

OVERLOOK WALK

DESIGN COMMISSION

JUNE 19TH, 2014



OVERLOOK WALK
CORE PROJECT AREA



LEGEND
Core Project Boundary

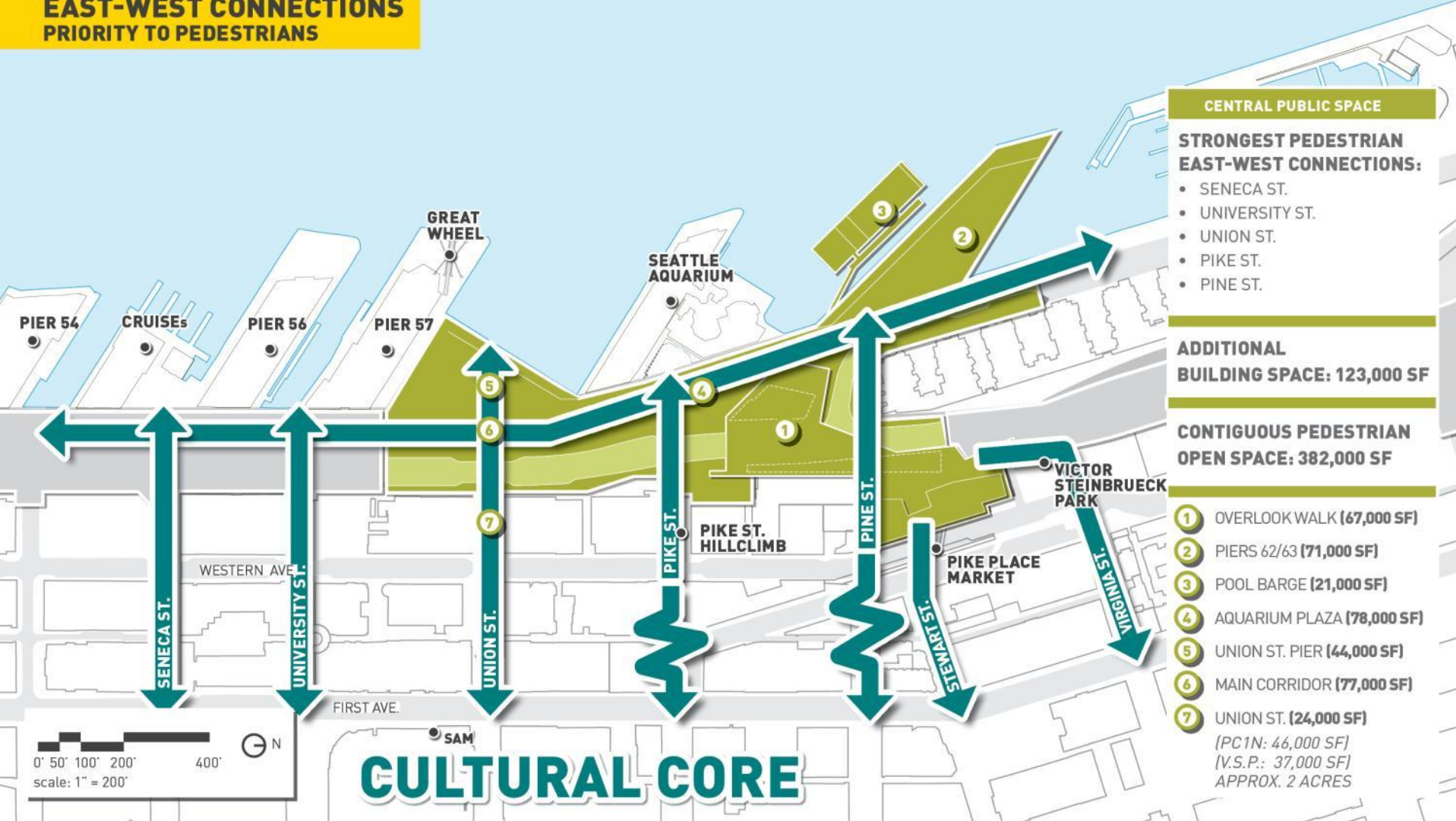
OVERLOOK WALK
CENTRAL PUBLIC SPACE
 CONTIGUOUS OPEN SPACE 382,000 SF



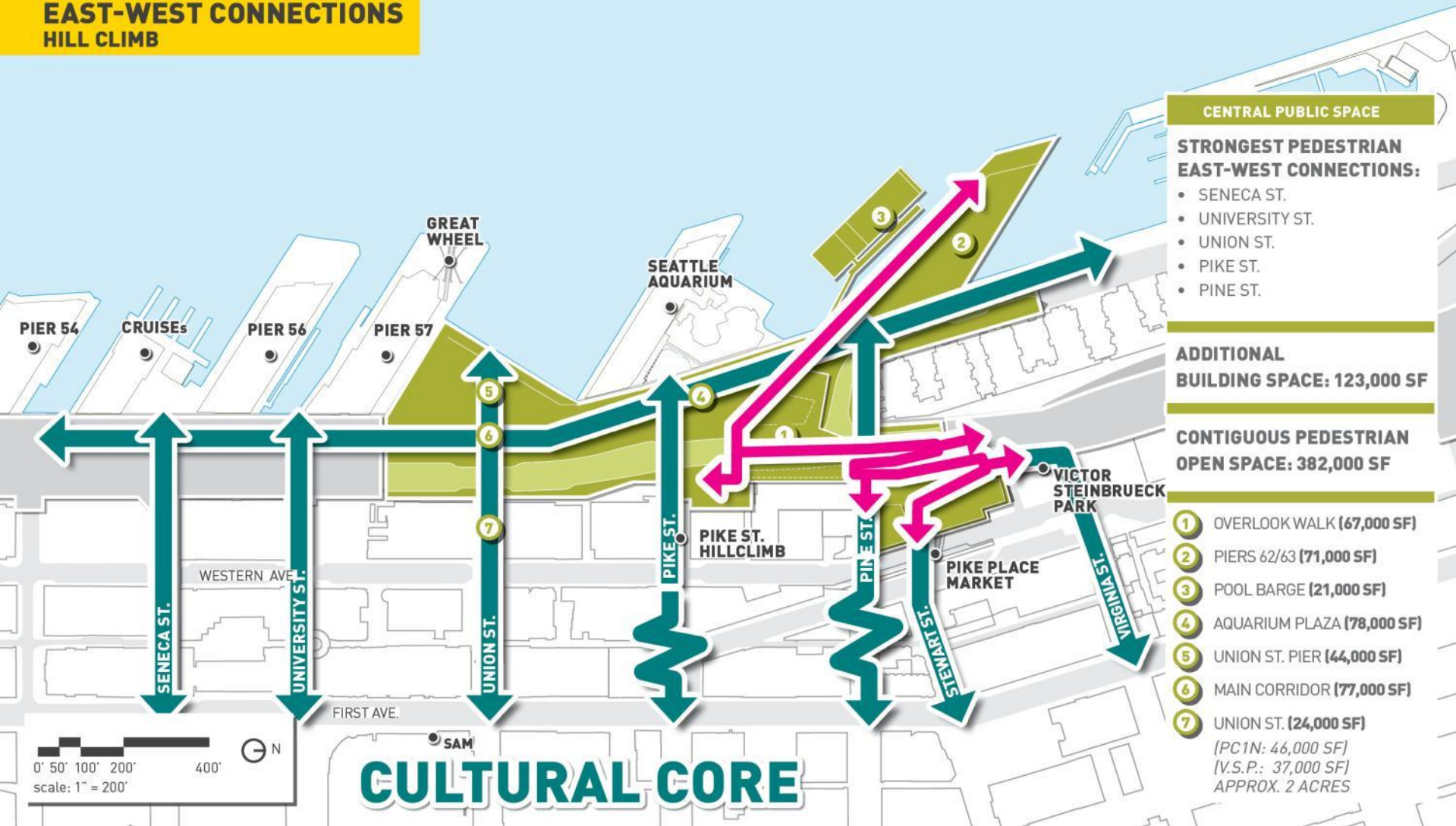
CENTRAL PUBLIC SPACE

- ① MAIN CORRIDOR
- ② UNION ST.
- ③ UNION ST. PIER
- ④ AQUARIUM PLAZA
- ⑤ PIERS 62/63
- ⑥ POOL BARGE
- ⑦ **OVERLOOK WALK: (67,000 SF)**

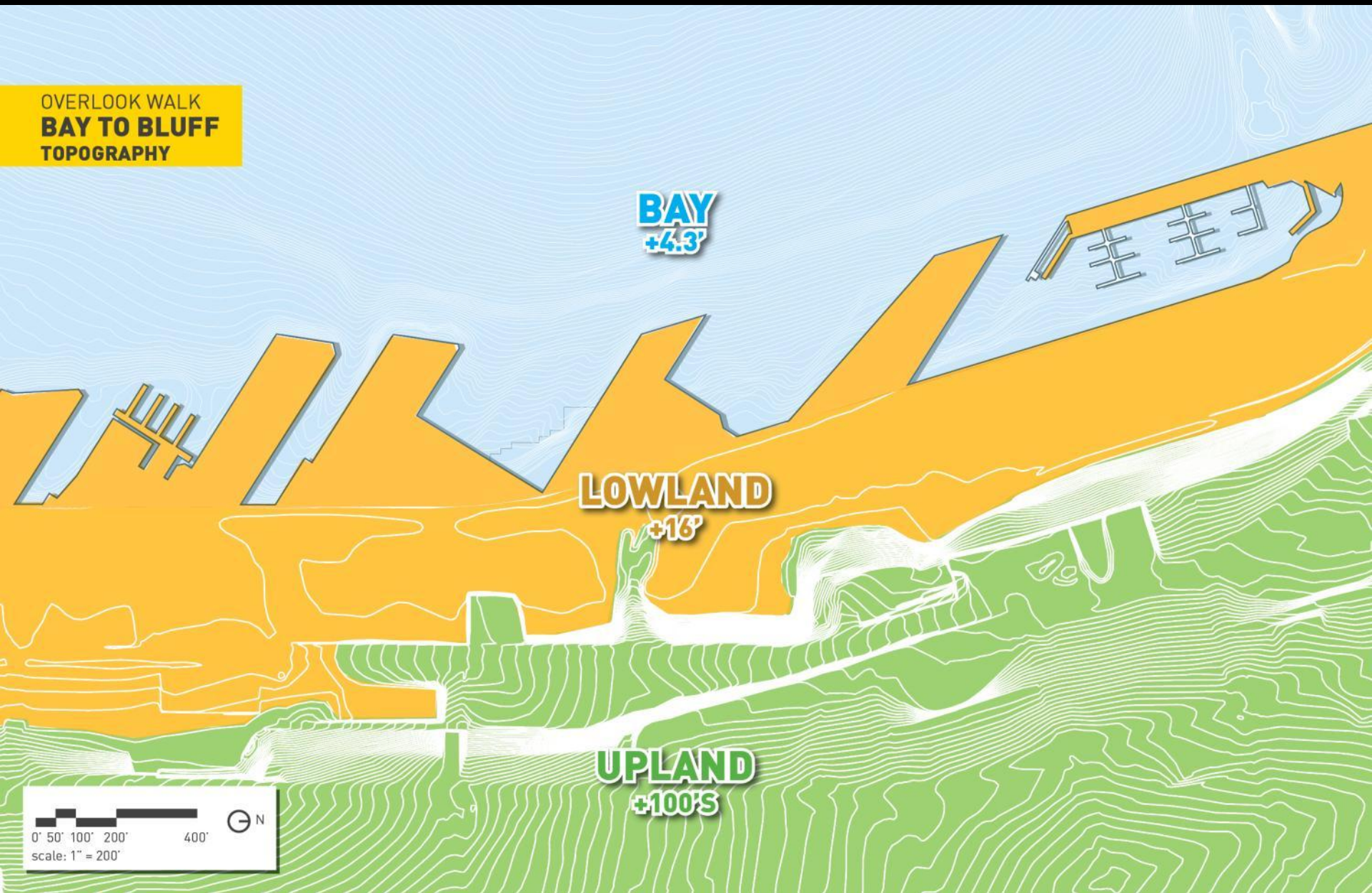
OVERLOOK WALK
EAST-WEST CONNECTIONS
PRIORITY TO PEDESTRIANS



OVERLOOK WALK EAST-WEST CONNECTIONS HILL CLIMB



OVERLOOK WALK
BAY TO BLUFF
TOPOGRAPHY



OVERLOOK WALK
BAY TO BLUFF
ELEVATION CHANGE

UPLAND
+100'S

BAY TO BLUFF

LOWLAND
+13'

BAY
+4.3'

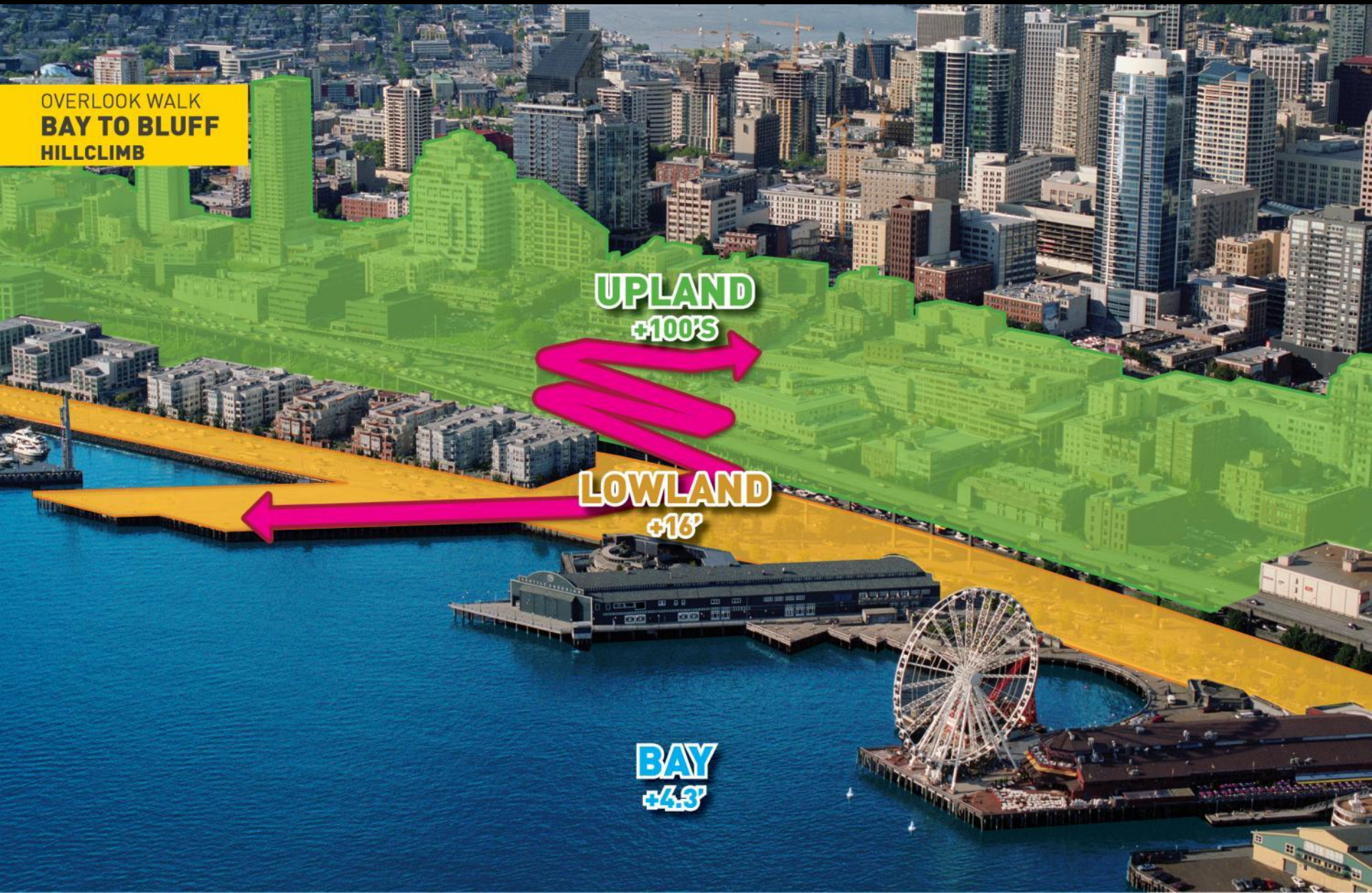


OVERLOOK WALK
BAY TO BLUFF
HILLCLIMB

UPLAND
+100'S

LOWLAND
+13'

BAY
+4.3'



OVERLOOK WALK
BAY TO BLUFF
VIADUCT VIEWS

**PIKE PLACE
MARKET**
+120'

AW VIADUCT

PIERS 62/63
+16'

**SEATTLE
AQUARIUM**
+16'



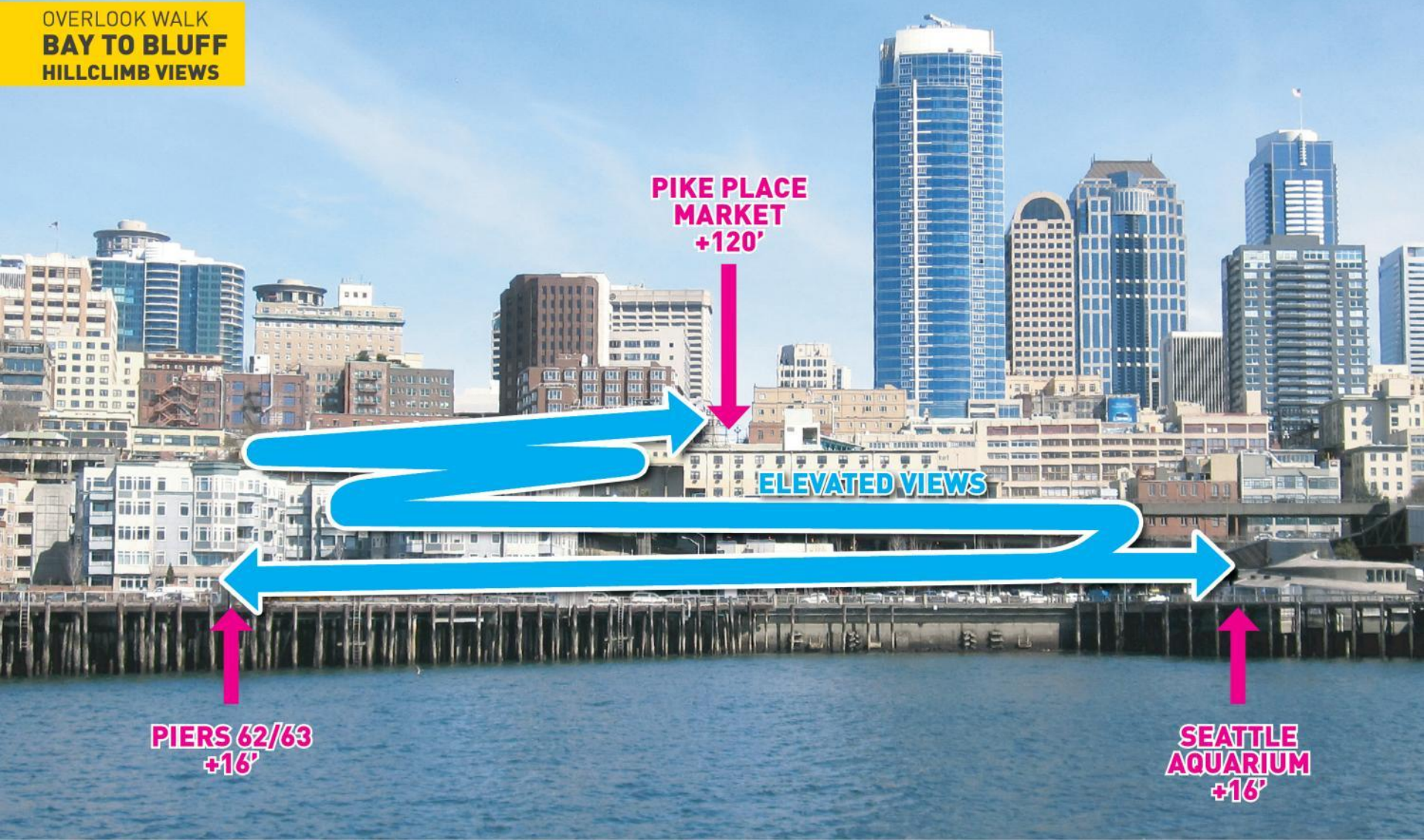
OVERLOOK WALK
BAY TO BLUFF
HILLCLIMB VIEWS

**PIKE PLACE
MARKET**
+120'

ELEVATED VIEWS

PIERS 62/63
+16'

