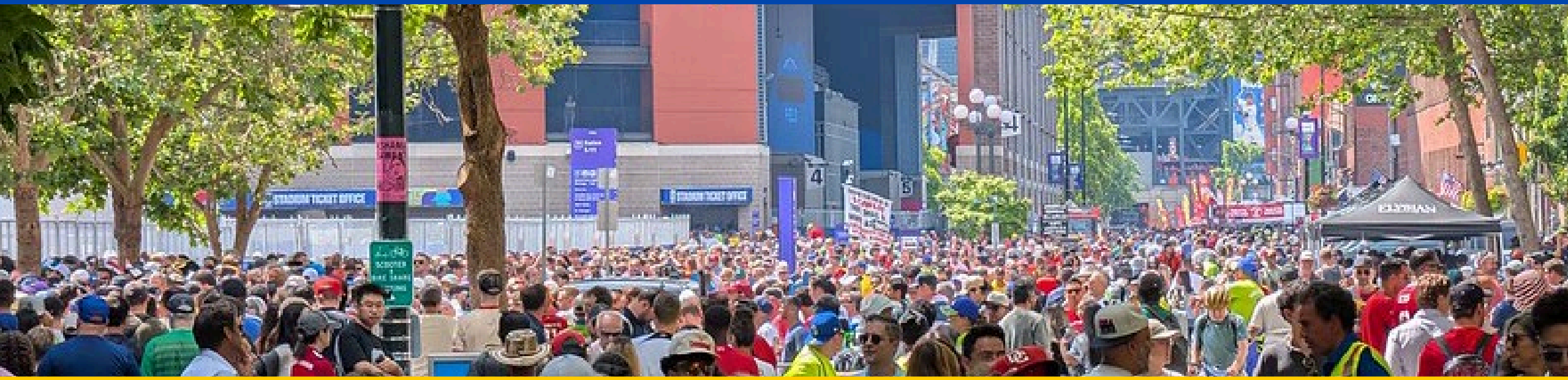
Occidental Promenade

Pioneer Square Preservation Board
Architecture Review Committee



October 28, 2026

SEATTLE TRANSPORTATION LEVY

Seattle Department of Transportation

Presentation overview

- Background
- What We've Heard
- Historic Context and Contributing Features
- Near-Term Safety and Public Realm Improvements
- Discussion
- Next Steps

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Advancing Occidental Promenade

- The People Streets Capital Program is a new Levy-funded program

- Occidental Promenade is a key initial commitment

SEATTLE TRANSPORTATION LEVY

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Meeting purpose

ARC review in preparation for Certificate of Approval for near-term safety and public realm improvements.

Phased approach for approval of weather-sensitive elements:

- Today's COA: Ground plane treatment and site furnishings (e.g., planters, street furniture)
- Future COAs: Art strategy, vending pilot

New mural titled "A Soft Place to Land" by artist Cristina Martinez along Occidental Promenade

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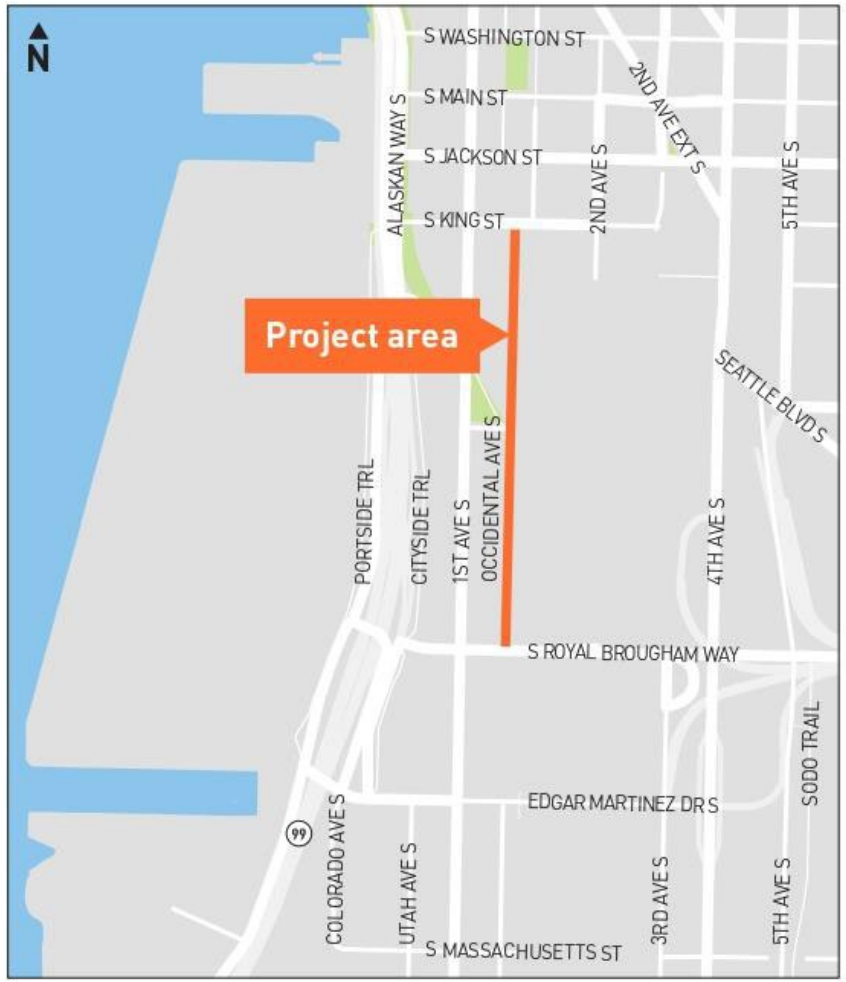
Project extents

- Occidental Ave S from S King St to S Royal Broughman Way



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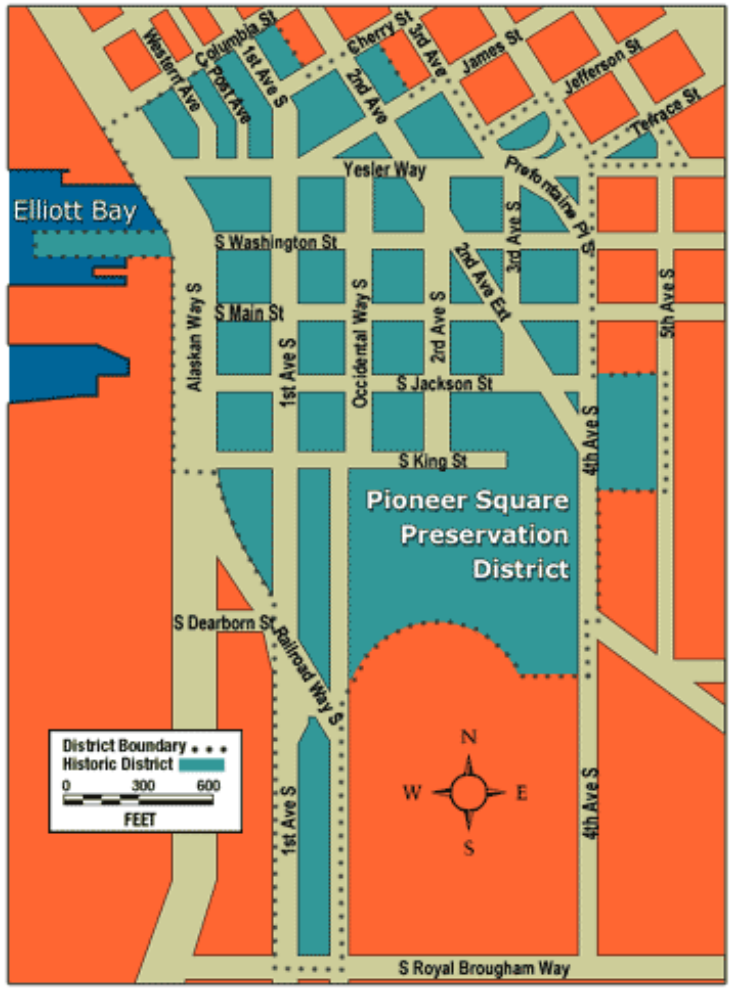
Location context

- Pioneer Square Preservation District
- Stadium Area Overlay
- Identified as a Green Street
- Non-arterial street



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Project milestones

We are here

Near-Term Improvements

2024 – 2026: Identify needs and opportunities with stakeholders and community.

2025 – 2026: Identify and refine near-term improvements.

2026: Implement corridor mural.

2026: Pioneer Square Preservation Board Certificate of Approval.

2027: Implement near-term improvements.

Long-Term Improvements

2027: Develop a long-term vision and update streetscape design concept plan.

2027+: Advance engineering design and cost estimates for long-term design.

Future: Implement project (after funding identified)

Ongoing: Outreach and engaging with stakeholders and community

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Near-Term Improvements to inform Concept Plan Update

2015 Street Concept Plan

Pedestrian friendly streetscape to support event and non-event days

Tactical Urbanism for Near-Term Improvements

Examples of chicane elements

Testing long-term vision using temporary materials. → *Community Feedback* → *Long-term improvements using permanent materials.*

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What We've Heard

Community and Stakeholder Outreach

Collages created by open house participants

Stakeholder Engagement Snapshot

3 Stakeholder workshops

2 Discussions with residents on the corridor

20+ Small group, discussions, individual meetings, or sitewalks

STAKEHOLDERS INCLUDE

- Residents
- Brick and Mortar Businesses
- Vendors
- Stadiums
- Building owners
- Non-profits

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Stakeholder Input – Key Takeaways

- There are **strong community connections along the corridor**. People care about this place and each other.
- **Basic needs come first**. Stakeholders want to see improvements to cleanliness, organization, and clear walkways before adding new amenities.
- **Long-term enthusiasm**. With basic needs addressed, there is strong support for future improvements.
- Building, loading dock and driveway access is important for stakeholders.

