

Seattle Central Waterfront Park Planning Feasibility Study

Characterization of Options

	#1 Belvedere	#2 Market Street	#3 Eau Naturelle
Overall Concept	<ul style="list-style-type: none"> • 62/63 midway between Aquarium and marina • Lid emphasizes water views 	<ul style="list-style-type: none"> • Maximizes redevelopment on lid • Aquarium-62/63 focal point • Maximizes “active edges” on lid 	<ul style="list-style-type: none"> • Maximum shoreline restoration • Landscaped green area on lid • Amphitheater • Taller PC-1 building
Commercial/ Retail Space (amt/ character)	<ul style="list-style-type: none"> • Moderate • On western edge of PC-1 facing lid; on lid in front of parking garage; on 62/63 under bleachers 	<ul style="list-style-type: none"> • Most, relatively continuous corridor • Both sides of lid; market-style stalls lid in front of parking garage 	<ul style="list-style-type: none"> • Minimum • On western edge of PC-1 facing lid
Open Space (amt/ character)	<ul style="list-style-type: none"> • Large amount on lid, mostly hardscape, terraced and ramped • Hardscape VS Park 	<ul style="list-style-type: none"> • Fair amount on lid • Hardscape, terraced • Green VS Park with plaza 	<ul style="list-style-type: none"> • Extensive, park-like green space on lid • VS Park is hardscape amphitheater
Views	<ul style="list-style-type: none"> • New views from terraces • Views from VS Park improved 	<ul style="list-style-type: none"> • New views from deck • VS Park views improved 	<ul style="list-style-type: none"> • Extensive water's-edge views along 62/63 • Views from VS Park retained
Connections	<ul style="list-style-type: none"> • At-grade crossing of Alaskan Way 	<ul style="list-style-type: none"> • At-grade crossing of Alaskan Way 	<ul style="list-style-type: none"> • At-grade crossing of Alaskan Way
Overwater Coverage	<ul style="list-style-type: none"> • About the same as current 	<ul style="list-style-type: none"> • About the same as current 	<ul style="list-style-type: none"> • Equal to existing
Pier 62/63	<ul style="list-style-type: none"> • Concessions underneath permanent amphitheater seating • New pier orientation • Continuous perimeter public access 	<ul style="list-style-type: none"> • Current stage configuration • Removable seating plus pylons and temp cover allow use during “shoulder season” • Concessions and public access south of stage allow non-performance use 	<ul style="list-style-type: none"> • Boardwalk at outer harbor line with seating and multi-purpose glass pavilion and view tower
Habitat Restoration	<ul style="list-style-type: none"> • Bench between northern edge of 62/63 and Aquarium • Nearshore/backshore with accessible beach south of Aquarium 	<ul style="list-style-type: none"> • Nearshore/backshore with accessible beach north of new 62/63 • Bench along remainder of shoreline 	<ul style="list-style-type: none"> • Extensive • Bench with tide pools south of Aquarium • Nearshore/backshore with accessible beach between Aquarium and marina