

Pike Place Market Waterfront Entrance

Project History & Overview – Design Commission

January 23, 2014



ARUP

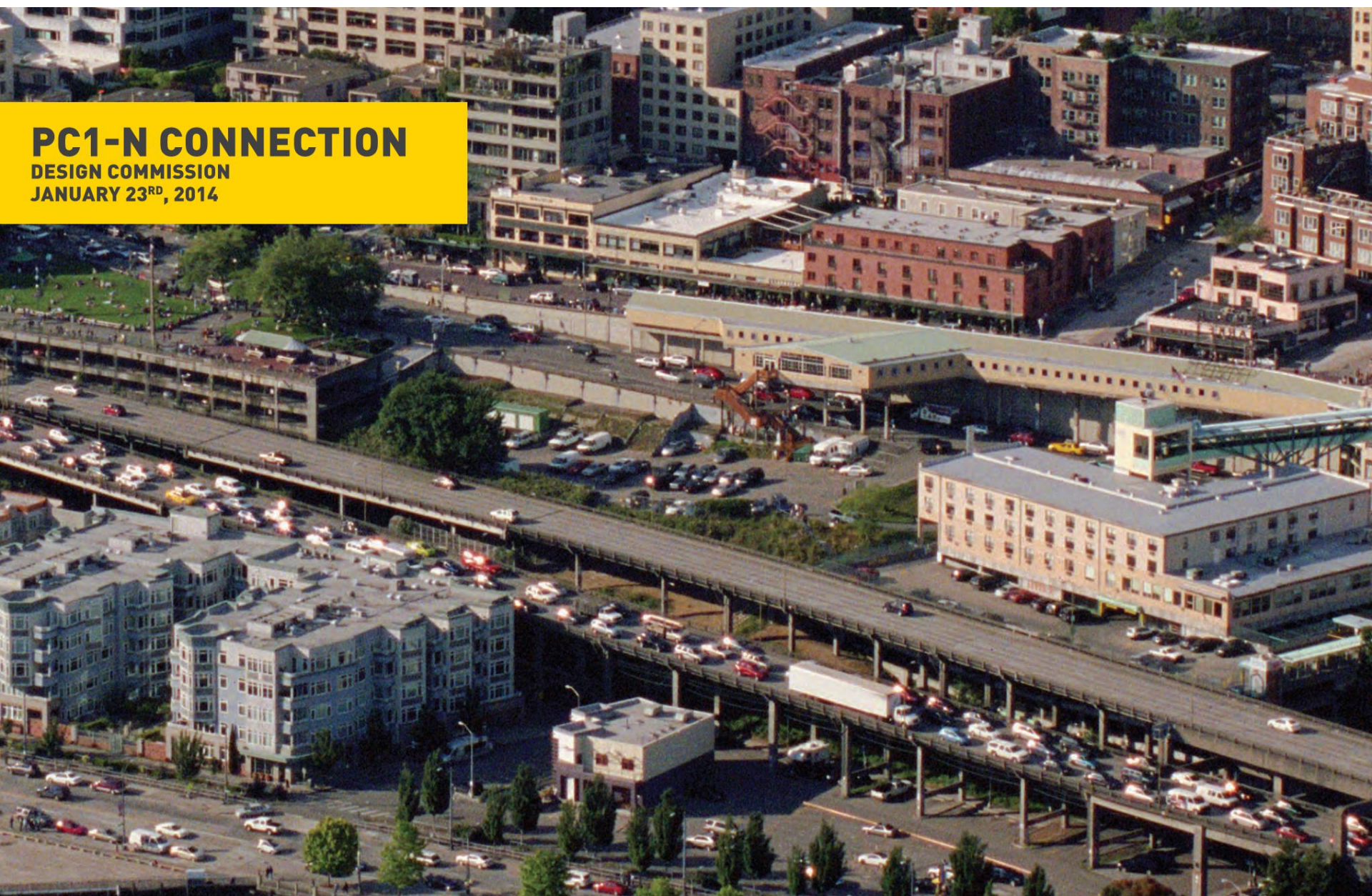


THE BIG PICTURE

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

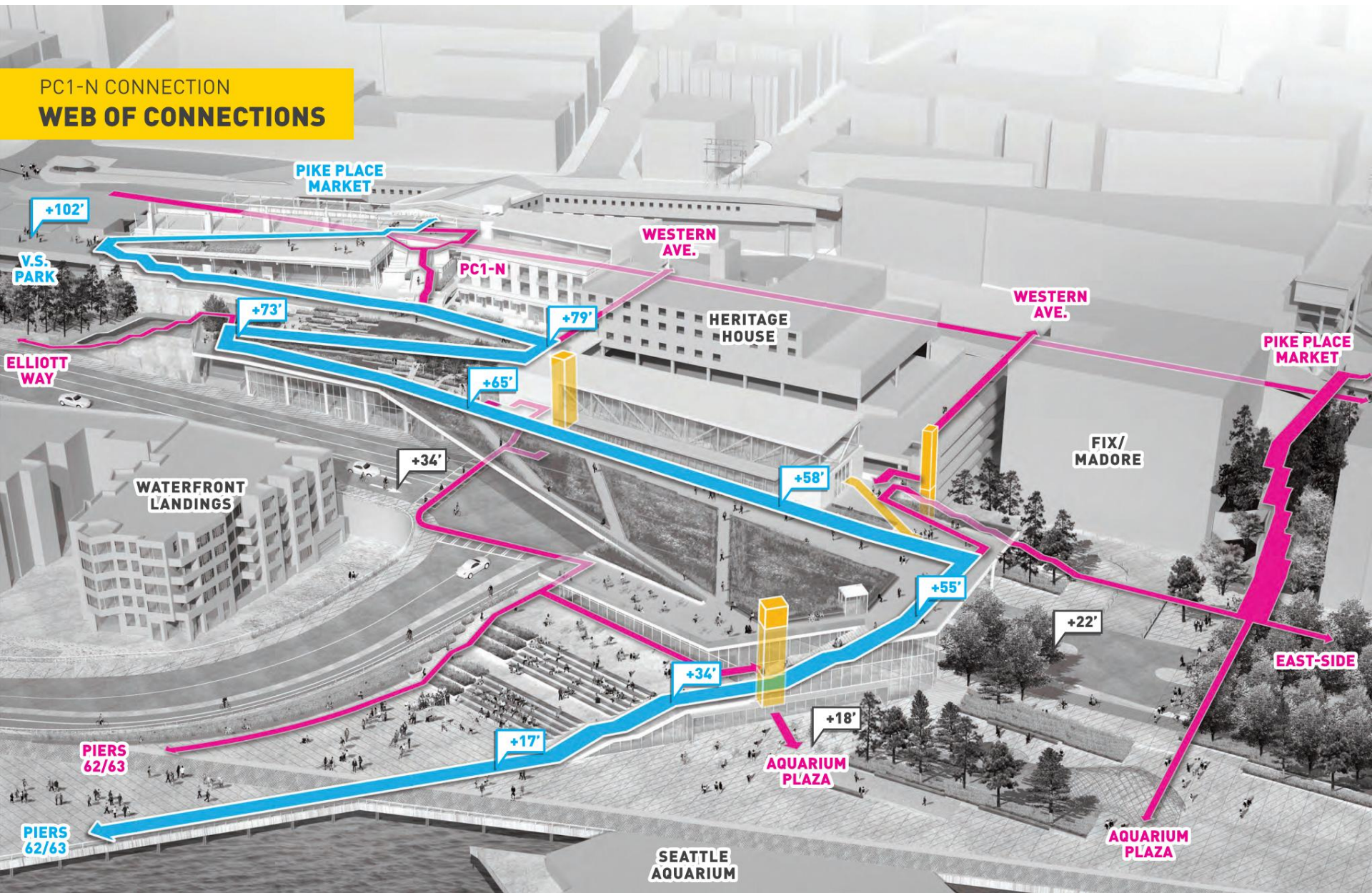
PC1-N

HERITAGE HOUSE

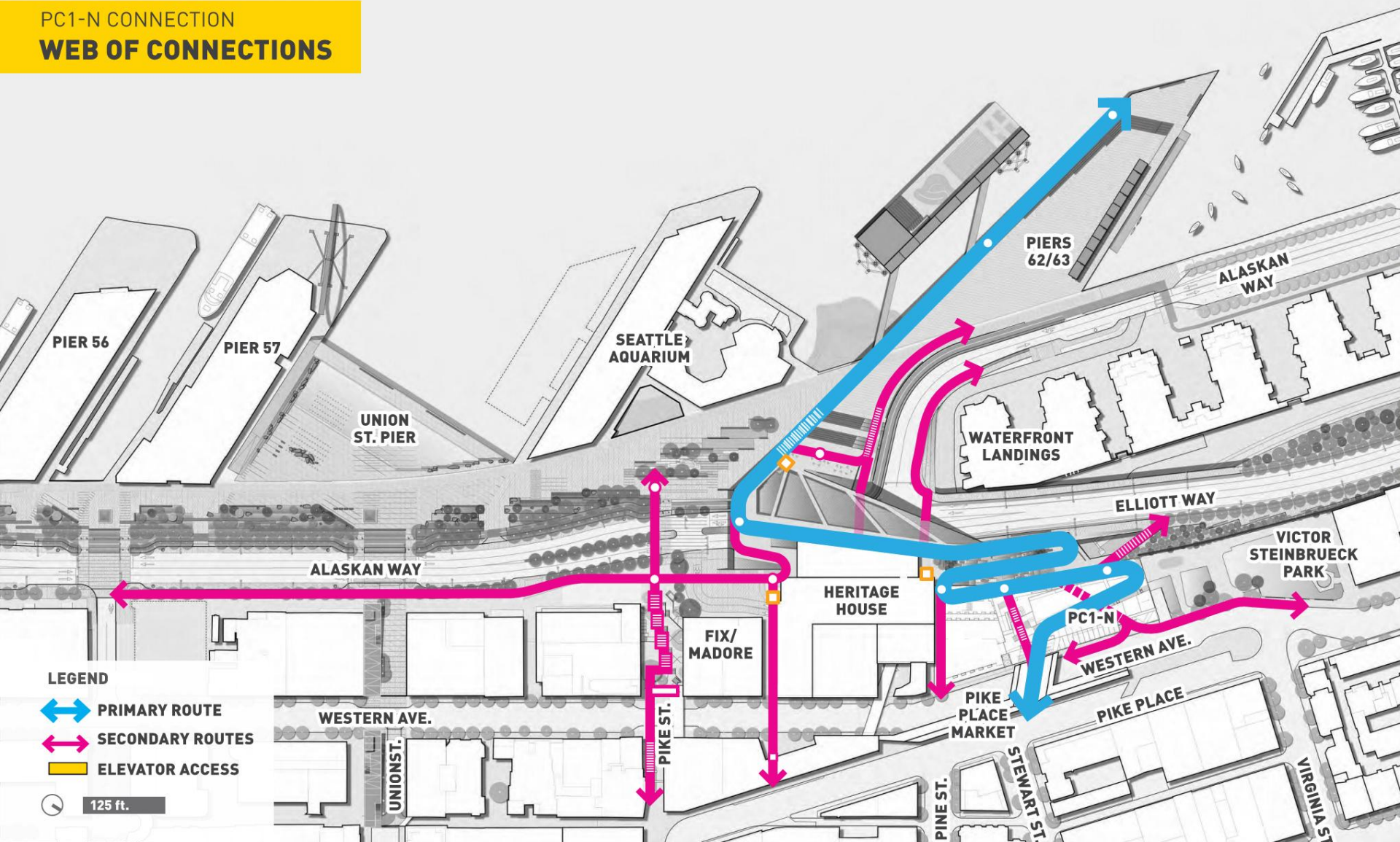
WATERFRONT LANDINGS

PIERS 62/63

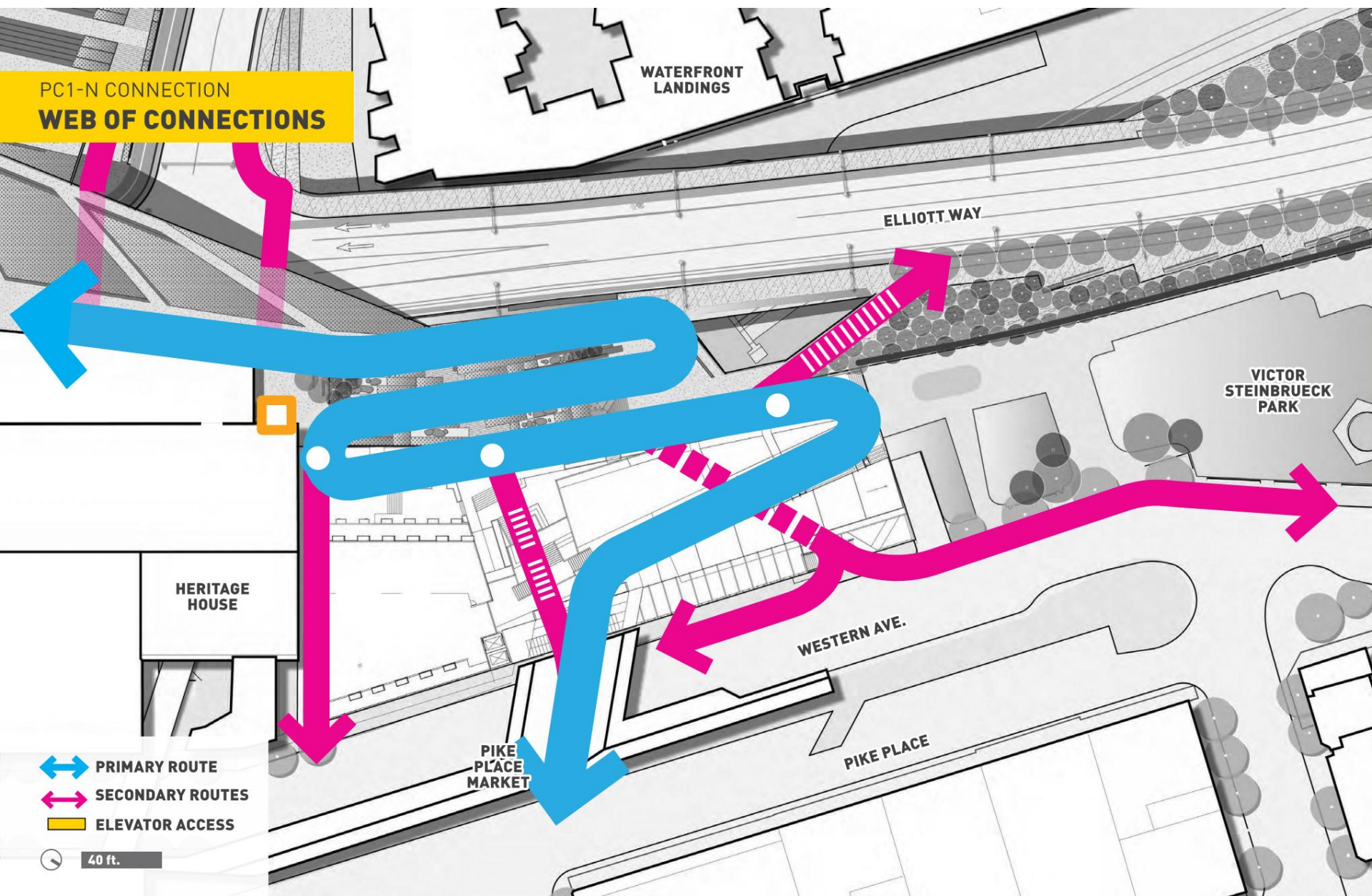
PC1-N CONNECTION
WEB OF CONNECTIONS