Basic needs

Cleanliness

Street vending

Micromobility organization and storage

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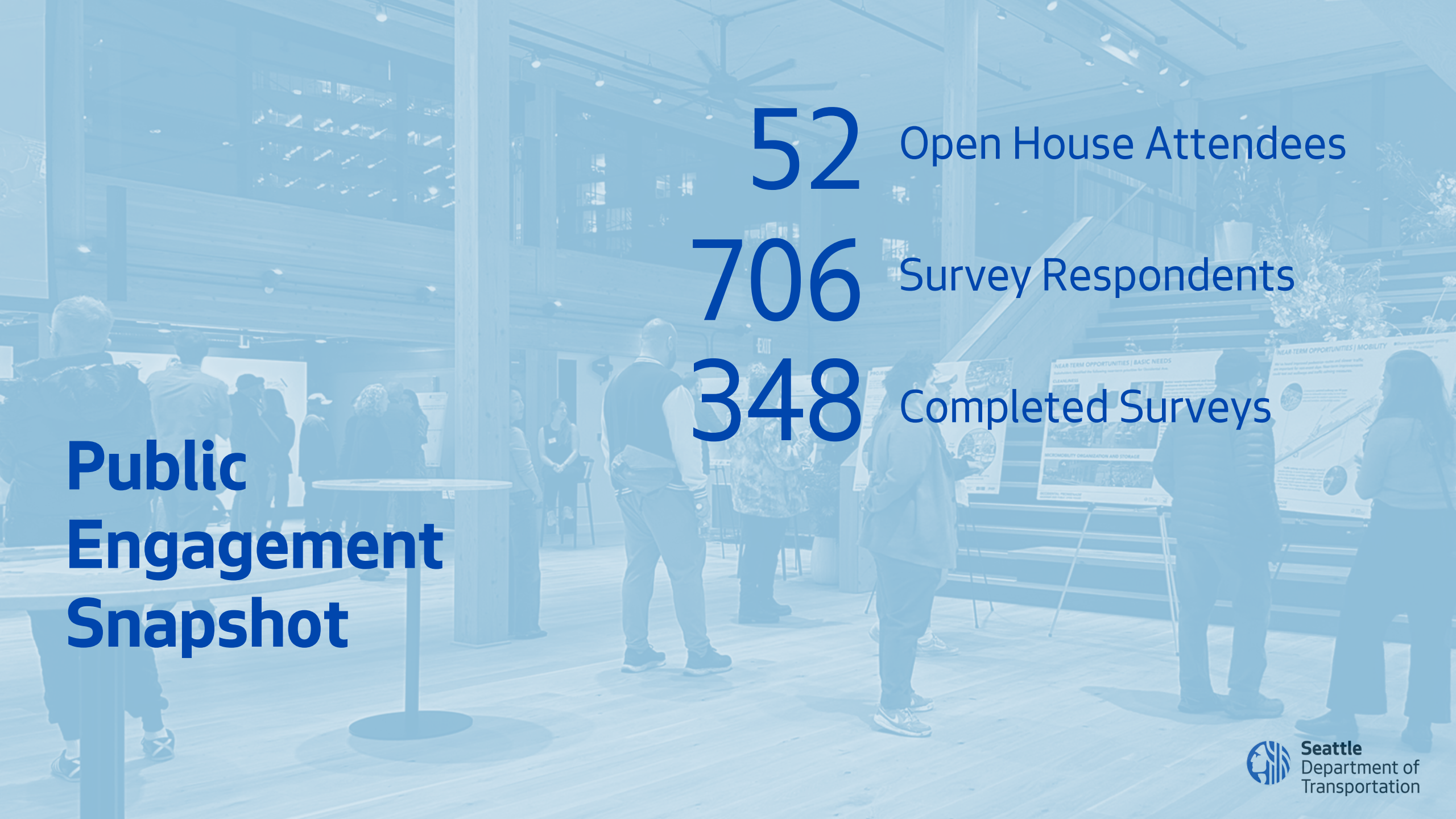

Public Engagement Snapshot

52 Open House Attendees

706 Survey Respondents

348 Completed Surveys

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Public Input – Key Takeaways

- Challenges - include gaps in lighting and public infrastructure, vehicle speeds, and cars blocking pedestrian movement.
- Occidental's Identity - shaped by connection to events, walkability and game day atmosphere. Feels more vehicular-oriented, unsafe or empty when events are not happening.
- Priority Goals
  - Creating a livable and active public space
  - Supporting a welcoming, safe and comfortable environment
- Future Vision - safe, pedestrian-focused, clean and organized.

- Near-Term Priorities:
  - To move comfortably and safely people want:
    - Wider, continuous space for walking
    - More greenery, landscaping
    - Improved lighting
  - People would like to experience seating, art, and lighting along Occidental Promenade.
  - Emerging theme - a desire to reduce and slow vehicles and prioritize pedestrians.

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Historic Context Analysis, Contributing Features, & Design Guidelines

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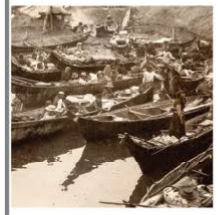
Occidental Promenade: A site in flux

1889
Great Fire

1890s
Coast Salish Canoes dock at nearby Ballast Island



1906
King Street Station Opens

1900's
Soil is sluiced to fill tidelands as a part of the Jackson Street Regrade project

1900-1910
Historically contributing buildings are constructed on Occidetnal Ave S

1970
Burlington Northern purchases Northern Pacific

1976
Kingdome opens

1999
Safeco Field (T-Mobile Park) opens

2000
Kingdome is demolished

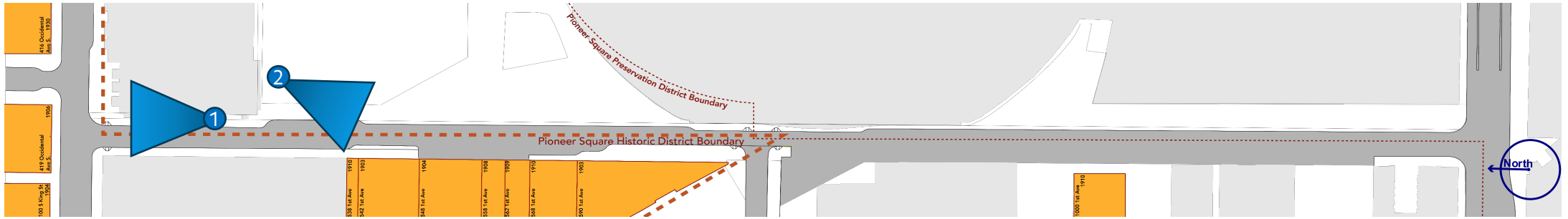
2002
Seahawks Stadium (Lumen Field) opens

Time immemorial — **1889** — Pioneer Square Period of Historic Significance — **1931** — Present Day

1935 Seattle (Just After Period of Significance)

Historically contributing buildings adjacent to project area
Occidental Ave. S.
LUMEN FIELD

Contributing Buildings (Ntl. Register Inventory)



Project design goal: *provide a continuous pedestrian zone along the west side of the street while supporting existing loading dock access needs*

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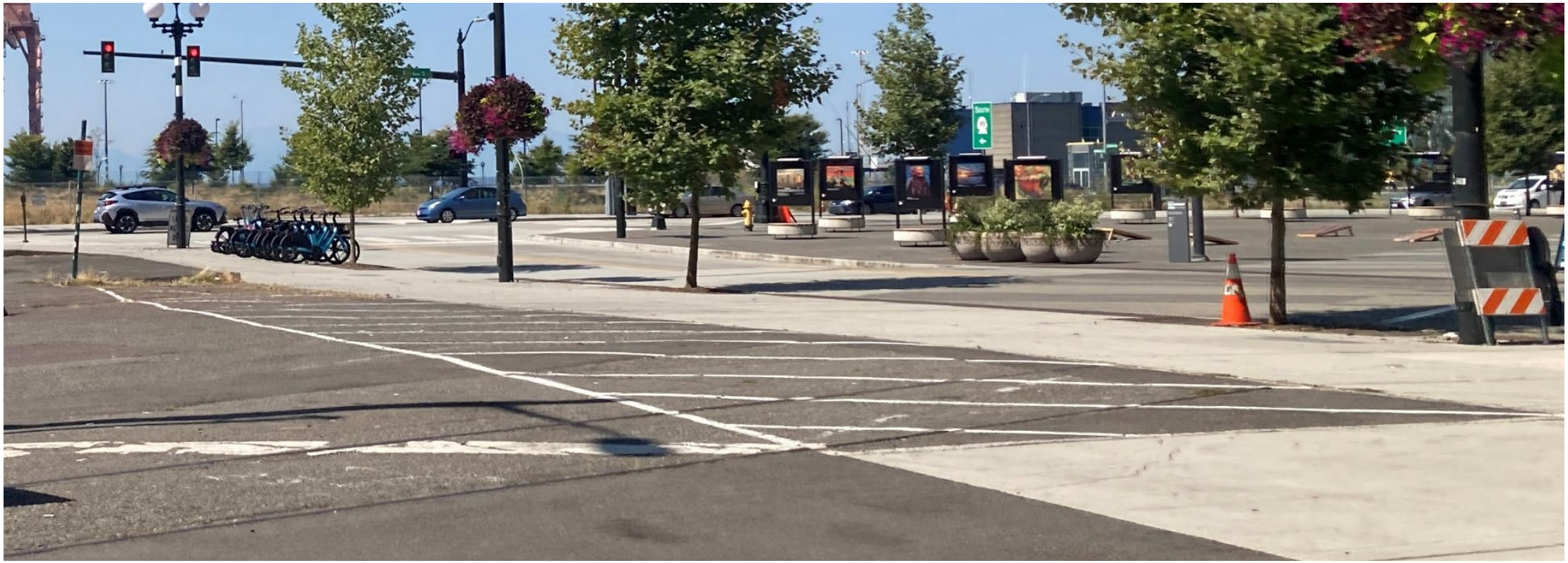
Contributing Streetscape Feature: Rails



In-ground rails and brick will be untouched during near-term improvements. Long-term streetscape improvements will require addressing accessibility implications of existing rails at building frontages.

