



PIKE PLACE MARKET PDA

Hillclimb Level 4 Landing: Food Pop-up

Hillclimb Level 3 Landing: Seating Area



Agenda

- Goals & Objectives
- Existing Conditions & Context
- Concept Design

Goals & Objectives

- **Activate:** Turn underused space into lively gathering and Food Life areas as prioritized in the Master Plan.
- **Enhance:** Improve existing features to make the space more comfortable and functional.
- **Restore:** Repair and refresh the space to extend its usable life.
- **Protect:** maintain views and public access to both Hillclimb levels.

Goals & Objectives

MHC Sections Referenced

3.1 General Principles for Design in the Market.

3.1 The central building spaces are particularly unique in form and character having grown to their present form through years of anonymous and functional creation to conform to the changing market activities always serving low-income customers along with other special needs of the public.

3.1.2 Any additions or changes to buildings shall maintain the character of the Market.

3.2 Major Structures and Architectural Elements.

3.2.12 Exterior building surfaces are key components in preserving the historical quality of design in the Market. The marquee, columns, arches, rails, walls, ceilings, lighting and other significant elements shall be meticulously maintained

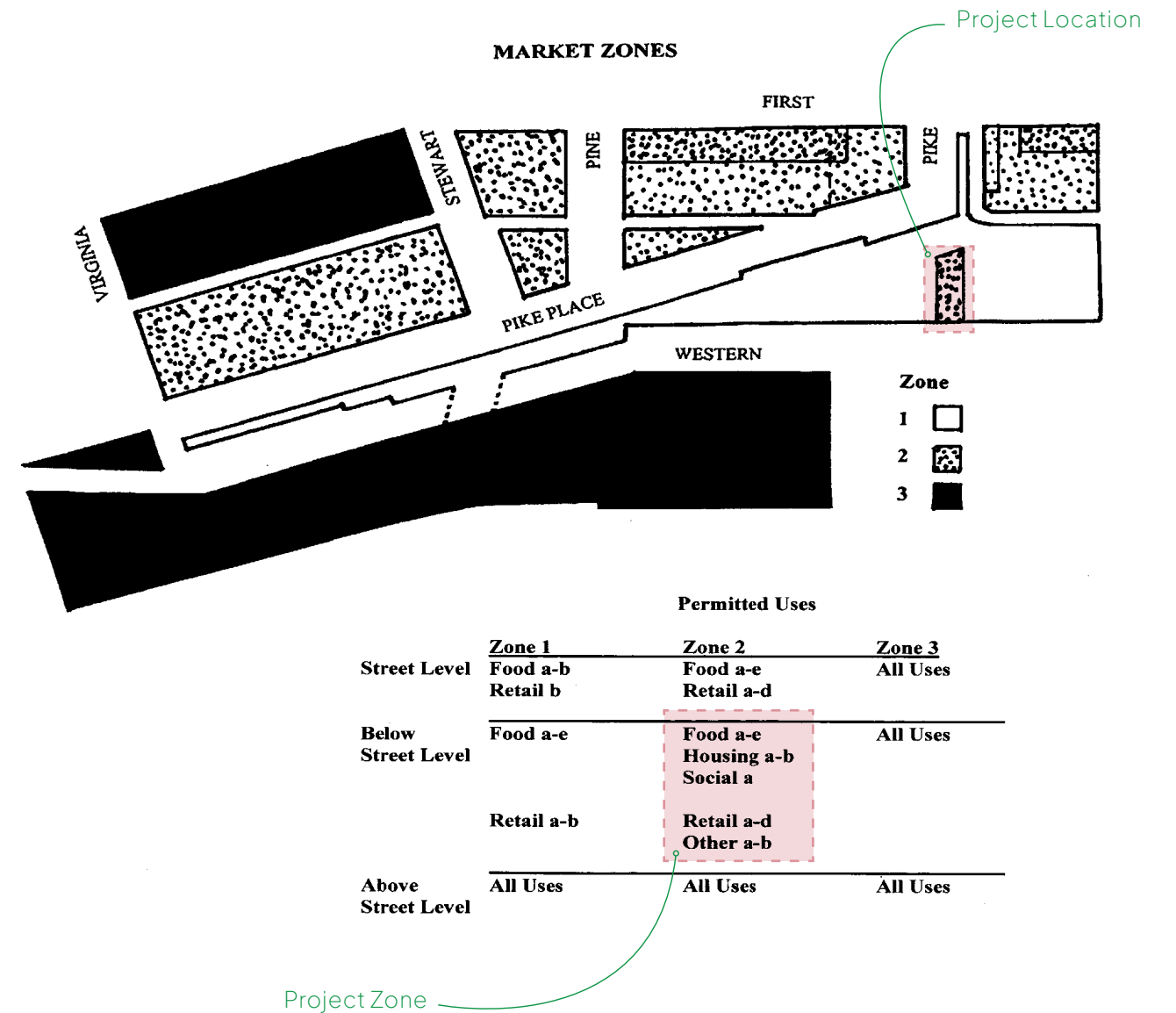
3.2.4 Buildings, structures and the spaces between should relate easily and openly to the external public areas. Building facades should have a greater proportion of voids than solids on pedestrian levels.

3.8 Public Ways and Amenities.

3.8.1 Public seating is a desired amenity for visitors to the Market. Plants and flowers add color and appeal and are also a desired amenity. Litter receptacles of uniform design should be provided throughout the District. However, public seating, flowers, litter receptacles and other amenities should be balanced against the need for pedestrian movement and accessibility. Removal or elimination of such amenities is discouraged.