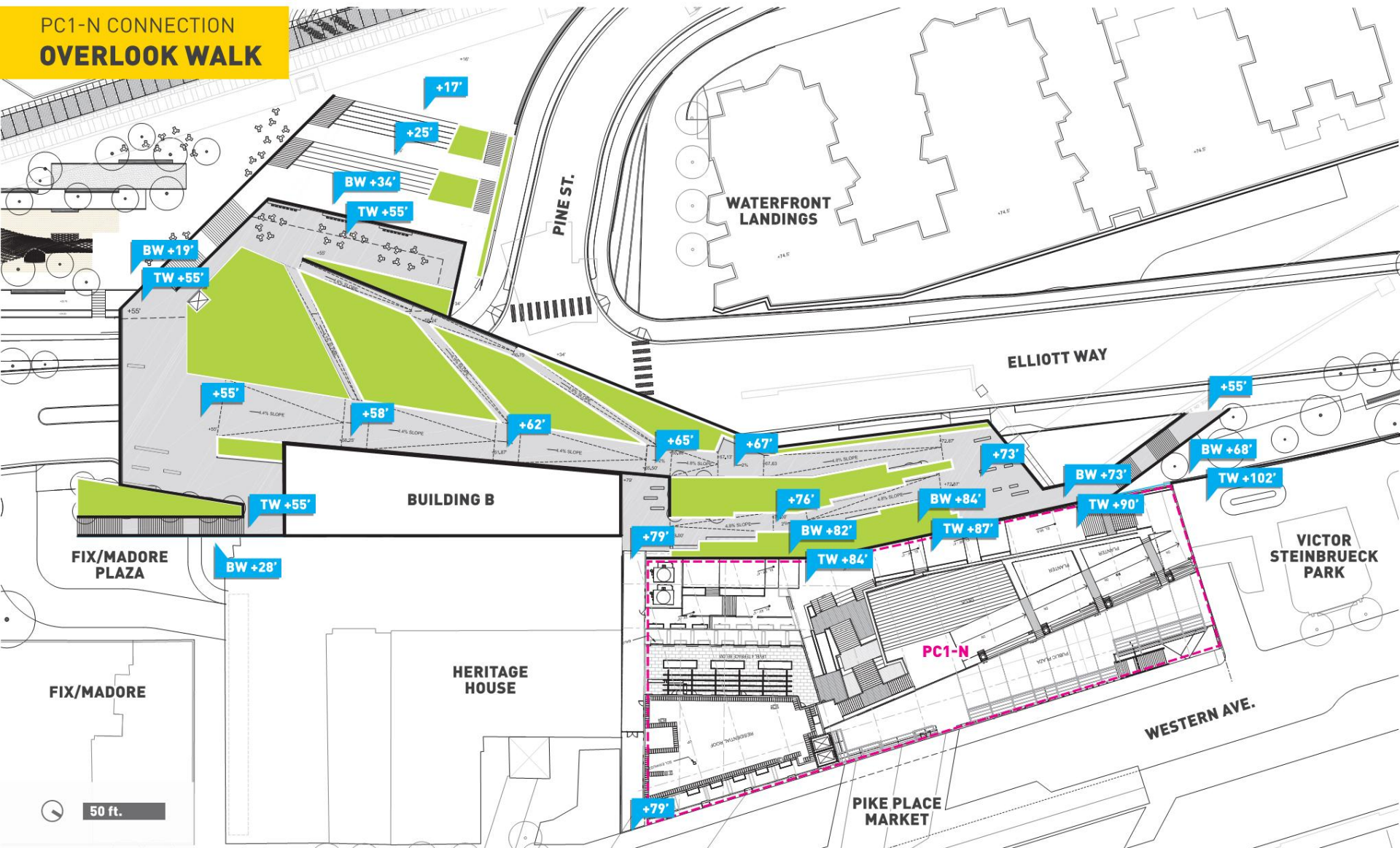
PC1-N CONNECTION
WEB OF CONNECTIONS



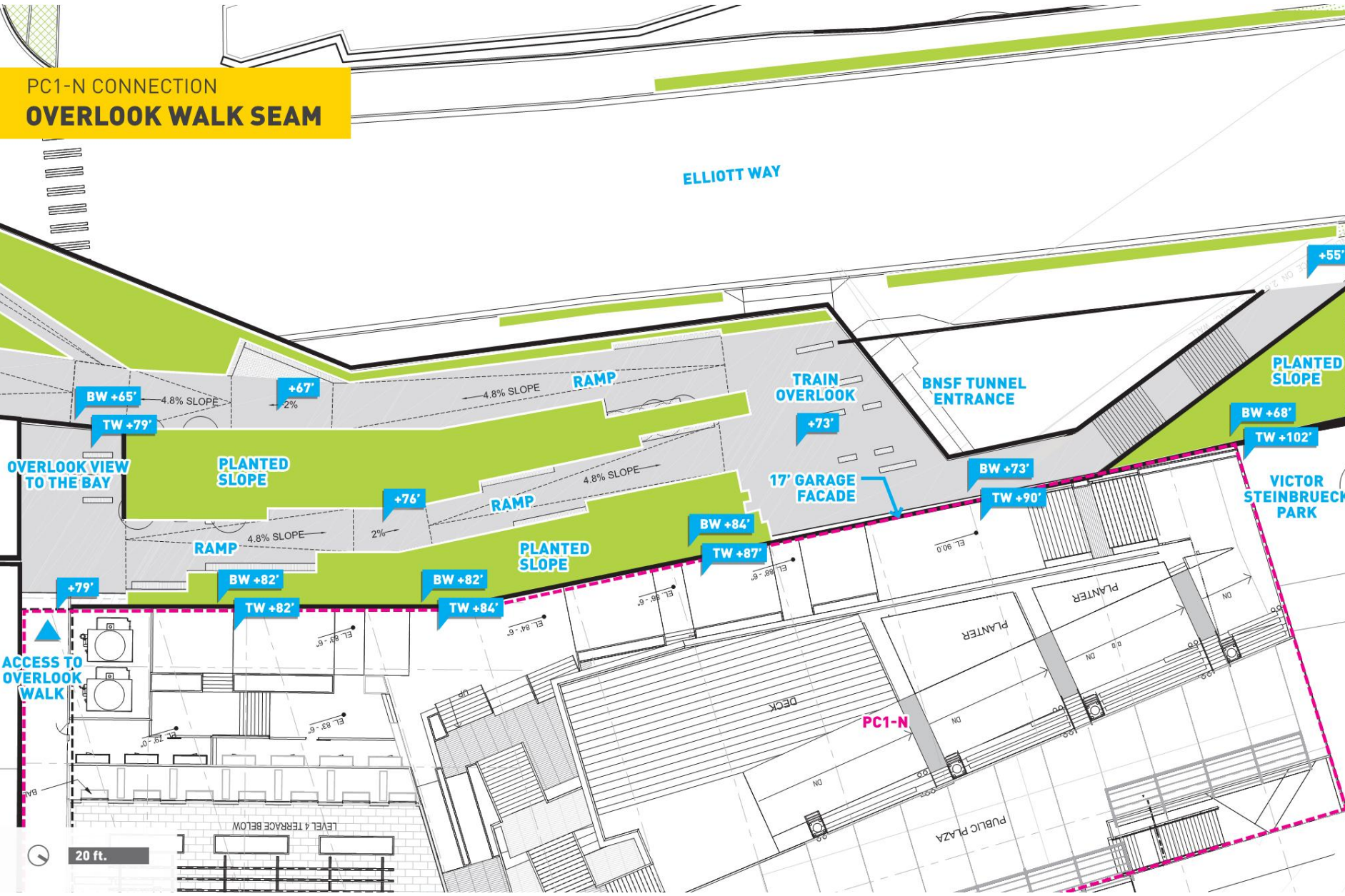
PC1-N CONNECTION
WEB OF CONNECTIONS

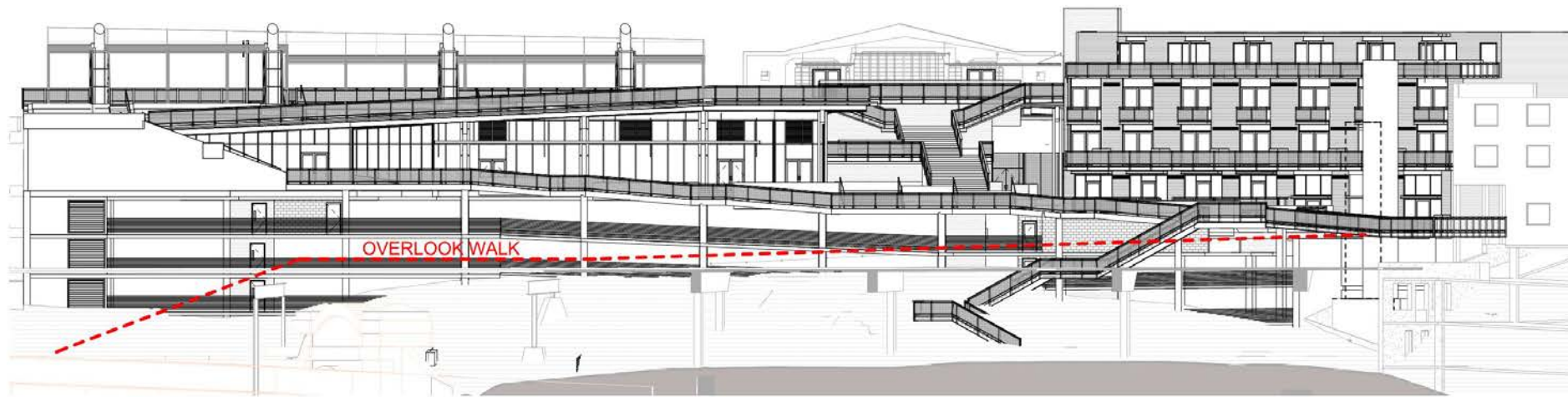


PC1-N CONNECTION OVERLOOK WALK

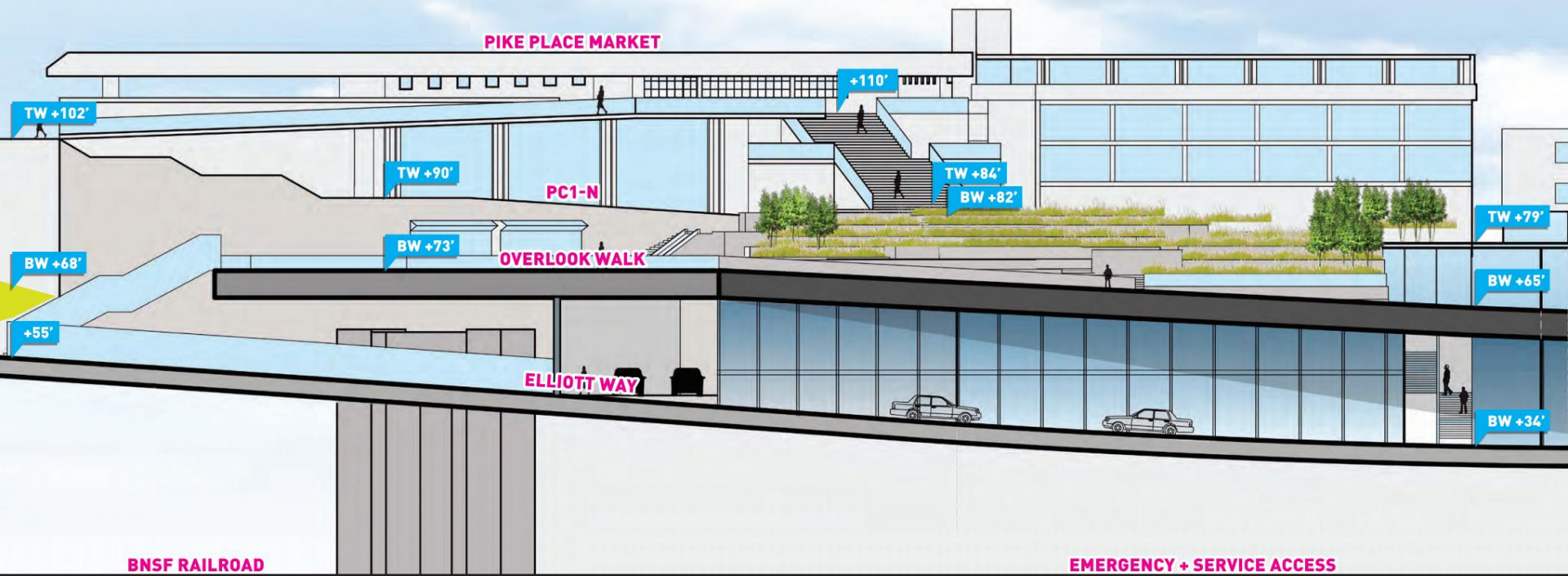


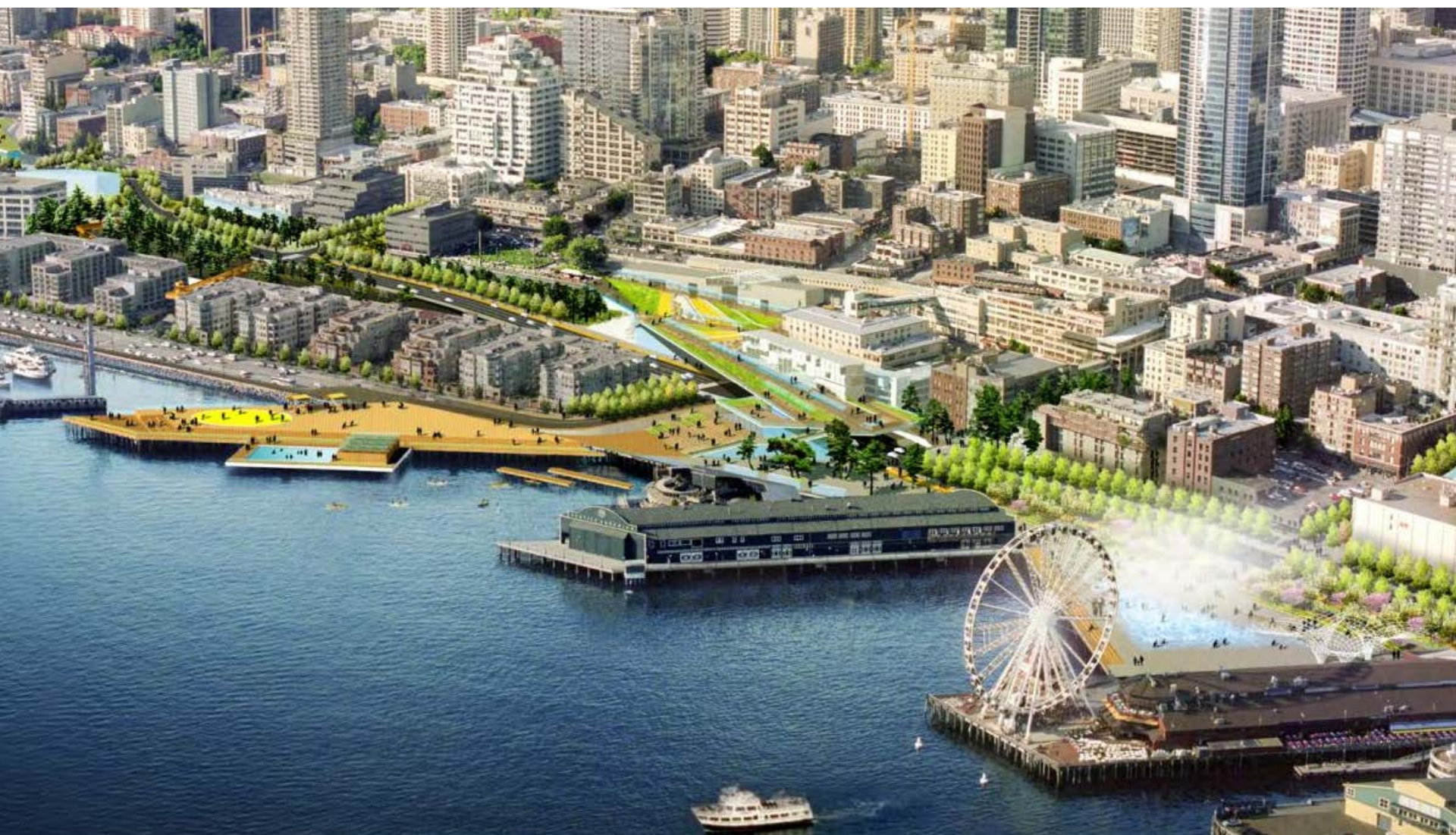
PC1-N CONNECTION
OVERLOOK WALK SEAM





PC1-N CONNECTION
OVERLOOK WALK SEAM





OVERLOOK FOLD
JANUARY 2012



OVERLOOK WALK + PC1N