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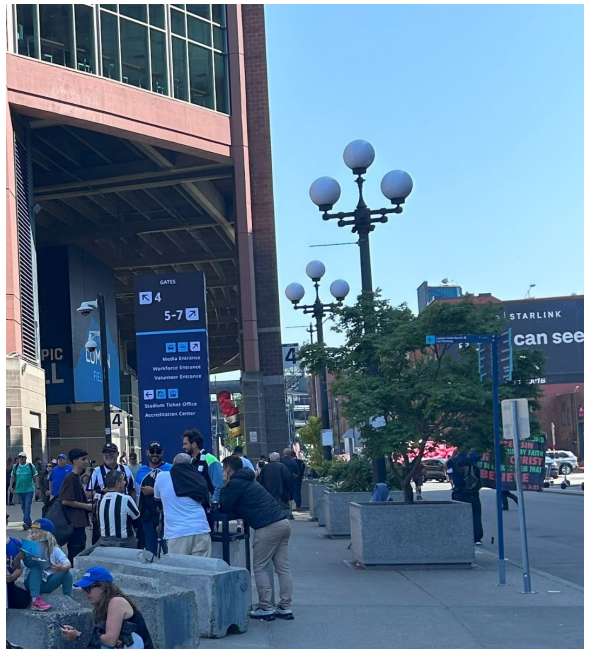
Contributing* Streetscape Features: Trees, Lighting, Café Seating, Pedestrian Mall

Project Design Goals:

- Protect **tree canopy** and increase vegetation
- Protect existing light fixtures and provide additional **lighting** for nighttime visibility
- Support existing **sidewalk cafes** and opportunities for outdoor seating and dining
- Enhance pedestrian environment



* While these features don't necessarily date to the period of significance, they align with the Pioneer Square Preservation Board Design Guidelines

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Existing conditions

Occidental Ave S at S King St

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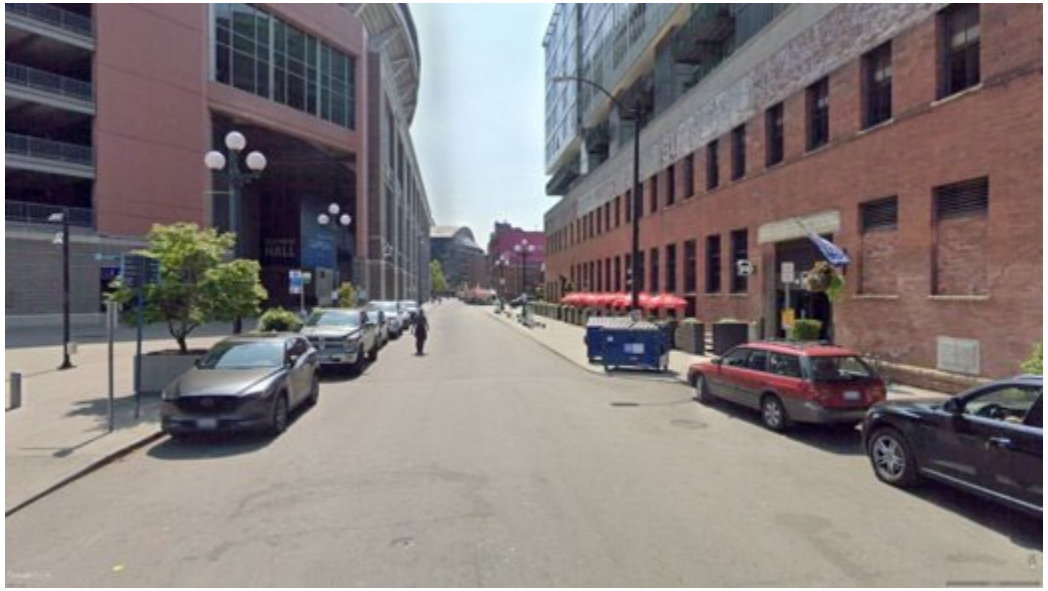
Looking toward S Charles St



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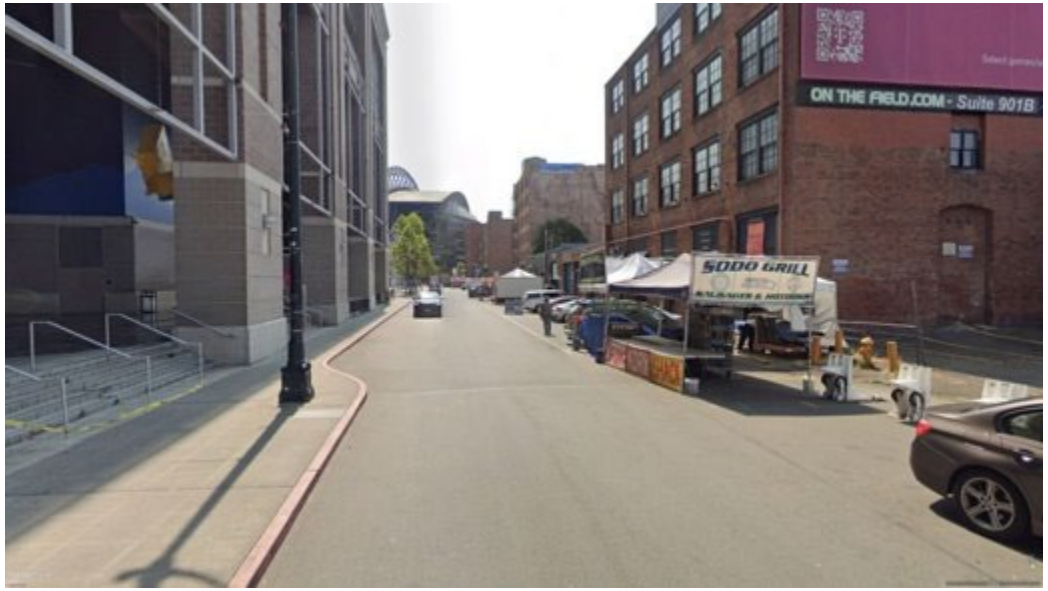
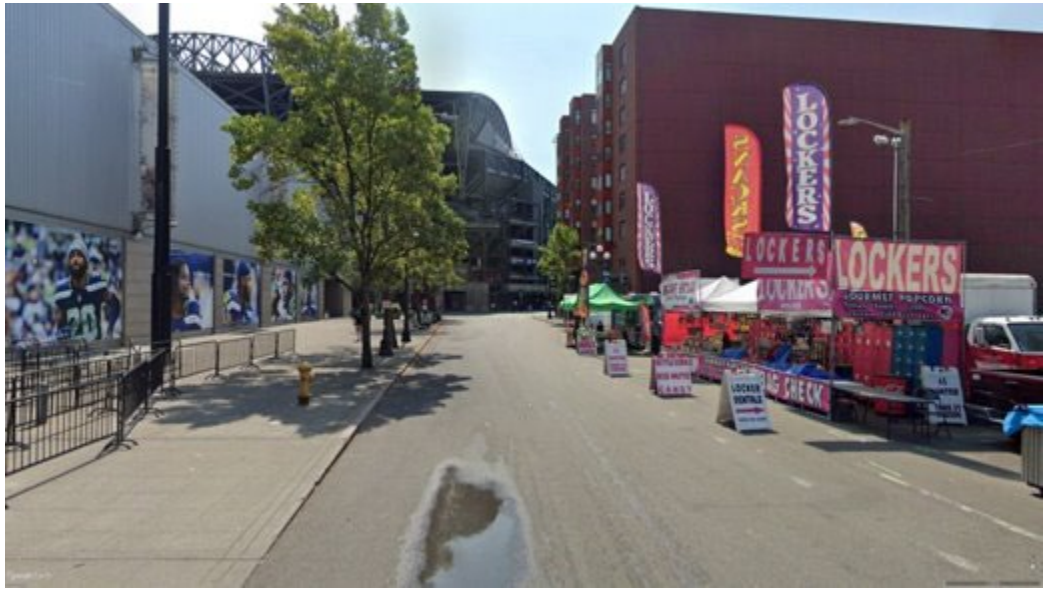
Looking toward S Royal Brougham Way





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Near-term Safety and Public Realm Improvements

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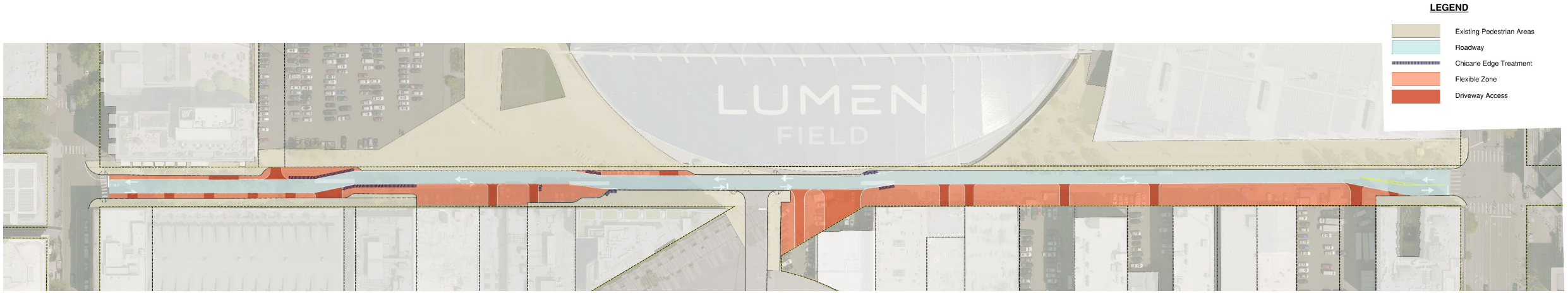
Near-Term Improvements

- **Approach:** Surface treatment and edge delineation to calm traffic, improve legibility and increase space for non-vehicular uses.
- **Outreach Alignment:** Address basic needs for stakeholders while aligning with community desire for a safer street and improved pedestrian access.
- **Preservation District Alignment:** Occidental Ave. north of King Street is pedestrian oriented.
- **Materials:** Surface treatment and site furnishings.

Improvements are:

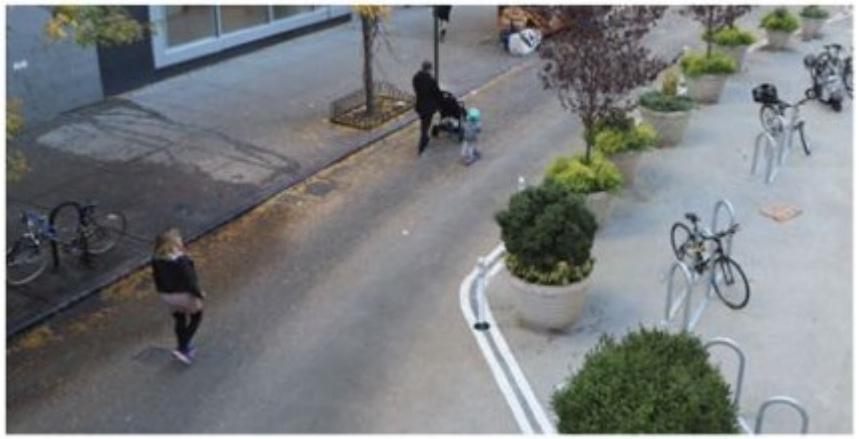
- Inspired by the existing neighborhood context
- Intended to quickly improve the streetscape
- Temporary and reversible
- Do not materially impact historic resources
- Learn from these to inform the long-term vision

Concept



February 2026 Concept Design

- Delineate street use areas
- Calm traffic through roadway chicane and interim curb bulbs
- All-way stop control at S Charles St
- Improve legibility of the corridor for pedestrian access and safety
- Maintain loading and driveway access
- Organize micromobility devices, vending, and waste management