3.8.7 Public views of, into, through or from the Market are a cherished public amenity and shall not be diminished.

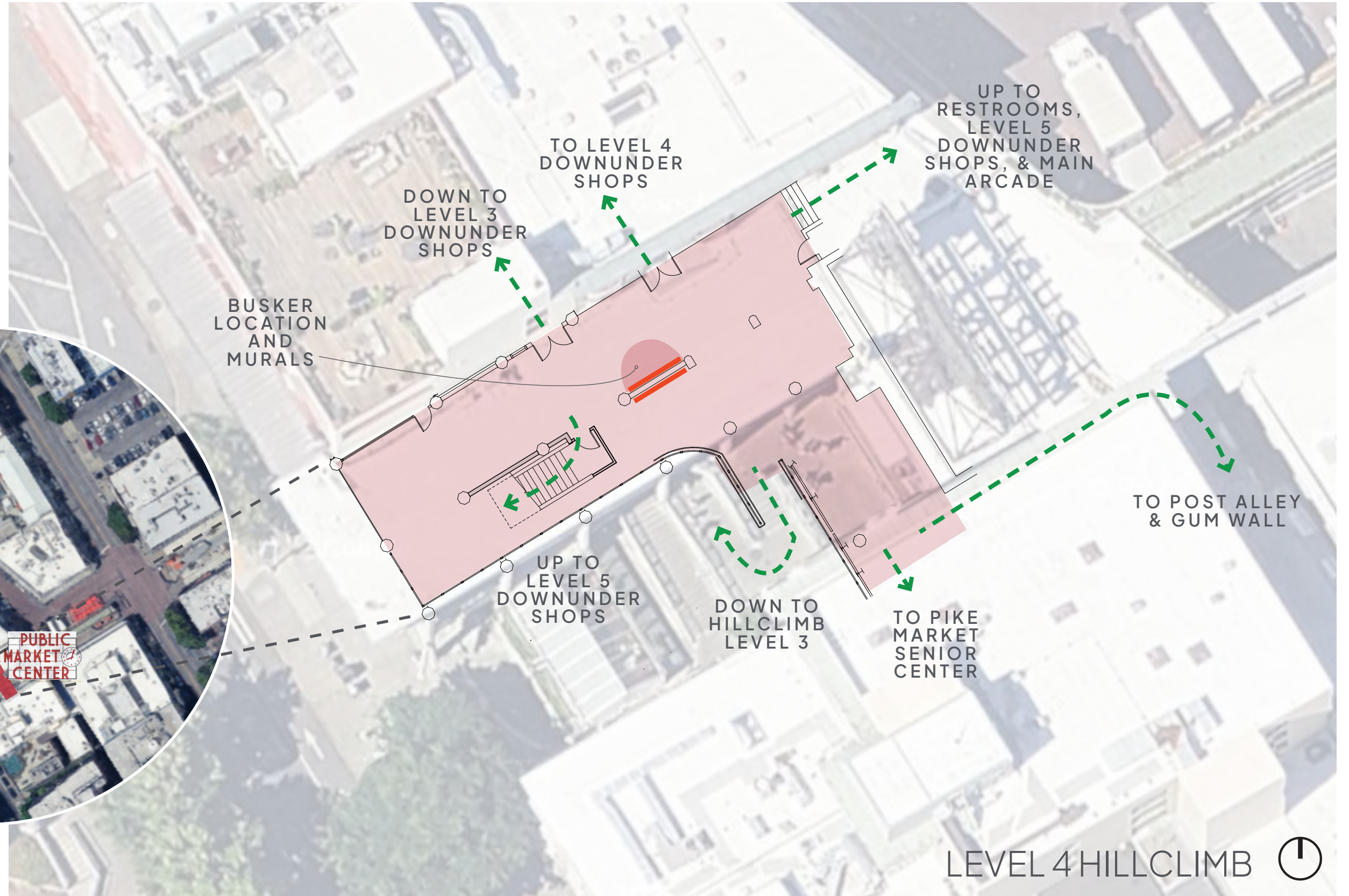
3.8.8 Pedestrian connections to and from the Market are integral to the relationship of the Market to the City.



Site Context - Level 4 Landing

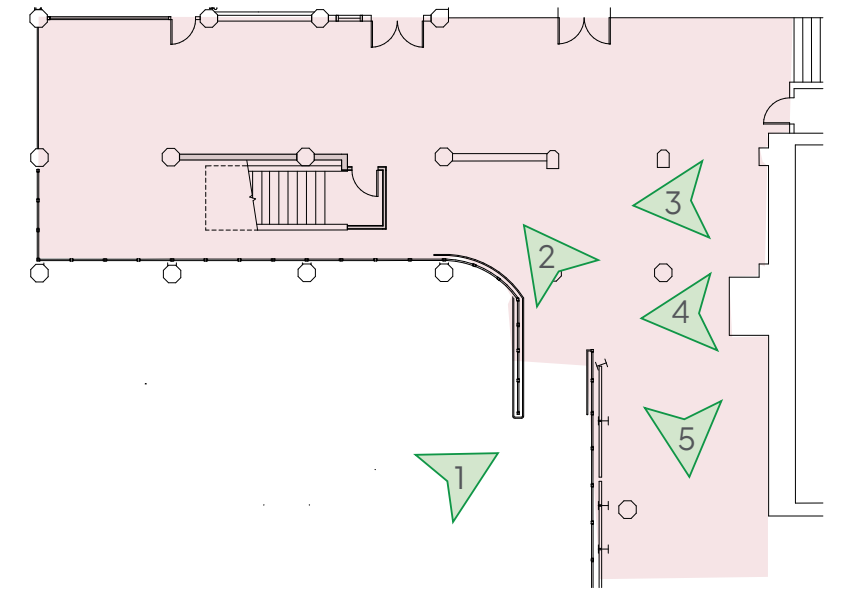
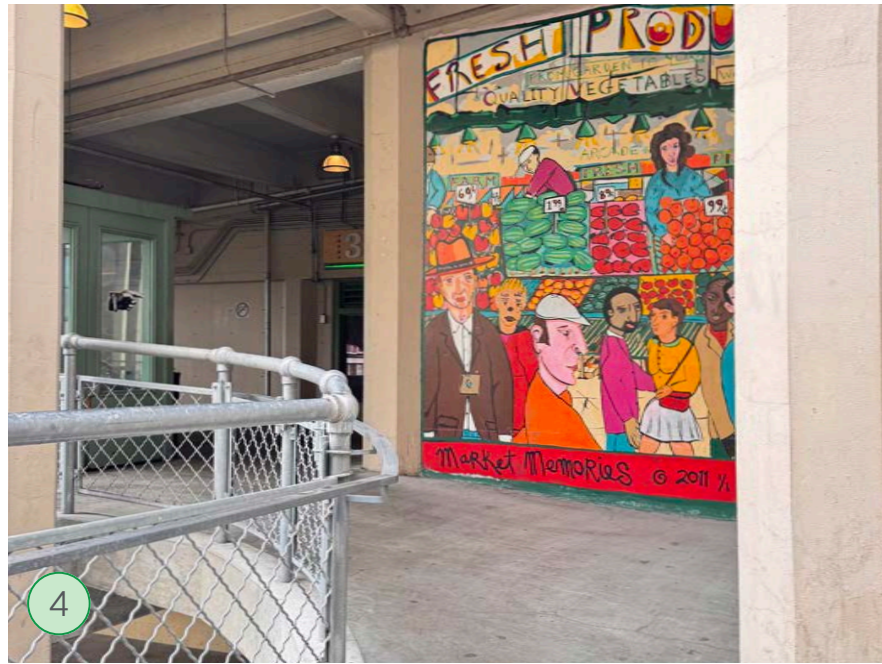
TOTAL IMPACTED AREA:
3,175 SQ FT

