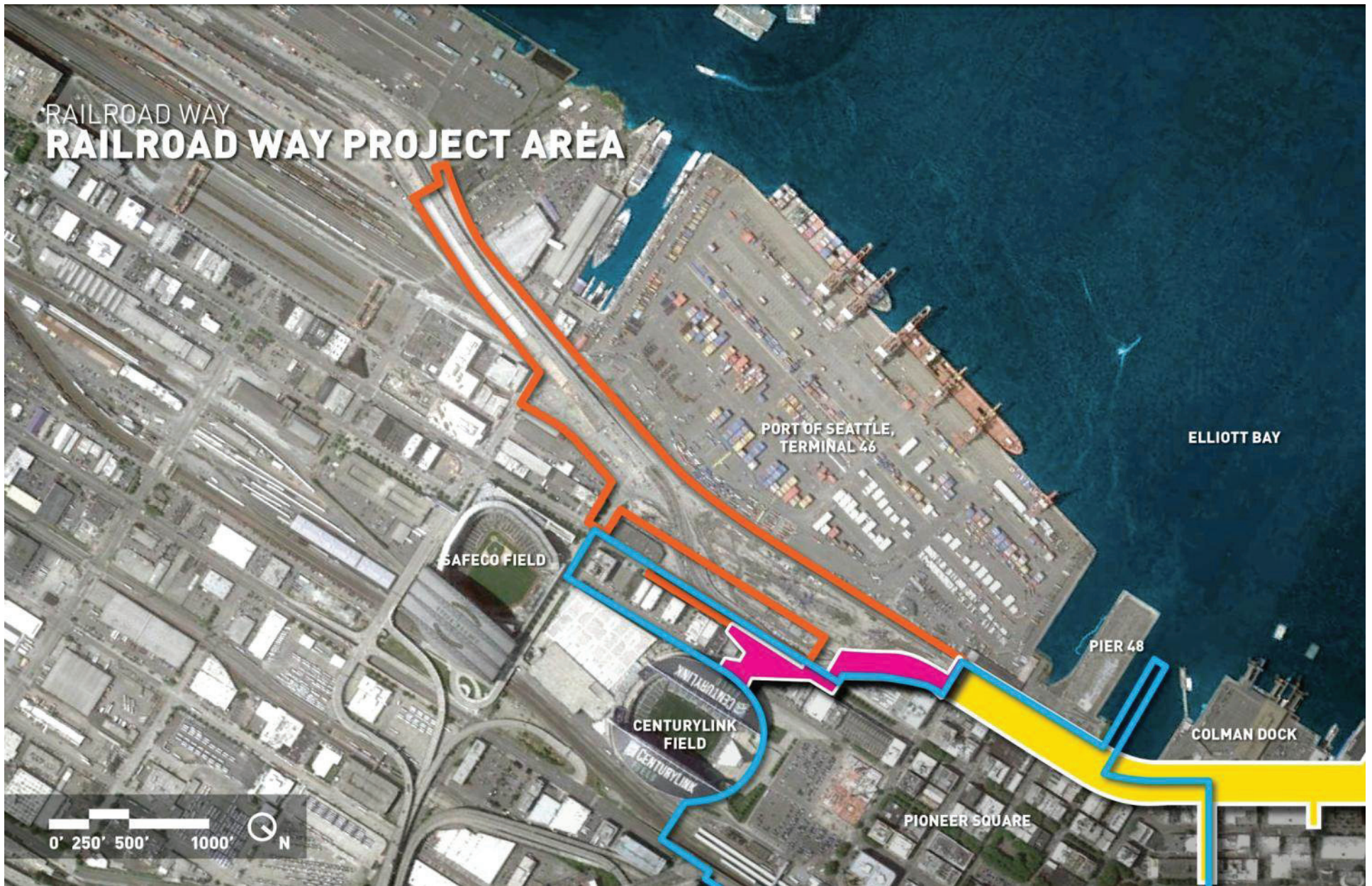


RAILROAD WAY

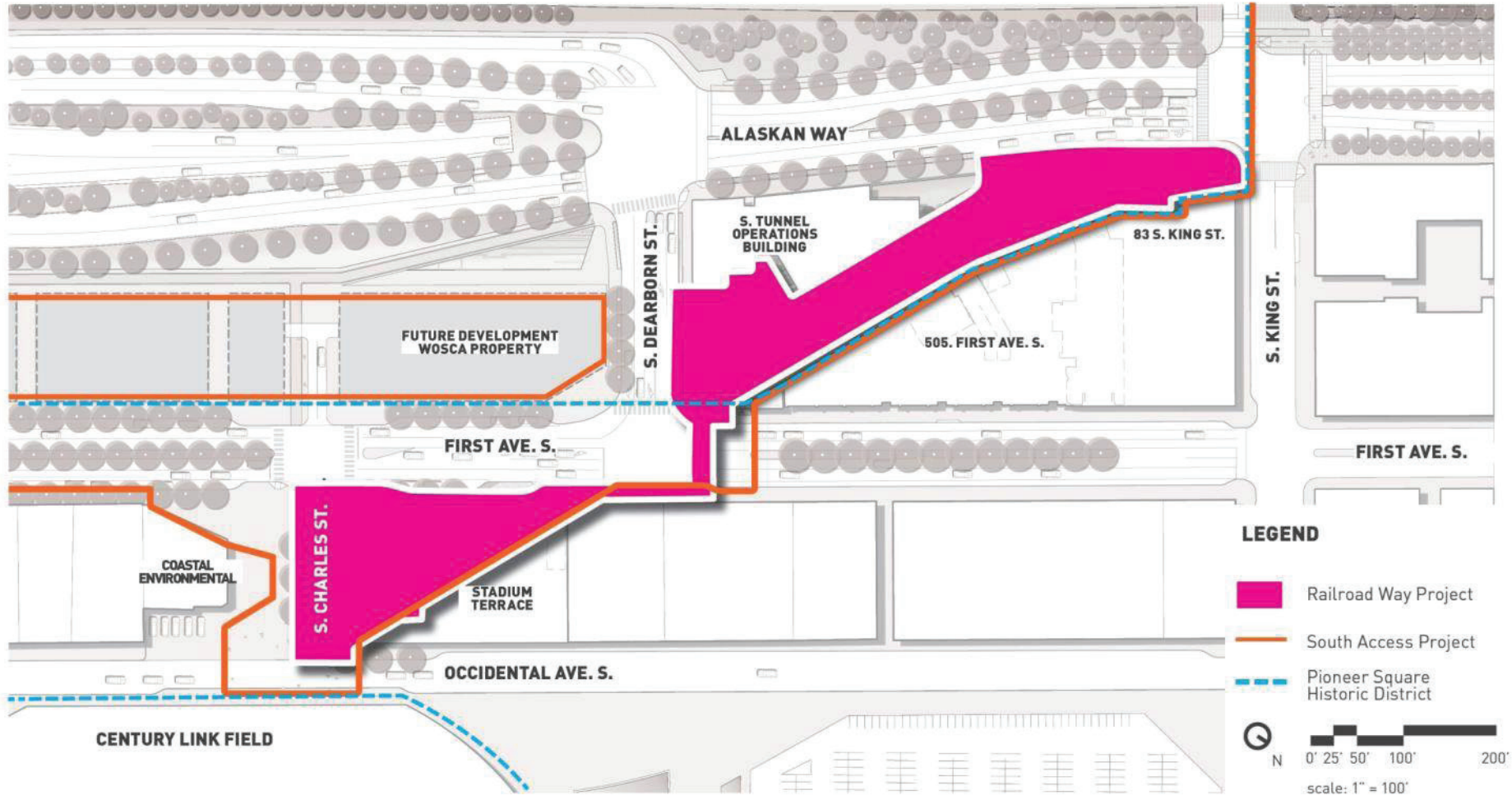
CITY OF SEATTLE DESIGN COMMISSION

OCTOBER 3RD, 2012

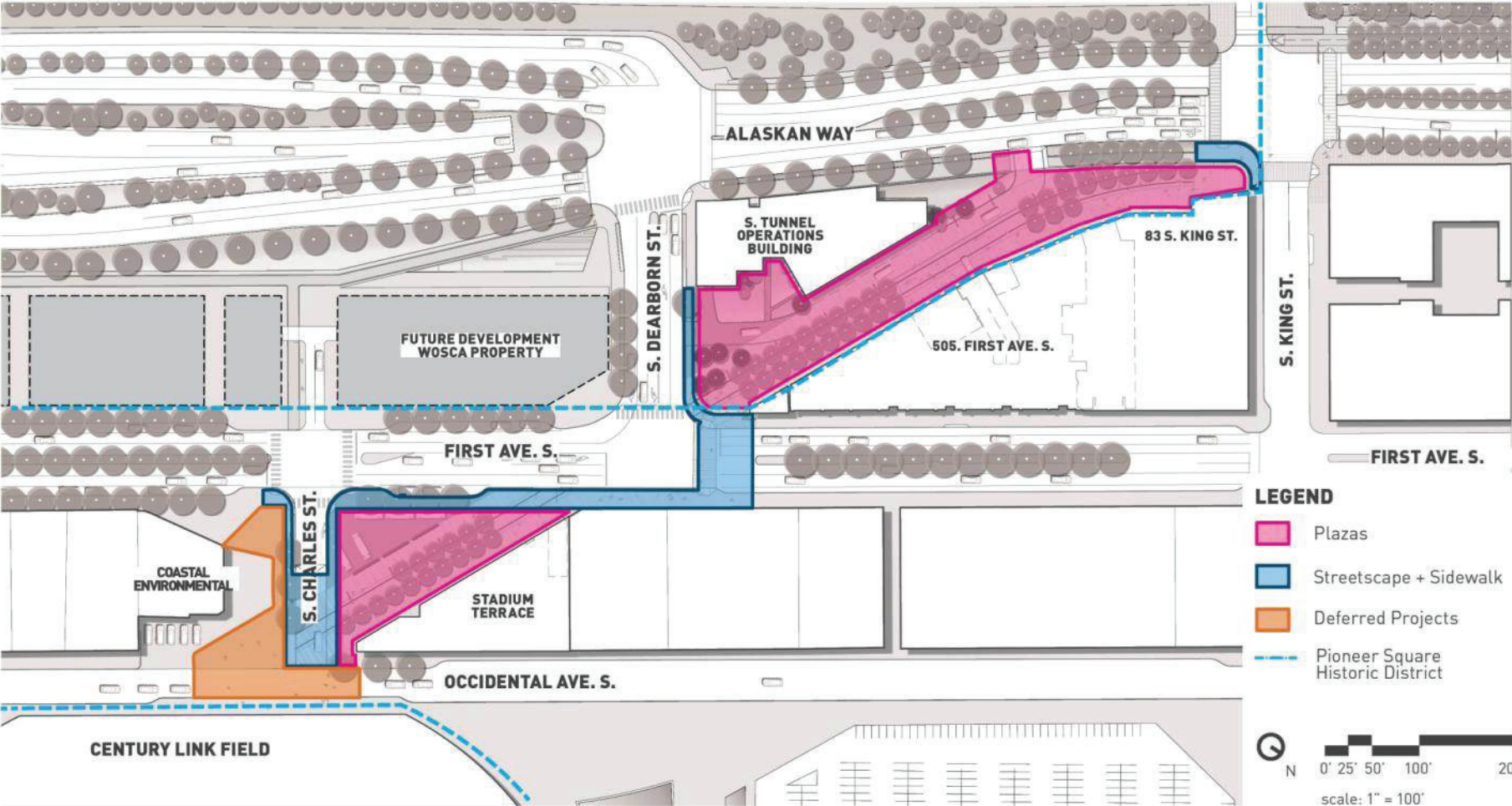




RAILROAD WAY
PROJECT AREA



RAILROAD WAY
PROJECTS



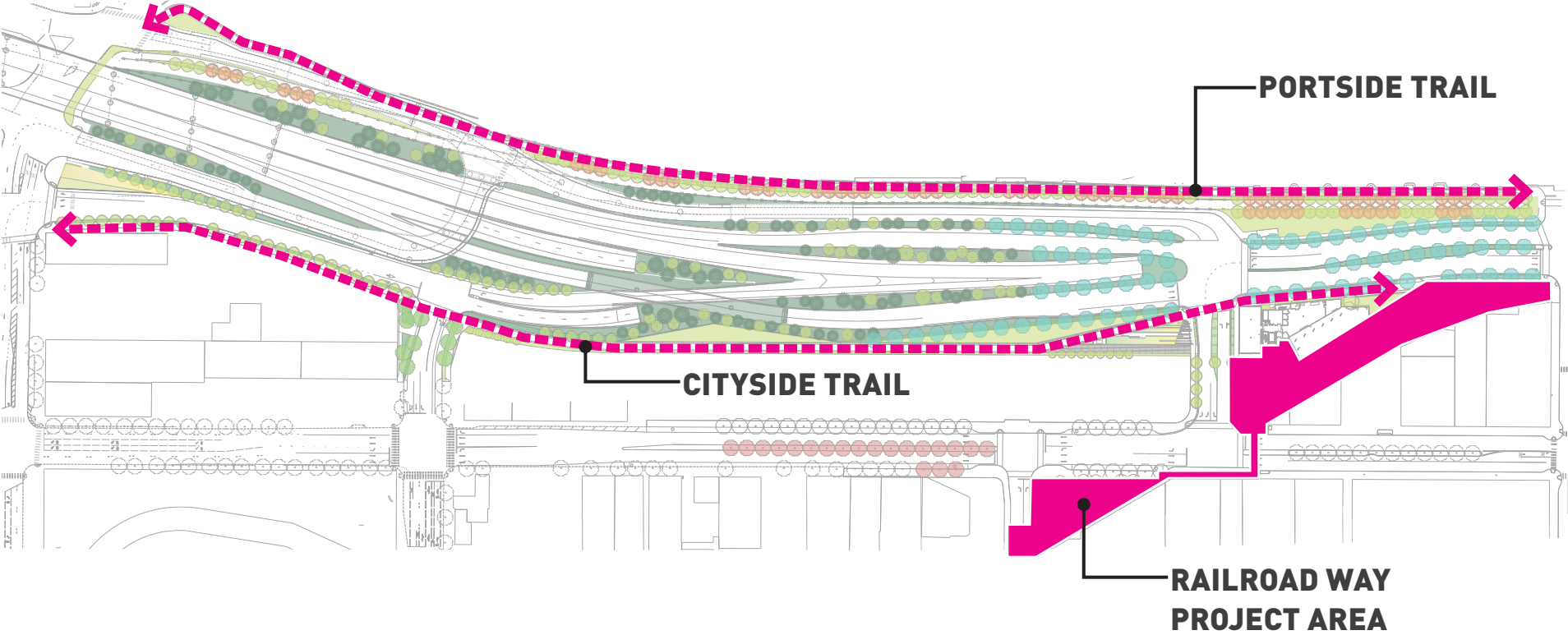
SOUTH PORTAL
PROJECT AREA



SOUTH PORTAL PROJECT AREA



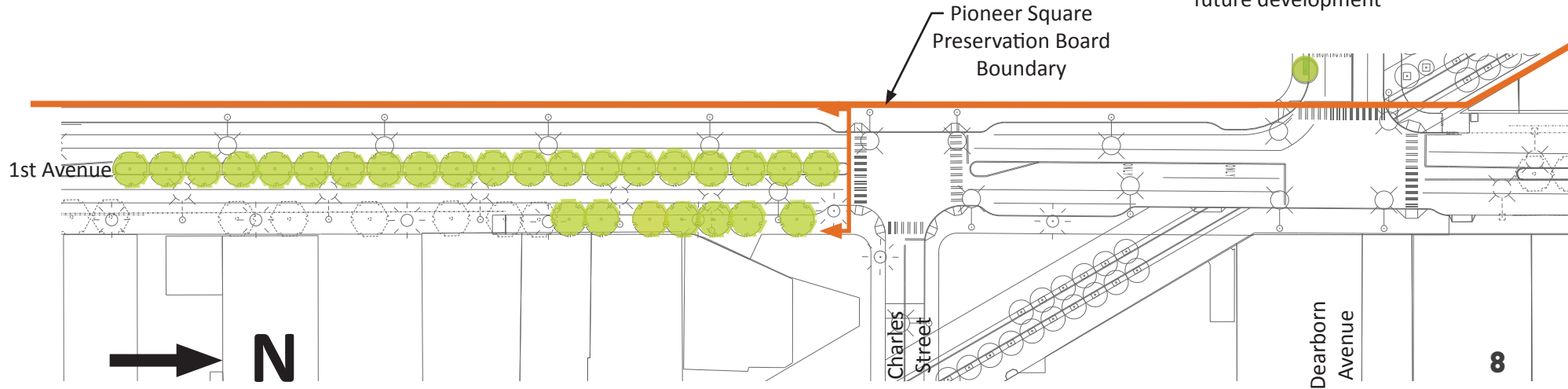
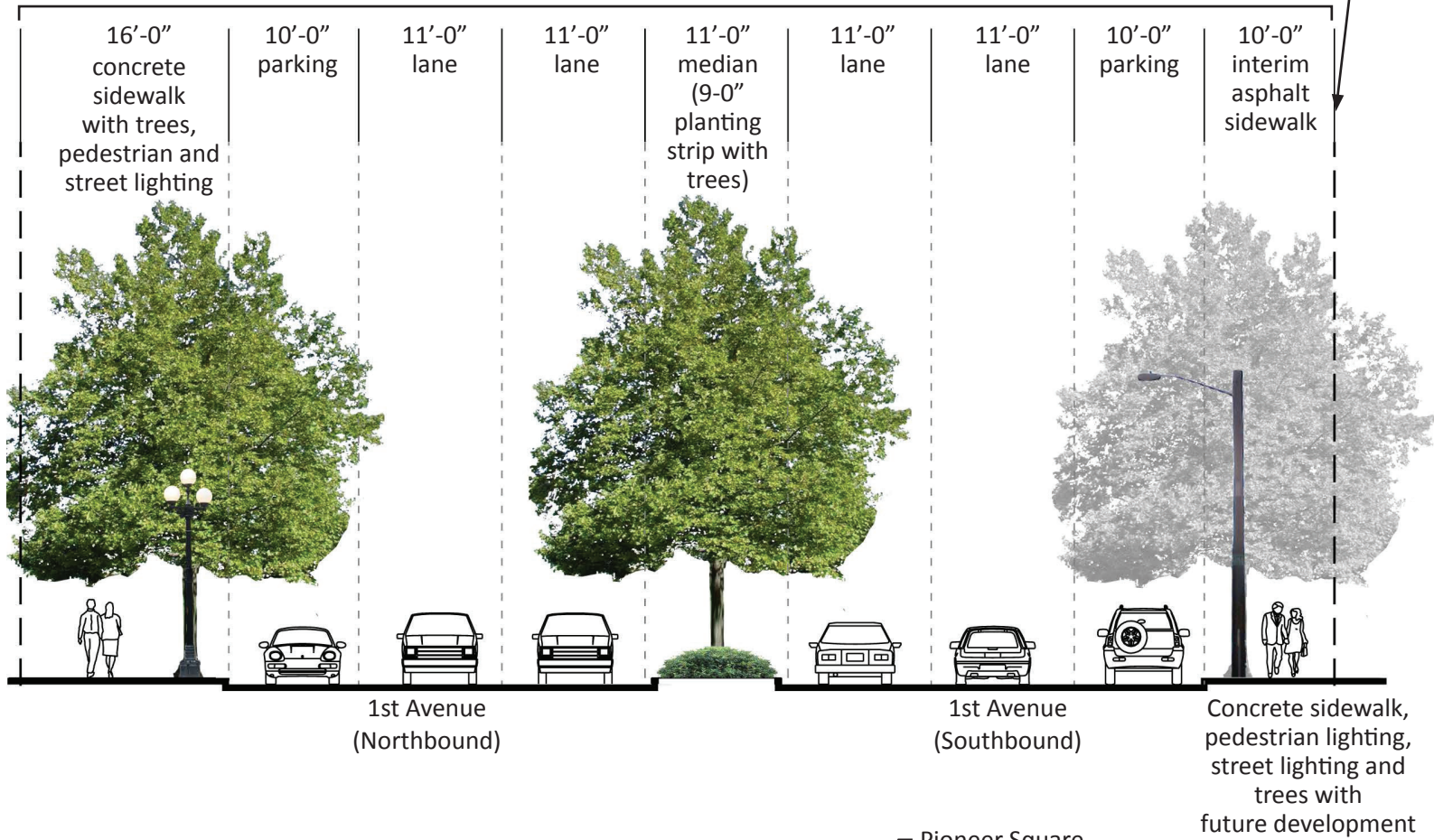
RAILROAD WAY
PROJECT AREA



SOUTH PORTAL STREETSCAPE

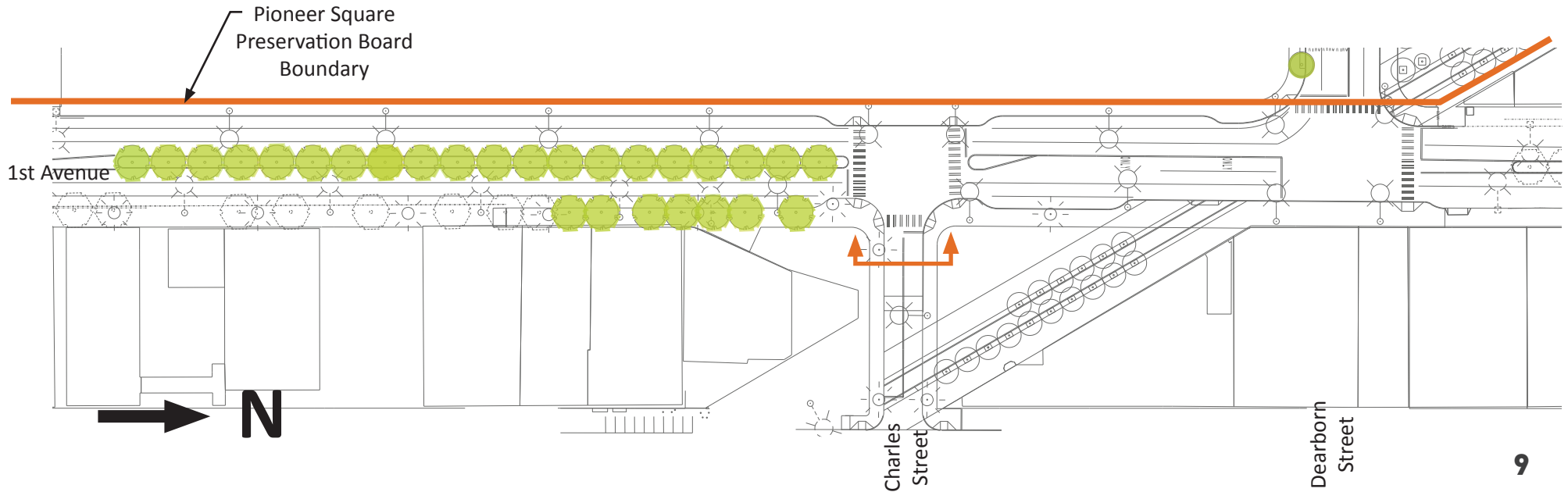
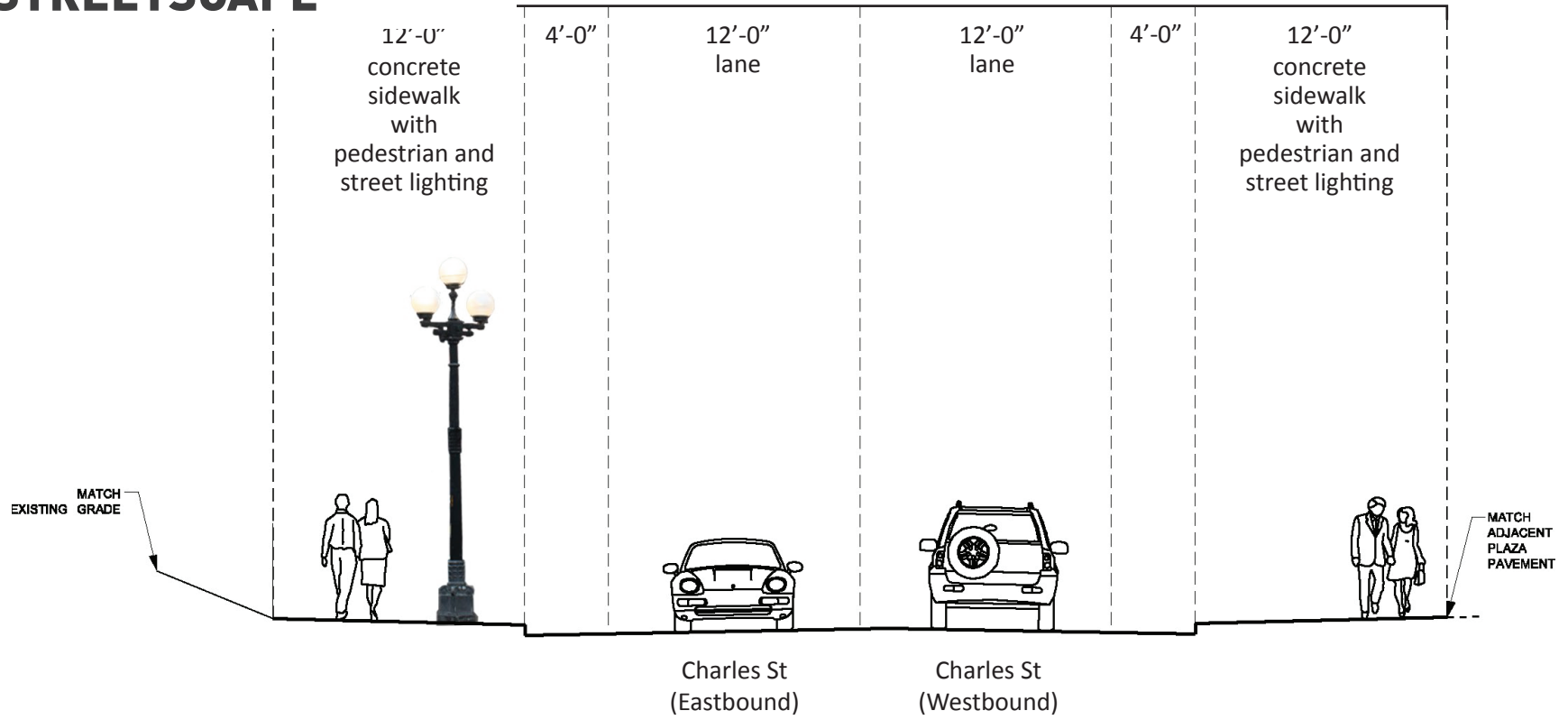
SDOT right-of-way (101'-0")

