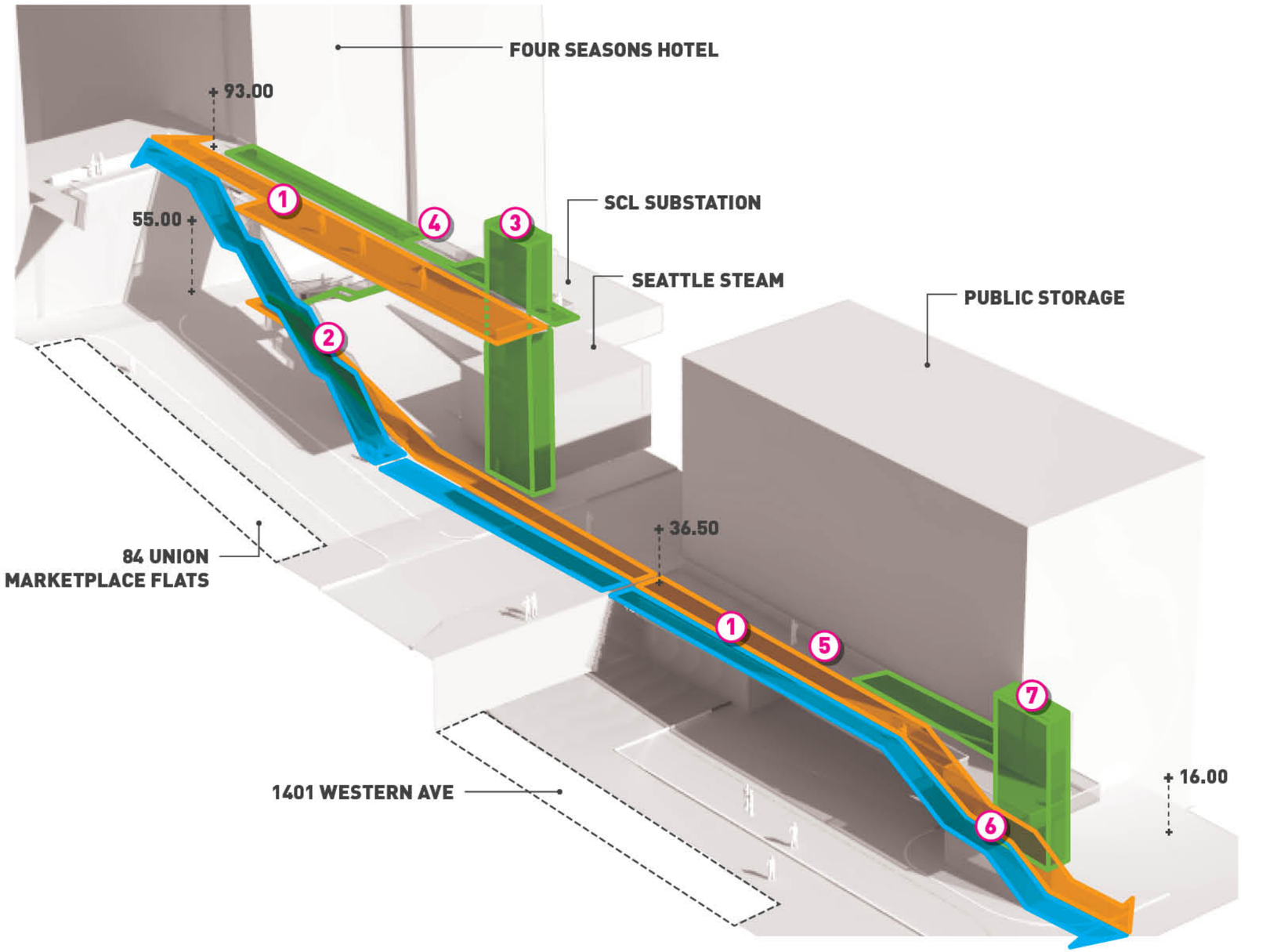
ALIGNED CIRCULATION



UNION STREET DESIGN

ALIGNED CIRCULATION

AXON



LEGEND

1. PEDESTRIAN BRIDGE
2. 8' WIDE STAIR
3. ELEVATORS (FIRST & WESTERN)
4. EGRESS STAIR CONNECTING TO MAIN STAIR AND POST ALLEY
5. EXISTING PUBLIC STORAGE FIRE ESCAPE
6. 16' WIDE STAIR
7. ELEVATOR (WESTERN & ALASKAN)

UNION STREET DESIGN

EAST-WEST CONNECTIONS

PIER 54

PIER 55

HISTORIC PIERS

PIER 56

HISTORIC PIERS

PIER 57

UNION STREET PIER

AQUARIUM PLAZA

EL +32'

EL +16'

EL +16'

EL +16'

EL +19'

STRUCTURE

MADISON STREET

SPRING STREET

STRUCTURE

STAIRS

WESTERN AVE.

STRUCTURE

STAIRS

FURNITURE ROW

POST ALLEY

EL +32'

EL +93'

EL +150'

EL +56'

EL +76'

FIRST AVE.

S.A.M.

LEGEND

EAST WEST CONNECTIONS

NORTH-SOUTH CONNECTIONS

NODES

UNION STREET DESIGN

STREETS WITH STAIRS

PIKE STREET HILL CLIMB

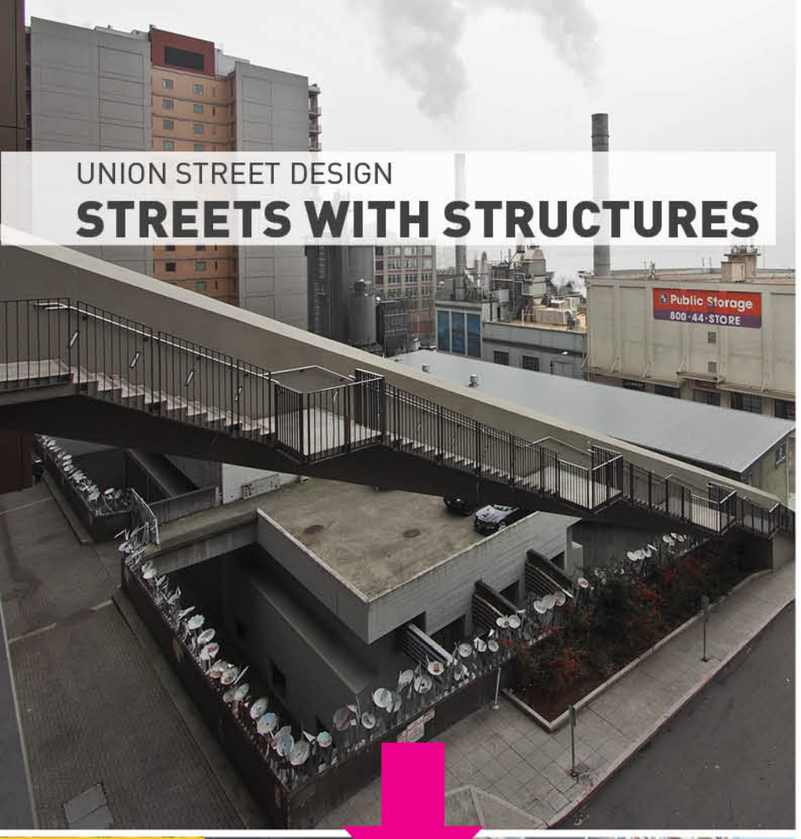
STAIRS + PLANTING
330’ x 65’ wide
134’ Vertical Drop

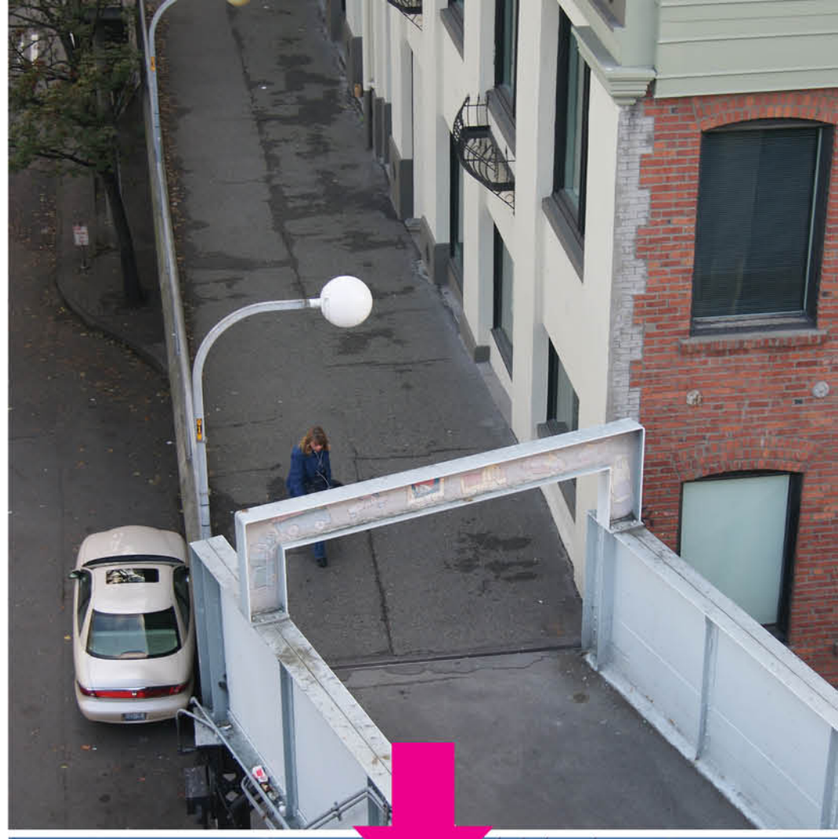
UNIVERSITY ST. HARBOR STEPS

STAIRS + PLANTING + SEATING
225’ x 65’ wide
60 ft Vertical Drop

UNION STREET DESIGN

STREETS WITH STRUCTURES





T DESIGN
TE STAIR
W FROM WESTERN

UNION ST. IMPROVEMENTS

DECK + STAIRS + ELEVATORS + STREET
300’ x 24’ wide deck (55’ wide street)
77’ Vertical Drop

SENECA ST. IMPROVEMENTS

DECK + STAIRS + ELEVATOR
410’ X 30’ wide (reduce to 16’ wide)
40’ Vertical Drop

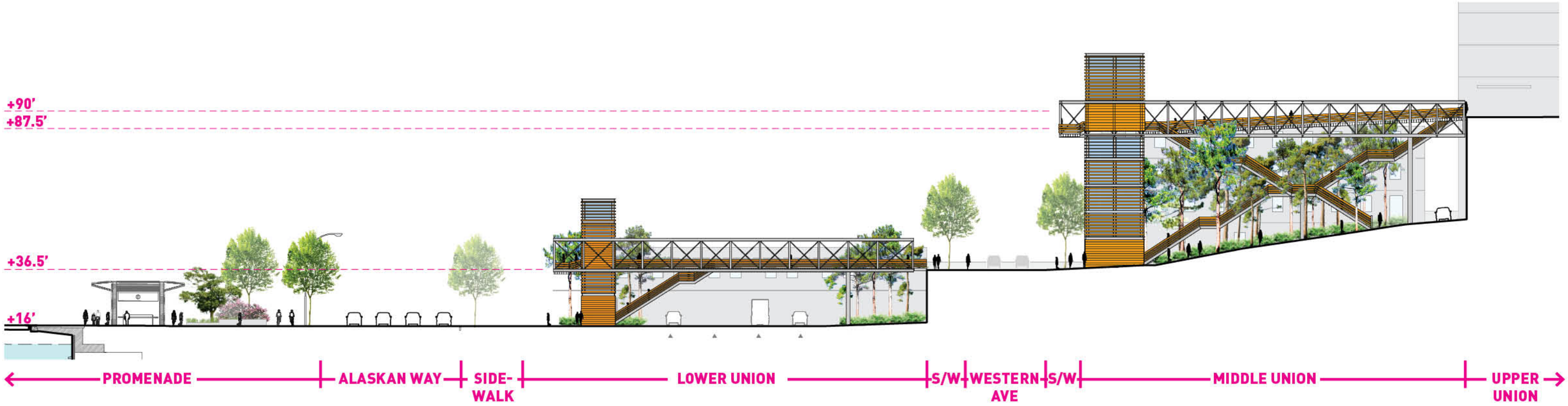
MARION STREET BRIDGE

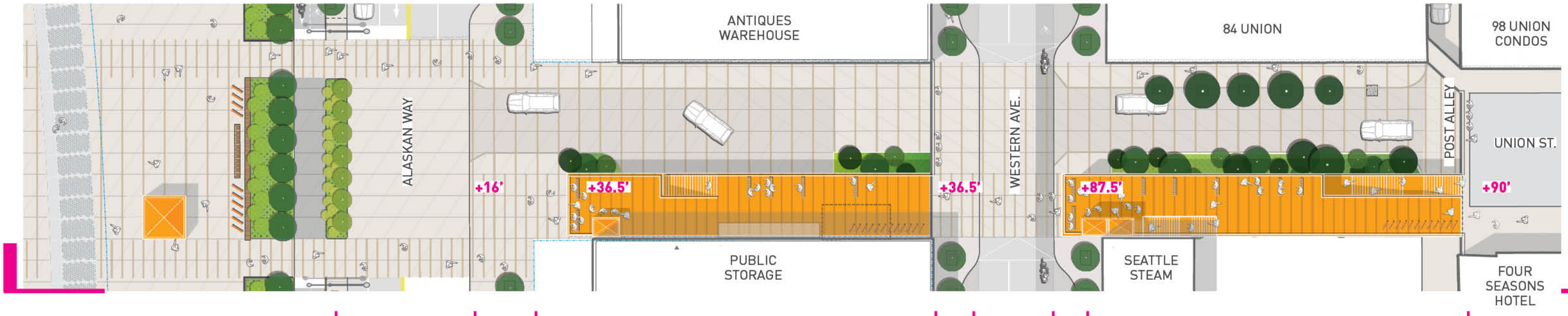
COVERED BRIDGE
410’ X 15’ wide
Roughly Constant Elevation

