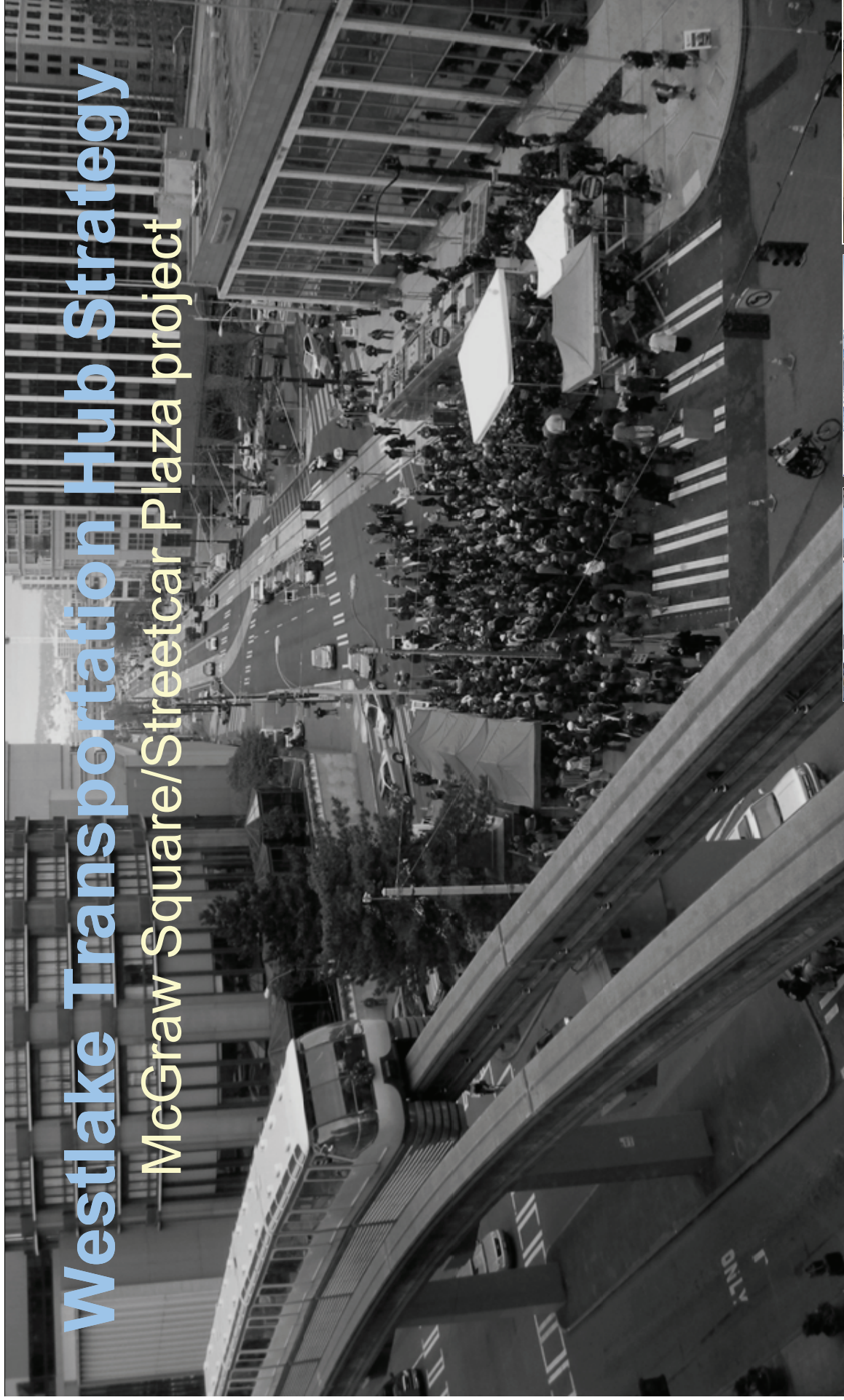


Westlake Transportation Hub Strategy

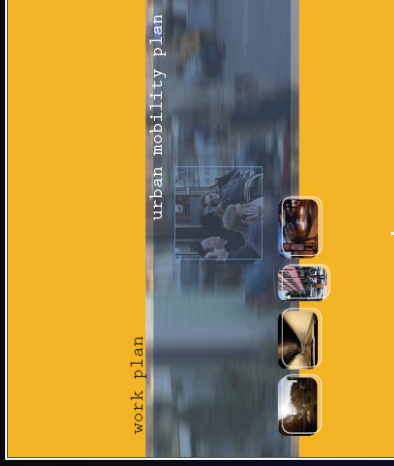
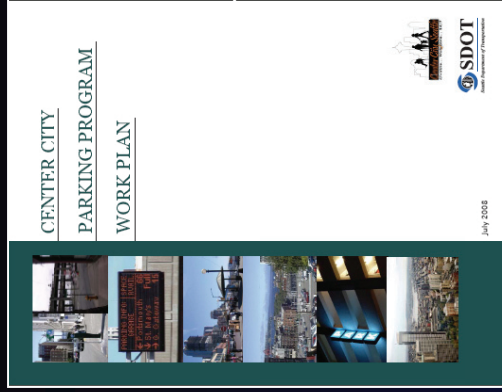
McGraw Square/Streetcar Plaza project