Example of paint and planter interim curb bulb

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Layout plan

Subject to engineering refinements, including striping and signage refinements

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Layout: S King St

Planter

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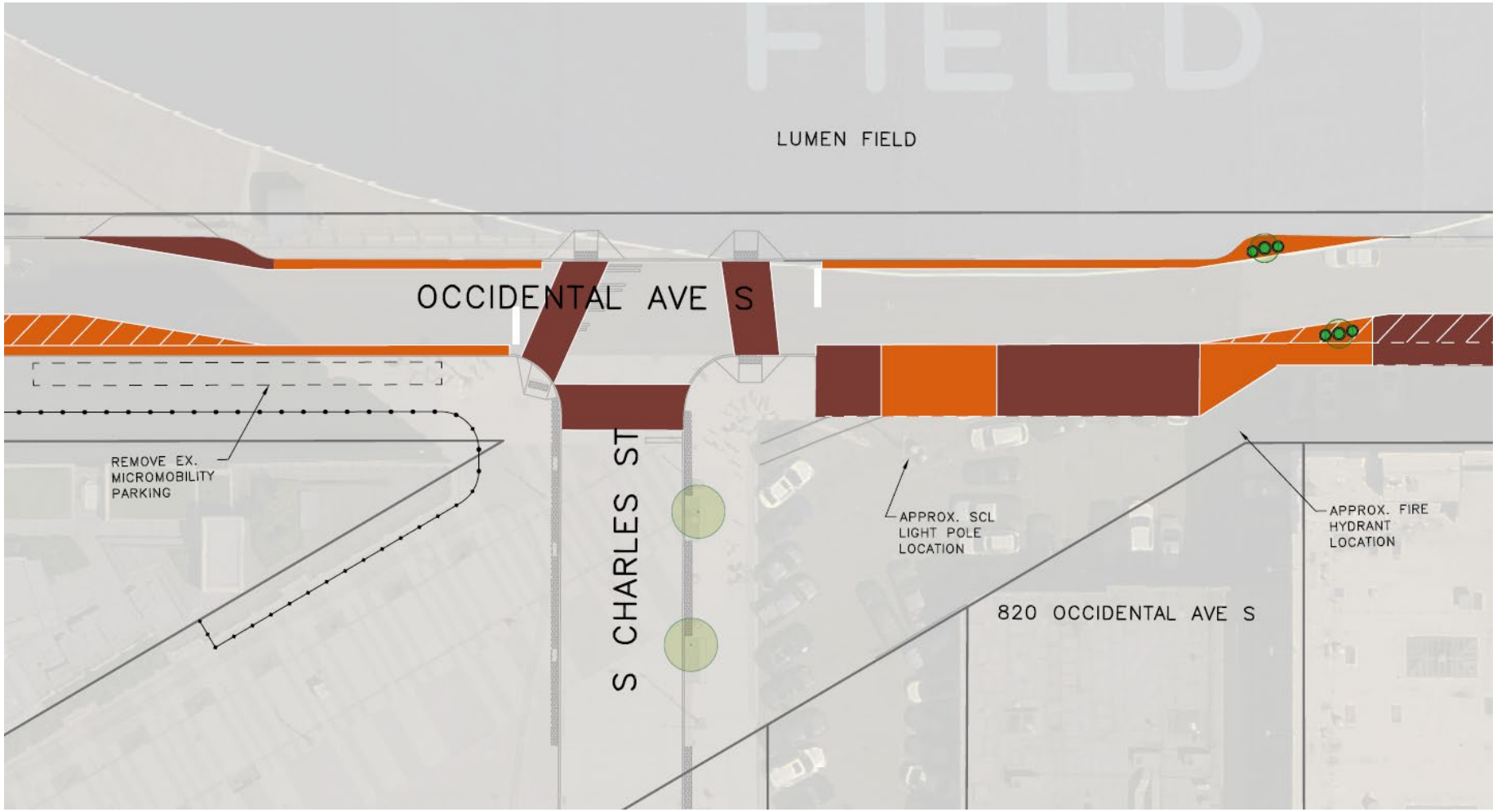
Layout: S Charles St



Planter

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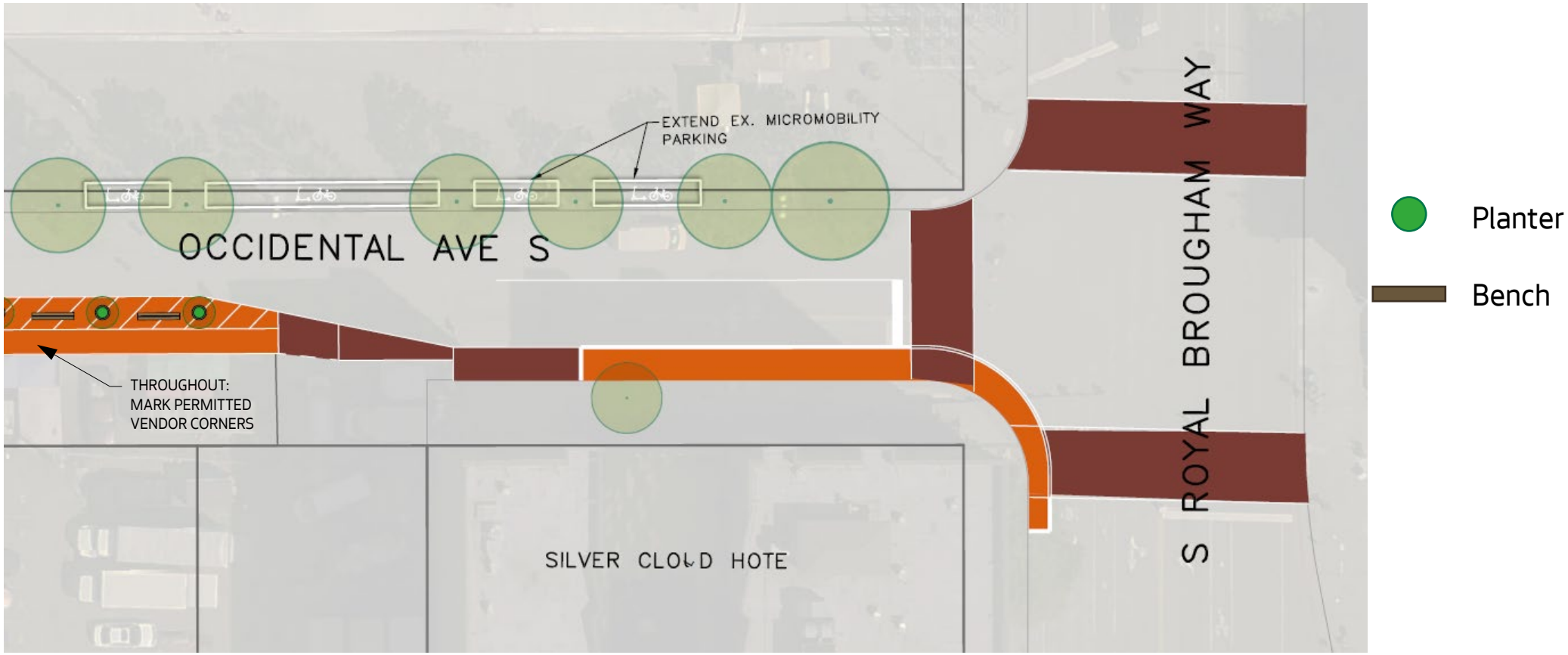
Layout: S Royal Brougham Way



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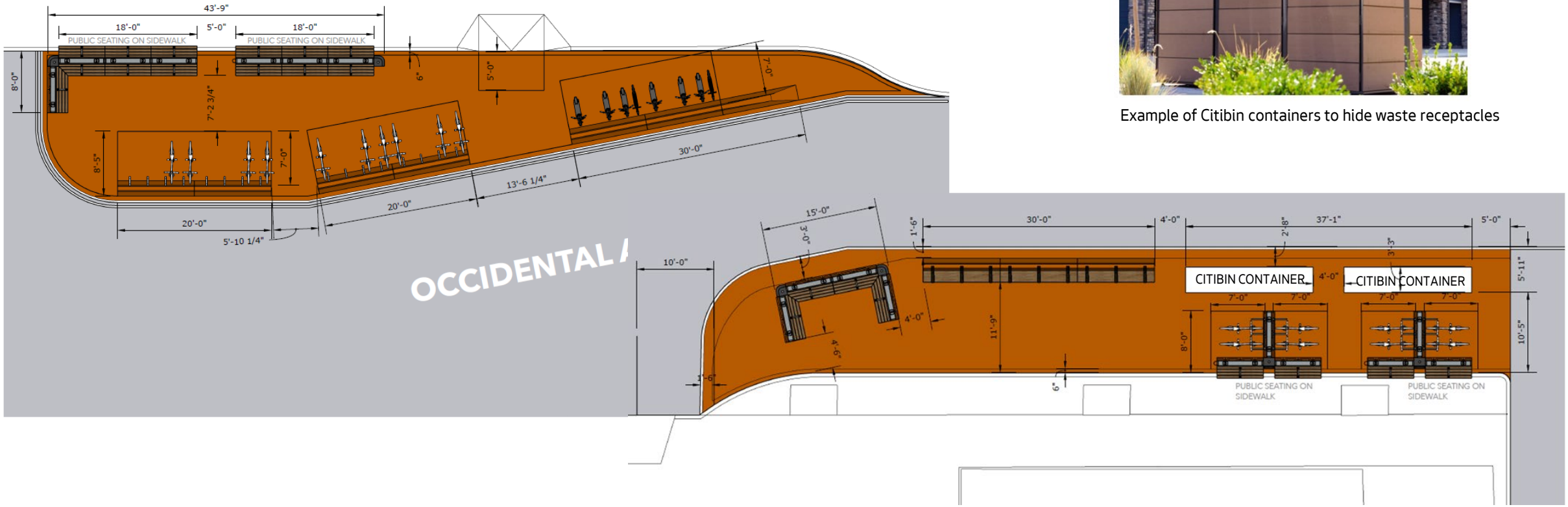
Layout: Chicane detail

Example of Citibin containers to hide waste receptacles



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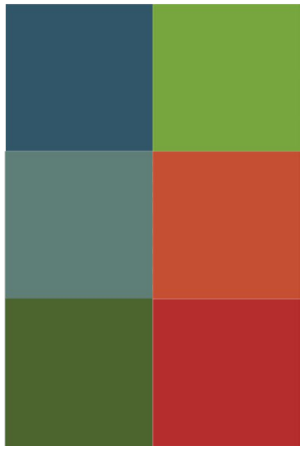
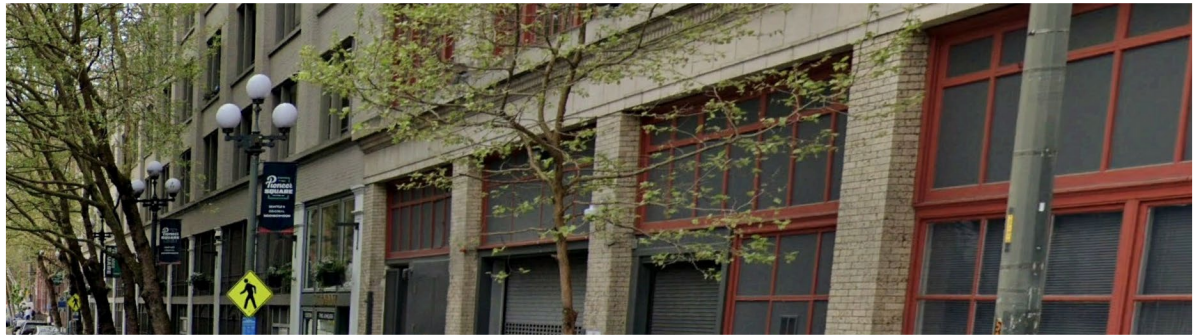
Color inspiration