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

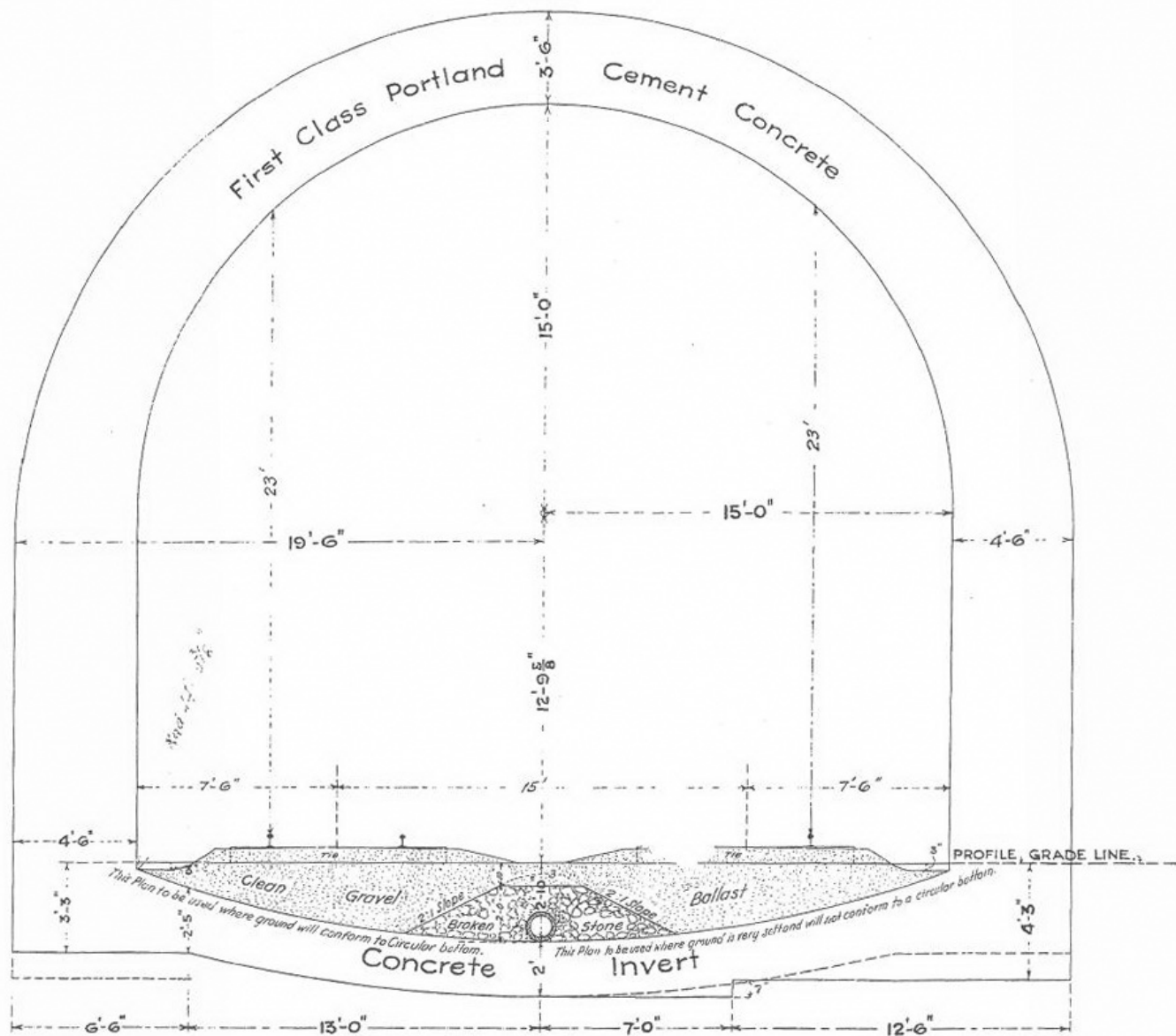


3458

1903-Tunnel Construction North Portal (UW)



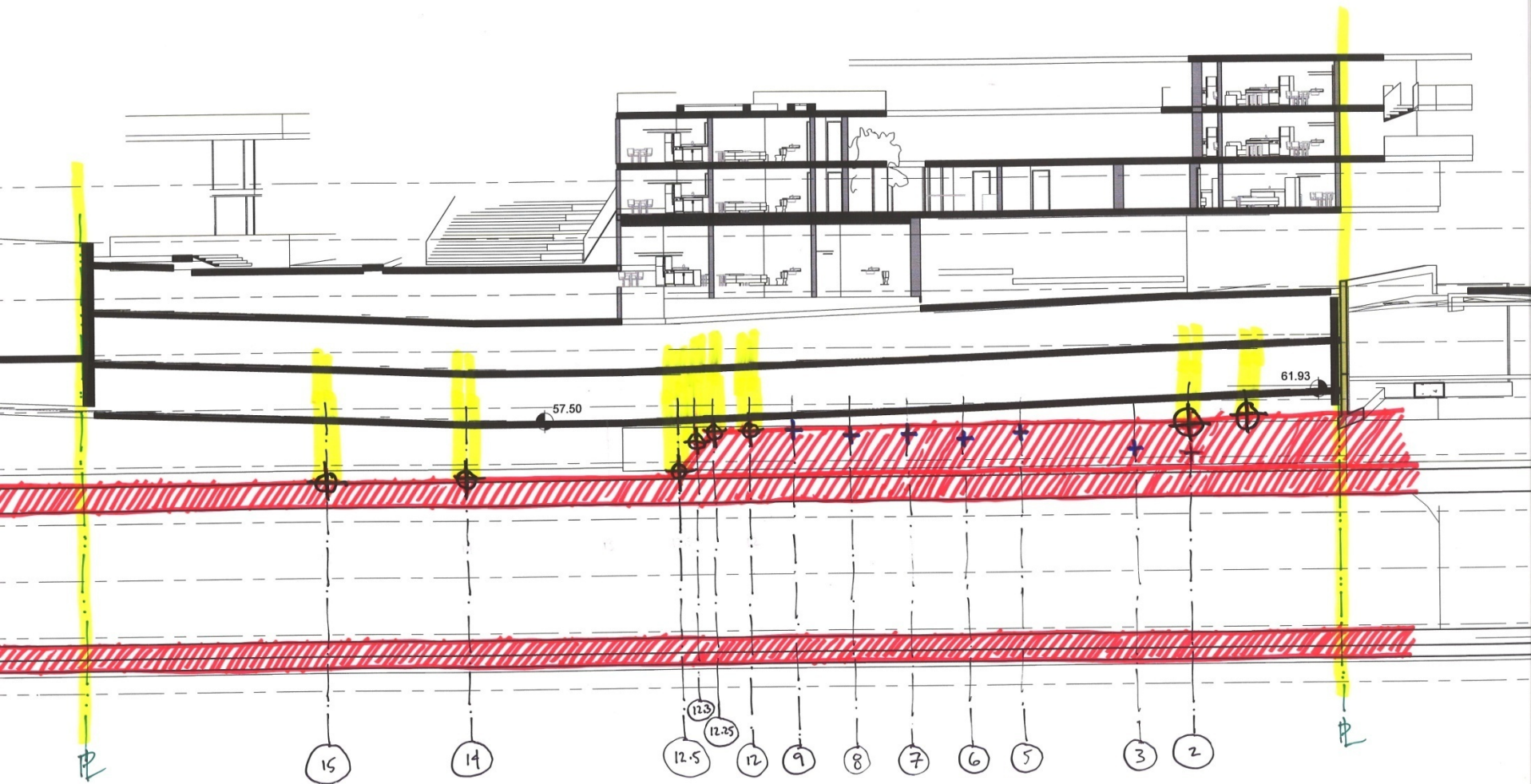
1904 (est) – Tunnel Construction (UW)



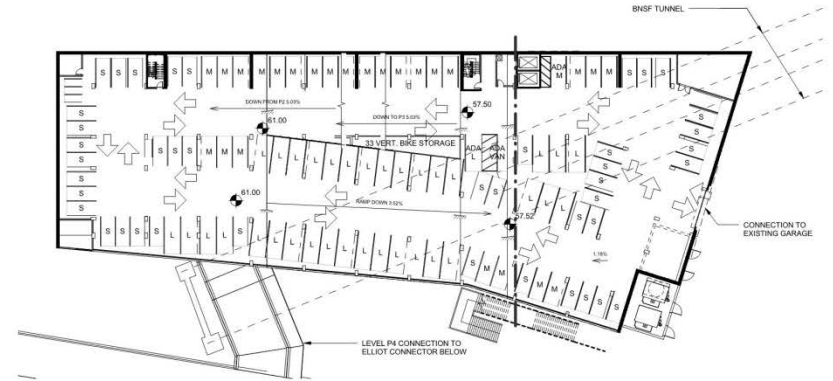
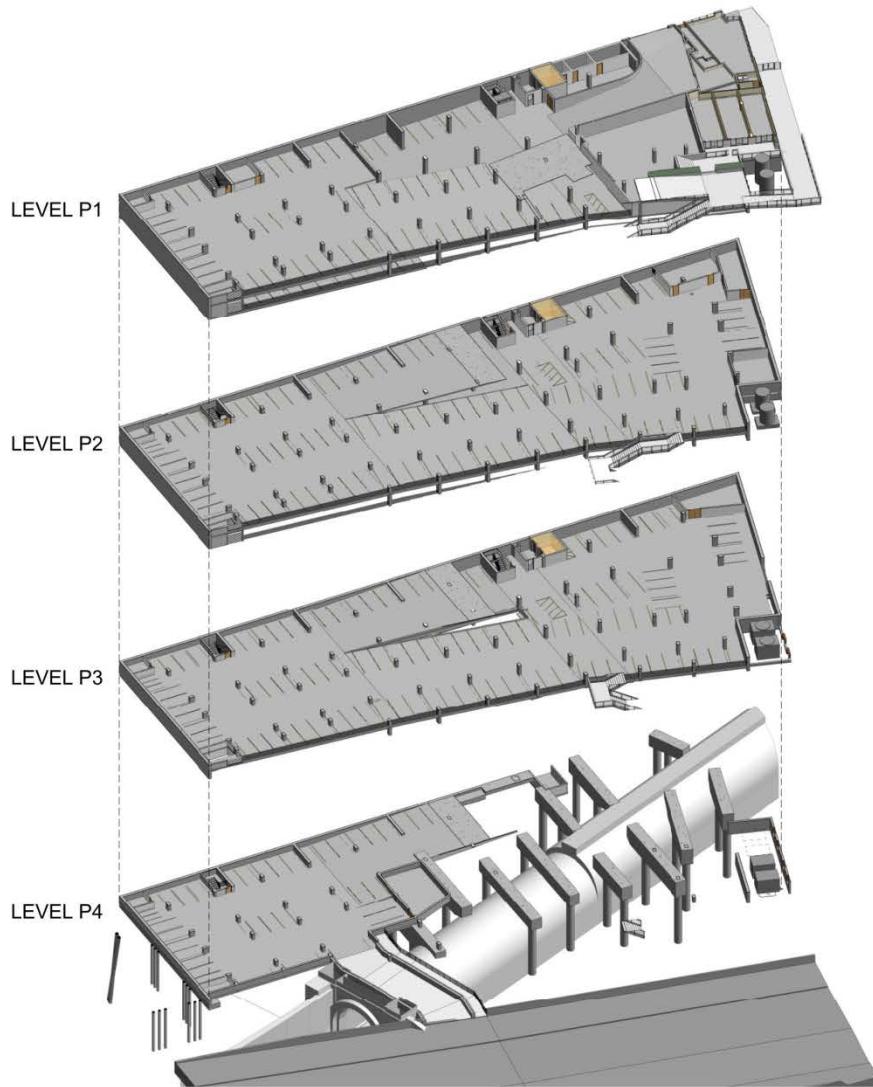
G.N.Ry.
SEATTLE TUNNEL SECTION
Showing Concrete Lining and Invert.

Scale 1" = 4'

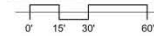
Mar. 26, 1904.