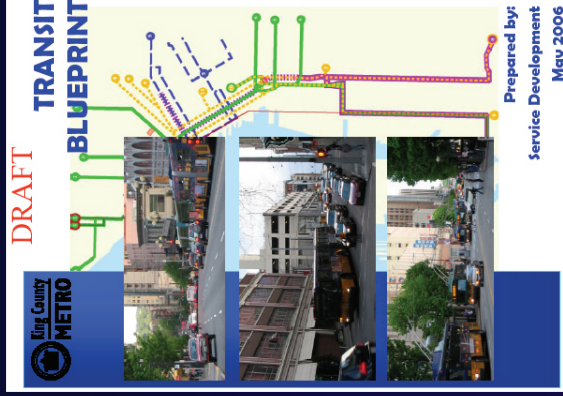
Seattle Design Commission
December 2009

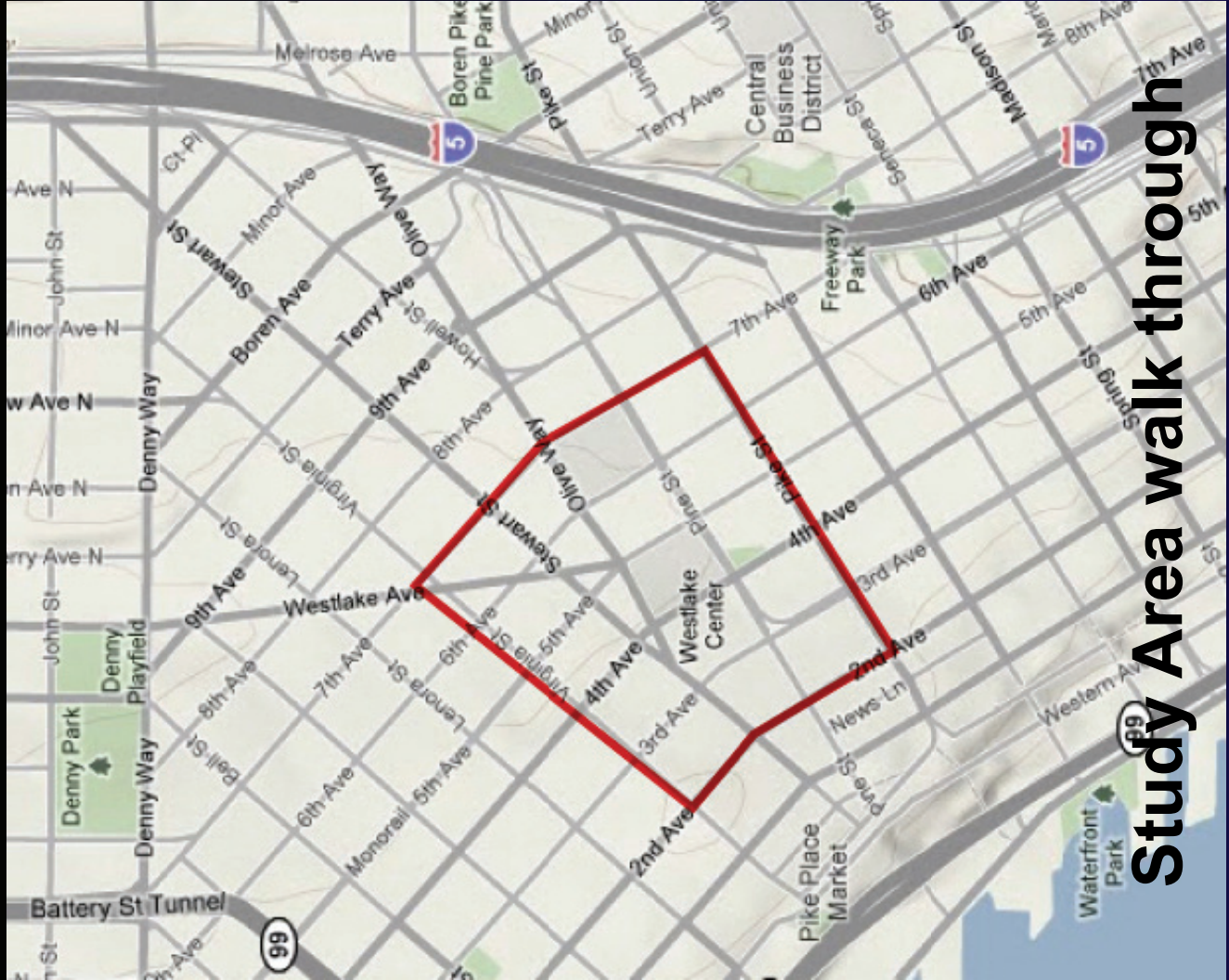


Center City Transportation Framework(s)



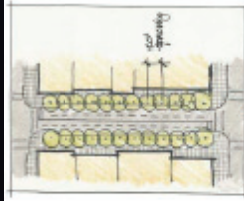
Westlake Transportation Strategy





Study Area walk through

Pre-Hub Study Westlake Urban Design



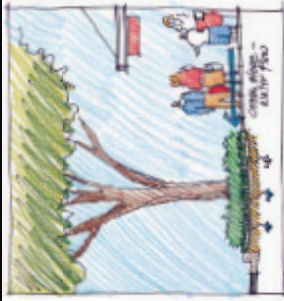
12 Increased street trees - Increased street trees has the potential to improve summer shading and cooling in dense urban areas.



13 Planting strips vs. tree pits - The area between the curb and main pedestrian travel zone is where much of the street furniture, lighting, etc. is located. Planting strips may be transformed to tree pits that increase root zones for trees, and may provide additional storage for stormwater runoff when integrated into a stormwater system.



14 Underside plantings - Underside planting are smaller shrubs and groundcovers that are purposefully planted to increase foliage and greenery in urban areas. They can add to stormwater control, aesthetic pleasure and decrease urban heat island effect.



15 Vegetation filter strips - Vegetation filter strips are strategically located areas where polluted stormwater may be directed to improve water quality of stormwater runoff before it enters the stormwater system.



16 Native plantings - Use of vegetation in urban areas need not always be ornamental plants, especially when appropriate use of native plants can assure plant survival.