Building off October 2025 PSPB Early Guidance and strengthening connections within Pioneer Square

Tidal Flats Theme Color and Textures
Presented to PSPB for Early Guidance October 2025



Recommended colors ***tie into the corridor and add to the aesthetic of the street****.*



Pioneer
SQUARE
EST.
1852

TLE QUILT MFG. CO
320

MIO OH MIO

Option A

Ground color

Planters Color Options

Option B

Ground color

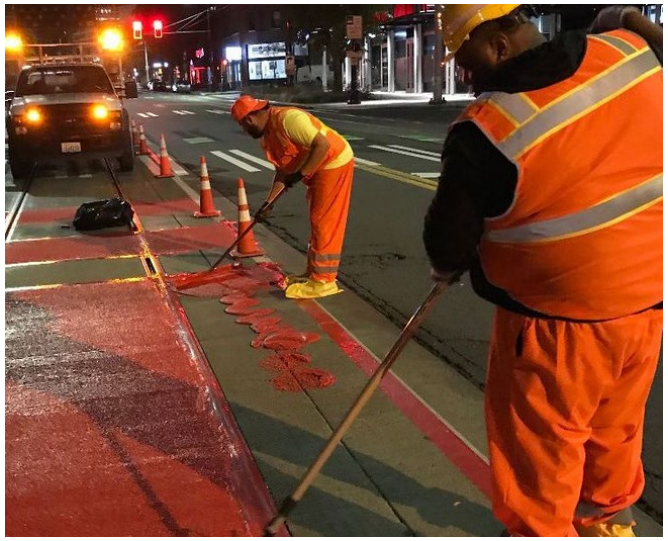
Planter Color Options

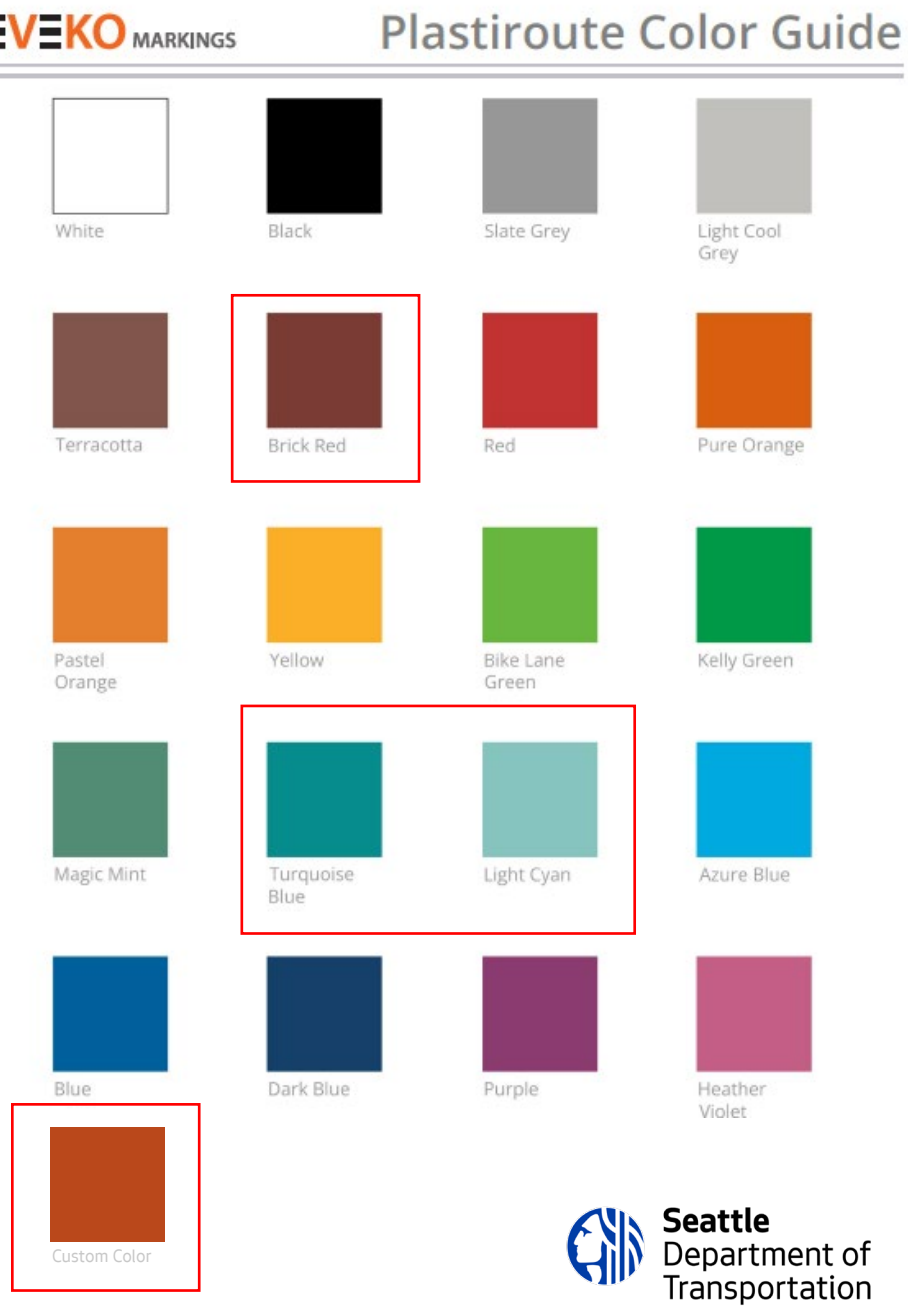
Site furnishing detail

Ground Plane Material

- A connective element to Pioneer Square, the Waterfront, and toward T-Mobile Park.
- Adds to the aesthetic of the street
- Is maintainable and long-lasting

*MMA (Methyl Methacrylate) is a durable pavement marking product that **SDOT crews have experience applying and maintaining**.*





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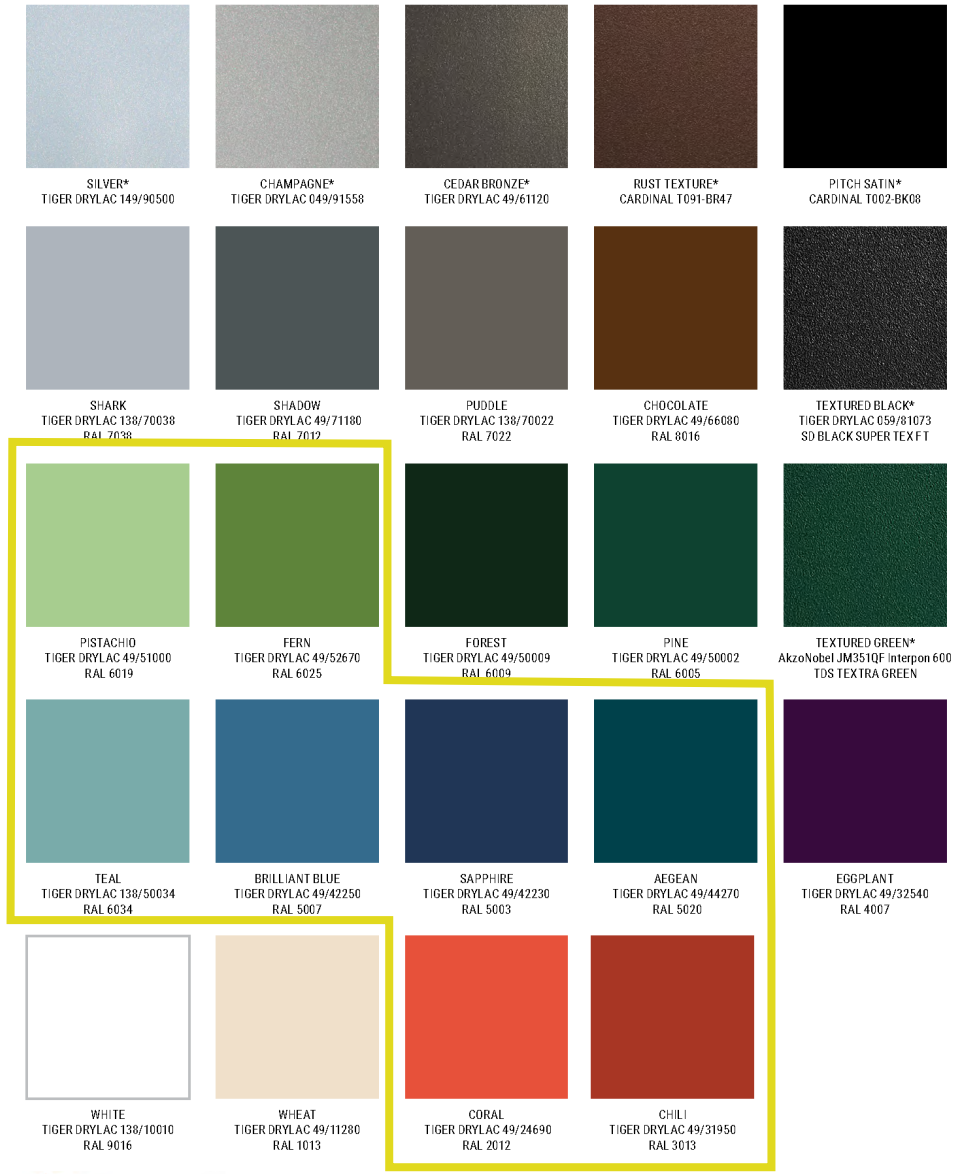
Tournesol Wilshire planters

- Powder coated
- Self-watering reservoir
- Sizes: 48" round, 36" round, 48" x 24" rectangle

Powder-Coat Finishes

Standard Powder-Coat colors are semi-gloss, *except Pitch Satin, Textured Black, Textured Green, Rust Texture, Cedar Bronze, Champagne and Silver. Rust Texture appears brighter in sunlight. Order a Swatch Book or sample at tournesol.com/samples.