VICINITY MAP

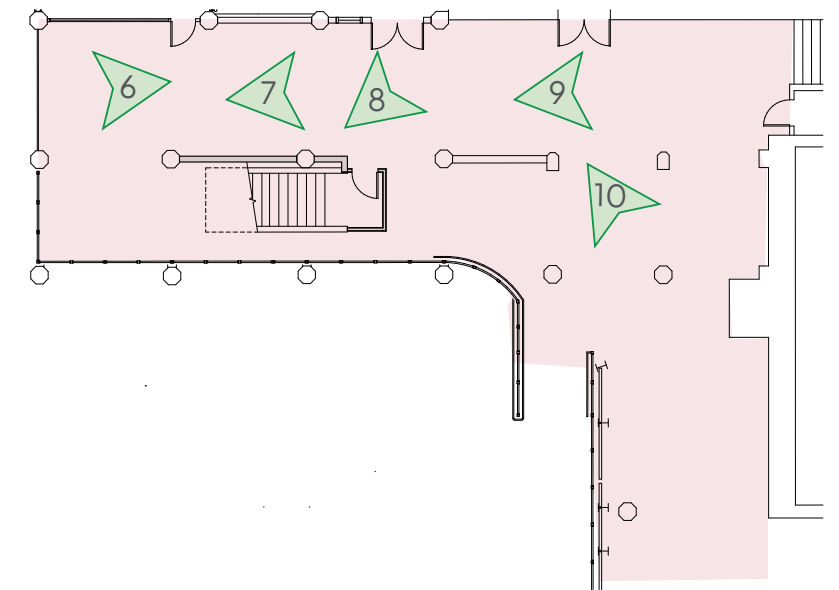


LEVEL 4 HILLCLIMB 

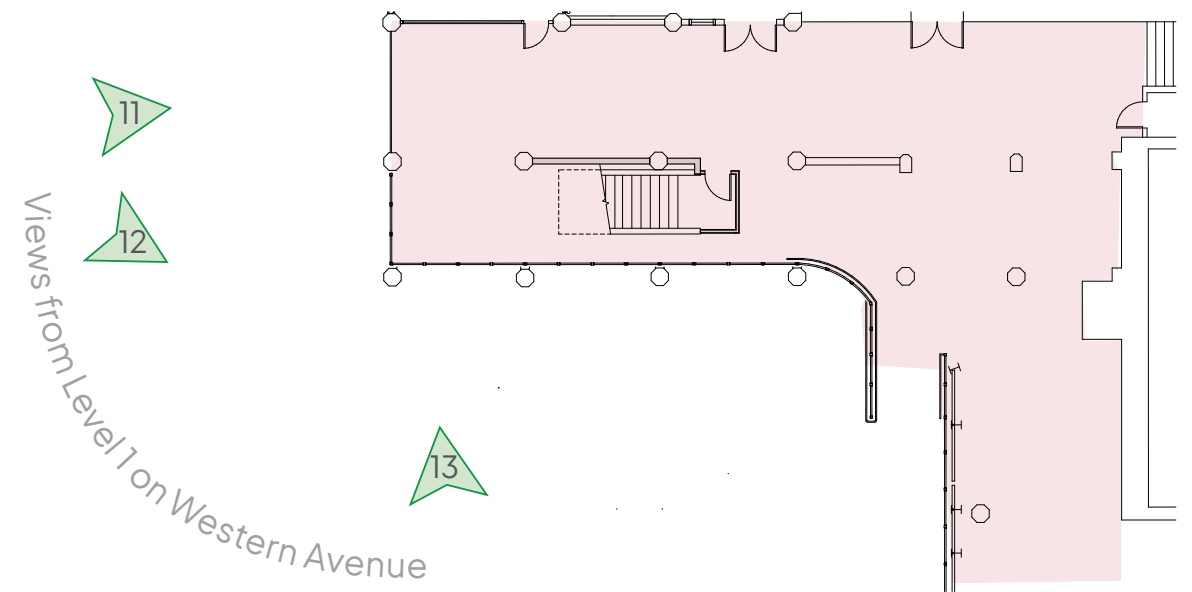
Existing Conditions - Level 4 Landing



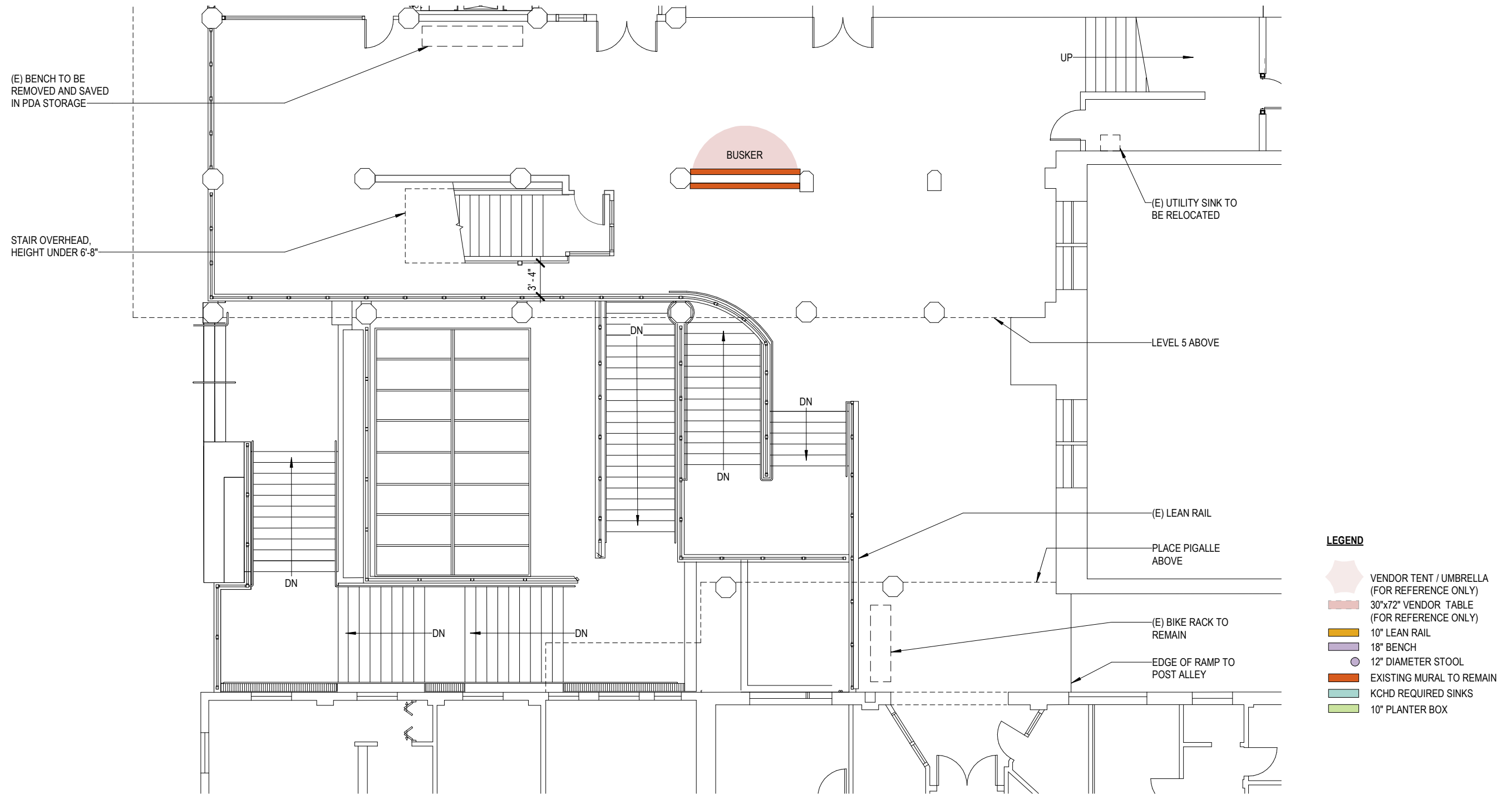
Existing Conditions - Level 4 Landing



Existing Conditions - Views from Western Avenue



Existing Conditions - Level 4 Landing



1 LEVEL 4 PLAN - HILLCLIMB EXISTING
SCALE: 1/8" = 1'-0"



Design Proposal - Level 4 Landing

HAND SINK WITH PEDESTAL BASE
16"x16", WITH LOCKING METAL COVER

ALT LOCATION FOR VENDOR IN PLACE OF SW LOCATION

REPLACE (E) GLASS IN KIND, INCLUDE ANTI-GRAFFITI COATING (NO CHANGE IN APPEARANCE OF GLASS OR FRAME)