3

Concept Plan Westlake Circle - Stewart Street

HEWITT
ARCHITECTS

MAGNUSON
KLEINBERG
ARCHITECTS

city
design



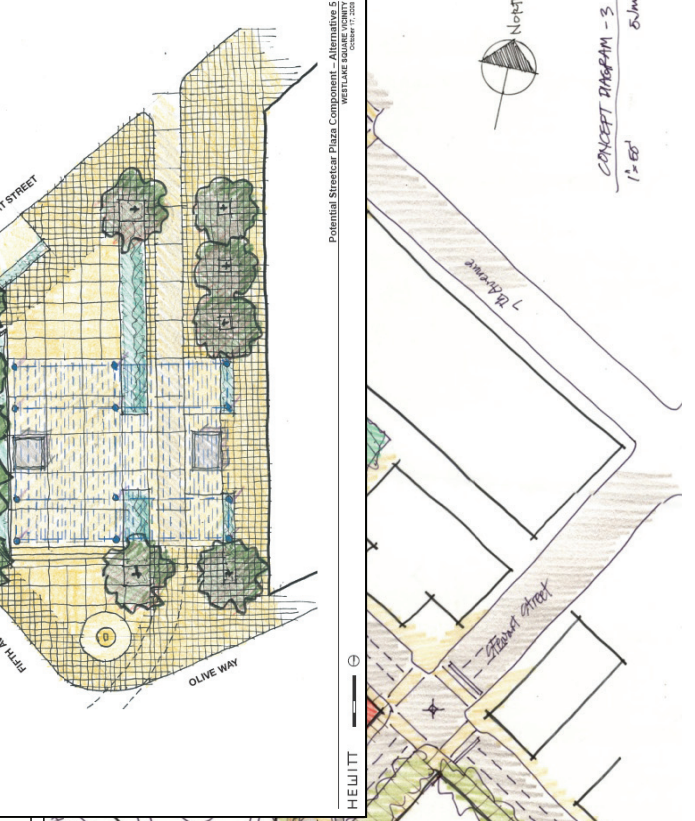
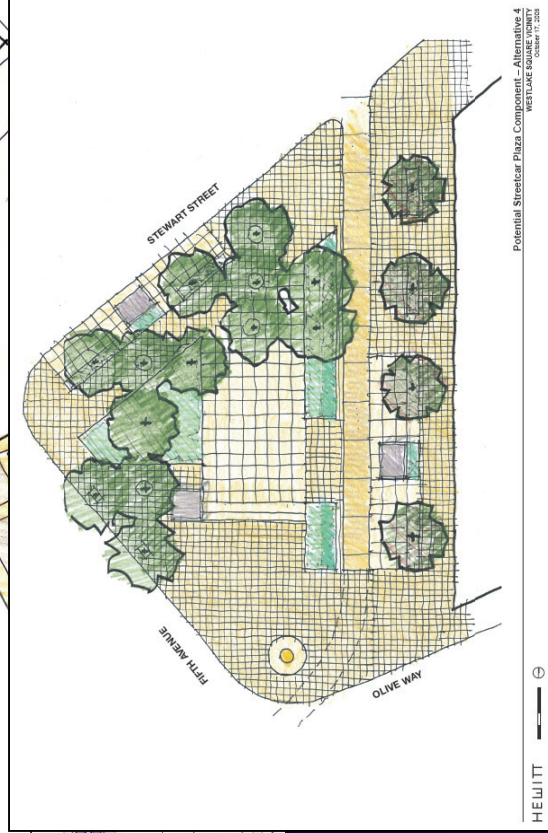
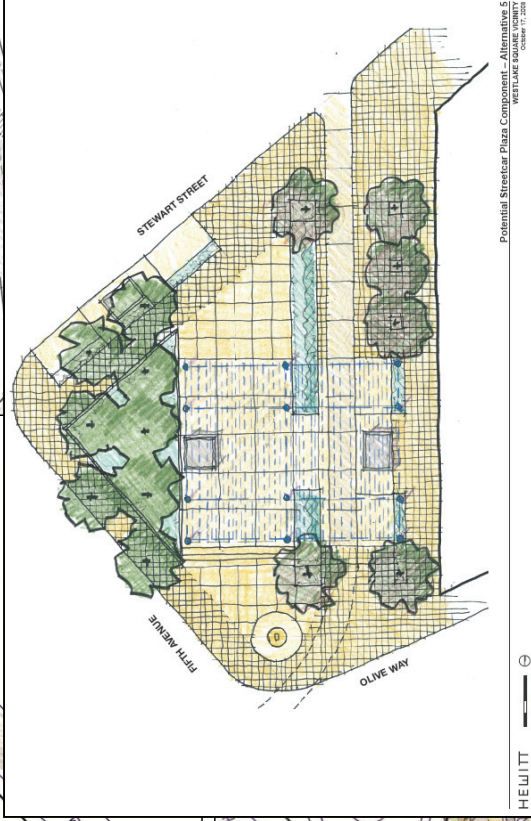
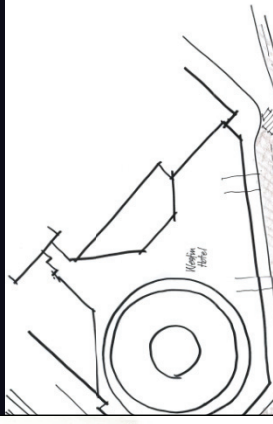
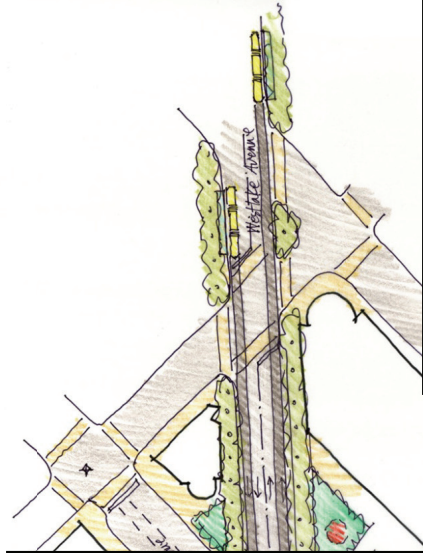
DRAFT

Westlake Avenue Design
(Denny Triangle District)
August 3, 2004

City of Seattle

SDOT

Conceptual Design Development



CONCEPT DIAGRAM - 3
1" = 60'
5 June 2006

A blueprint for transit integration, multi-modal access, and placemaking within the expanding retail core of Seattle

Place-Based Improvement Strategies:

	Worksite Station					
Street Level Entrance						
Retard Based Entrance						
Street Level Eductor						
Third and More Entrance						
Turned Entrance						
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Accommodate streetcar expansion and increasing development through a series of signature pedestrian and public space improvements