Front of current
WOSCA Building

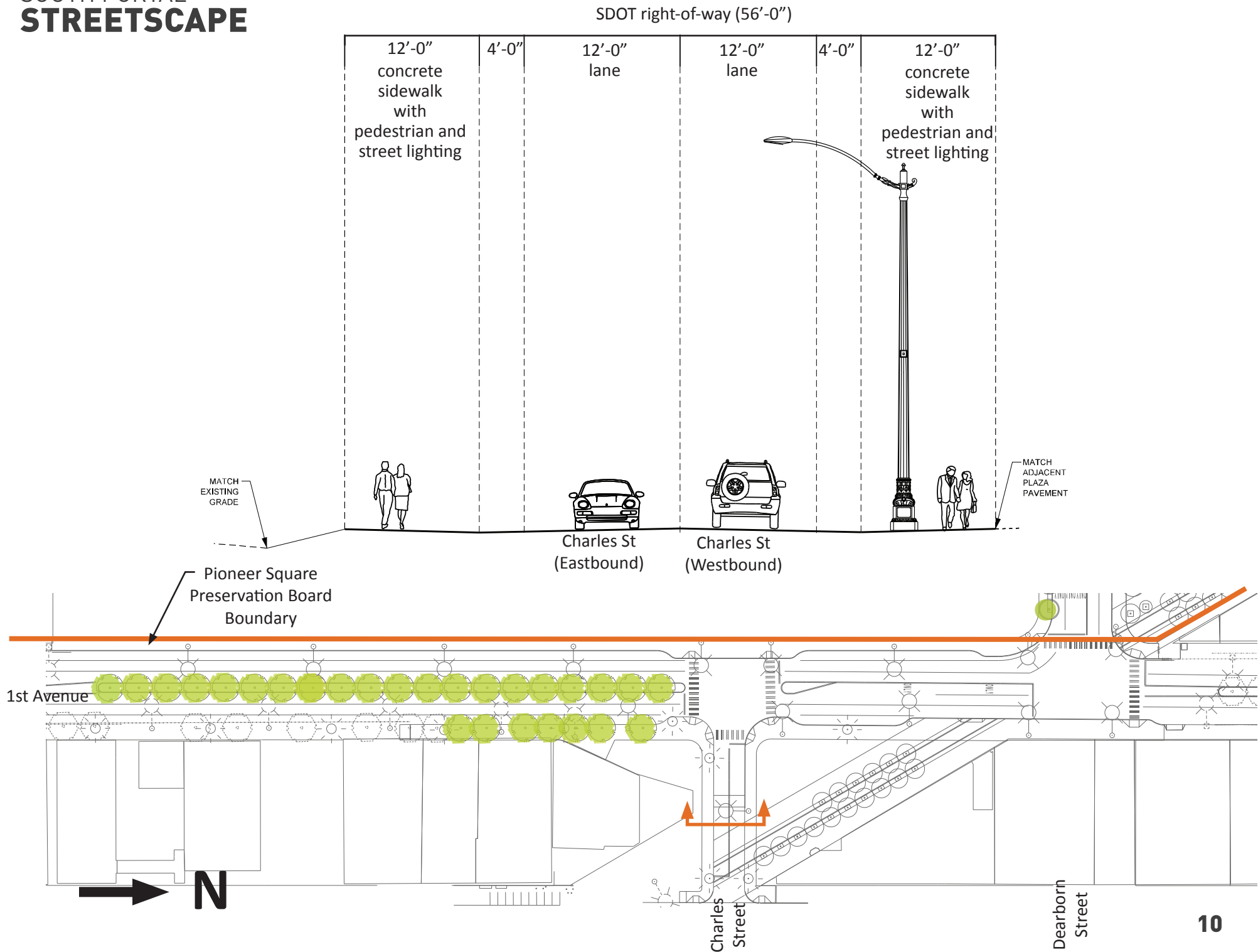


SOUTH PORTAL STREETSCAPE

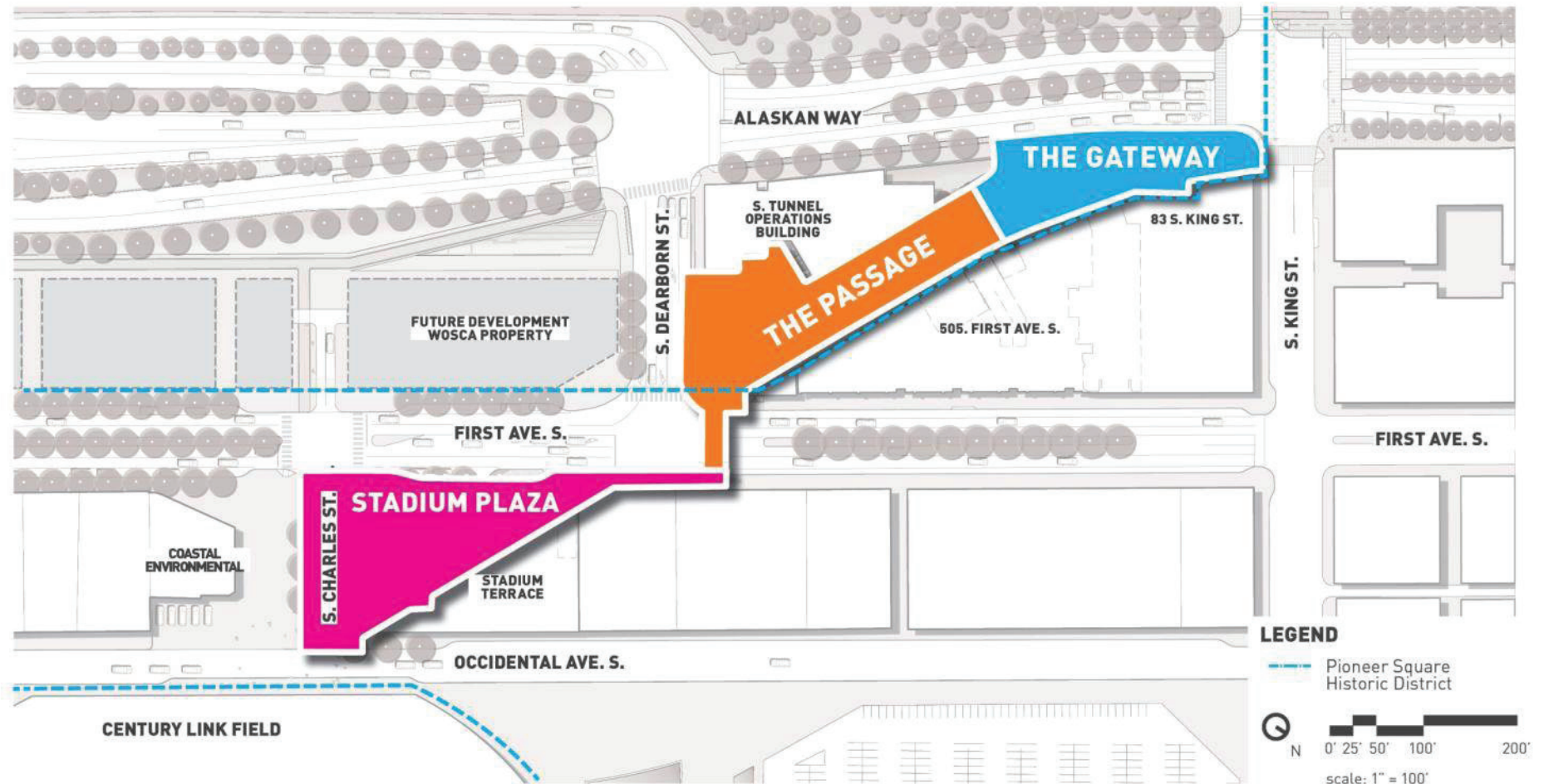
SDOT right-of-way (56'-0")



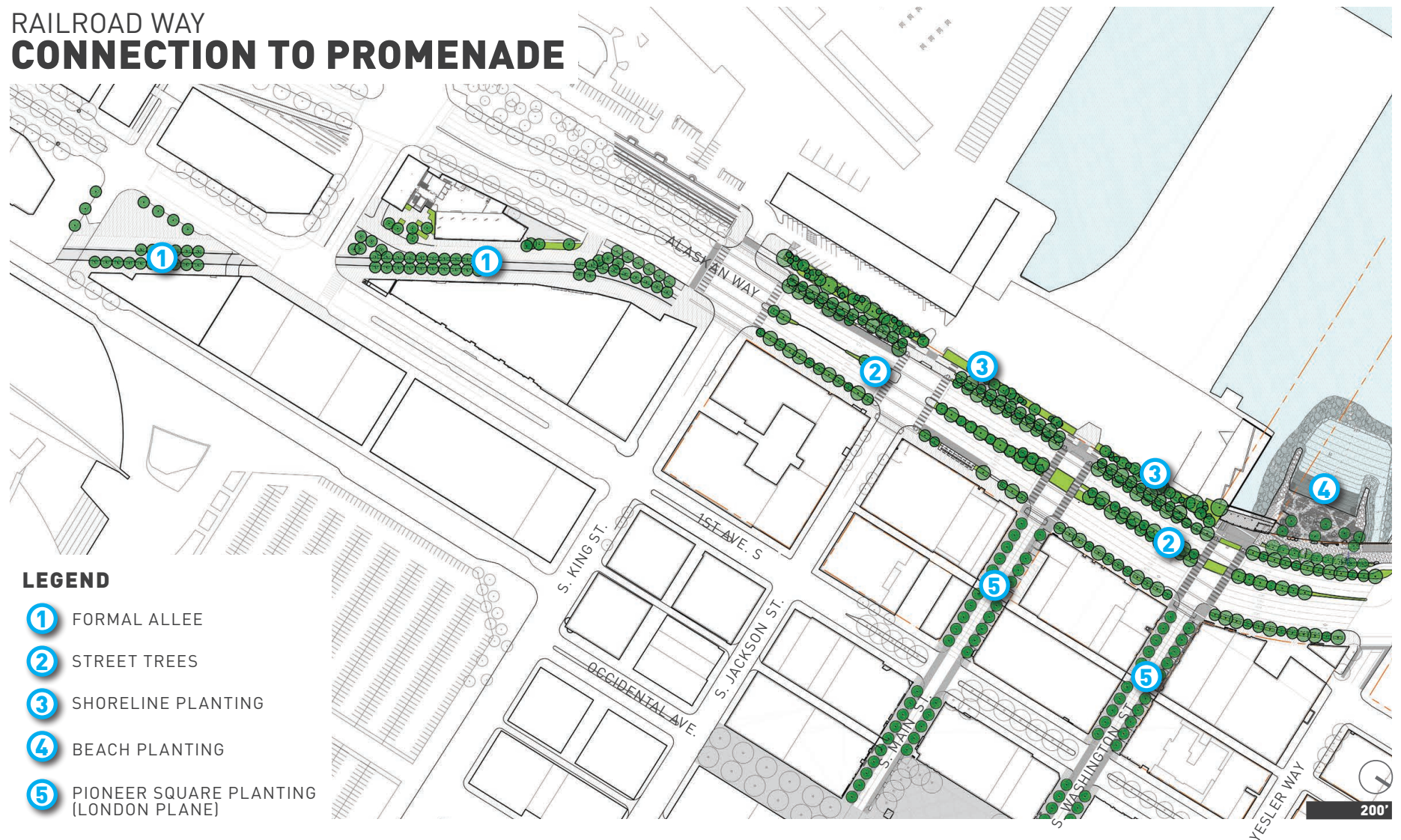
SOUTH PORTAL STREETSCAPE



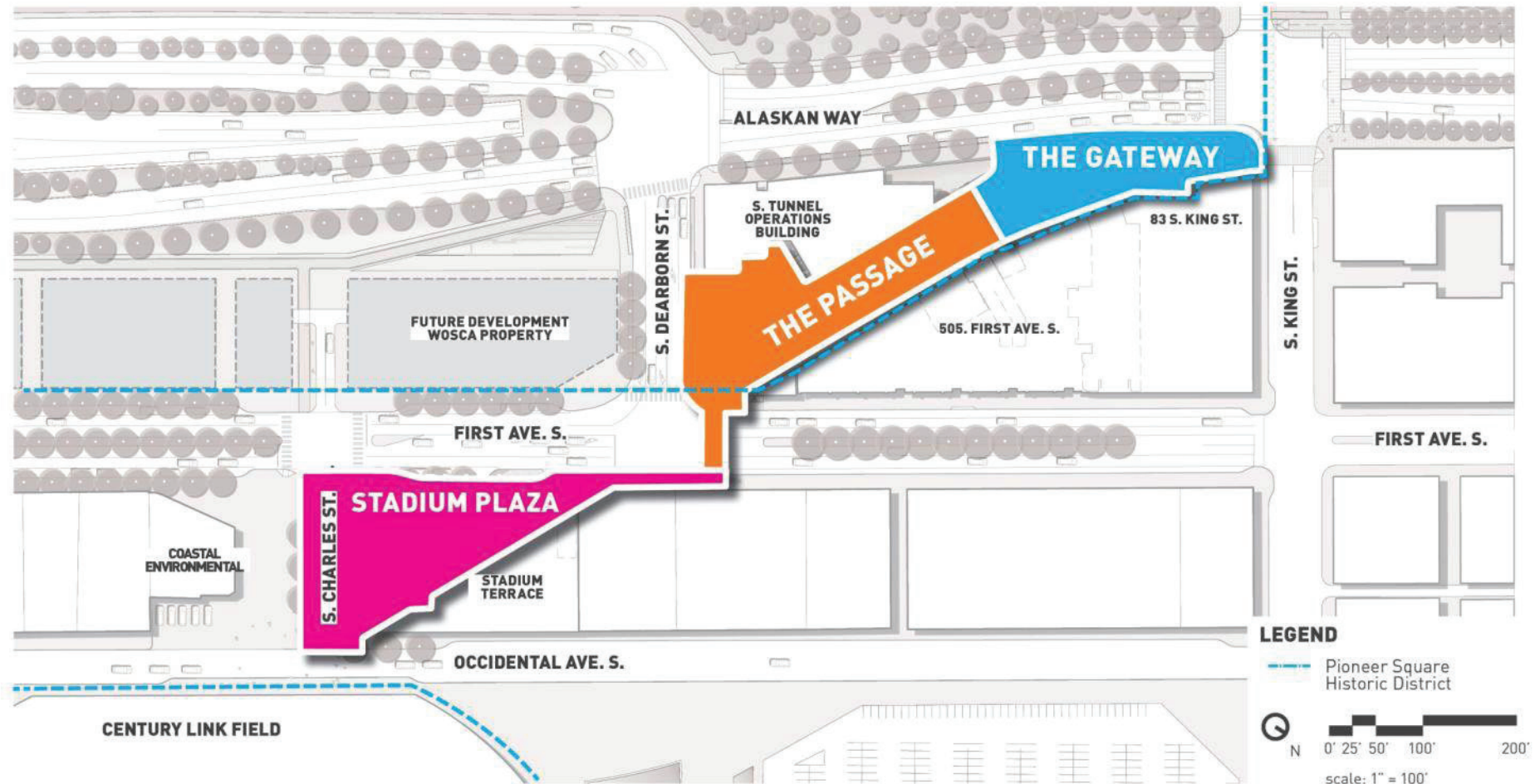
RAILROAD WAY 3 CHARACTER ZONES



RAILROAD WAY CONNECTION TO PROMENADE



RAILROAD WAY 3 CHARACTER ZONES



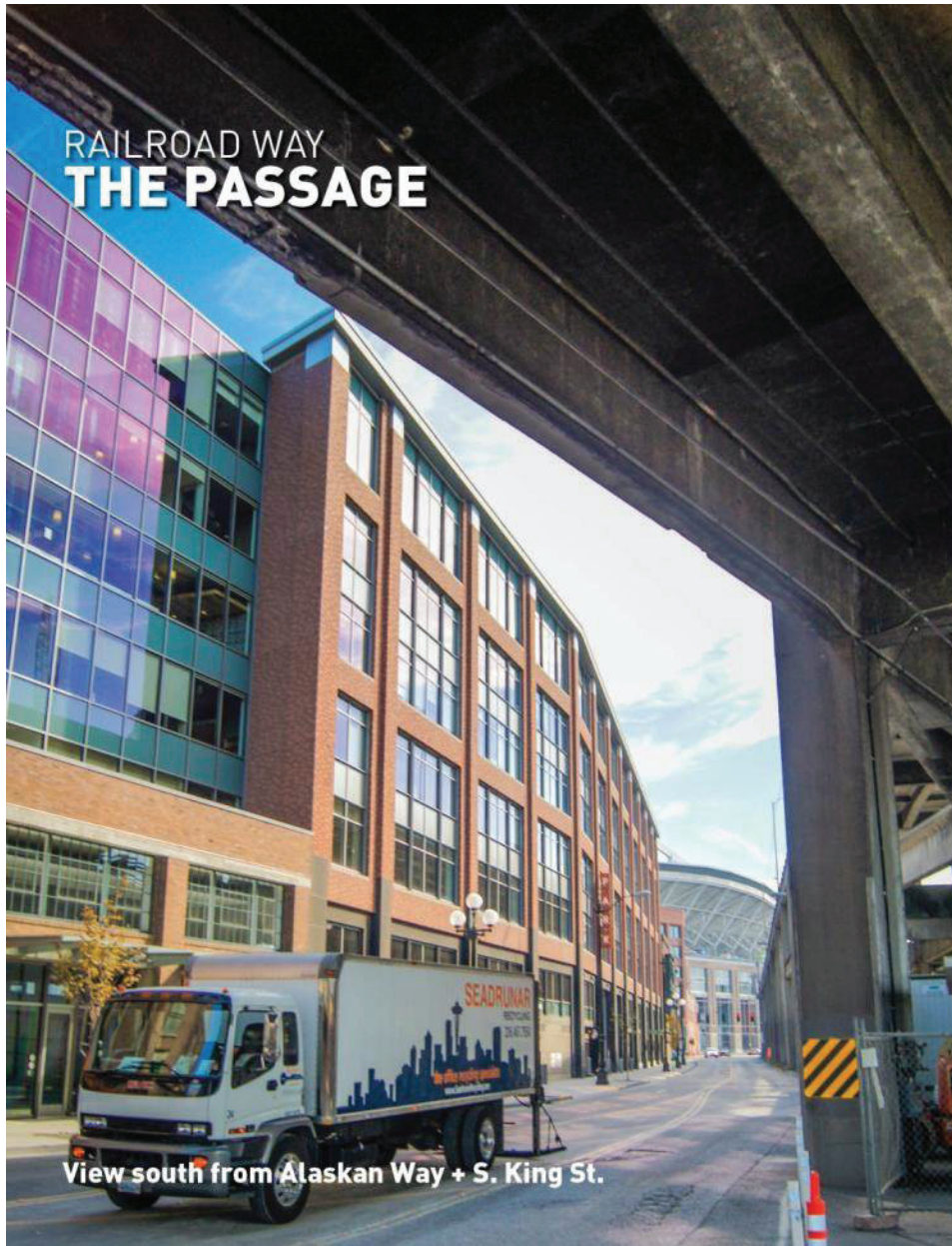
RAILROAD WAY
THE GATEWAY



View east from Alaskan Way + S. King St.