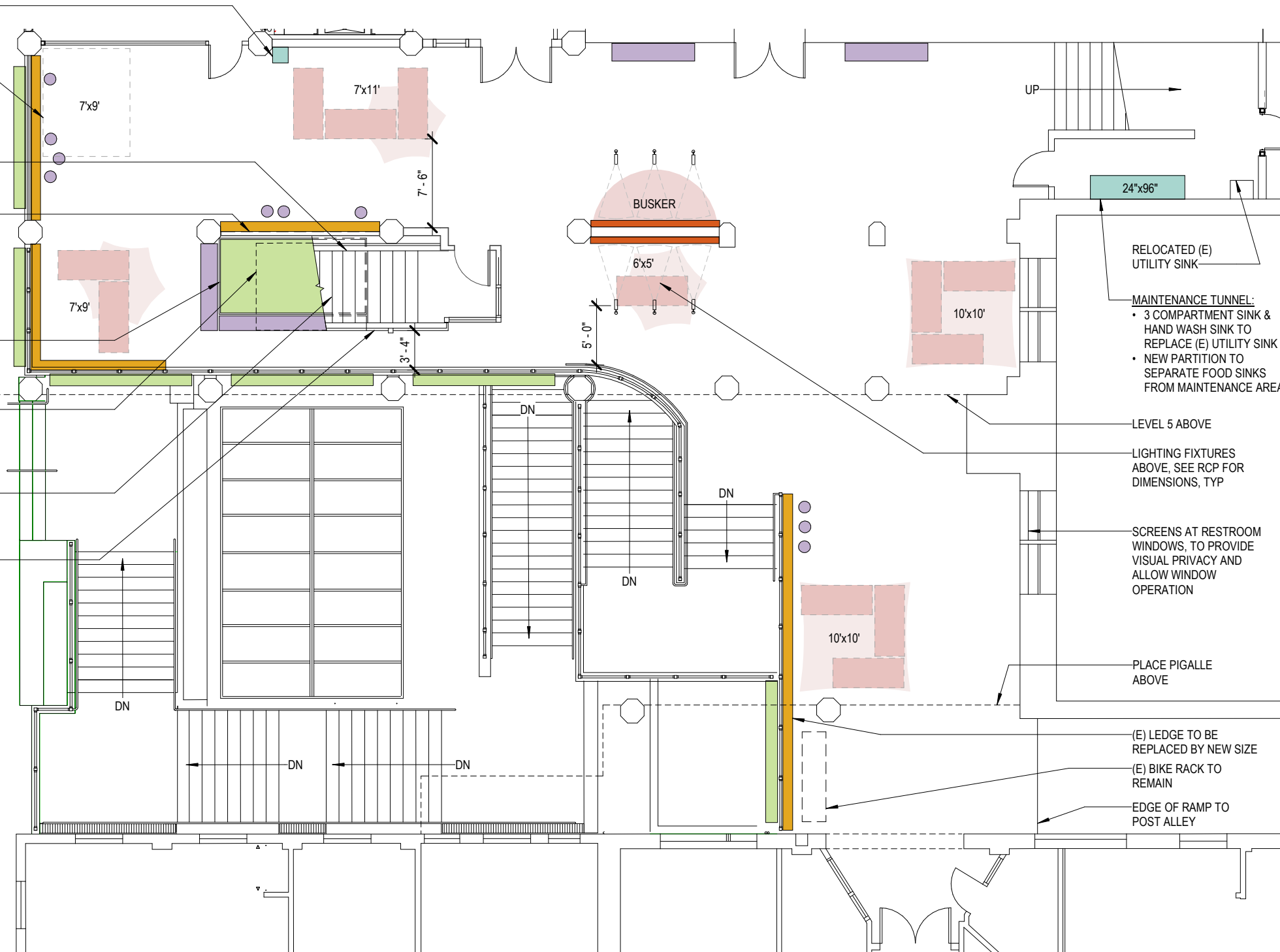
(E) PAINTED FISH MURAL TO REMAIN UNDER NEW LEDGE

CONSTRUCT GALVANIZED STEEL PLANTER BOX BENEATH STAIR

STAIR OVERHEAD, HEIGHT UNDER 6'-8"

SANDBLAST UNDERSIDE OF WOOD STAIRS AND SEAL

PAINT (E) STAIR STRINGER, WOOD ENCLOSURE, AND FRAMES



- GENERAL NOTES**
1. VENDOR LOCATIONS SUBJECT TO CHANGE.
 2. TABLES SHOWN ARE STANDARD 30"x72" AND PROVIDED BY VENDORS.
 3. NO CHANGE TO FLOOR FINISH.
 4. CLEAN AND REPAINT (E) WALL SURFACES IN KIND.
 5. CLEAN AND REPAINT (E) CEILING IN KIND.
 6. REMOVE (E) FURNISHINGS.

RELOCATED (E) UTILITY SINK

MAINTENANCE TUNNEL:
• 3 COMPARTMENT SINK & HAND WASH SINK TO REPLACE (E) UTILITY SINK
• NEW PARTITION TO SEPARATE FOOD SINKS FROM MAINTENANCE AREA

LEVEL 5 ABOVE

LIGHTING FIXTURES ABOVE, SEE RCP FOR DIMENSIONS, TYP

SCREENS AT RESTROOM WINDOWS, TO PROVIDE VISUAL PRIVACY AND ALLOW WINDOW OPERATION

PLACE PIGALLE ABOVE

(E) LEDGE TO BE REPLACED BY NEW SIZE

(E) BIKE RACK TO REMAIN

EDGE OF RAMP TO POST ALLEY

LEGEND

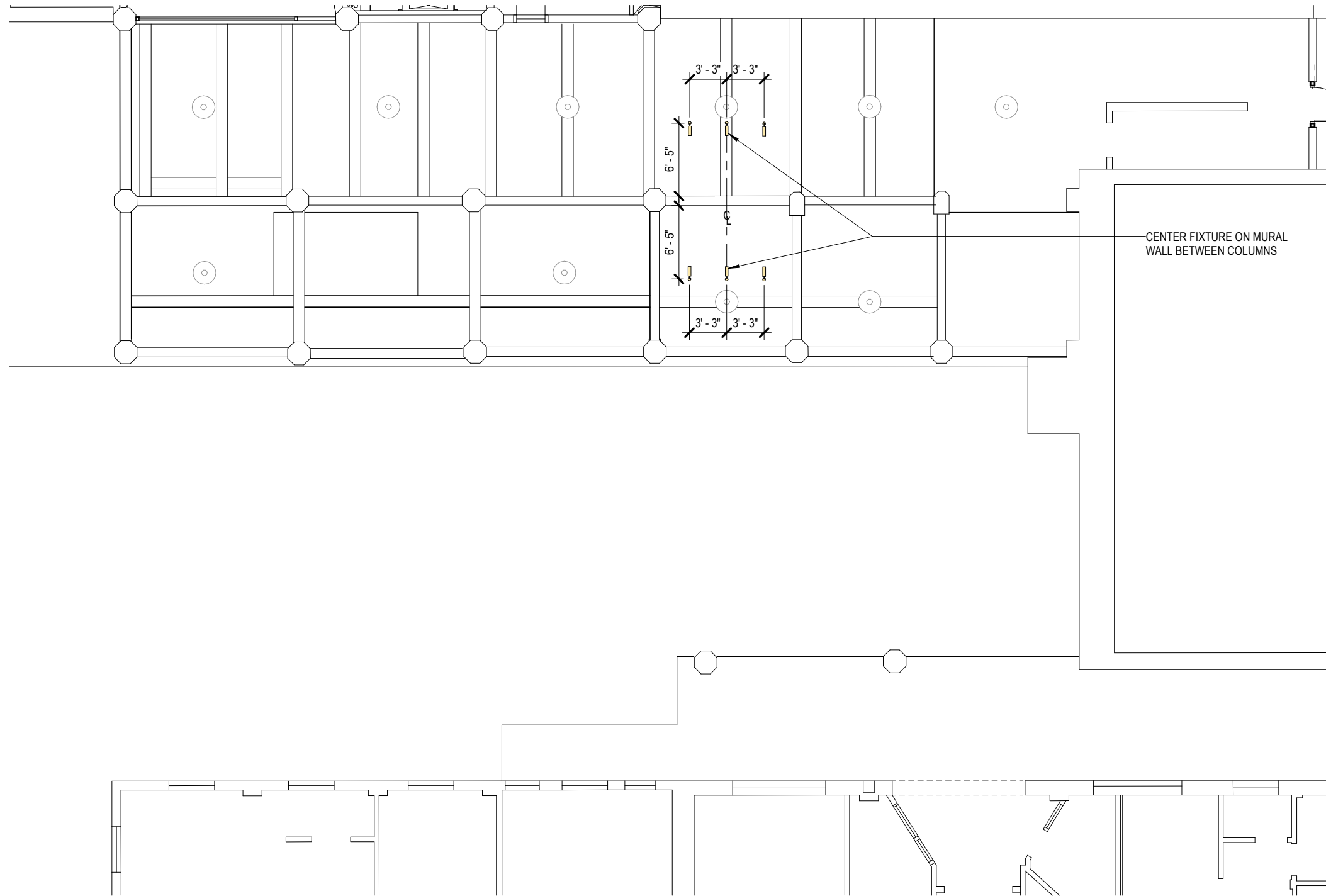
- VENDOR TENT / UMBRELLA (FOR REFERENCE ONLY)
- 30"x72" VENDOR TABLE (FOR REFERENCE ONLY)
- 10" LEAN RAIL
- 18" BENCH
- 12" DIAMETER STOOL
- EXISTING MURAL TO REMAIN
- KCHD REQUIRED SINKS
- 10" PLANTER BOX