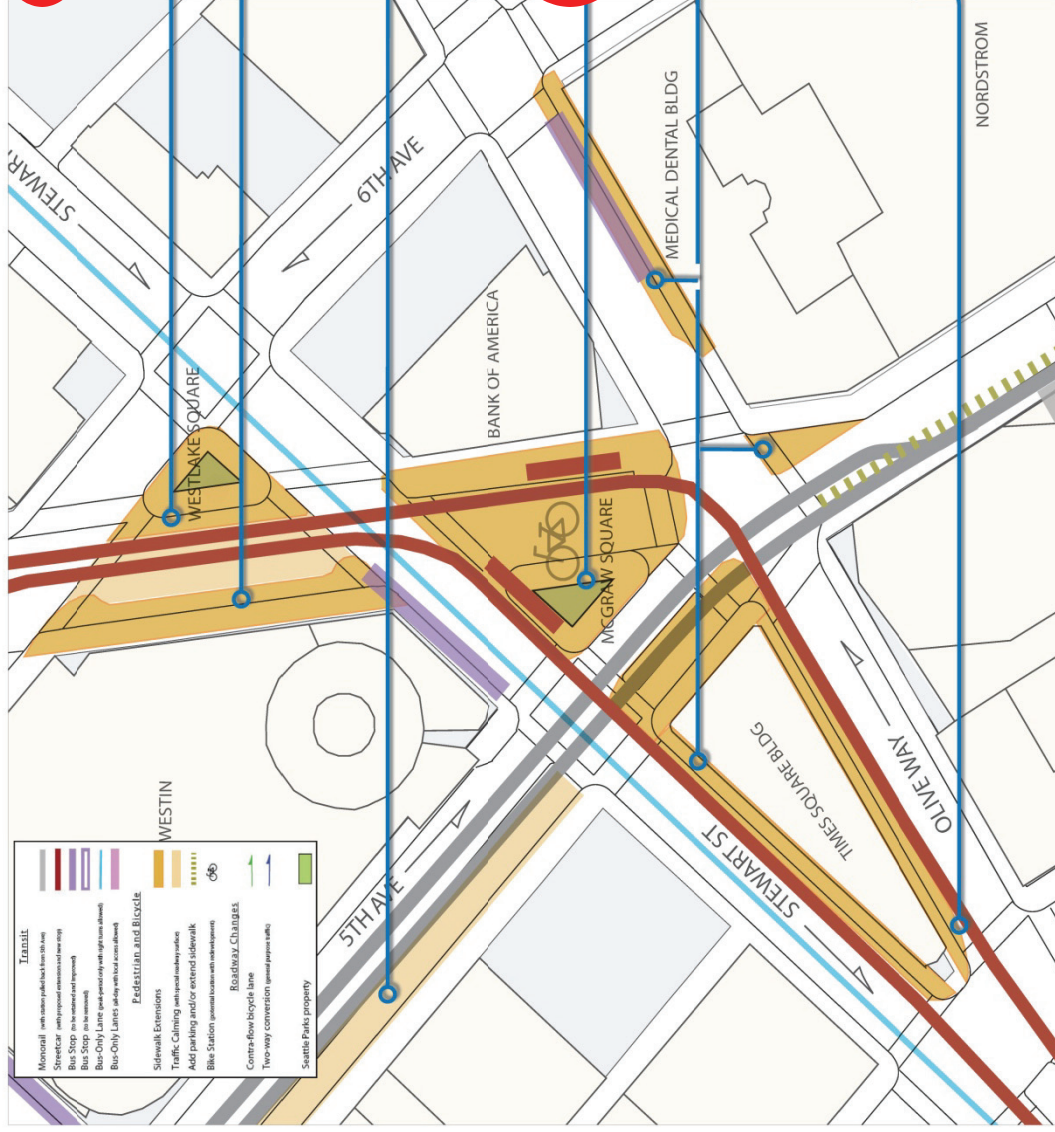
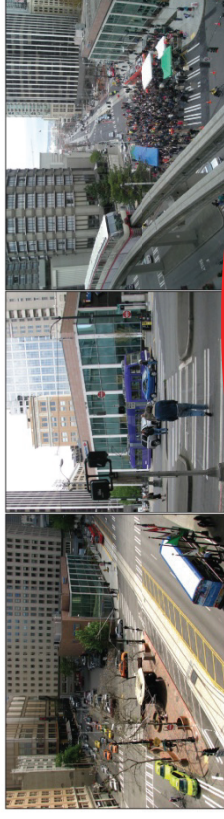
Increase visibility and direct physical connections between streetcar, Monorail, and Westlake Station; continue to develop Fifth Avenue as the area's "Main Street"

Make tunnel entrances easier to find from street; alleviate crowding on Pine St and 3rd Ave sidewalks; consider reconfiguration of station entrances and mezzanine expansion under 3rd Ave in the long-term

By 2030, the Hub area is expected to add more than 4,000 housing units, 300,000 sq. ft. of new retail, and several hundred thousand sq. ft. of new office space.