**SEATTLE
AQUARIUM**
+16'



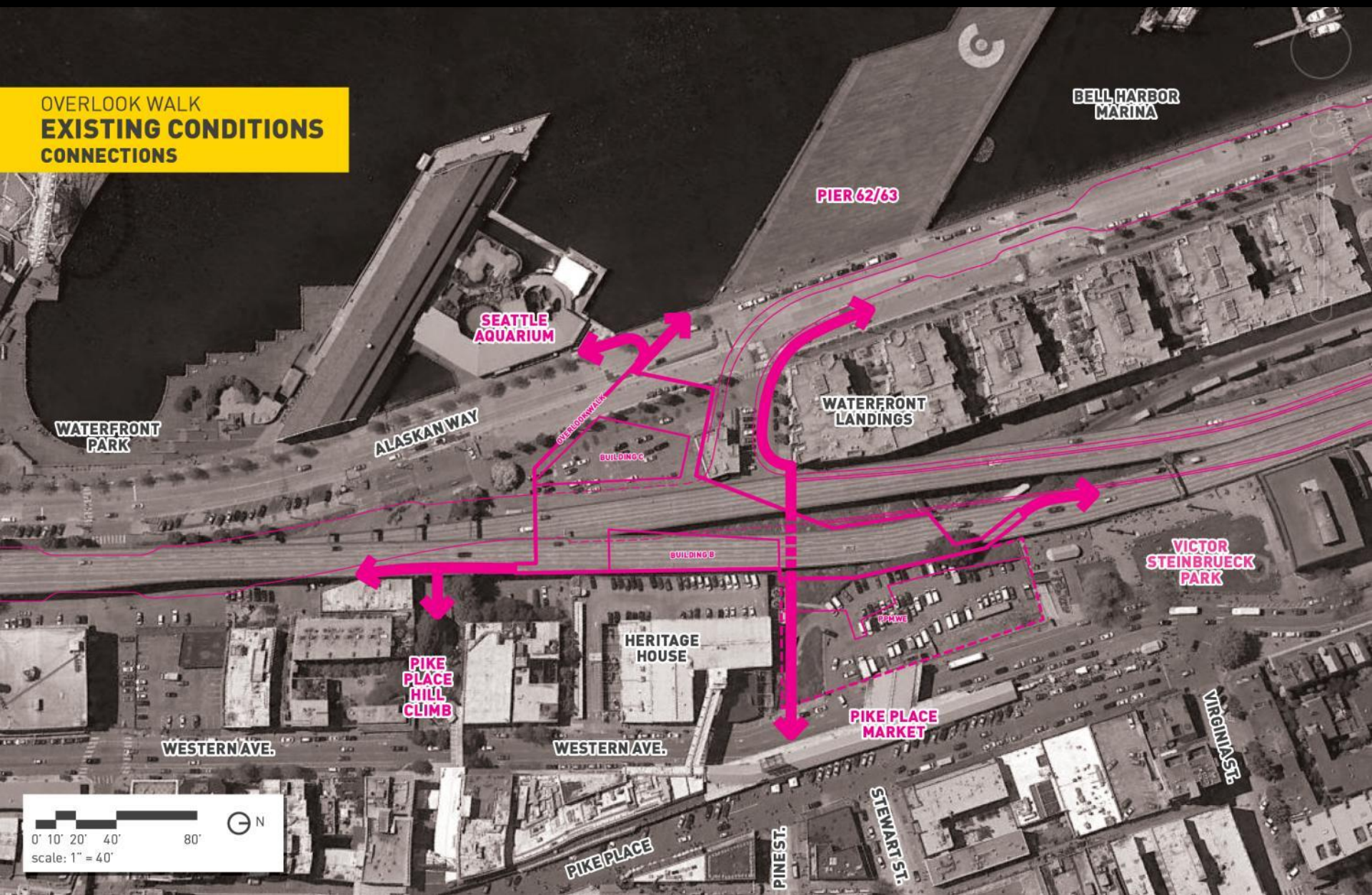
OVERLOOK WALK
BAY TO BLUFF
HILLCLIMB



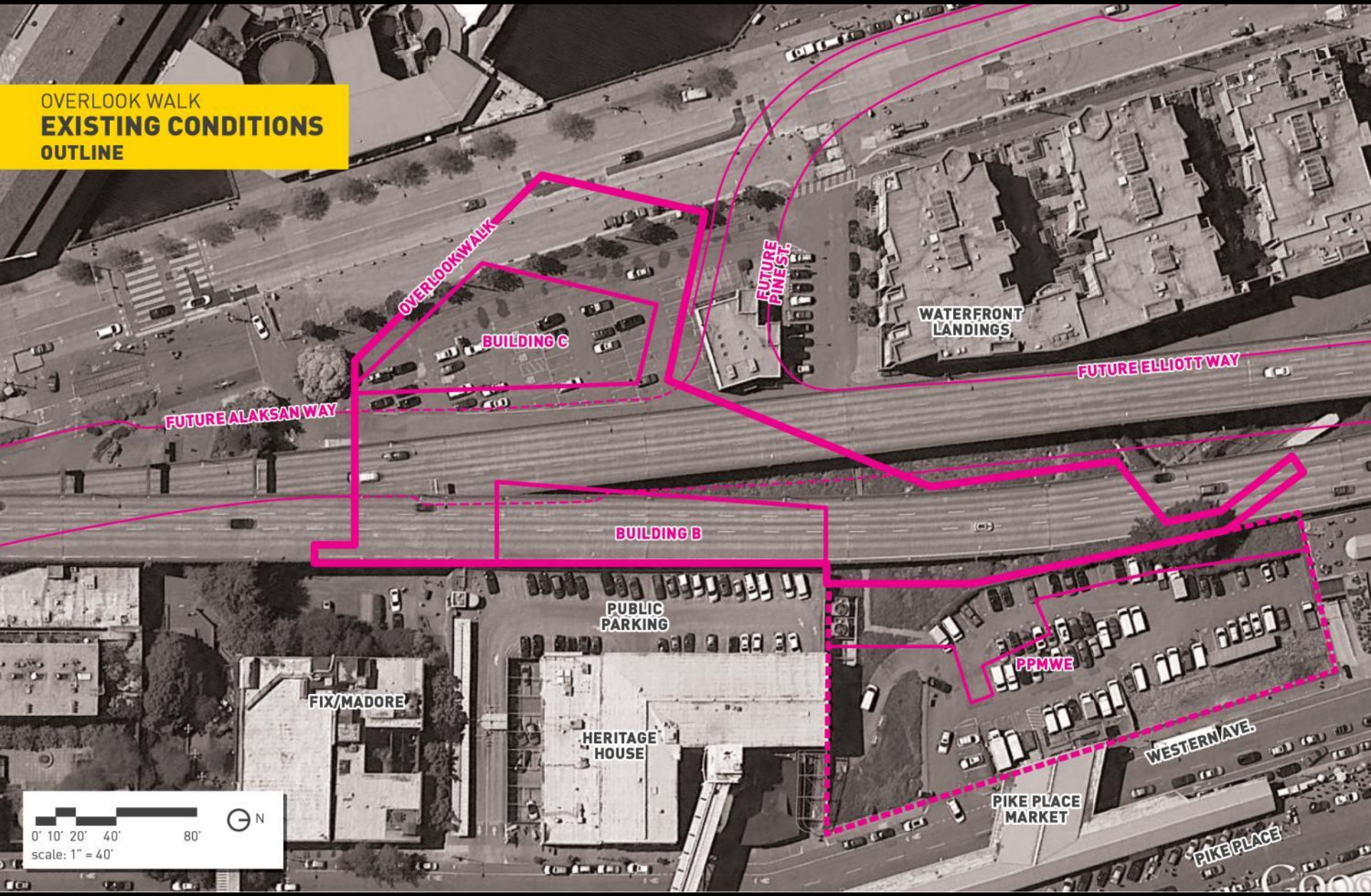
OVERLOOK WALK
AERIAL



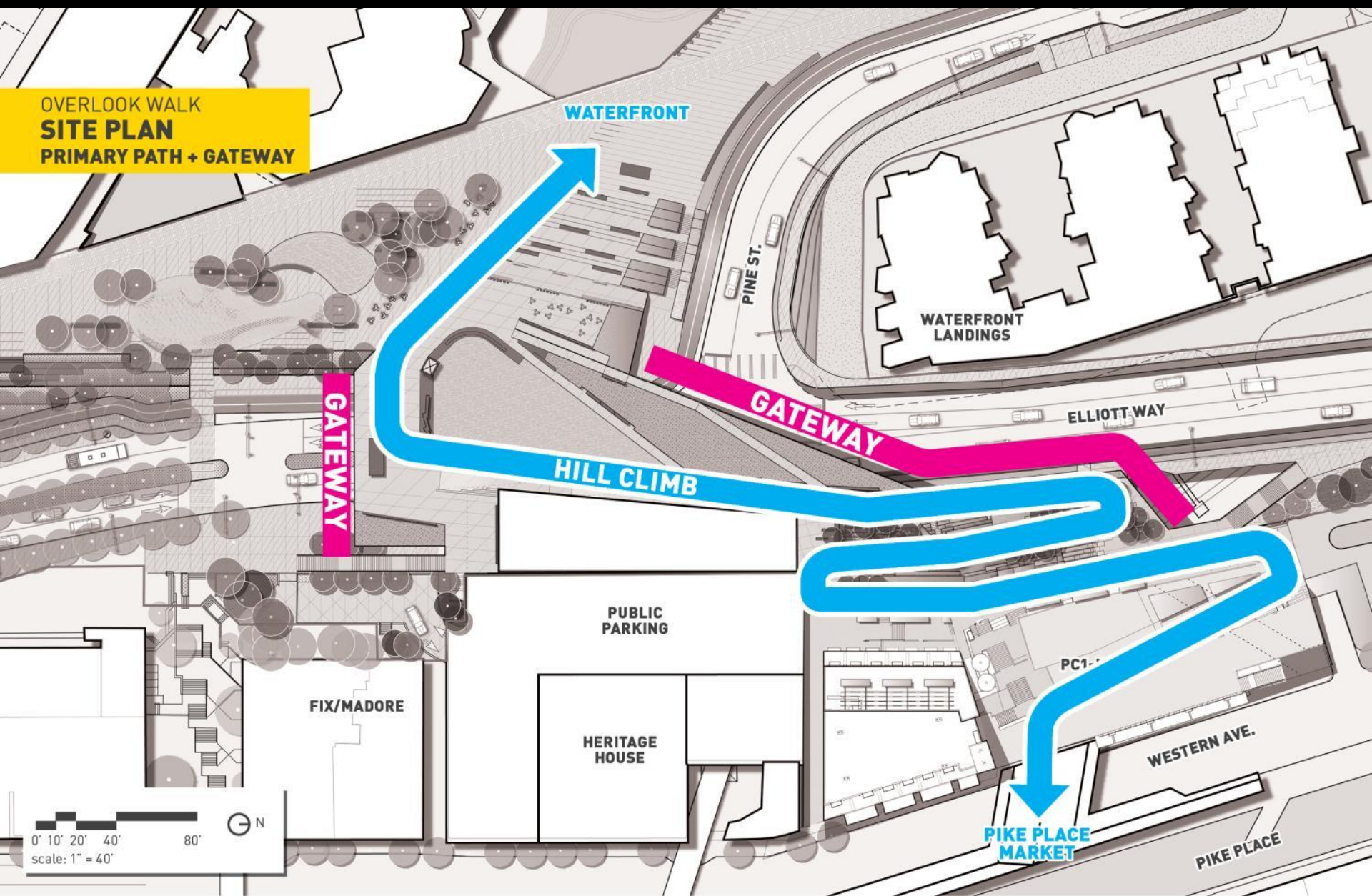
OVERLOOK WALK
EXISTING CONDITIONS
CONNECTIONS



OVERLOOK WALK
EXISTING CONDITIONS
OUTLINE



OVERLOOK WALK
SITE PLAN
PRIMARY PATH + GATEWAY

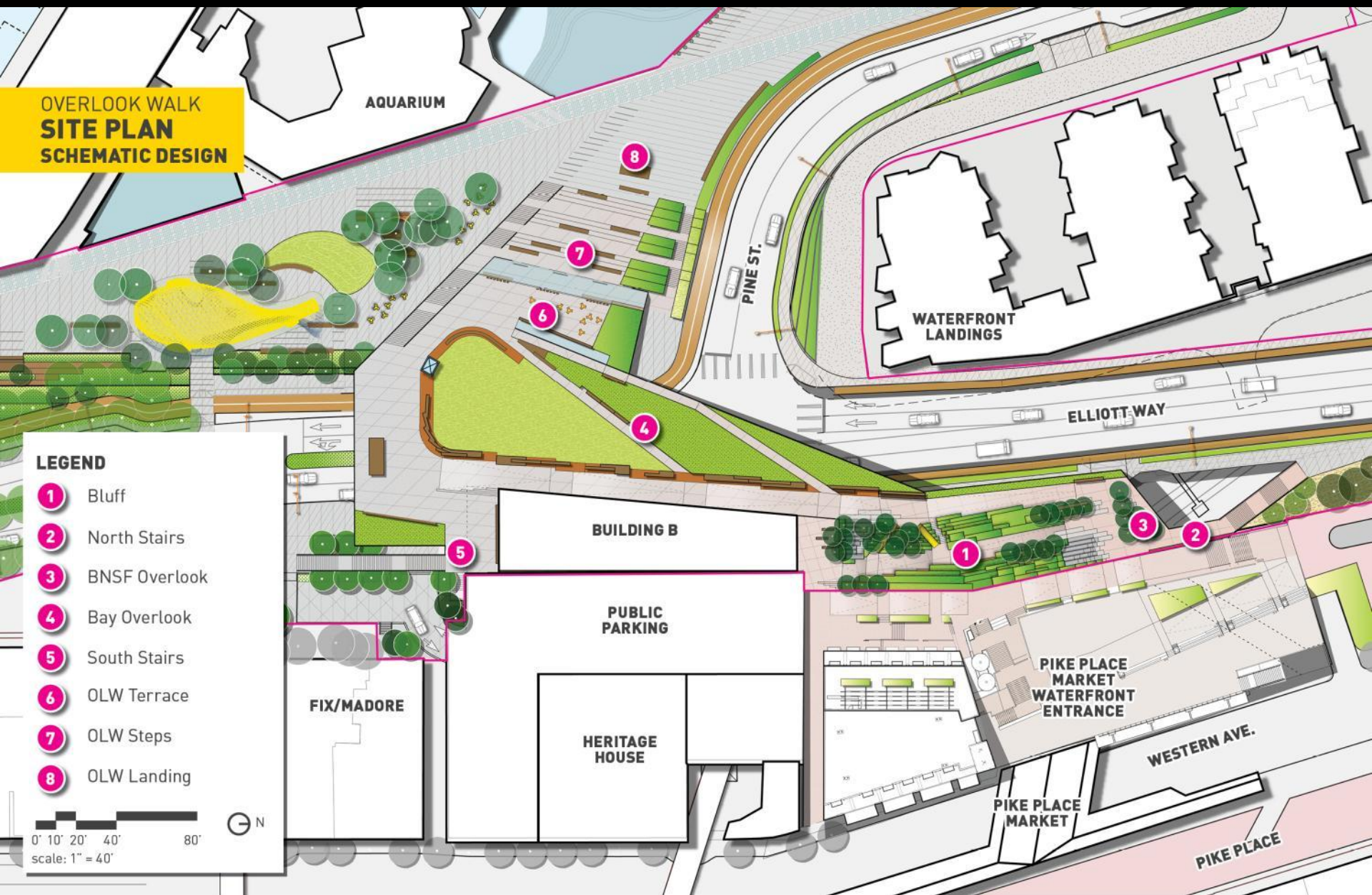


OVERLOOK WALK
SITE PLAN
SCHEMATIC DESIGN

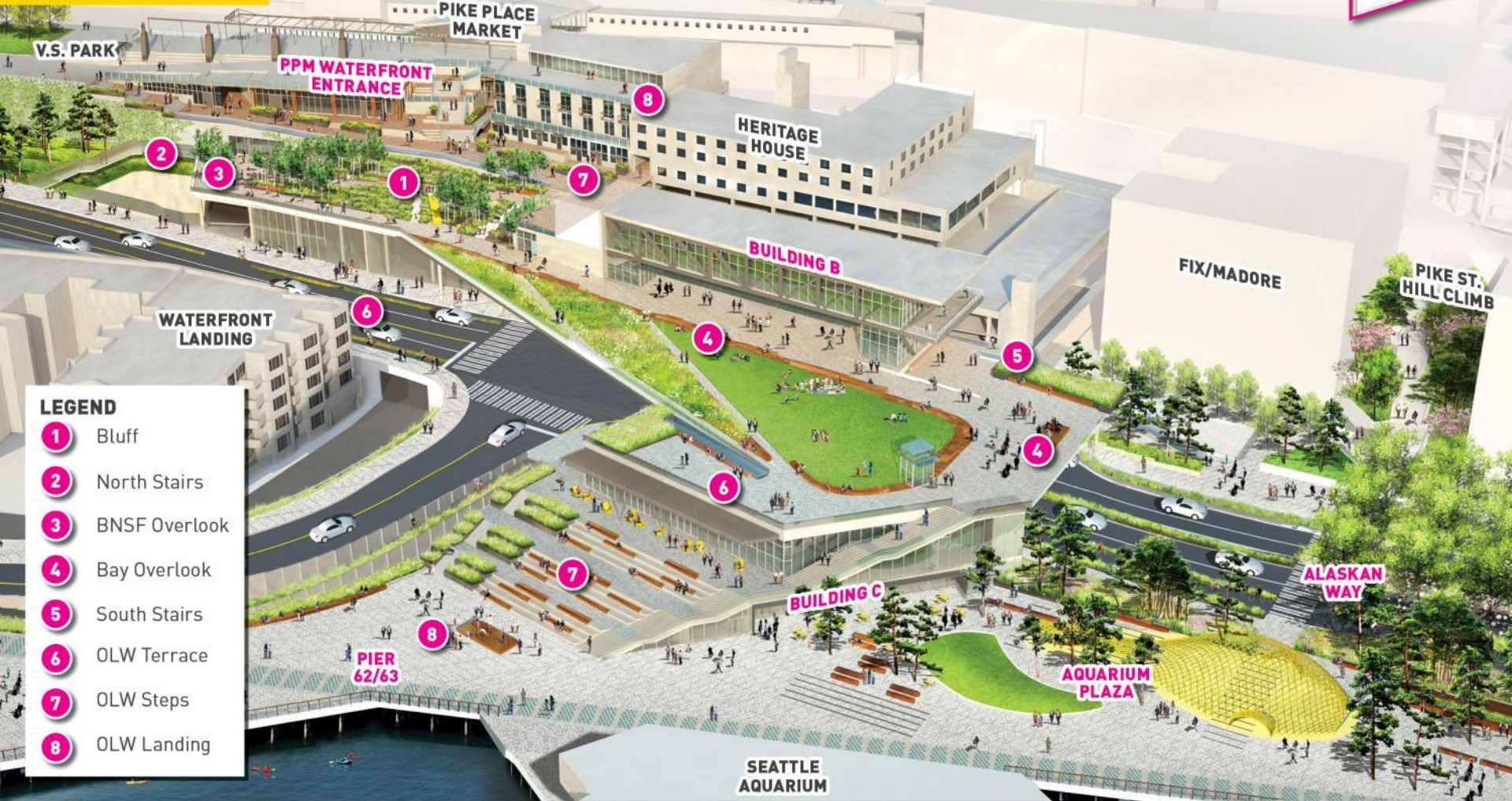
LEGEND

- 1 Bluff
- 2 North Stairs
- 3 BNSF Overlook
- 4 Bay Overlook
- 5 South Stairs
- 6 OLW Terrace
- 7 OLW Steps
- 8 OLW Landing

0' 10' 20' 40' 80'
scale: 1" = 40'



OVERLOOK WALK
AERIAL VIEW
SCHEMATIC DESIGN



LEGEND

- 1 Bluff
- 2 North Stairs
- 3 BNSF Overlook
- 4 Bay Overlook
- 5 South Stairs
- 6 OLW Terrace
- 7 OLW Steps
- 8 OLW Landing