"Use" application for Hillclimb Level 4 to be filed separately. Vendor tables and umbrellas are shown as general reference of size, quantity and placement.





1 LEVEL 4 PLAN - HILLCLIMB
SCALE: 1/8" = 1'-0"



Design Proposal - Level 4 Landing: Reflected Ceiling Plan



RCP LEGEND

-  EXISTING WALL-MOUNTED LIGHTING FIXTURE TO REMAIN
-  EXISTING CEILING-MOUNTED PENDANT LIGHTING FIXTURE
-  NEW CEILING-MOUNTED PENDANT LIGHTING FIXTURE TO REMAIN
-  NEW CEILING-MOUNTED SPOT LIGHTING FIXTURE TO REMAIN

1 LEVEL 4 PLAN - HILLCLIMB RCP
SCALE: 1/8" = 1'-0"



Design Proposal - Level 4 Landing



Shug's ice cream cart.



Example of food cart at Pike Place Market.



Example of vendor tent at Pike Place Market.



Design Proposal - Looking NW from the SE corner.

"Use" application for Hillclimb Level 4 to be filed separately. Vendor tables and umbrellas are shown as general reference of size, quantity and placement.

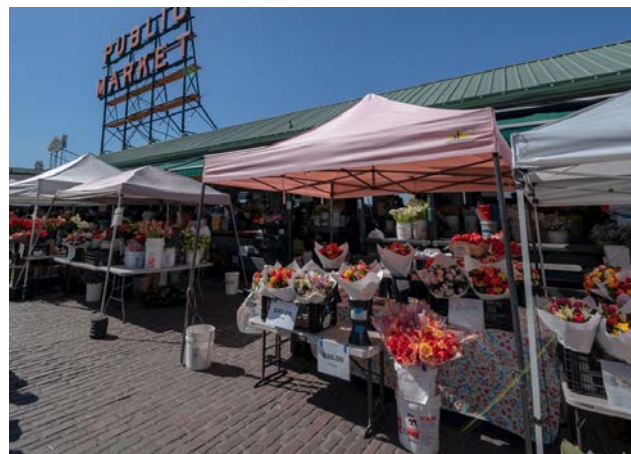
Design Proposal - Level 4 Landing



Example of vendor set-up at Pike Place Market.



Example of vendor set-up at Pike Place Market.



Example of vendor tents at Pike Place Market.



Design Proposal - Looking SW from the NE corner.

"Use" application for Hillclimb Level 4 to be filed separately. Vendor tables and umbrellas are shown as general reference of size, quantity and placement.

Design Proposal - Level 4 Landing



Existing view.



Existing condition under stairs.

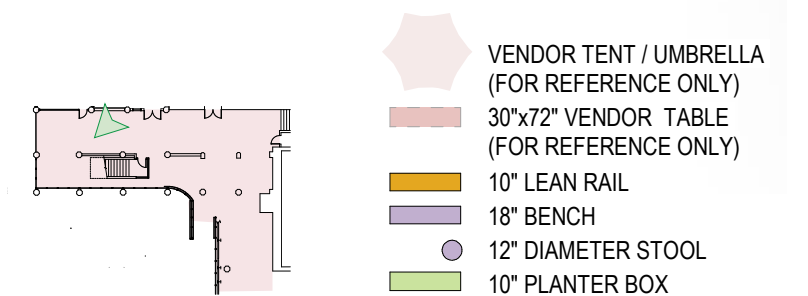


Example of planter and bench under staircase.



Design Proposal - Looking SE from the NW corner.

"Use" application for Hillclimb Level 4 to be filed separately. Vendor tables and umbrellas are shown as general reference of size, quantity and placement.