TIMES SQUARE

Develop and organize a “north hub” through a series of pedestrian and public space improvements



Re-design and expand Westlake Square Park

Improve Westin Hotel frontage and formalize taxi loading area; traffic calm Westlake Ave

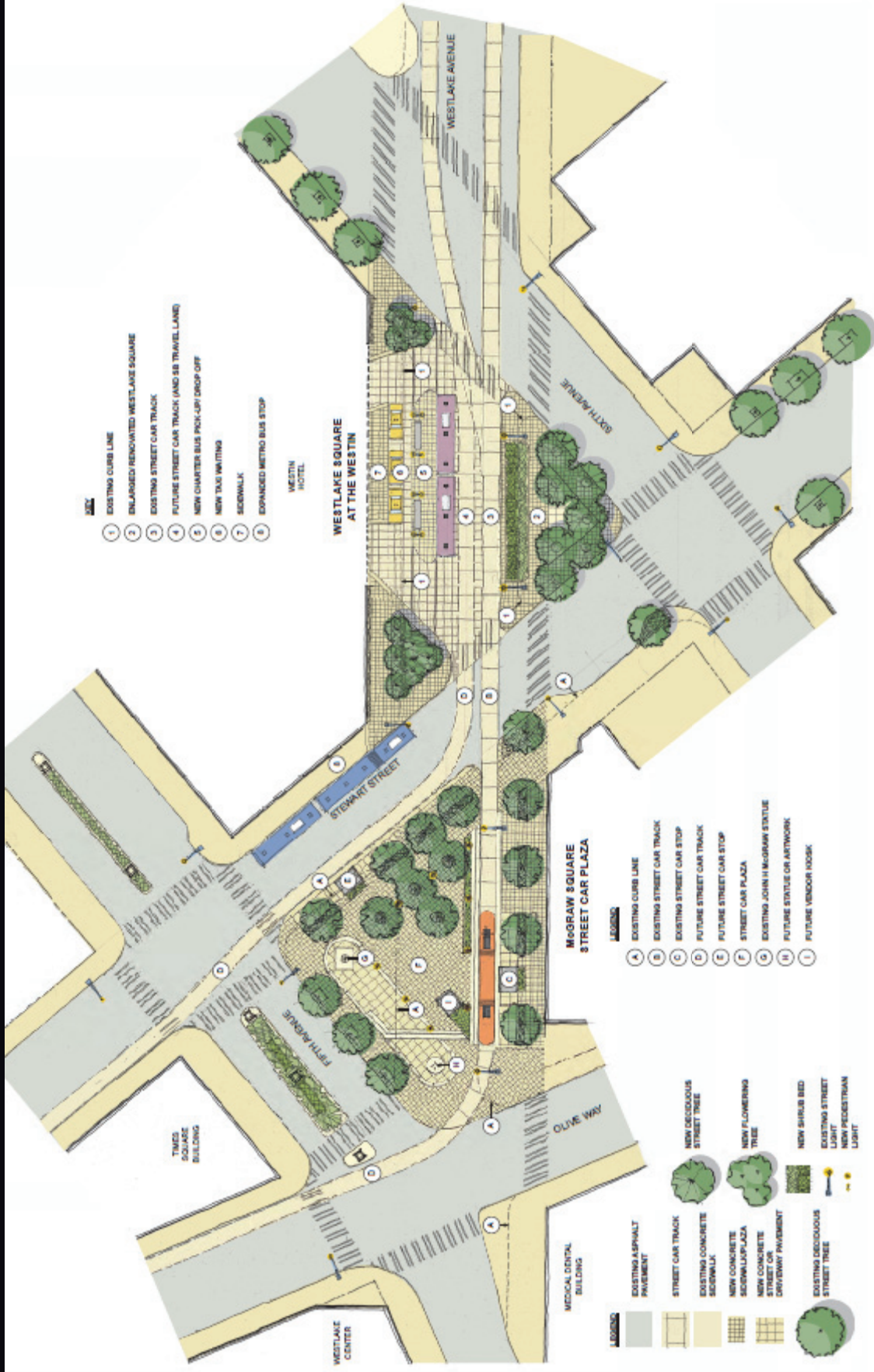
Traffic calm west side of Fifth Ave; coordinate design with private redevelopment & Fifth Ave plaza