UNION STREET DESIGN

OCTOBER 2013

PLAN AND SECTION





UNION STREET DESIGN

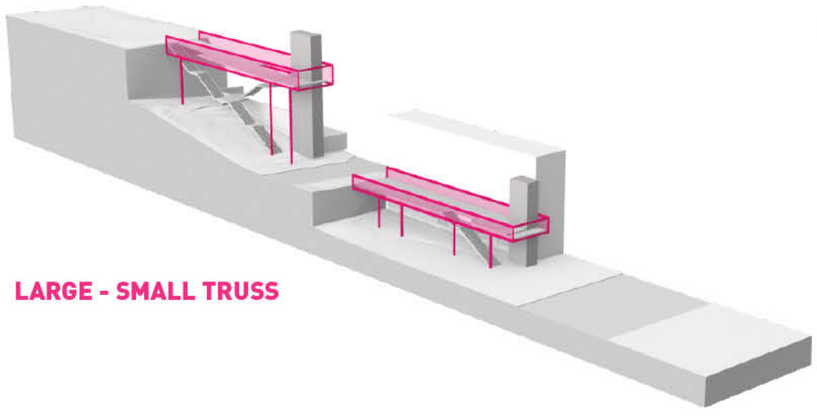
AUGUST 2013

UNION OVERLOOK VIEW

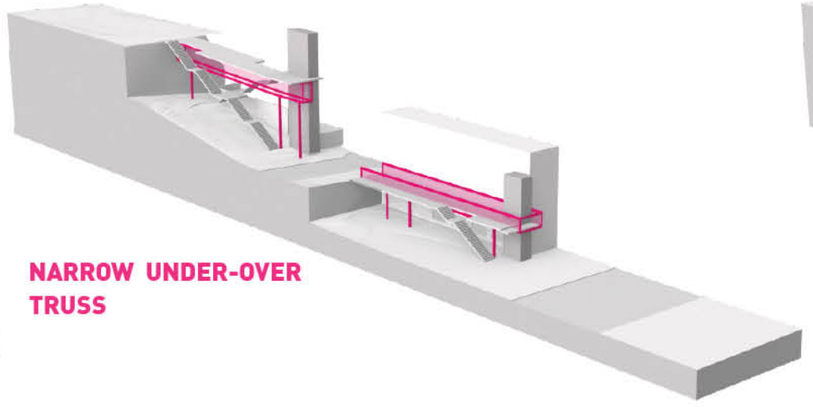
UNION STREET DESIGN

STRUCTURE

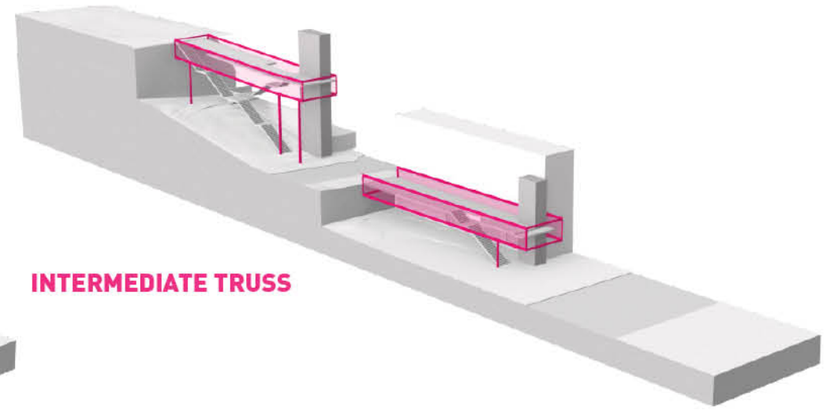
SCHEMATIC DIAGRAMS



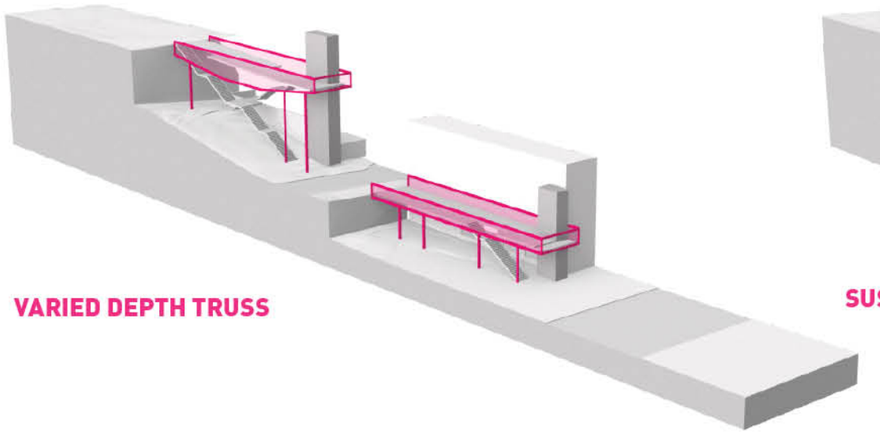
LARGE - SMALL TRUSS



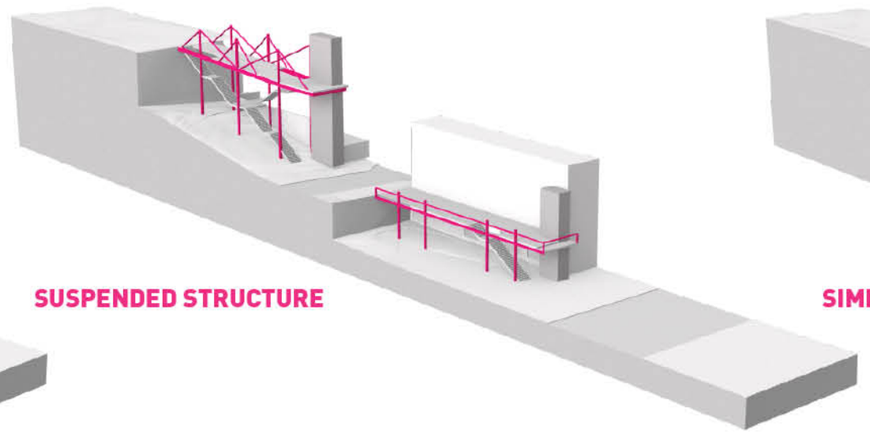
NARROW UNDER-OVER TRUSS



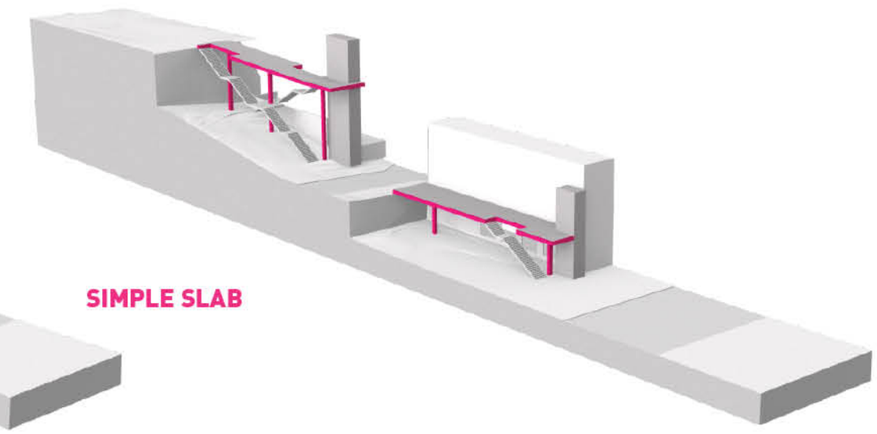
INTERMEDIATE TRUSS



VARIED DEPTH TRUSS



SUSPENDED STRUCTURE

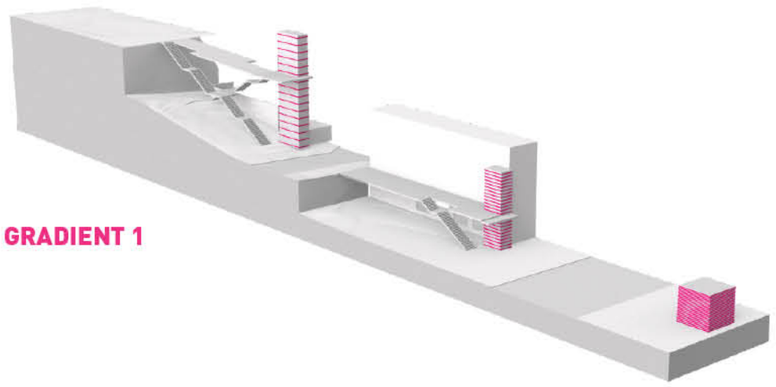


SIMPLE SLAB

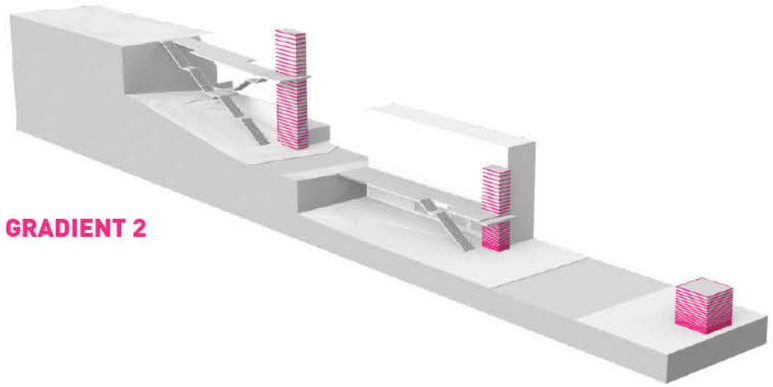
UNION STREET DESIGN

ELEVATORS

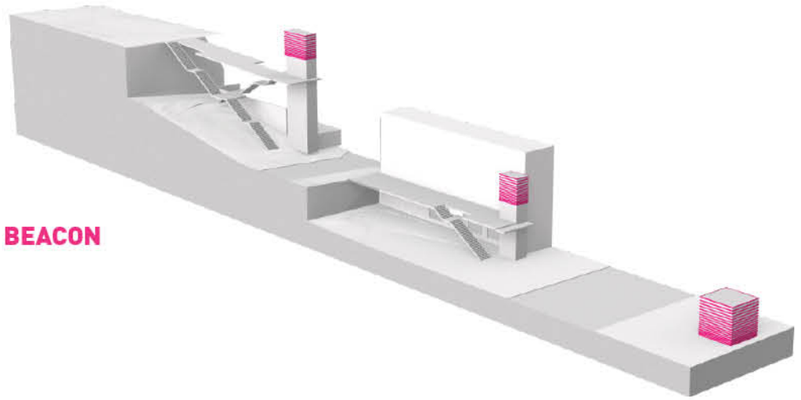
SCHEMATIC DIAGRAM



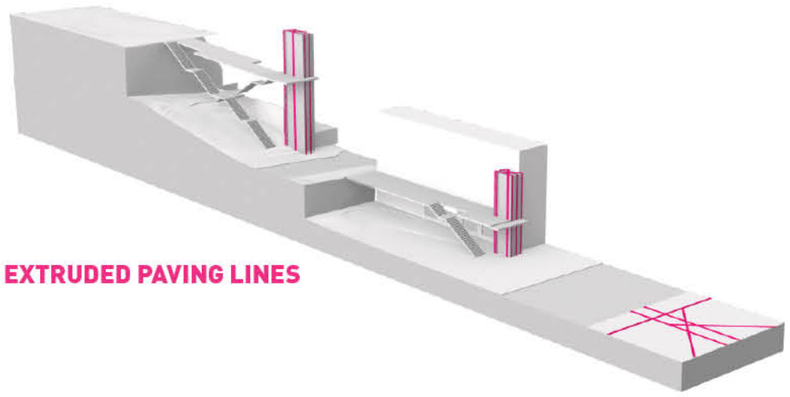
GRADIENT 1



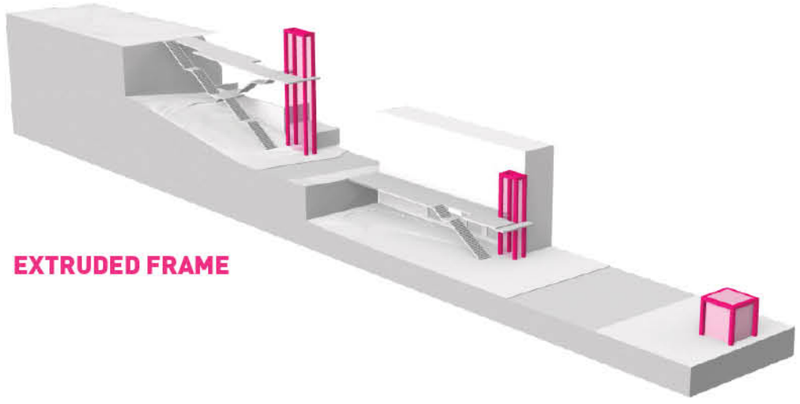
GRADIENT 2



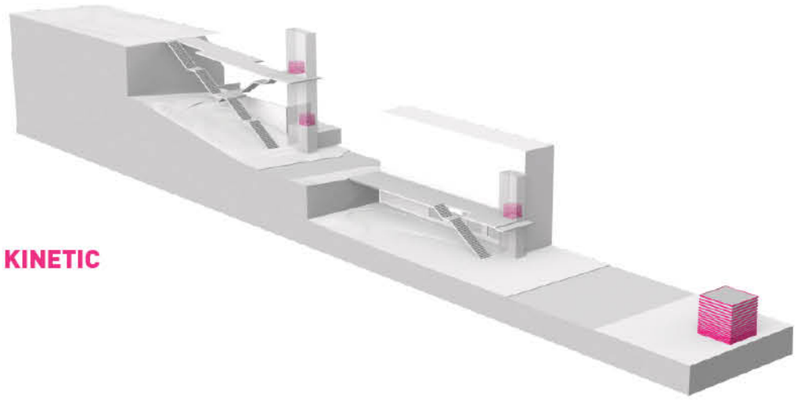
BEACON



EXTRUDED PAVING LINES



EXTRUDED FRAME

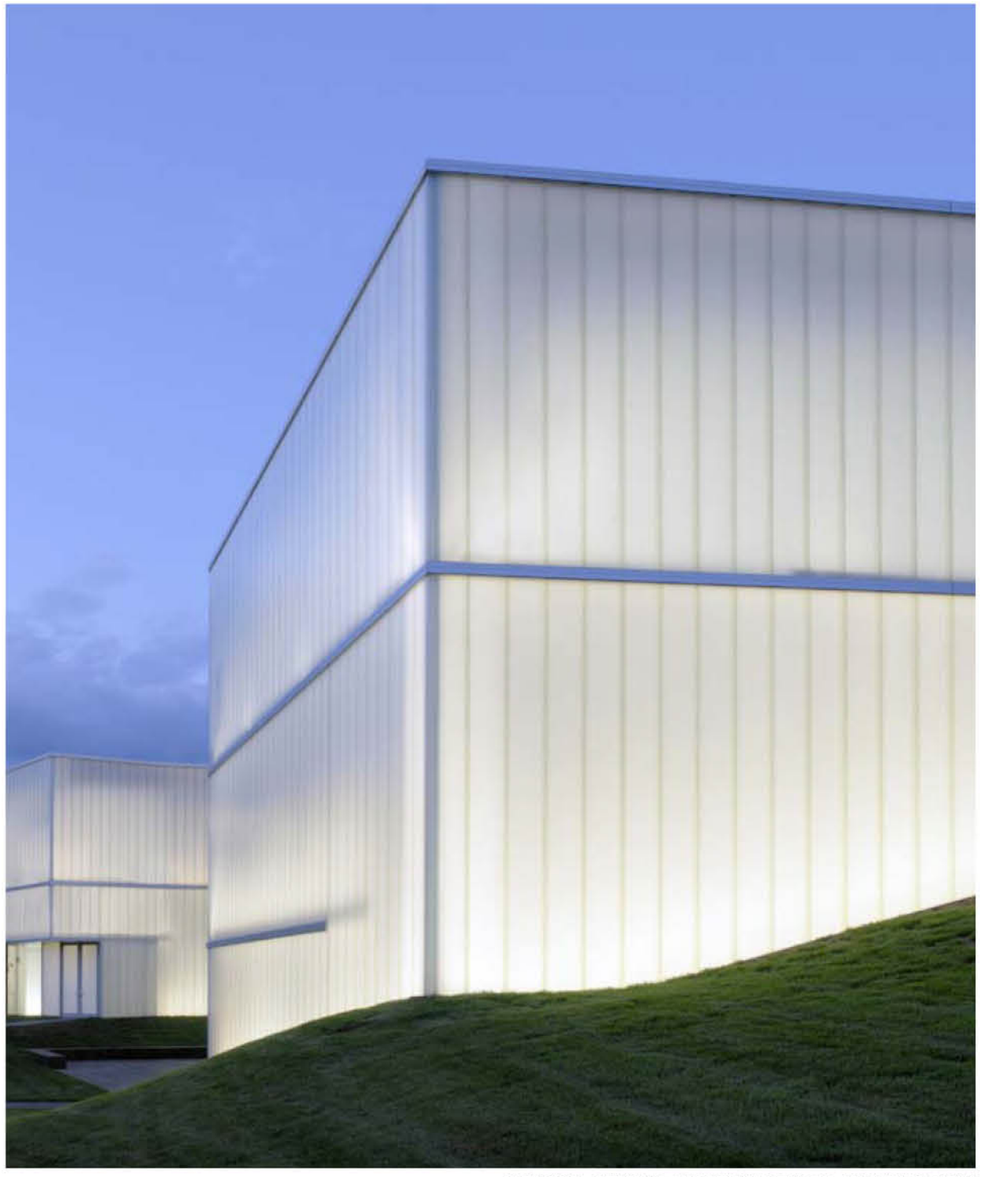


KINETIC