RAILROAD WAY
THE GATEWAY





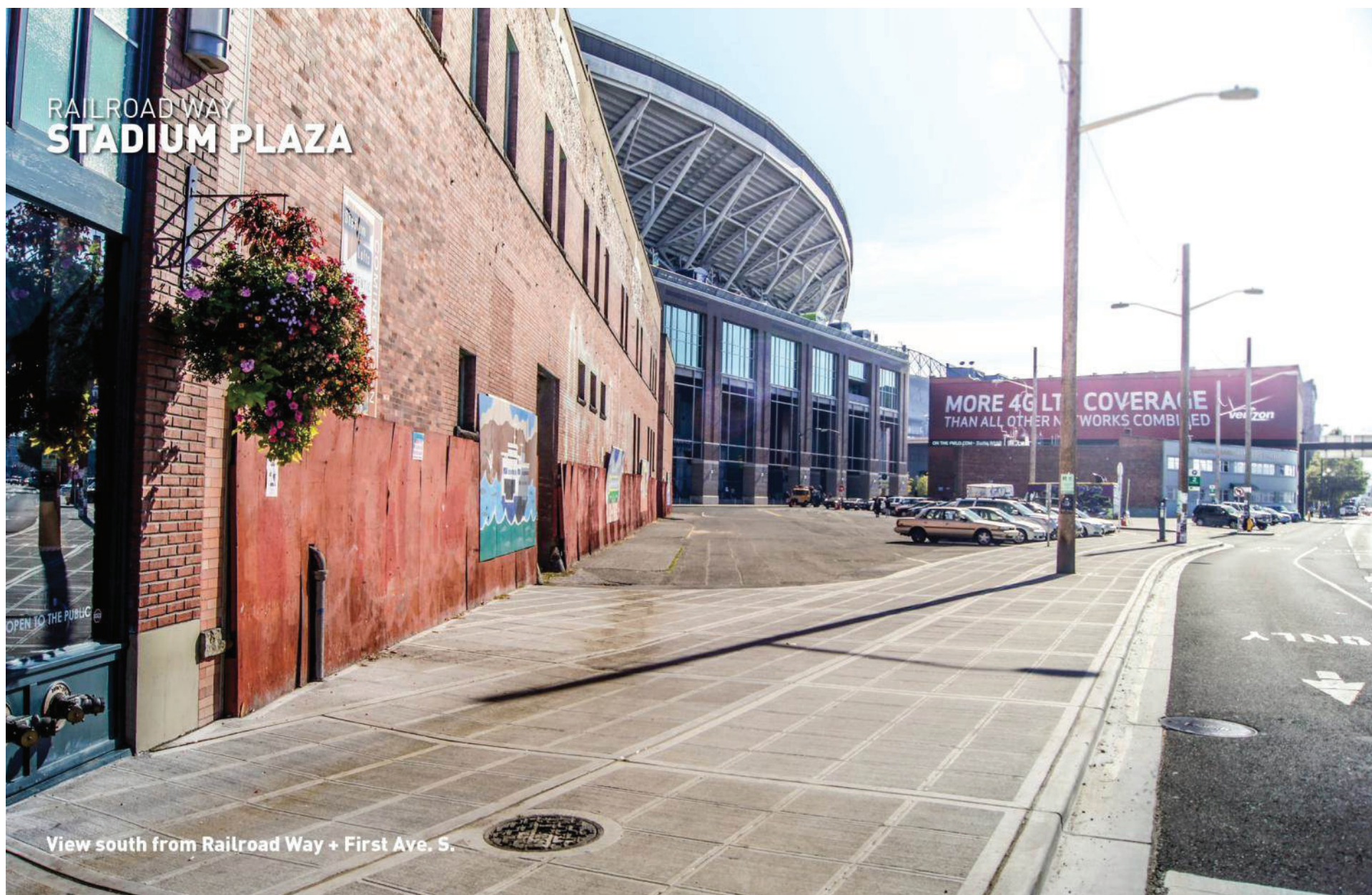
RAILROAD WAY
THE PASSAGE



RAILROAD WAY
THE PASSAGE



RAILROAD WAY
STADIUM PLAZA

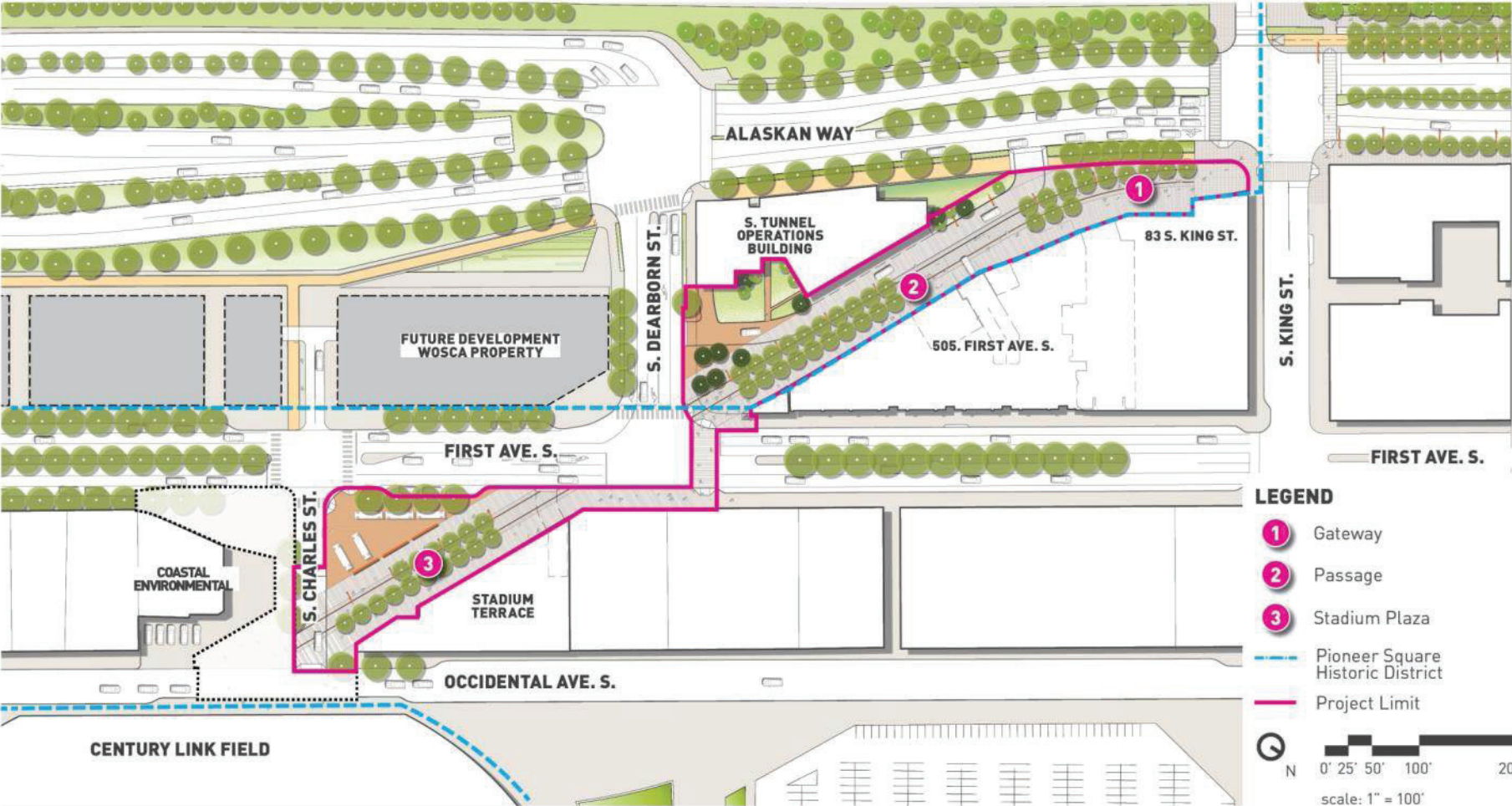


View south from Railroad Way + First Ave. S.