OVERLOOK WALK
**BUILDINGS
PROGRAM**



KEY MAP

V.S. PARK

PIKE PLACE
MARKET

PPM WATERFRONT
ENTRANCE

HERITAGE
HOUSE

ELLIOTT
WAY

BUILDING B

FIX/MADORE

PIKE ST.
HILL CLIMB

① **PPM WE**

- COMMERCIAL SPACE
- SOCIAL SERVICES
- LOW INCOME SENIOR HOUSING
- PUBLIC PARKING

② **BUILDING B**

- RETAIL / MAKER SPACES
- CAFE
- EVENT SPACES
- STORAGE
- PUBLIC RESTROOMS

③ **BUILDING C**

- TENANT SPACE
- CAFÉ
- RESTAURANT
- PUBLIC RESTROOMS
- STAFF OFFICE
- WASTE WATER TREATMENT

BUILDING C

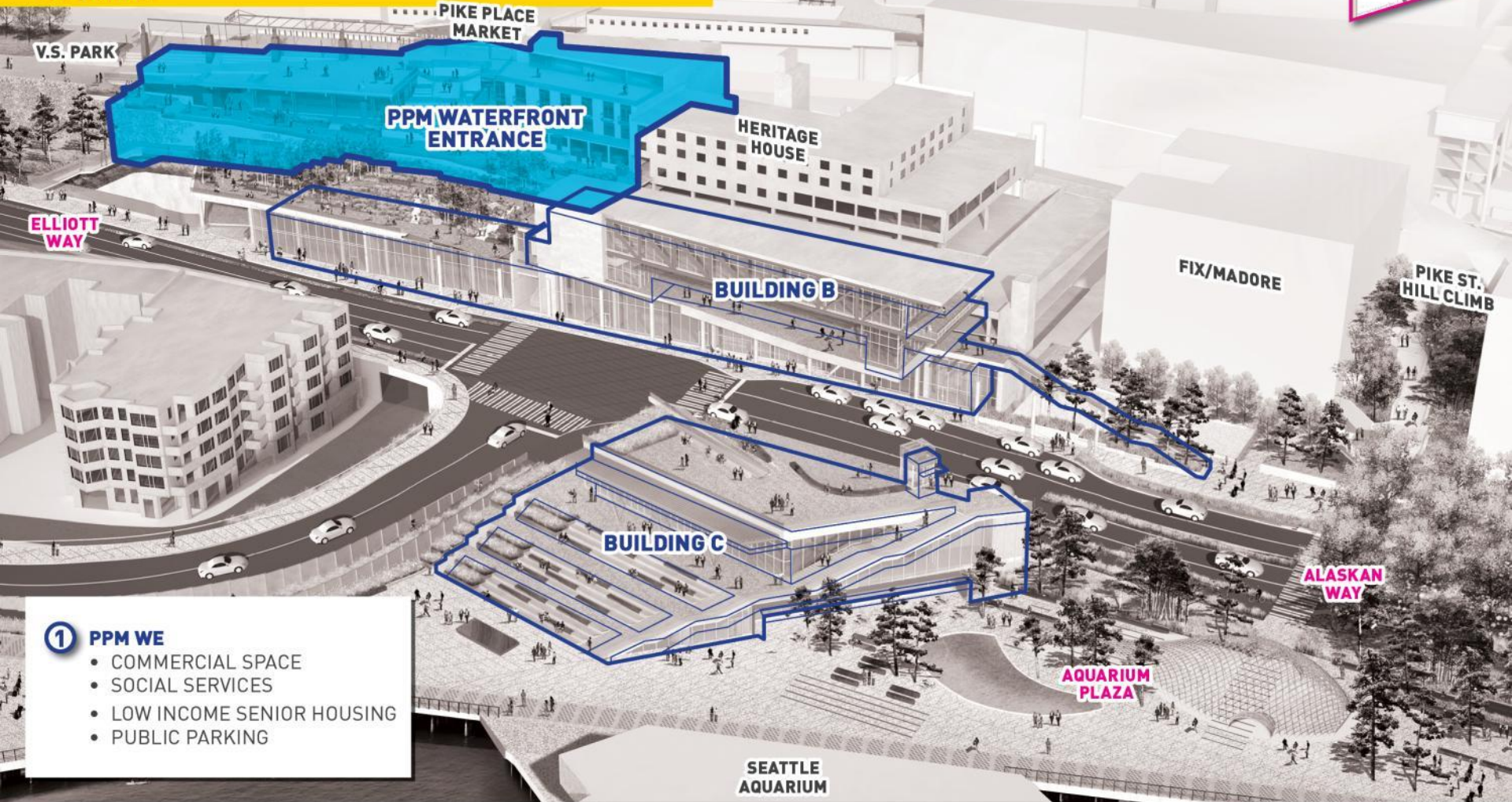
PIER
62/63

ALASKAN
WAY

AQUARIUM
PLAZA

SEATTLE
AQUARIUM

OVERLOOK WALK
**PIKE PLACE MARKET WATERFRONT ENTRANCE
PROGRAM**



- ① **PPM WE**
- COMMERCIAL SPACE
 - SOCIAL SERVICES
 - LOW INCOME SENIOR HOUSING
 - PUBLIC PARKING

OVERLOOK WALK
PPM WATERFRONT ENTRANCE
EXISTING CONDITION



OVERLOOK WALK
PPM WATERFRONT ENTRANCE
SUMMER 2014: CONSTRUCTION BEGINS



OVERLOOK WALK
PPM WATERFRONT ENTRANCE
JANUARY 2016: VIADUCT DEMOLITION BEGINS



OVERLOOK WALK
PPM WATERFRONT ENTRANCE
2017: CONSTRUCTION OF ELLIOTT WAY



OVERLOOK WALK

PPM WATERFRONT ENTRANCE

2018: CONSTRUCTION OF OVERLOOK WALK AND
BUILDINGS B + C

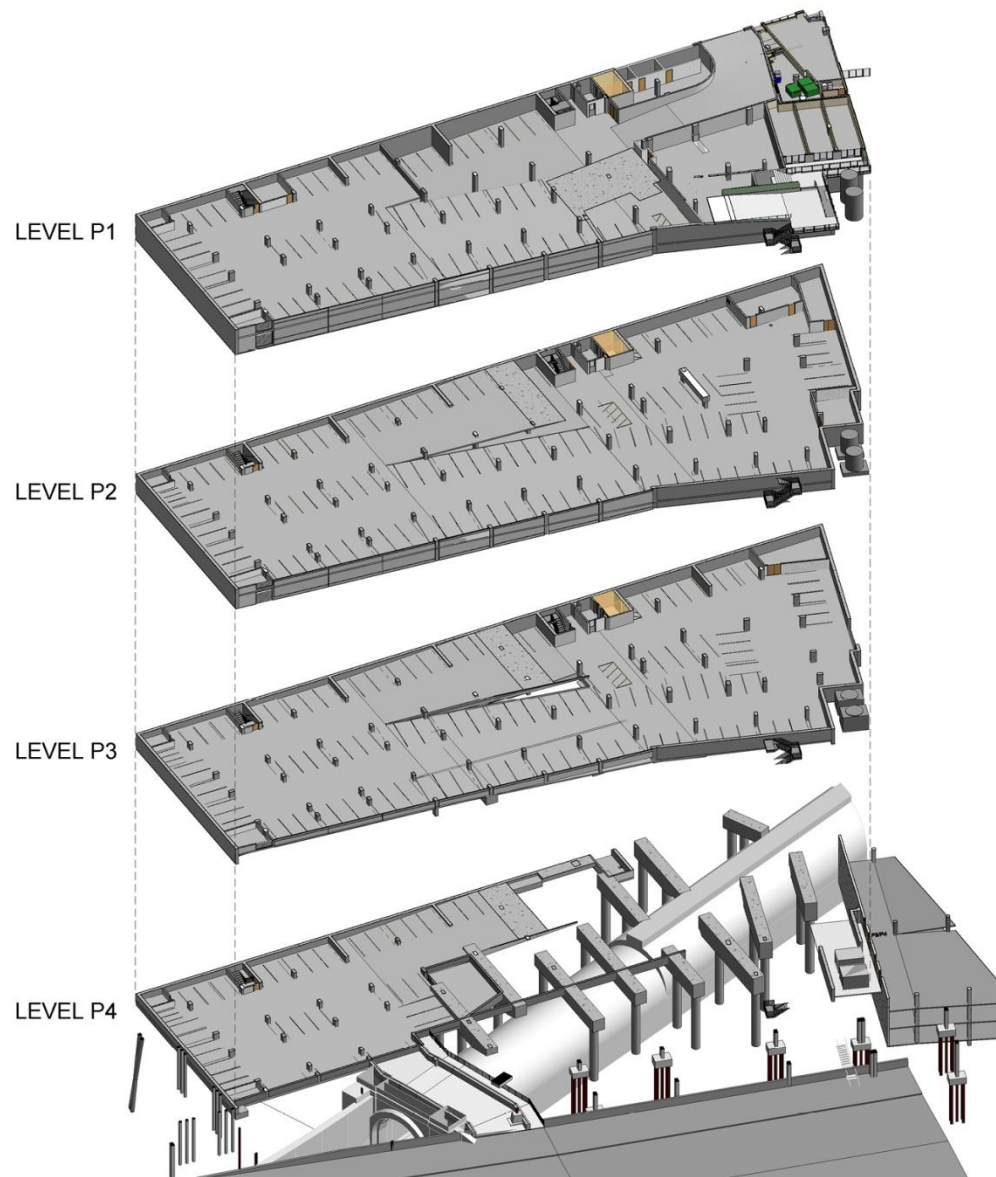


OVERLOOK WALK

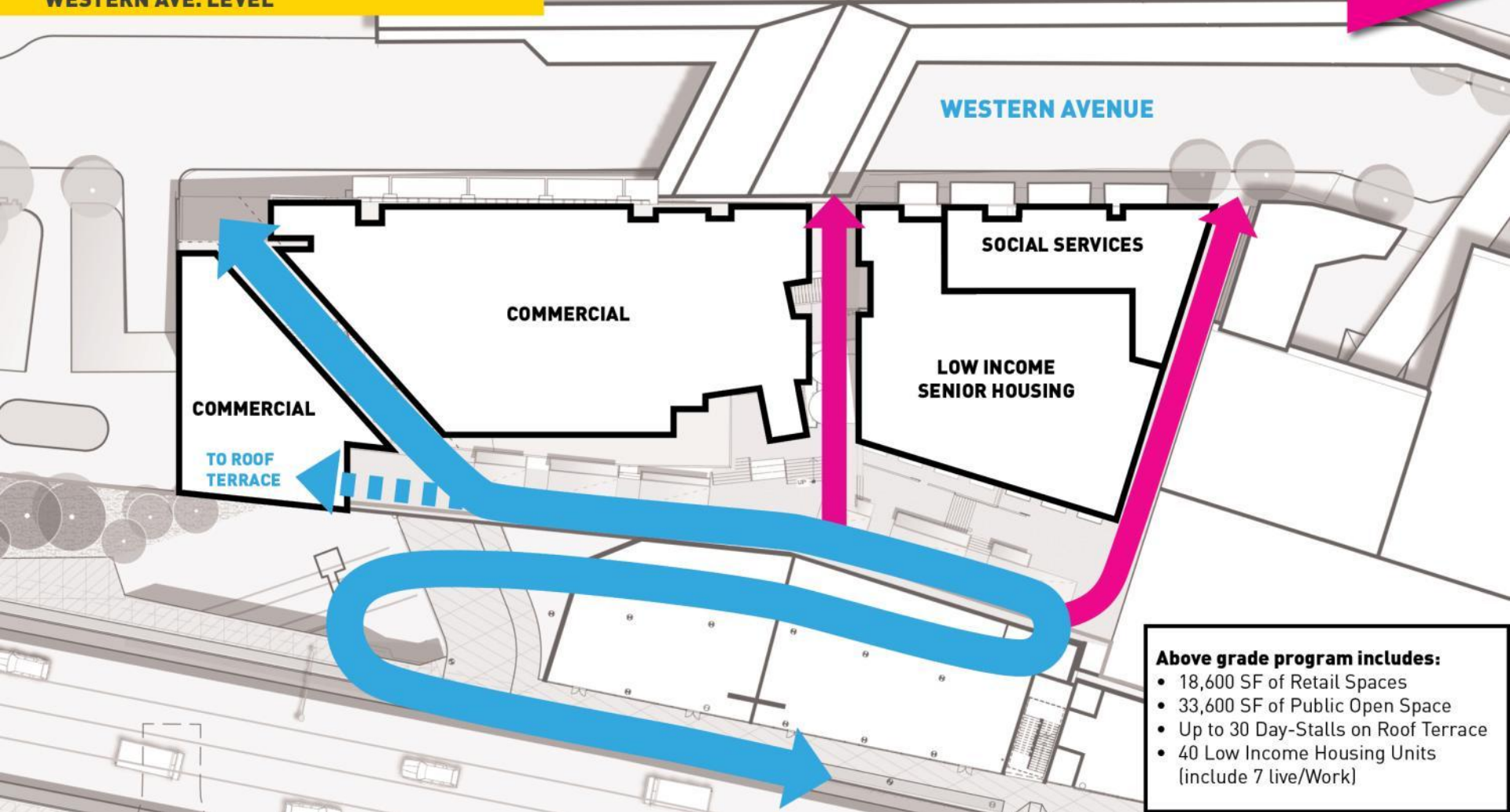
PPM WATERFRONT ENTRANCE PARKING LEVEL

Below grade program:

- Approximately 300 parking stalls
- Entry from Western Avenue
- Internal Connection to PC1-S Garage
- Future connection to Elliott Connector Road



OVERLOOK WALK
PPM WATERFRONT ENTRANCE
WESTERN AVE. LEVEL



Above grade program includes:

- 18,600 SF of Retail Spaces
- 33,600 SF of Public Open Space
- Up to 30 Day-Stalls on Roof Terrace
- 40 Low Income Housing Units (include 7 live/Work)

OVERLOOK WALK
PPM WATERFRONT ENTRANCE
ROOF TERRACE LEVEL



WESTERN AVENUE

DAY STALLS

LOW INCOME
SENIOR HOUSING

Above grade program includes:

- 18,600 SF of Retail Spaces
- 33,600 SF of Public Open Space
- Up to 30 Day-Stalls on Roof Terrace
- 40 Low Income Housing Units
(include 7 live/Work)

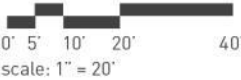
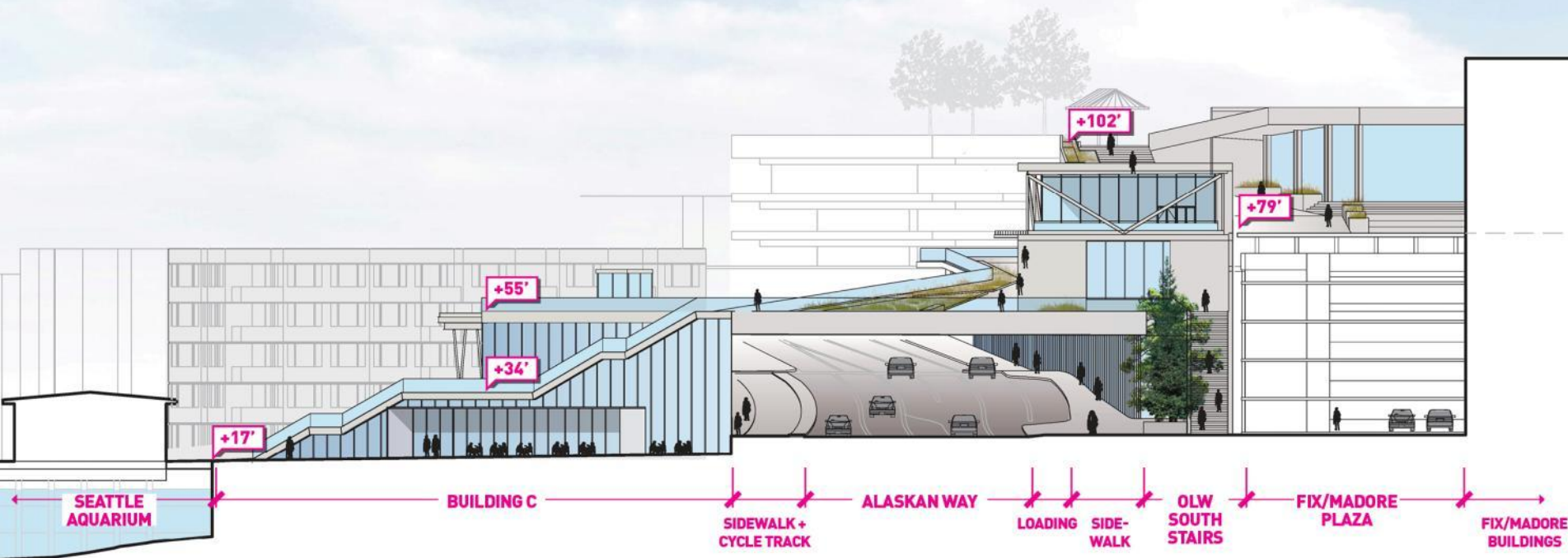
OVERLOOK WALK

PPM WATERFRONT ENTRANCE

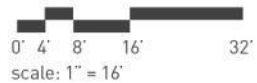
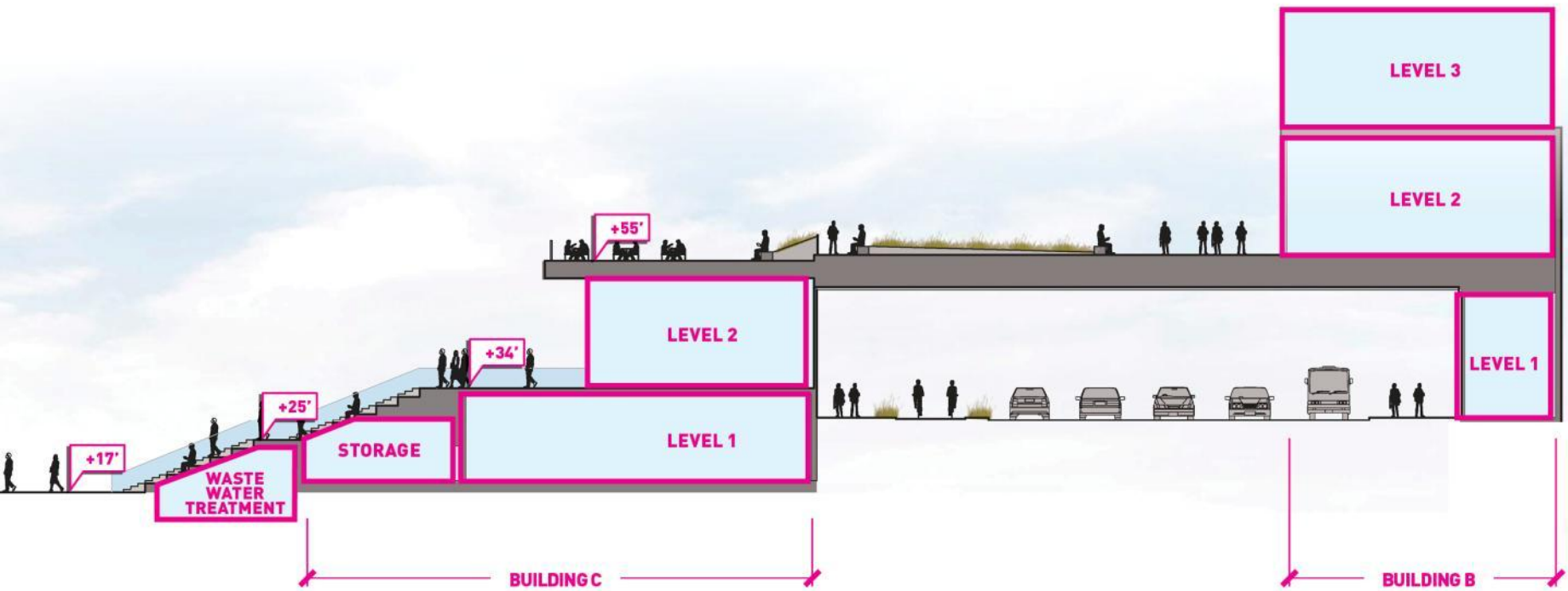
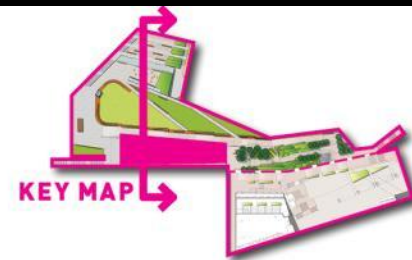
VIEW FROM SOUTHWEST CORNER OF SITE



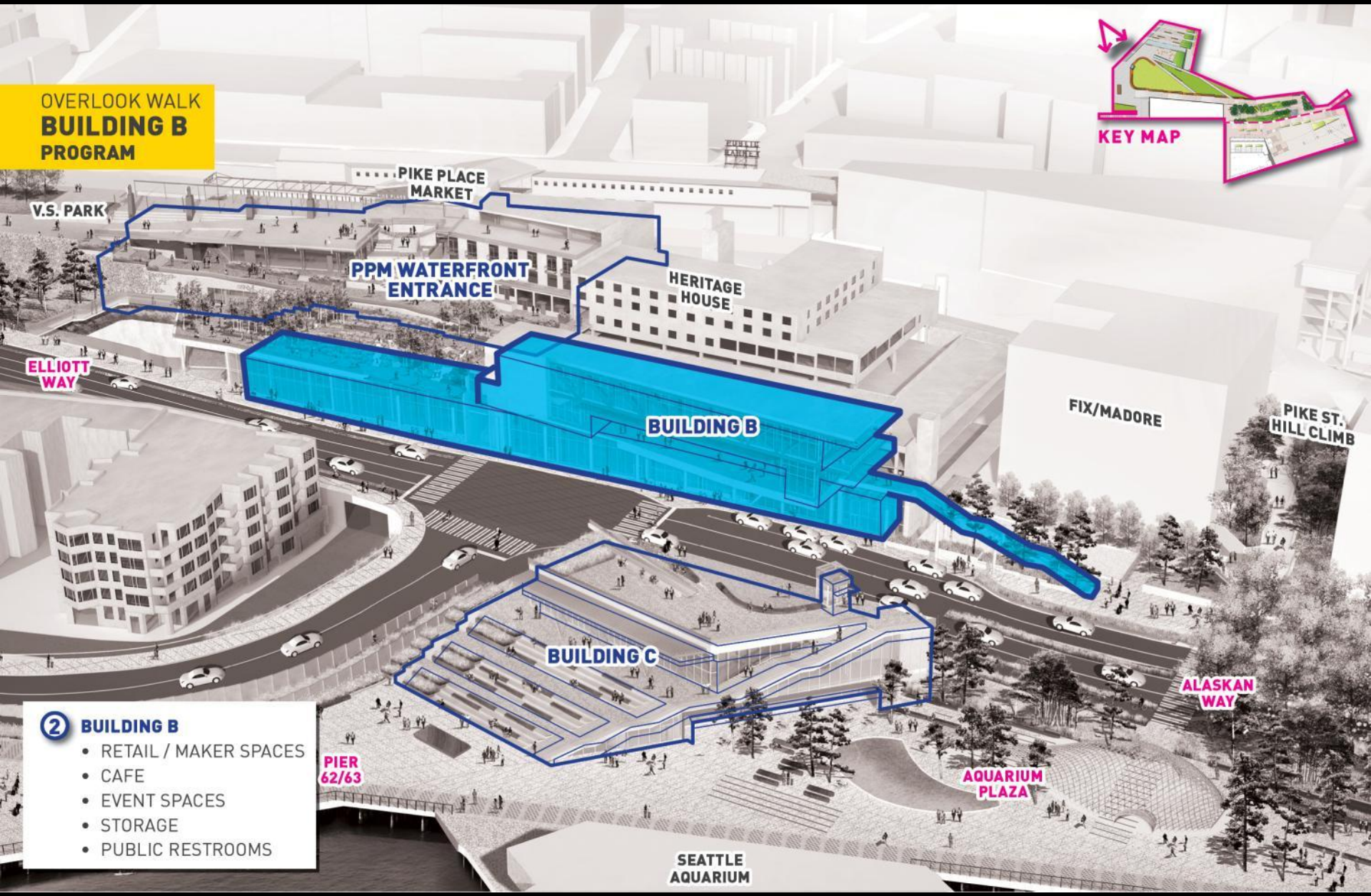
OVERLOOK WALK
BUILDINGS B+C
SOUTH ELEVATION