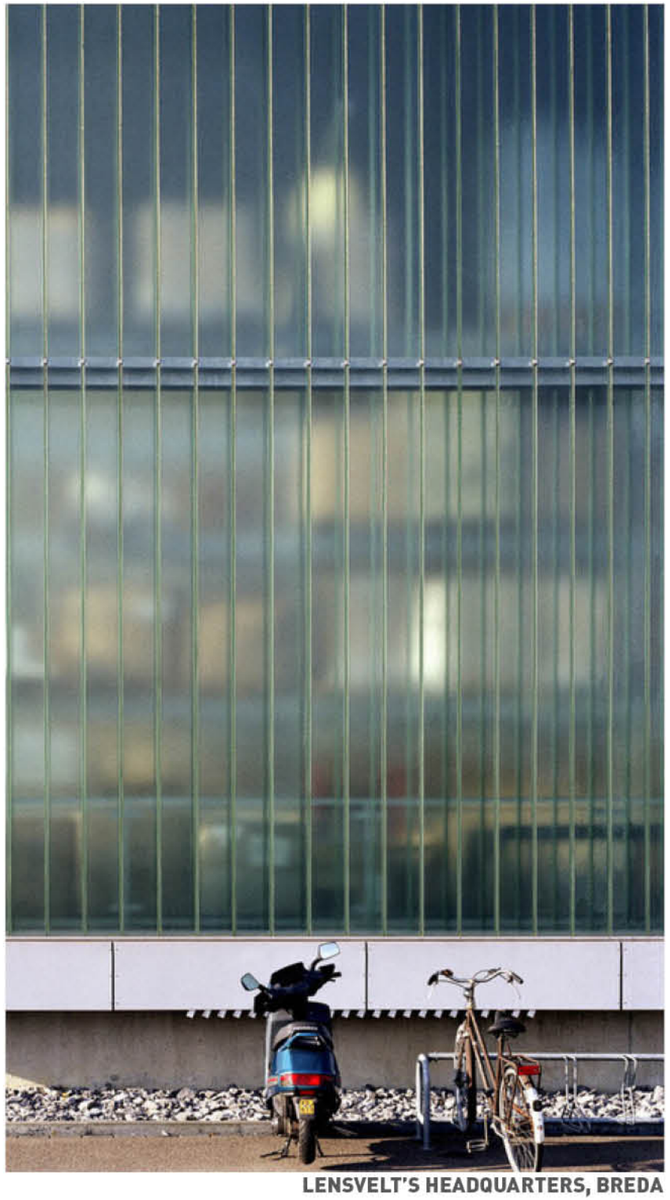
UNION STREET DESIGN

ELEVATOR

CHANNEL GLASS



NELSON-ATKINS MUSEUM OF ART, KANSAS CITY



LENSVELT'S HEADQUARTERS, BREDA

SWISS MUSEUM OF TRANSPORT, LUCERNE

UNION STREET DESIGN

DECEMBER 2013

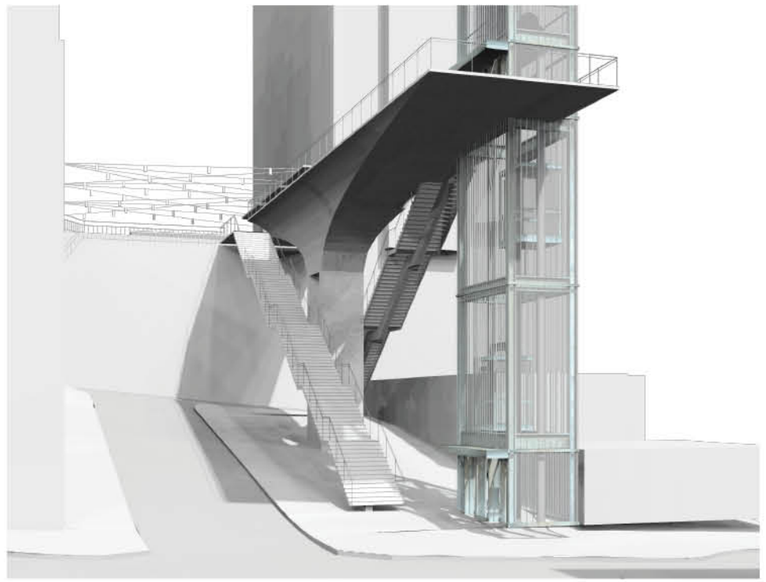
REVISED TRUSS STRUCTURE

UNION STREET DESIGN

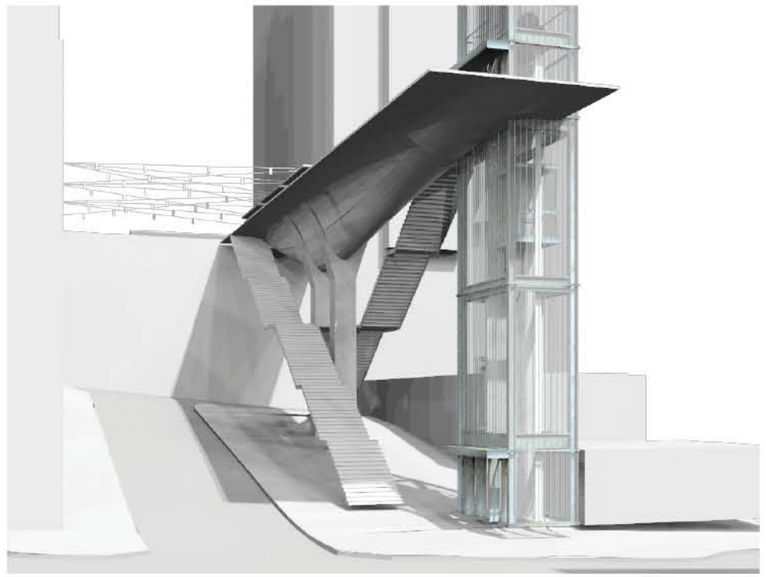
STRUCTURE OPTIONS

CONCRETE

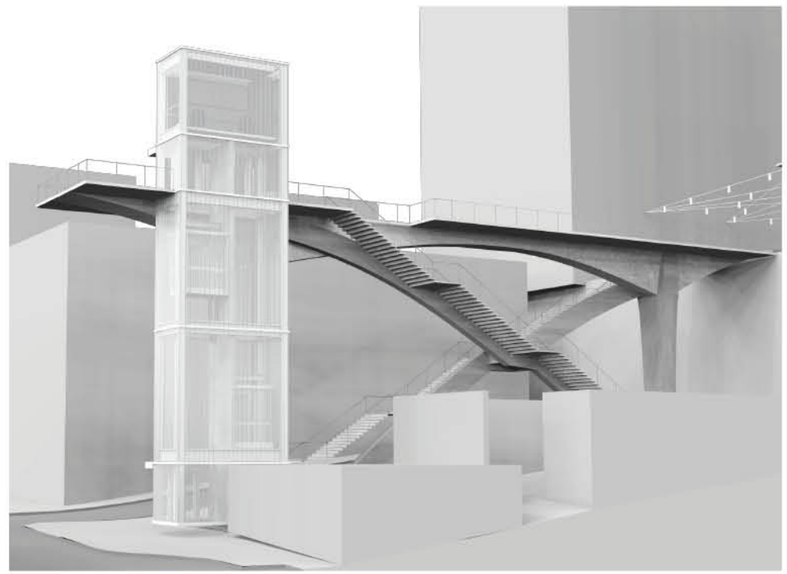
ONE COLUMN - THIN SHELL CONCRETE



ARCH



ROUNDED UNDERSIDE



ARCHED STAIR SUPPORT

ARCHED STAIR SUPPORT

UNION STREET DESIGN

JANUARY 2014

CONCRETE - ENGINEERED

UNION STREET DESIGN

CONCRETE PRECEDENT

PORTUGAL FOOTBRIDGE

UNION STREET DESIGN

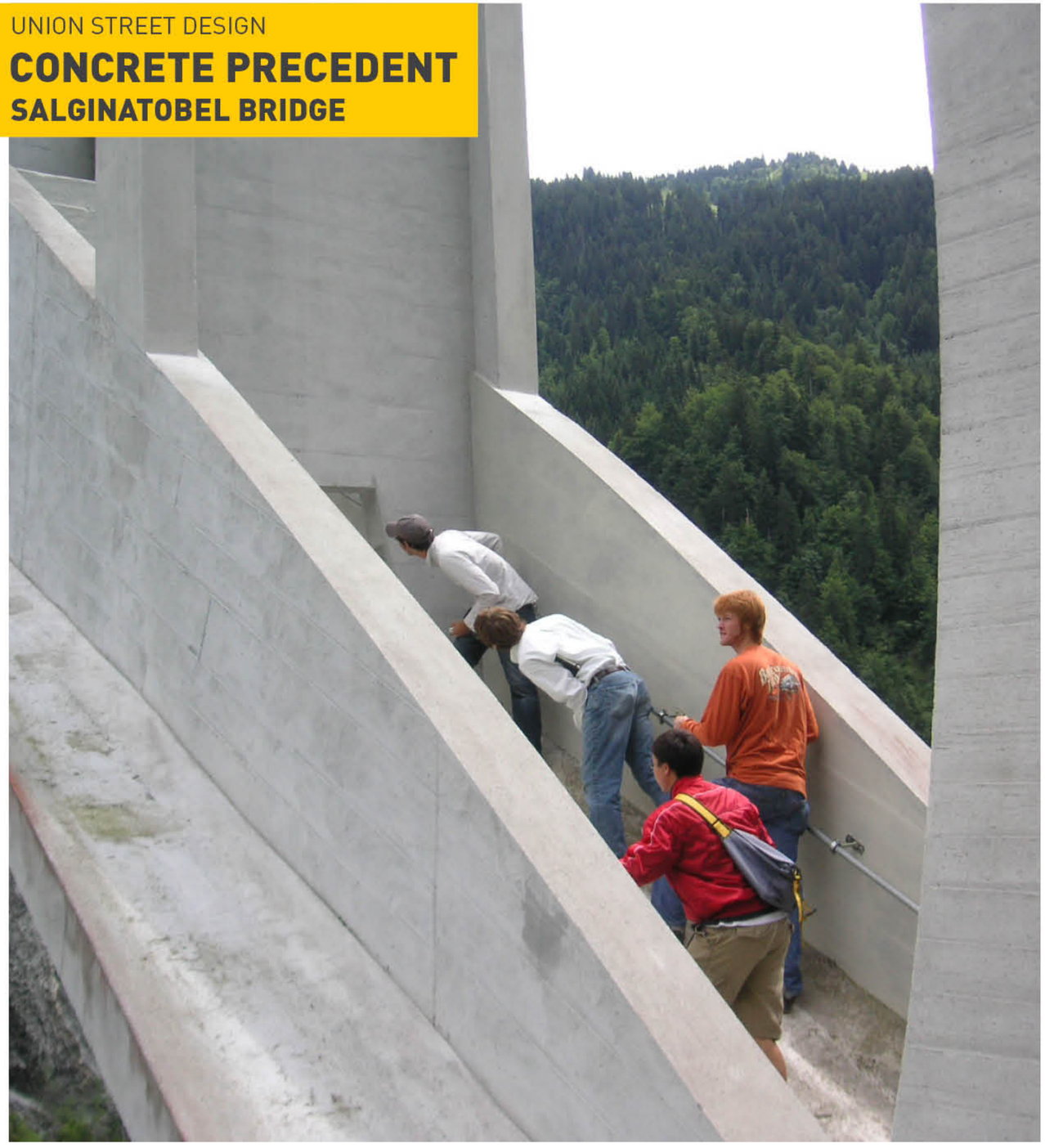
CONCRETE PRECEDENT

SALGINATOBEL BRIDGE

UNION STREET DESIGN

CONCRETE PRECEDENT

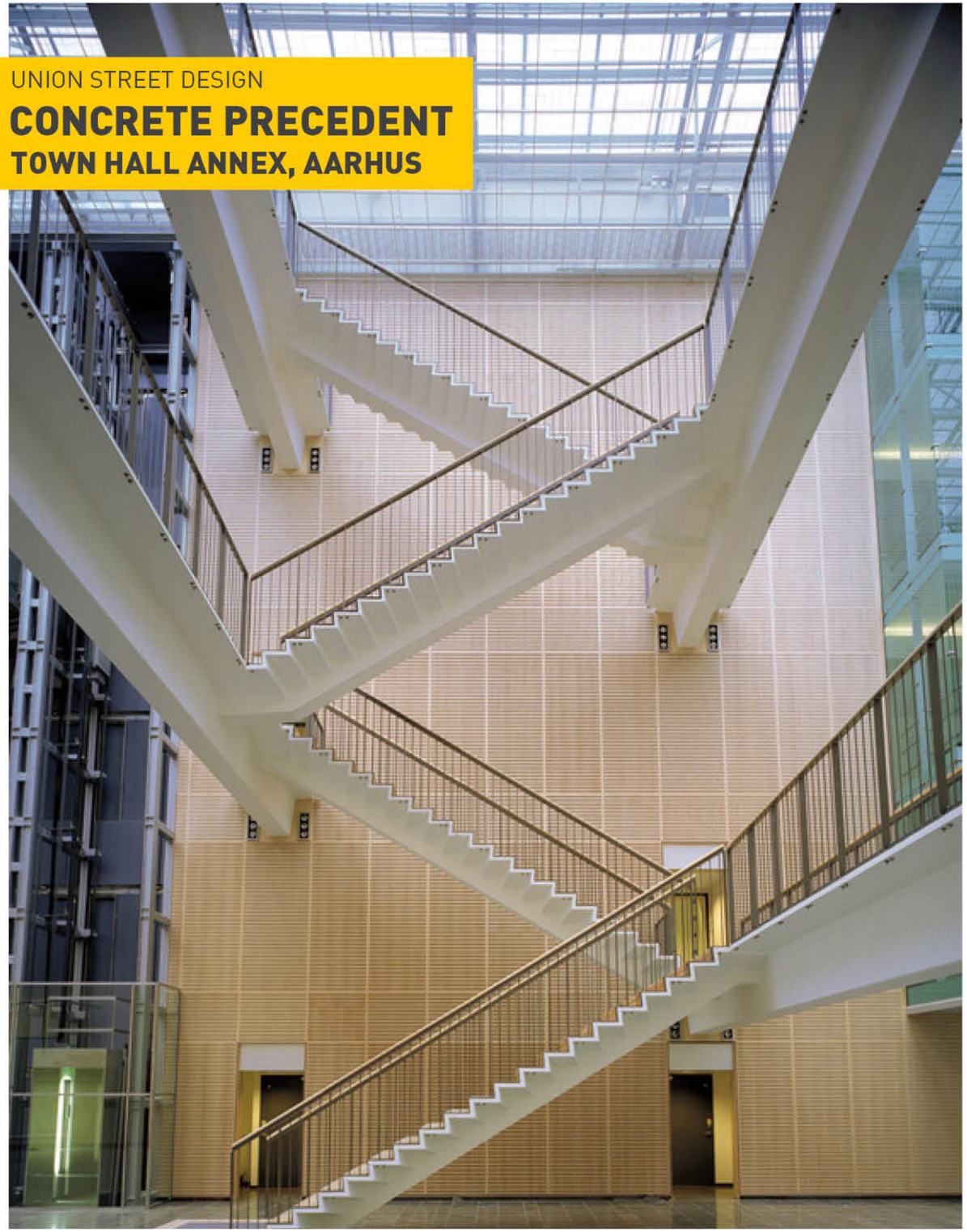
SALGINATOBEL BRIDGE

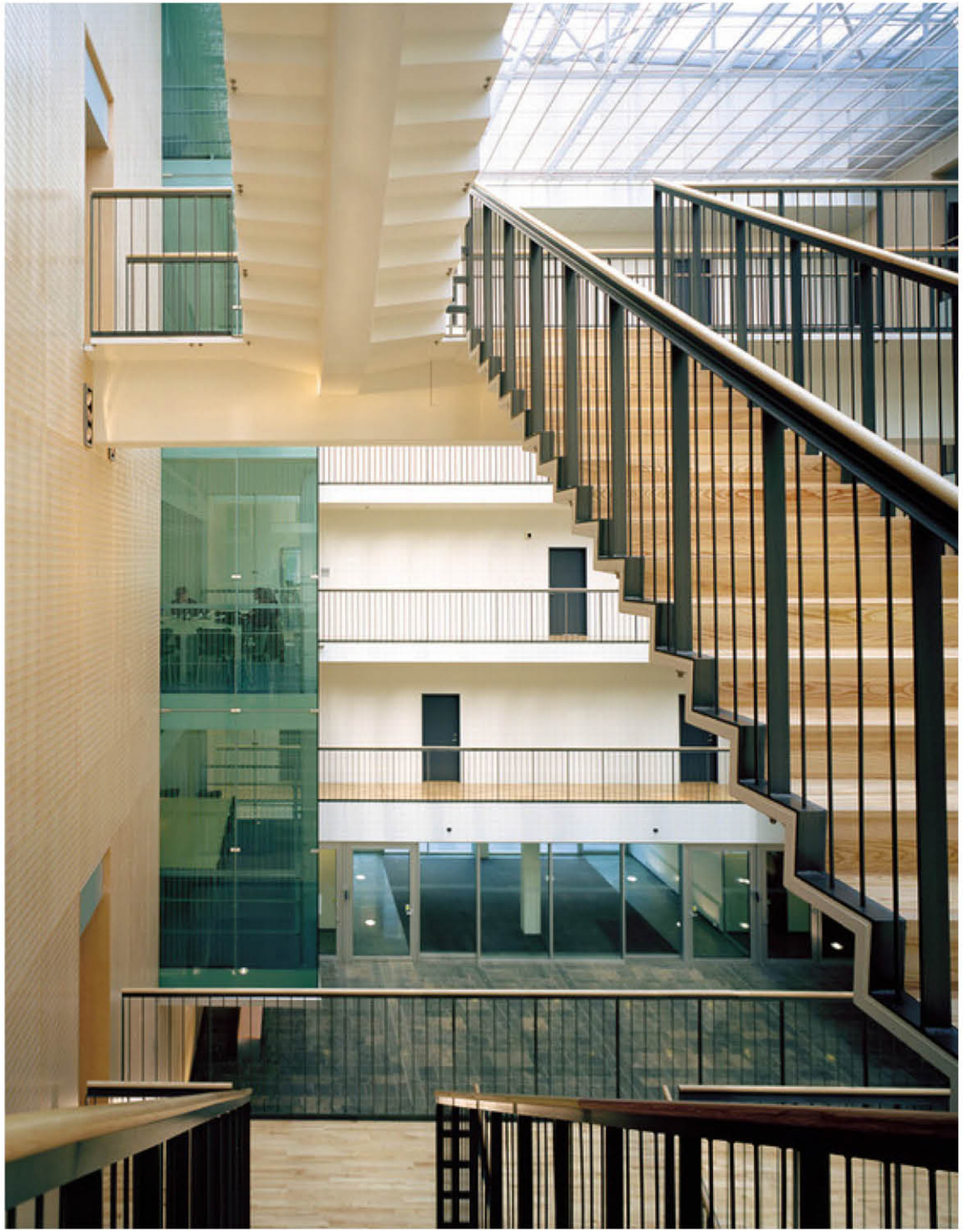


UNION STREET DESIGN

CONCRETE PRECEDENT

TOWN HALL ANNEX, AARHUS

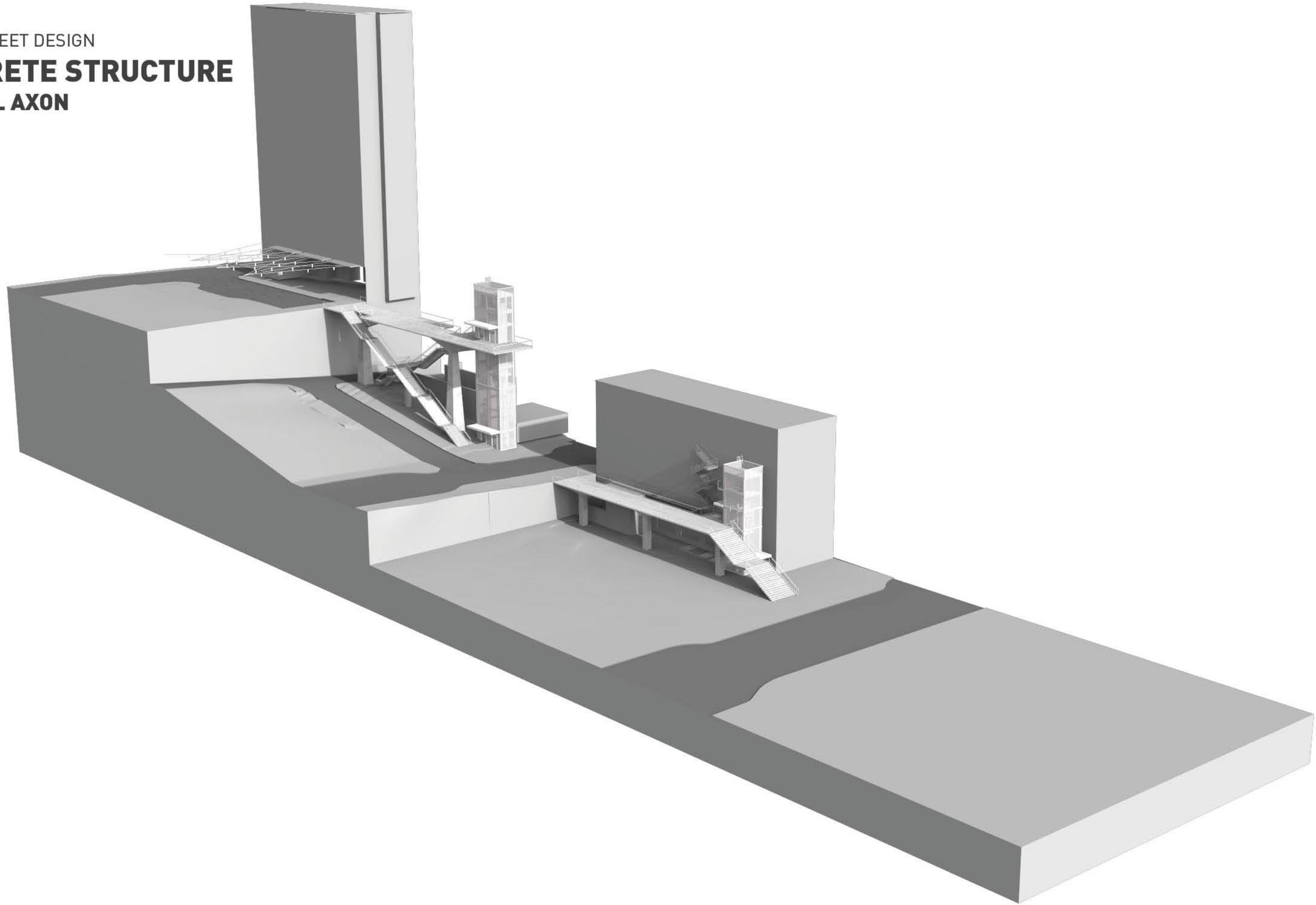