SECTION C CENTERLINE OF TUNNEL



TYPICAL PARKING LEVEL



Parking Space Dimensions

L - "Large vehicle" 8'-6" x 19'-0"
M - "Medium vehicle" 8'-0" x 18'-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 11'4" 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

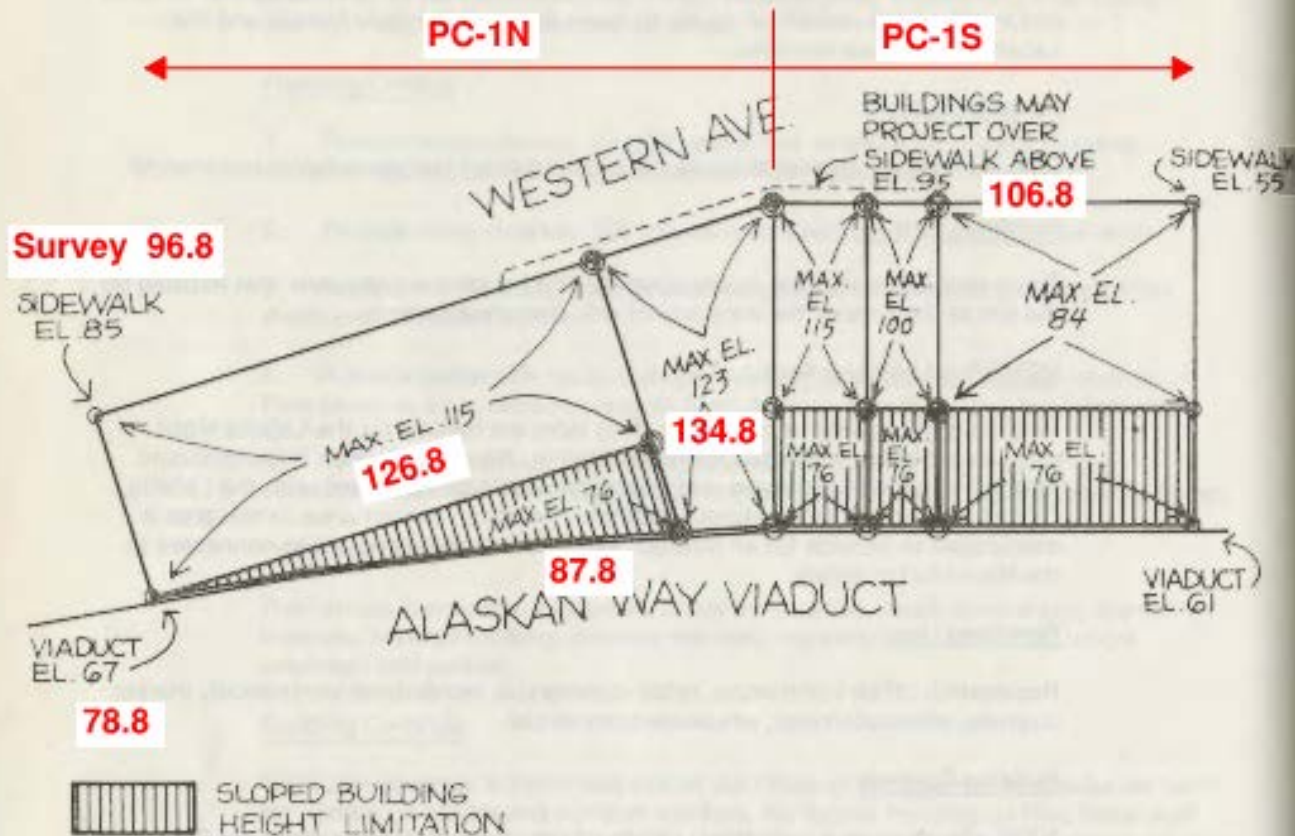
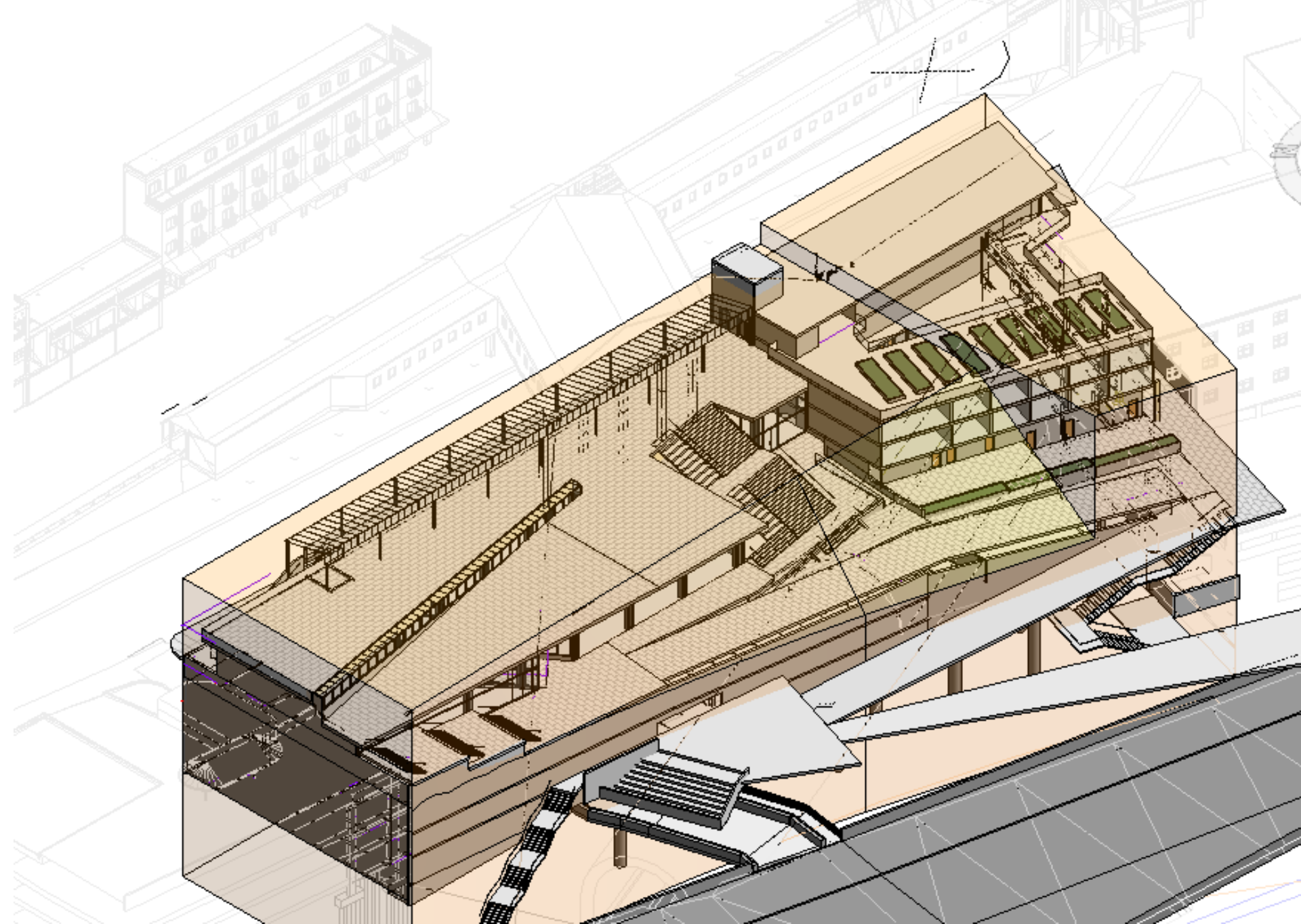


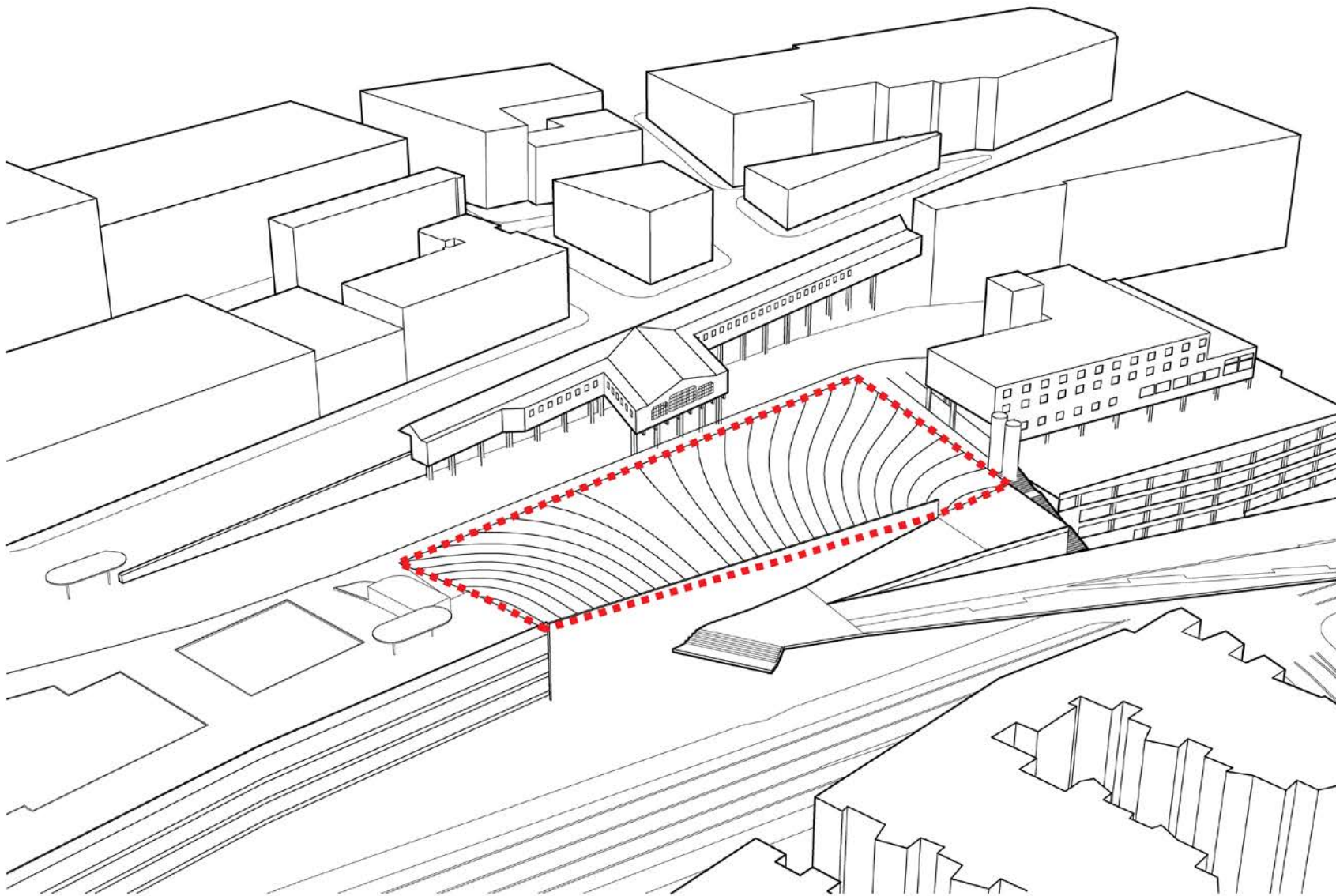
diagram PC-1

NOTE: ALL ELEVATIONS SHOWN HERE ARE HEIGHTS ABOVE CITY DATUM

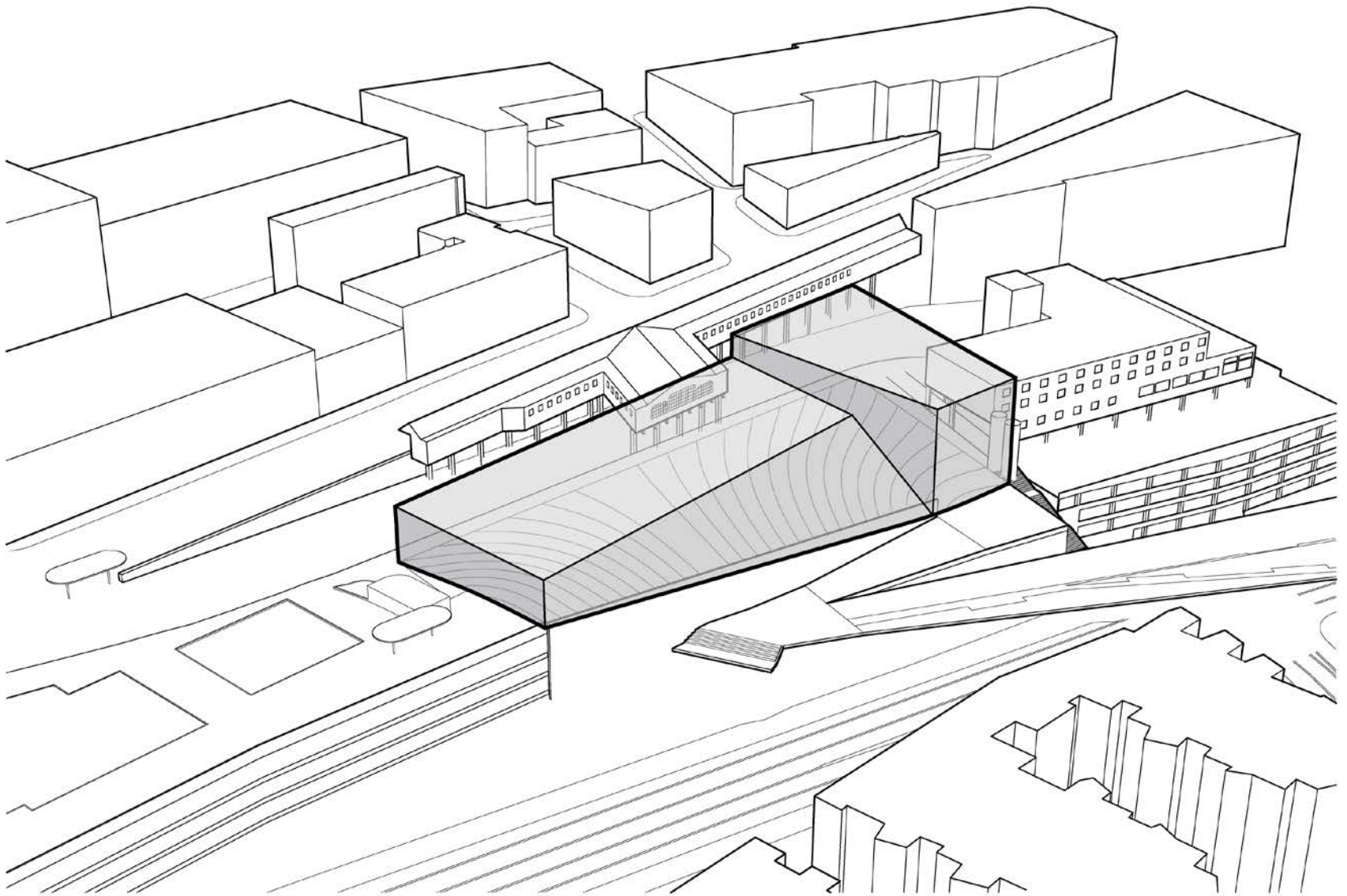
City Datum adjustment of NE property corner survey elevation
96.8 - 85 = +11.8' adjustment. Numbers in Red are adjusted elevations.