OVERLOOK WALK
BUILDINGS B+C
SECTION THROUGH LID



OVERLOOK WALK
BUILDING B
PROGRAM



- ② BUILDING B**
- RETAIL / MAKER SPACES
 - CAFE
 - EVENT SPACES
 - STORAGE
 - PUBLIC RESTROOMS

PIER
62/63

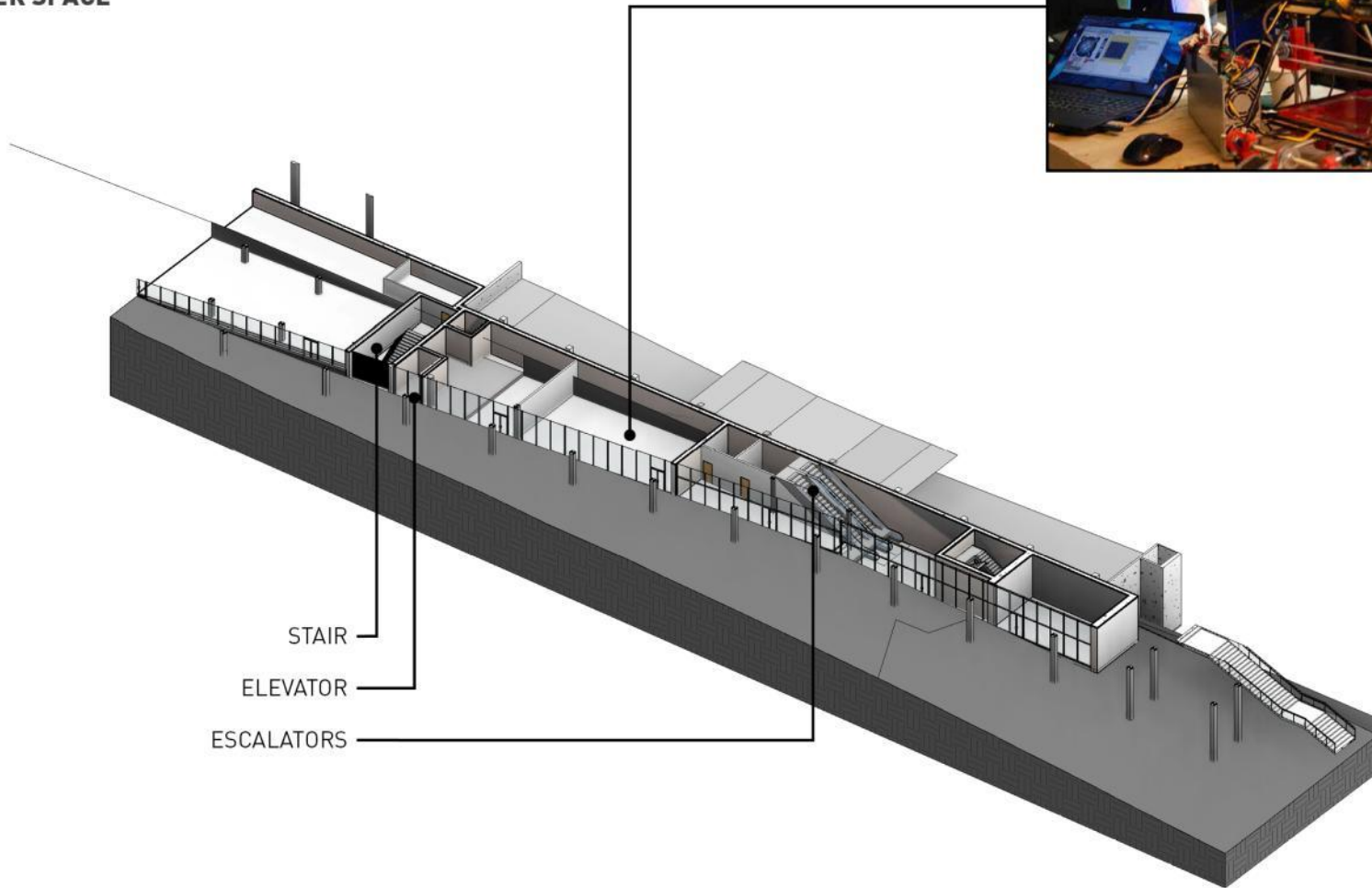
AQUARIUM
PLAZA

SEATTLE
AQUARIUM

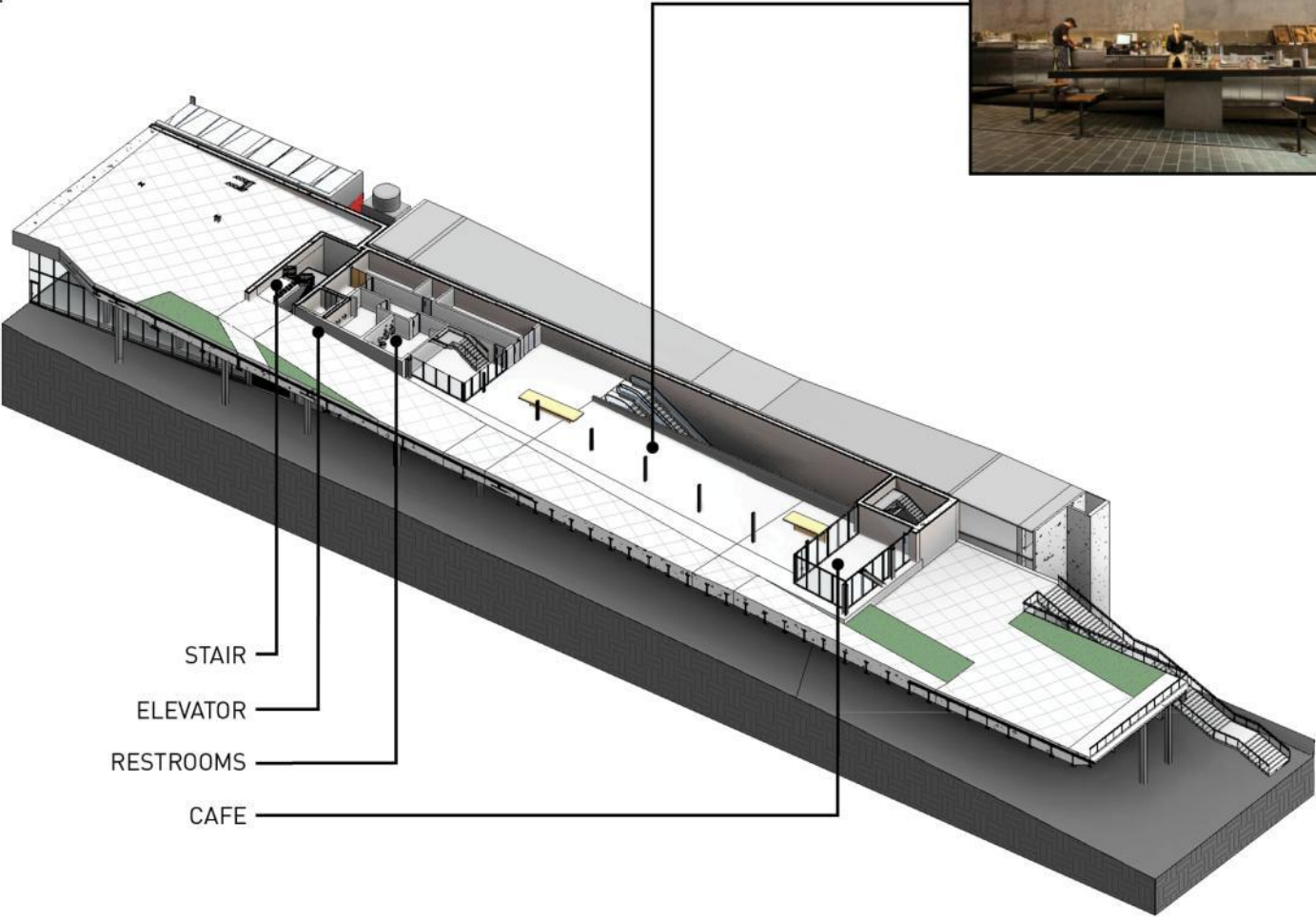
OVERLOOK WALK
BUILDING B
MAKER SPACE



MAKER SPACE

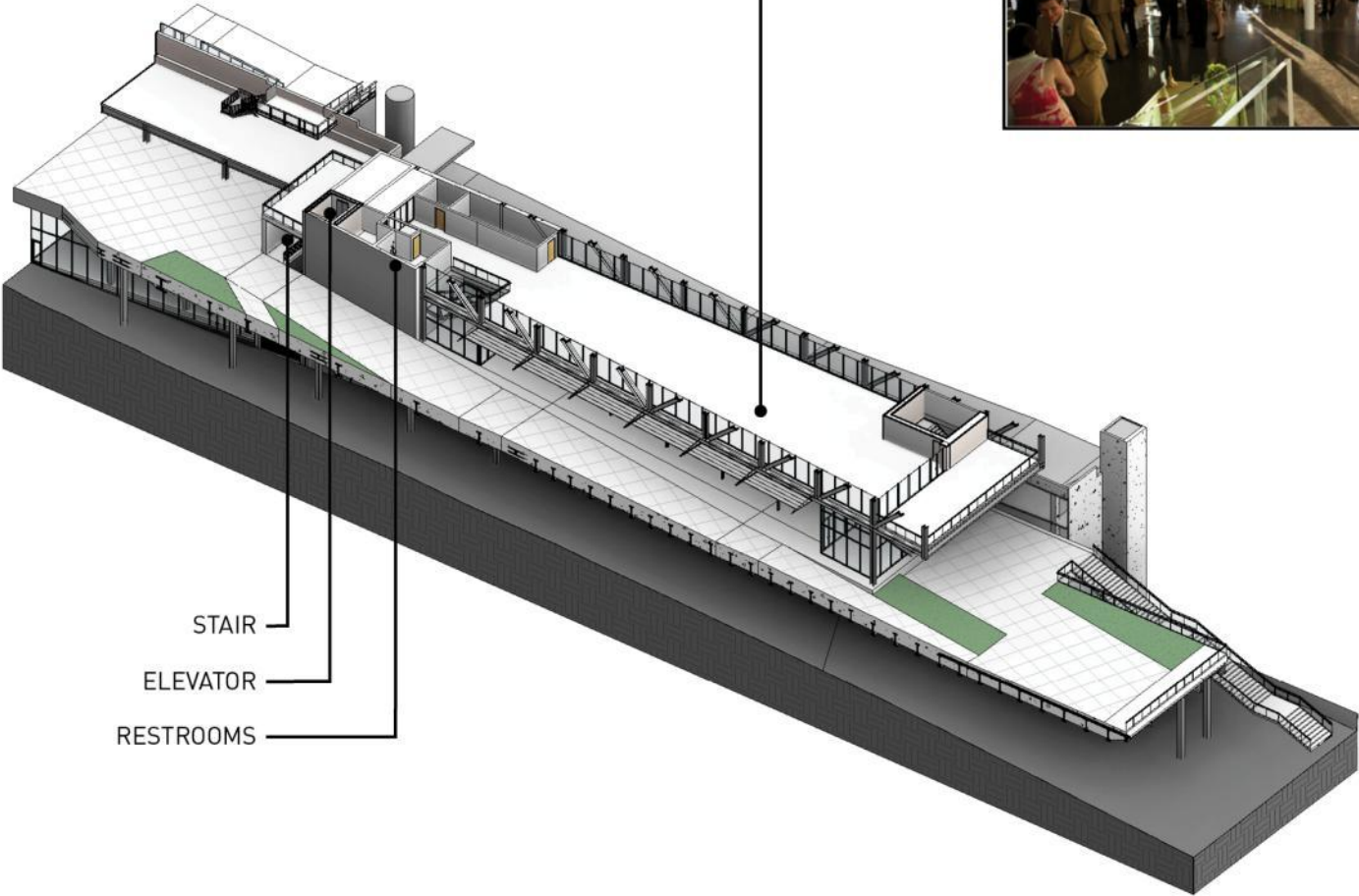


OVERLOOK WALK
BUILDING B
MARKET HALL



MARKET HALL

OVERLOOK WALK
BUILDING B
EVENT PAVILION

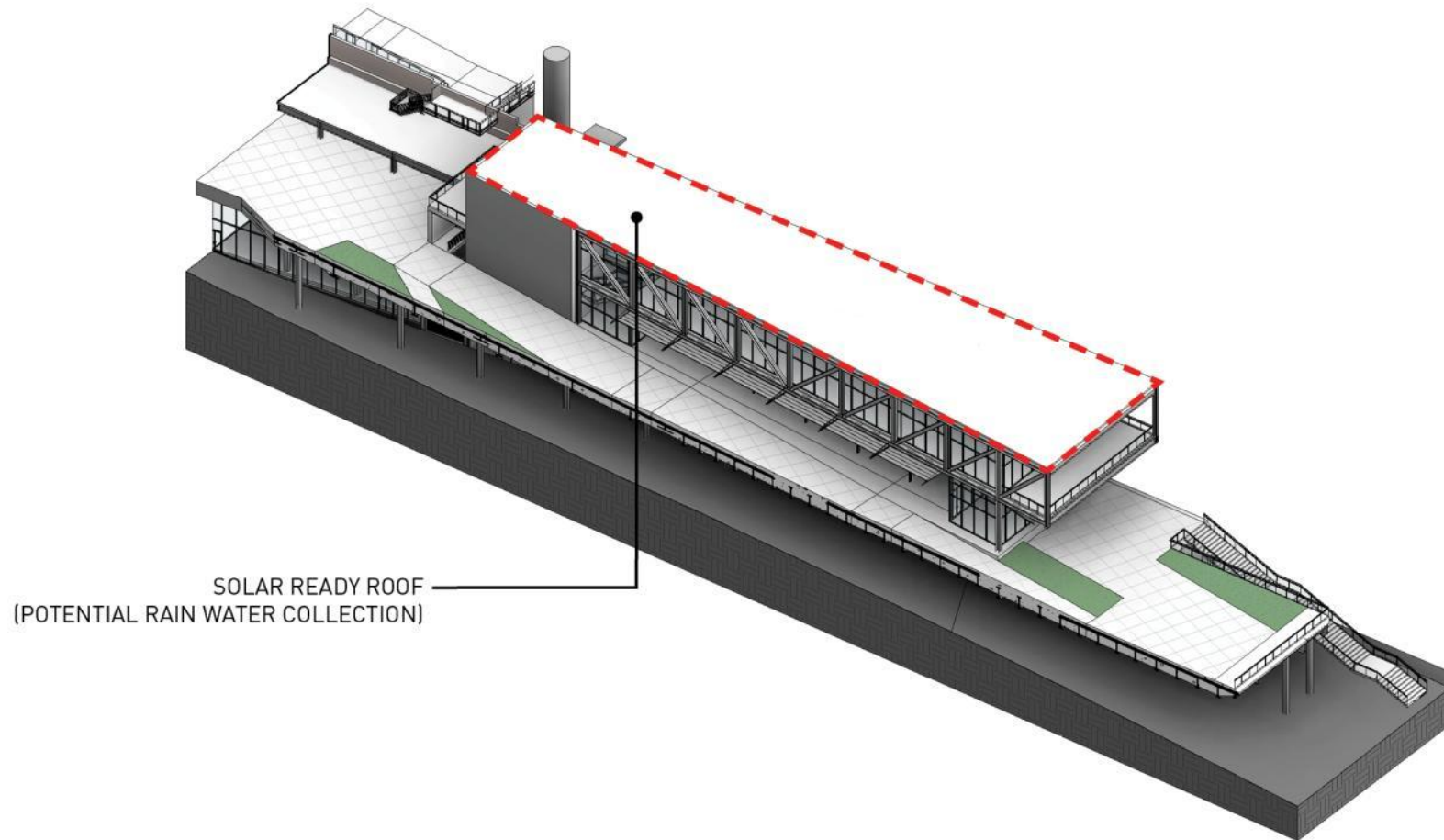


STAIR
ELEVATOR
RESTROOMS



EVENT SPACE

OVERLOOK WALK
BUILDING B



OVERLOOK WALK
BUILDING B
ELLIOTT WAY LEVEL

WATERFRONT
LANDINGS

KEY MAP

+17'

+34'

ELLIOTT WAY

PARKING
ACCESS

680 SF

1

ESCALATOR

3

1571 SF

1188 SF

2

1

STAIR 2

ELEV
MACH

ELECTRICAL

4581 SF

3754 SF

LEGEND

- 1 Stairs to Overlook Walk
- 2 Elevator to Overlook Walk/
Building B
- 3 Escalator to
Overlook Walk/Bldg. B
- 4 Loading



PUBLIC
PARKING

HERITAGE
HOUSE

PIKE PLACE MARKET
WATERFRONT ENTRANCE

OVERLOOK WALK
BUILDING B
OLW LEVEL: MARKET HALL

BUILDING C

WATERFRONT
LANDINGS

KEY MAP

ELLIOTT WAY

CAFE
641 SF

MARKET HALL
4159 SF

WC 228 SF
WC 261 SF
VESTIBULE
STAIR 2
STAIR 1
STAIR 3
STAIR 4
STAIR 5
STAIR 6
STAIR 7
STAIR 8
STAIR 9
STAIR 10
STAIR 11
STAIR 12
STAIR 13
STAIR 14
STAIR 15
STAIR 16
STAIR 17
STAIR 18
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STAIR 90
STAIR 91
STAIR 92
STAIR 93
STAIR 94
STAIR 95
STAIR 96
STAIR 97
STAIR 98
STAIR 99
STAIR 100

LEGEND

- 1 Stairs to Overlook Walk
- 2 Elevator to Overlook Walk
- 3 Escalator to Overlook Walk



PUBLIC
PARKING

HERITAGE
HOUSE

PIKE PLACE MARKET
WATERFRONT ENTRANCE

OVERLOOK WALK
MARKET STALLS
IMPERIAL BUILDING, NEW ZEALAND



OVERLOOK WALK
BUILDING B
UPPER LEVEL: EVENT PAVILION

BUILDING C

WATERFRONT
LANDINGS

KEY MAP

ELLIOTT WAY

UPPER
EVENT
BALCONY
941 SF

BALCONY
941 SF

UPPER EVENT PAVILION
6651 SF

PLATING

STORAGE



LEGEND



Elevator to Elliott Way



Stairs to Elliott Way



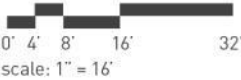
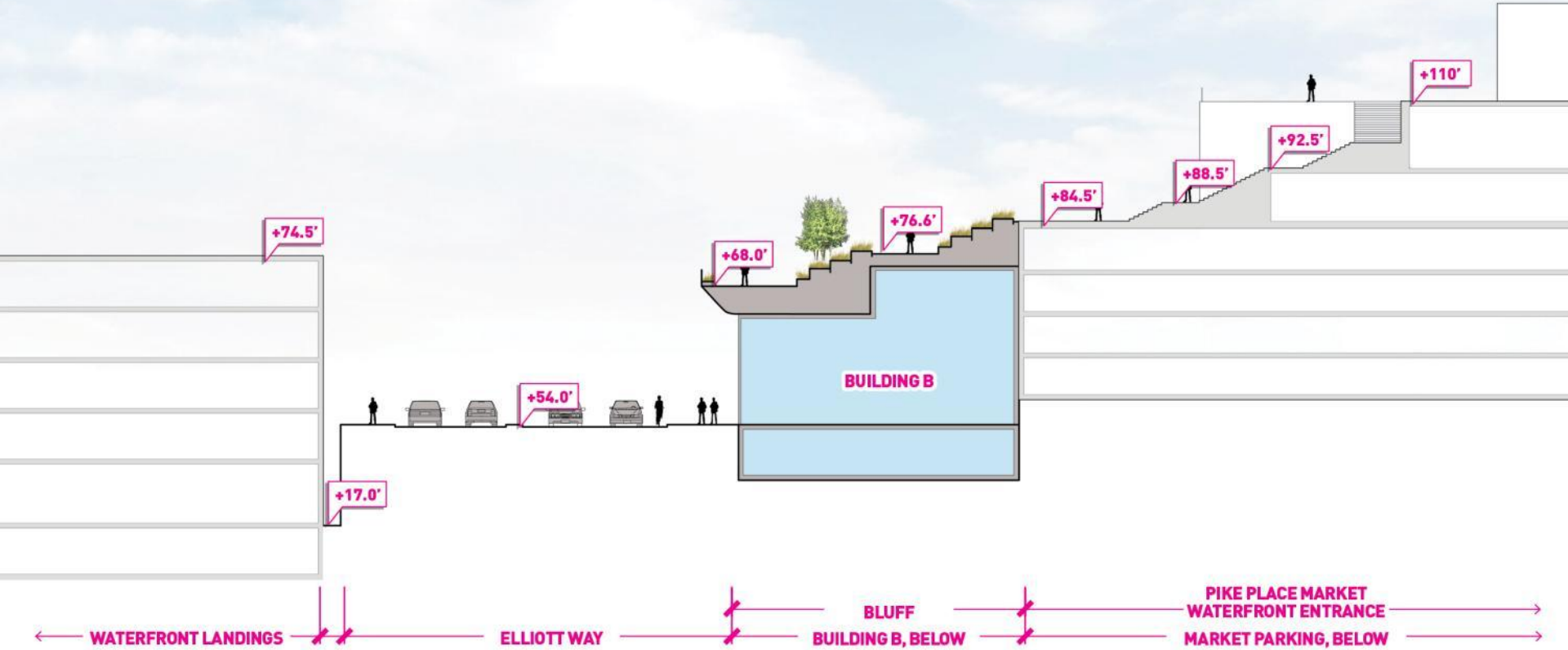
scale: 1" = 30'

PUBLIC
PARKING

HERITAGE
HOUSE

PIKE PLACE MARKET
WATERFRONT ENTRANCE

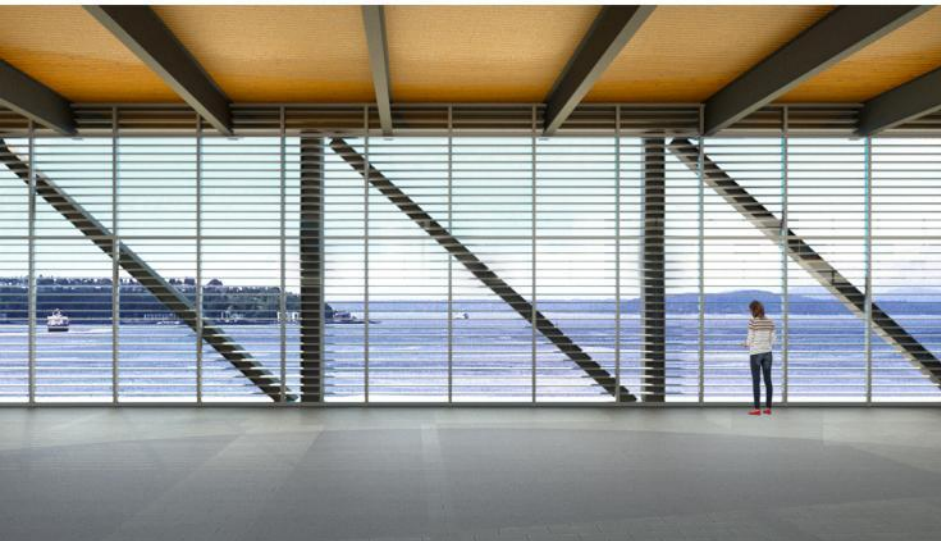
OVERLOOK WALK
BUILDING B
SECTION



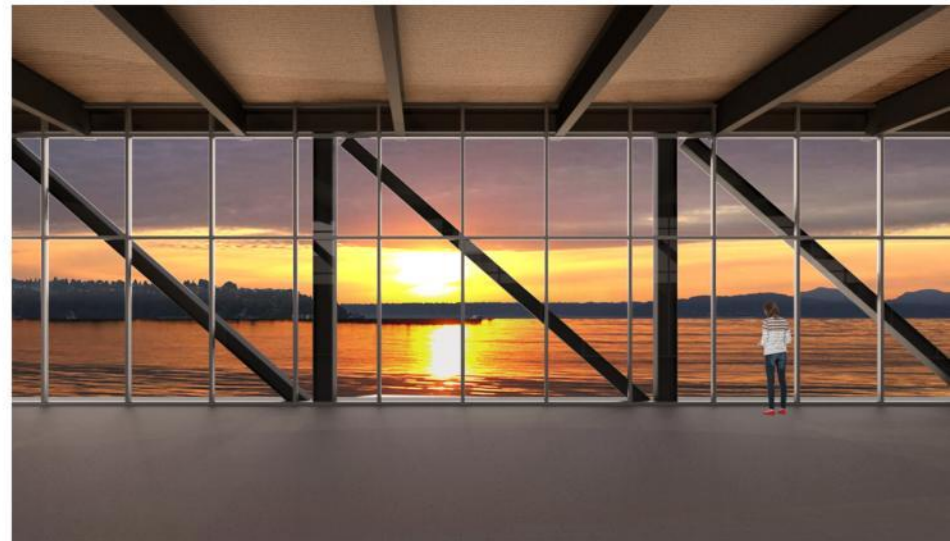
OVERLOOK WALK
BUILDING B
VIEW LOOKING NORTHEAST