UNION STREET DESIGN

CONCRETE STRUCTURE

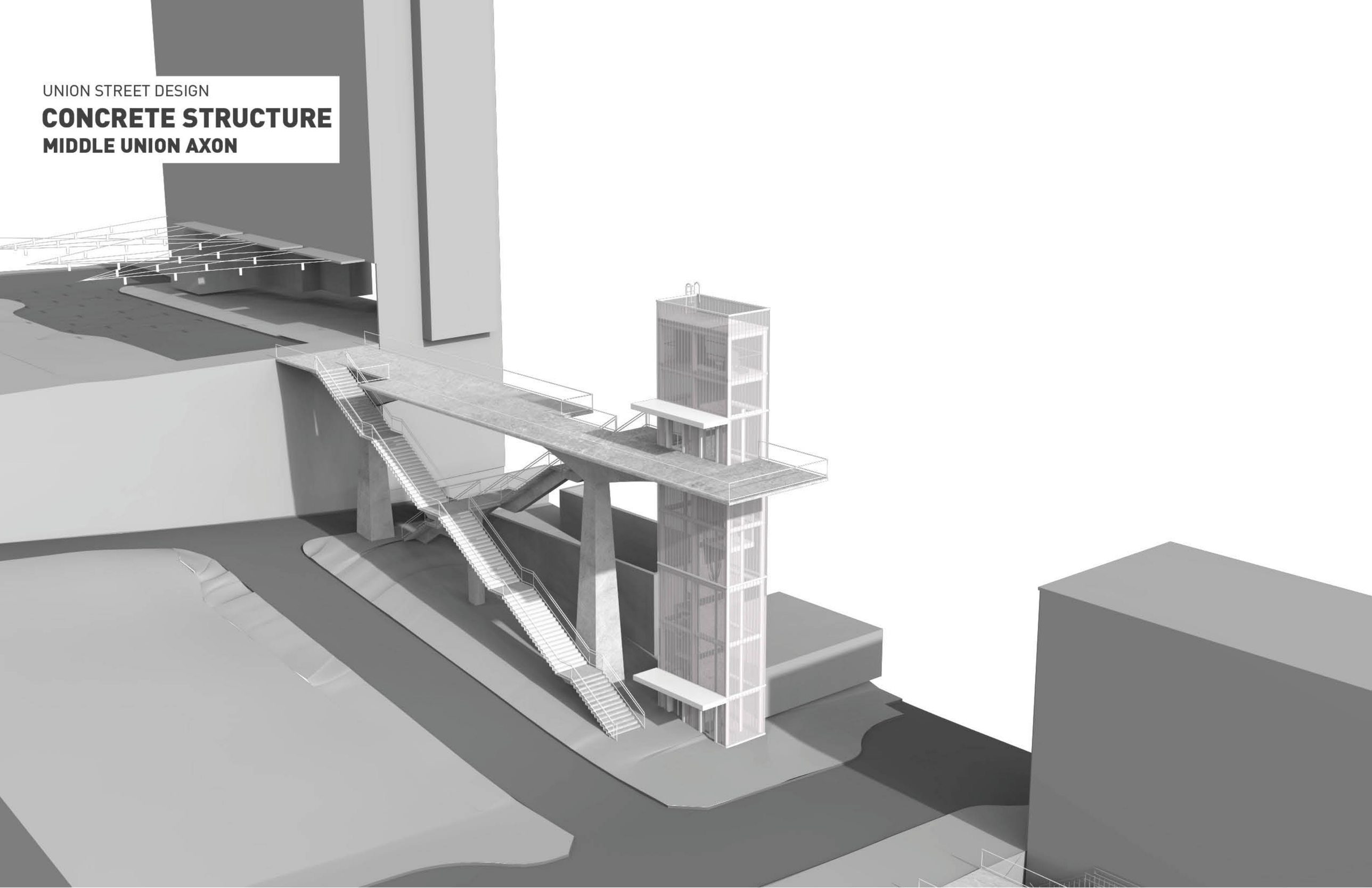
OVERALL AXON



UNION STREET DESIGN

CONCRETE STRUCTURE

MIDDLE UNION AXON



UNION STREET DESIGN

CONCRETE STRUCTURE

VIEW FROM POST ALLEY

UNION STREET DESIGN

CONCRETE STRUCTURE

MIDDLE UNION SOUTH STAIR

UNION STREET DESIGN

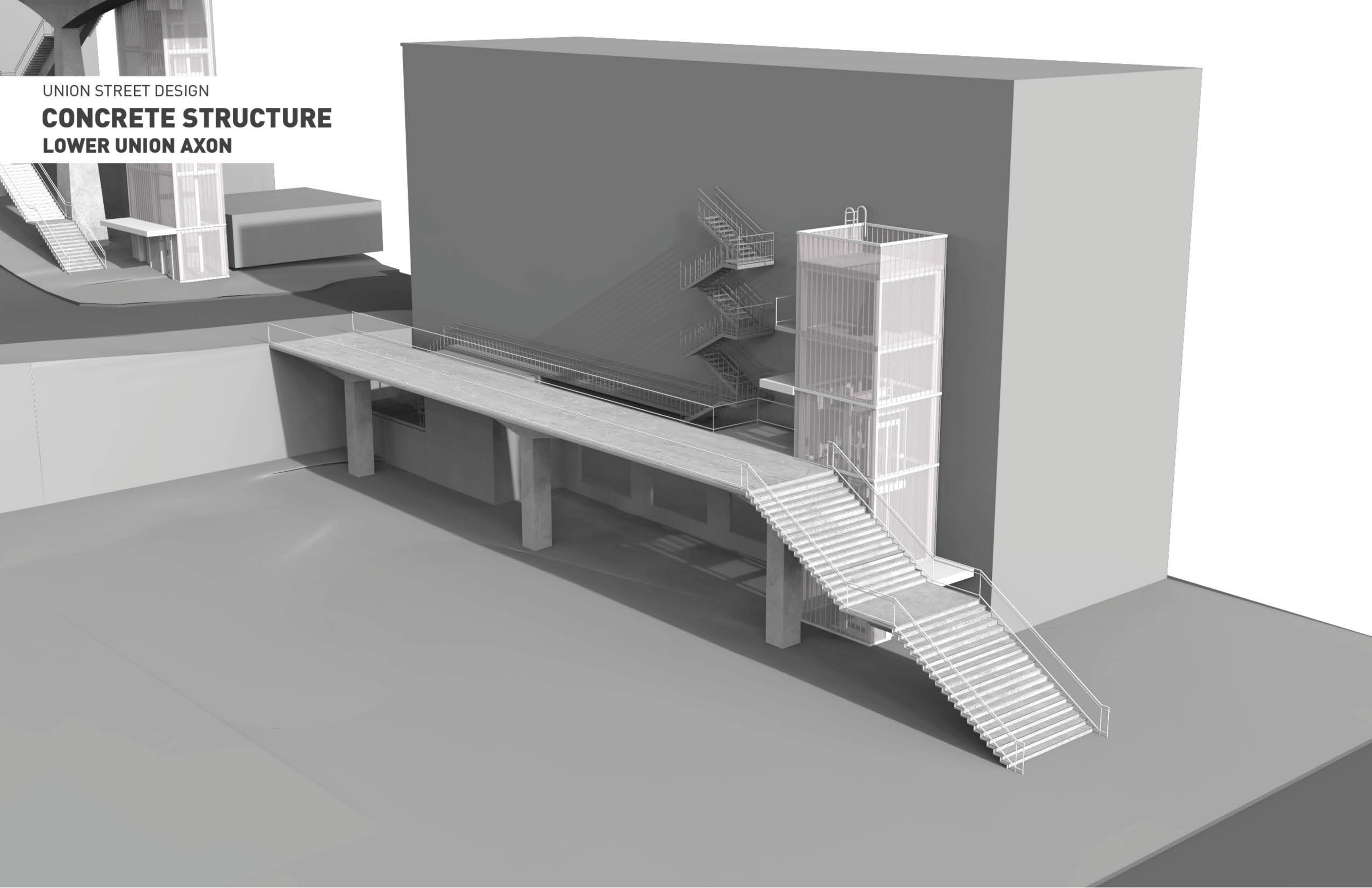
CONCRETE STRUCTURE

MIDDLE UNION NORTH STAIR

UNION STREET DESIGN

CONCRETE STRUCTURE

LOWER UNION AXON



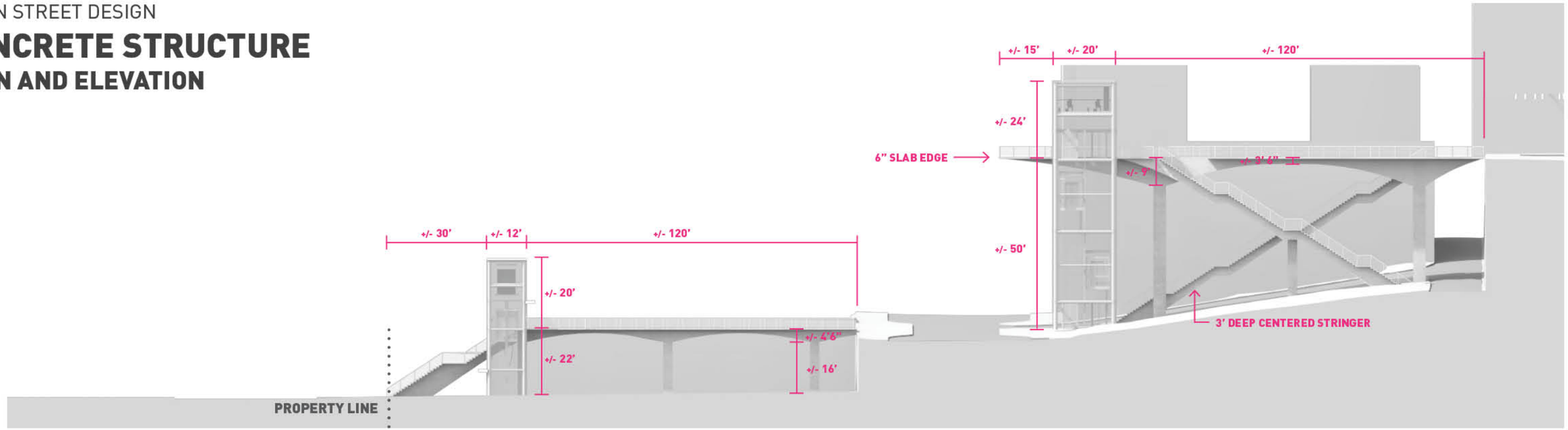
UNION STREET DESIGN

CONCRETE STRUCTURE

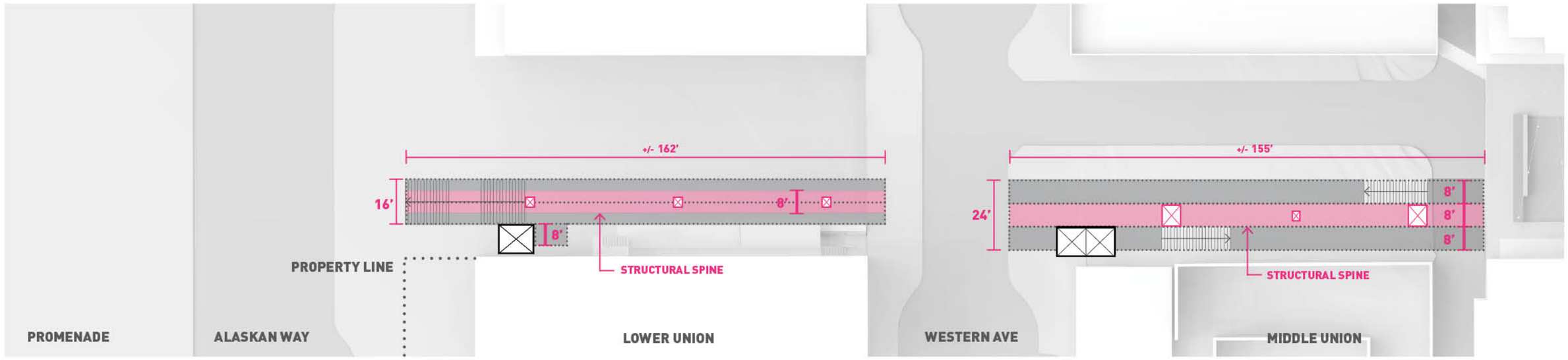
VIEW OF LOWER UNION

UNION STREET DESIGN

CONCRETE STRUCTURE
PLAN AND ELEVATION



SOUTH ELEVATION

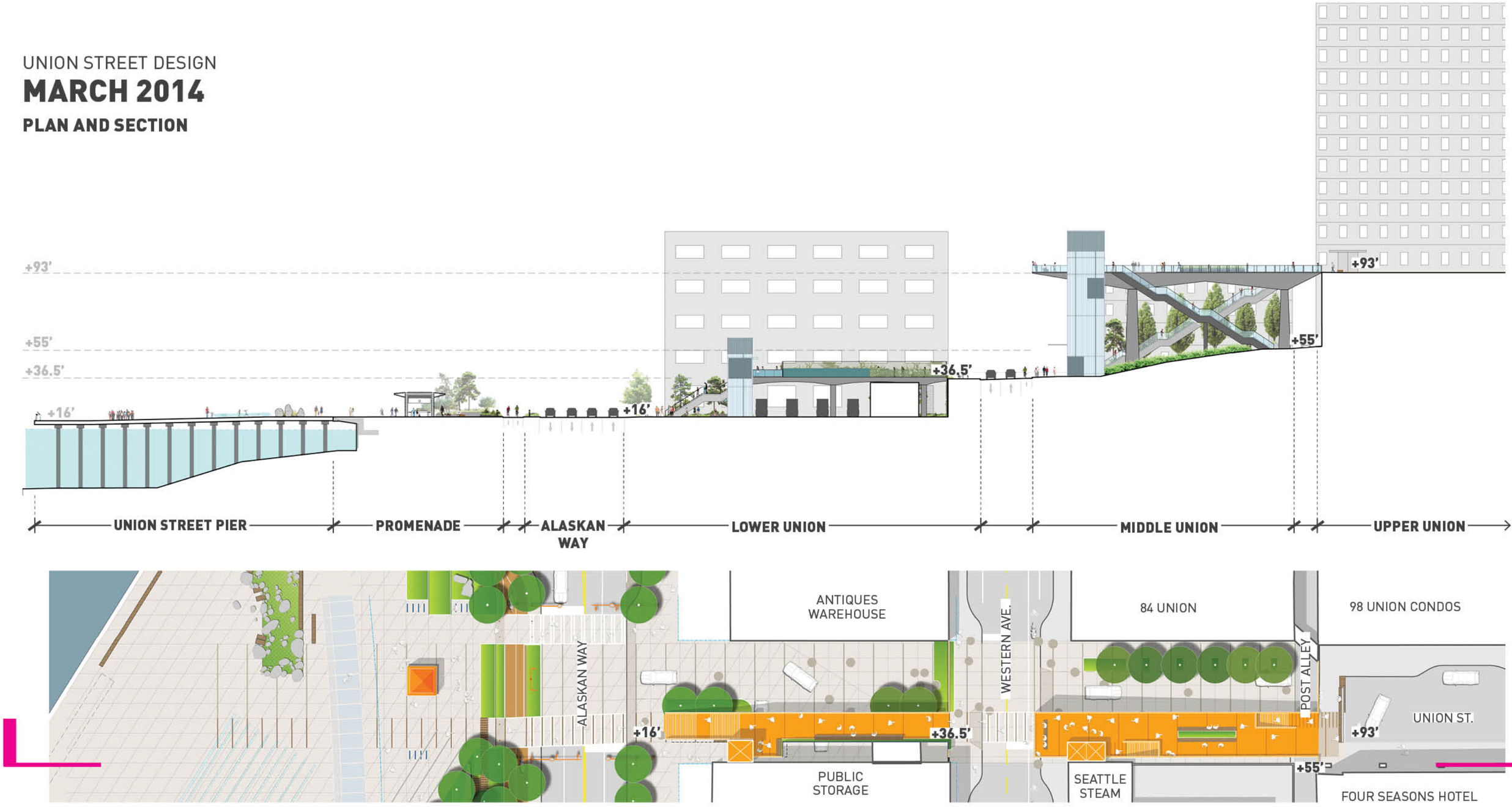


BRIDGE LEVEL PLAN DIAGRAM

UNION STREET DESIGN

MARCH 2014

PLAN AND SECTION

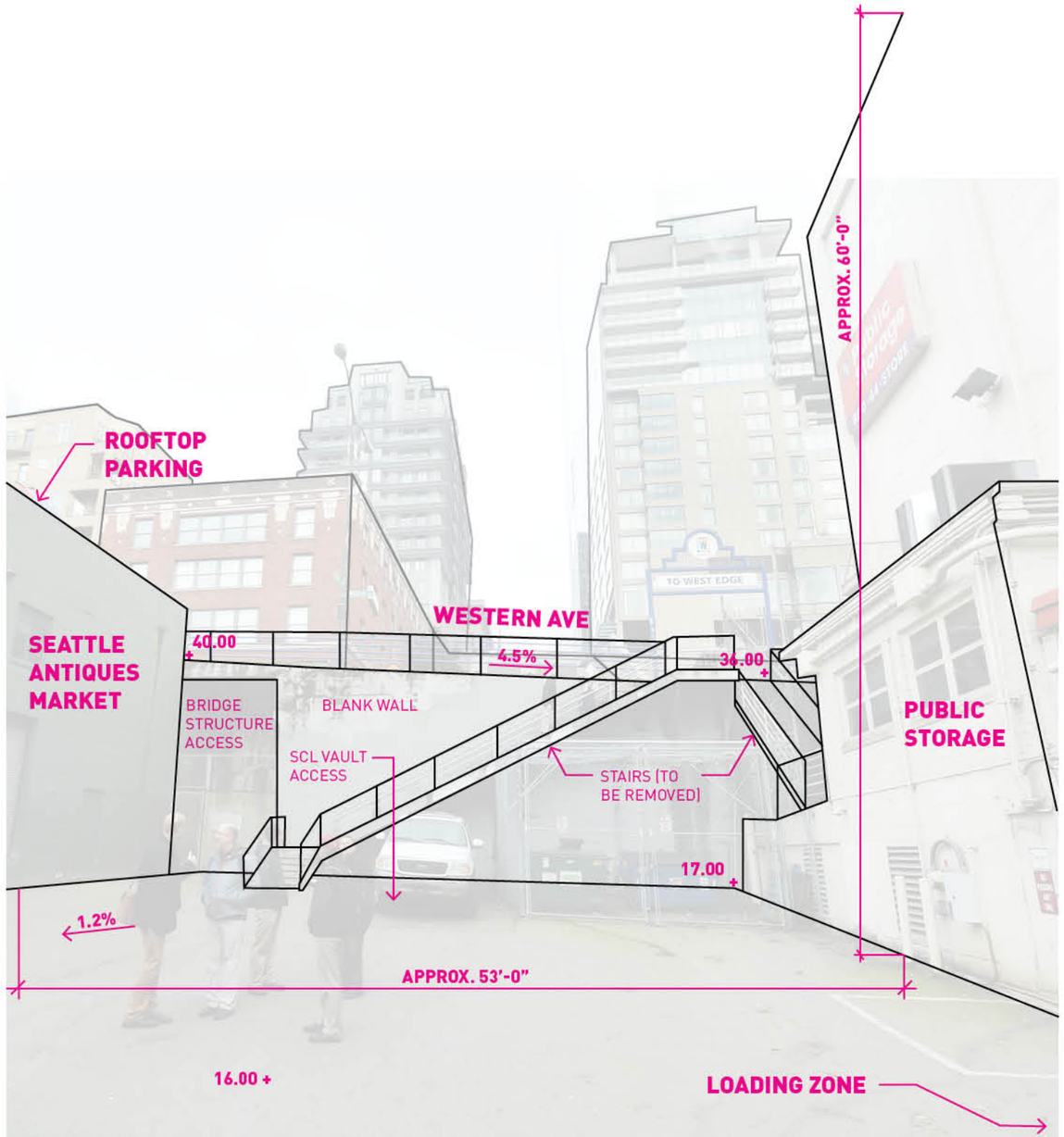


UNION STREET DESIGN

LOWER UNION

SITE ANALYSIS

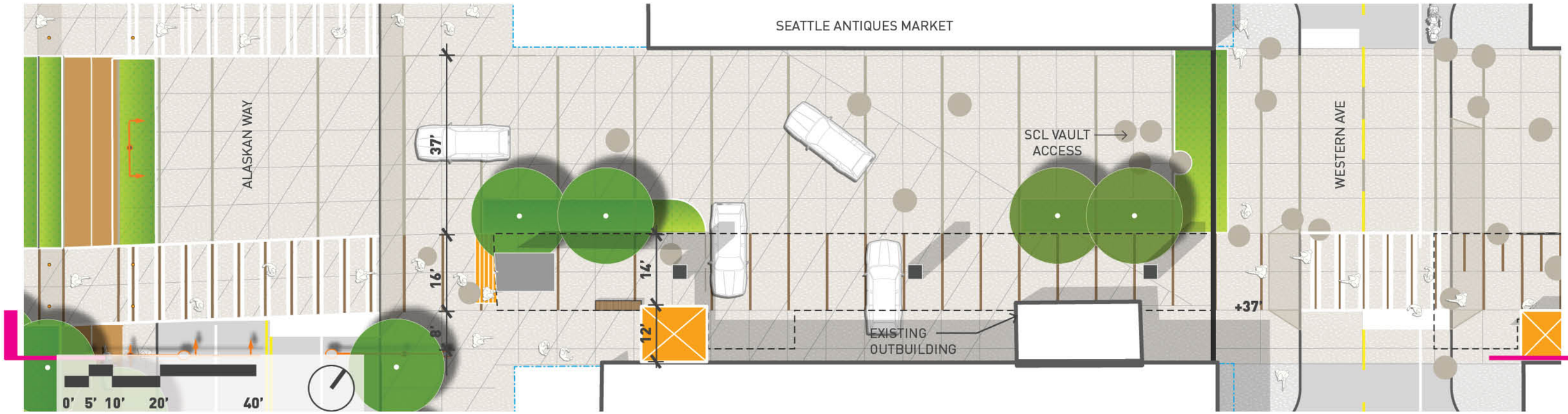
View toward Western Ave from Alaskan Way