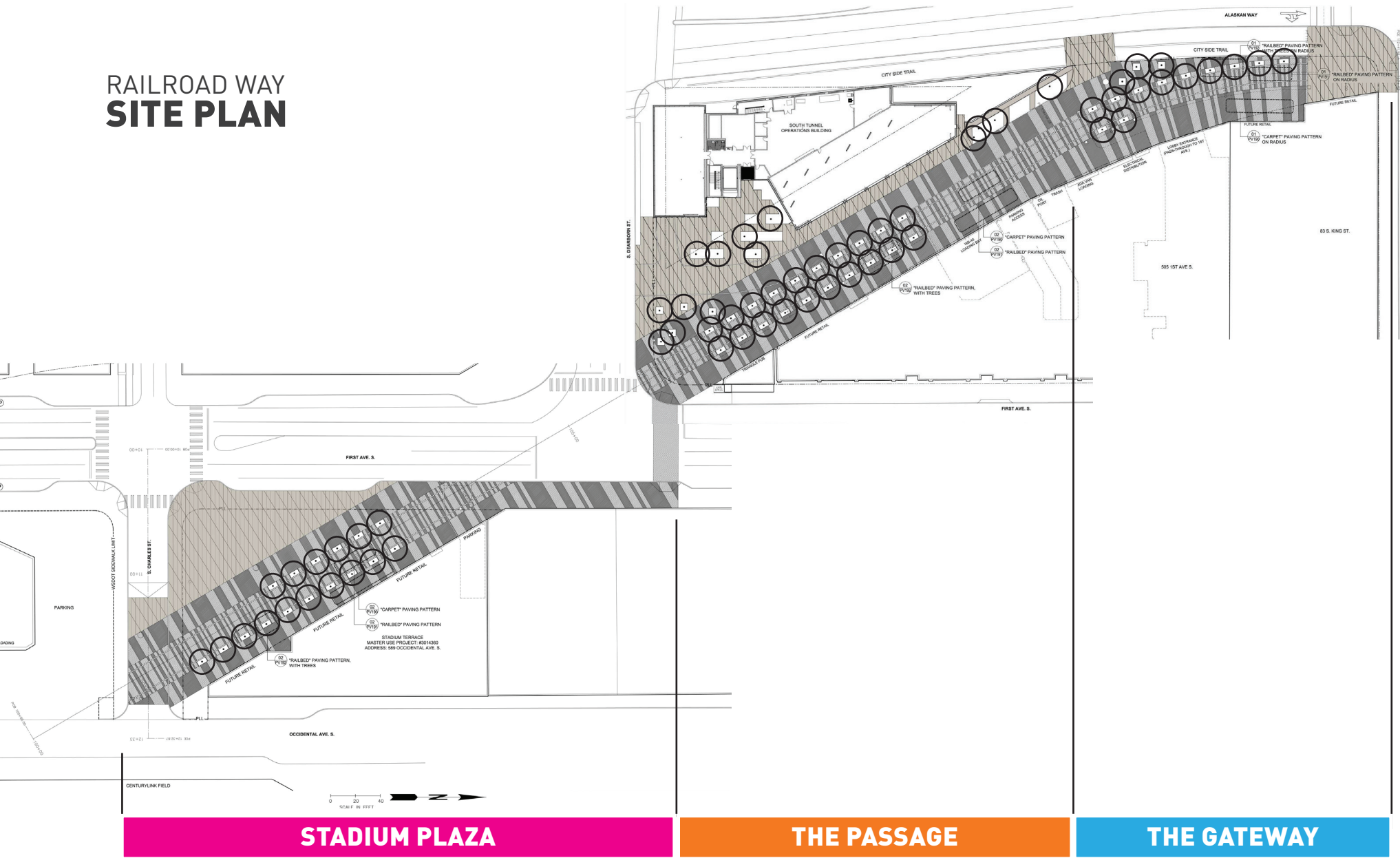
RAILROAD WAY
STADIUM PLAZA



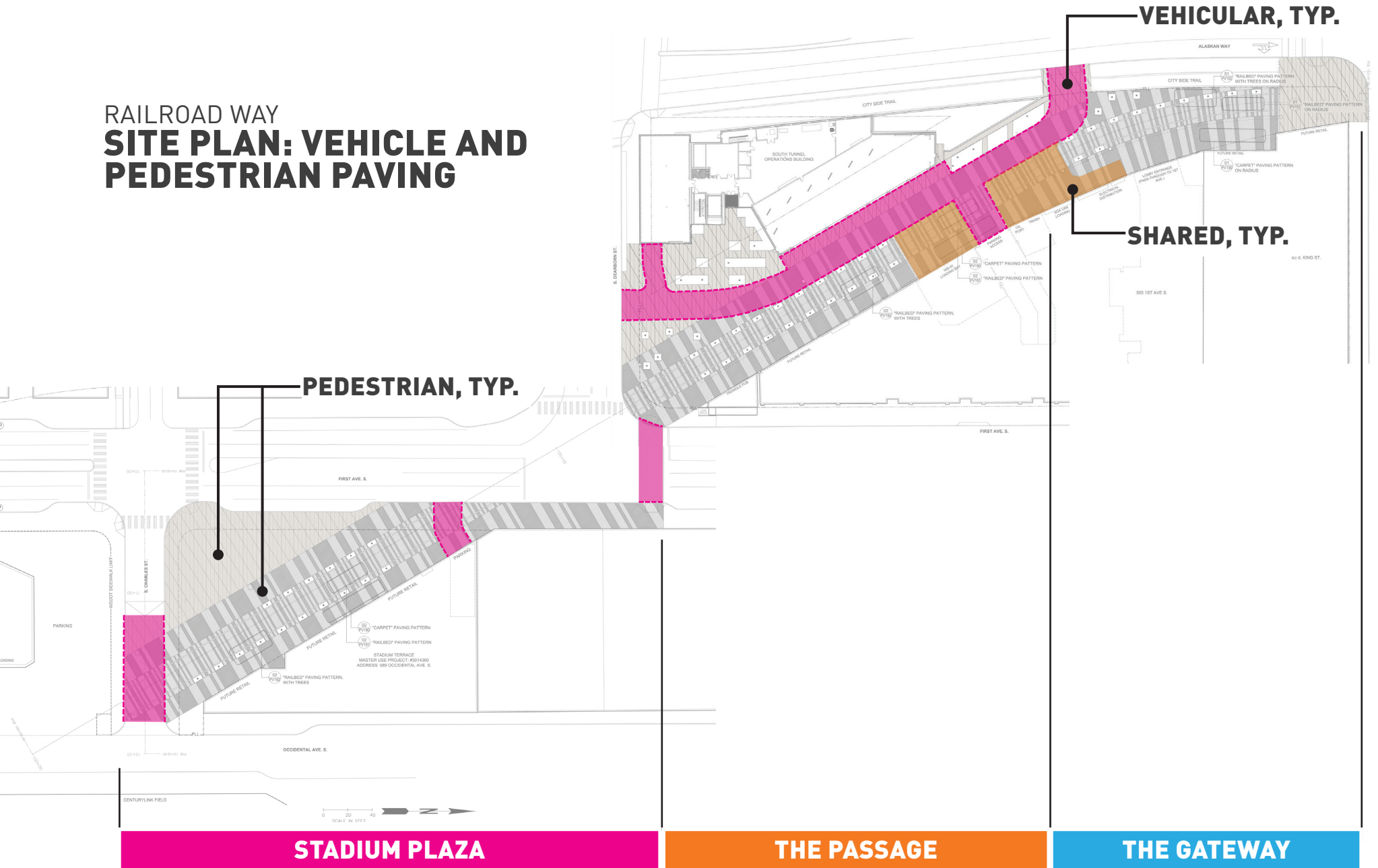
RAILROAD WAY
SITE PLAN



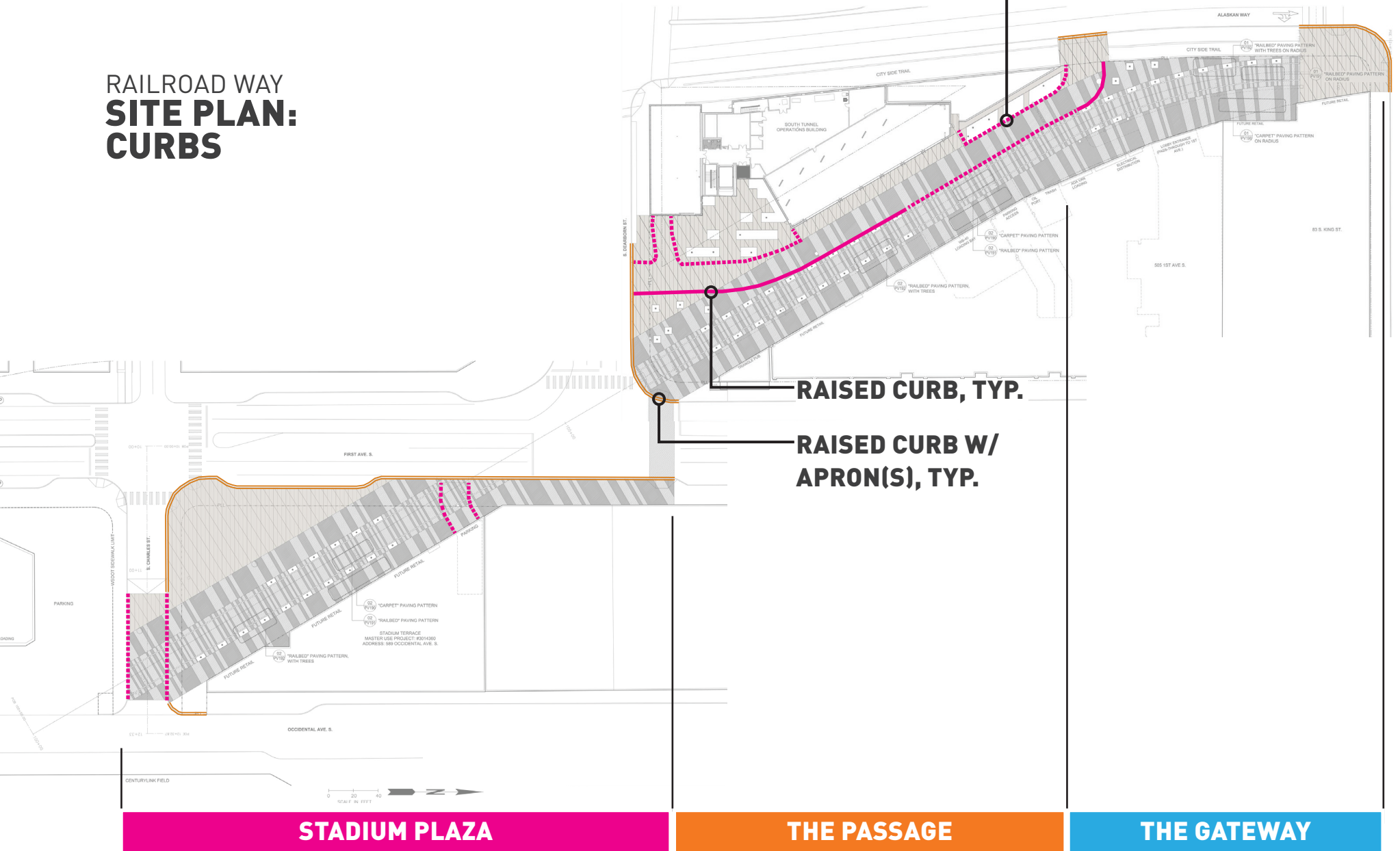
RAILROAD WAY
SITE PLAN



RAILROAD WAY SITE PLAN: VEHICLE AND PEDESTRIAN PAVING



RAILROAD WAY SITE PLAN: CURBS

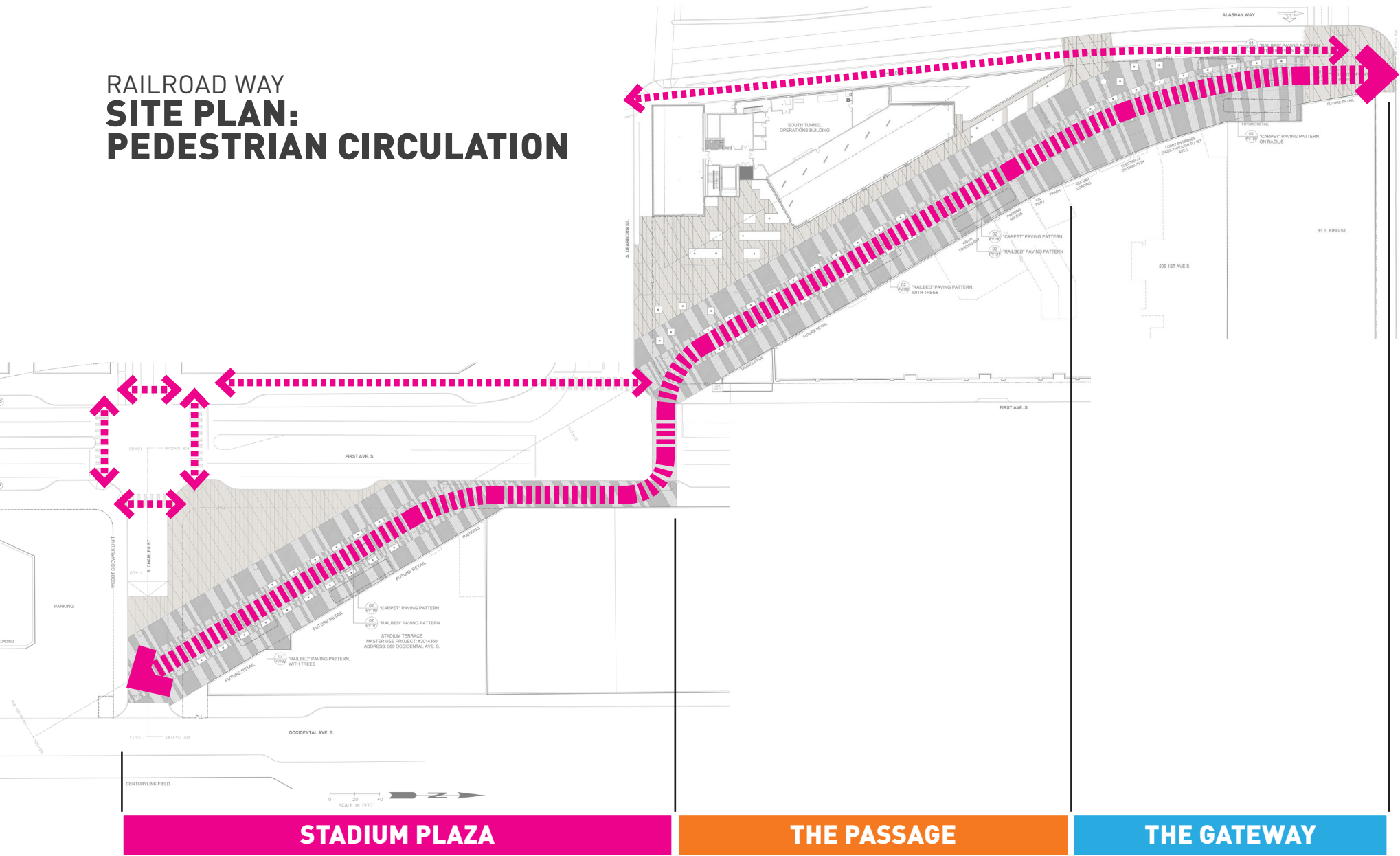


STADIUM PLAZA

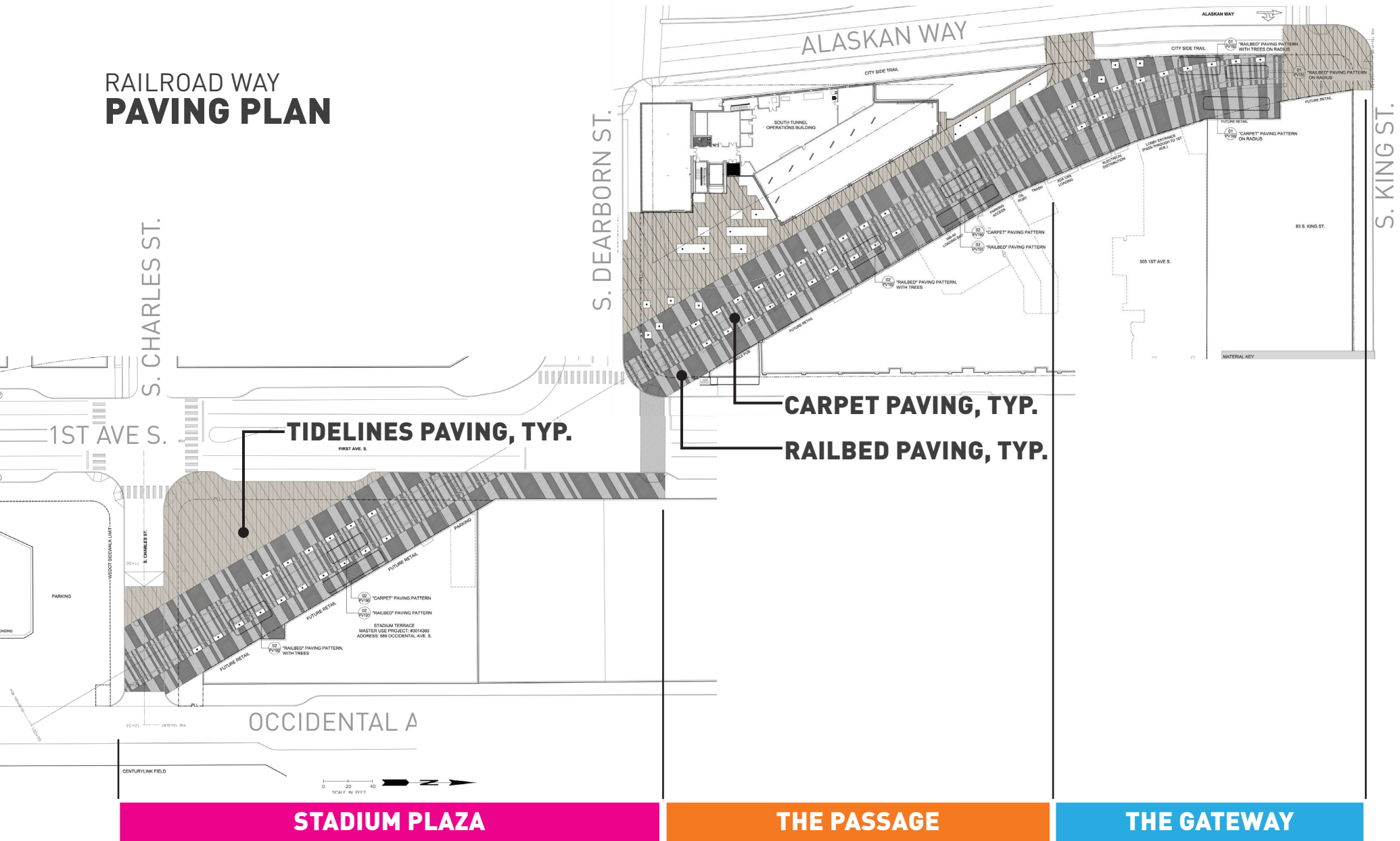
THE PASSAGE

THE GATEWAY

RAILROAD WAY
**SITE PLAN:
PEDESTRIAN CIRCULATION**



RAILROAD WAY PAVING PLAN

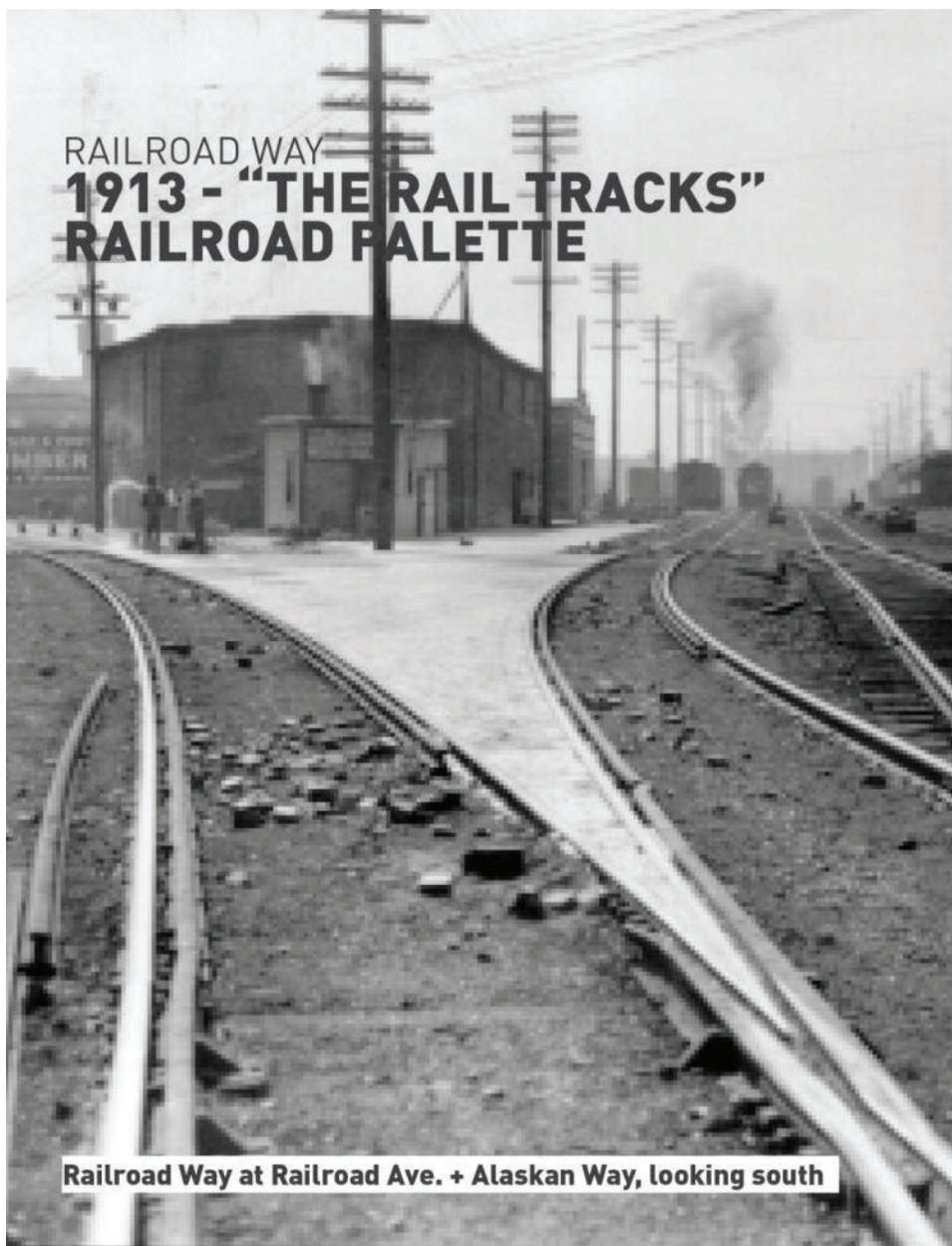


RAILROAD WAY
1905 - "THE RAIL BED"
RAILROAD PALETTE



Railroad Way at Railroad Ave. + Occidental Ave. S. , looking north

RAILROAD WAY
1913 - "THE RAIL TRACKS"
RAILROAD PALETTE

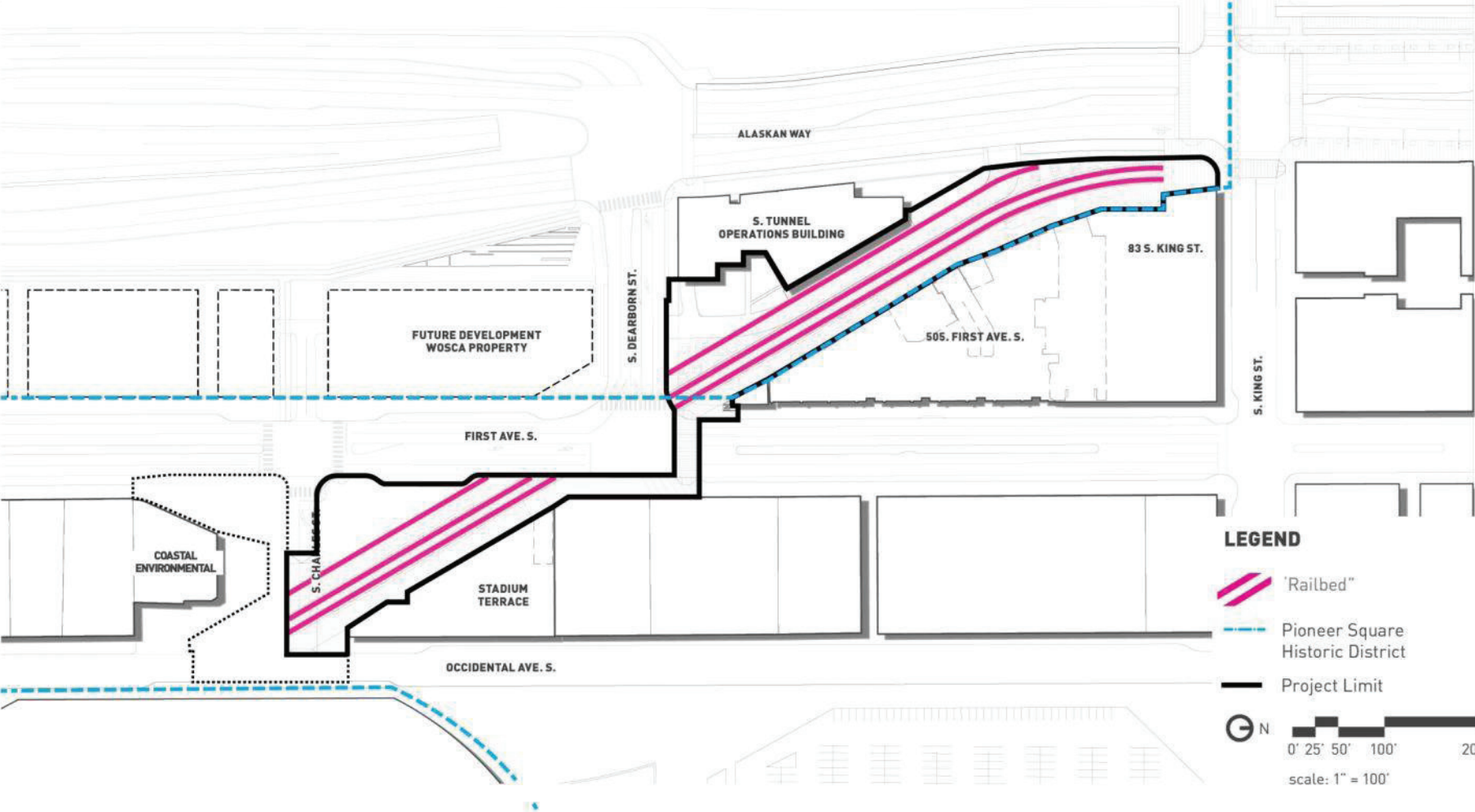


Railroad Way at Railroad Ave. + Alaskan Way, looking south



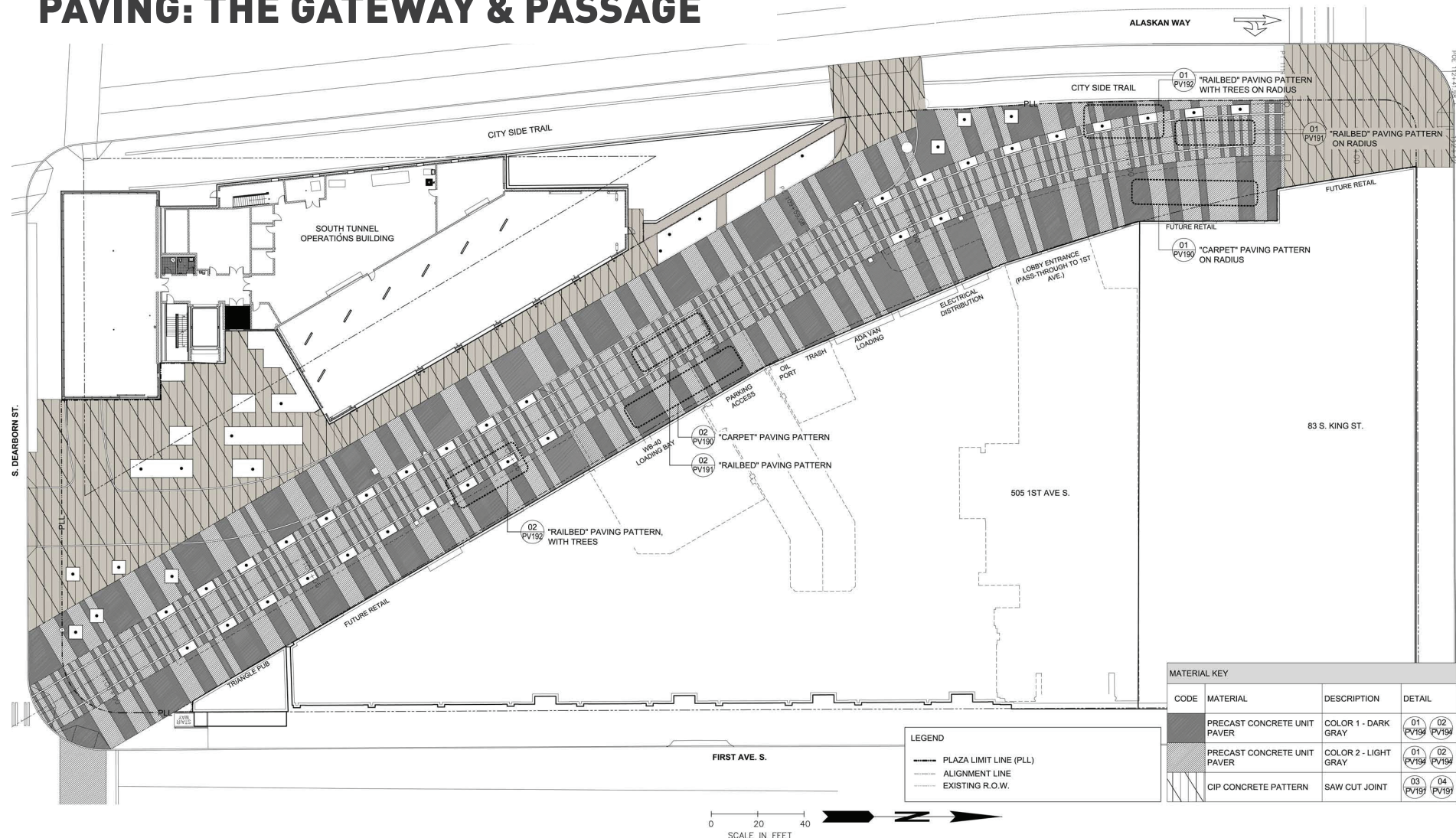
Railroad Way at Railroad Ave. + First Ave. S., looking north