OVERLOOK WALK
BUILDING B
UPPER EVENT SPACE



DAYTIME RENDERING WITH SOLAR SHADING DEPLOYED

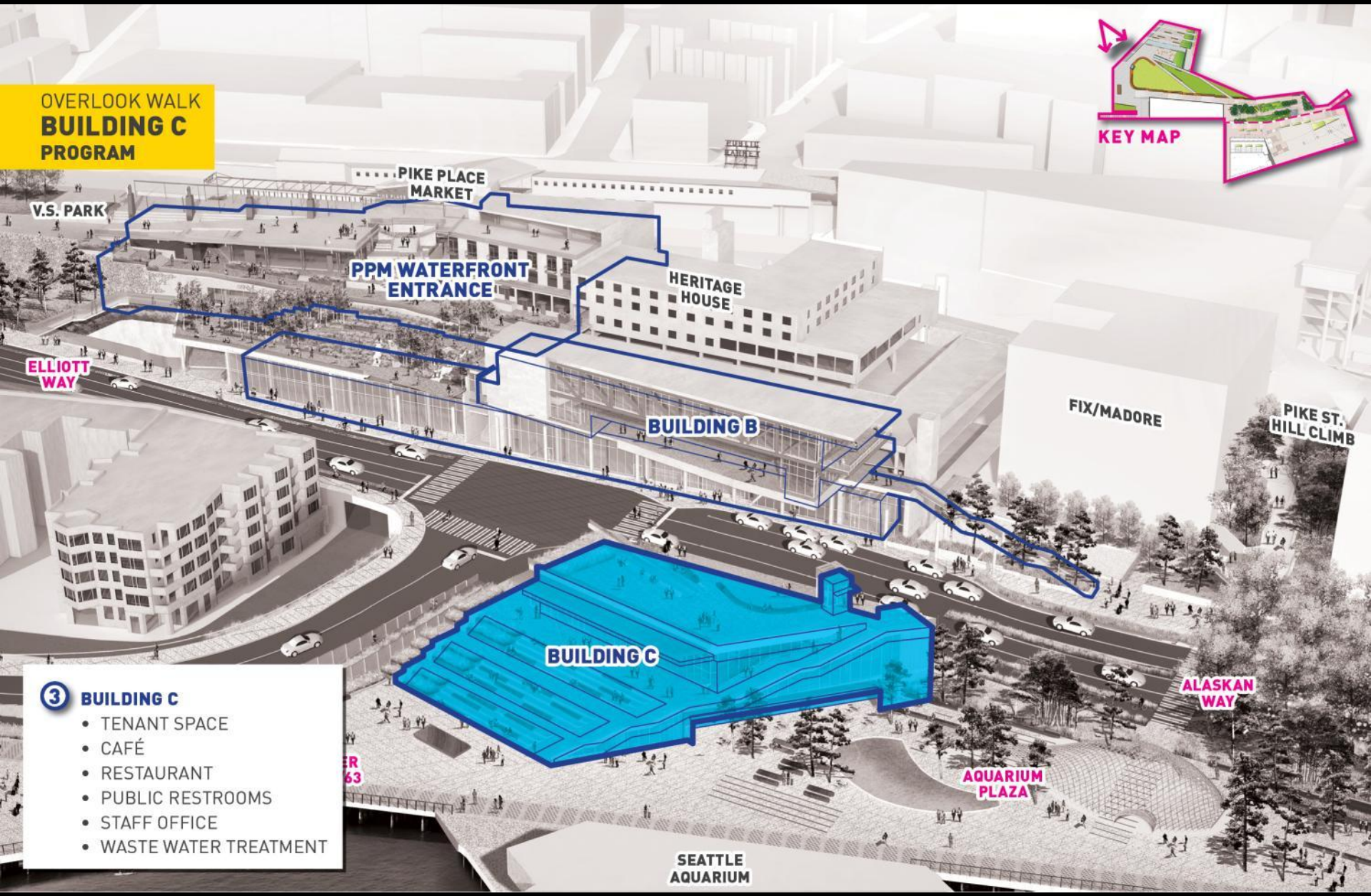


EVENING RENDERING WITH SOLAR SHADING RETRACTED

OVERLOOK WALK
BUILDING B
VIEW LOOKING NORTH

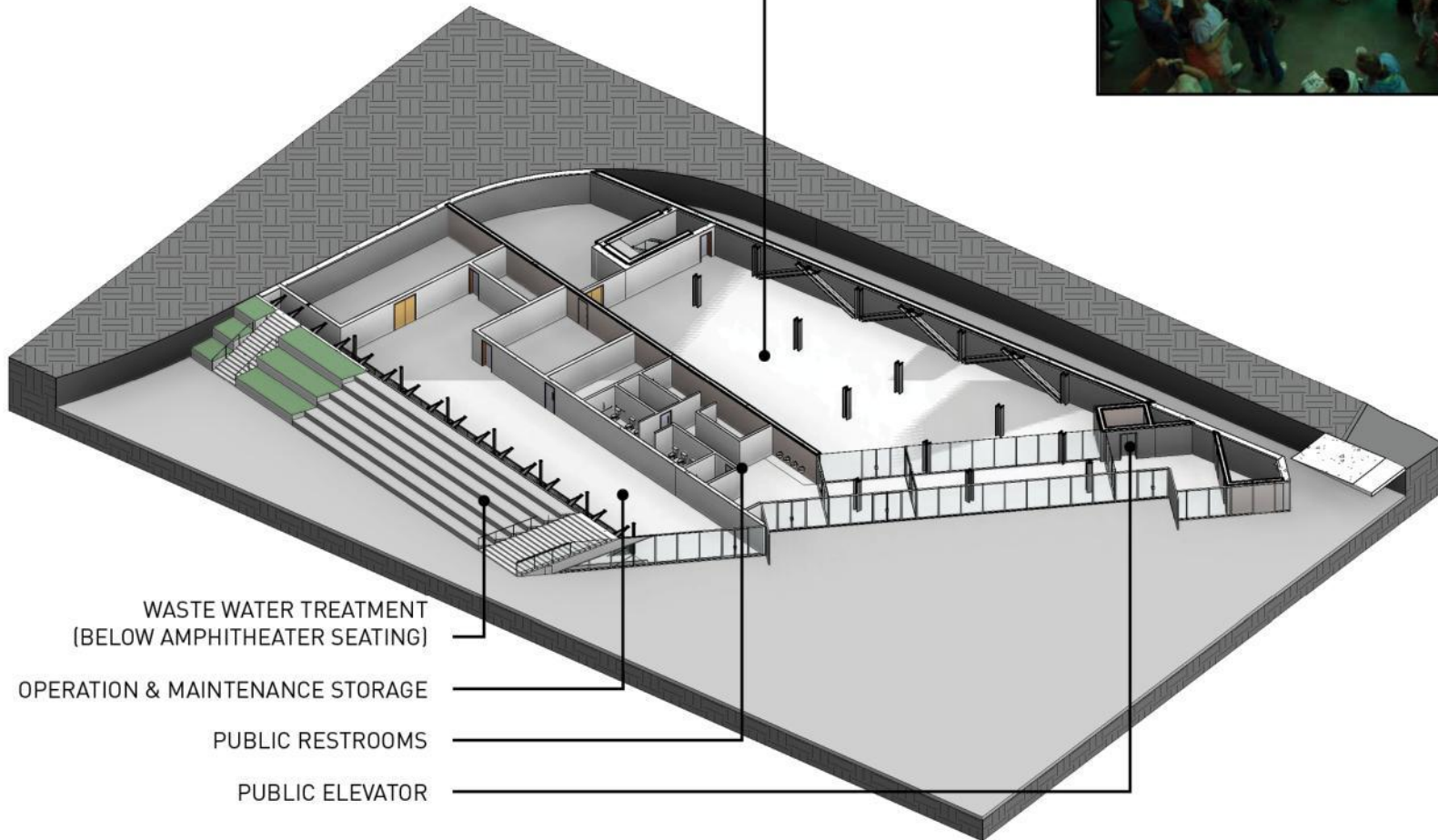


OVERLOOK WALK
BUILDING C
PROGRAM

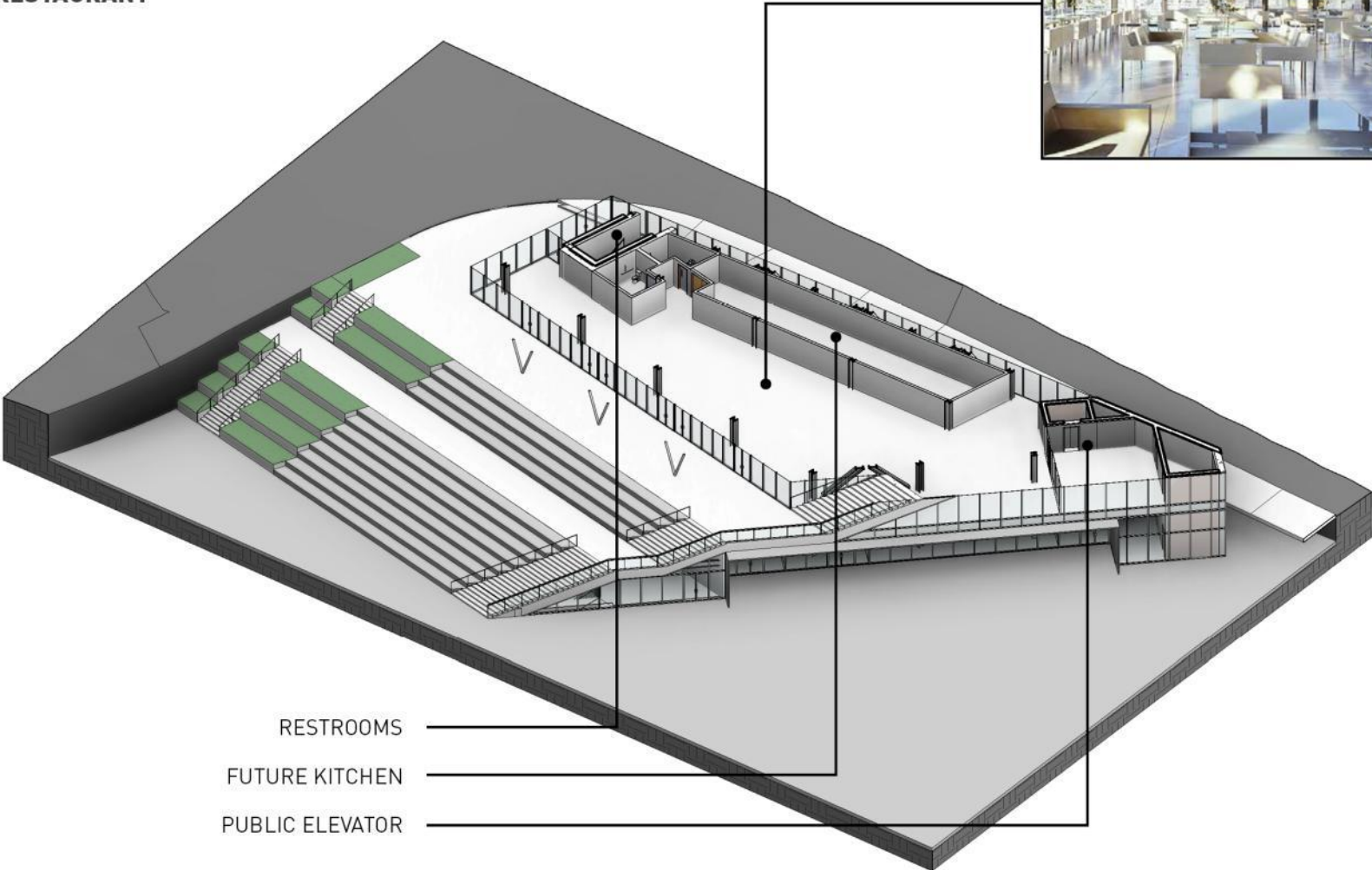


- ③ BUILDING C**
- TENANT SPACE
 - CAFÉ
 - RESTAURANT
 - PUBLIC RESTROOMS
 - STAFF OFFICE
 - WASTE WATER TREATMENT

OVERLOOK WALK
BUILDING C
TENANT SPACE

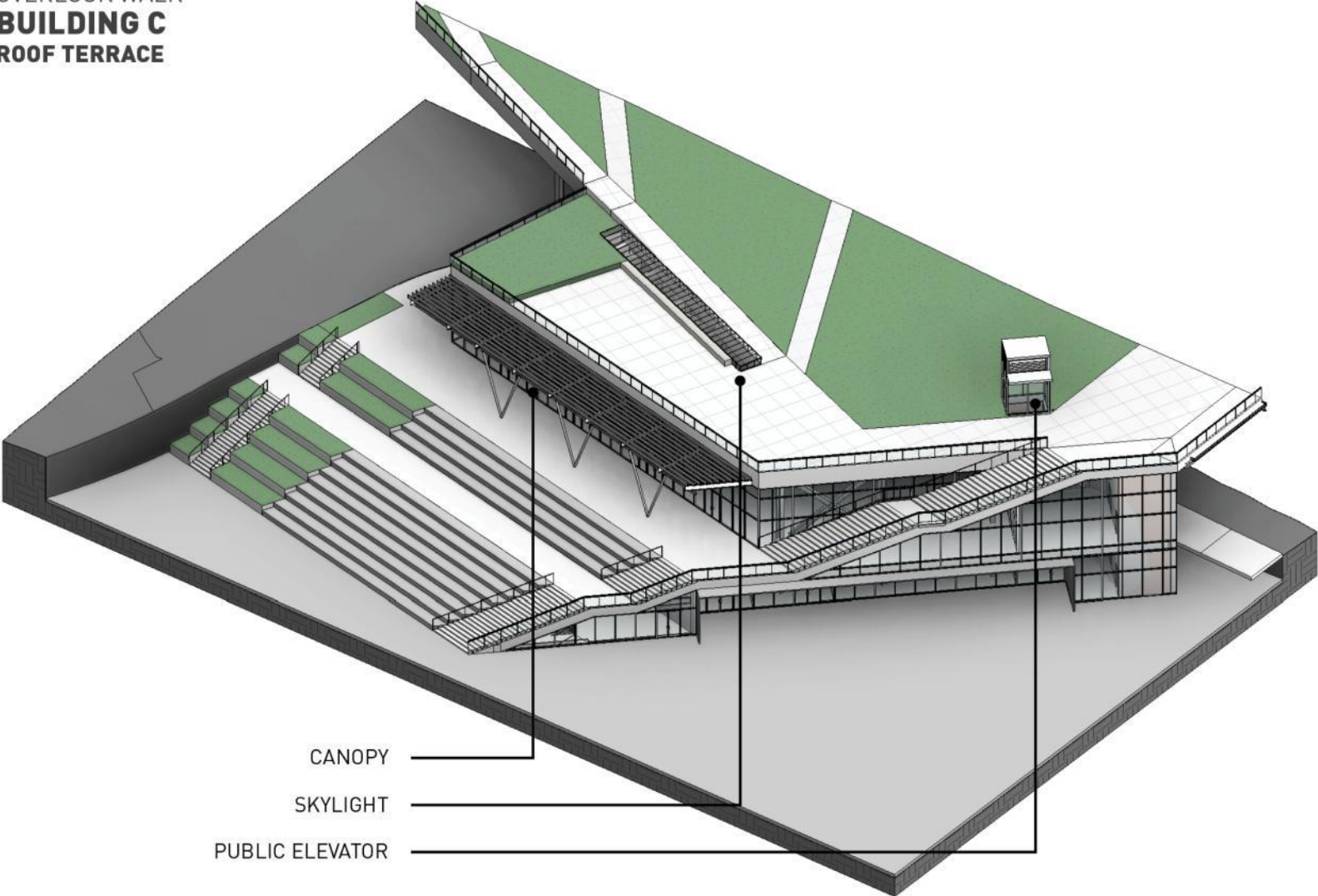


OVERLOOK WALK
BUILDING C
RESTAURANT



RESTAURANT

OVERLOOK WALK
BUILDING C
ROOF TERRACE



CANOPY

SKYLIGHT

PUBLIC ELEVATOR

OVERLOOK WALK
BUILDING C
GROUND FLOOR

KEY MAP

AQUARIUM PLAZA

+17'

+16'

WASTE WATER TREATMENT
2704 SF

OPERATIONS + MAINTENANCE
1780 SF

MECHANICAL
1113 SF

W/C
1000 SF

CUST

WATER & FIRE
256 SF

ELECTRICAL
312 SF

1
VESTIBULE
322 SF

CAFE
730 SF

TENANT SPACE
6378 SF

2
VESTIBULE
476 SF

ELEV MACH

BW +19'

TW +22'

PINE ST.

LEGEND

1

Building C Entry

2

Elevator to Upper Floors

0' 5' 10' 20' 40'

scale: 1" = 20'



ELLIOTT WAY

+34'

OVERLOOK WALK
BUILDING C
UPPER FLOOR

KEY MAP

+16'

+17'

AQUARIUM PLAZA

BW +19'

VESTIBULE
601 SF

2

ELEVATOR-C

RESTAURANT
6090 SF

KITCHEN
(FUTURE)
1263 SF

3

PINE ST.

LEGEND

- 1 Stairs to Ground Floor
- 2 Elevator
- 3 Building C Entry

0' 5' 10' 20' 40'

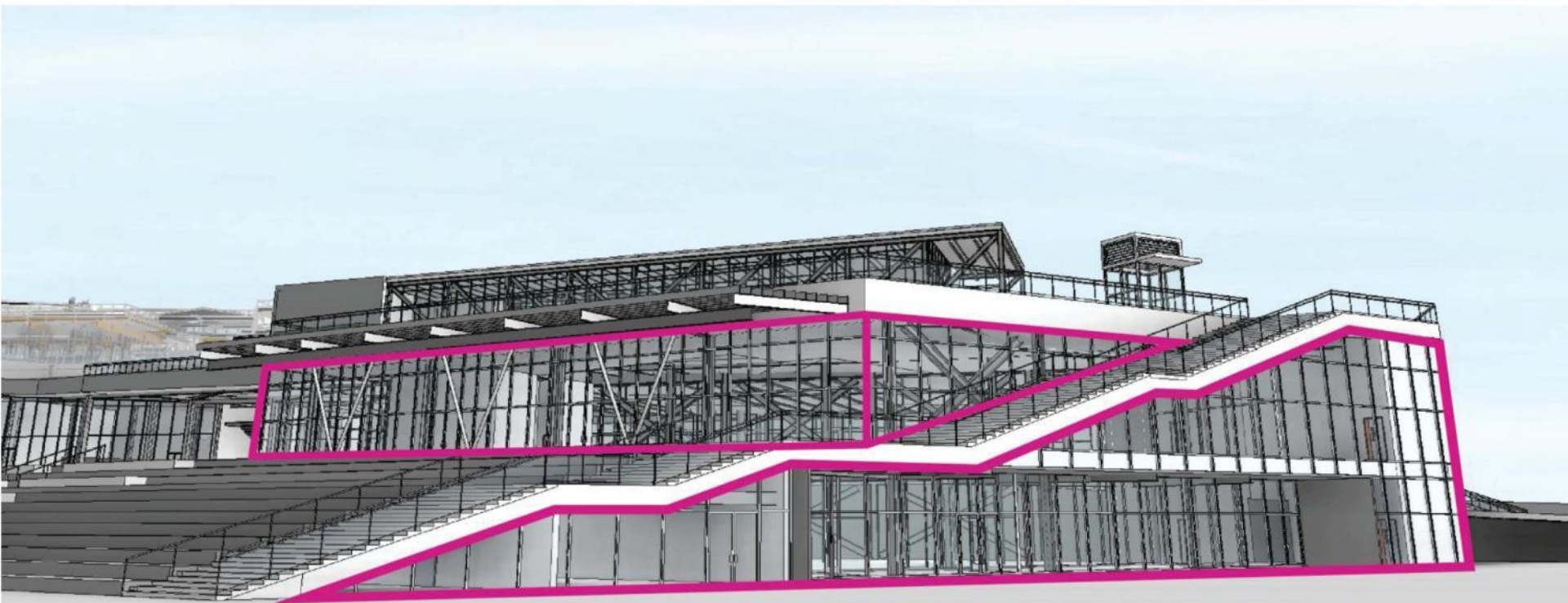
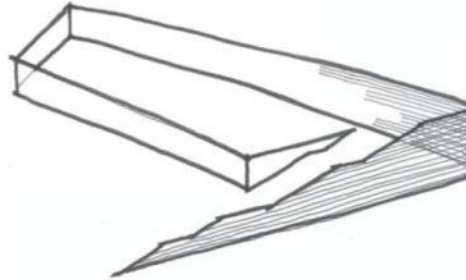
scale: 1" = 20'

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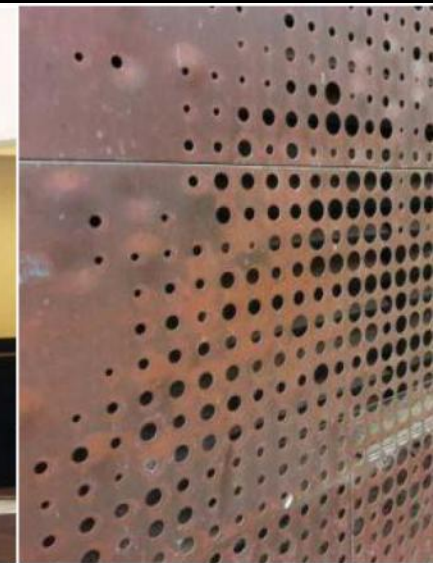
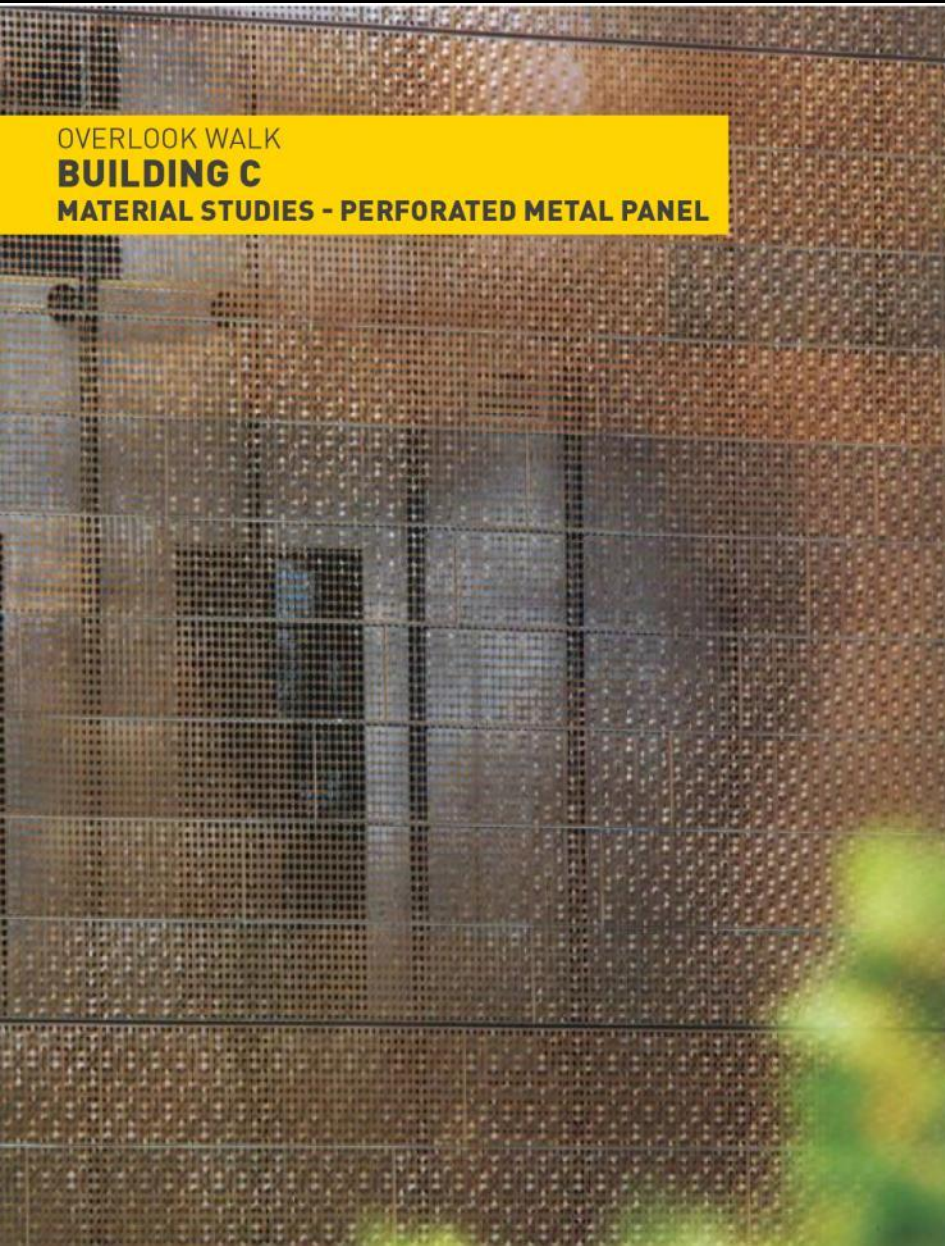
ELLIOTT WAY