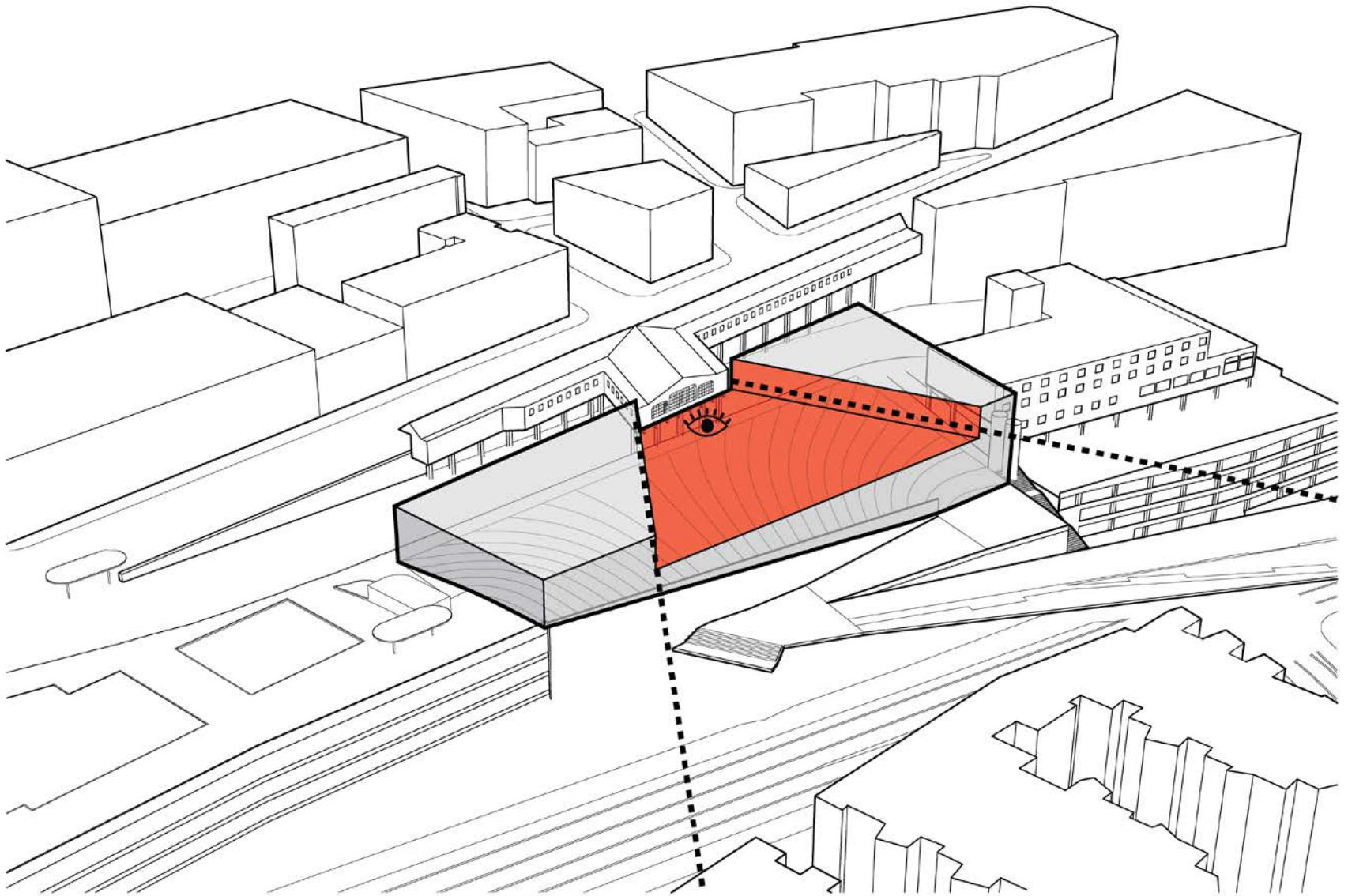
MASSING DIAGRAM



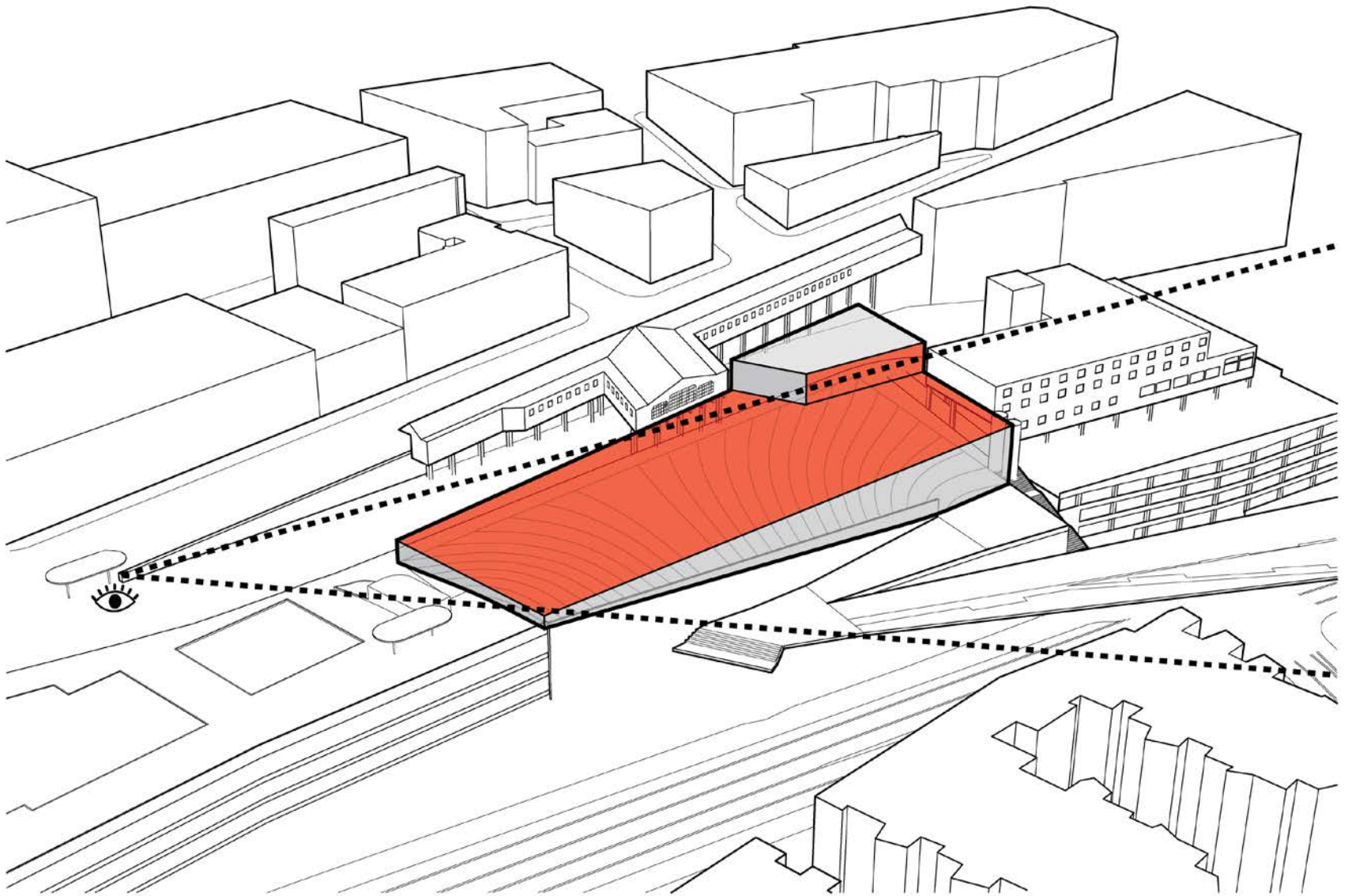
SITE



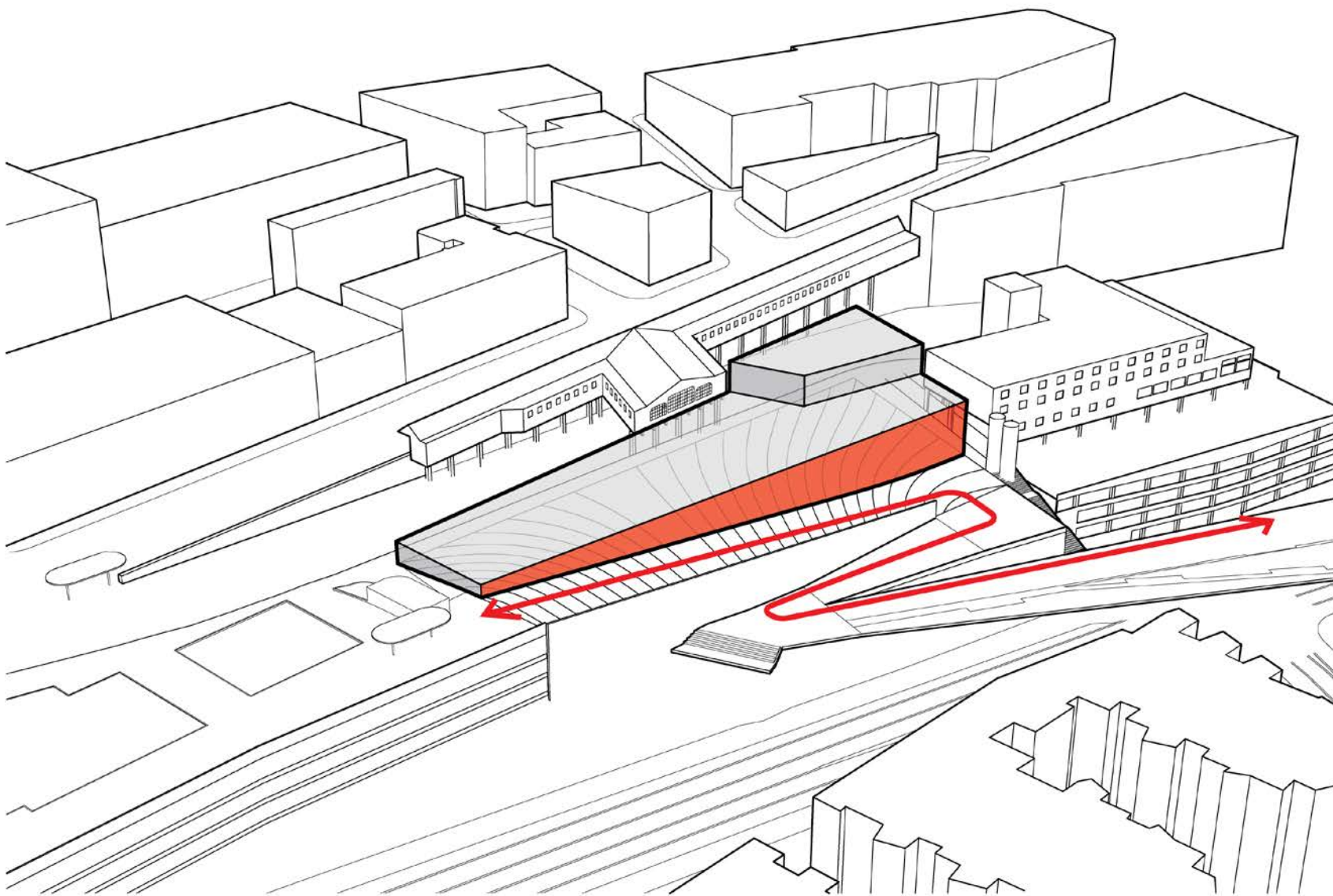
ZONING MAX VOLUME



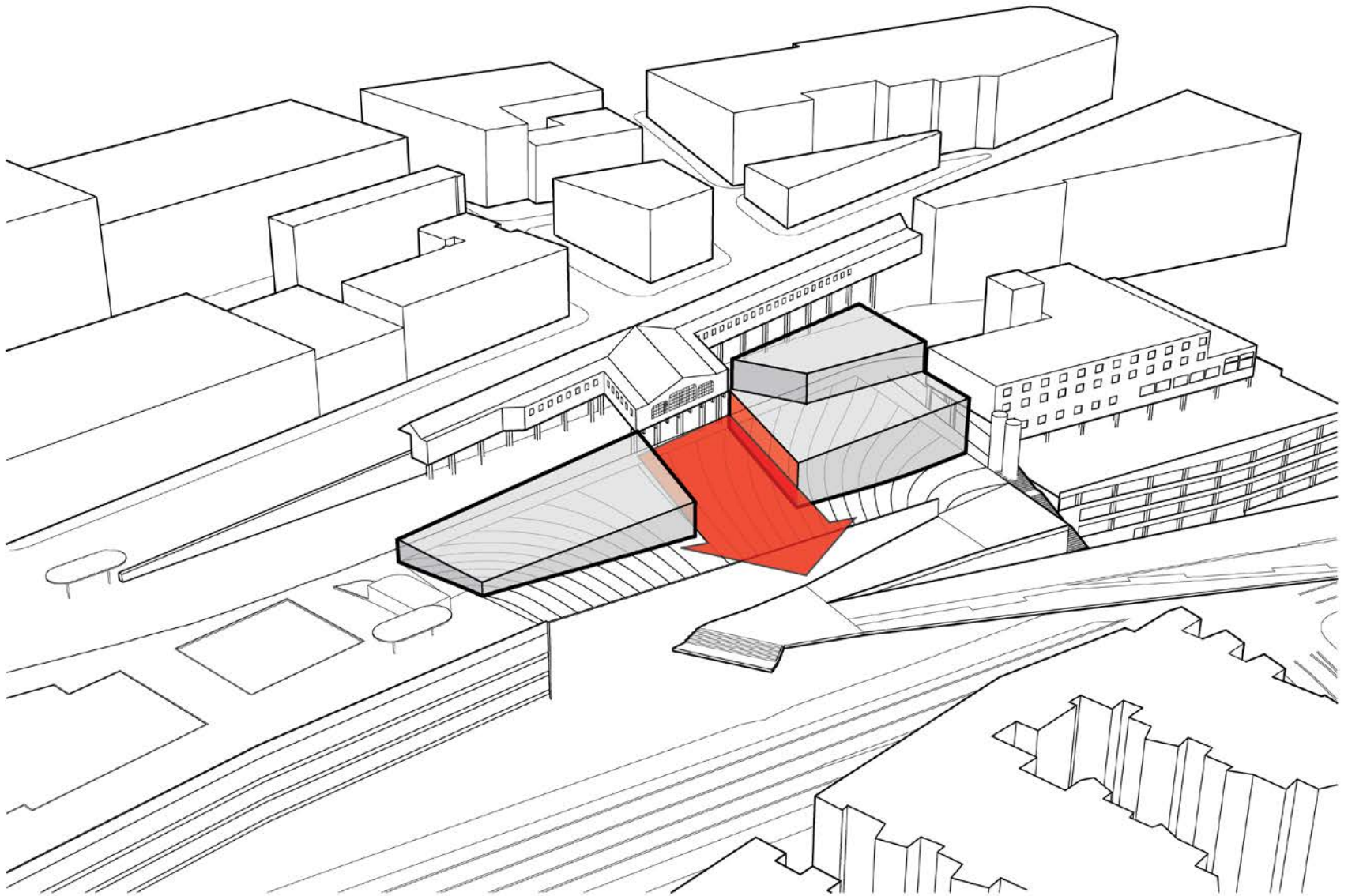
MAINTAIN VIEWS FROM DESIMONE



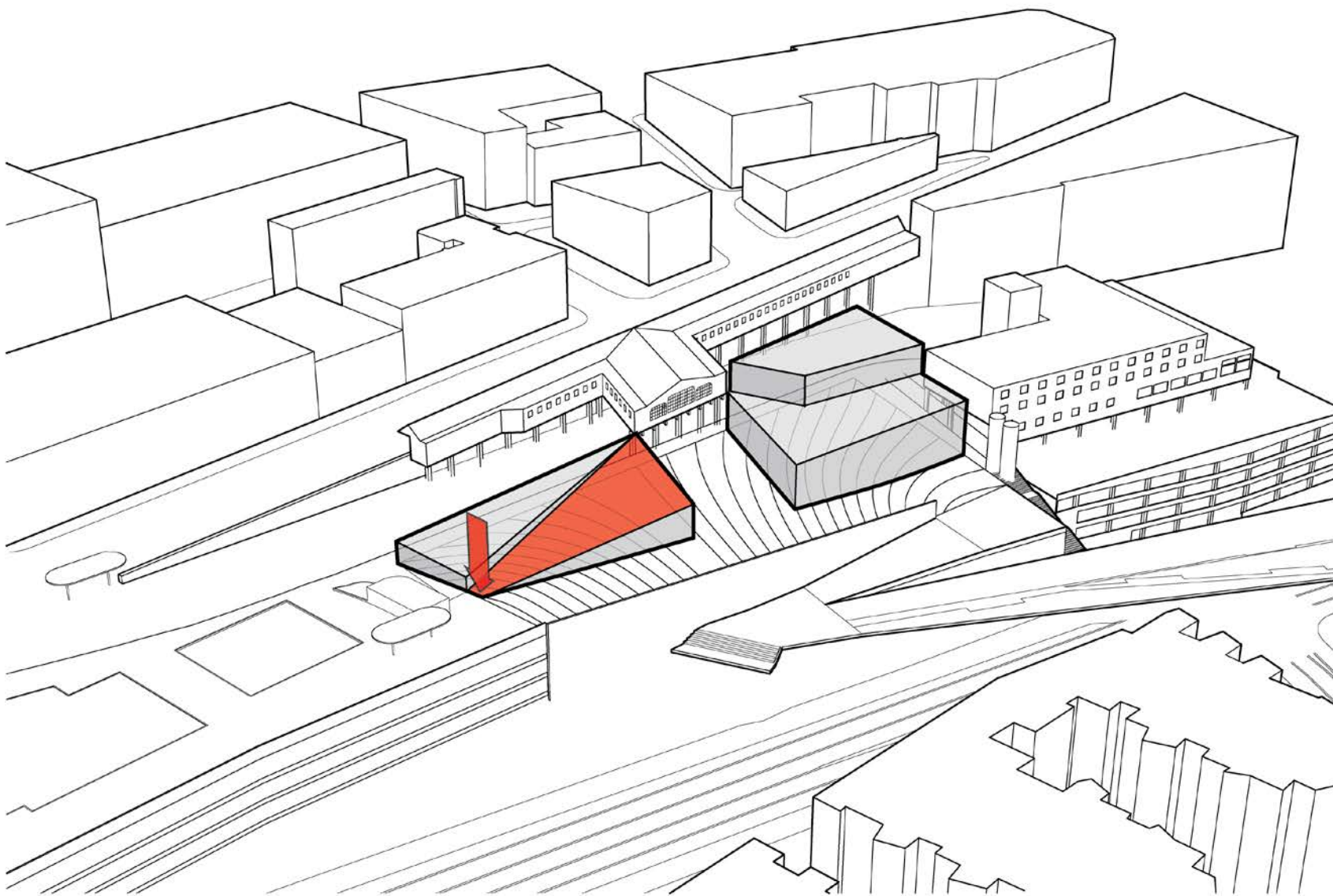
MAINTAIN VIEWS TO SOUTH



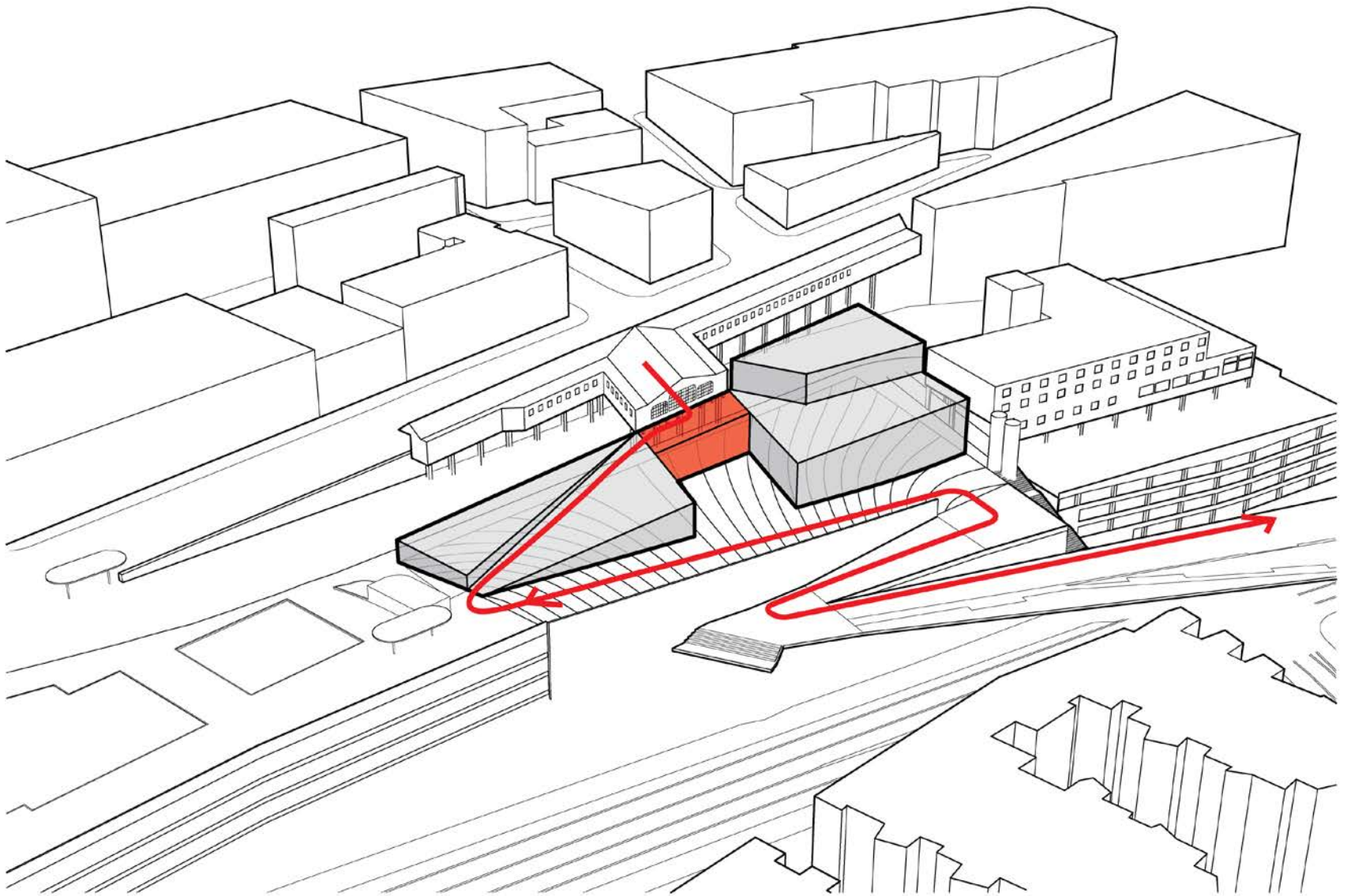
CONNECT TO WATERFRONT



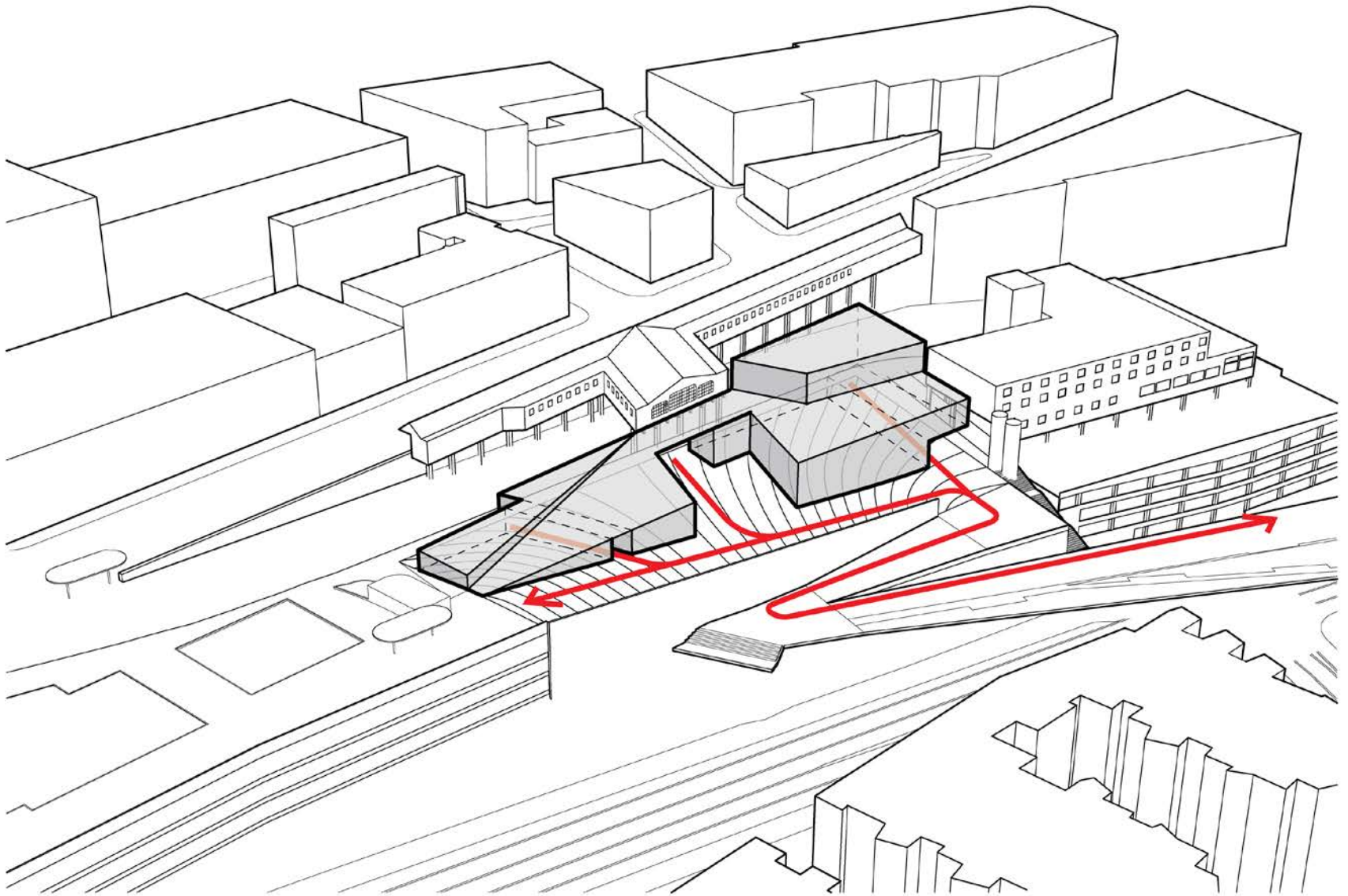
CONNECT TO WESTERN WITH PLAZA