Tournesol

Images of samples are provided as a guide. Physical samples and swatch books can be ordered on our website at tournesol.com/finishes. 12.01.2025

Streetlife Drifter bench

- 188″ length

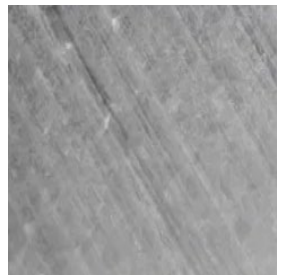
Seating Material

Recycled composite

Wood

Base support material

Corten Steel



Galvanized Steel

Powder-coated

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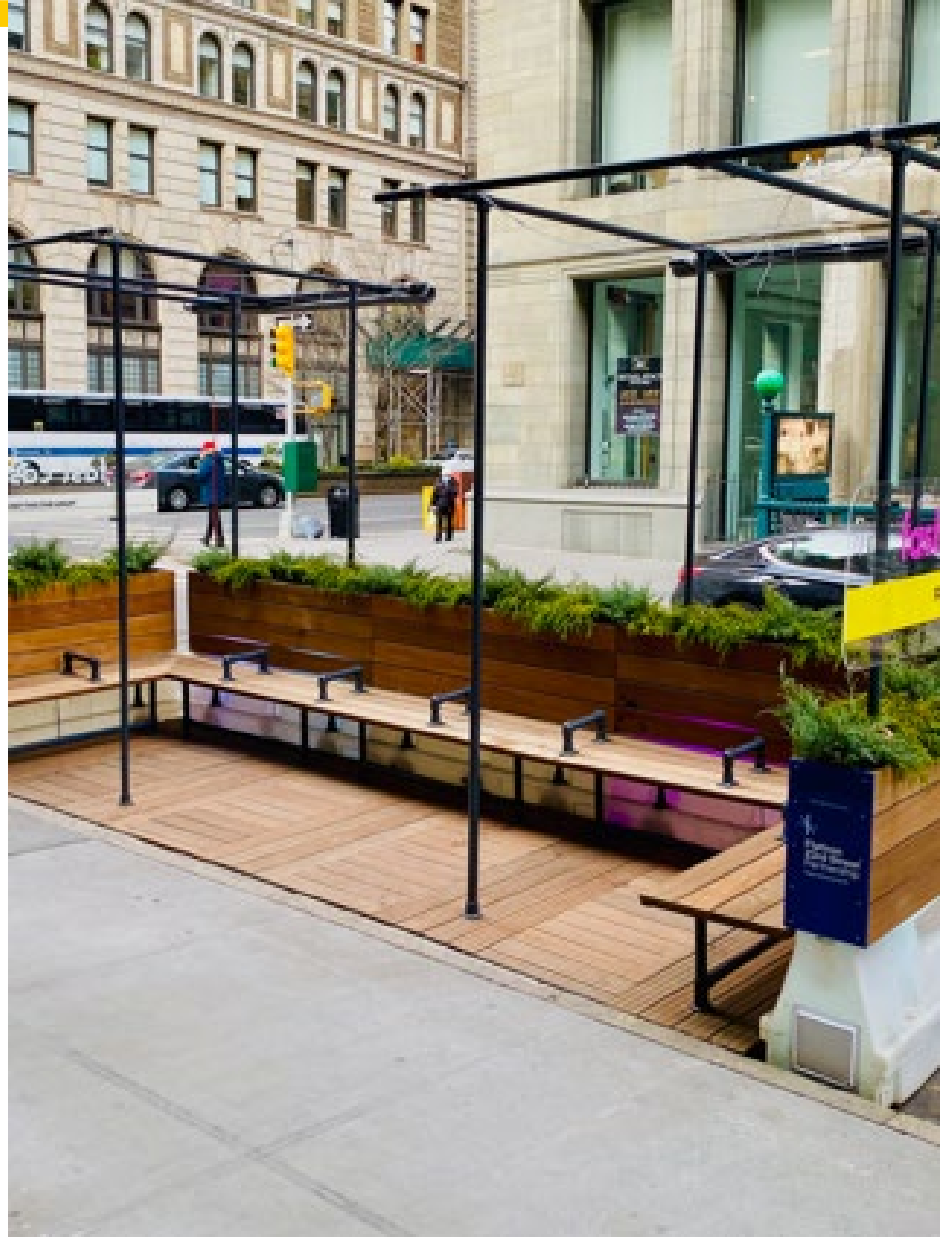
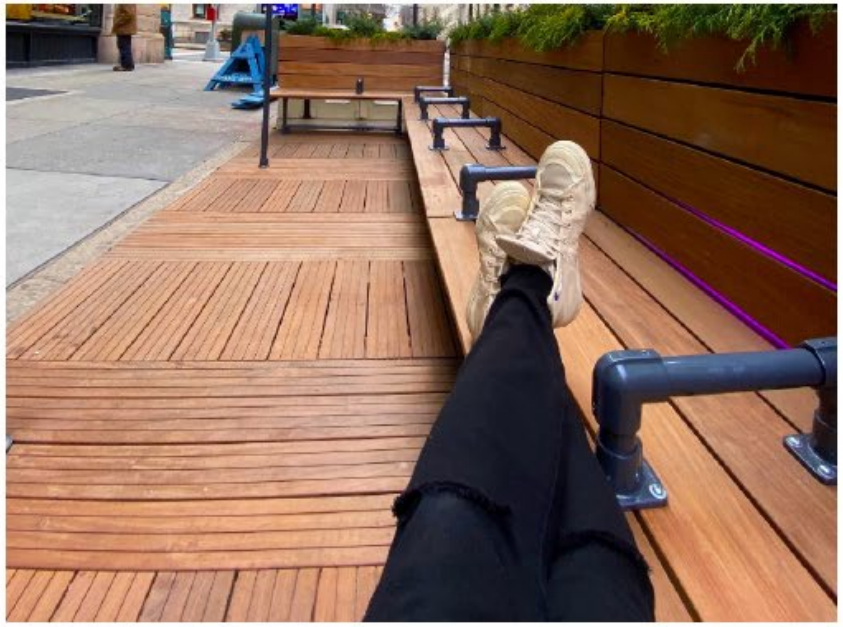
Typical chicane delineation

- Standard delineation includes white flexible delineator posts
- We ***will not*** be using these for Occidental Promenade
- Worked with Fantastica to identify elements that are more in character of the Historic District

Fantastica Site Furnishings : Water Barriers

- Water filled plastic barrier colored or with cladding
- Seating attachments
- Solar powered lights for safety





FAST PARKLETS

WATER-BALLASTED STREET FURNITURE SYSTEM
RELEVANT BUILT PROJECTS

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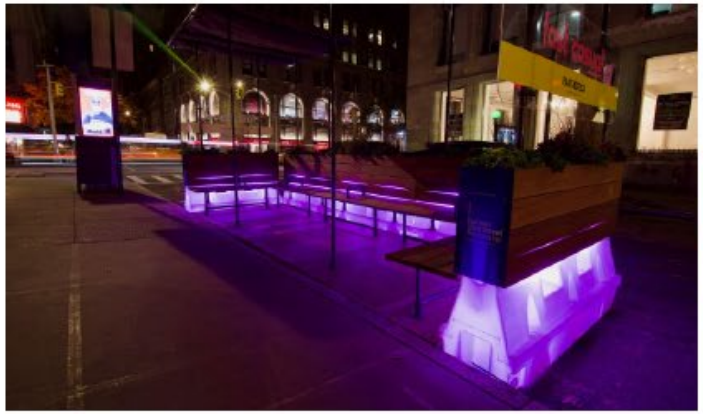

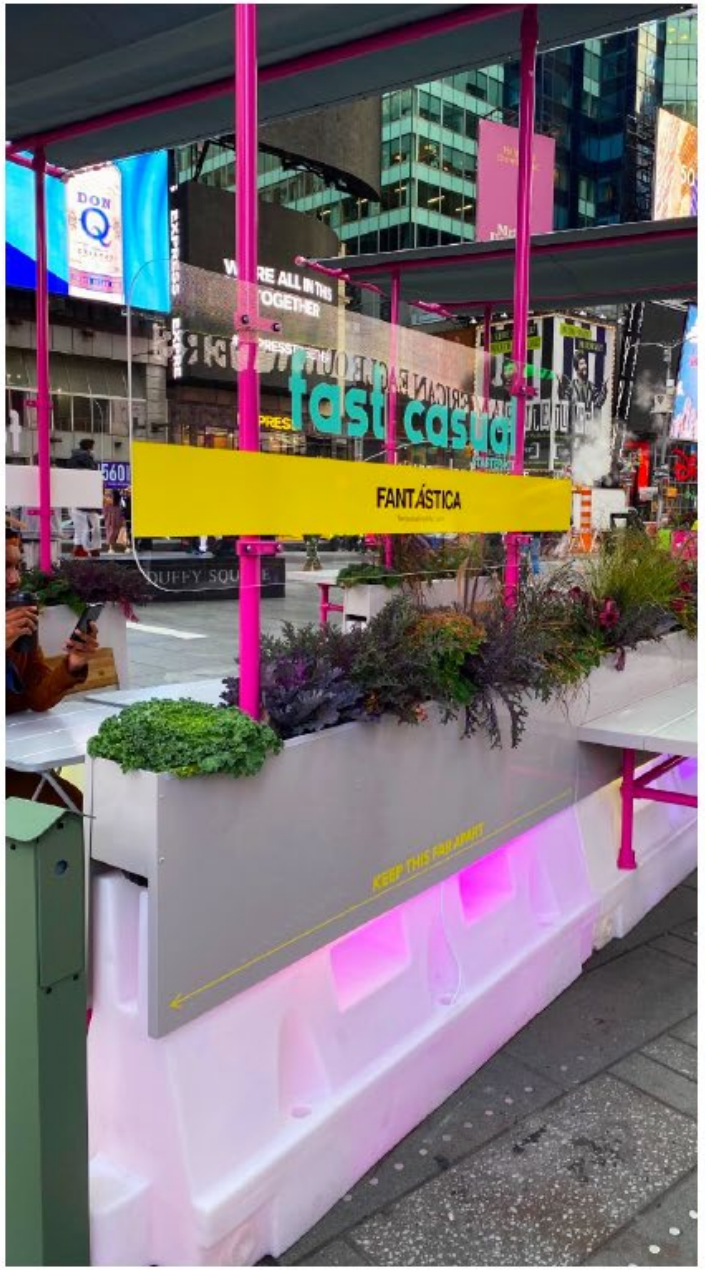

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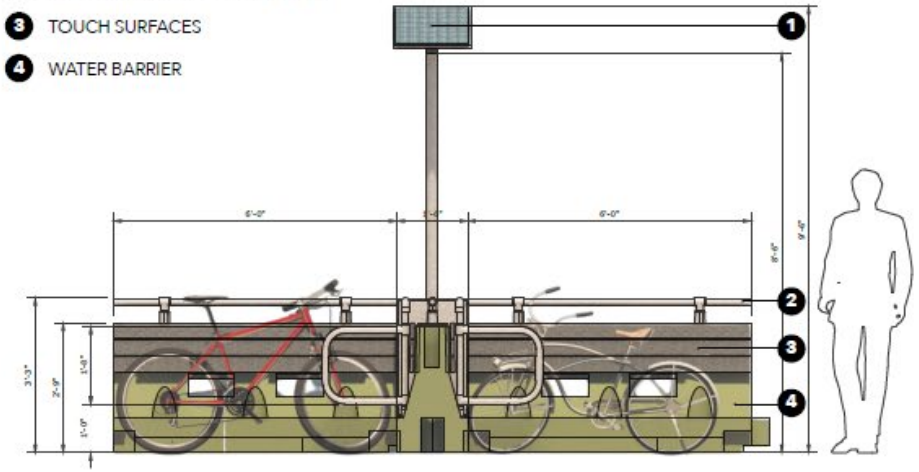
FANTÁSTICA