+34'

OVERLOOK WALK
BUILDING C
FACADE STUDIES



OVERLOOK WALK
BUILDING C
MATERIAL STUDIES - PERFORATED METAL PANEL



OVERLOOK WALK
BUILDING C
MATERIAL STUDIES - LOUVERS



OVERLOOK WALK
BUILDING C
MATERIAL STUDIES - FRITTED GLASS



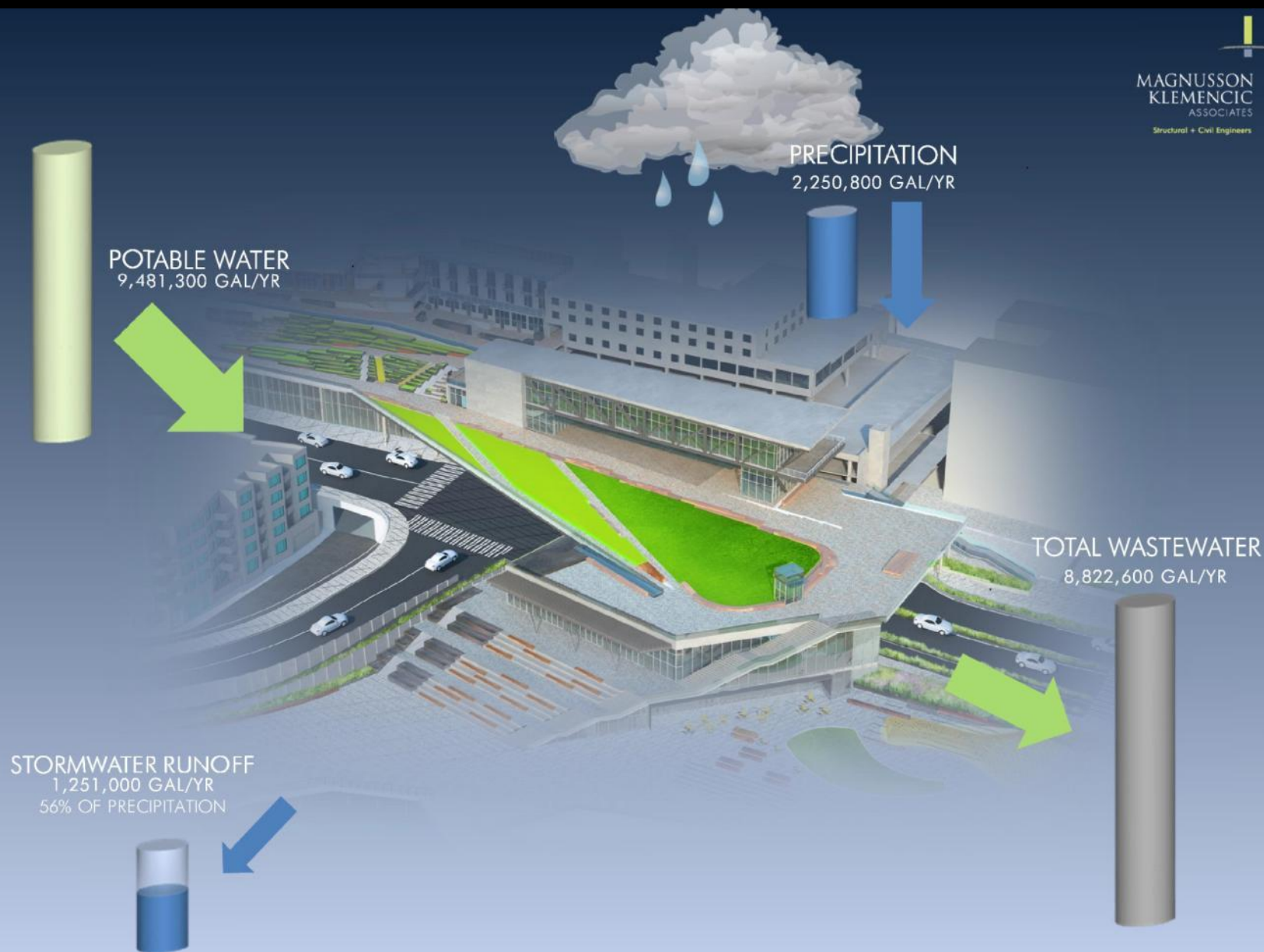
LEED GOLD REQUIRED FOR BUILDINGS B & C PER CITY OF SEATTLE REQUIREMENTS

INNOVATION OPPORTUNITIES FOR:

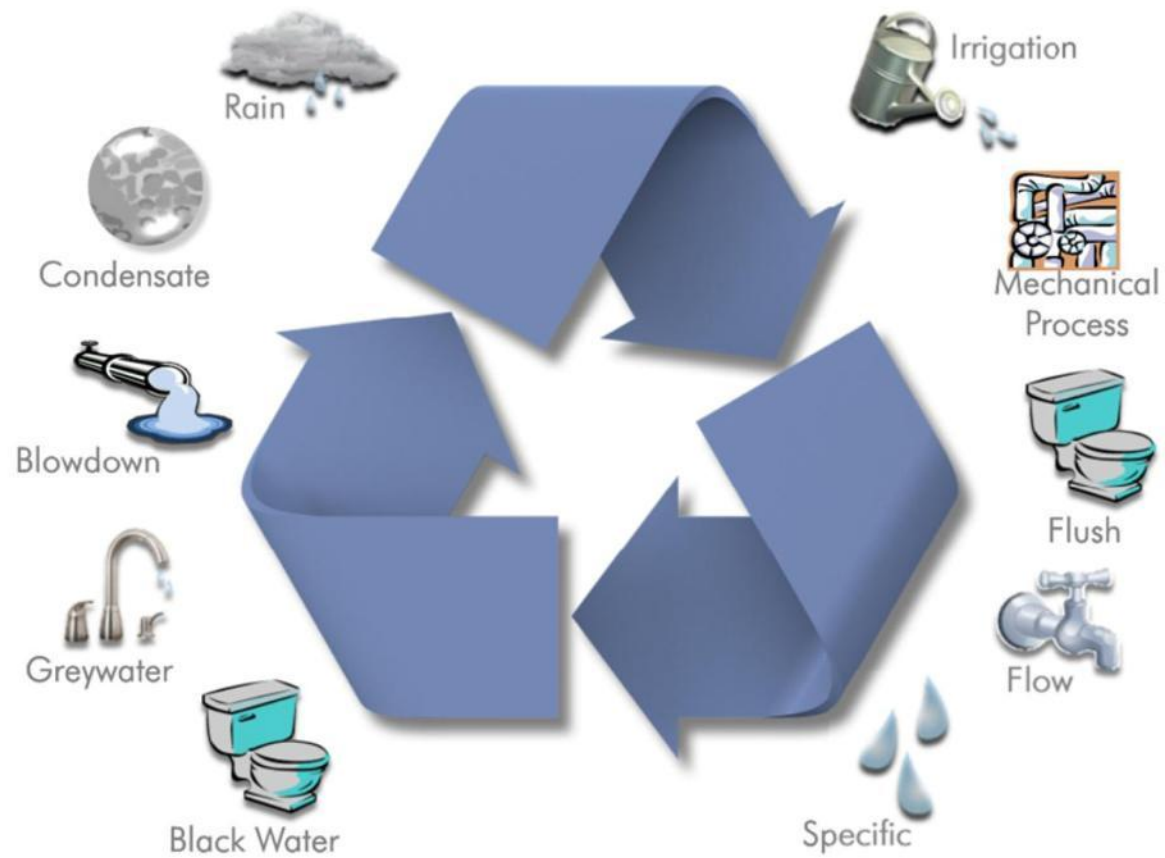
- DISTRICT SCALED HEATING AND COOLING
- “SOLAR READY” ROOF AND RAIN COLLECTION ON BUILDING B
- GREEN STORMWATER INFRASTRUCTURE
- WATER REUSE

OVERLOOK WALK
WATER REUSE OPTIONS

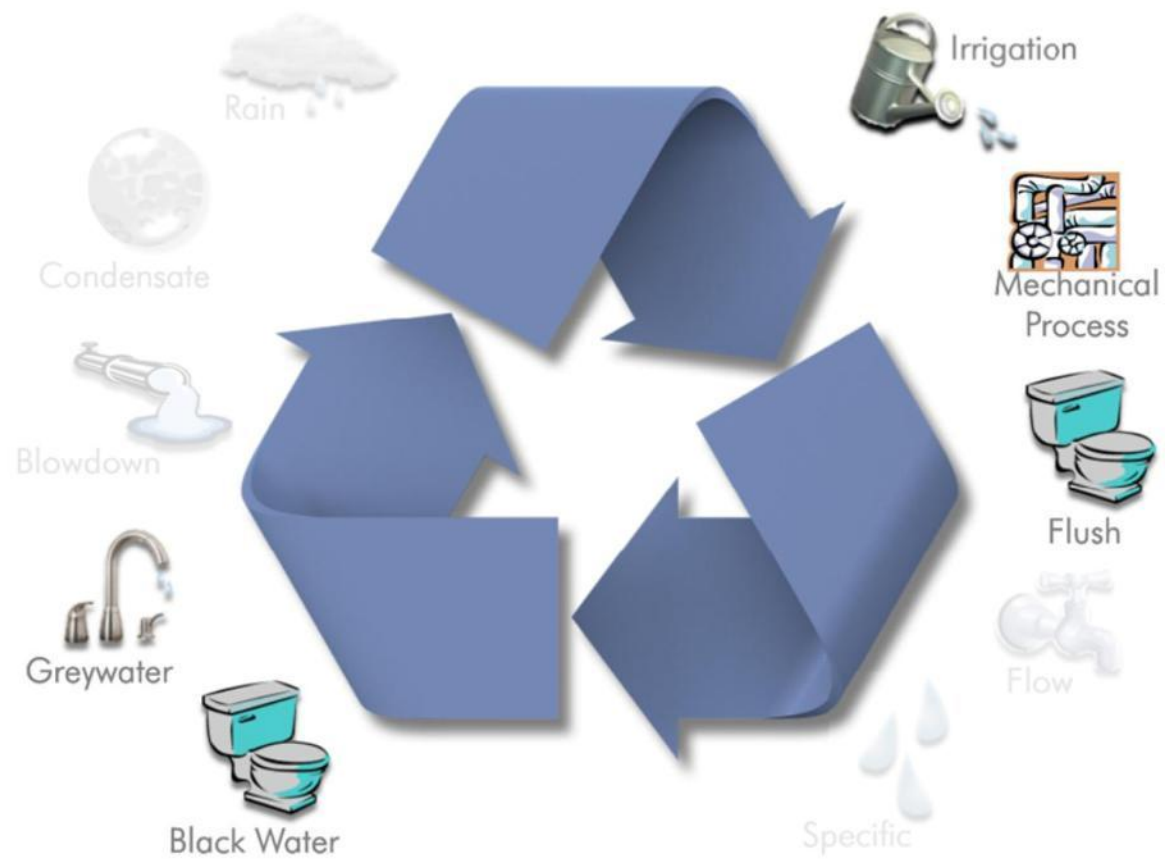




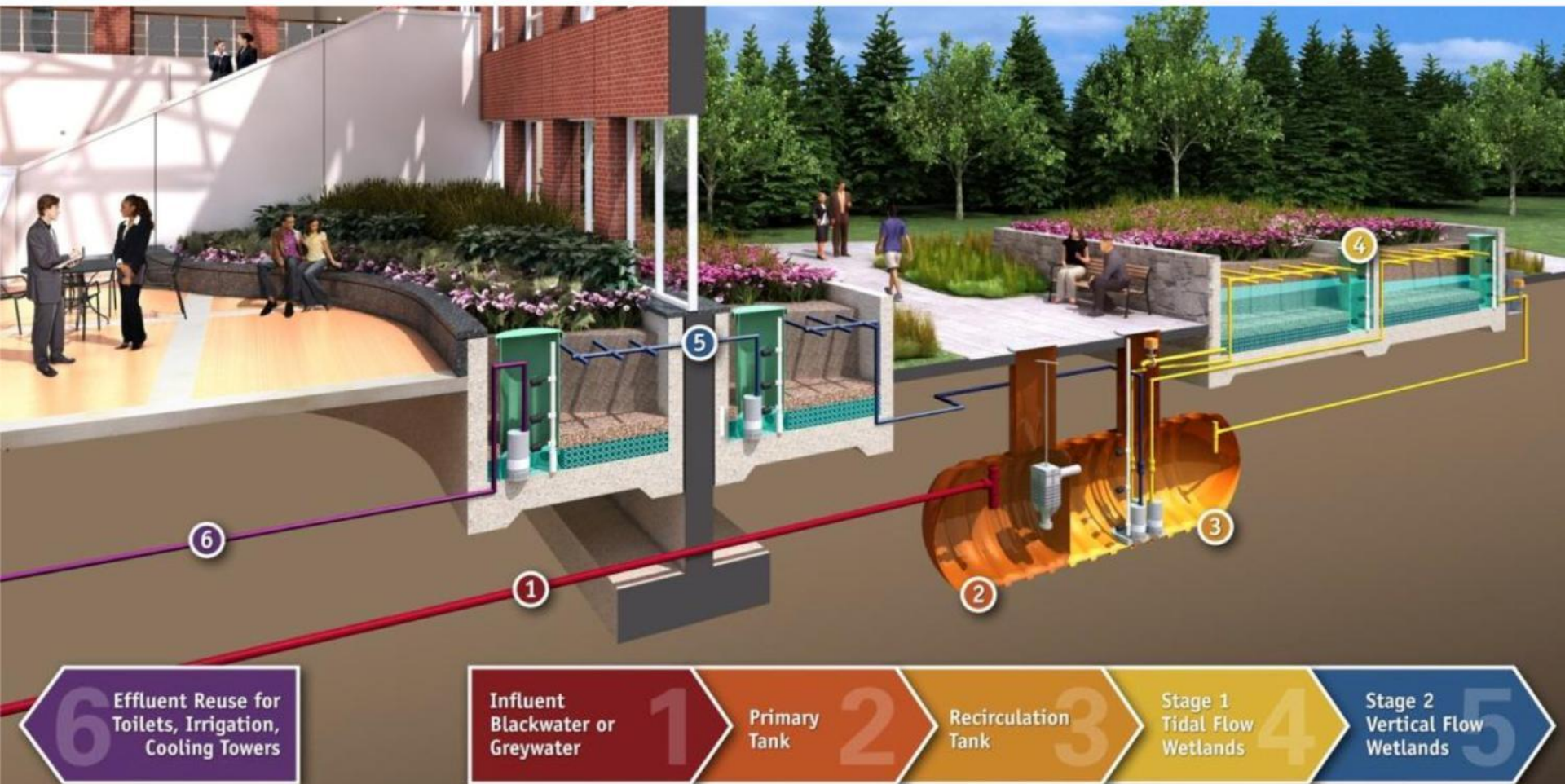
OVERLOOK WALK
WATER REUSE OPTIONS



OVERLOOK WALK
WATER REUSE OPTIONS



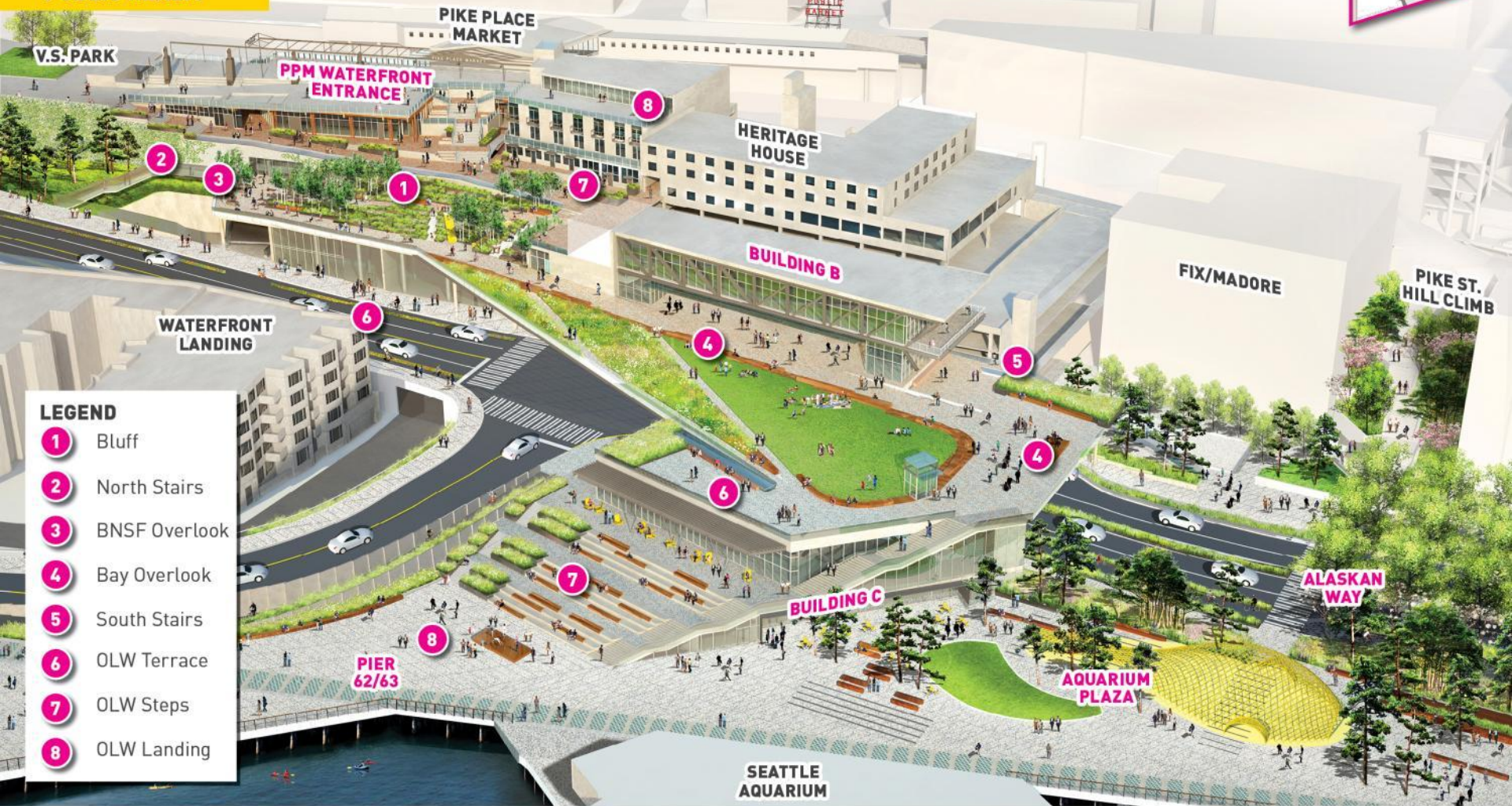
OVERLOOK WALK
ECOLOGICAL WASTEWATER TREATMENT



OVERLOOK WALK
MEMBRANE BIOREACTOR (MBR)