RAILROAD WAY
THE CARPET



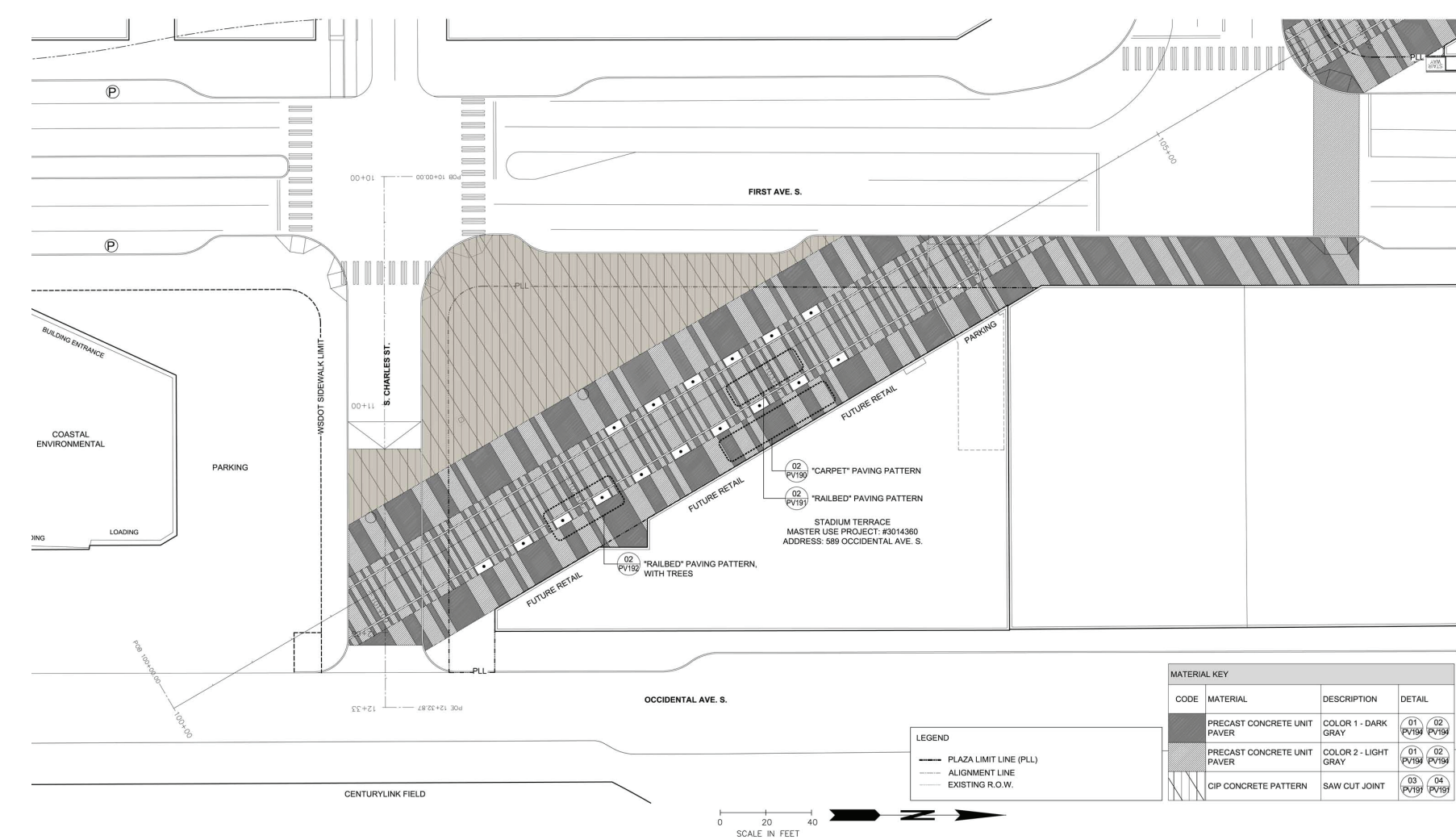
RAILROAD WAY

PAVING: THE GATEWAY & PASSAGE



RAILROAD WAY

PAVING: STADIUM PLAZA

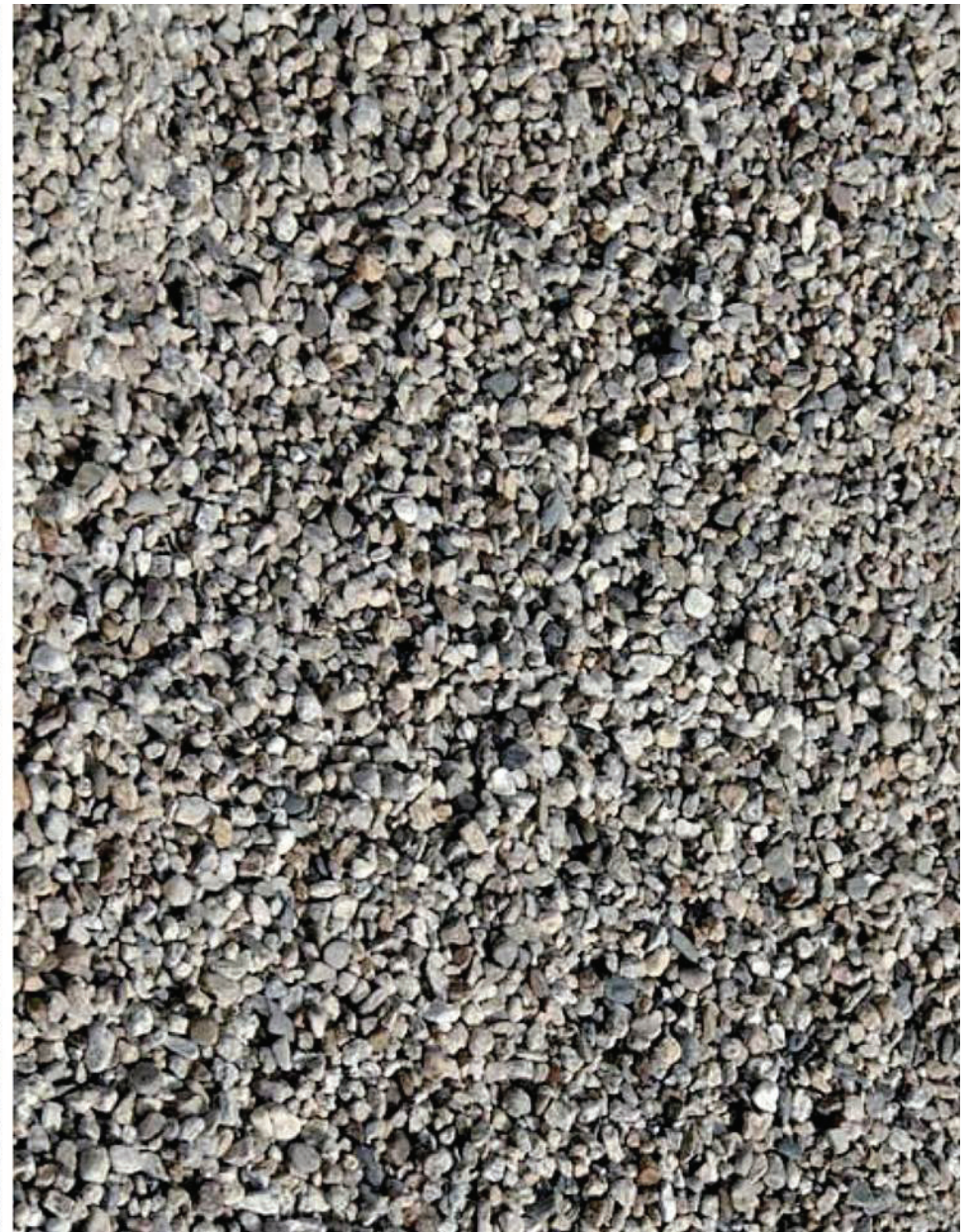


RAILROAD WAY PAVING ENLARGEMENT



RAILROAD WAY
CONCRETE UNIT PAVERS

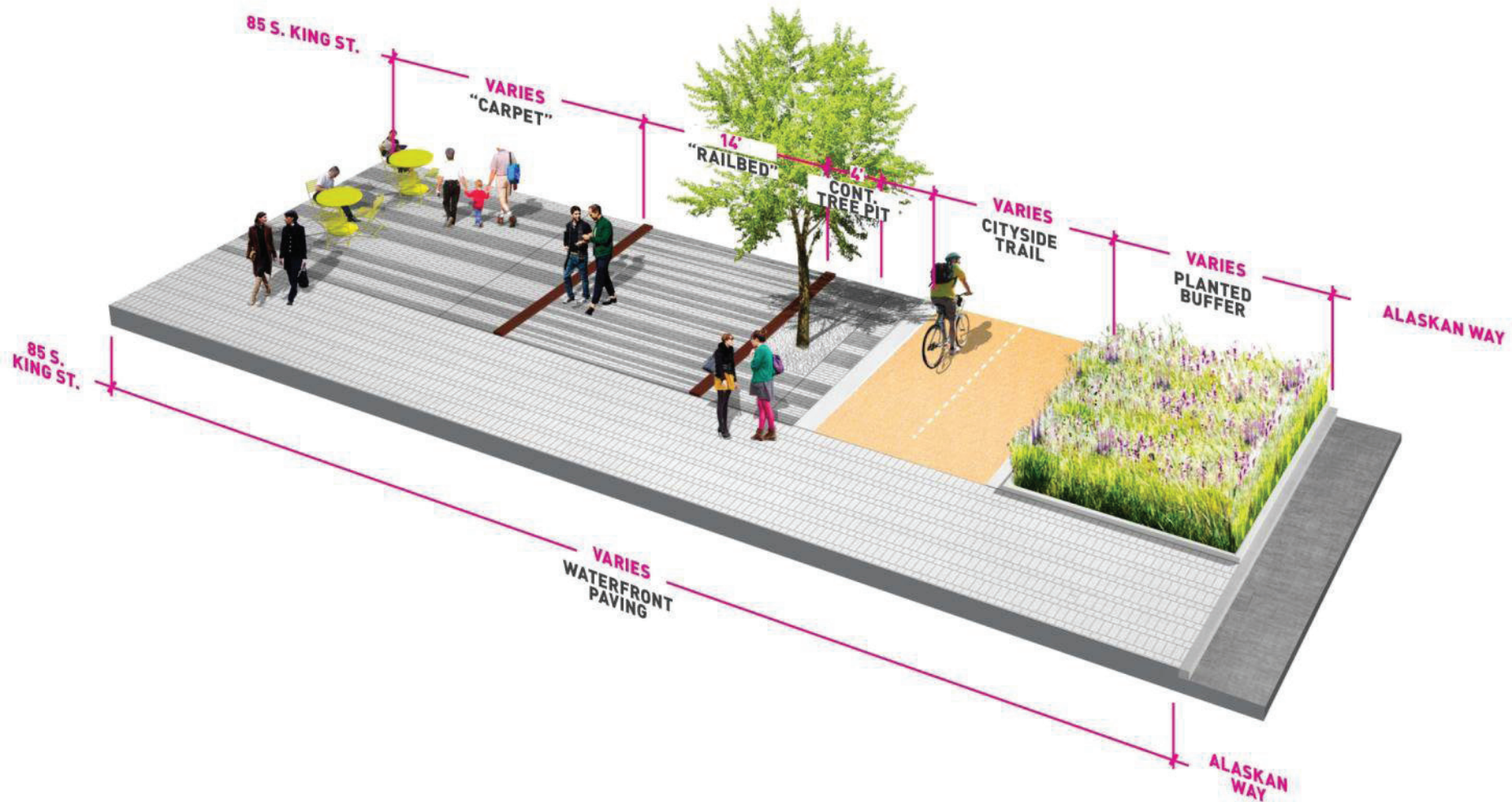


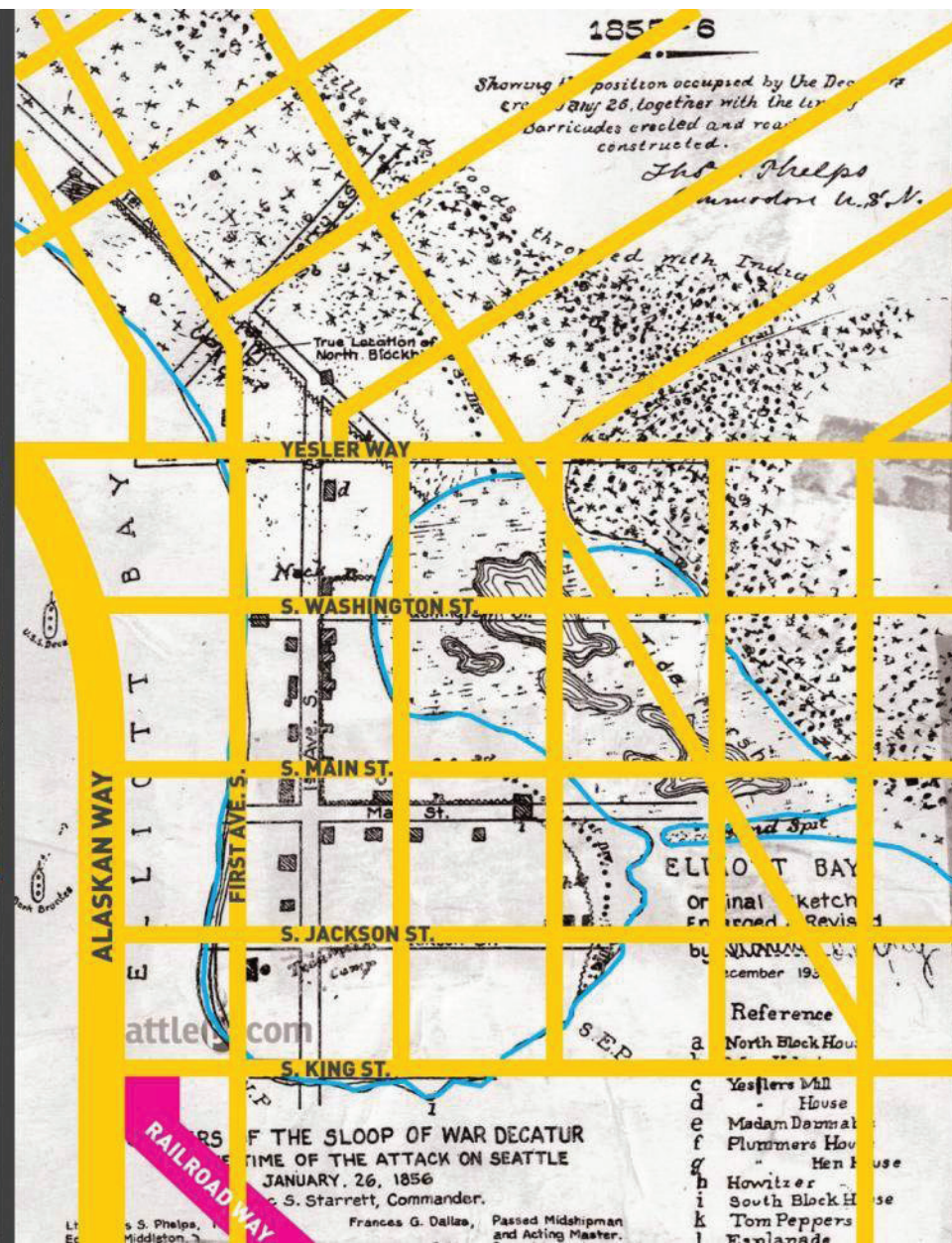
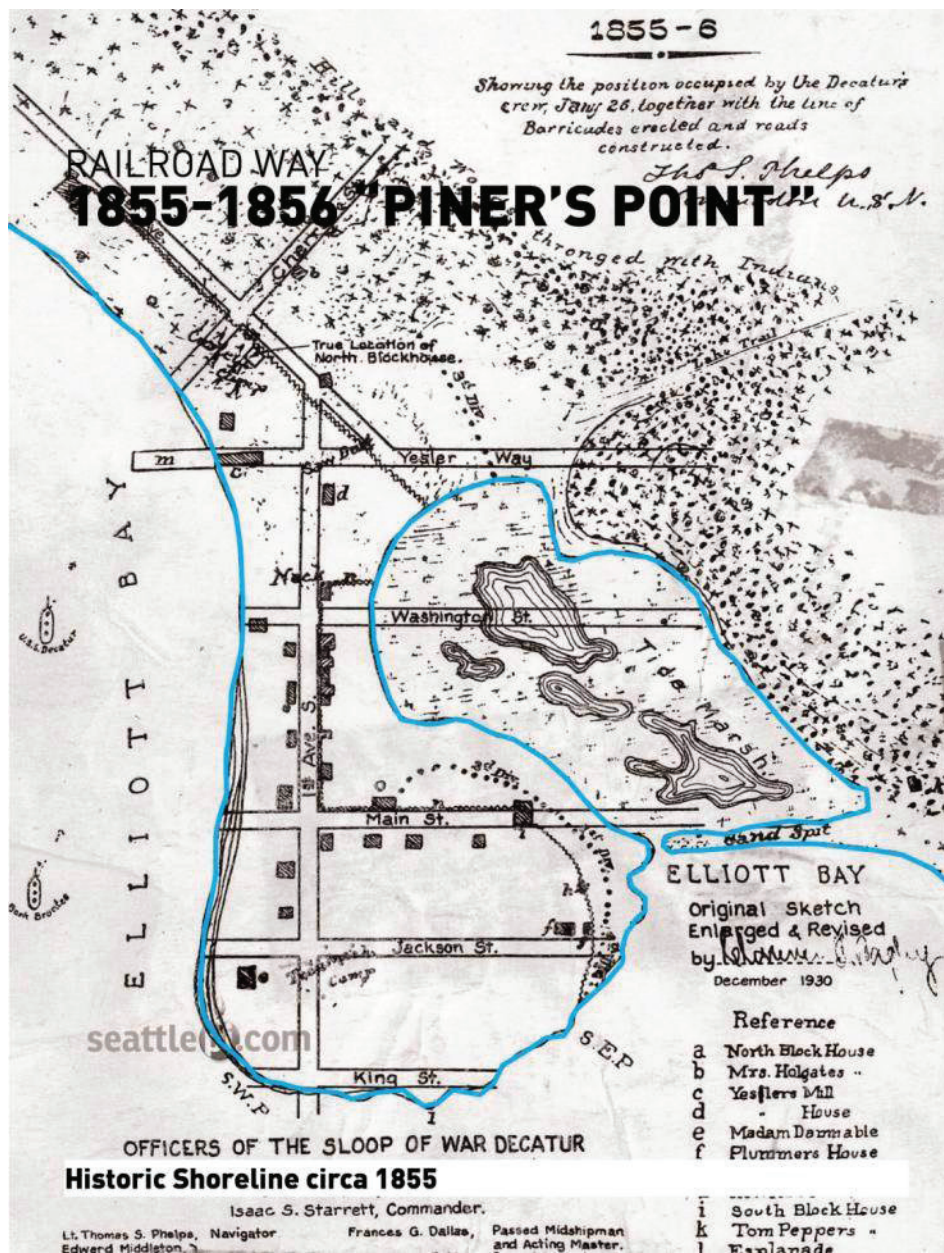


RAILROAD WAY
PAVING UNITS @ THE PASSAGE



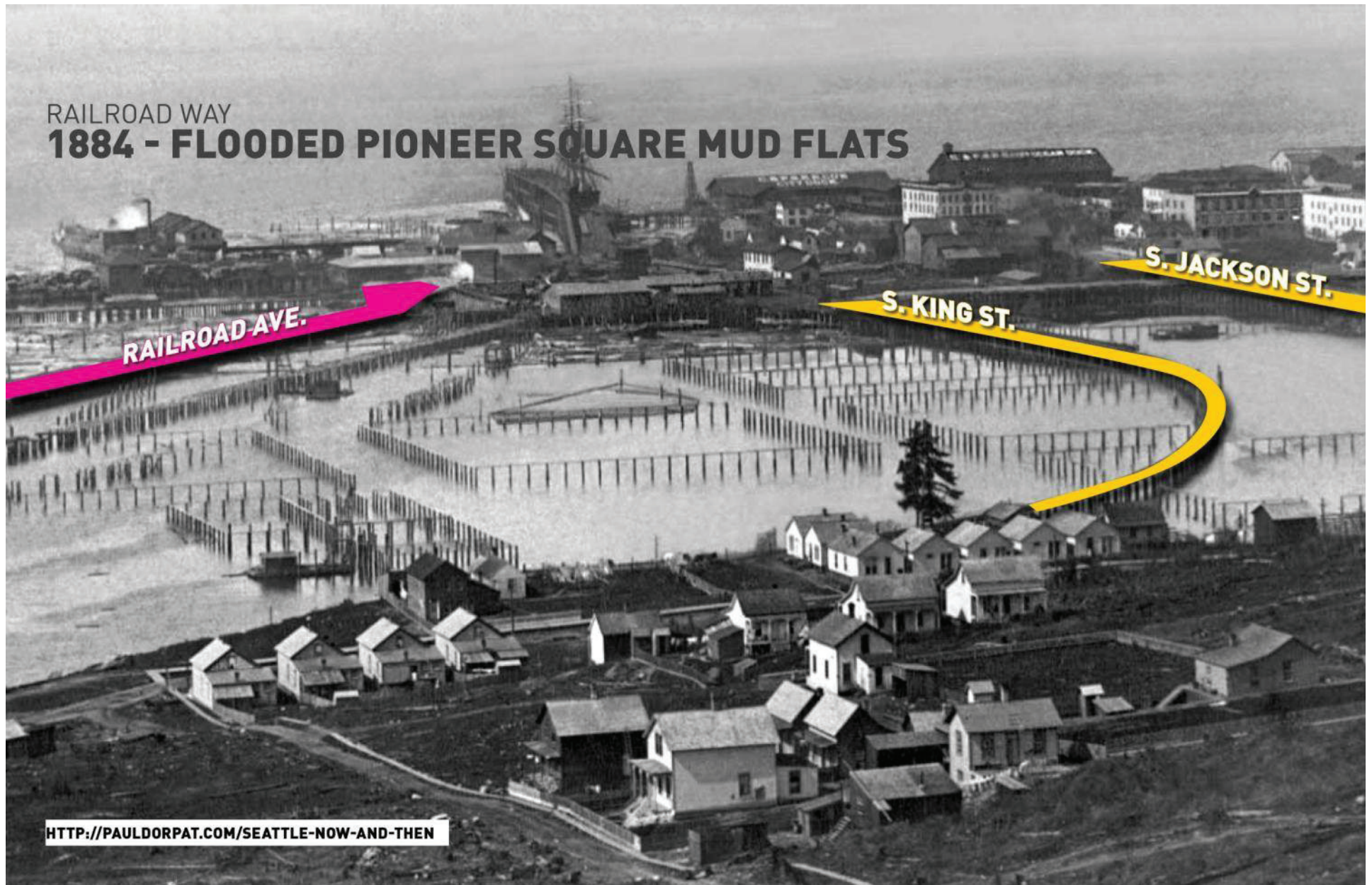
RAILROAD WAY TYPICAL PAVING AXON





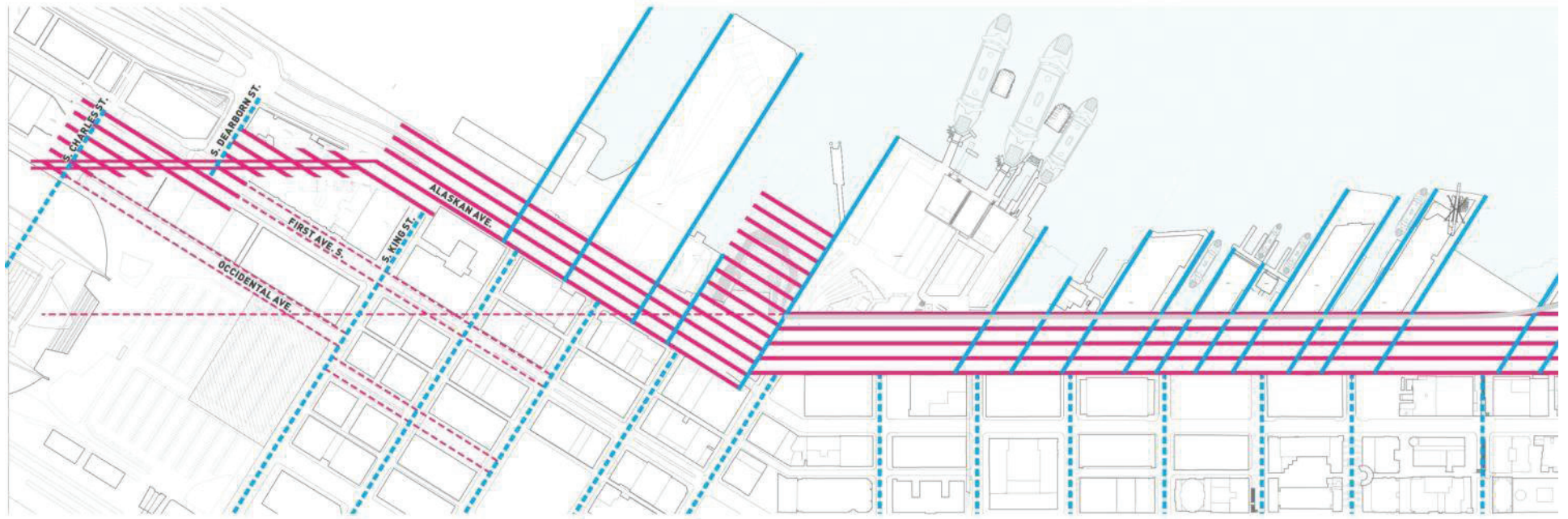
RAILROAD WAY

1884 - FLOODED PIONEER SQUARE MUD FLATS



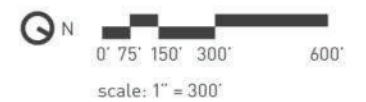
[HTTP://PAULDORPAT.COM/SEATTLE-NOW-AND-THEN](http://PAULDORPAT.COM/SEATTLE-NOW-AND-THEN)

SEATTLE WATERFRONT PAVING CONCEPT



LEGEND

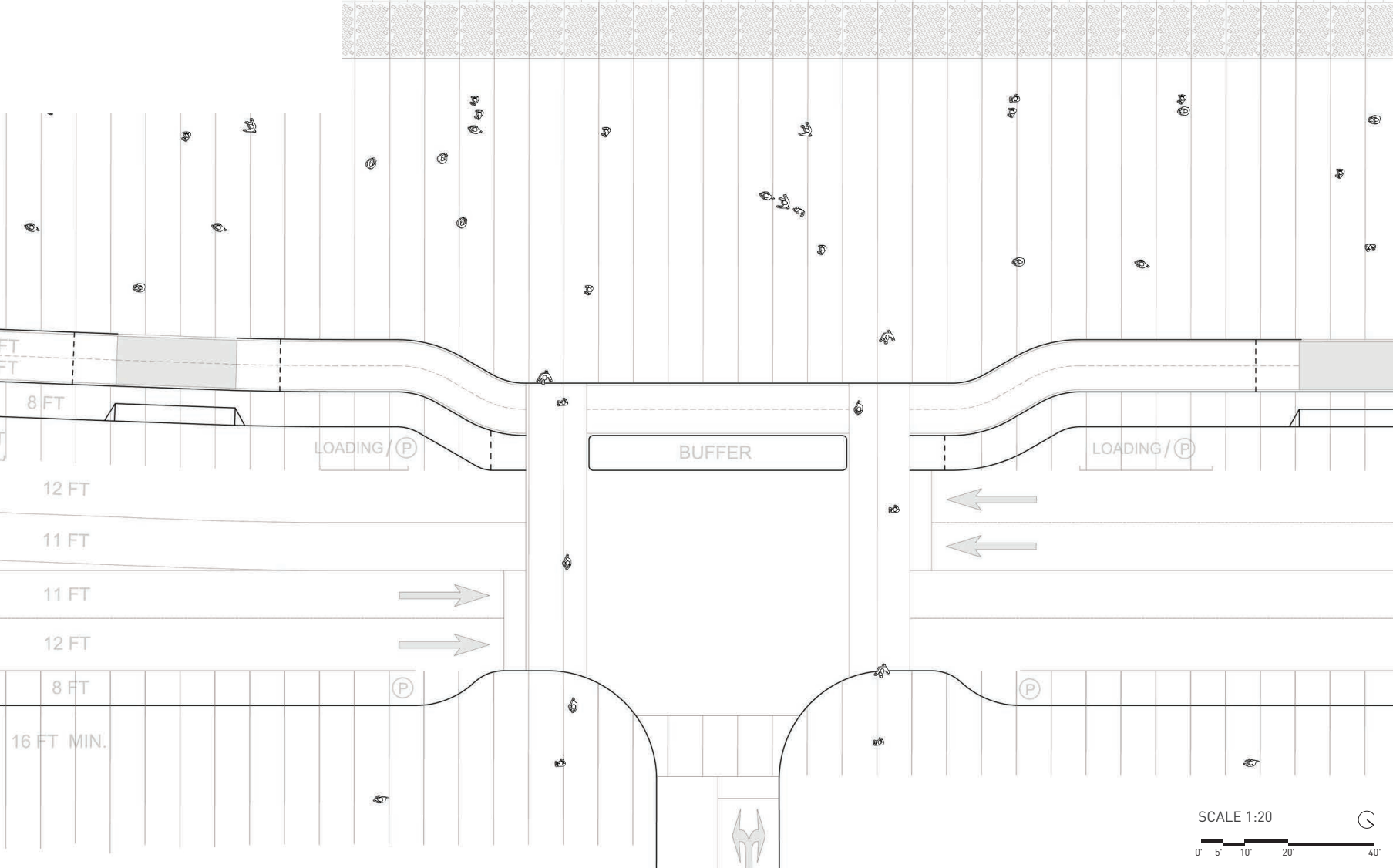
- Tidelines
- Pier Lines
- - - North-South Street Lines
- - - East-West Street Lines



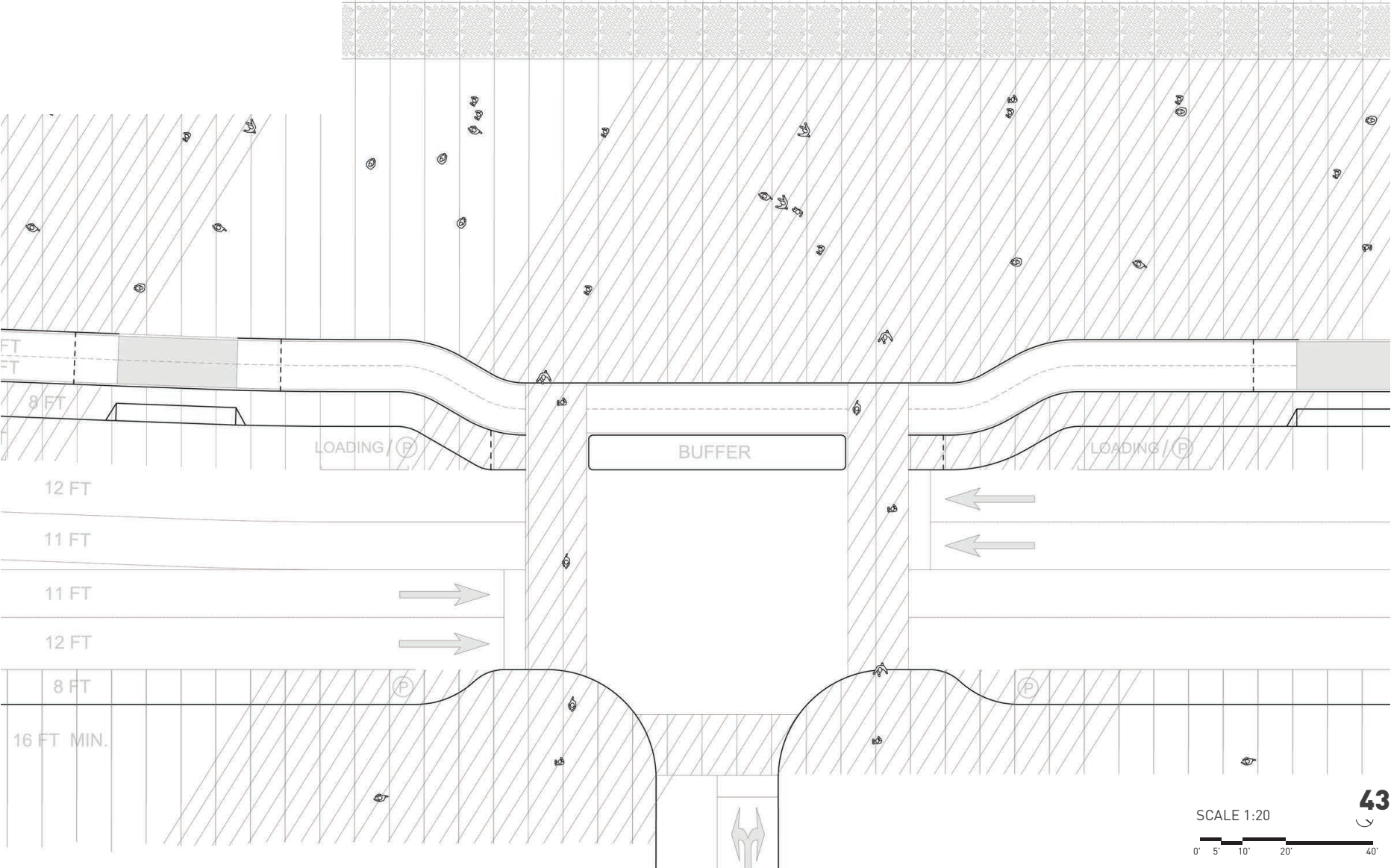
PROMENADE FRAMEWORK
THE SITELINES



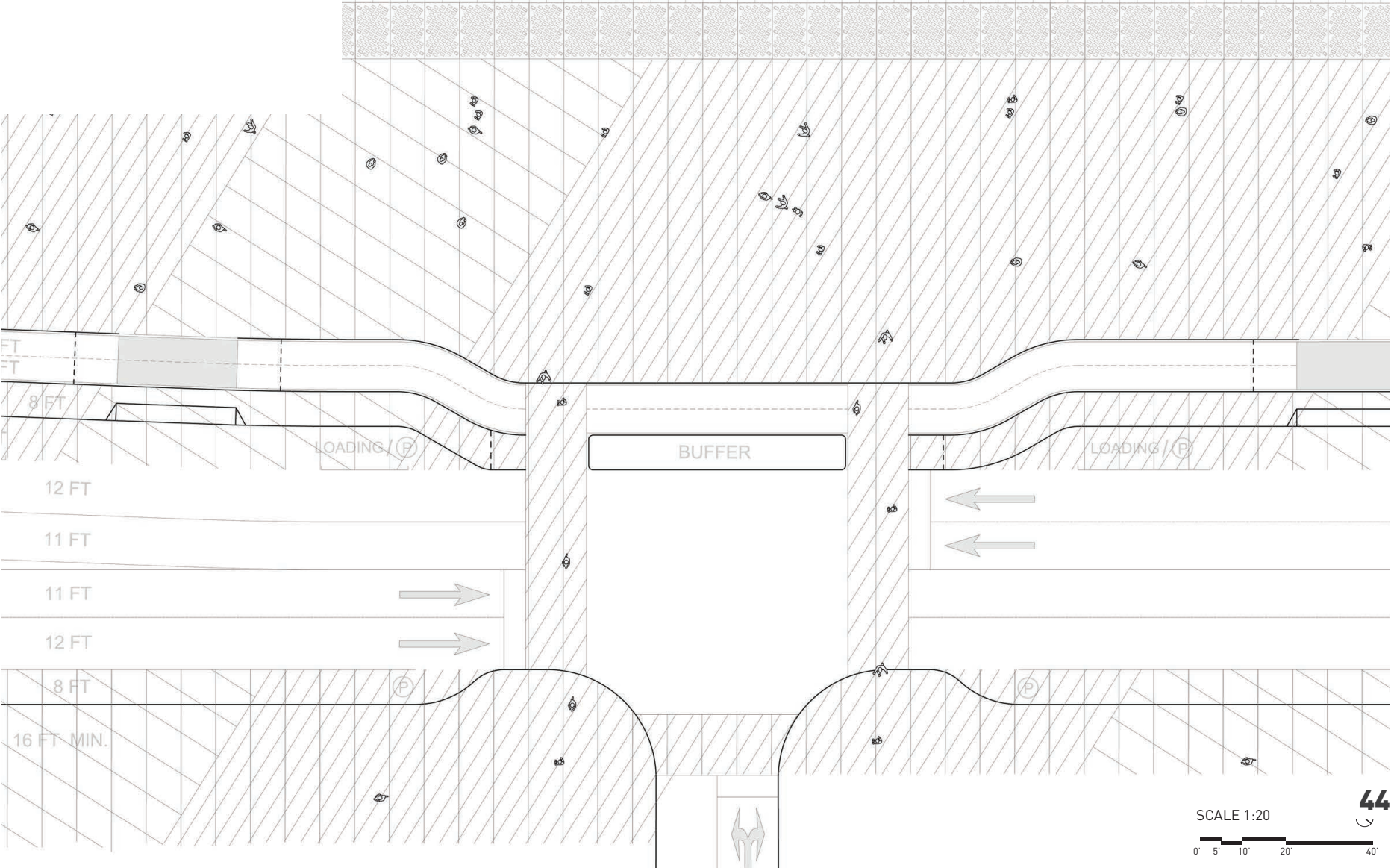
PROMENADE FRAMEWORK
PLAN DETAIL: SEAWALL LINES