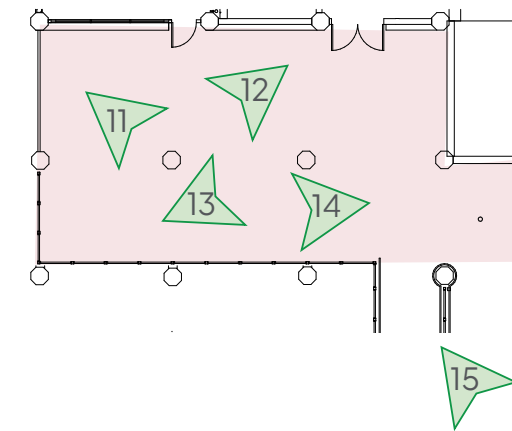


Site Context - Level 3 Landing

VICINITY MAP



Existing Conditions - Level 3 Landing



Design Proposal - Level 3 Landing



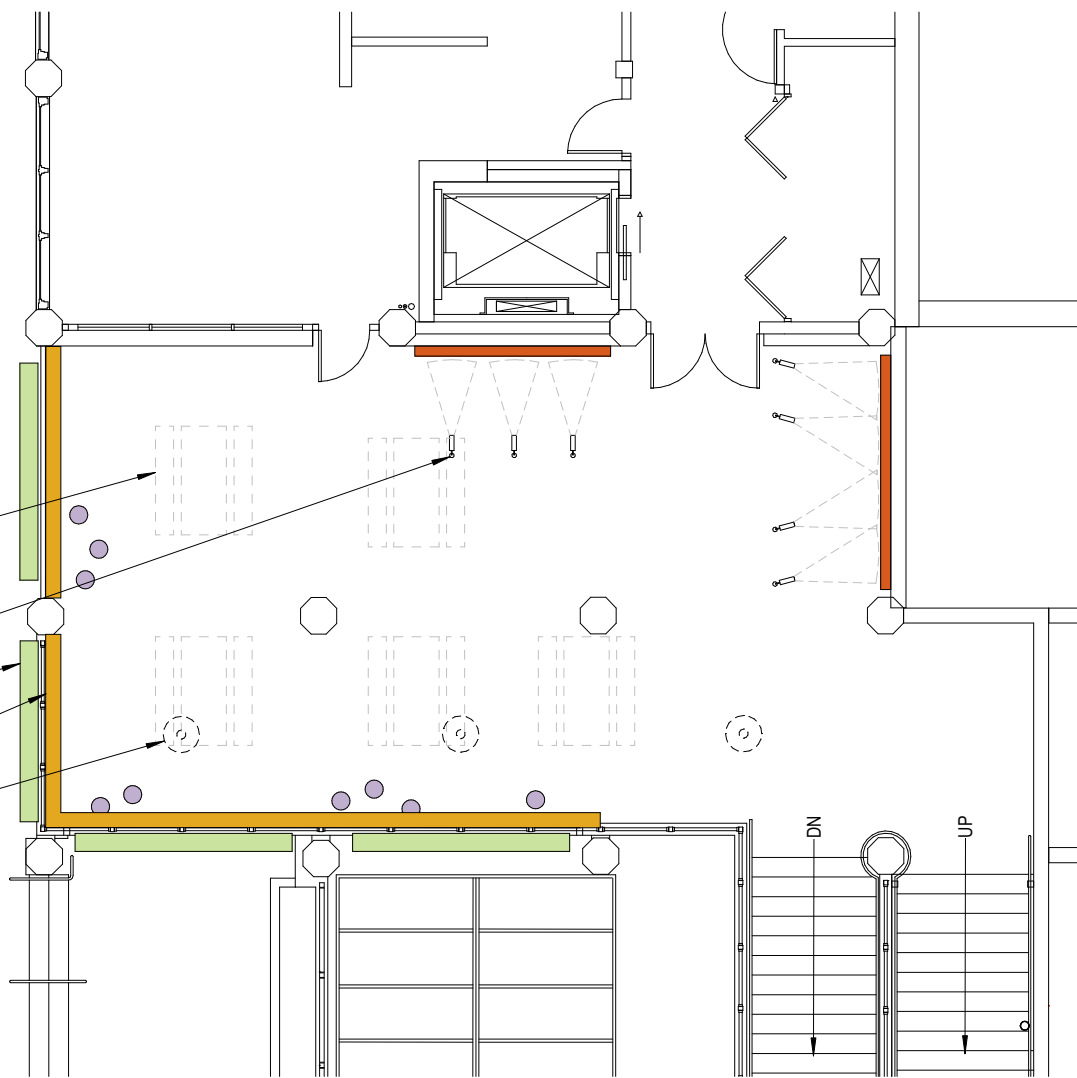
SEATED GROUP FOR OPEN PUBLIC USE (FROM PREVIOUS APPLICATION) TO REMAIN. TABLES SHOWN FOR REFERENCE ONLY.

LIGHTING FIXTURE ABOVE TO MATCH HILLCLIMB LEVEL 4, SEE RCP FOR DIMENSIONS, TYP

PLANTER TO MATCH HILLCLIMB LEVEL 4, TYP

LEAN RAIL TO MATCH HILLCLIMB LEVEL 4, TYP

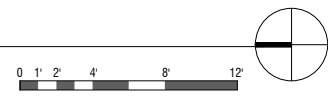
LIGHT FIXTURE ABOVE TO MATCH EXISTING SPEC, TYP



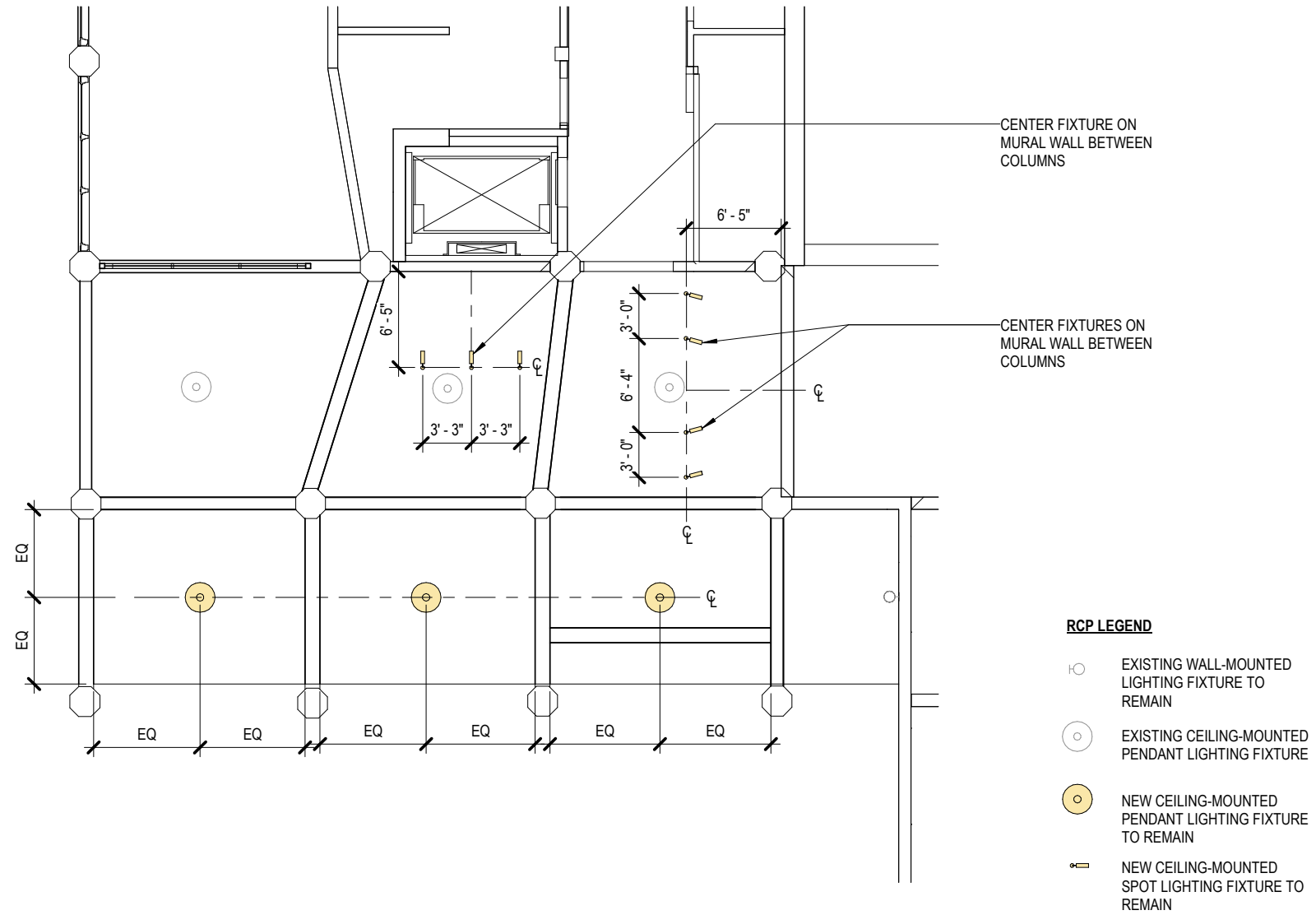
- GENERAL NOTES**
1. NO CHANGE TO FLOOR FINISH.
 2. REMOVE (E) PLYWOOD PLANTERS.
 3. CLEAN AND REPAINT (E) WALL SURFACES IN KIND.
 4. CLEAN AND REPAINT (E) CEILING IN KIND.
 5. ADD LIGHTING FIXTURES TO EMPTY BAYS, MATCH (E) FIXTURES.