Close Westlake Avenue to traffic between Olive and Stewart; integrate McGraw Square into a new streetcar plaza

Widen sidewalks on Olive, Fifth, and Stewart, including around Times Square Building

Extend streetcar to First Avenue via Stewart Street and Olive Way

Times Square with Streetcar Extension



CONCEPT PLANS FOR
MCDRAW SQUARE STREETCAR PLAZA AND WESTLAKE SQUARE AT THE WESTIN
NORTH HUB
WESTLAKE TRANSPORTATION HUB STRATEGY
December 19, 2009 0007

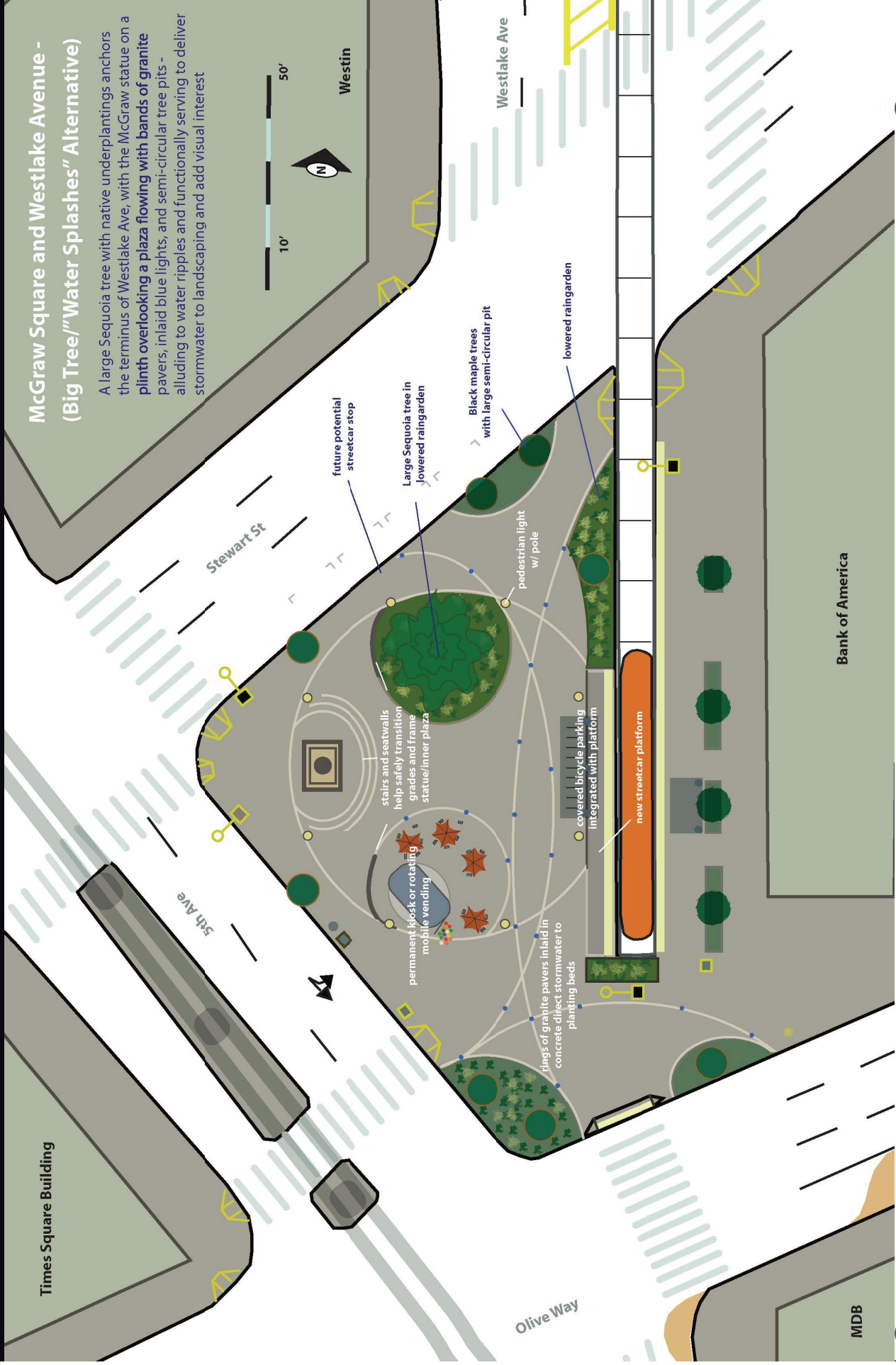