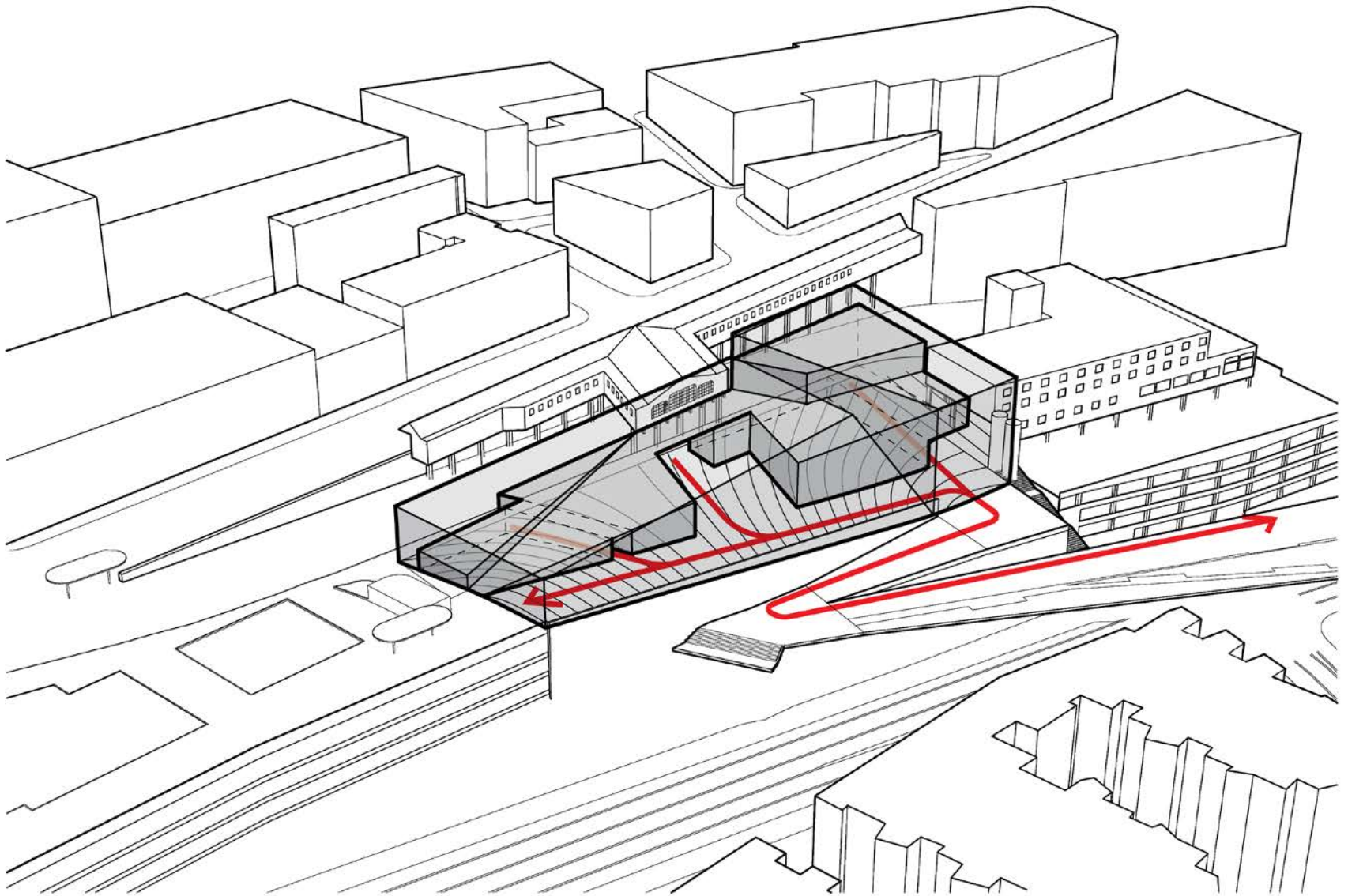
CONNECT TO PARK



CONNECT TO MARKET



POROSITY THROUGH BUILDING



ZONING OVERLAY

PROJECT PHASING



Summer 2014 – Construction Begins



December 2015 – Construction Complete



January 2016 – Demolition of Viaduct begins

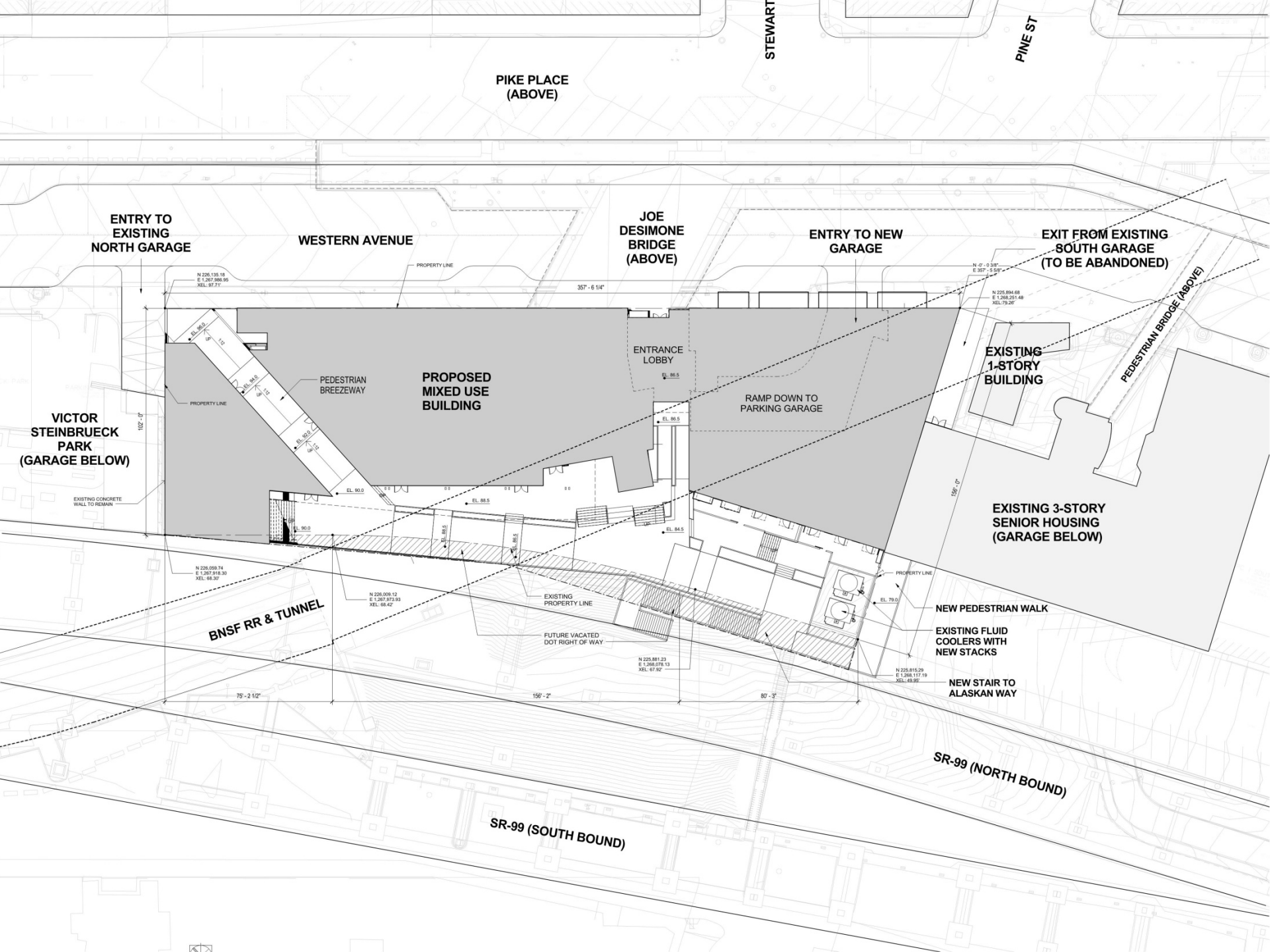


2017 – Construction of Elliott Way Connector Road



2018 – Construction of Buildings B, C and Overlook Walk

PROJECT PLANS





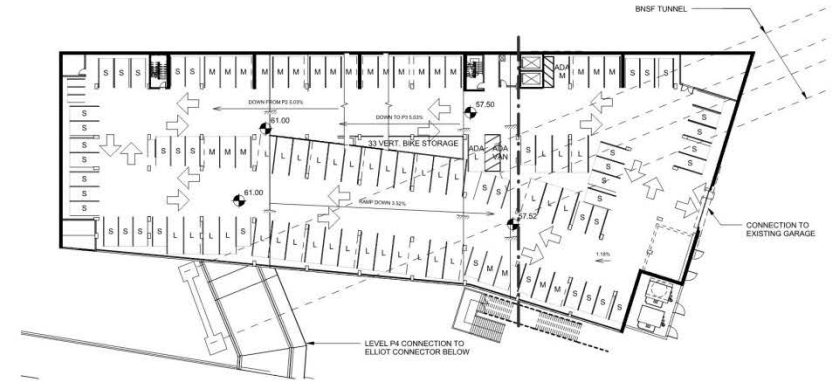