UNION STREET DESIGN

LOWER UNION

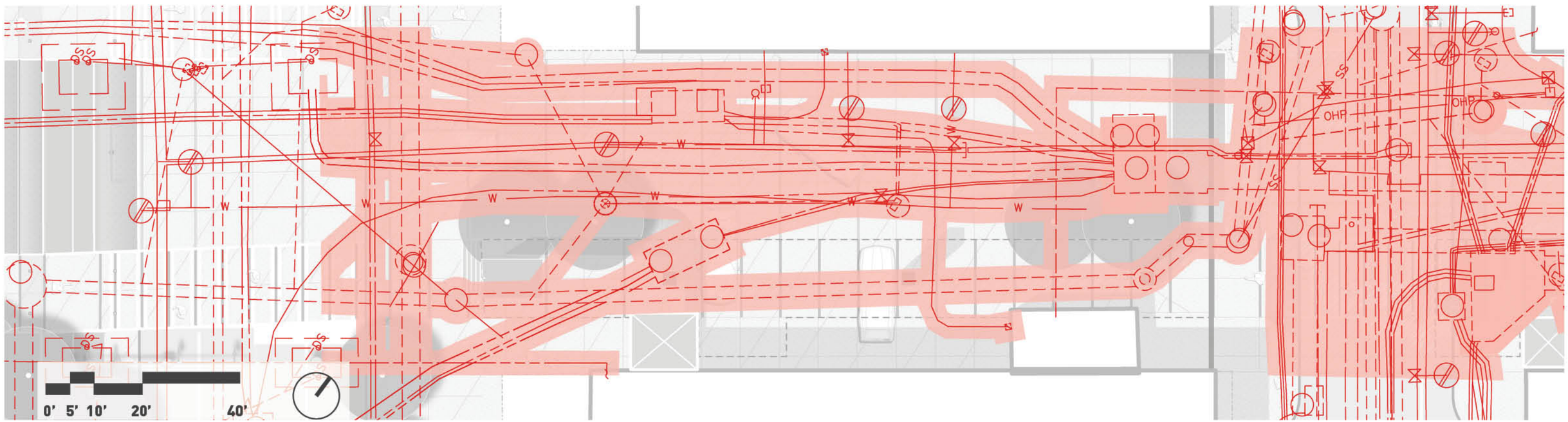
LID OFF



UNION STREET DESIGN

LOWER UNION

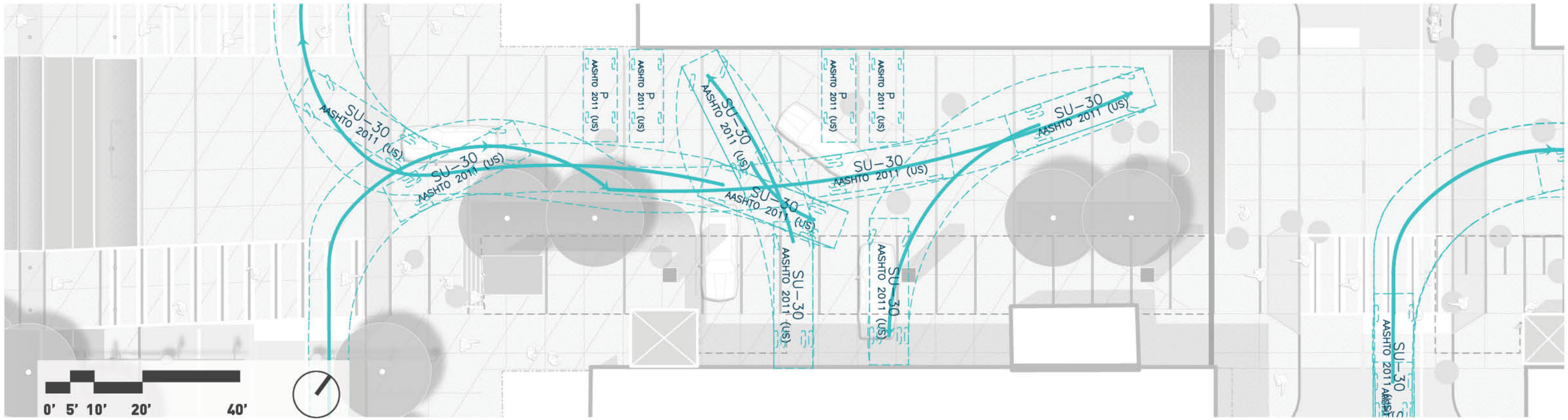
UTILITIES



UNION STREET DESIGN

LOWER UNION

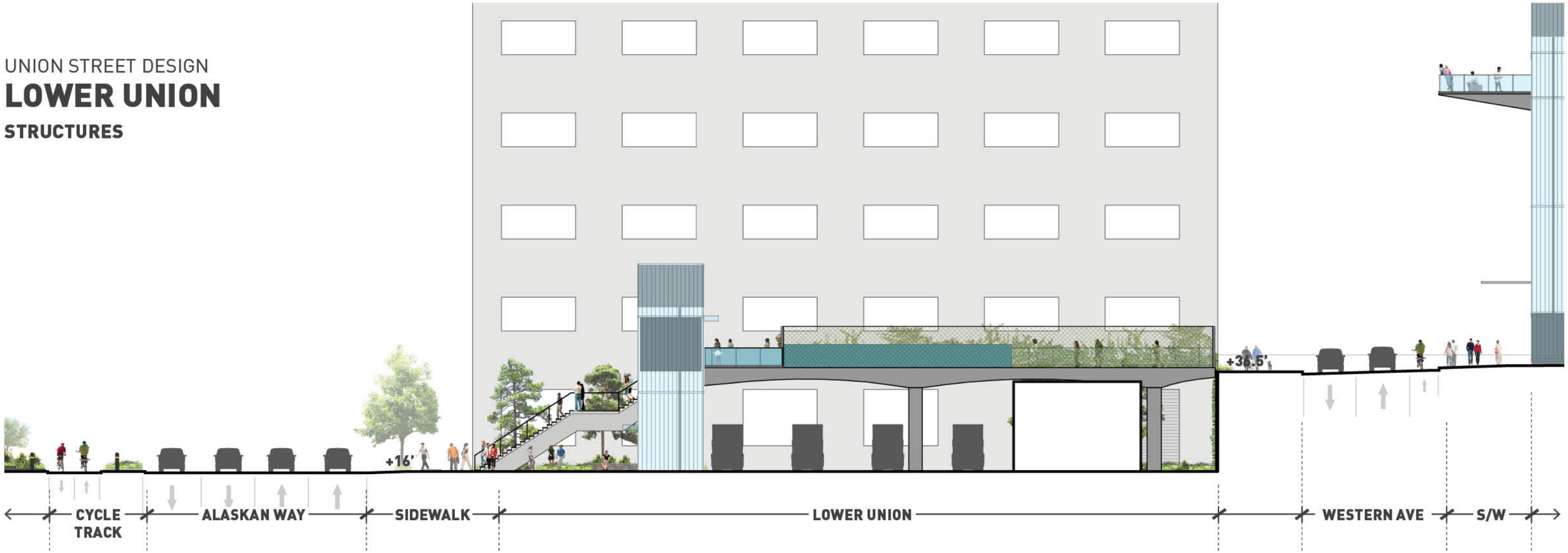
TURN SIMULATIONS

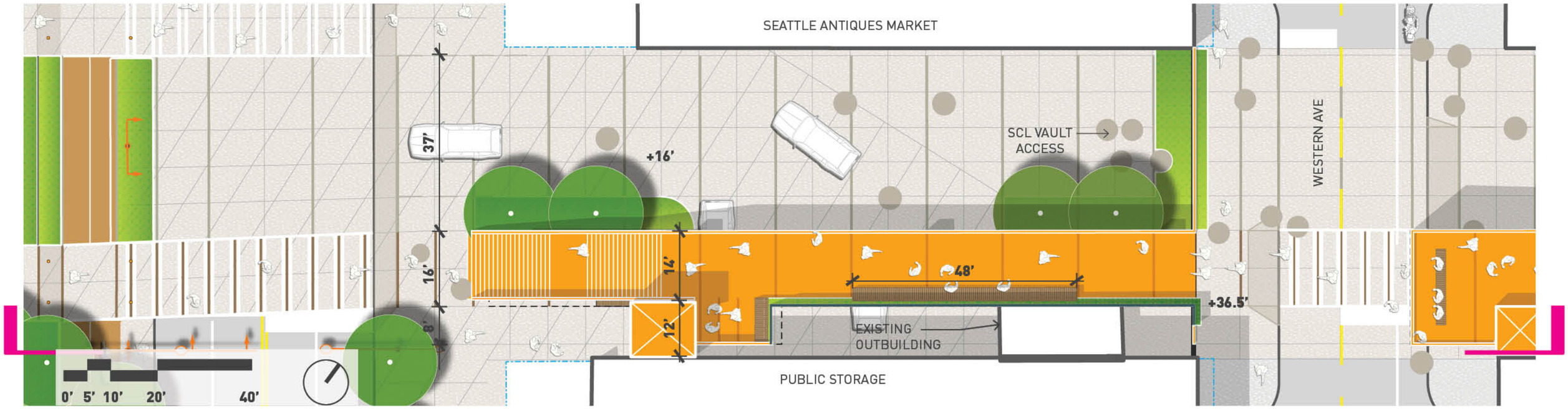


UNION STREET DESIGN

LOWER UNION

STRUCTURES

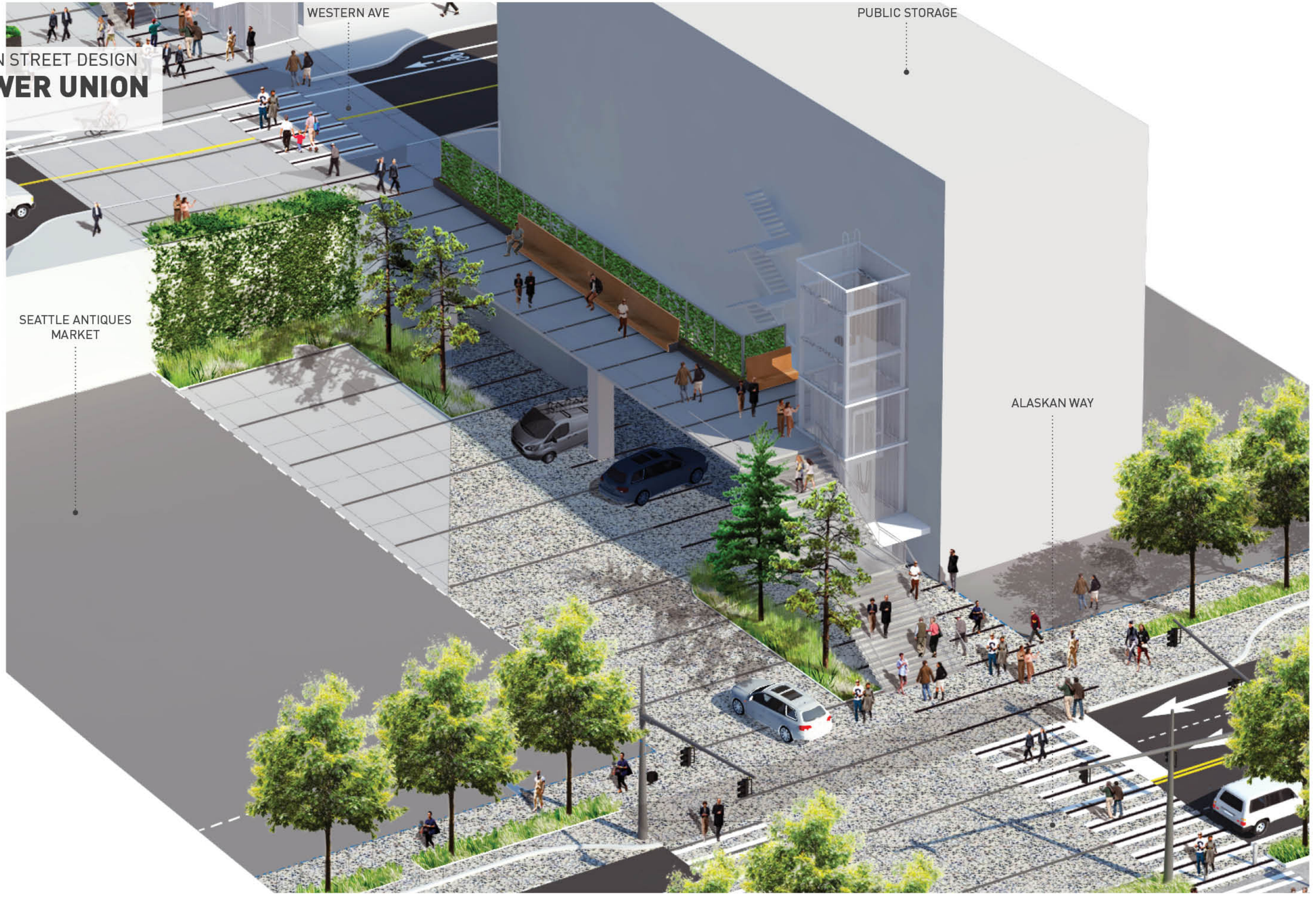




UNION STREET DESIGN

LOWER UNION

AXON

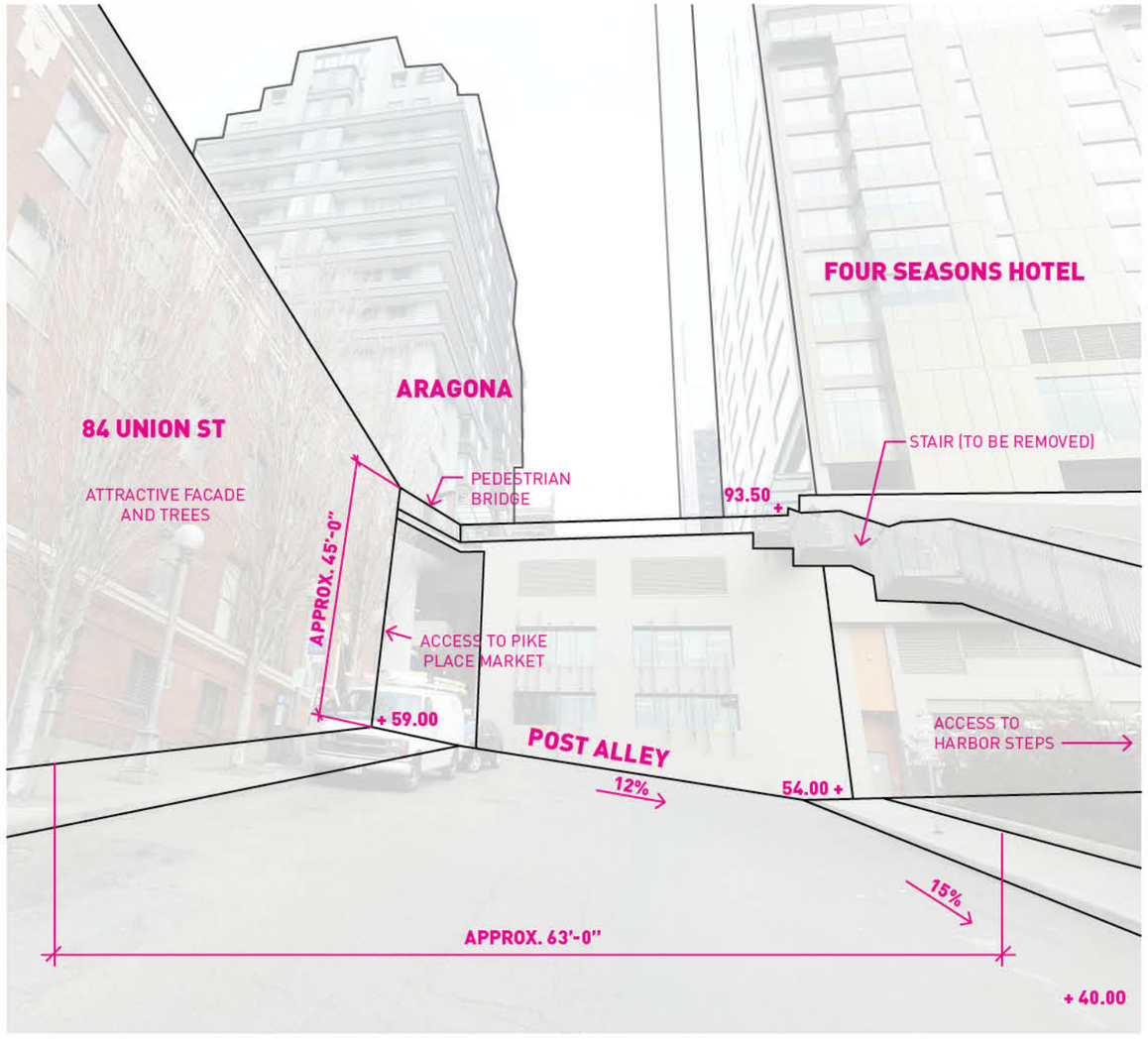


UNION STREET DESIGN

MIDDLE UNION

SITE ANALYSIS

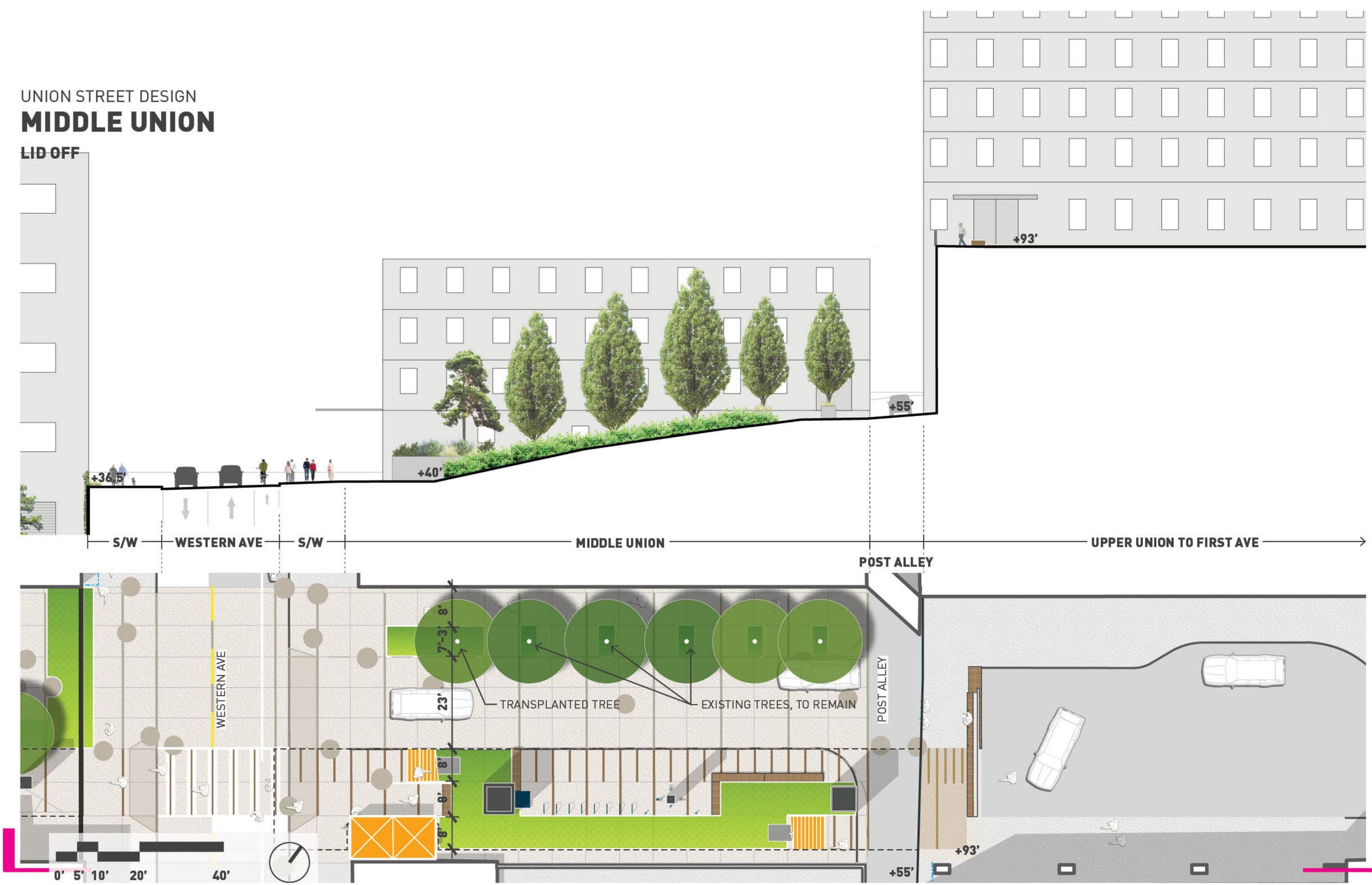
View toward Post Alley from Western Ave



UNION STREET DESIGN

MIDDLE UNION

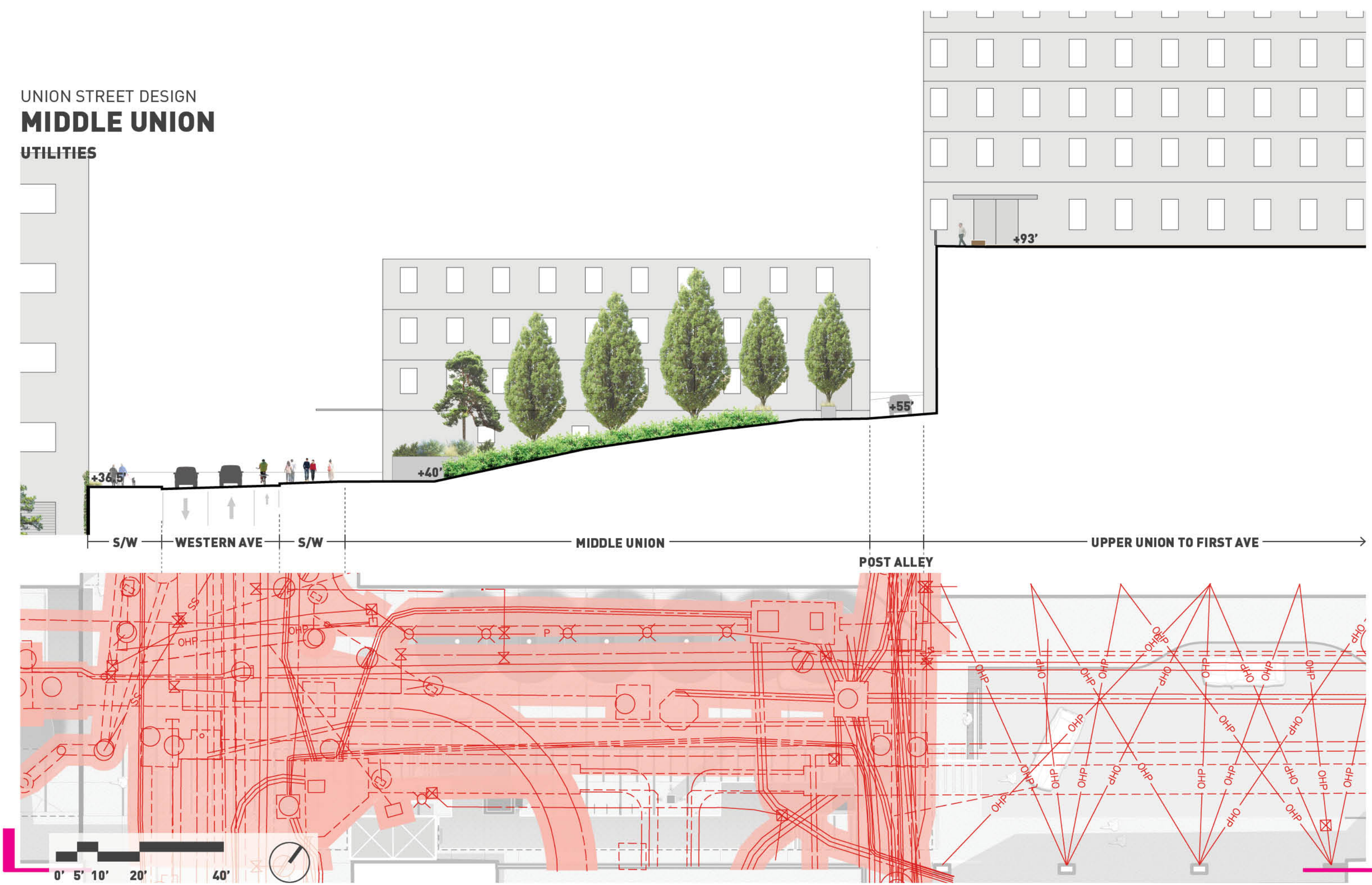
~~LID OFF~~



UNION STREET DESIGN

MIDDLE UNION

UTILITIES



UNION STREET DESIGN

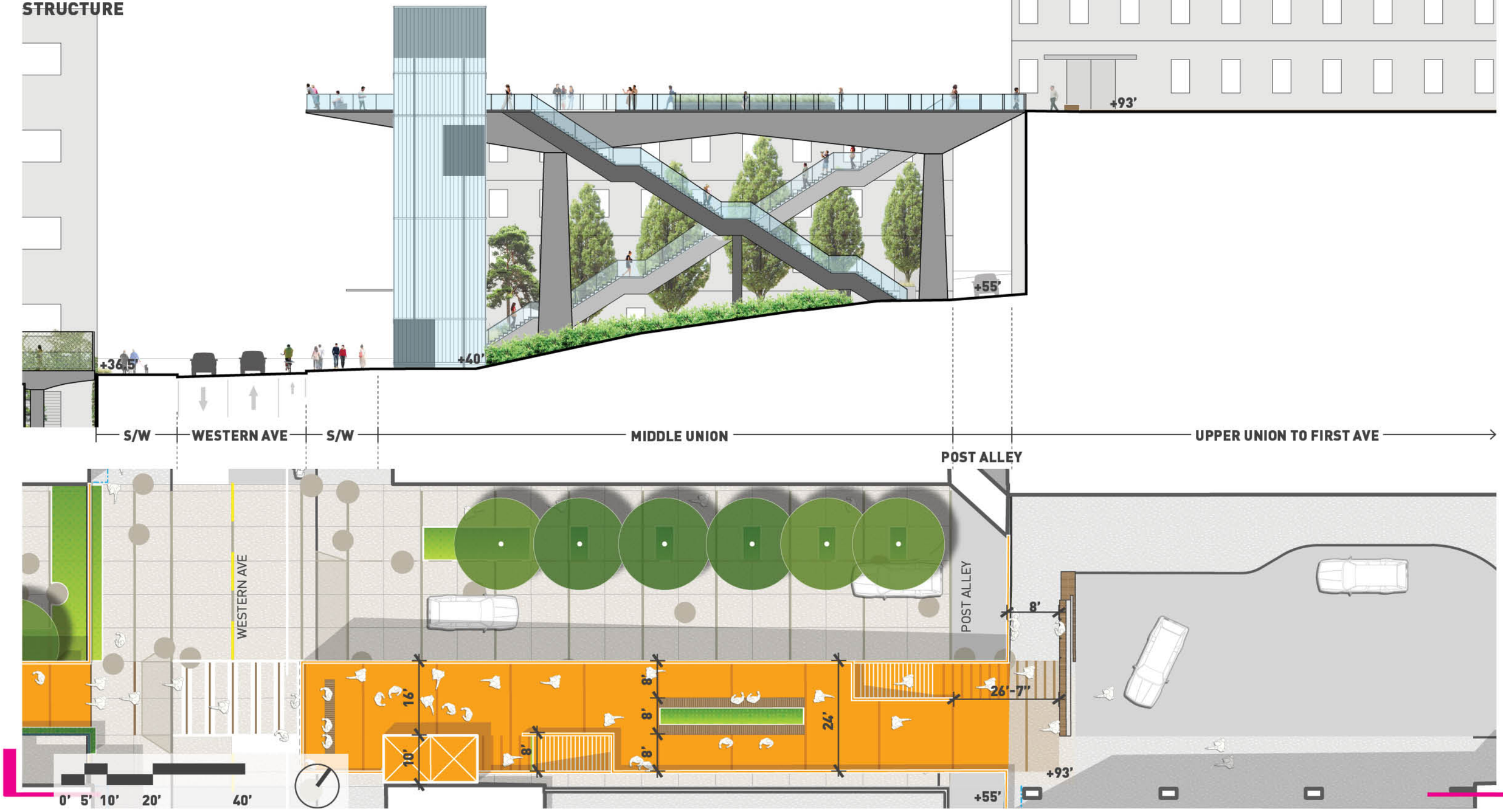
MIDDLE UNION

TURN SIMULATIONS

UNION STREET DESIGN

MIDDLE UNION

STRUCTURE



UNION STREET DESIGN

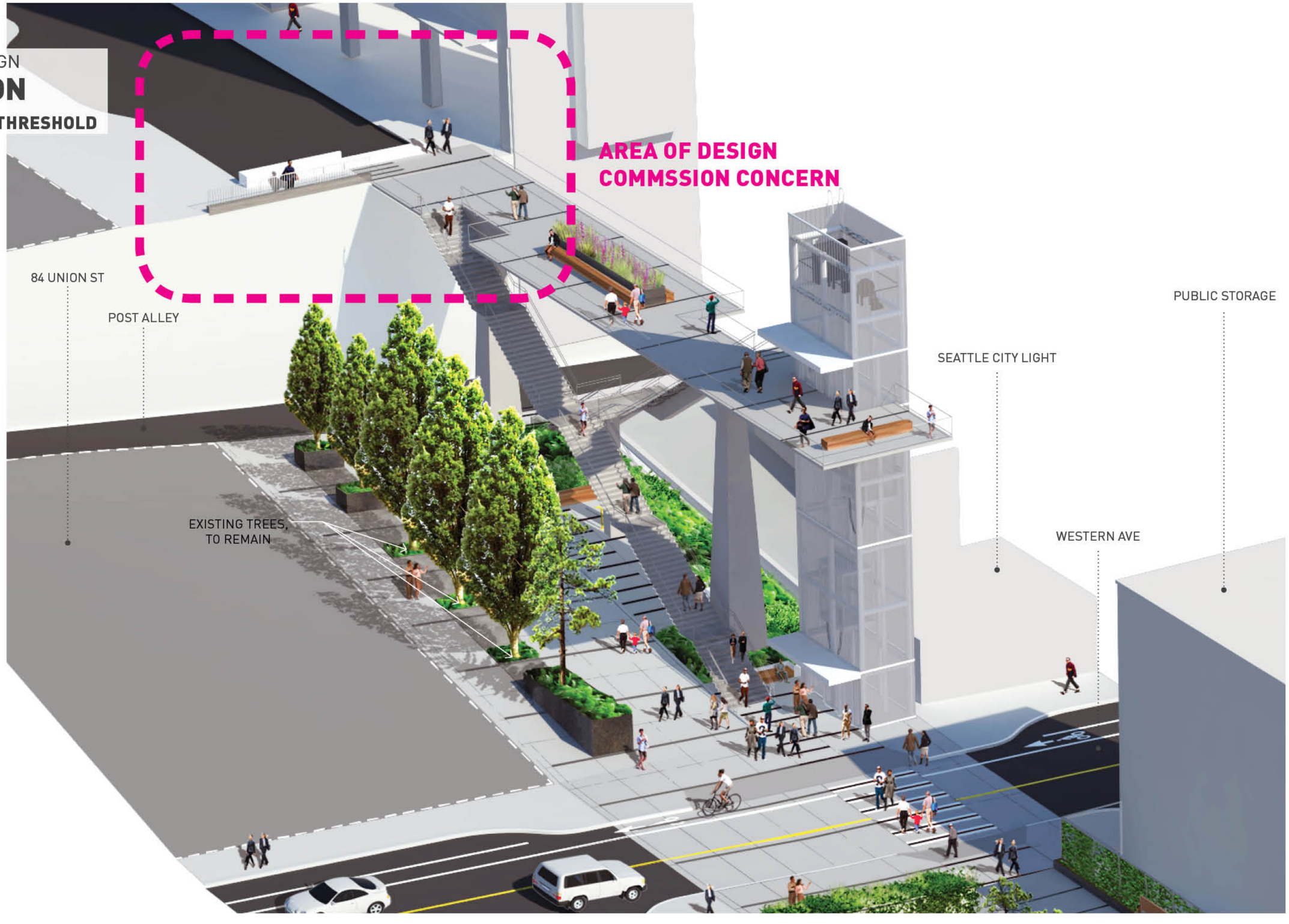
MIDDLE UNION

AXON

UNION STREET DESIGN

UPPER UNION

CITY-WATERFRONT THRESHOLD



UNION STREET DESIGN

UPPER UNION