PROMENADE FRAMEWORK
PLAN DETAIL: PIER LINES



PROMENADE FRAMEWORK
PLAN DETAIL: SLIP LINES



PAVING MATERIALS

CAST-IN-PLACE CONCRETE: LINEAR SURFACE TREATMENTS

GROOVING



SCARIFICATION



BROOM-FINISH



PAVING MATERIALS

DETAIL: 3/4" GROOVED FLOOR TEXTURE ALONG SEAWALL EDGE



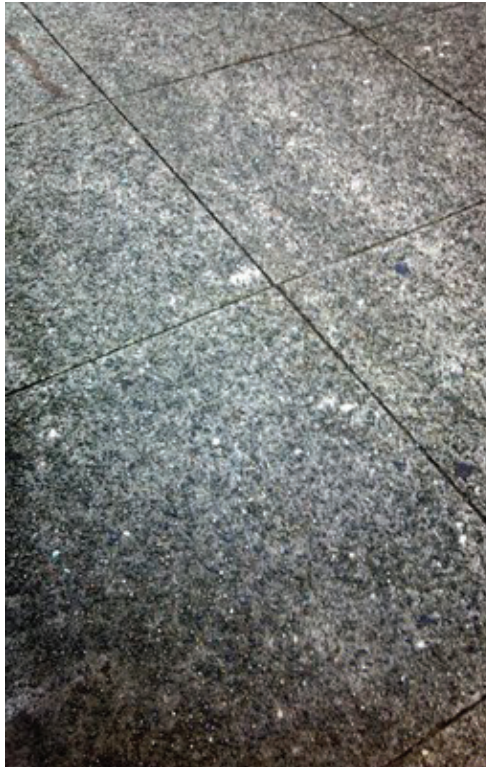
PAVING MATERIALS

CAST-IN-PLACE CONCRETE: EXPOSED AGGREGATE IN SEATTLE

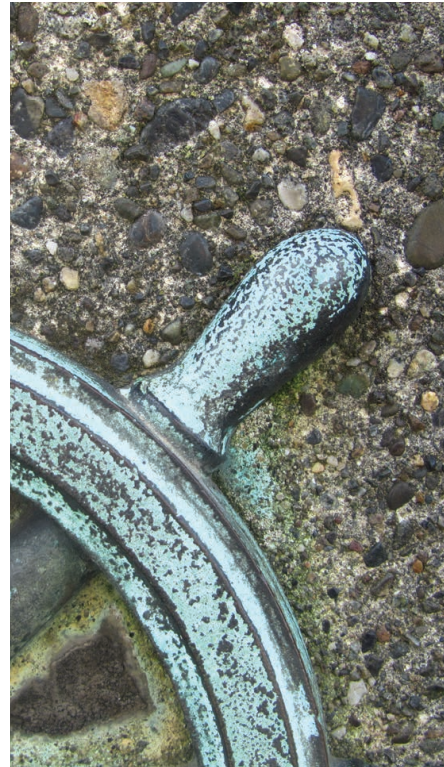
PUGET SOUND PEBBLES



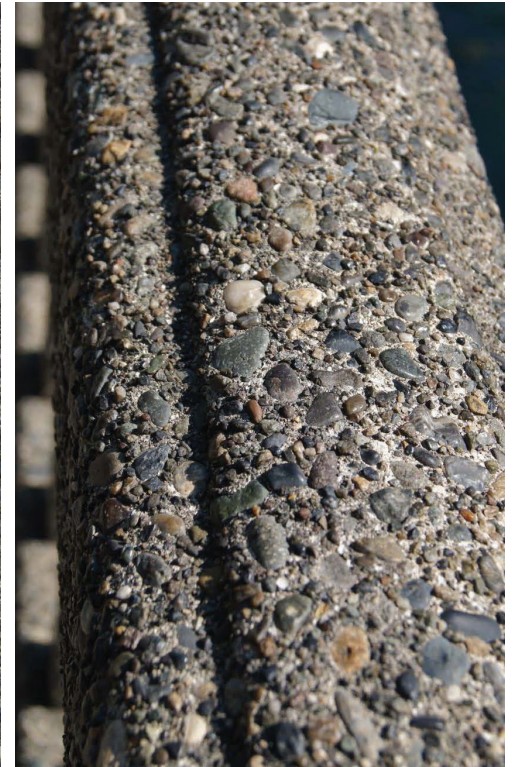
**EXPOSED AGGREGATE AT PIONEER
SQUARE**



**HISTORIC RAILING ALONG
SEATTLE WATERFRONT: POST**



**HISTORIC RAILING ALONG
WATERFRONT: RAILING**



PAVING MATERIALS

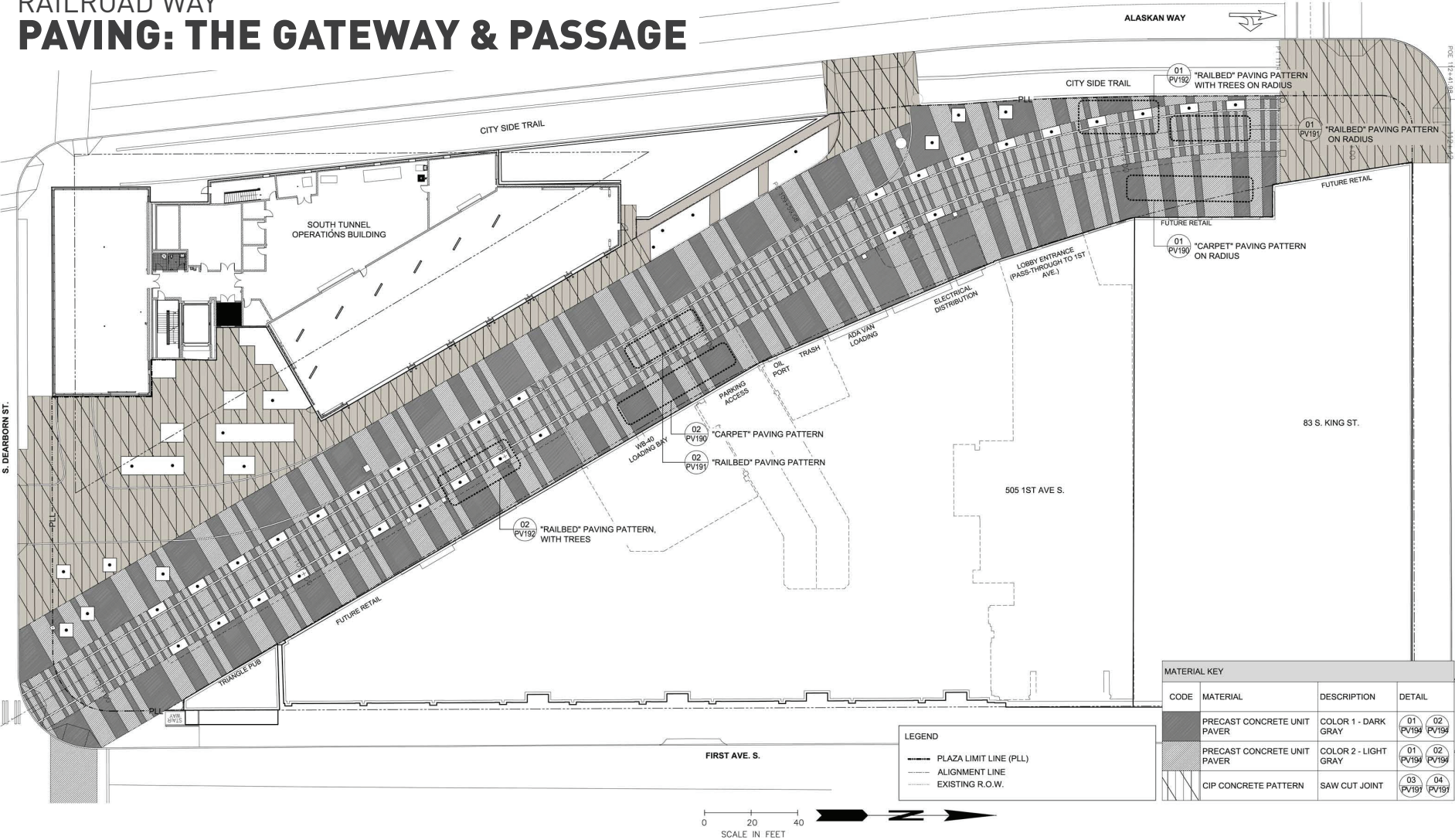
CAST-IN-PLACE CONCRETE: EXPOSED AGGREGATE APPLICATION

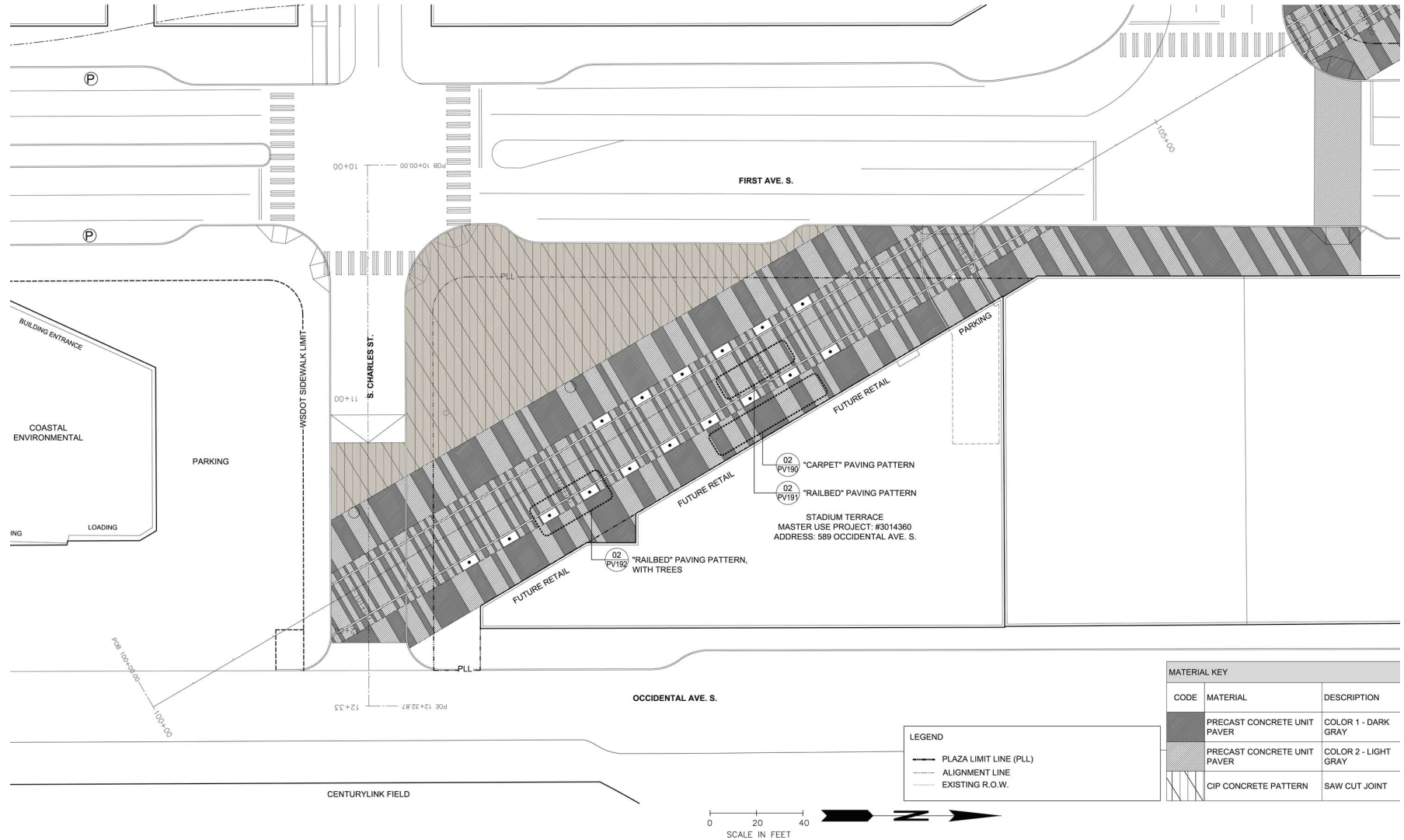
STANDARD EXPOSED FINISH



RAILROAD WAY

PAVING: THE GATEWAY & PASSAGE





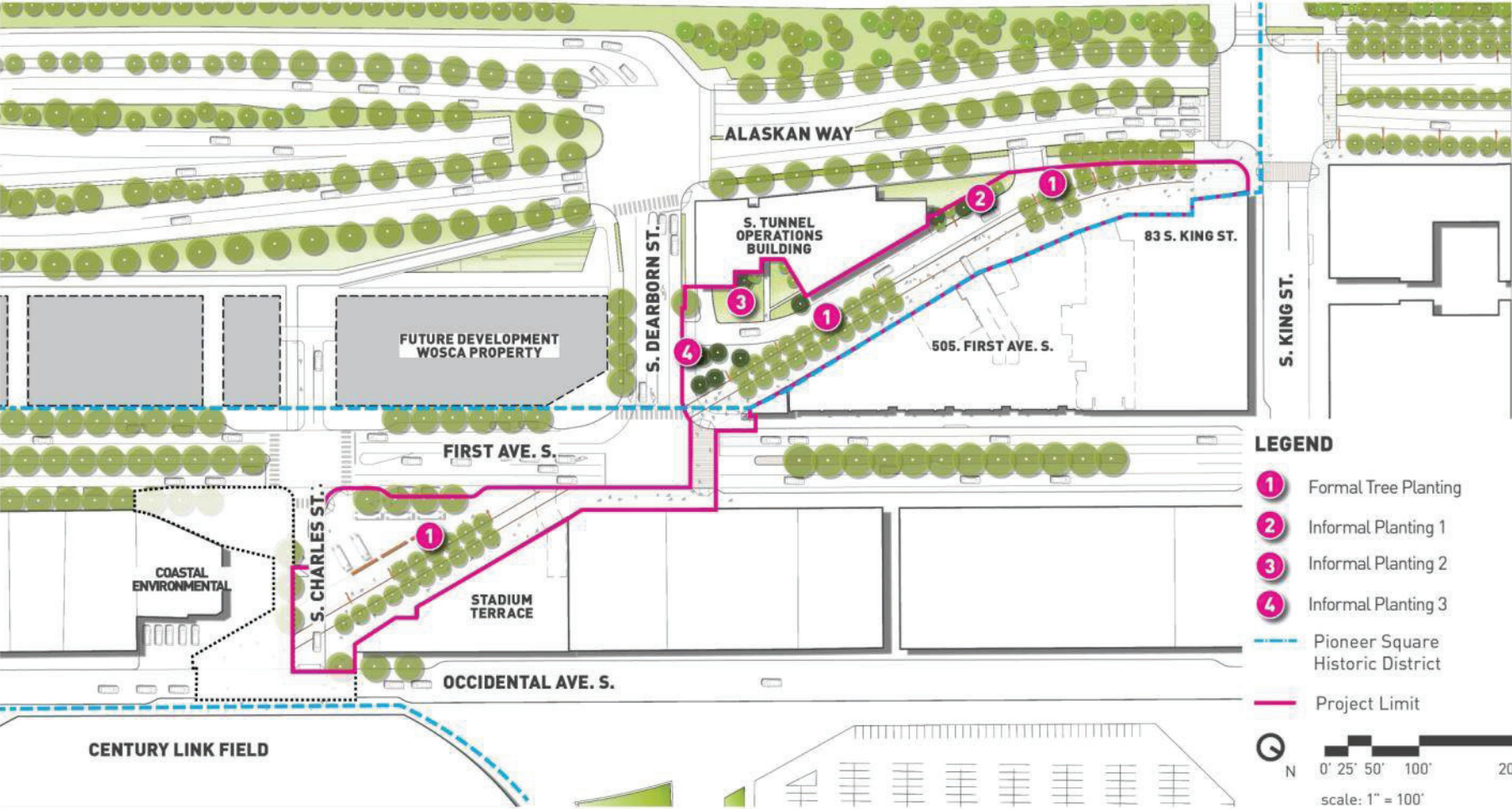
RAILROAD WAY PAVING ENLARGEMENT



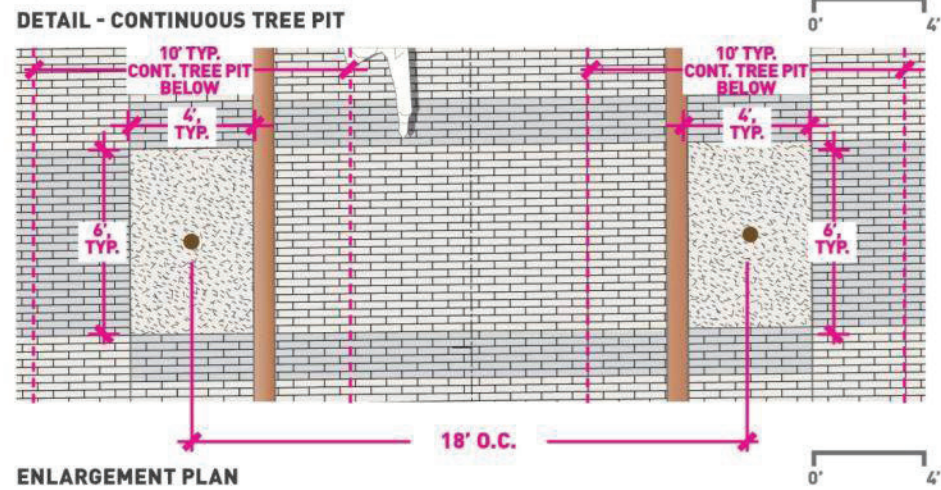
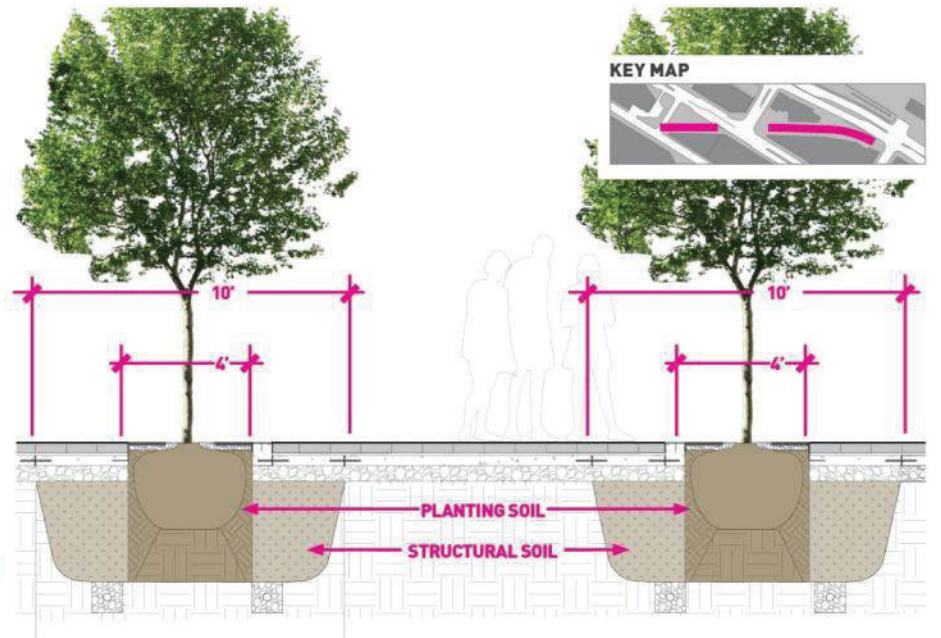
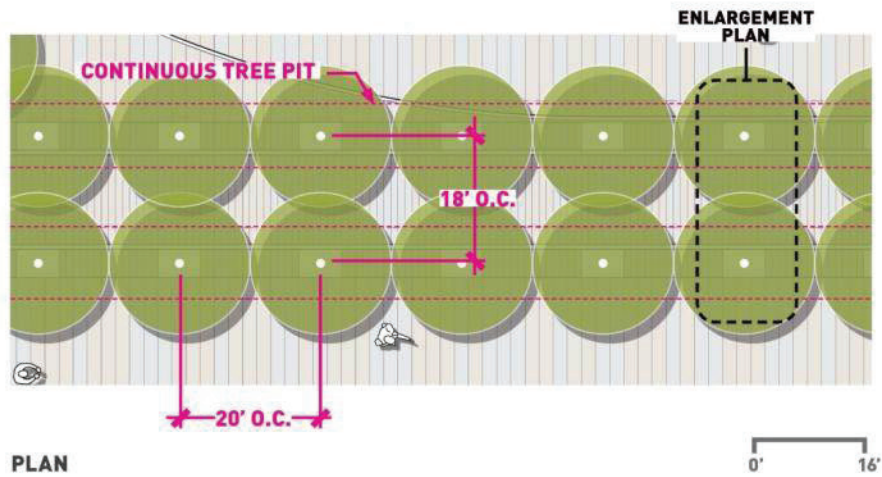
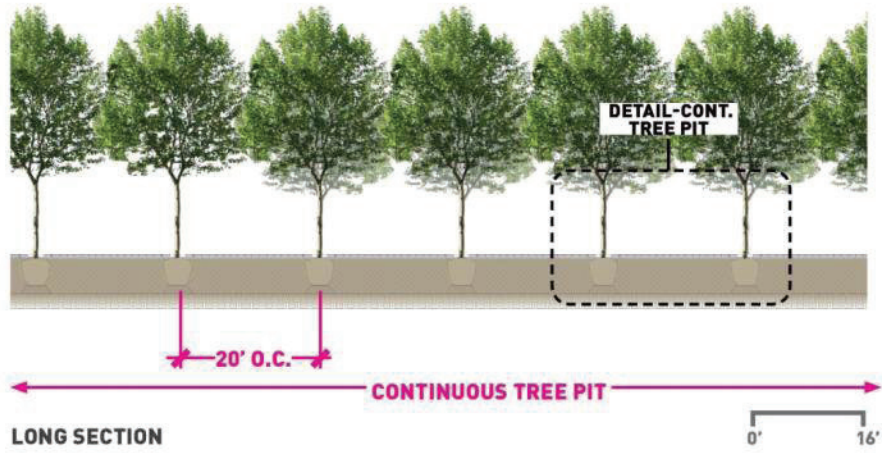
1 PAVING ENLARGMENT - 3
SCALE: 1"= 4'