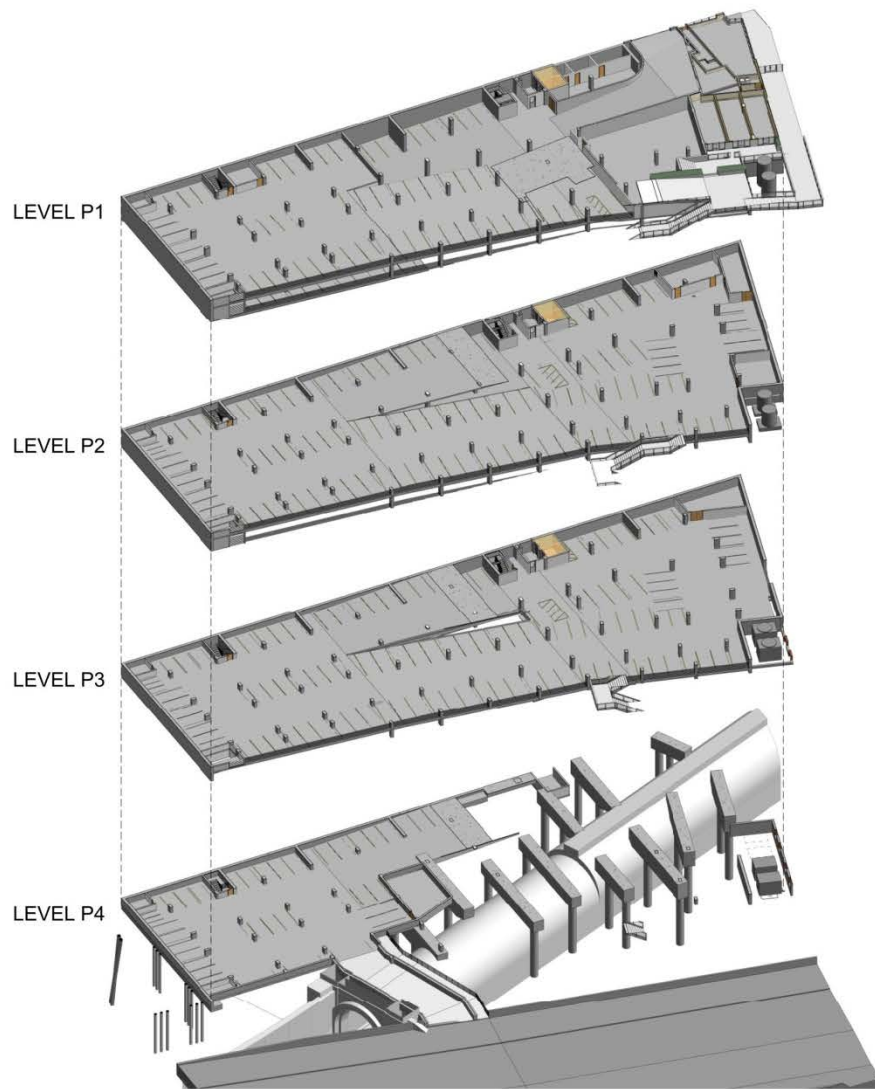
LEED 2009 FOR
**CORE AND SHELL
DEVELOPMENT**

Evergreen Sustainable
Development Standard

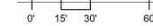
COMMERCIAL

RESIDENTIAL

**PROJECT TIES INTO
THE MARKET'S
CENTRAL PLANT**



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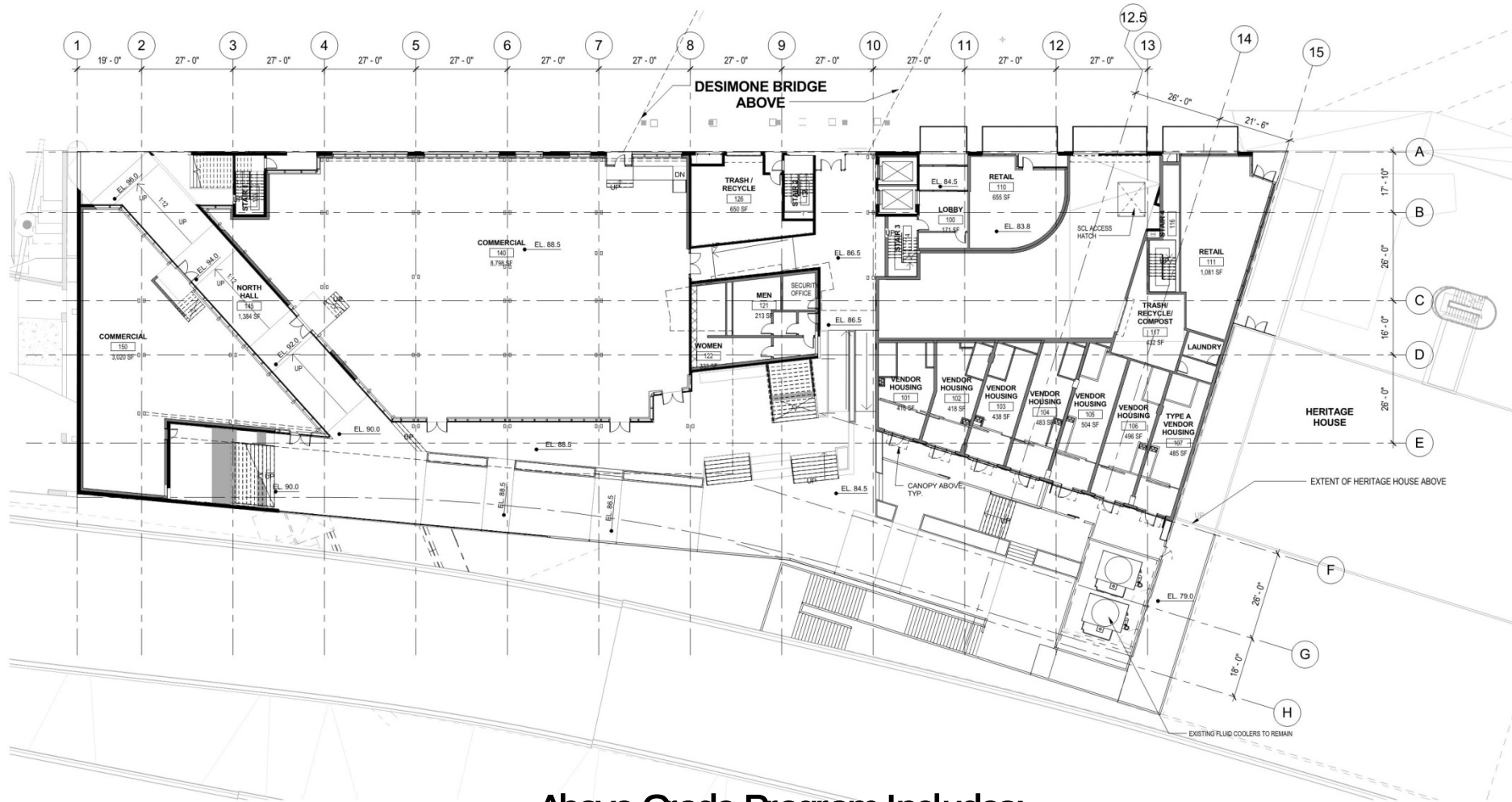
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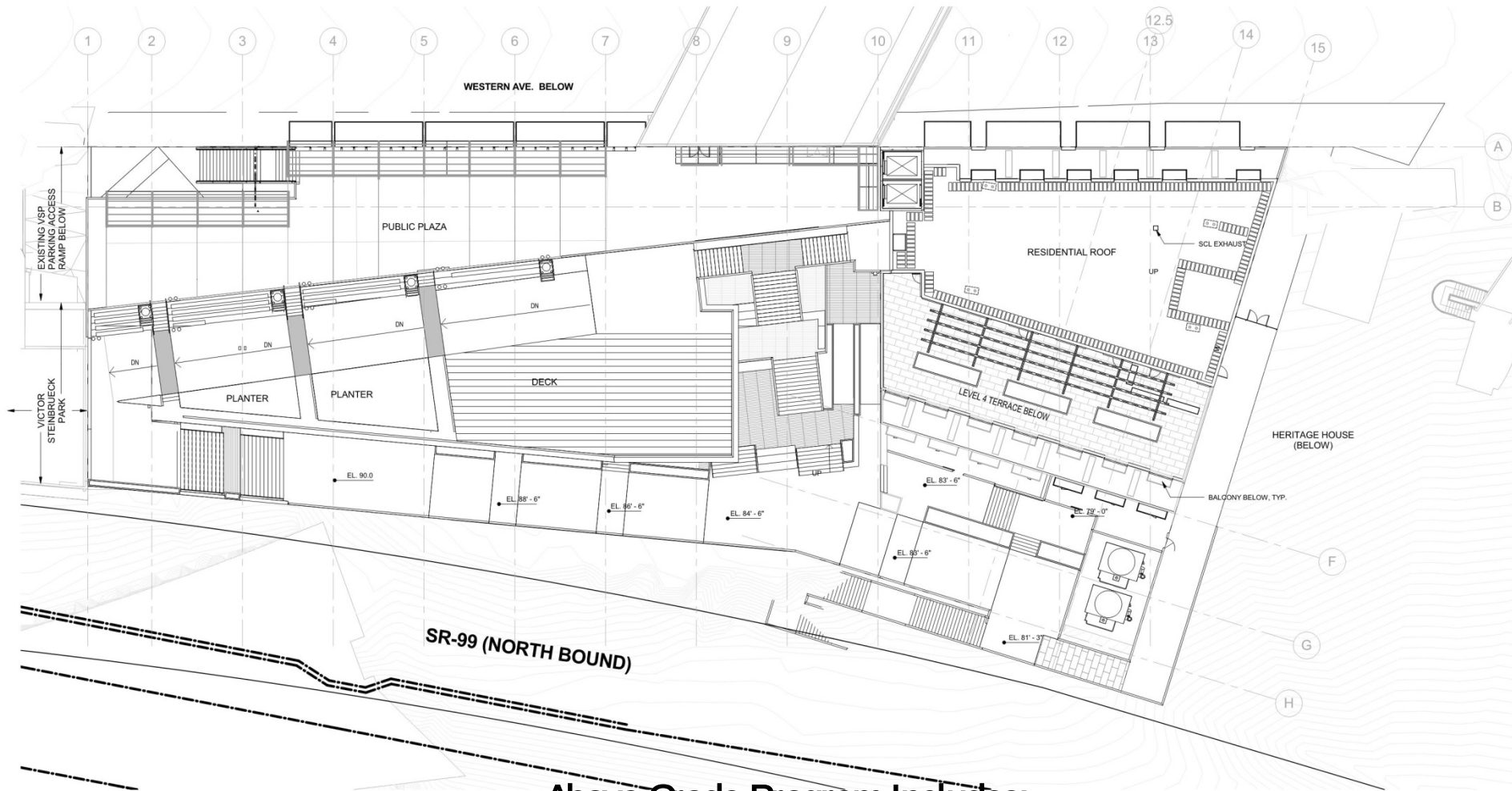
Below Grade Program Includes:

- 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



Above Grade Program Includes:

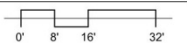
- 15,500 SF Of Retail Space
- 35,900 SF Of Public Open Space
- Up To 30 Day Stalls On Roof Terrace
- 40 Low Income Housing Units (Includes 7 Vendor Housing)



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- 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"



HISTORICAL COMMISSION







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 Massing

PROJECT

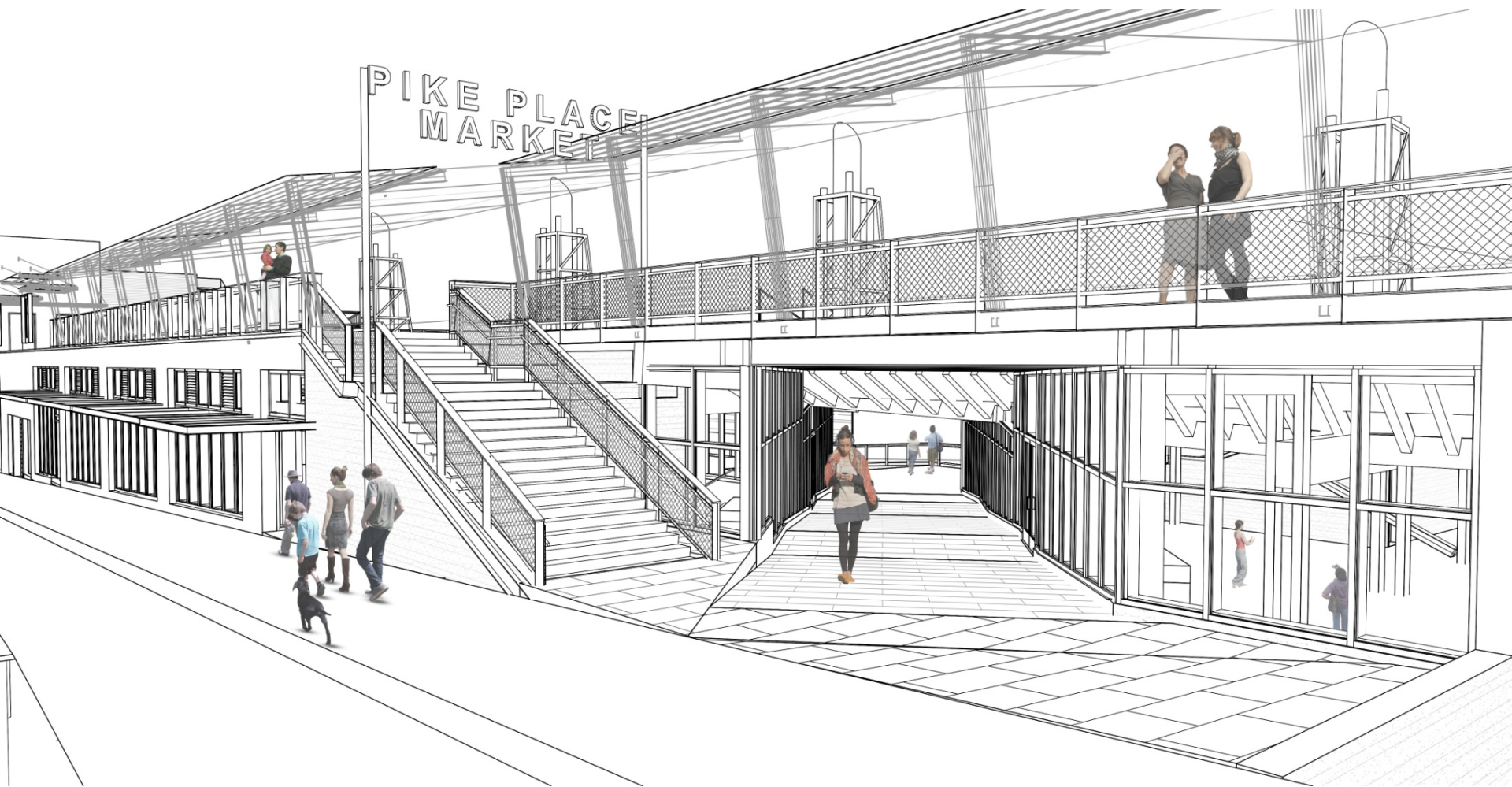
RENDERINGS



Western Ave Stair & Breezeway Study



Western Ave Stair & Breezeway Study







View From Pike & Virginia Pergola

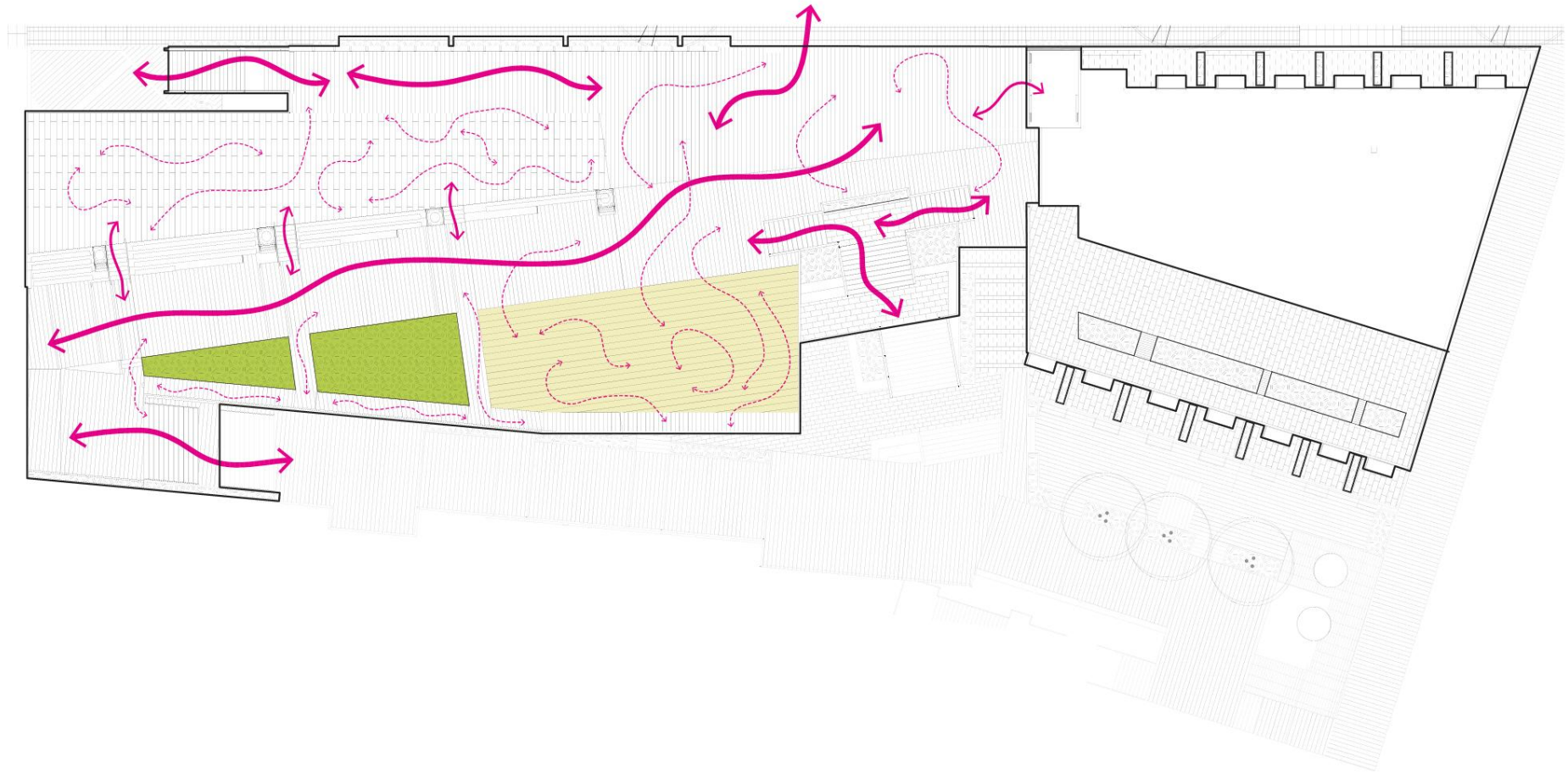


View From SW Corner Of Site



Interior Commercial Space

PUBLIC SPACE





HOOF PRINTS



MACHINE GROUND GROOVES



TEXTURED / ACCENT CONCRETE



CAST IN PLACE CONCRETE



WOOD SCALE / PATTERN - SEATING STEPS



WOOD DECK PATTERNING

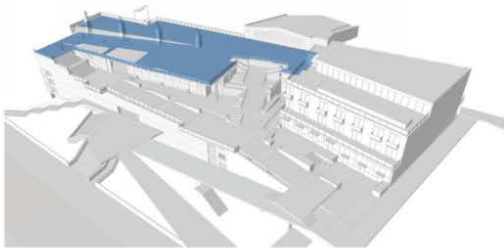


GROOVED WOOD DECKING

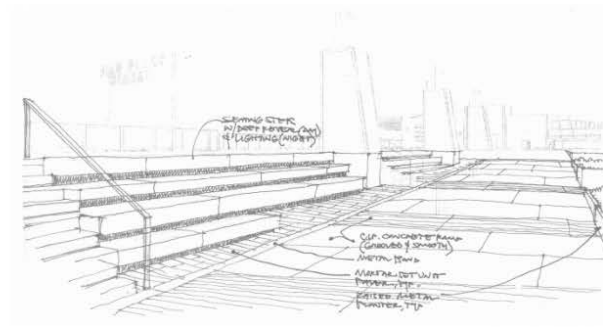


TIMBER DECKING

CONCEPTUAL IMAGES



LOCATION DIAGRAM



MATERIAL ZONE SKETCH

PROPOSED



MARKET HILL CLIMB



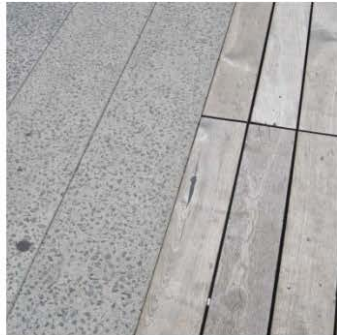
PRECAST STAIR TREADS W SANDBLAST



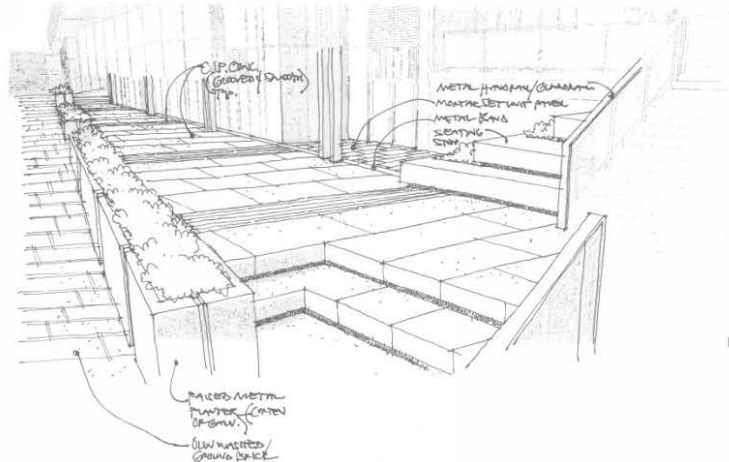
METAL RISERS



METAL ACCENT

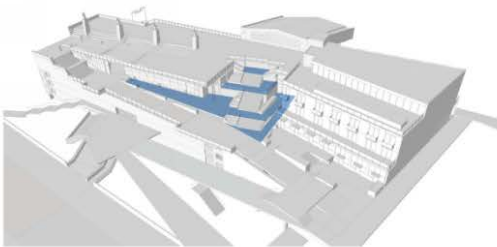


WOOD & CONCRETE

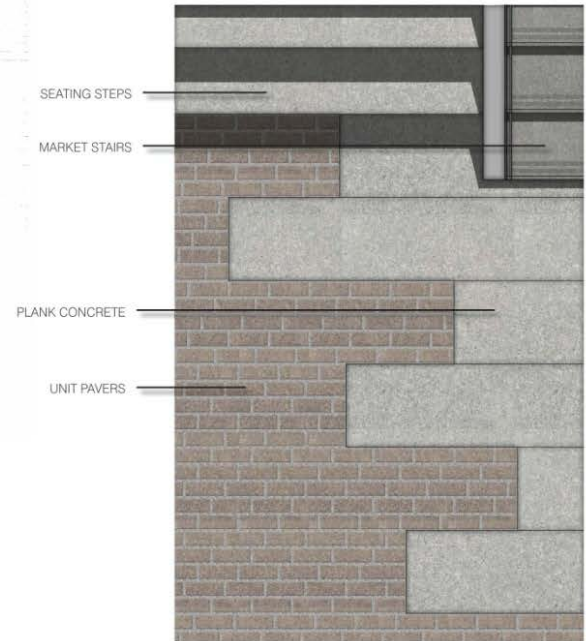


MATERIAL ZONE SKETCH

CONCEPTUAL IMAGES



LOCATION DIAGRAM



PAVING STUDIES

PROPOSED



Pike Place Market Waterfront Entrance

Seating Studies - 11/4/13

Pike Place Market Waterfront Entrance

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ARUP