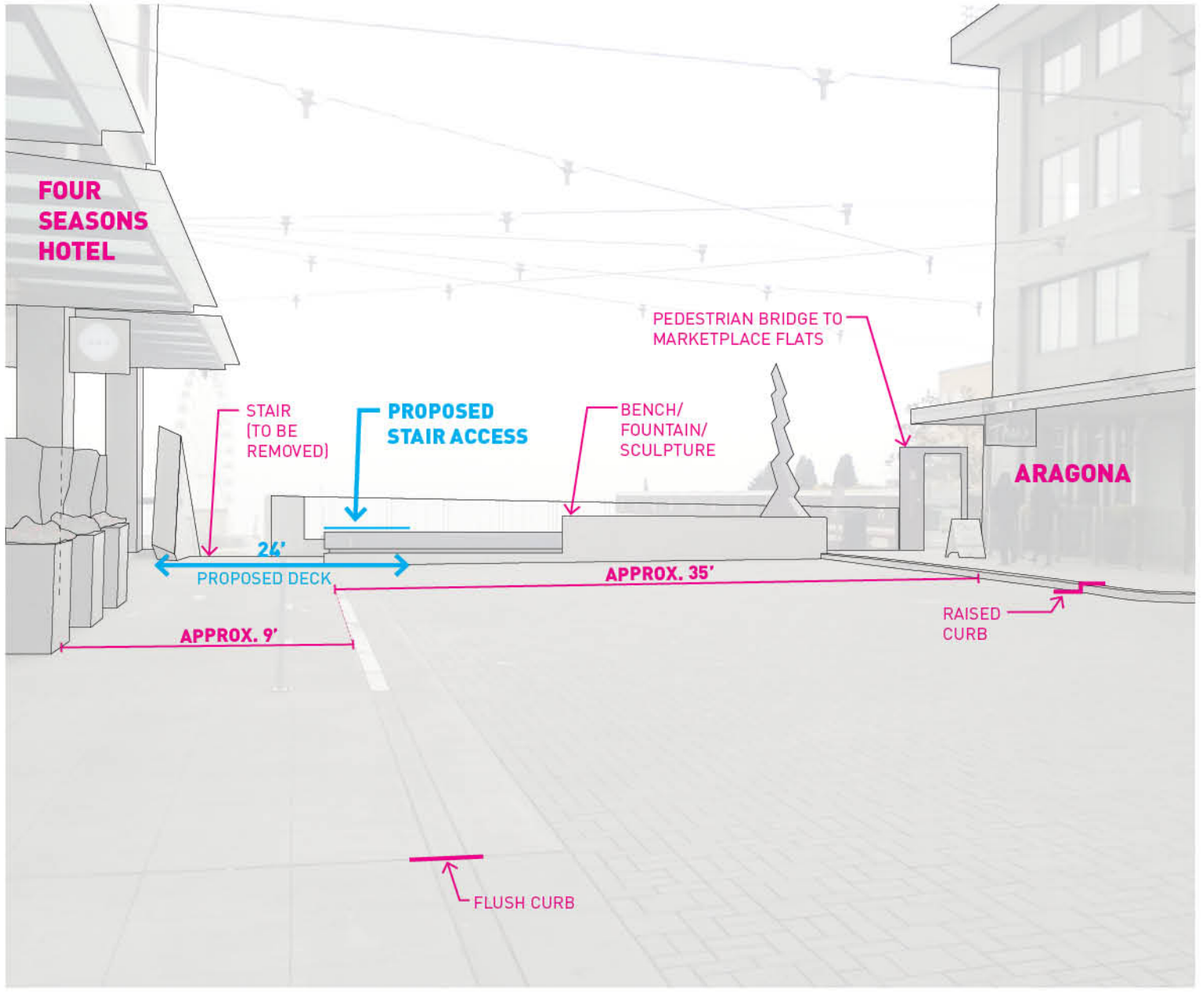
CITY-WATERFRONT THRESHOLD

UNION STREET DESIGN

UPPER UNION

SITE ANALYSIS

View west toward overlook from First Ave



UNION STREET DESIGN

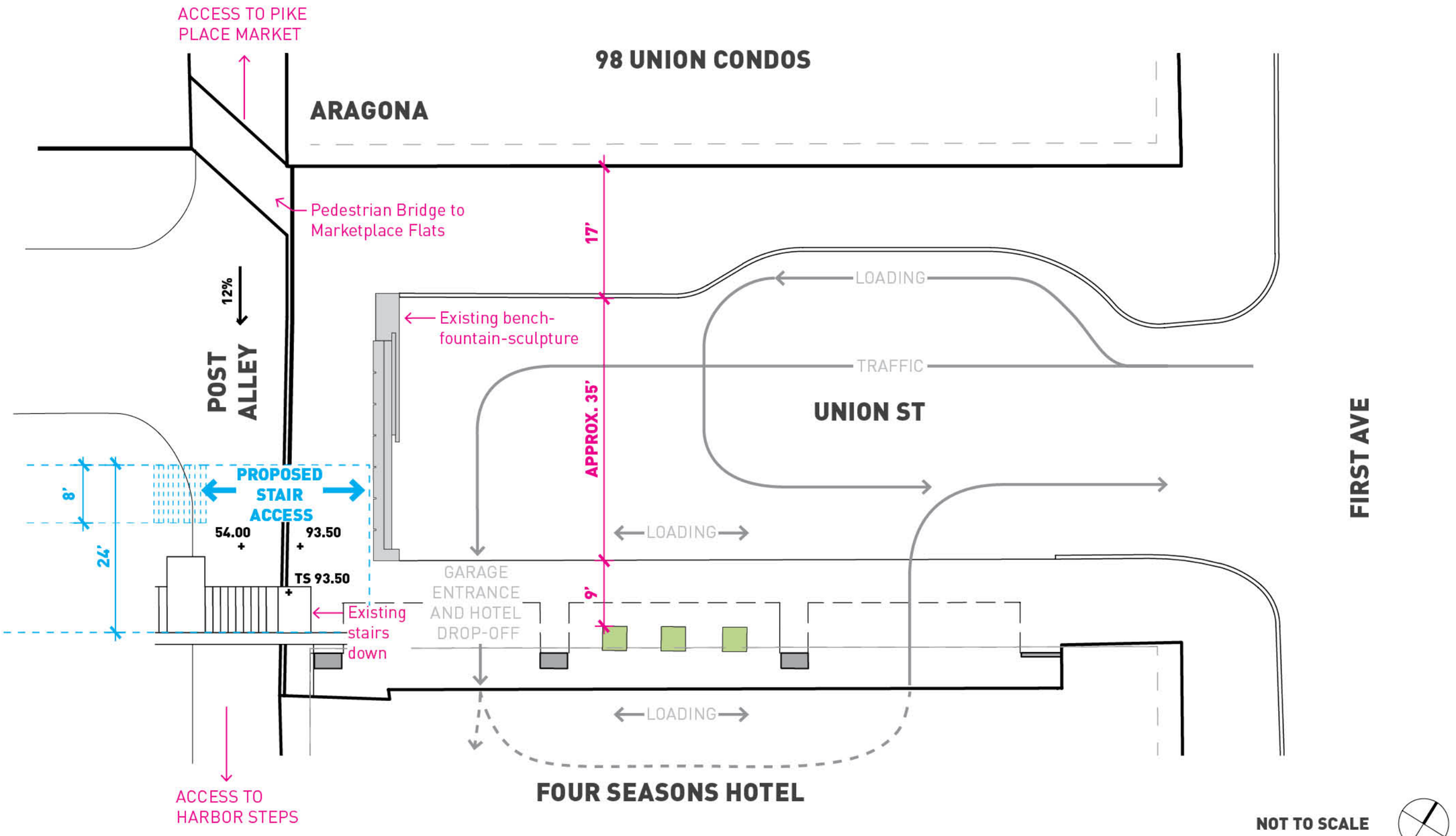
UPPER UNION

EXISTING CONDITIONS

UNION STREET DESIGN

UPPER UNION

EXISTING CONDITIONS

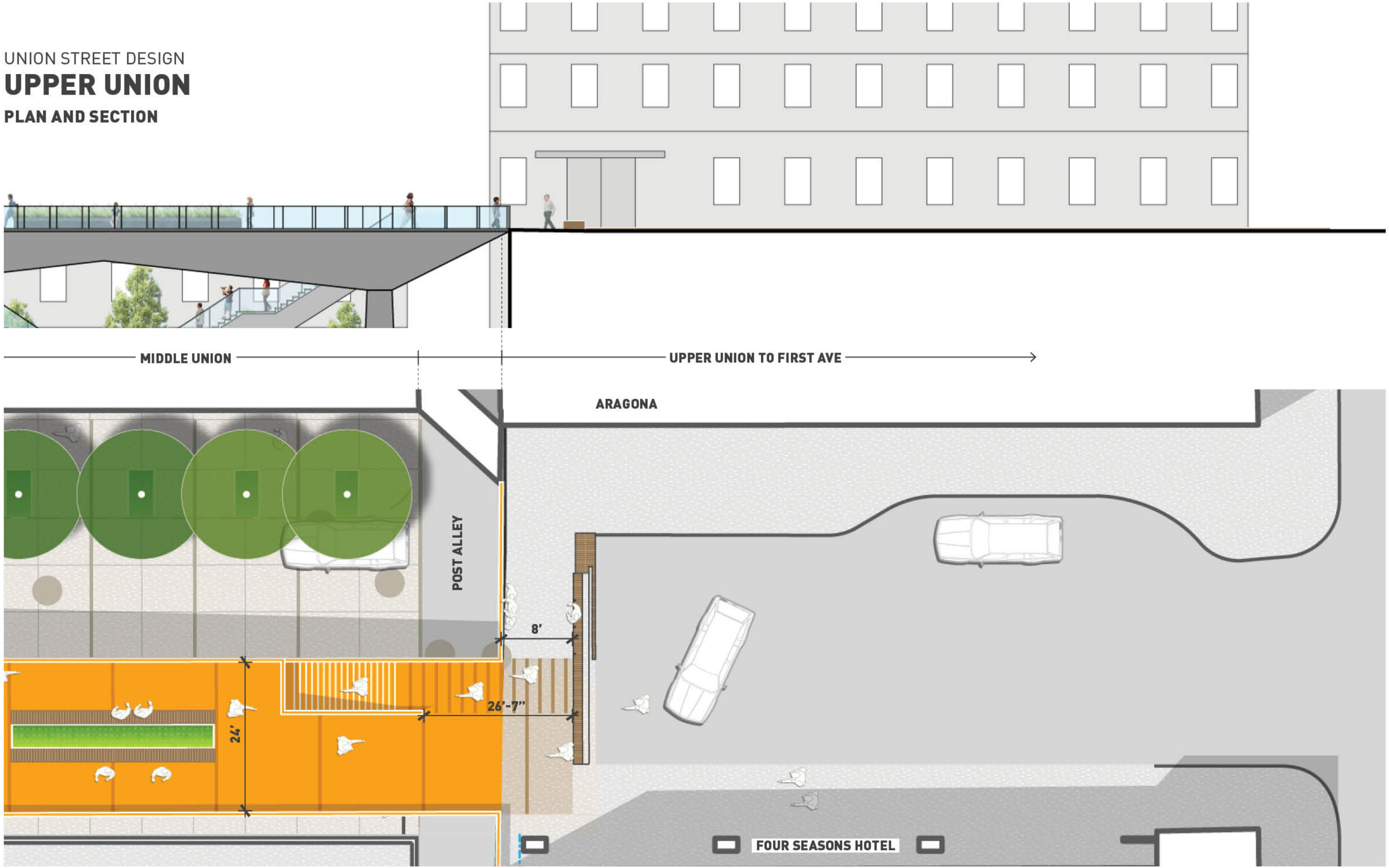


NOT TO SCALE

UNION STREET DESIGN

UPPER UNION

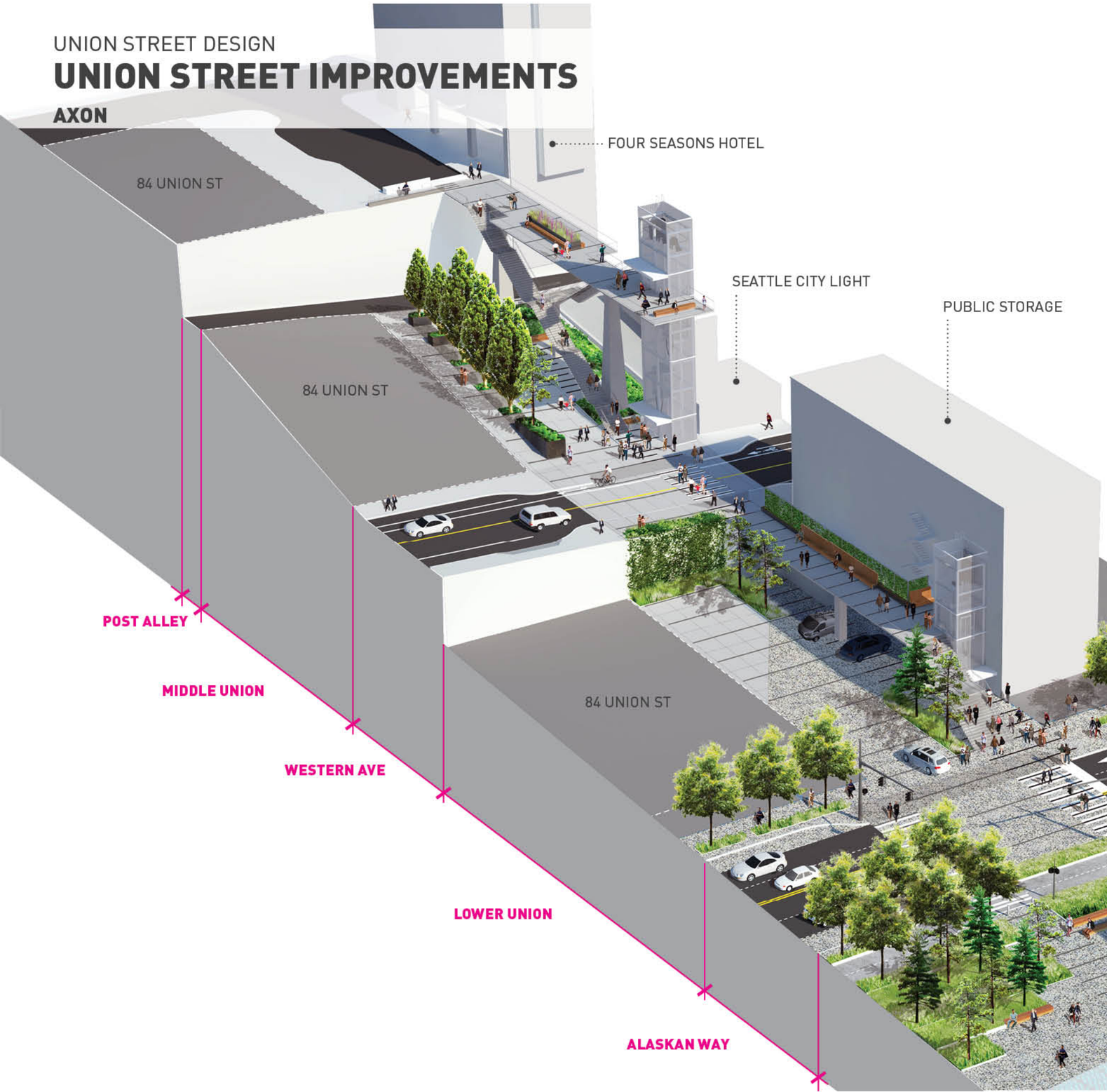
PLAN AND SECTION



UNION STREET DESIGN

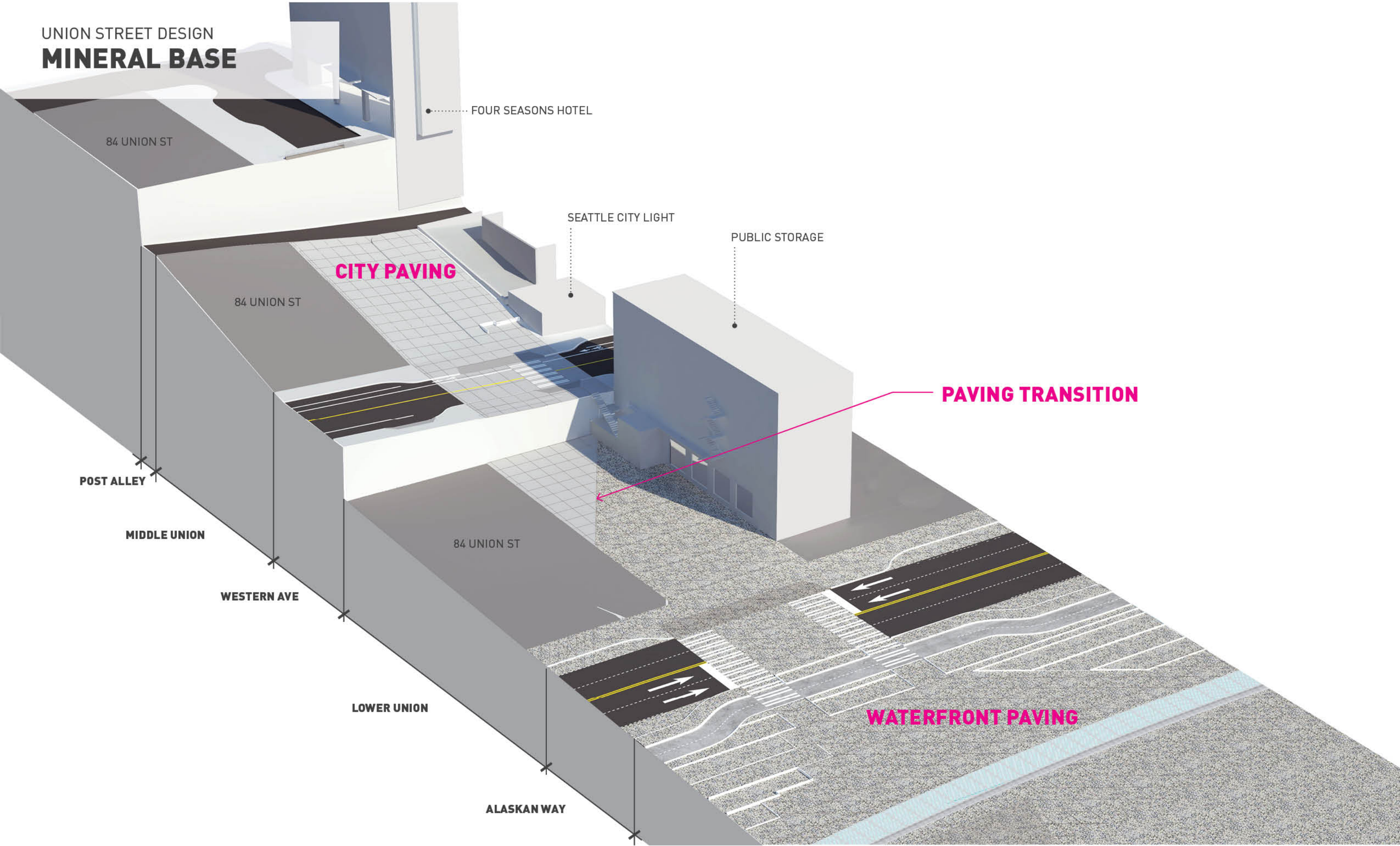
UNION STREET IMPROVEMENTS

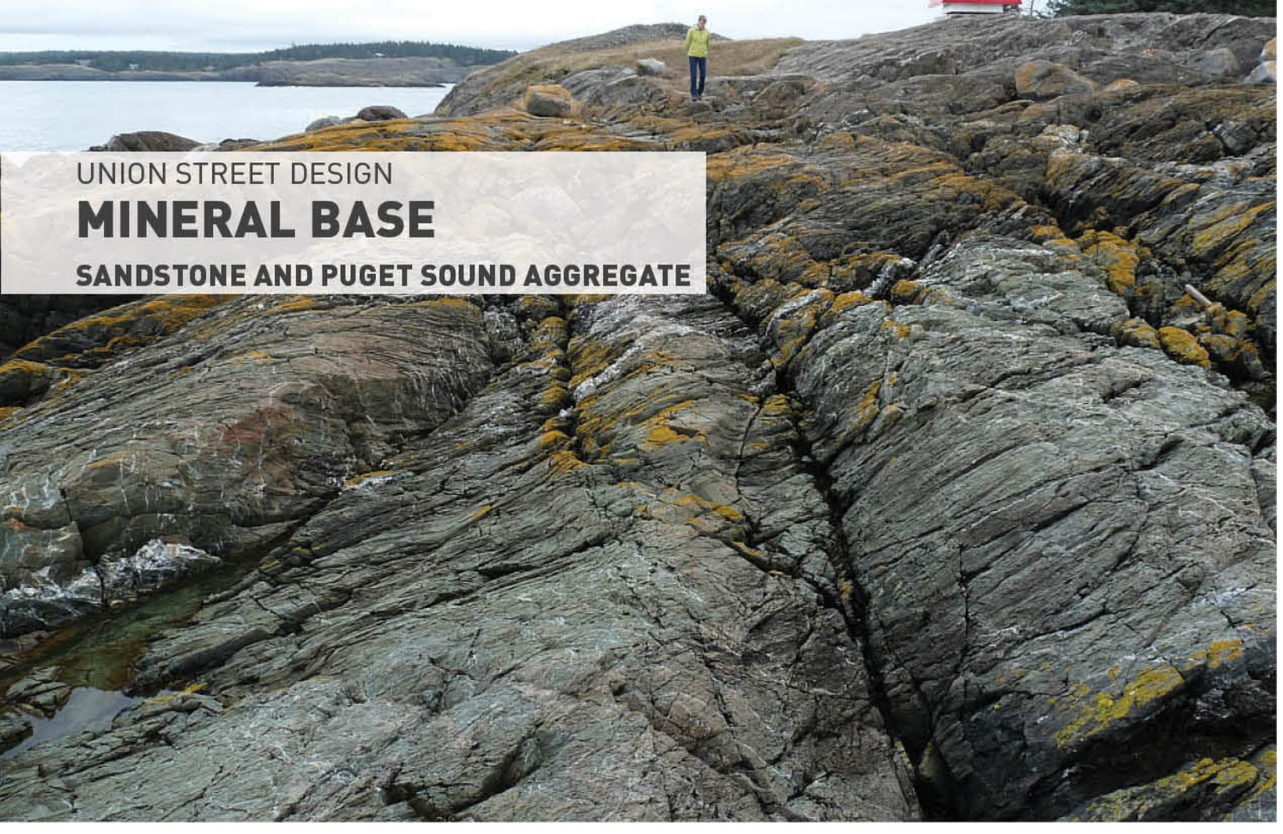
AXON



UNION STREET DESIGN

MINERAL BASE





UNION STREET DESIGN

MINERAL BASE

SANDSTONE AND PUGET SOUND AGGREGATE

UNION STREET DESIGN

PAVING

LAYOUT

CITY GRID GROOVING ORIENTATION

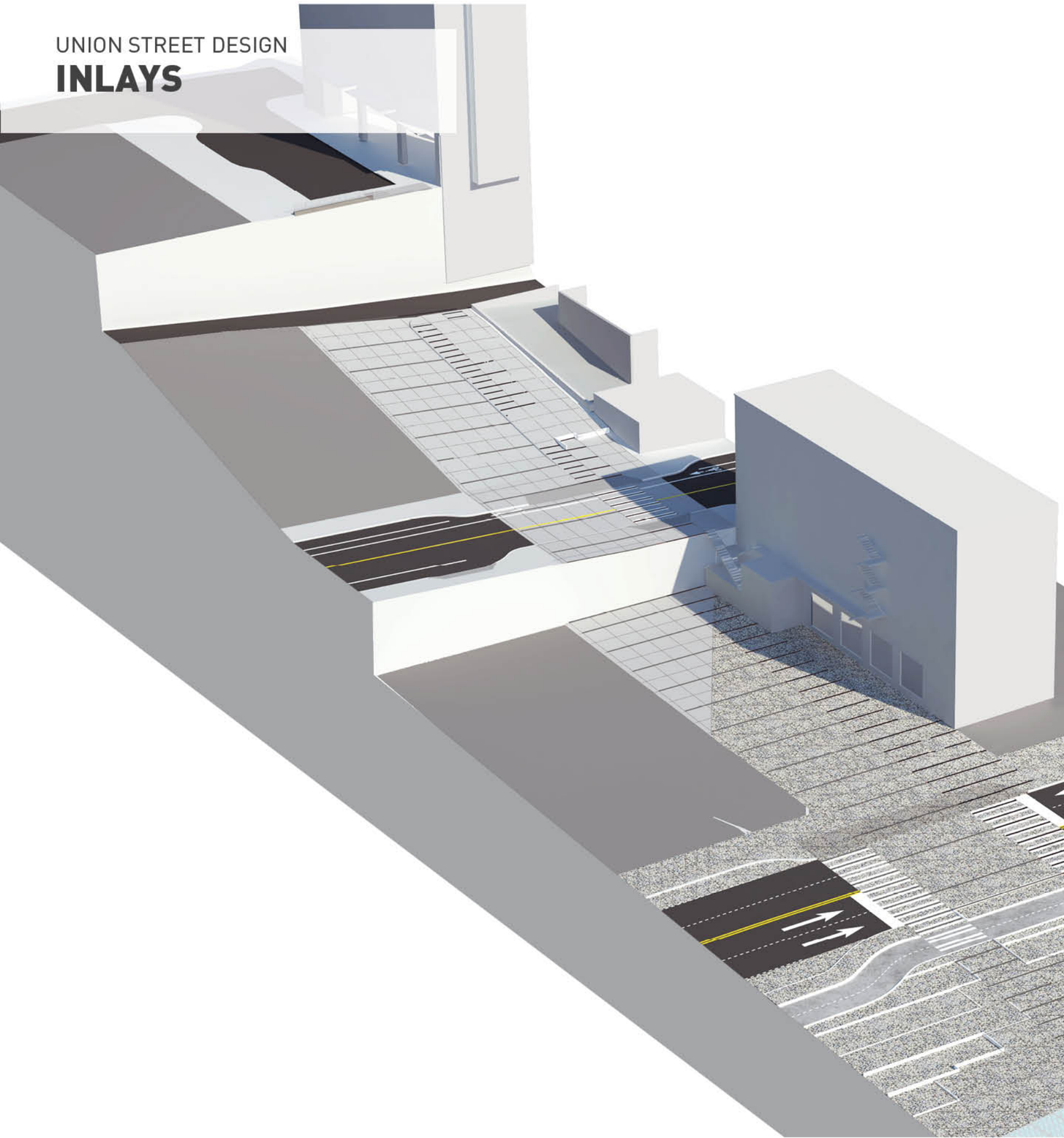
CITY GRID

SLIP GROOVING ORIENTATION

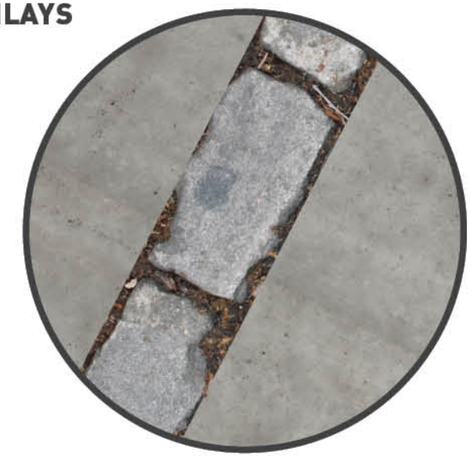
WATERFRONT GRID

UNION STREET DESIGN

INLAYS

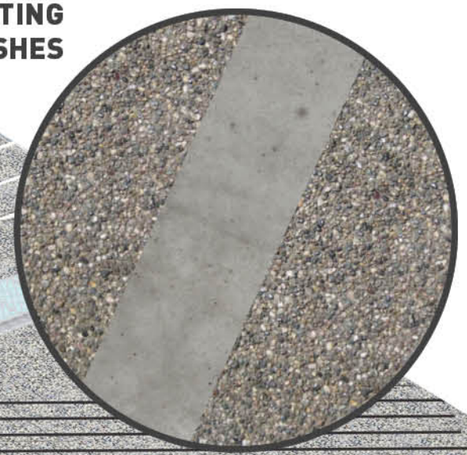


STONE INLAYS



TEXTURAL CHANGES

CONTRASTING FINISHES



UNION STREET DESIGN

PAVING

WATERFRONT TO CITY TRANSITION