- LEGEND**
- VENDOR TENT / UMBRELLA (FOR REFERENCE ONLY)
 - 30"x72" VENDOR TABLE (FOR REFERENCE ONLY)
 - 10" LEAN RAIL
 - 18" BENCH
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 - EXISTING MURAL TO REMAIN
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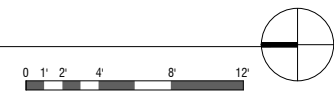
1 LEVEL 3 PLAN - L3 LANDING
SCALE: 1/8" = 1'-0"



Design Proposal - Level 3 Landing: Reflected Ceiling Plan



1 LEVEL 3 PLAN - L3 LANDING RCP
SCALE: 1/8" = 1'-0"



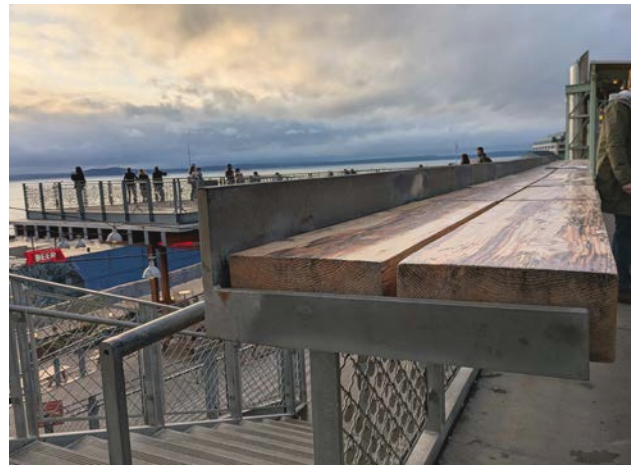
Design Proposal - Lean Rail Detail



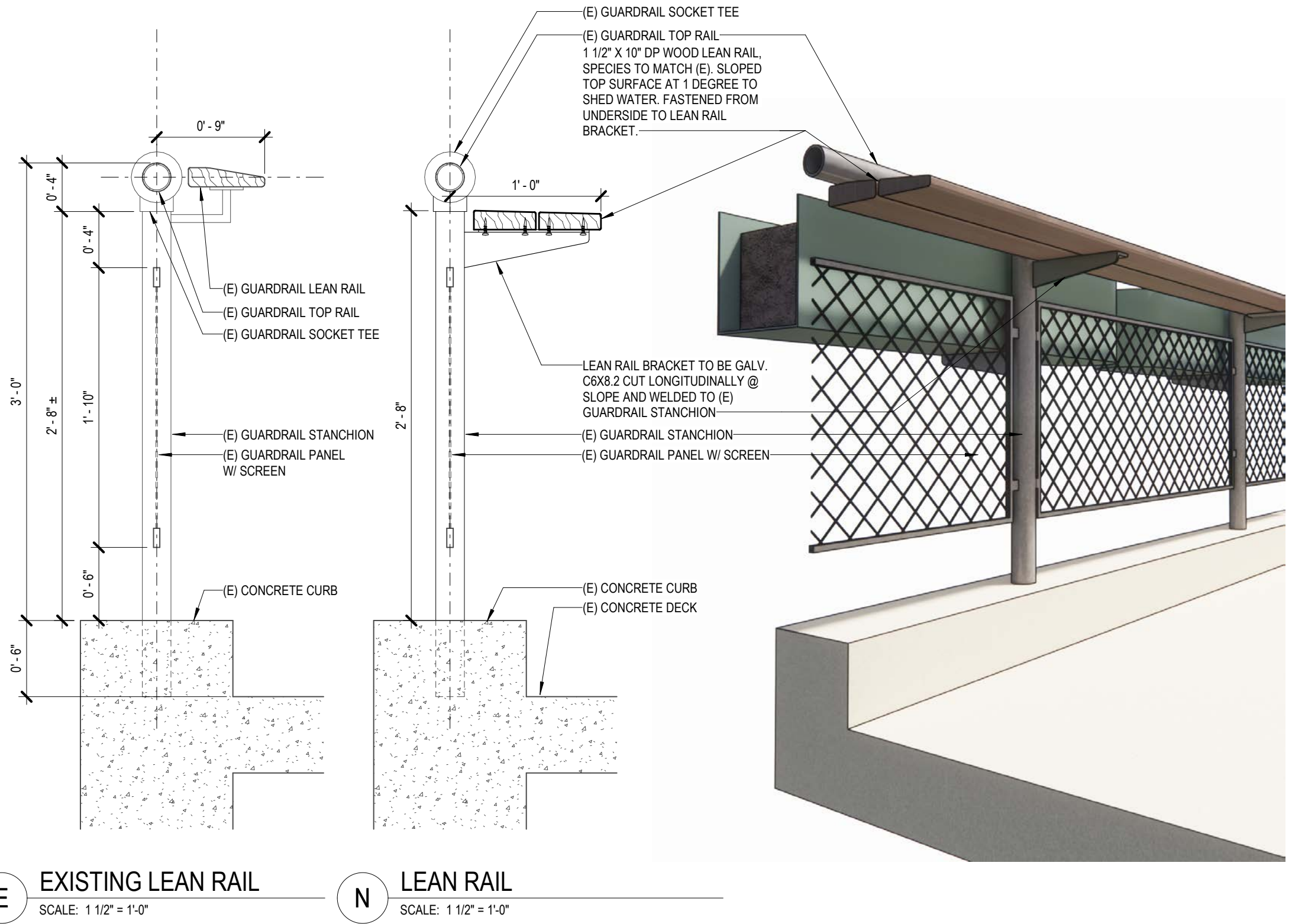
Existing lean rail at Hillclimb.



Existing support bracket.



Existing ledge at Market Front.



E EXISTING LEAN RAIL
SCALE: 1 1/2" = 1'-0"

N LEAN RAIL
SCALE: 1 1/2" = 1'-0"

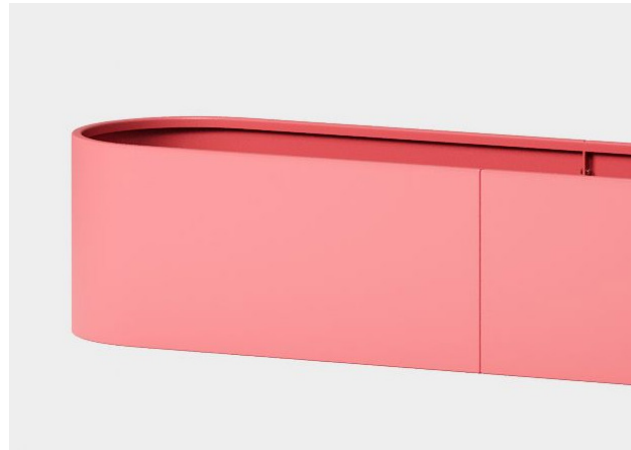
Design Proposal - Railing Planter Detail