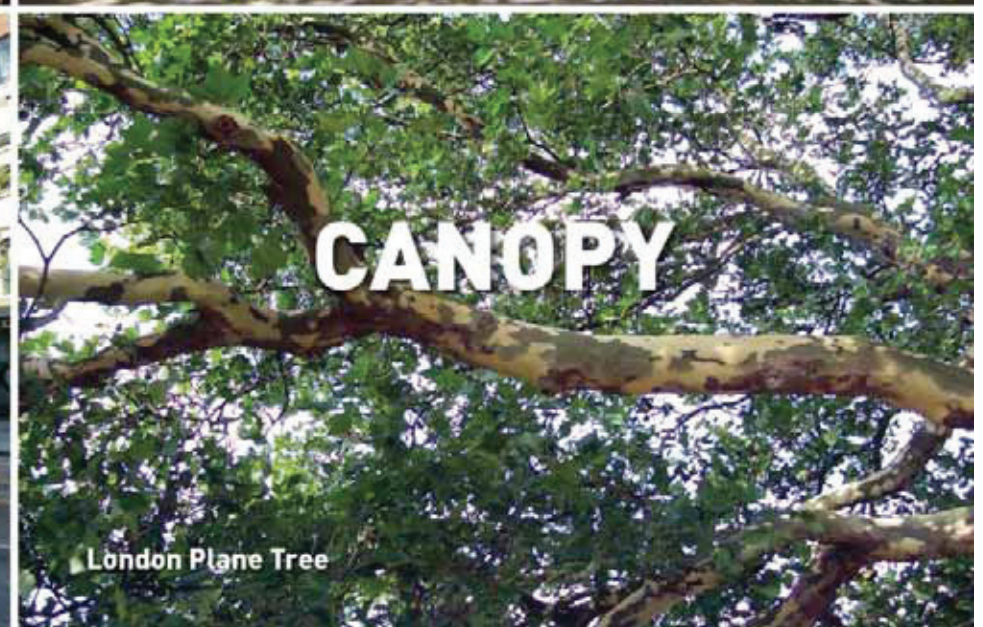
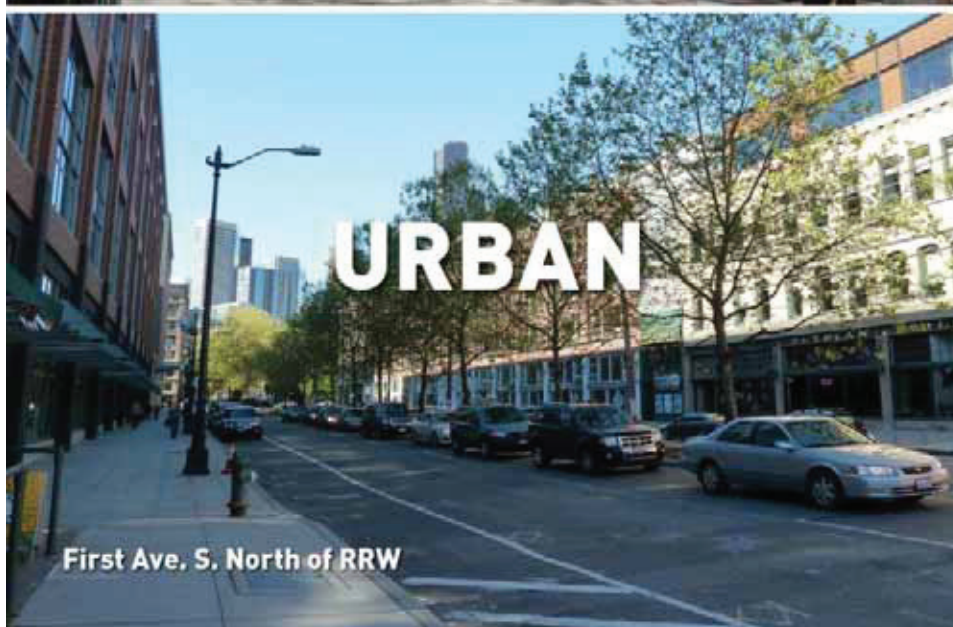


RAILROAD WAY
PLANTING PLAN



RAILROAD WAY
FORMAL TREE PLANTING



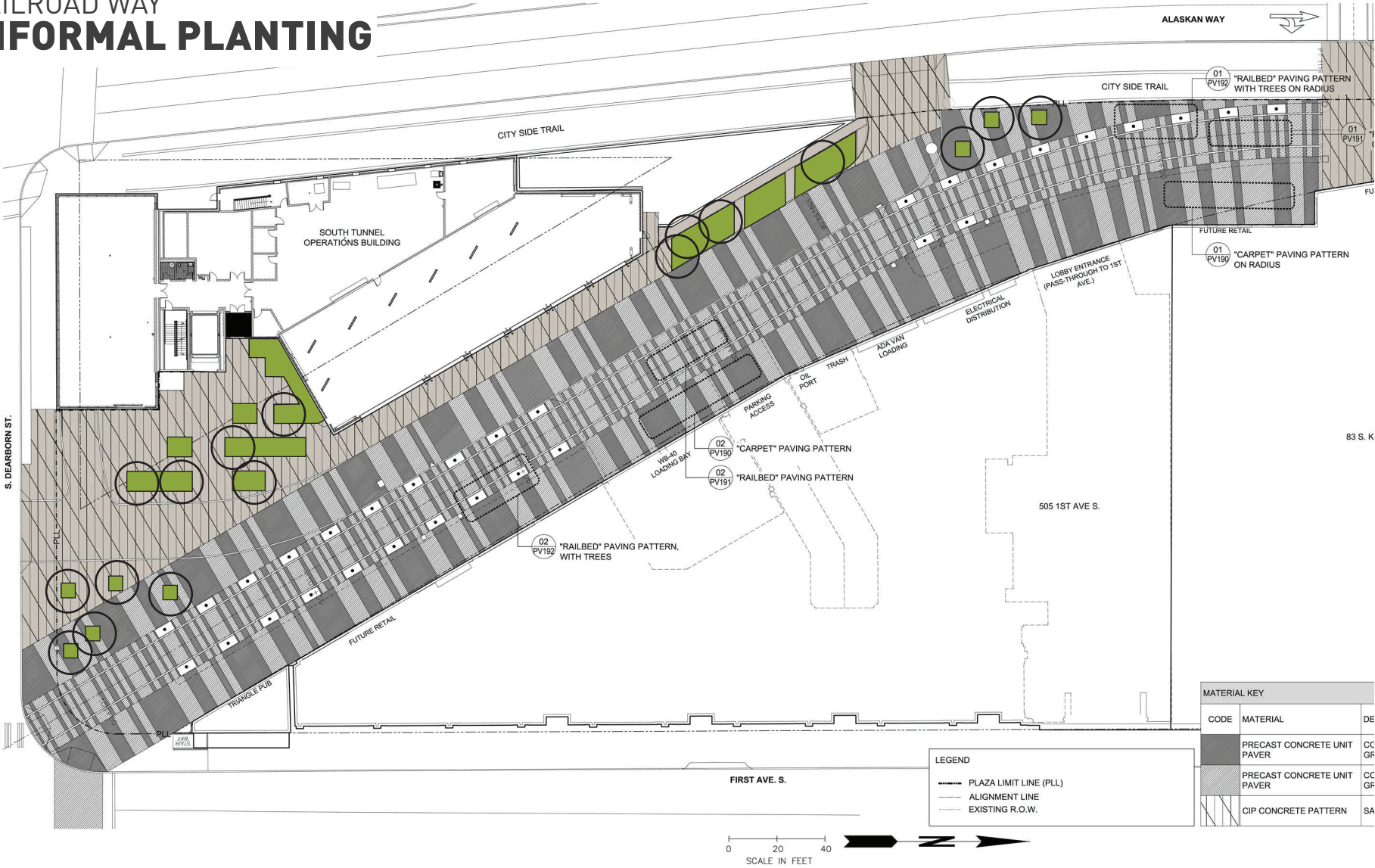


RAILROAD WAY

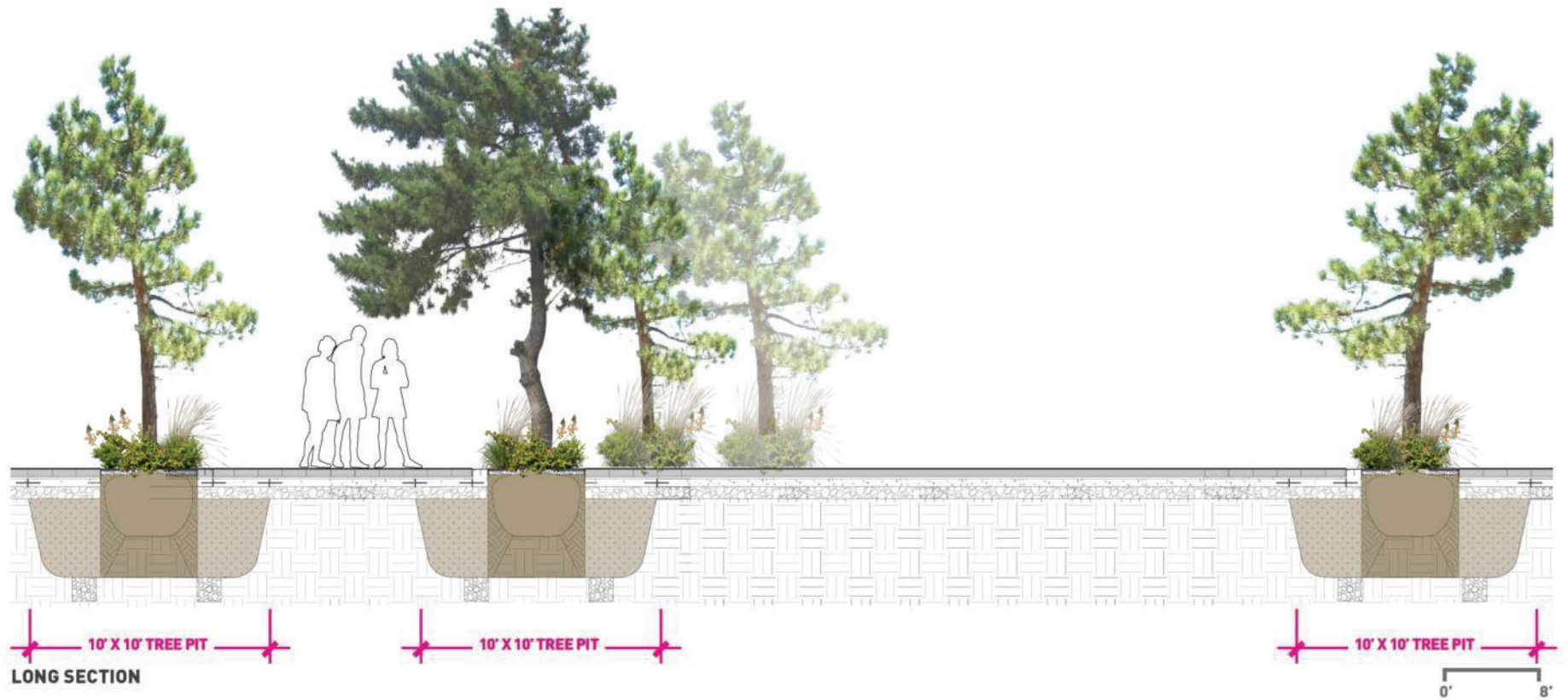
ALLEE TREE SPECIES: ACER RUBRUM 'COLUMNARE'



RAILROAD WAY INFORMAL PLANTING



RAILROAD WAY
INFORMAL PLANTING: INDIVIDUAL TREES



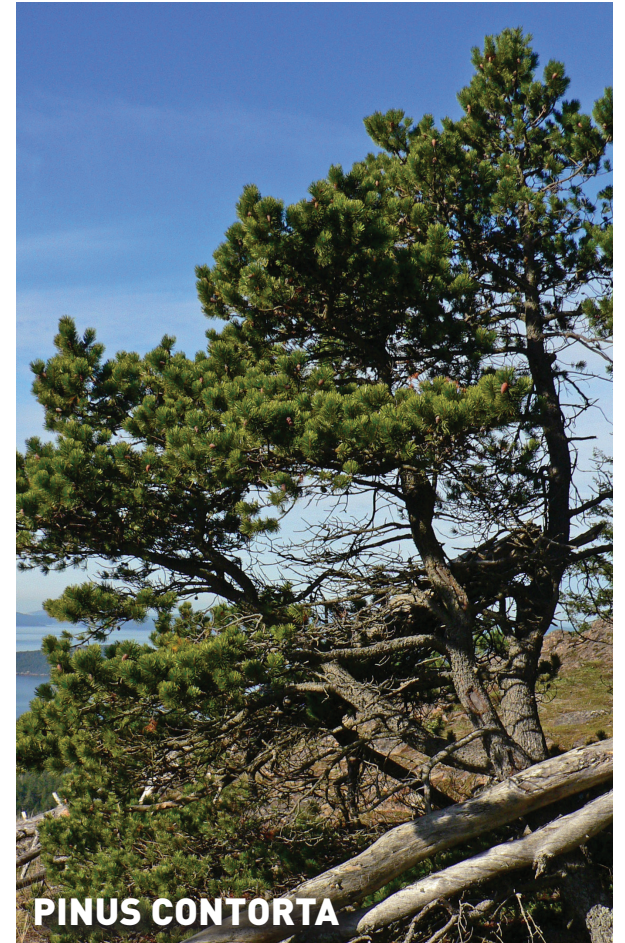
RAILROAD WAY
INFORMAL PLANTING: INDIVIDUAL TREES



ARBUTUS MARINA

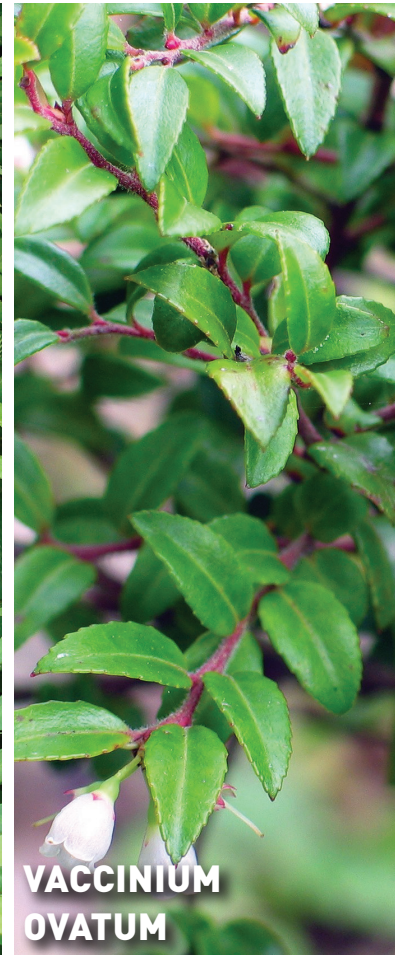


CORNUS X VENUS



PINUS CONTORTA

RAILROAD WAY
INFORMAL PLANTING: UNDERSTORY



RAILROAD WAY
LIGHTING: INSPIRATION



RAILROAD WAY **LIGHTING**

provide a functional lighting composition that...

- ... creates a **safe** and appealing environment for both pedestrians and vehicular traffic.
- ... uses a luminaire palette that **differentiates** Railroad Way from the existing street lighting language.
- ... produces **transition** and **activation** zones for gatherings and events at Stadium Plaza and intersection nodes.
- ... guides pedestrians to **discover** an alternate path of connection between the Stadium District, Pioneer Square and the Central Waterfront.
- ... addresses **sustainability** goals.

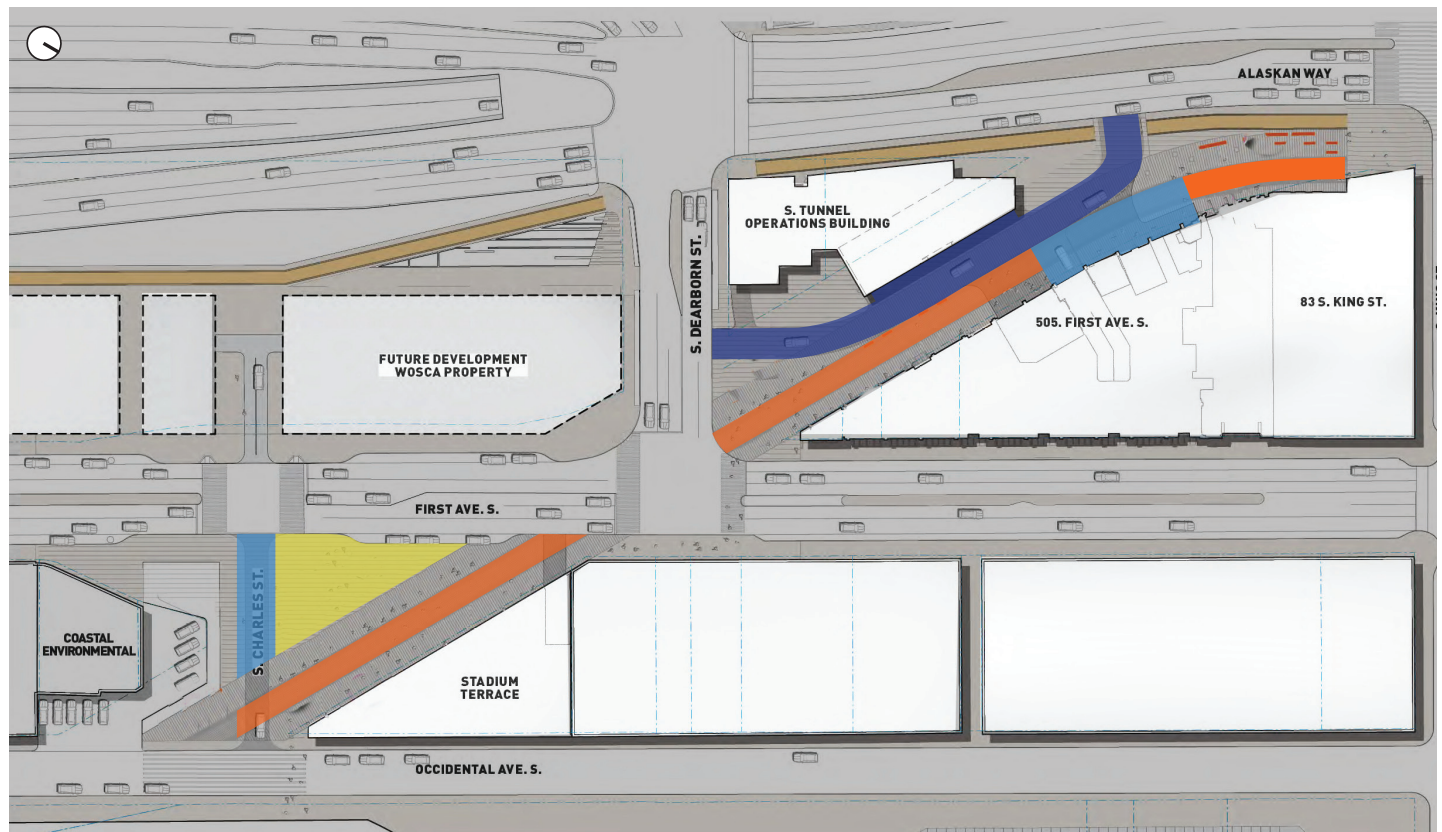
RAILROAD WAY

LIGHTING: PROGRAM REQUIREMENTS

Design Criteria

Target Illumination Levels, Average Footcandles
(from IES Handbook, 10th Edition and IES Security Lighting
Guideline)

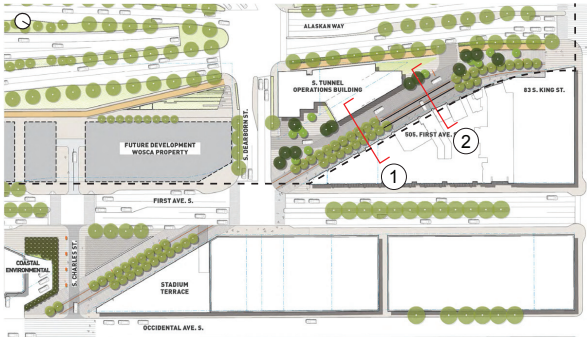
- Outdoor Plaza: 0.8
- Outdoor Pedestrian Mall: 1.0
- Vehicle/Pedestrian Conflict Zone: 1.0
- Vehicle Transit Area: 0.5



- plaza
- vehicle access
- drive aisle
- pedestrian circulation

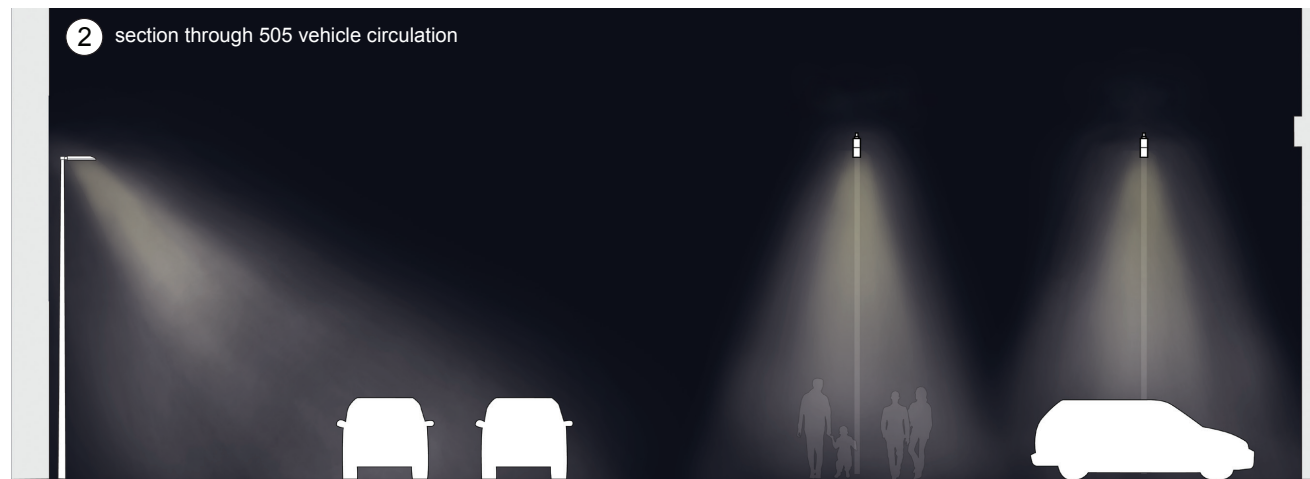
RAILROAD WAY

LIGHTING: CONCEPT - WEST OF 1ST



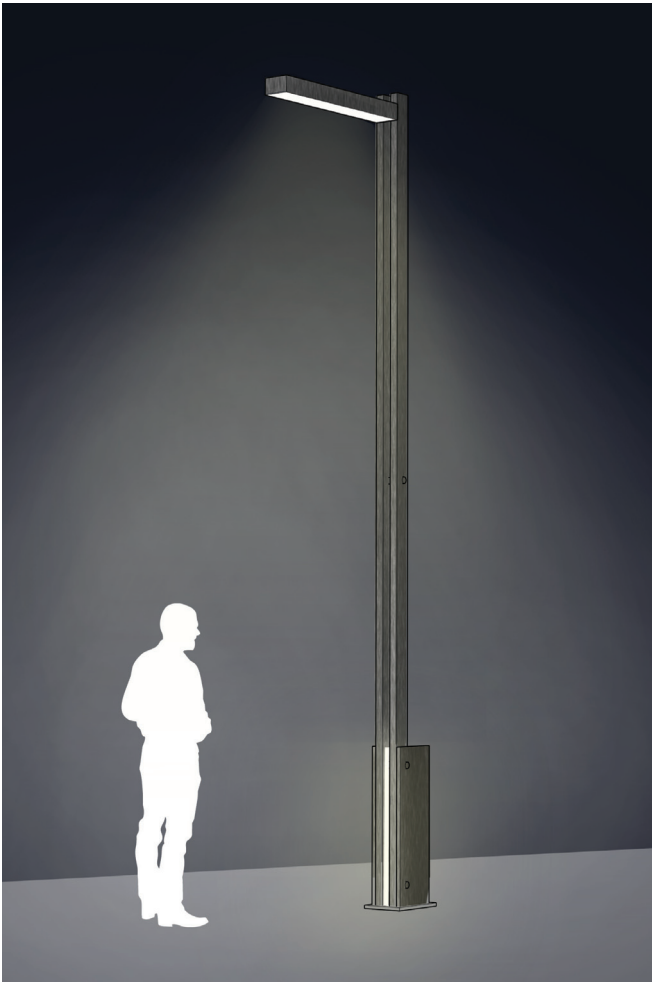
lighting challenges

- multiple pedestrian zones separated by trees
- area of high vehicle-pedestrian conflict at 505 first avenue vehicle entries