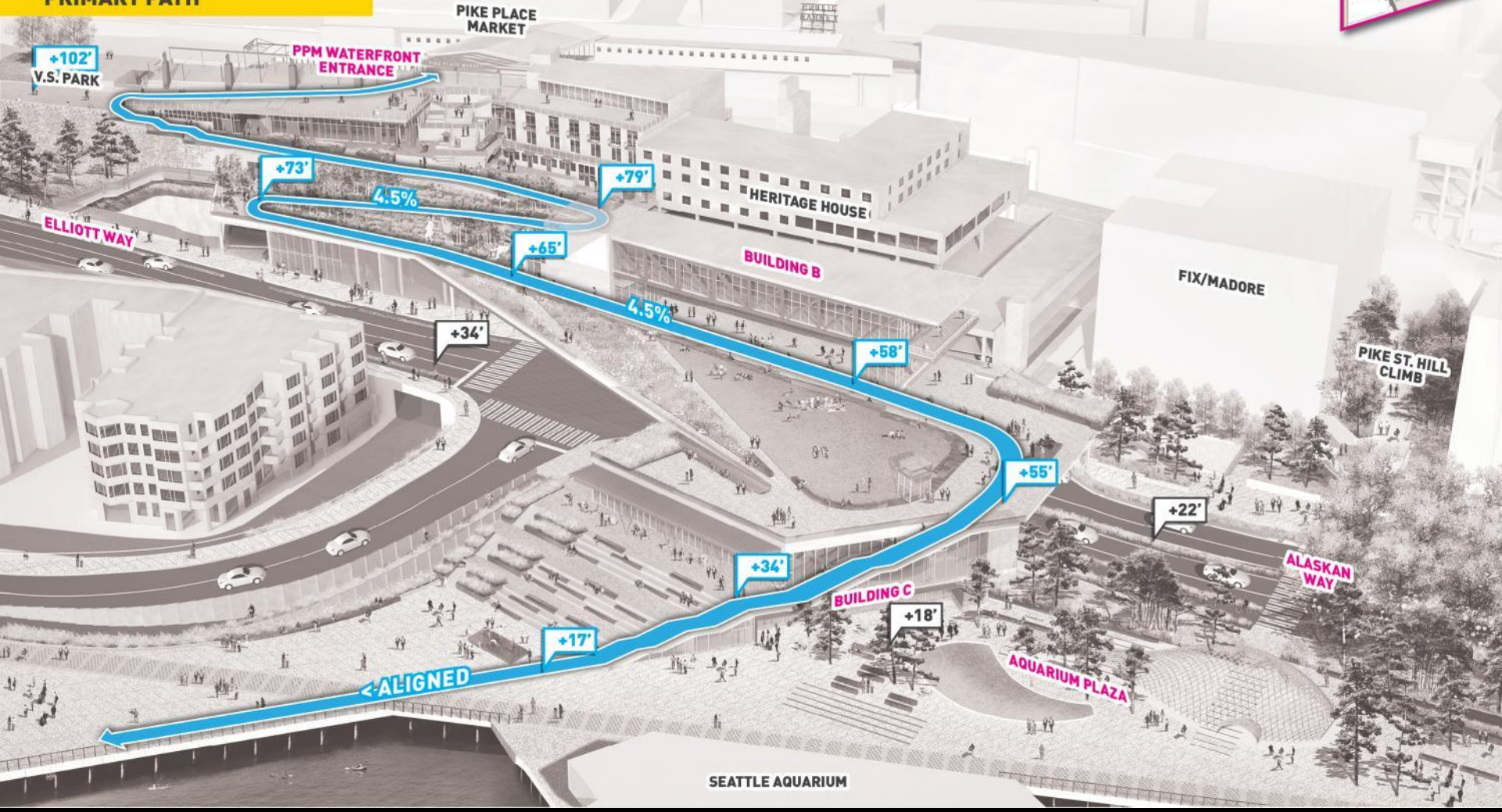
OVERLOOK WALK
AERIAL VIEW
PUBLIC REALM



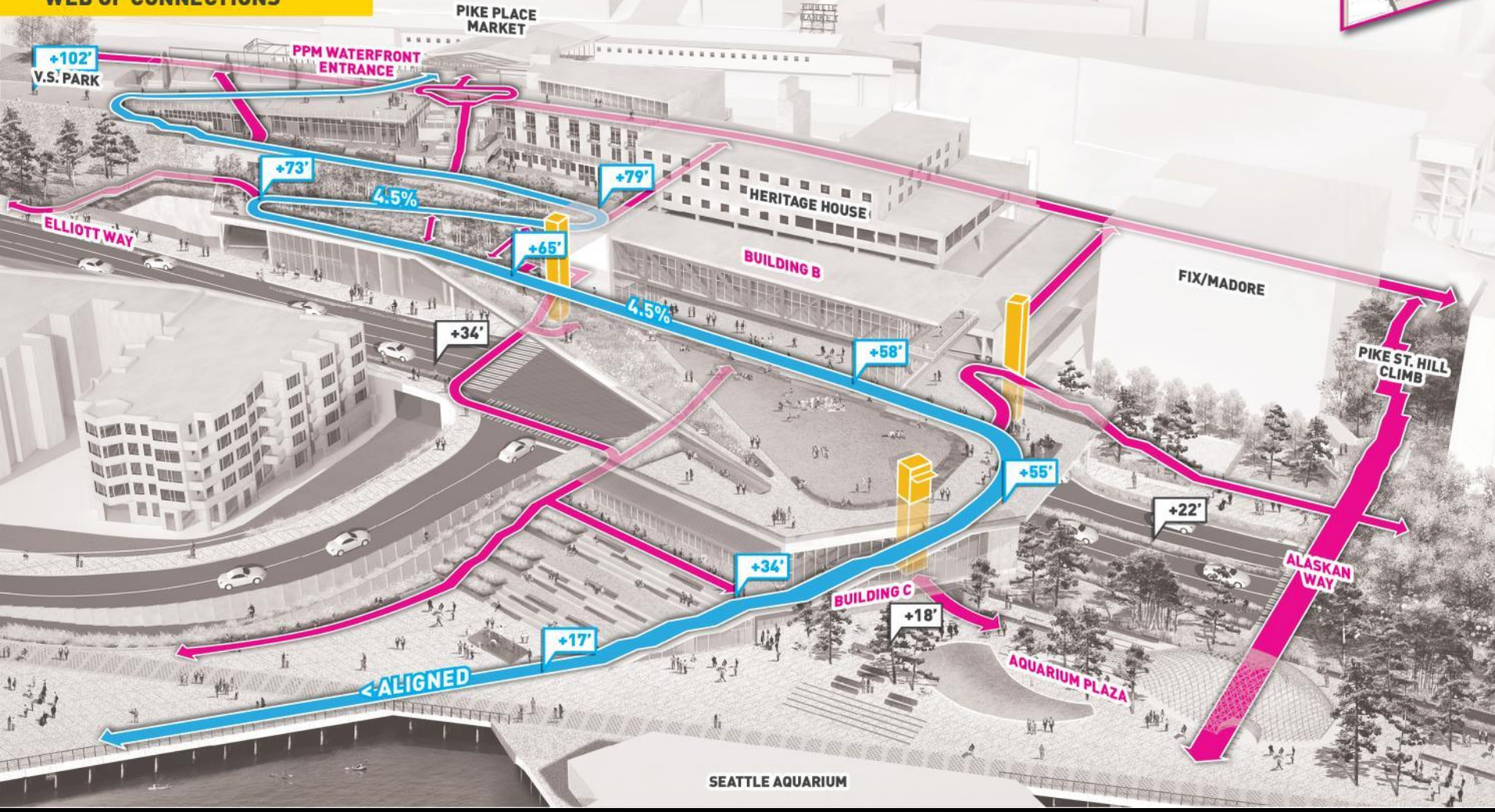
LEGEND

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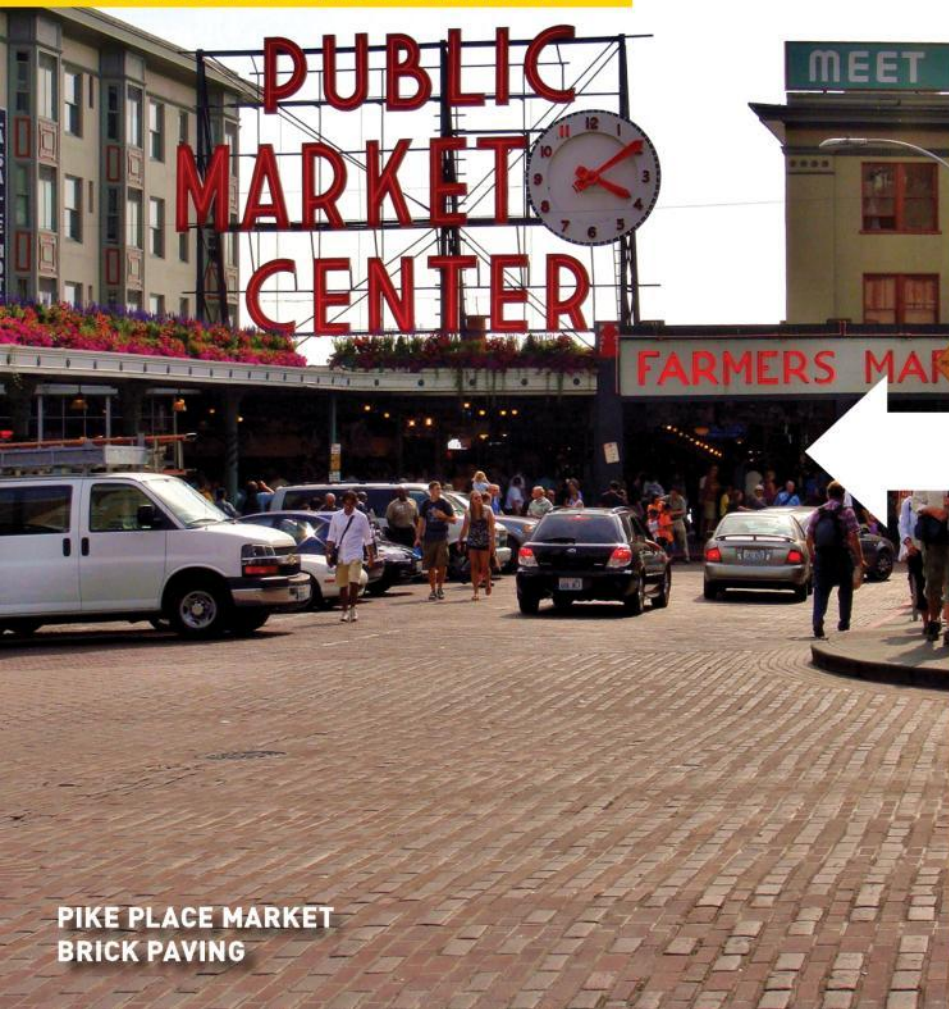
OVERLOOK WALK
UPHILL PROGRESSION
PRIMARY PATH



OVERLOOK WALK
UPHILL PROGRESSION
WEB OF CONNECTIONS



OVERLOOK WALK
PAVING PALETTE GRADIENT
PIKE PLACE MARKET TO WATERFRONT



PIKE PLACE MARKET
BRICK PAVING



PROMENADE PAVING



OVERLOOK WALK

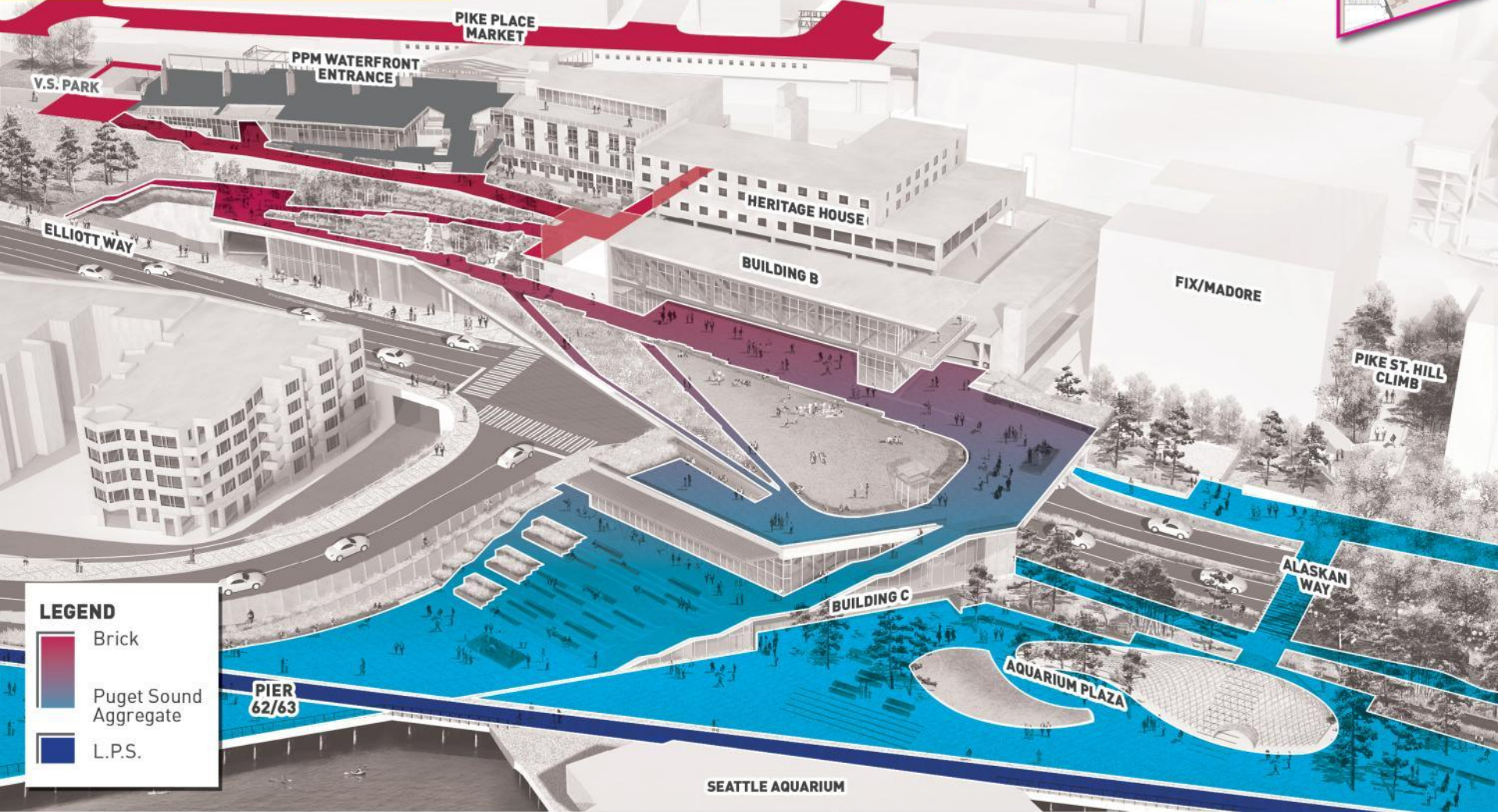
CRUSHED BRICK AGGREGATE

PIKE PLACE MARKET



OVERLOOK WALK
PUGET SOUND AGGREGATE
WATERFRONT

OVERLOOK WALK PAVING PALETTE GRADIENT



LEGEND

- Brick
- Puget Sound Aggregate
- L.P.S.

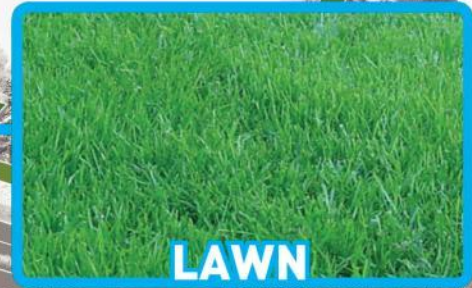
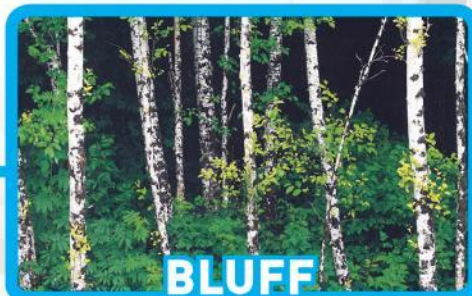
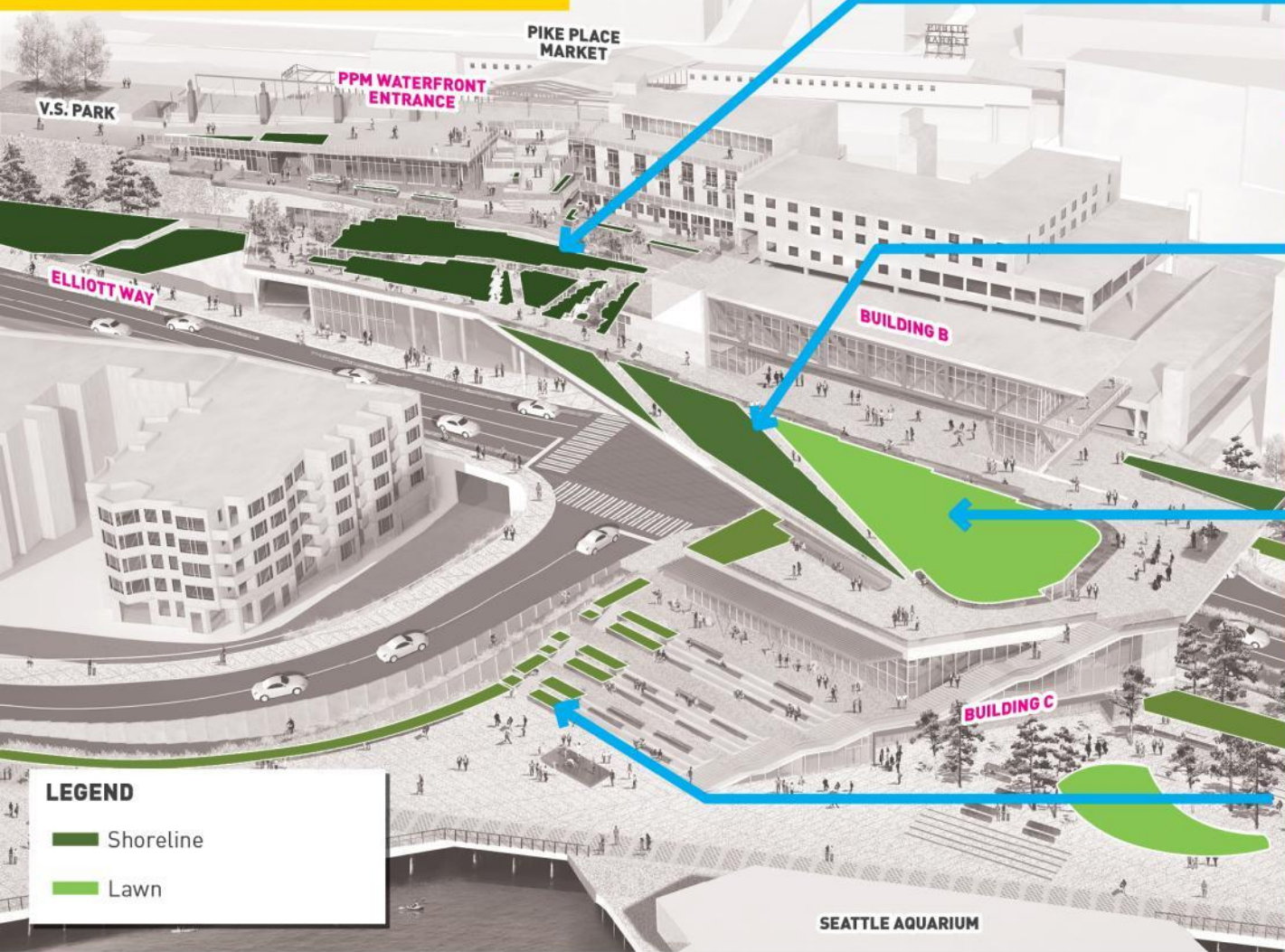
OVERLOOK WALK
PAVING PALETTE GRADIENT
PIKE PLACE MARKET