JOINTS: PIER ORIENTATION

INLAY: CITY GRID ORIENTATION

JOINTS: SLIP ORIENTATION

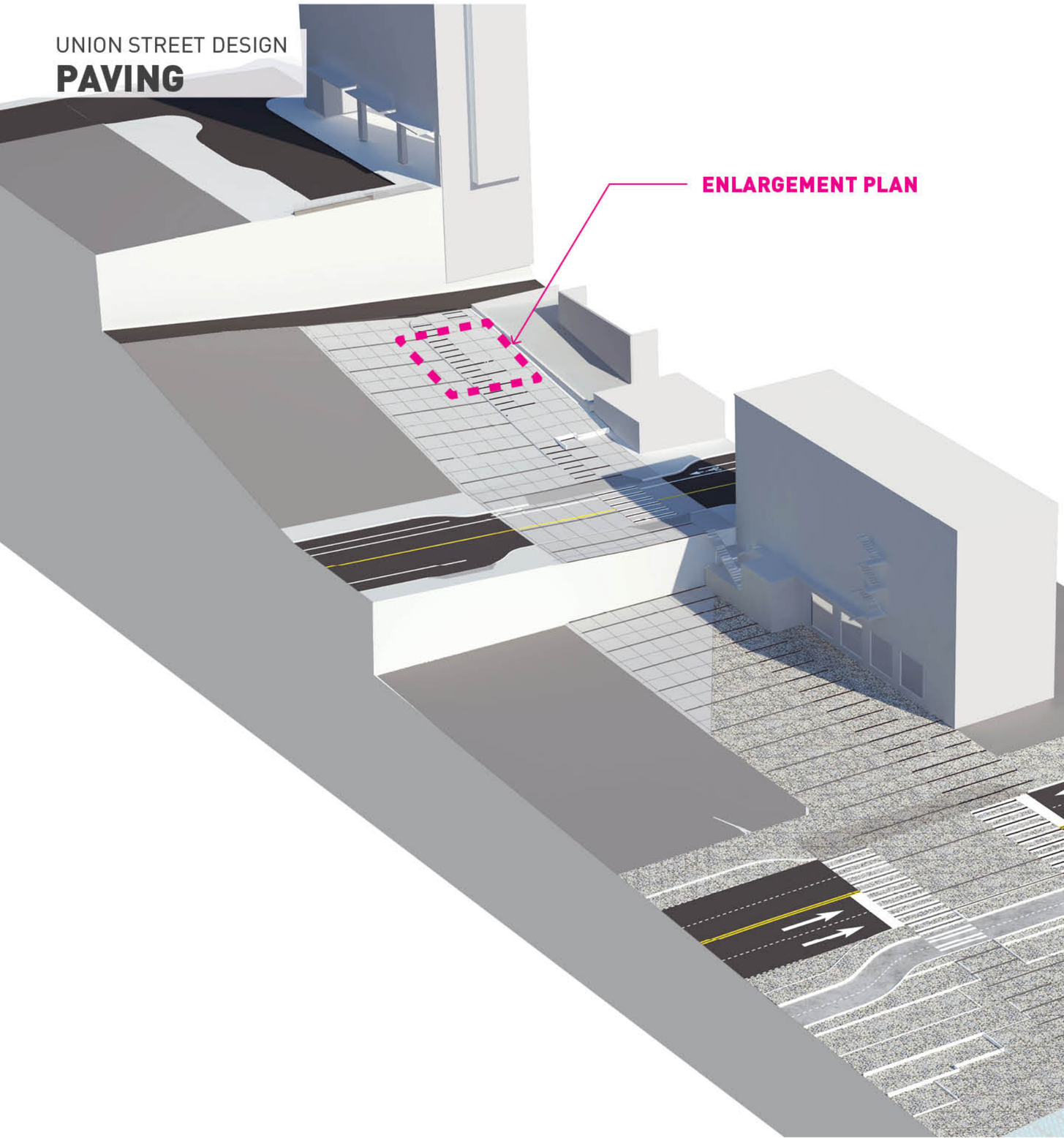
UNION STREET DESIGN

PAVING

MATERIALS

UNION STREET DESIGN

PAVING



UNION STREET DESIGN

PAVING

CITY LAYOUT, POST ALLEY MATERIALS

UNION STREET DESIGN

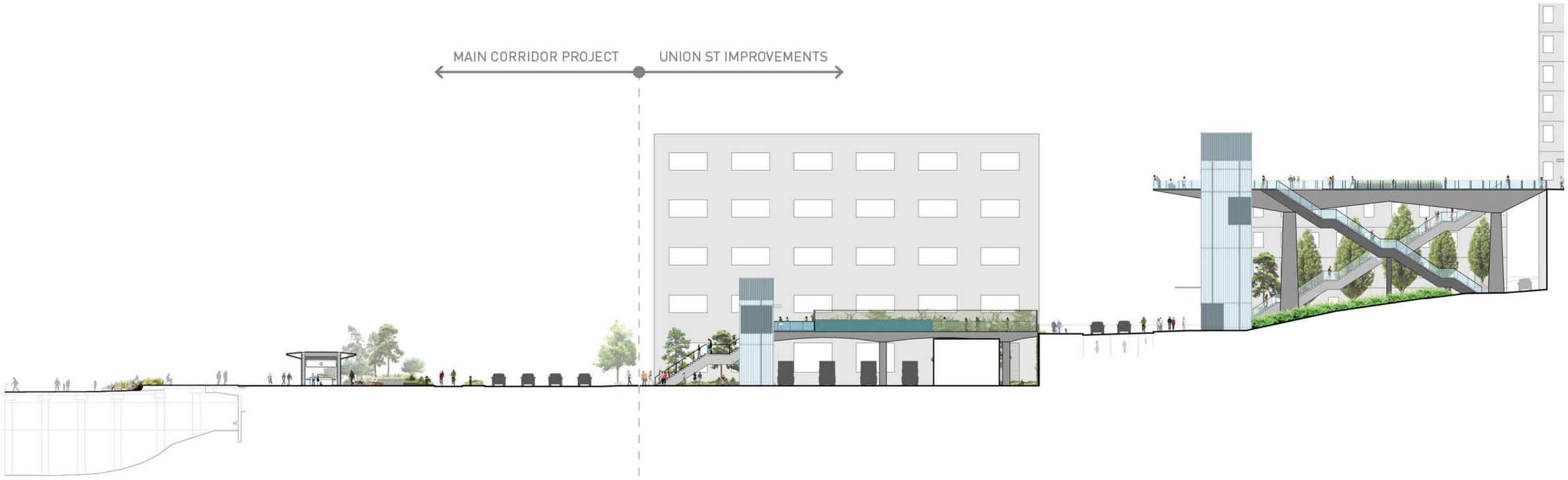
PAVING

MATERIALS

UNION STREET DESIGN

PLANTING

PLANT COMMUNITIES



SHORELINE

Grasses
- Beach Carrot
- Beach pea
- Paintbrushes
- Shore Lupine
- Sliver burweed
- Dune Wildrye

NEAR SHORE

Trees
- Pine
- Western White Pine
- Douglas Fir
- Flowering Dog-wood

Understory
- Dunegrass
- Nootka Rose
- Sweet Gale
- Kinnikinnick
- Oceanspray
- Yarrow

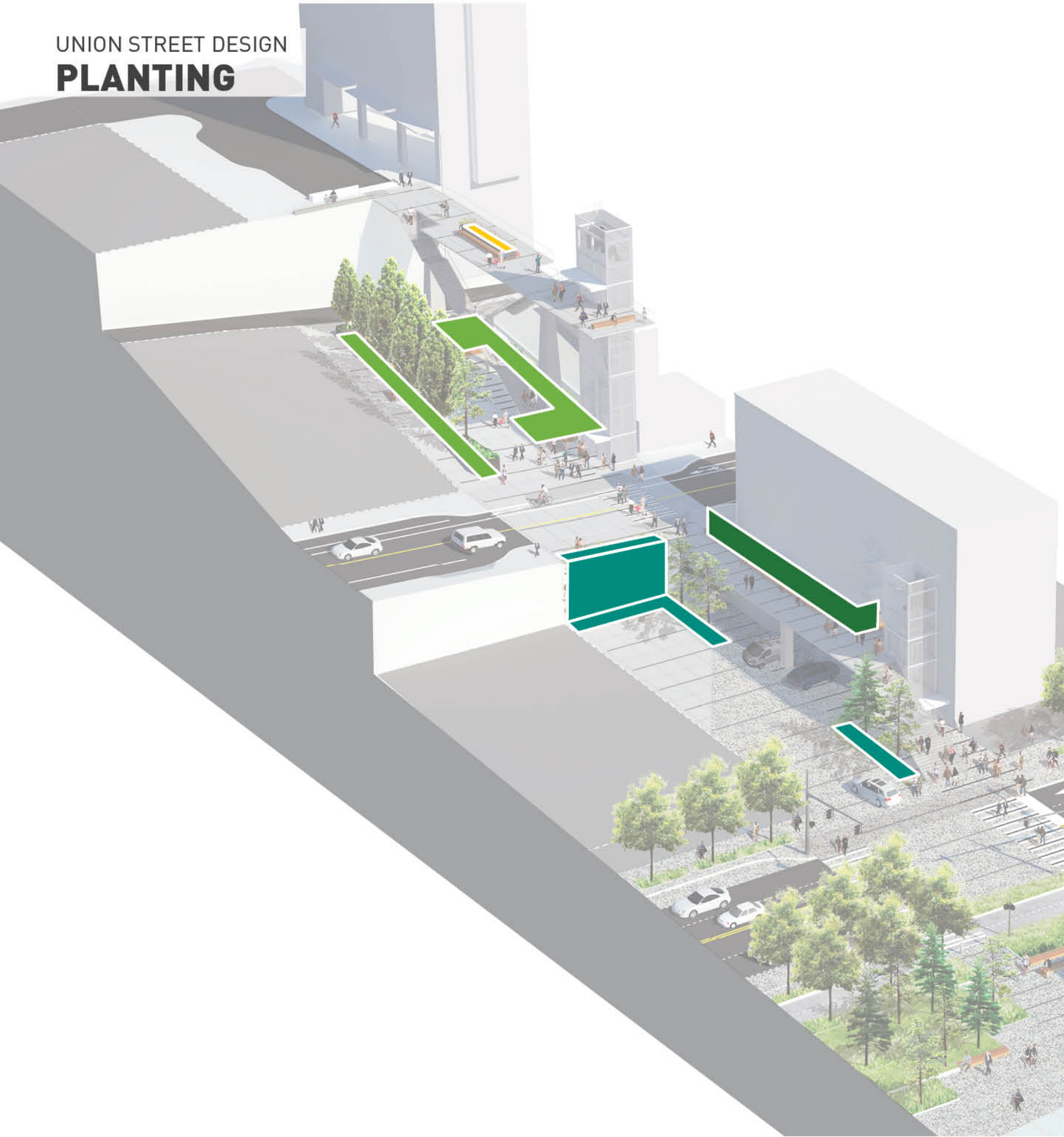
LOWLAND FOREST

Trees
- Western Red Cedar
- Western Hemlock
- Douglas Fir
- Grand Fir
- Vine Maple

Understory
- Evergreen Huckleberry
- Salal
- Tall Oregon Grape
- Low Oregon Grape
- Red Flowering Currant
- Western Sword Fern
- Large Leaved Lupine
- Kinnikinnick
- Inside-Out Flower
- Tufted Hairgrass
- Western Columbine
- Fool's Huckleberry
- Coastal Strawberry
- Giant Chain Fern