HEWITT



City of Seattle

Developing a preferred alternative



Looking north from 5th Ave



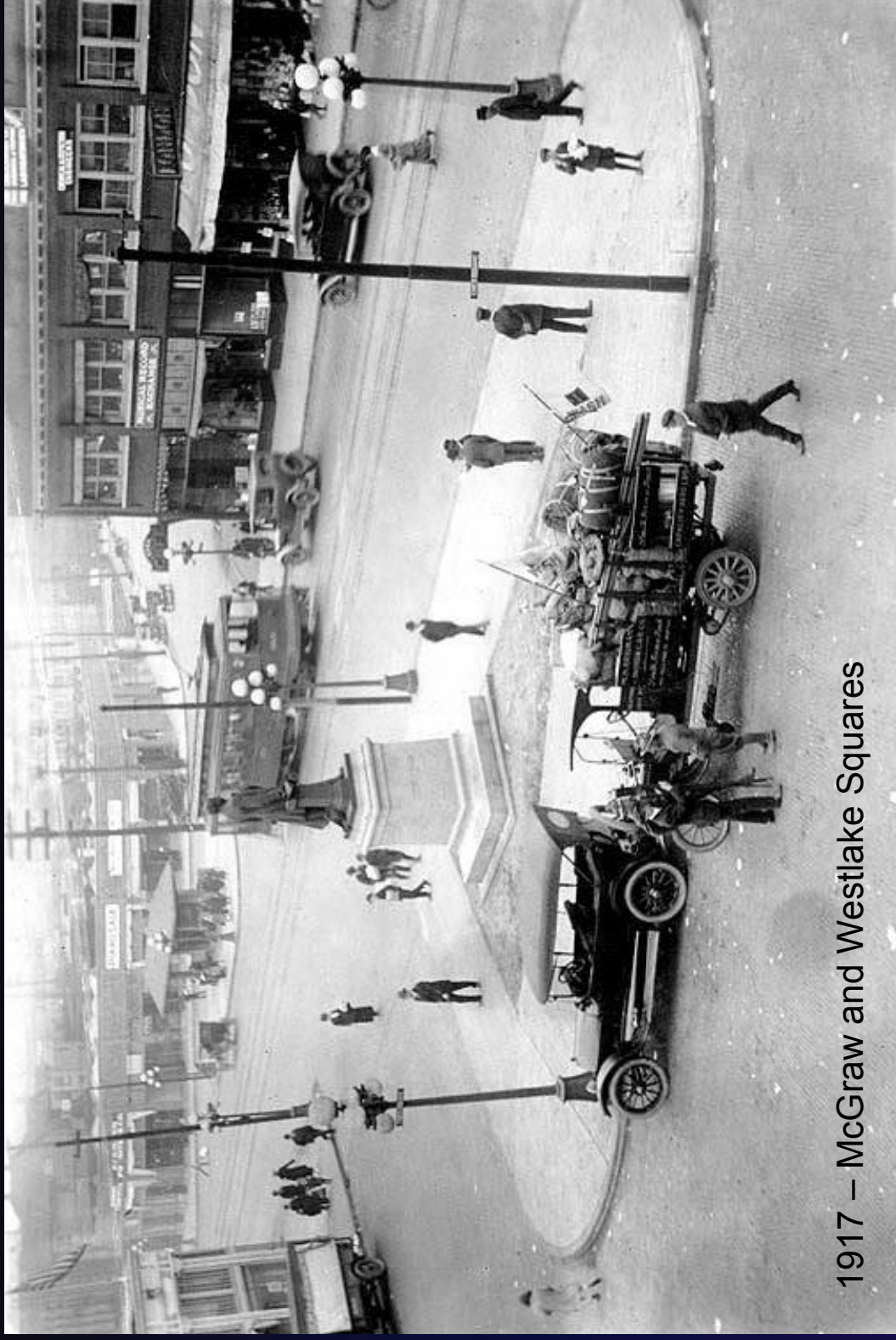
Looking south from Westlake Ave



Plaza - Key Features

- Closure of Westlake; expansion/integration of McGraw Square
- Large specimen tree(s) and natural drainage features
- 2nd streetcar platform
- Covered bicycle parking
- Vendor amenities and spatial program
- Lighting emphasis: pedestrian and landscaping

Questions?



1917 – McGraw and Westlake Squares