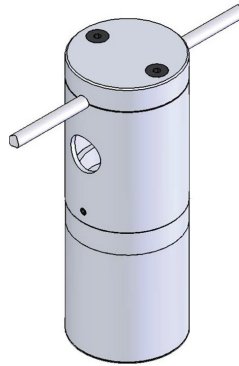


RAILROAD WAY
LIGHTING: FIXTURES - WEST OF 1ST

pedestrian pole



catenary fixture



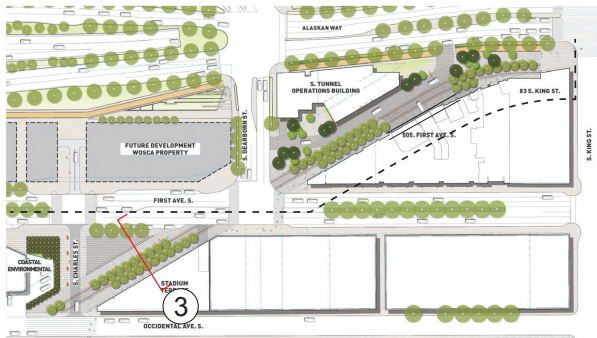
drive aisle - city standard



pole head detail



RAILROAD WAY LIGHTING: CONCEPT - EAST OF 1ST

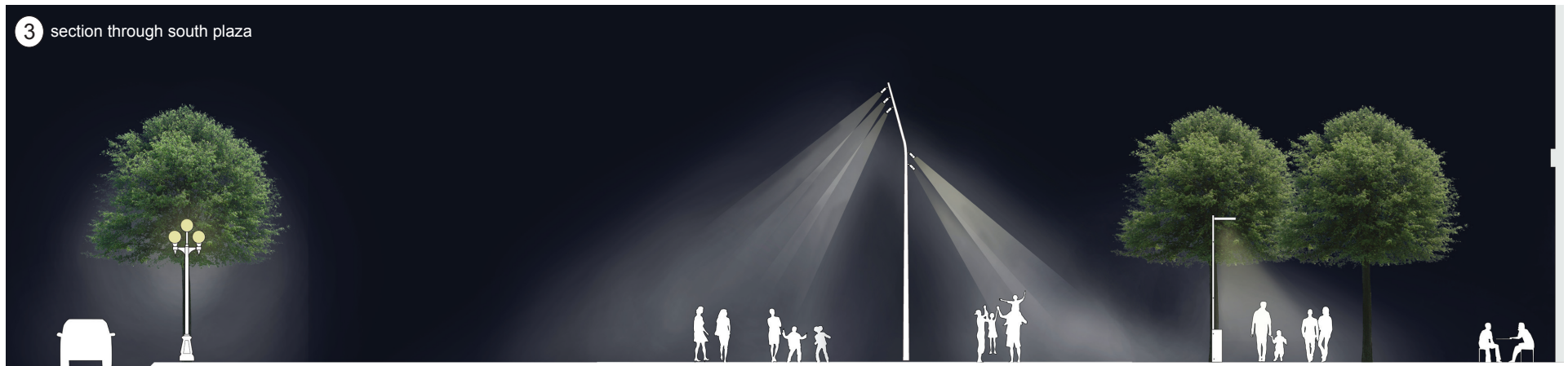


lighting challenges

- multiple pedestrian zones separated by trees
- adequately lighting Stadium Plaza while maintaining open space for future kiosk

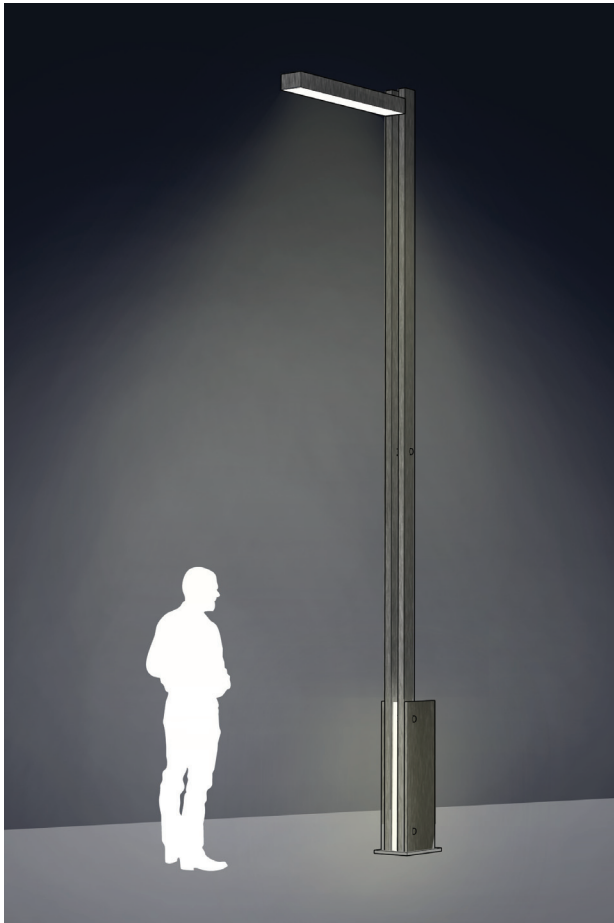


3 section through south plaza



RAILROAD WAY **LIGHTING: FIXTURES - EAST OF 1ST**

pedestrian pole



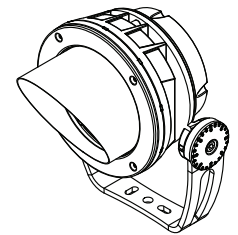
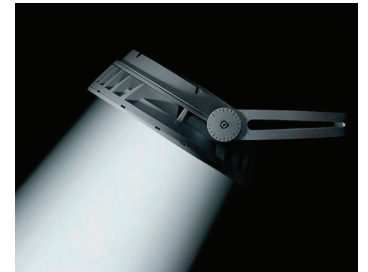
pedestrian head detail



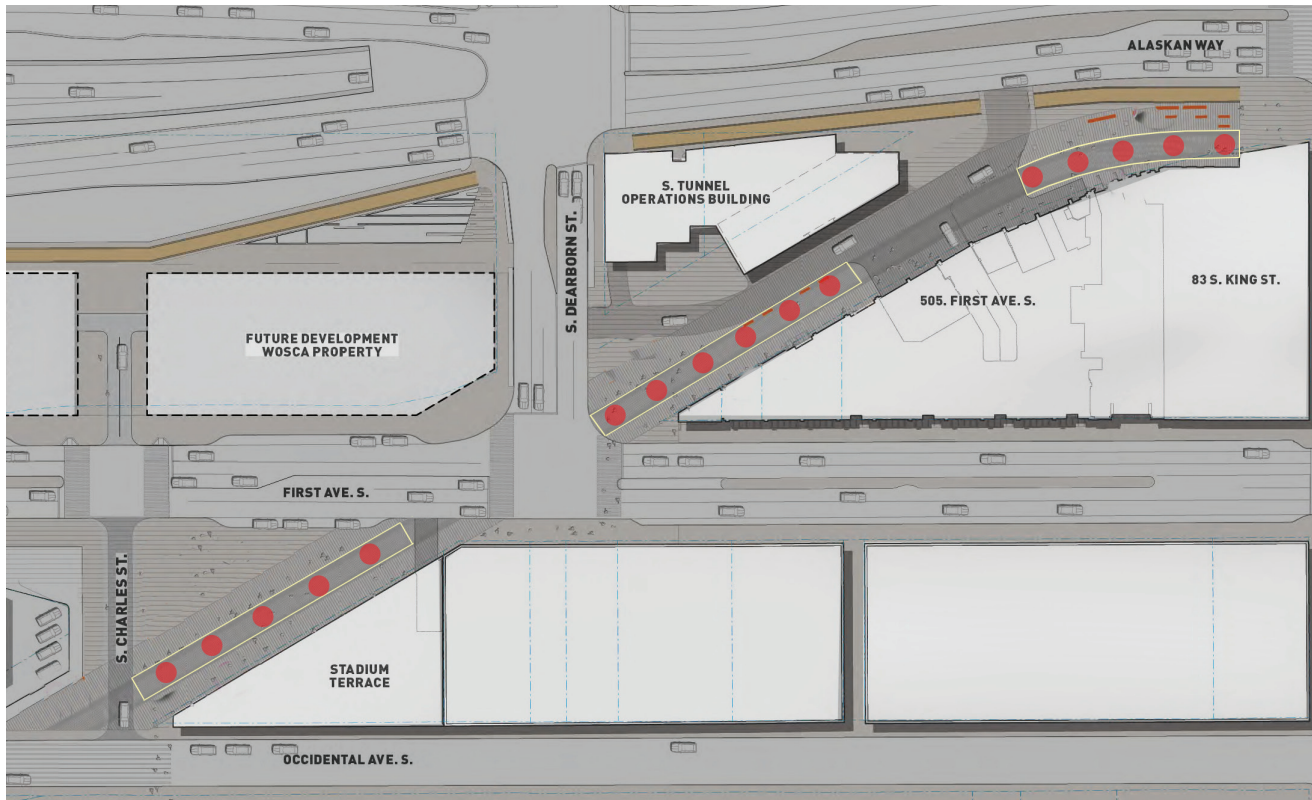
stadium plaza pole



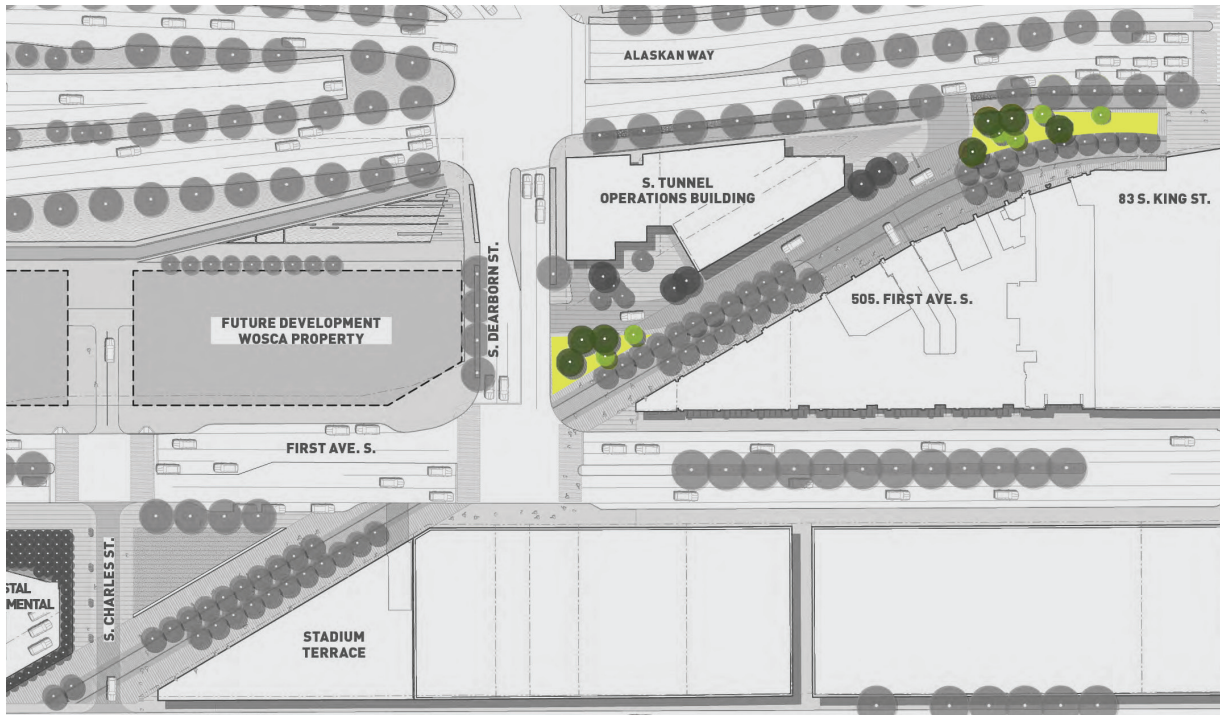
stadium plaza head detail



RAILROAD WAY **LIGHTING: PEDESTRIAN WAYFINDING**



RAILROAD WAY
LIGHTING: TREE UPLIGHTS



RAILROAD WAY AREA SPECIFIC PROGRAM

AREA-SPECIFIC PROGRAM

RAILROAD WAY

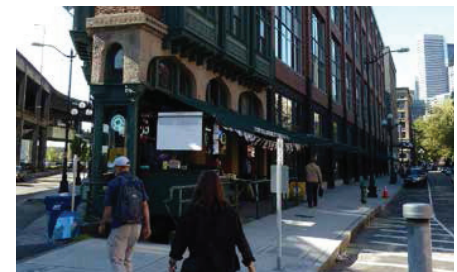
Railroad Way forms a critical link of the waterfront to the Stadium District. While ample pedestrian traffic will activate Railroad Way on event days due to the existing stadiums and future arena, the program must also accommodate (and mitigate) the vast majority of time when the space is not charged with event goers. Railroad Way programming also has the challenge of accommodating and shaping the major transition underway in the neighborhood. Railroad Way will be a significant open space in the middle of an emerging neighborhood.

ADJACENT BUILDING USES

The uses of the buildings surrounding Railroad Way will heavily influence the way Railroad Way itself will be used. Some areas will be activated by the retail uses in the buildings while others will be facing parking and loading zones which will need to be separated from pedestrian traffic. The presence of Century Link Field at the southeast end of Railroad Way anchors the terminus of the walkway with a very important destination that generates great seasonal as well as diurnal changes in the use of the open spaces.



First Avenue Office/Commercial/Light Industrial



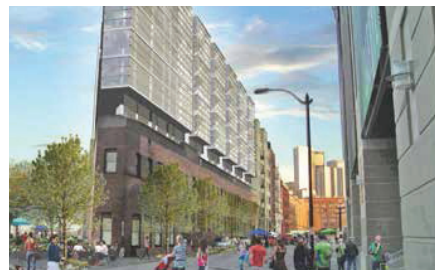
Triangle Pub



Proposed S. Tunnel Operations Building



Parking & Loading



Proposed Stadium Terrace Commercial / Residential



Sports/Events

ADJACENT BUILDINGS

RAILROAD WAY

PLAN: PROGRAM

EXISTING PROGRAM

- Stadiums
- 1st Thursday Art Walk + Market
- Trails To Treasure

PARTNER PROJECTS

- Stadium District
- Port Of Seattle
- WOSCA
- WSDOT South Access
- Pioneer Square Initiatives
- Occidental Avenue South

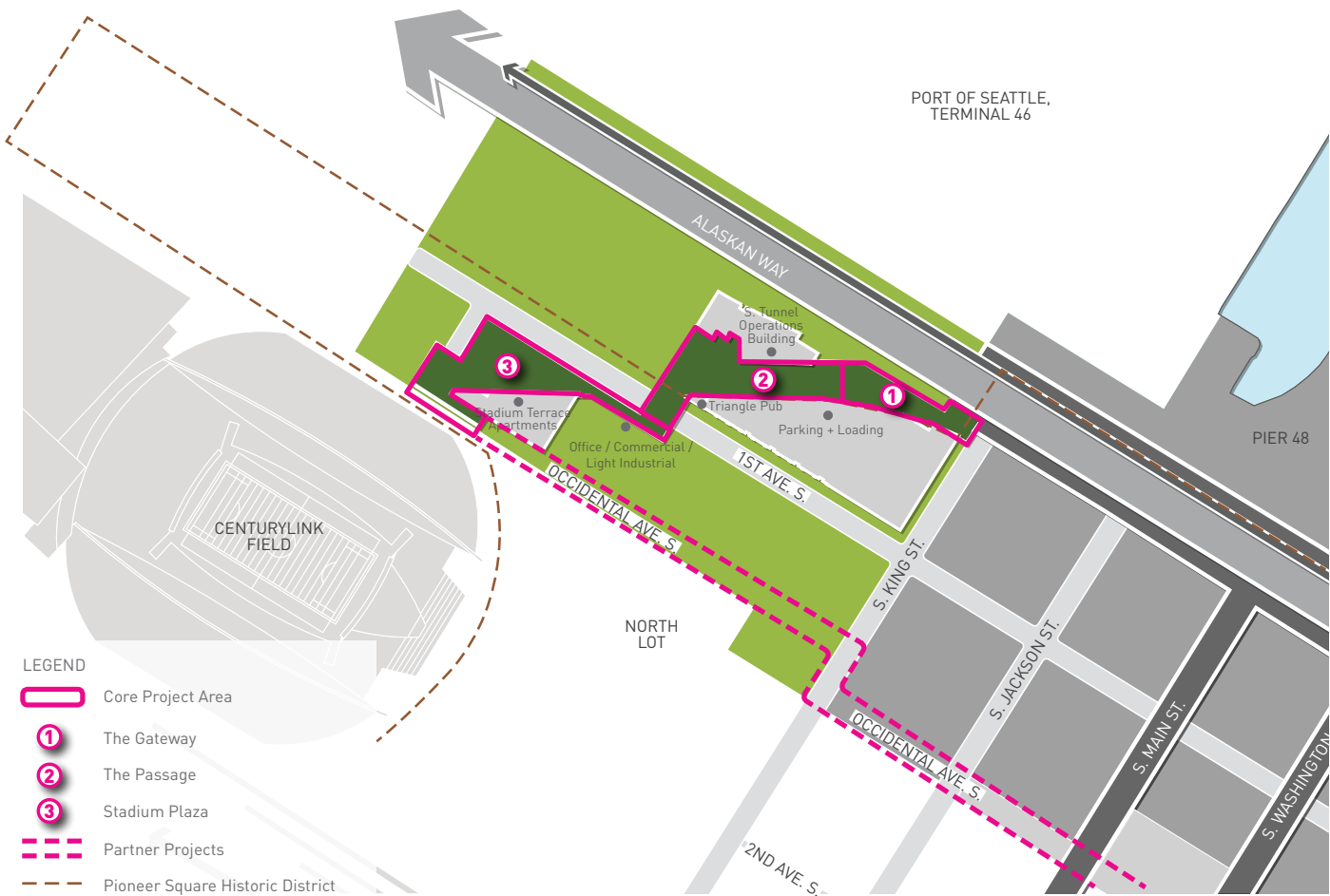
MEETINGS HELD

Stakeholders

- Pioneer Square community representatives
- Alliance for Pioneer Square
- WSDOT
- Stadiums

Local Resources

- Seattle Parks and Recreation



RAILROAD WAY

PROGRAM: OLD MEETS NEW

AREA-SPECIFIC PROGRAM

RAILROAD WAY: “OLD MEETS NEW”

Railroad Way is designed to facilitate and encourage a strong pedestrian connection between the waterfront promenade, Pioneer Square and the Stadiums. While existing vehicular access (restricted to service, loading, and access to parking garages) will need to be maintained along Railroad Way, the design provides dedicated pedestrian areas, and demarcates vehicular zones with curbs.

THE GATEWAY

The Gateway is a transition point between the southern end of the Tideline Promenade and the Stadium District. It is envisioned as a beacon with high visibility along Alaskan Way, edged with retail/commercial facades that activate the space. Program opportunities for the Gateway include a bike share station, meeting place, and public art.

THE PASSAGE

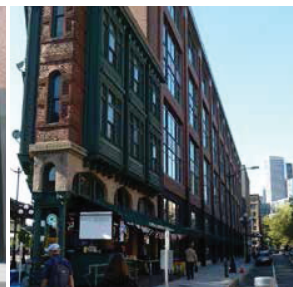
Lacking a typical activating edge due to the utilitarian nature of the adjacent buildings, service access points and parking, the passage is intended to provide a comfortable connection from the gateway to 1st Avenue, Stadium Plaza and the stadiums. The passage will be charged with events, both on game days and on non-game days, when adjacent vehicular areas are not in use.

STADIUM PLAZA

In its near term condition, Stadium Plaza, while active on event days, will lack activating edges. Therefore program opportunities for this space include seasonal events such as markets and small performances, both on game days and on non-game days. In time, however, the potential for both active edges to the north (Stadium Terrace apartments) and the development of an activating kiosk that doubles as a performance venue, will make it a critical and lively public open space for the emerging neighborhood.



Parking + Loading



Eating + Drinking



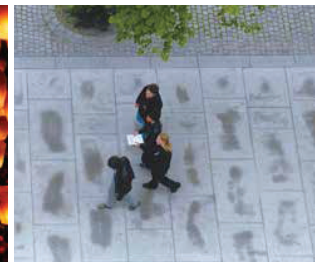
Small Performance



Walking Tour



Public Art



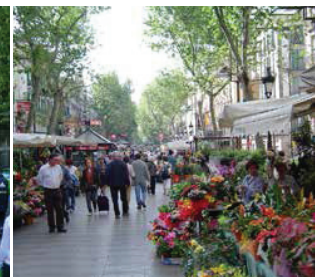
Promenading



Bike Share



Walking to Game



Market

RAILROAD WAY PROGRAM IDEAS

RAILROAD WAY PROGRAM OPPORTUNITIES

PROGRAM OPPORTUNITIES

① THE GATEWAY 20,000 SF

Low Investment

- Strolling
- Driving + Loading
- Gathering

Medium Investment

- Mobile Vending
- Walking Tours

High Investment

- Bike Share
- Public Art
- Retail / Restaurant

② THE PASSAGE 28,000 SF

Low Investment

- Strolling
- Driving + Loading

Medium Investment

- Small Performance

High Investment

- Retail / Restaurant

③ STADIUM PLAZA 40,000 SF

Low Investment

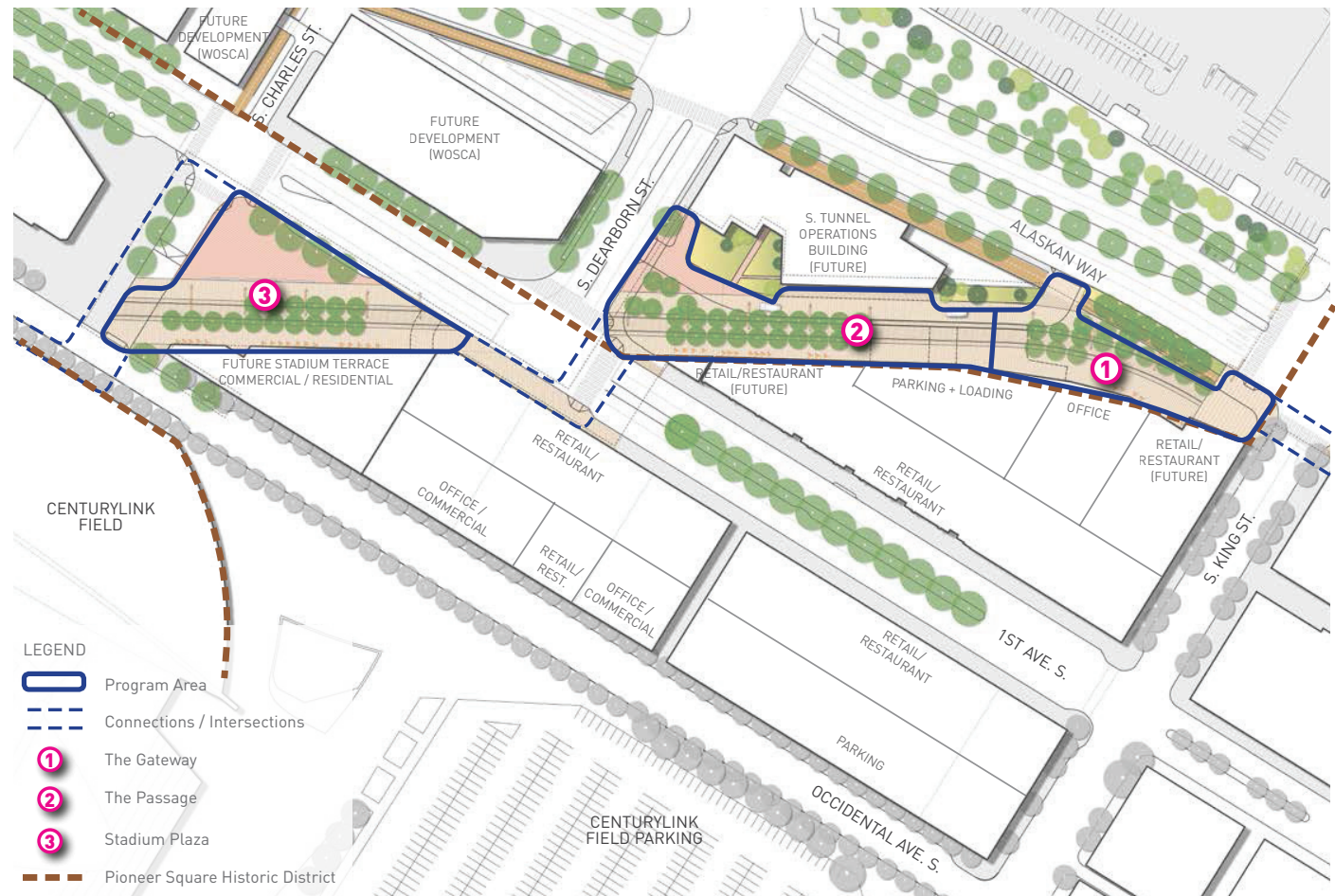
- Strolling
- Driving + Loading
- Gathering

Medium Investment

- Small Performance
- Mobile Vending

High Investment

- Kiosk (food + drink, performance)



RAILROAD WAY ILLUSTRATIVE SITE PLAN

RAILROAD WAY
THE GATEWAY



RAILROAD WAY
THE PASSAGE



RAILROAD WAY
THE PASSAGE



RAILROAD WAY
STADIUM PLAZA