WATER BARRIER MODULAR TOOLKIT
MATERIALS + FINISHES

SEATING, BIKE PARKING, + MULTI-USE CONFIGURATIONS

1. SOLAR PANEL + LED LIGHTING
2. METAL STRUCTURE + HARDWARE
3. TOUCH SURFACES
4. WATER BARRIER



2 METAL FINISH OPTIONS

GALVANIZED STEEL (STANDARD)
Hot-dip galvanized steel. Maximum durability, infrastructural aesthetic.

BLACK-OXIDE (OPTION)
Matte, refined finish. Achieved through a durable coating system for exterior use.

STABILIZED RUST (OPTION)
Weathered steel aesthetic without ongoing rust. Durable, low maintenance finish for exterior use.

3 TOUCH SURFACE OPTIONS

THERMALLY MODIFIED WOOD
Real wood with enhanced durability. Naturally weathers to a silver-gray patina.

RECYCLED PLASTIC LUMBER
100% recycled plastic. Speckled finish with high durability and low maintenance.

ALUMINUM EXTRUSION
Architectural aluminum. Extremely durable, very low maintenance.

4 WATER BARRIER FINISH OPTIONS

CUSTOM COLOR

ACM CLADDING

STANDARD / NATURAL WHITE

CURATED MATERIAL PALETTES: **OPTION 1**

WATER BARRIER
Bike Lane Green
Integral- color water barrier

METAL FINISH
Black Oxide Finish
Steel structure + hardware

TOUCH SURFACE
Speckled Gray
Recycled Plastic Lumber

CURATED MATERIAL PALETTES: **OPTION 2**

WATER BARRIER
Denim Blue
ACM (Aluminum Composite Material)

METAL FINISH
Galvanized Finish
Steel structure + hardware

TOUCH SURFACE
Weathered Wood
Thermally Modified Wood

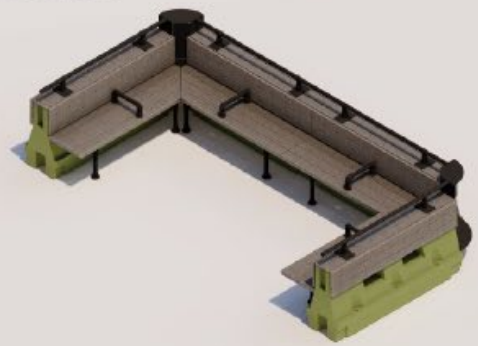
CURATED MATERIAL PALETTES: **OPTION 3**

WATER BARRIER
Ultra Dark Bronze
ACM (Aluminum Composite Material)

METAL FINISH
Stabilized Rust
Steel structure + hardware

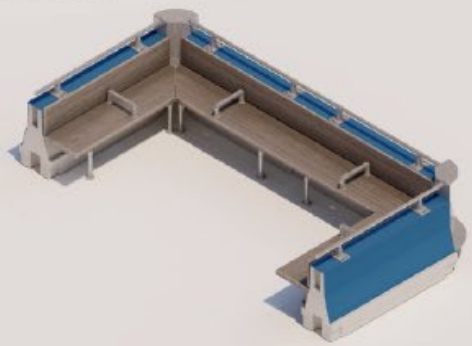
TOUCH SURFACE
Dark Bronze
Anodized Aluminum Extrusion

GATHERING CLUSTER



SEATING + BIKE PARKING

GATHERING CLUSTER



SEATING + BIKE PARKING

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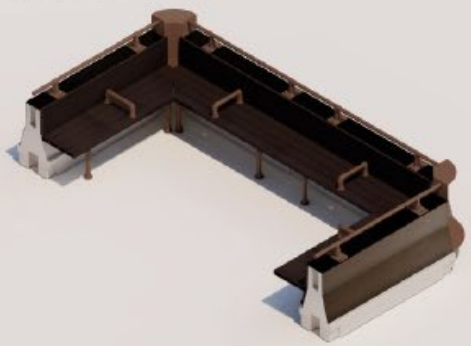
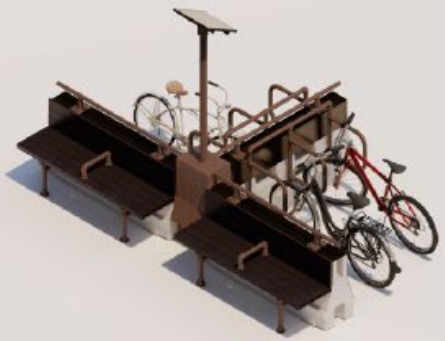


SEATING + BIKE PARKING



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Fantastica Site Furnishings: Concrete Barriers

- Concrete jersey barrier
- Parking for personal bikes and rideshare devices
- Counter height tables and bench attachments for gathering spaces
- Provides artistic opportunity

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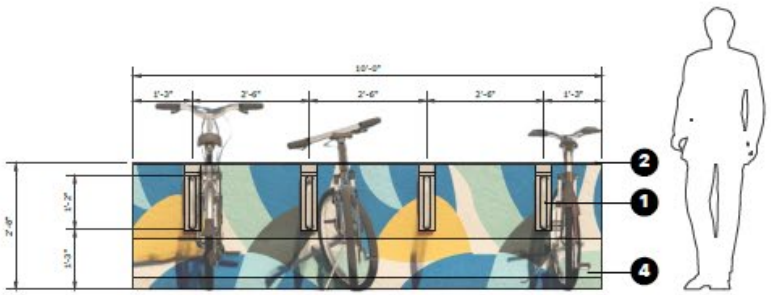
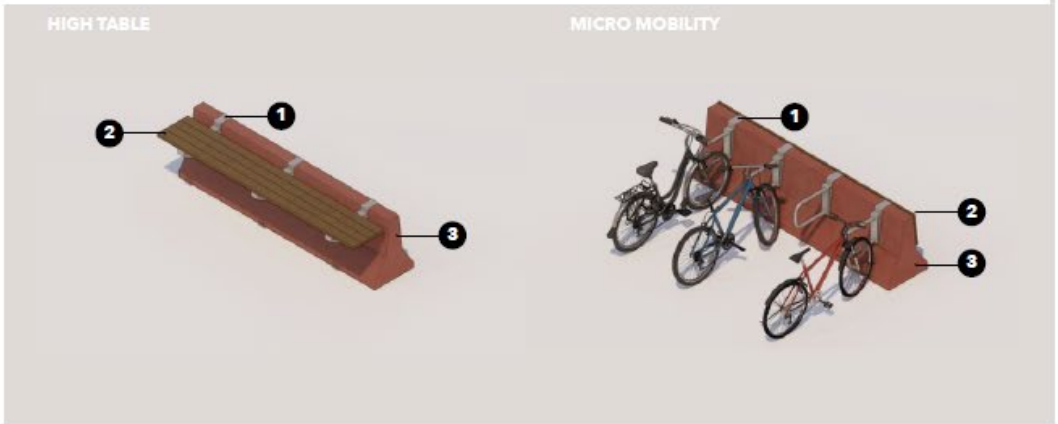
CONCRETE BARRIER MODULAR TOOLKIT
MATERIALS + FINISHES

MICRO MOBILITY, HIGH TABLES, + MULTI-USE CONFIGURATIONS

1. METAL STRUCTURE + HARDWARE
2. TOUCH SURFACES
3. CONCRETE BARRIER





1 METAL FINISH OPTIONS

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Hot-dip galvanized steel. Maximum durability, infrastructural aesthetic.

BLACK-OXIDE (OPTION)
Matte, refined finish. Achieved through a durable coating system for exterior use.

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Weathered steel aesthetic without ongoing rust. Durable, low maintenance finish for exterior use.

2 TOUCH SURFACE OPTIONS

THERMALLY MODIFIED WOOD
Real wood with enhanced durability. Naturally weathers to a silver-gray patina.

RECYCLED PLASTIC LUMBER
100% recycled plastic. Speckled finish with high durability and low maintenance.

ALUMINUM EXTRUSION
Architectural aluminum. Extremely durable, very low maintenance.