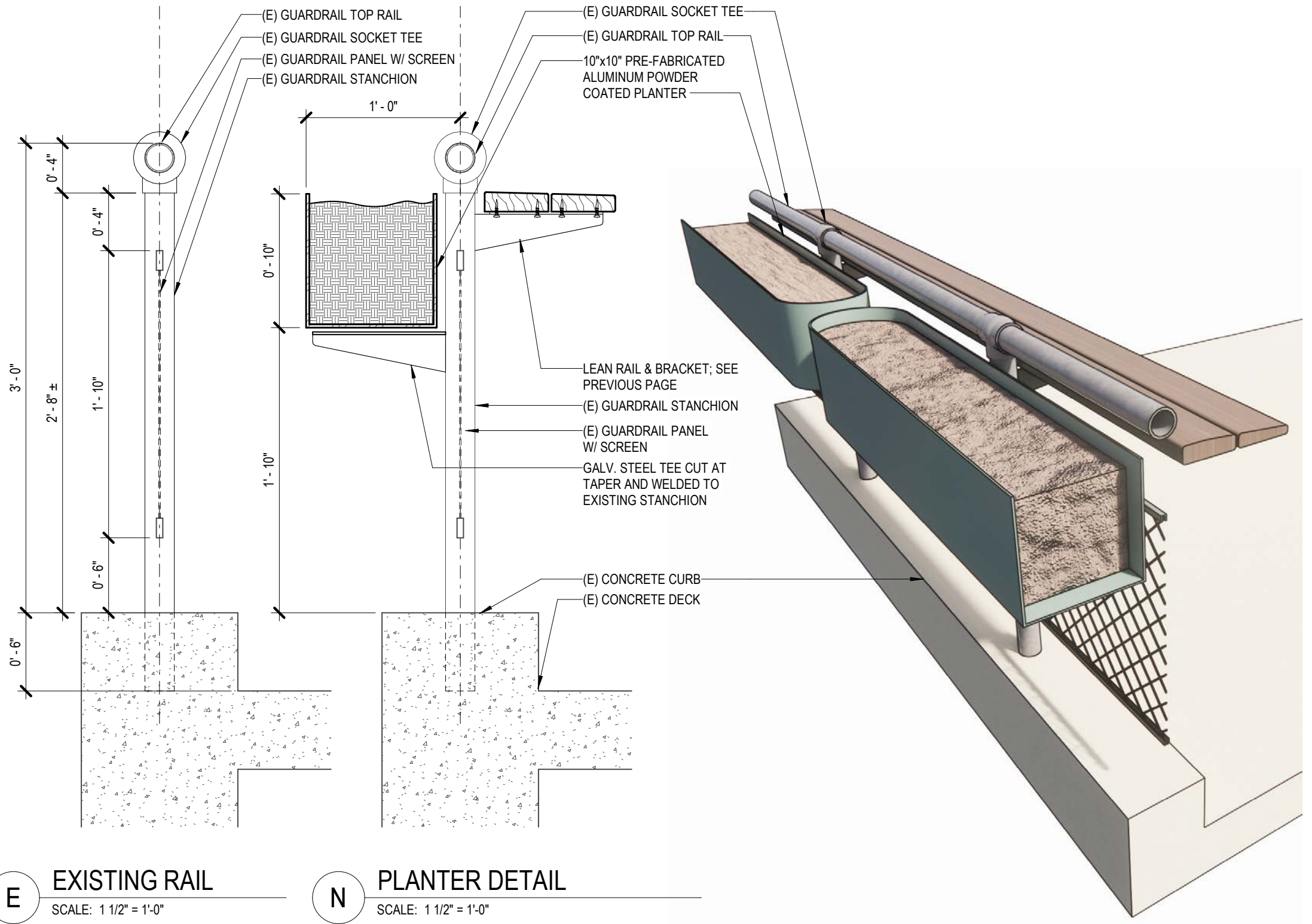
Existing condition at railings.



Previous installation of flower baskets.



Example of linear planter from Green Theory.



Design Proposal - Paint at Existing Stair



Top of Stair
@ Level 5



Existing Conditions

- Fish mural to remain at bottom of stair and along inside faces of stair stringers



Proposed Scope

- Clean all surfaces
- Paint existing stair stringers (exterior faces only), and framing at doorway and glazing (all faces)
- Color to match existing, "Arcade Green", at framing and to extend to stringers
- Underside of stairs to remain as exposed wood, sandblast and seal existing stair treads

Design Proposal - Lighting



Example of existing Level 4 lighting.



Example of existing Level 3 lighting.



Level 3 bays with no fixtures.



Example of adjustable cylinder at Market Front.

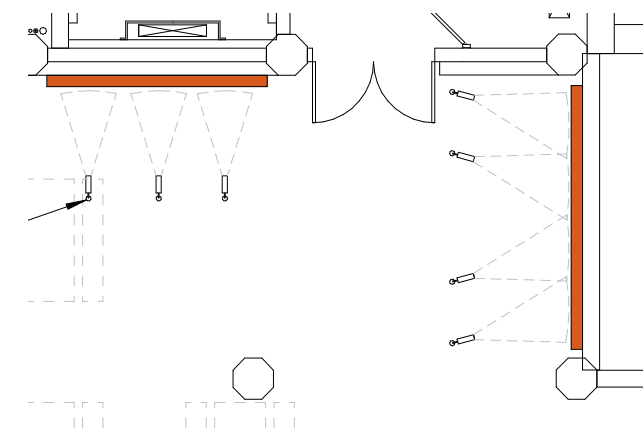
Lighting Scope

- Clean existing ceiling light fixtures both levels
- Install two new light fixtures into existing existing j-box location in ceiling of Level 3
- Add new accent lights on both levels to better highlight murals

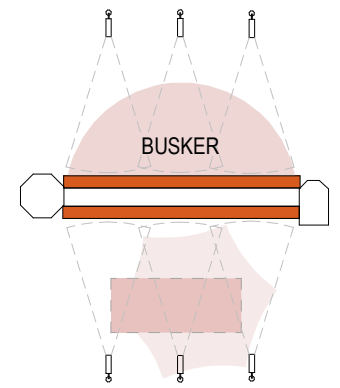
Adjustable Cylinder Fixtures

To be located at existing murals on L3 and L4

- Similar to existing accent fixtures at market Front
- Mounted ~10 ft high/to Ceiling, spaced 3-4 ft apart
- 1000-1200 lumens each
- 2700K
- 36° beam
- CRI 90+
- IP65
- Honeycomb glare control



Level 3 - Enlarged Plan

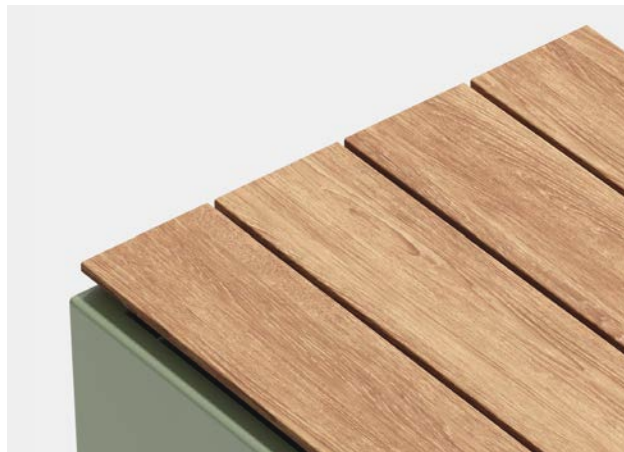


Level 4 - Enlarged Plan

Design Proposal - Furniture

Benches on L4

- Color: Arcade Green
- Custom bench
- Metal base with wood seat
- Podium base for ease of maintenance and cleaning



Example bench from Green Theory.

Stools at L3 & L4 Lean Rails

- Color: Silver
- Lancaster Stool
- Stackable, metal



Example of Lancaster Stool.