UNION STREET DESIGN

PLANTING



DECK

MIDDLE UNION
LOWLAND FOREST

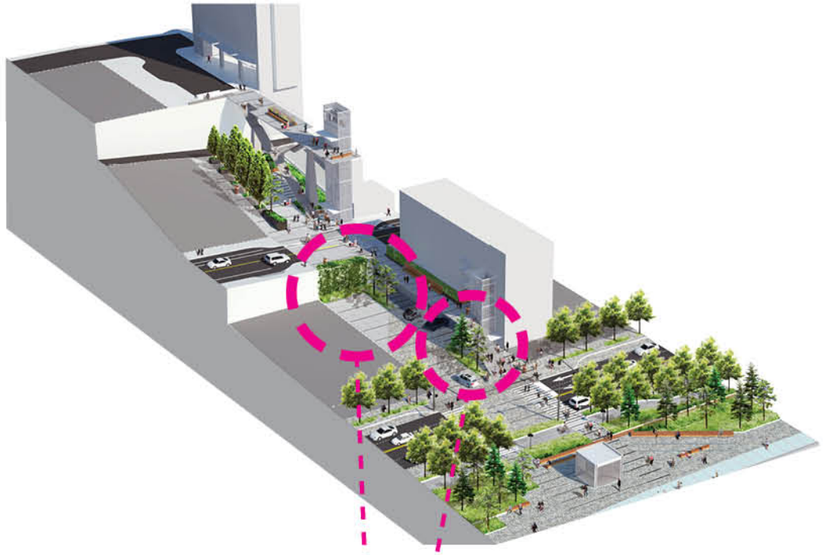
VERTICAL PLANTING

LOWER UNION
LOWLAND FOREST

UNION STREET DESIGN

LOWLAND FOREST

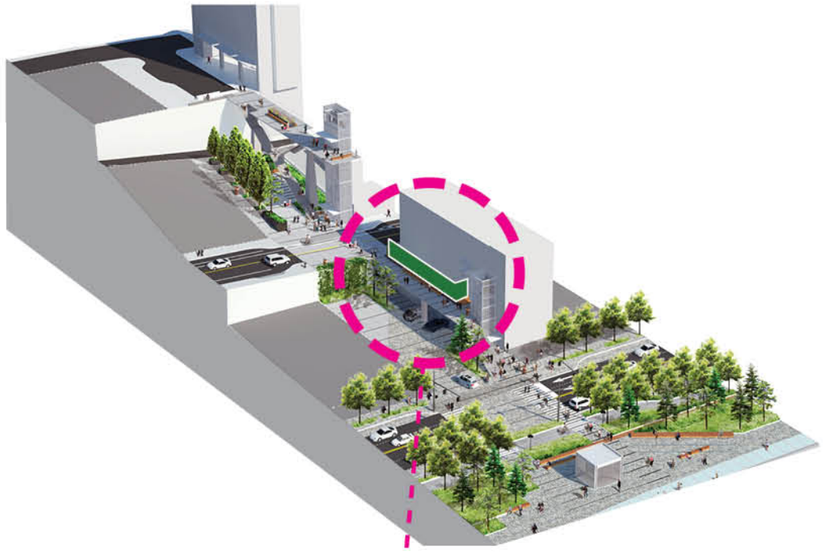
LOWER UNION GROUNDPLANE



UNION STREET DESIGN

VERTICAL PLANTING

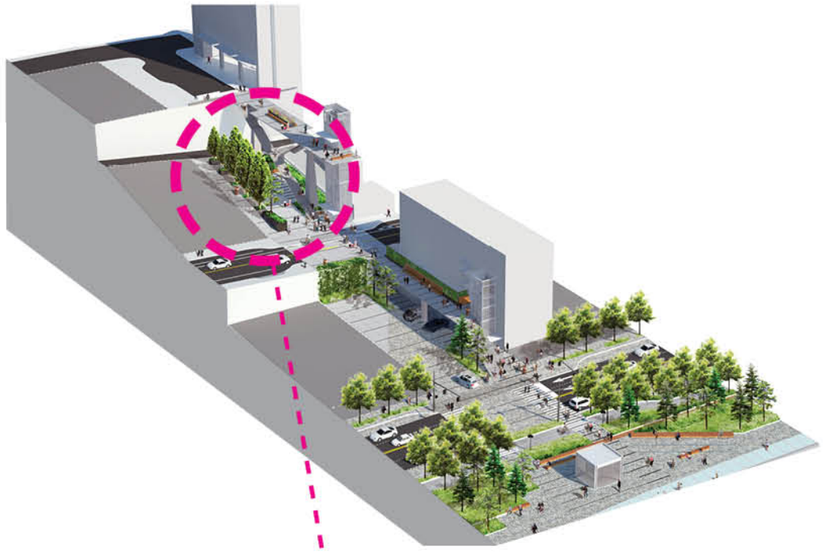
LOWER UNION DECK

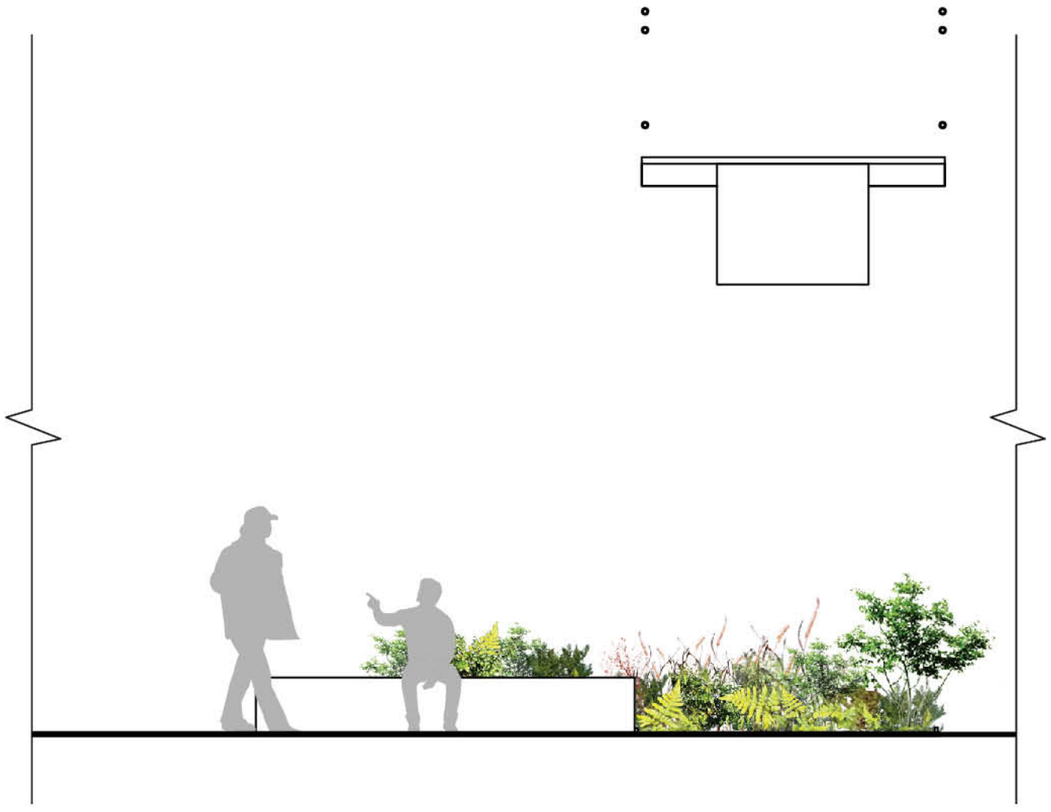


UNION STREET DESIGN

LOWLAND FOREST

MIDDLE UNION GROUNDPLANE

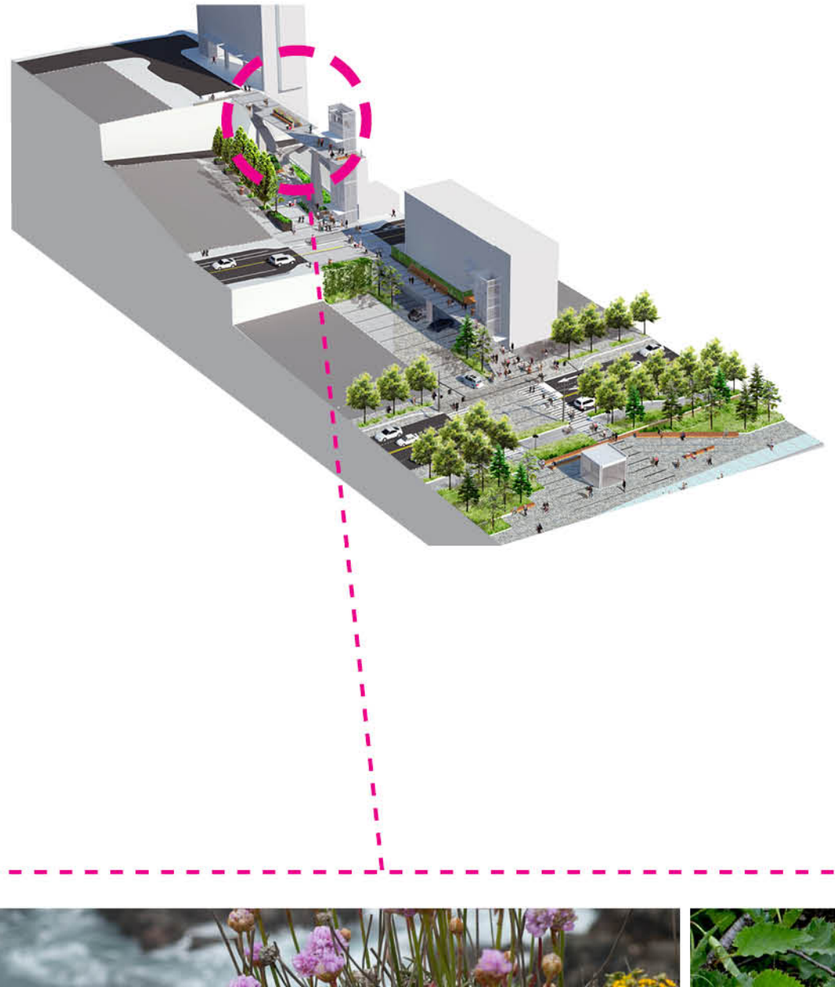


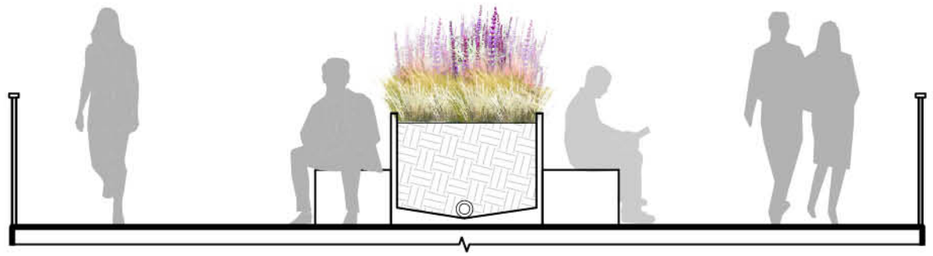


UNION STREET DESIGN

DECK PLANTING

MIDDLE UNION DECK





UNION STREET DESIGN

PLANTING

PLANT COMMUNITIES

DUNE GRASS

BLUFFTOP PLANTING

PERENNIAL MEADOWS

LUPINES

UNION STREET DESIGN

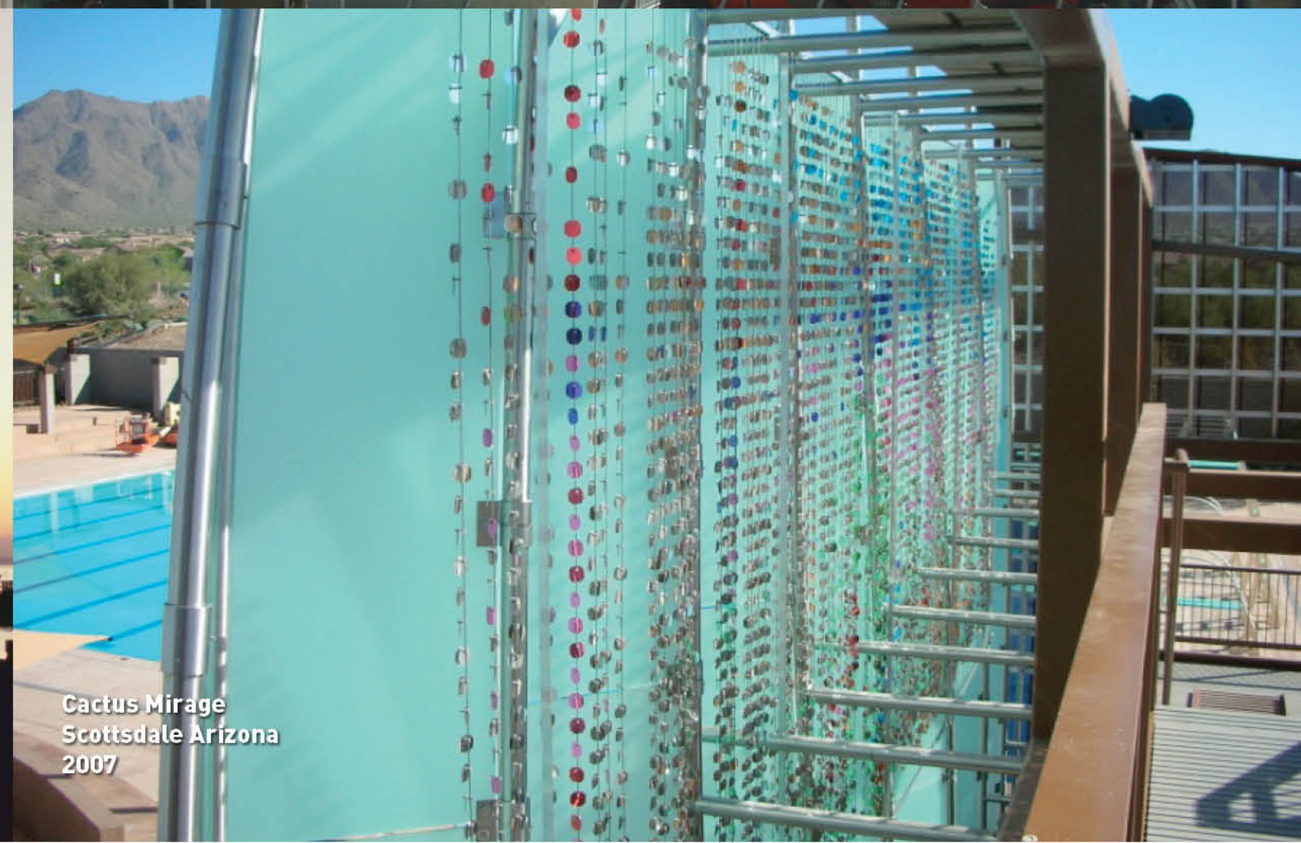
PLANTER MATERIALS

UNION STREET DESIGN

ART

LIGHT AND SHADOW

Transience of Memory
Temporary Installation, Seattle
1991

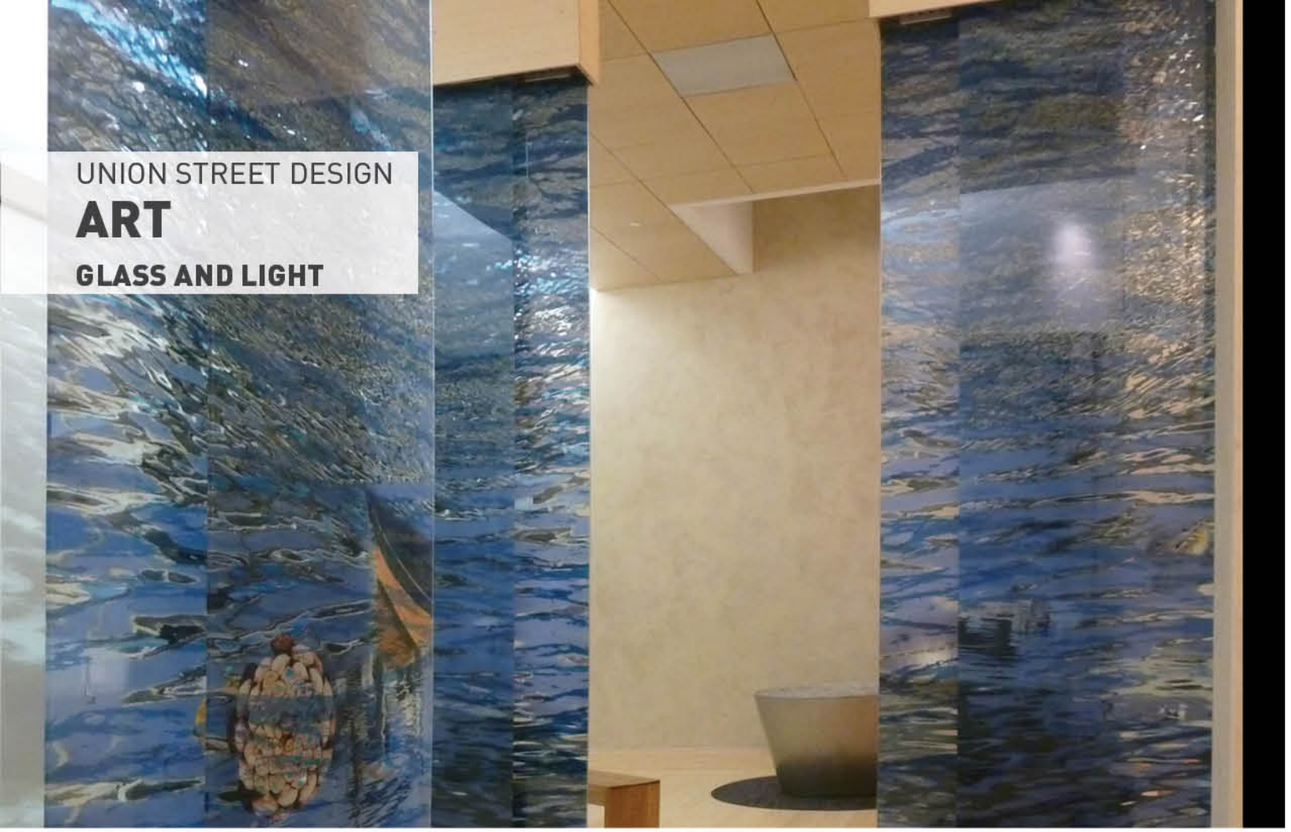


Cactus Mirage
Scottsdale Arizona
2007

UNION STREET DESIGN

ART

GLASS AND LIGHT



Spirit of Silence
San Diego Airport Meditation Room
2014

School Spirits
Cary Art Center, Cary NC
2011

UNION STREET DESIGN

ART

ATMOSPHERE AND LIGHT

UNION STREET DESIGN

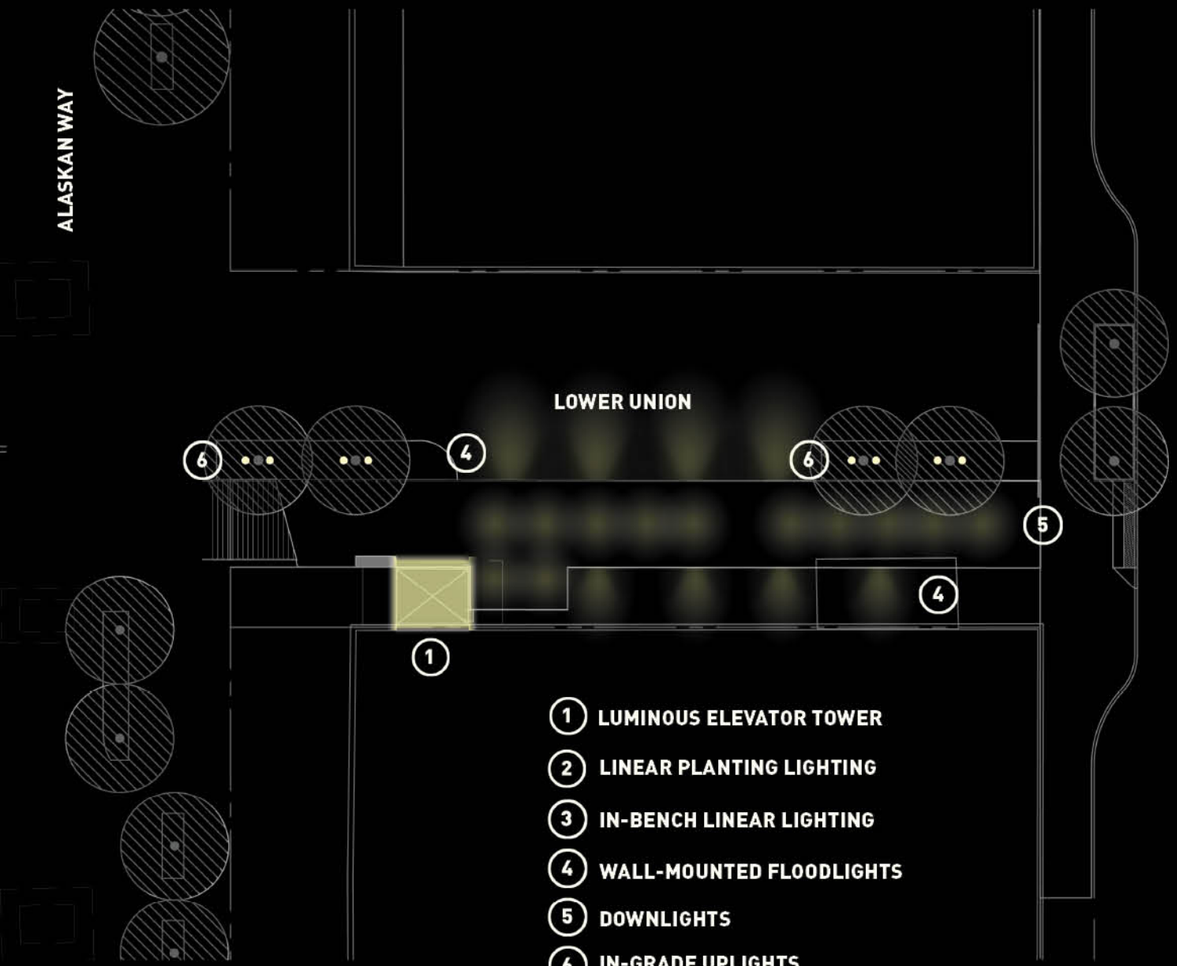
ART

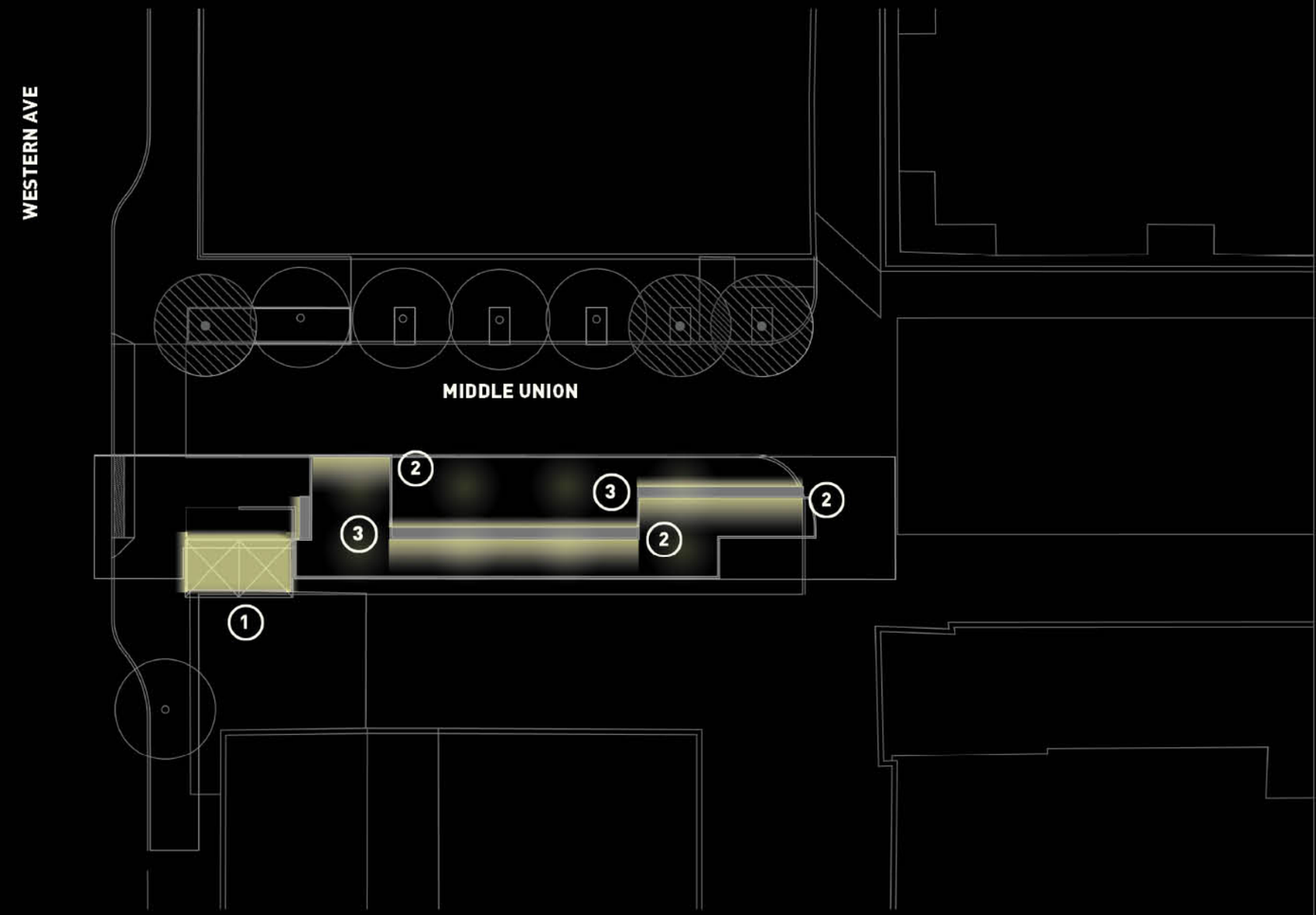
ENVIRONMETAL CUES

UNION STREET DESIGN

LIGHTING

PLAN - LID OFF



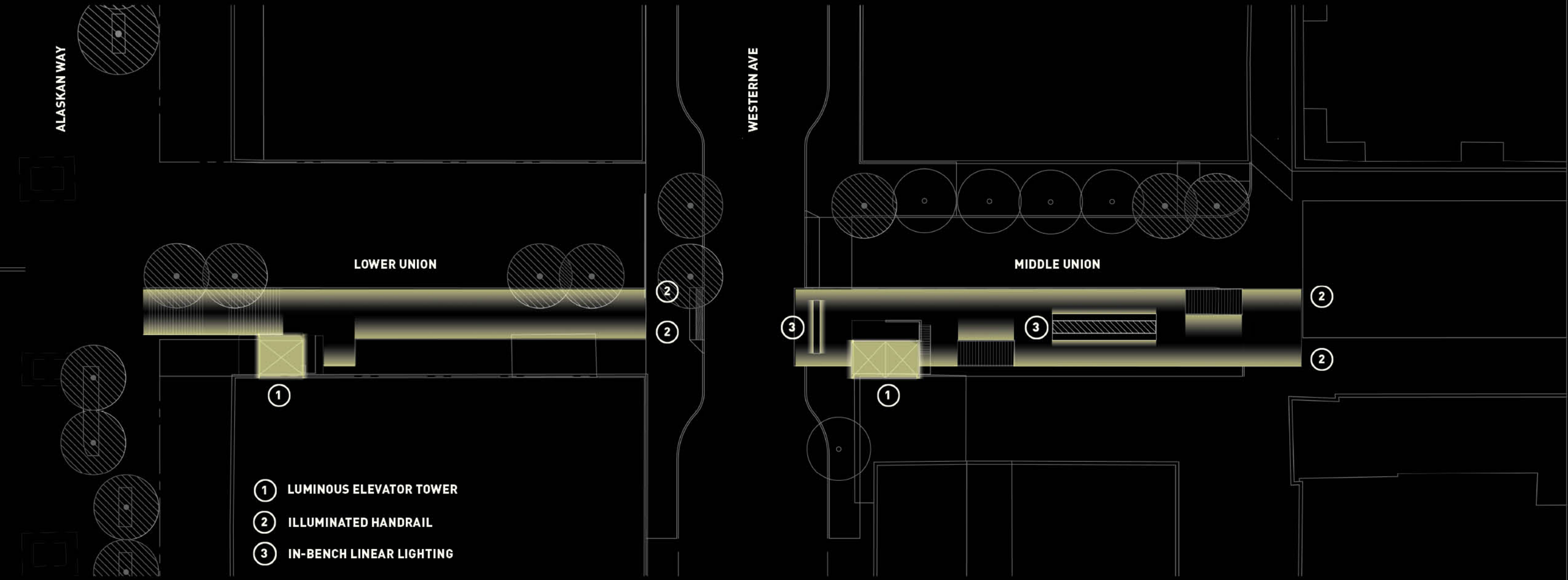


1. LUMINOUS ELEVATOR TOWER
2. LINEAR PLANTING LIGHTING
3. IN-BENCH LINEAR LIGHTING
4. WALL-MOUNTED FLOODLIGHTS
5. DOWNLIGHTS
6. IN-GRADE UPLIGHTS

UNION STREET DESIGN

LIGHTING

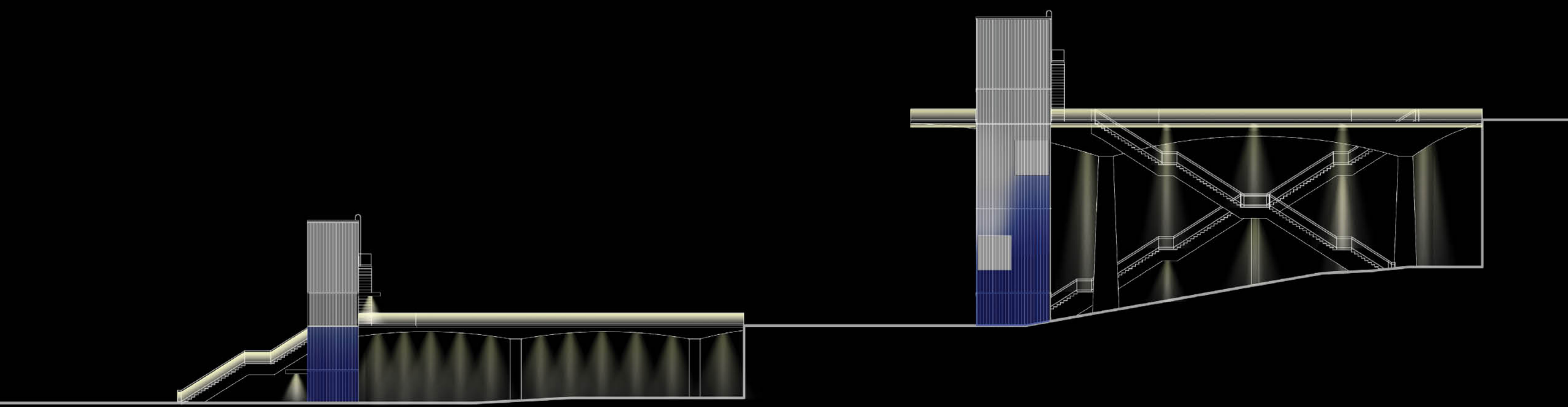
PLAN - LID ON



UNION STREET DESIGN

LIGHTING

SECTION



UNION STREET DESIGN

DOWNTOWN CULTURAL CORE

VIEW WEST TO ELLIOTT BAY

UNION STREET DESIGN

EDGE / THRESHOLD

VIEW WEST TO ELLIOTT BAY

UNION STREET DESIGN

EDGE / THRESHOLD

VIEW WEST TO ELLIOTT BAY

UNION STREET DESIGN

EXTENDED EDGE / THRESHOLD

VIEW FROM FOUR SEASONS PLAZA

UNION STREET DESIGN

EXTENDED EDGE / THRESHOLD

VIEW FROM FOUR SEASONS PLAZA

UNION STREET DESIGN

VIEW AT THE EDGE

MIDDLE UNION OVERLOOK

UNION STREET DESIGN

MIDDLE UNION

VIEW FROM POST ALLEY

UNION STREET DESIGN

WESTERN AVE

VIEW TOWARD MIDDLE UNION STRUCTURE

UNION STREET DESIGN

WESTERN AVE

VIEW TOWARD MIDDLE UNION STRUCTURE

UNION STREET DESIGN

WESTERN AVE

VIEW TOWARD MIDDLE UNION STRUCTURE

UNION STREET DESIGN

WESTERN AVE

VIEW TOWARD WATERFRONT

UNION STREET DESIGN

ALASKAN WAY

VIEW EAST TO DOWNTOWN

END