3 CONCRETE BARRIER FINISH OPTIONS

COMMISSIONED ART

MMA COLOR FINISH

NATURAL CONCRETE

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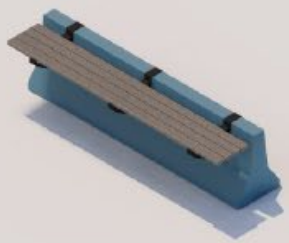
CURATED MATERIAL PALETTES: **OPTION 1**

CONCRETE BARRIER
Turquoise Blue
MMA (PlastiRoute)

METAL FINISH
Black Oxide Finish
Steel structure + hardware

TOUCH SURFACE
Speckled Gray
Recycled Plastic Lumber

HIGH TABLE



MICRO MOBILITY

CURATED MATERIAL PALETTES: **OPTION 2**

CONCRETE BARRIER
Commissioned Art
Custom graphic / mural treatment

METAL FINISH
Galvanized Finish
Steel structure + hardware

TOUCH SURFACE
Weathered Wood
Thermally Modified Wood

HIGH TABLE

MICRO MOBILITY

CURATED MATERIAL PALETTES: **OPTION 3**

CONCRETE BARRIER
Natural Concrete
Standard

METAL FINISH
Stabilized Rust
Steel structure + hardware

TOUCH SURFACE
Dark Bronze
Anodized Aluminum Extrusion

HIGH TABLE

MICRO MOBILITY

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tment of
portation

SPU Coordination: CITIBIN

COFFEE

CHARCOAL

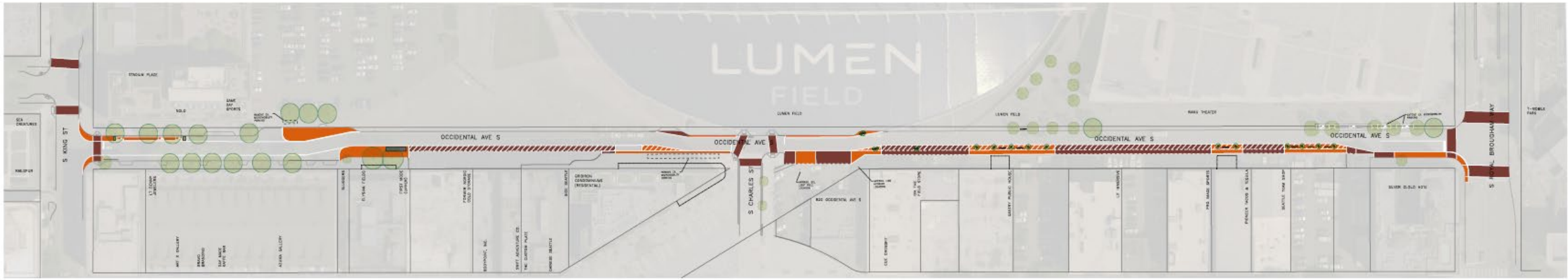
SLATE

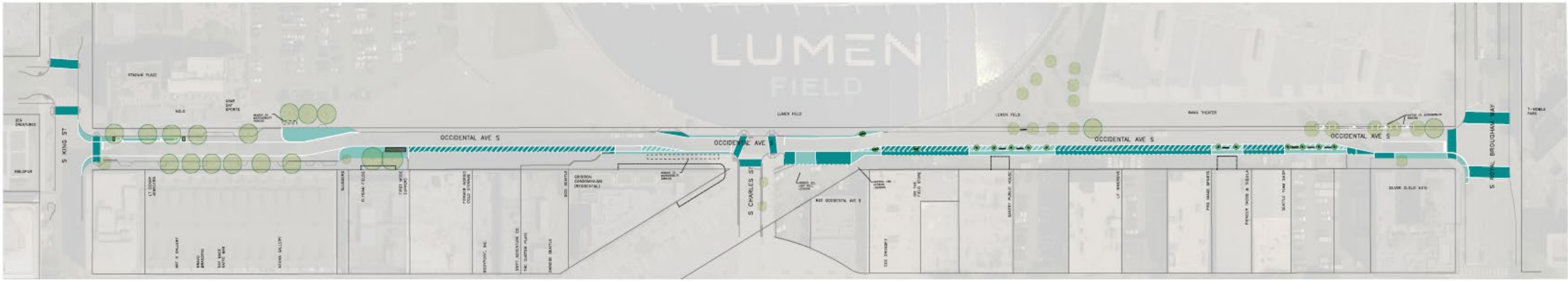
PEWTER (NO BOARDS)

Seattle Department of Transportation

Corridor renderings

Ground Plane Color Options



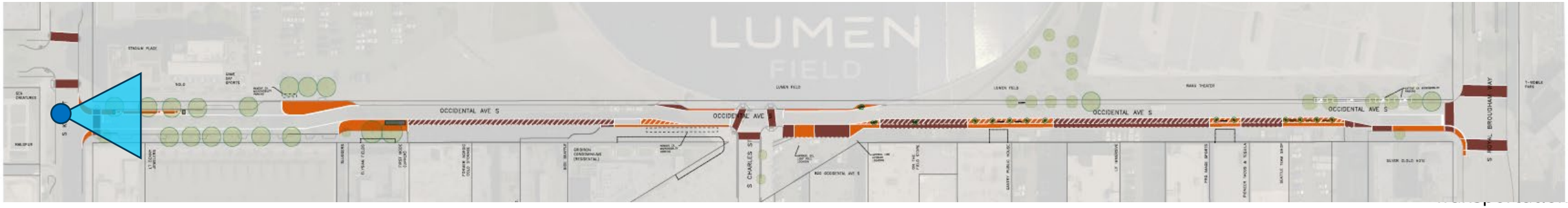


Seattle Department of Transportation

S King St

Existing Conditions

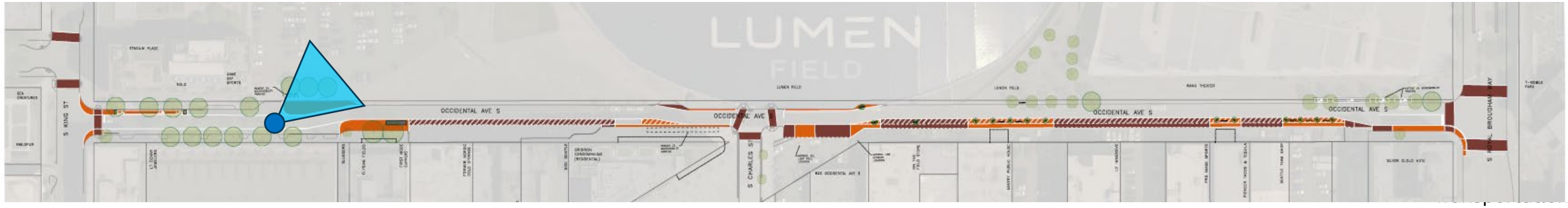
Near-term layout rendering



East Chicane

Existing Conditions

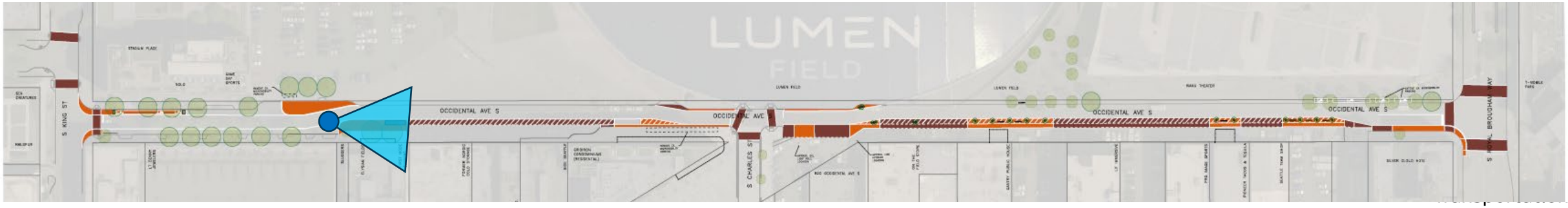
Near-term layout rendering



West Chicane

Existing Conditions

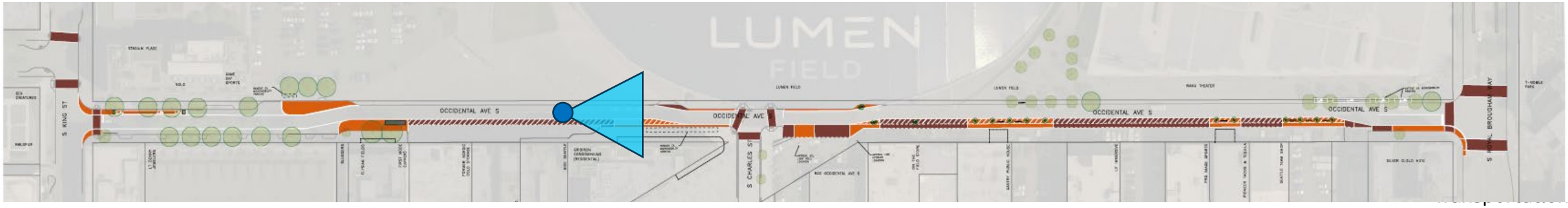
Near-term layout rendering



S Charles St

Existing Conditions

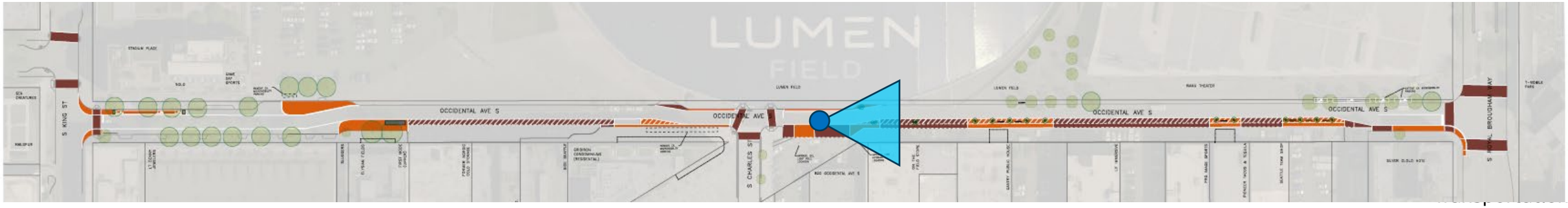
Near-term layout rendering



South end of corridor

Existing Conditions

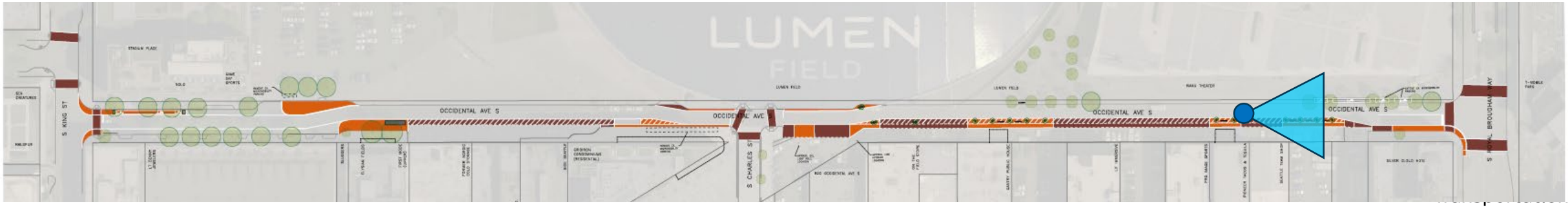
Near-term layout rendering



Leading to S Royal Brougham Way

Existing Conditions

Near-term layout rendering



Maintenance Plan

- Contract with MID for regular cleaning and trash/graffiti removal, twice per year deep cleaning of pedestrian ground plane surfaces
- Contract with Conservation Corp for planter watering and maintenance
- SDOT responsible for street furnishing repair or replacement
- Recurring core stakeholder meetings to discuss and resolve maintenance needs

Discussion

Upcoming milestones / timeline

Fall/Winter 2026

- Certificate of Approval
- Art strategy (future COA)

Spring 2027 - Implementation

- Signs and markings updates
- Ground plane MMA
- Site furnishings and plantings

Contact

Stay in touch:

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seattle.gov/transportation