PIKE PLACE MARKET
BRICK PAVING

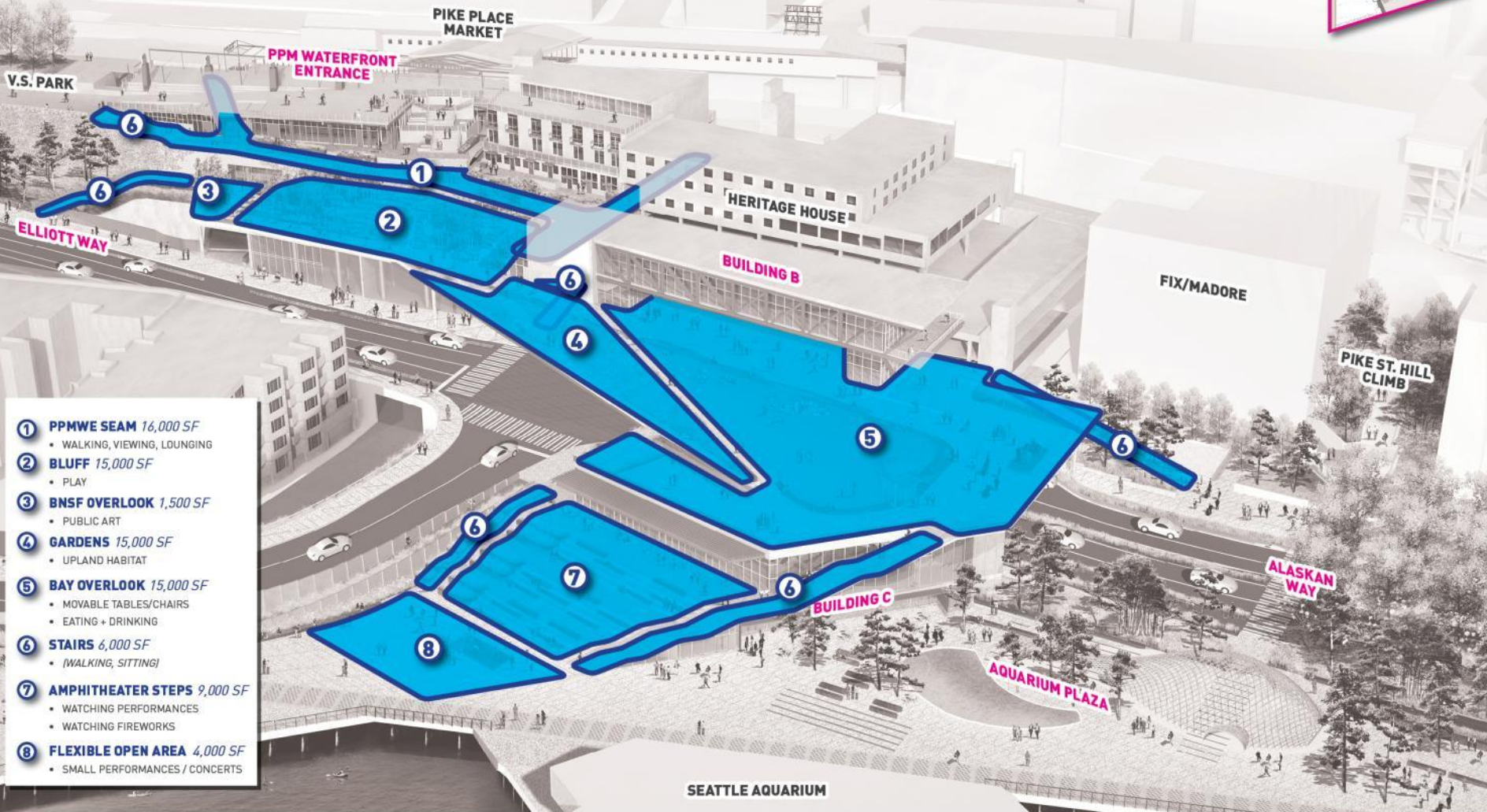
PROMENADE PAVING



OVERLOOK WALK
PLANTING PALETTE GRADIENT

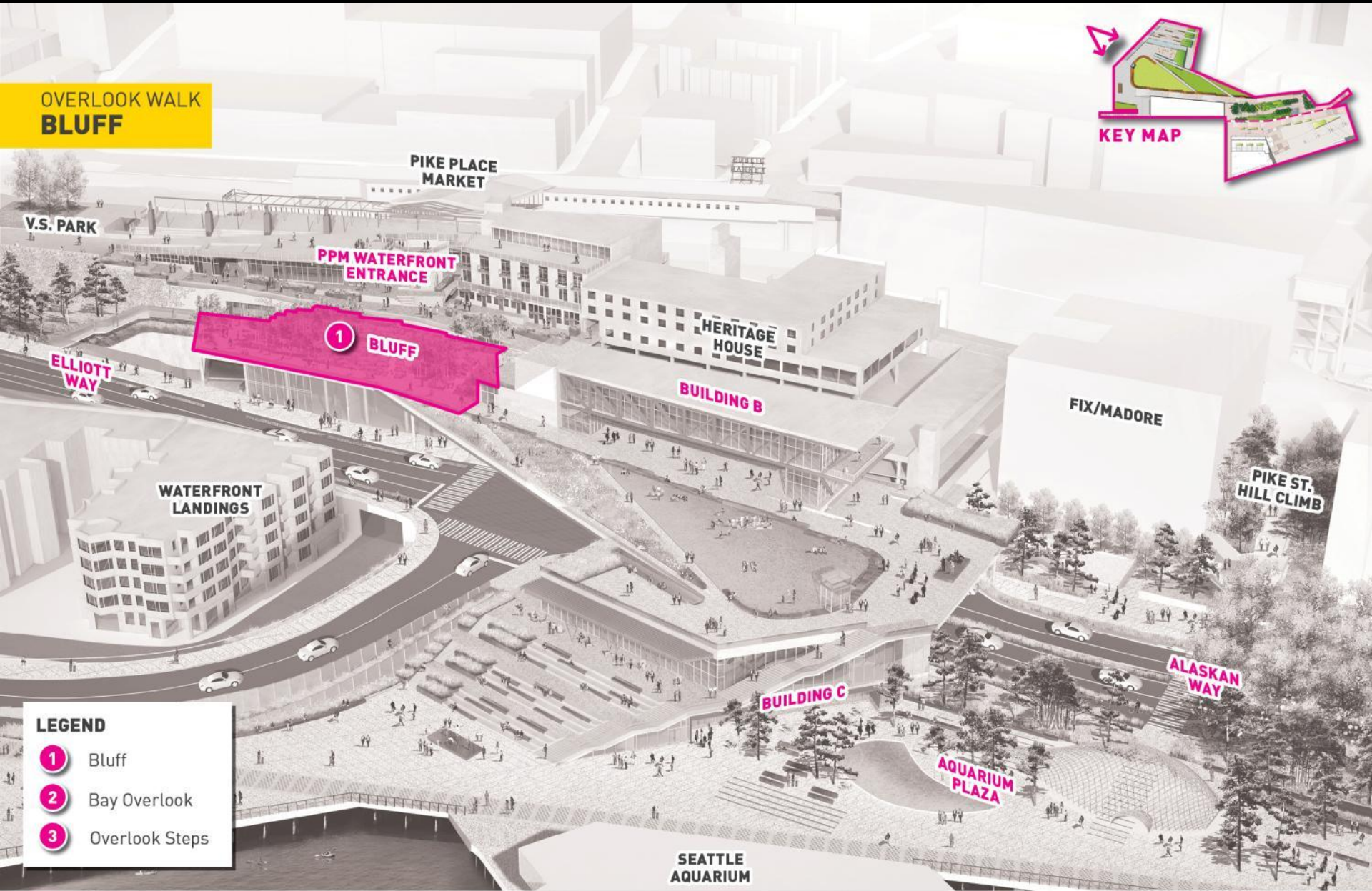


OVERLOOK WALK PROGRAM





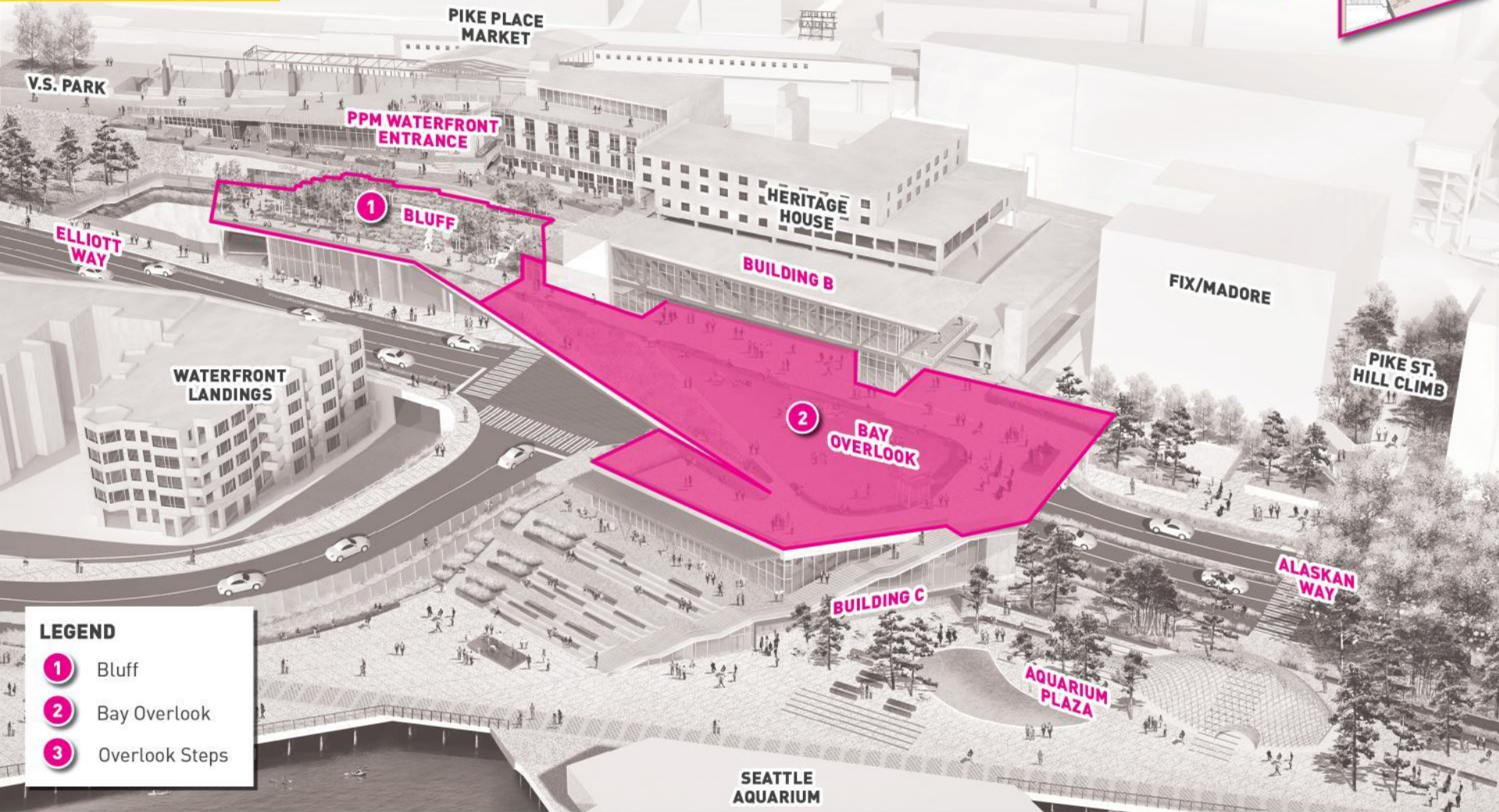
OVERLOOK WALK
BLUFF



LEGEND

- 1 Bluff
- 2 Bay Overlook
- 3 Overlook Steps

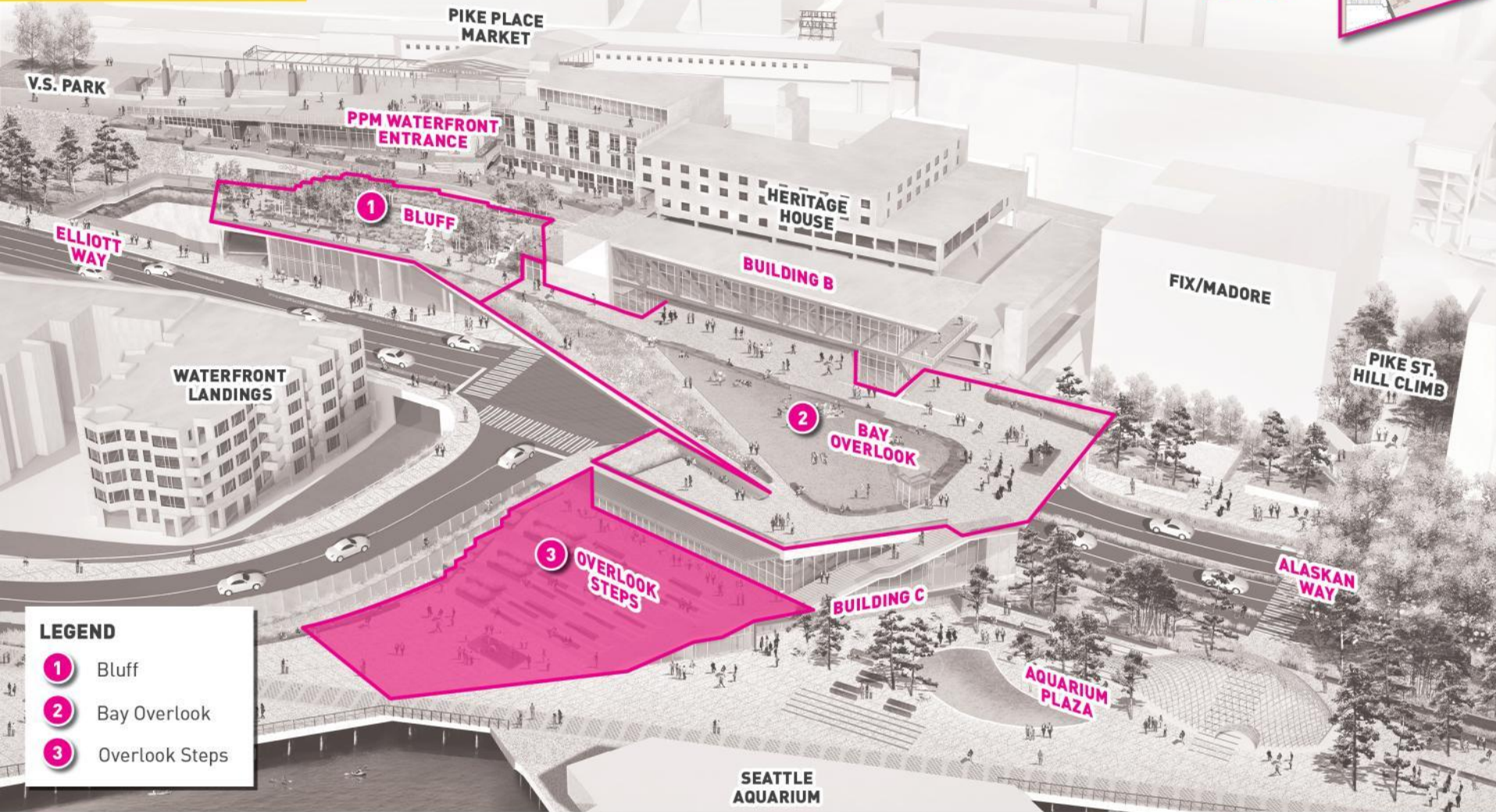
OVERLOOK WALK BAY OVERLOOK



LEGEND

- 1 Bluff
- 2 Bay Overlook
- 3 Overlook Steps

OVERLOOK WALK OVERLOOK STEPS



LEGEND

- 1 Bluff
- 2 Bay Overlook
- 3 Overlook Steps

OVERLOOK WALK
BLUFF

DESIMONE BRIDGE TO
PIKE PLACE MARKET

PIKE PLACE MARKET KEY MAP

+102'

PPM WE

+90'

+88'

+85'

+73'

+77'

+68'

+79'

+65'

PARKING
ACCESS

BUILDING B

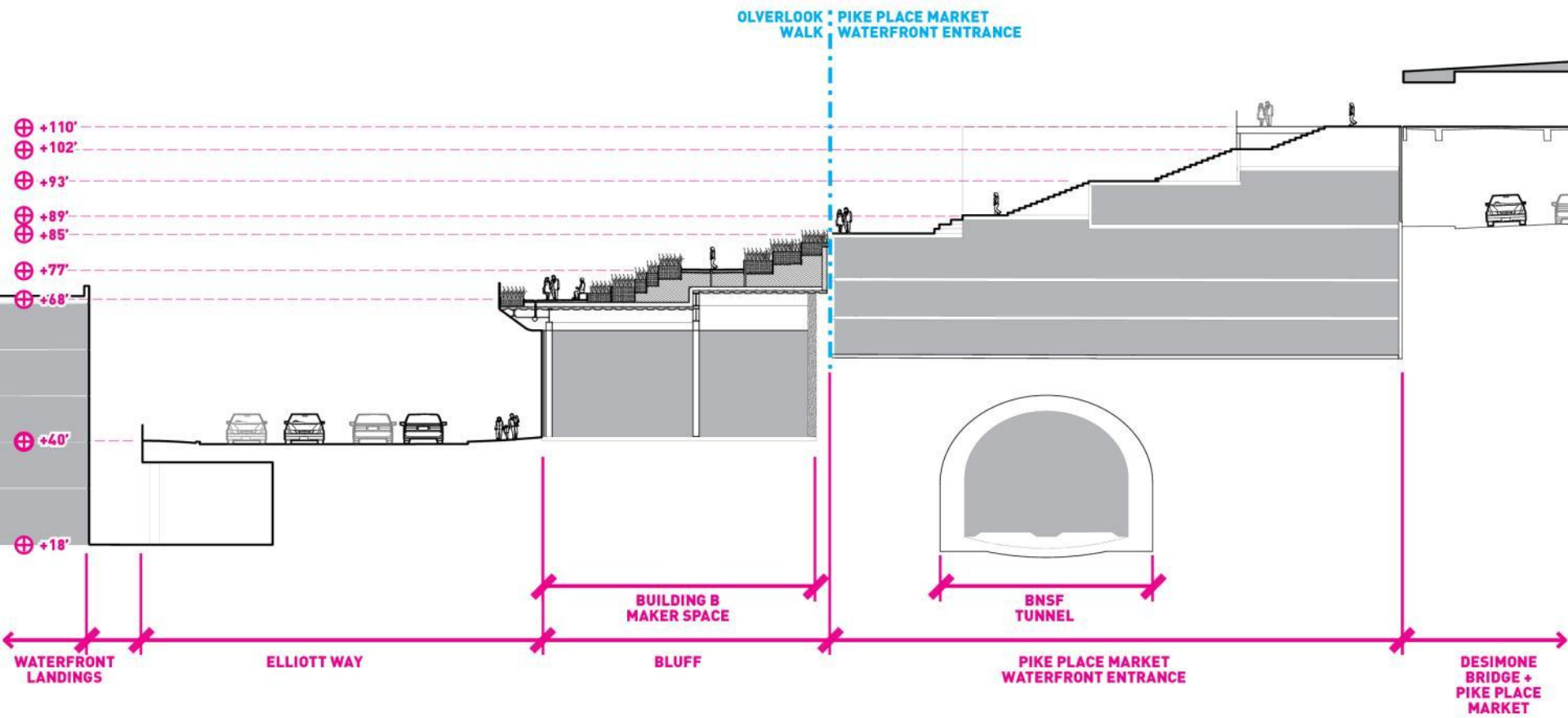
BUILDING B

ELLIOTT
MARKET

LEGEND

- | | | | | | |
|---|------------------|---|---------------|---|--------------------|
| 1 | Planted Terraces | 4 | North Stairs | 7 | Stairs to Pine St. |
| 2 | Climbing Blocks | 5 | Seating Grove | | |
| 3 | Concession | 6 | Slides | | |

OVERLOOK WALK
THE BLUFF
OVERALL SECTION



OVERLOOK WALK
THE BLUFF
CIRCULATION + ACCESS

**BAY
OVERLOOK**

BUILDING B

PLAY
SLOPES

BNSF
OVERLOOK

ELLIOTT
WAY

V.S.
PARK

HERITAGE HOUSE

PUBLIC PLAZA

WESTERN
AVE.

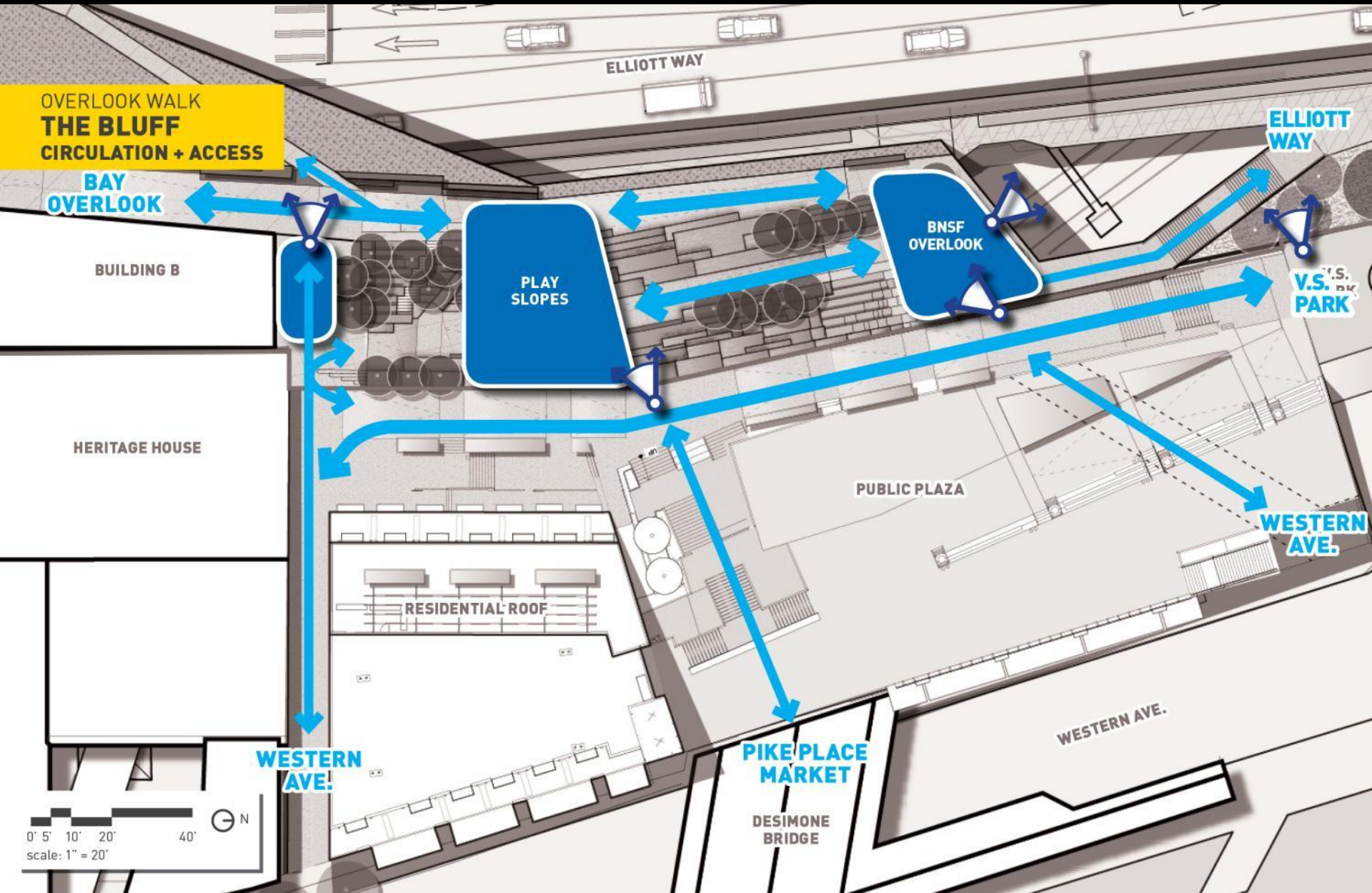
RESIDENTIAL ROOF

WESTERN
AVE.

PIKE PLACE
MARKET

DESIMONE
BRIDGE

WESTERN AVE.



OVERLOOK WALK THE BLUFF

BUILDING B

HERITAGE HOUSE

LEGEND

- 1 Climbing Terraces
- 2 Concession
- 3 Slides
- 4 Planted Terraces
- 5 Seating Grove
- 6 Stairs to Elliott Way

0' 5' 10' 20' 40' N
scale: 1" = 20'

ELLIOTT WAY

KEY MAP

BW: +73.0'

TW: +90.0'

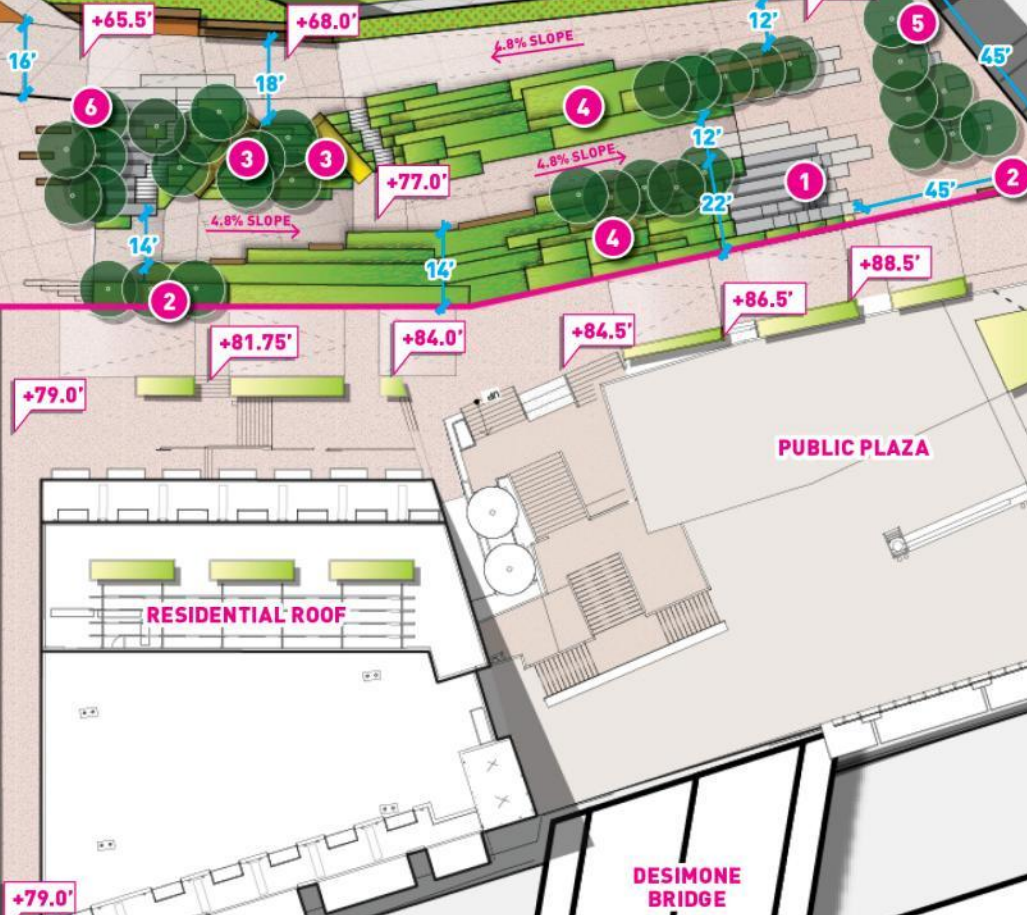
V.S. PARK

PUBLIC PLAZA

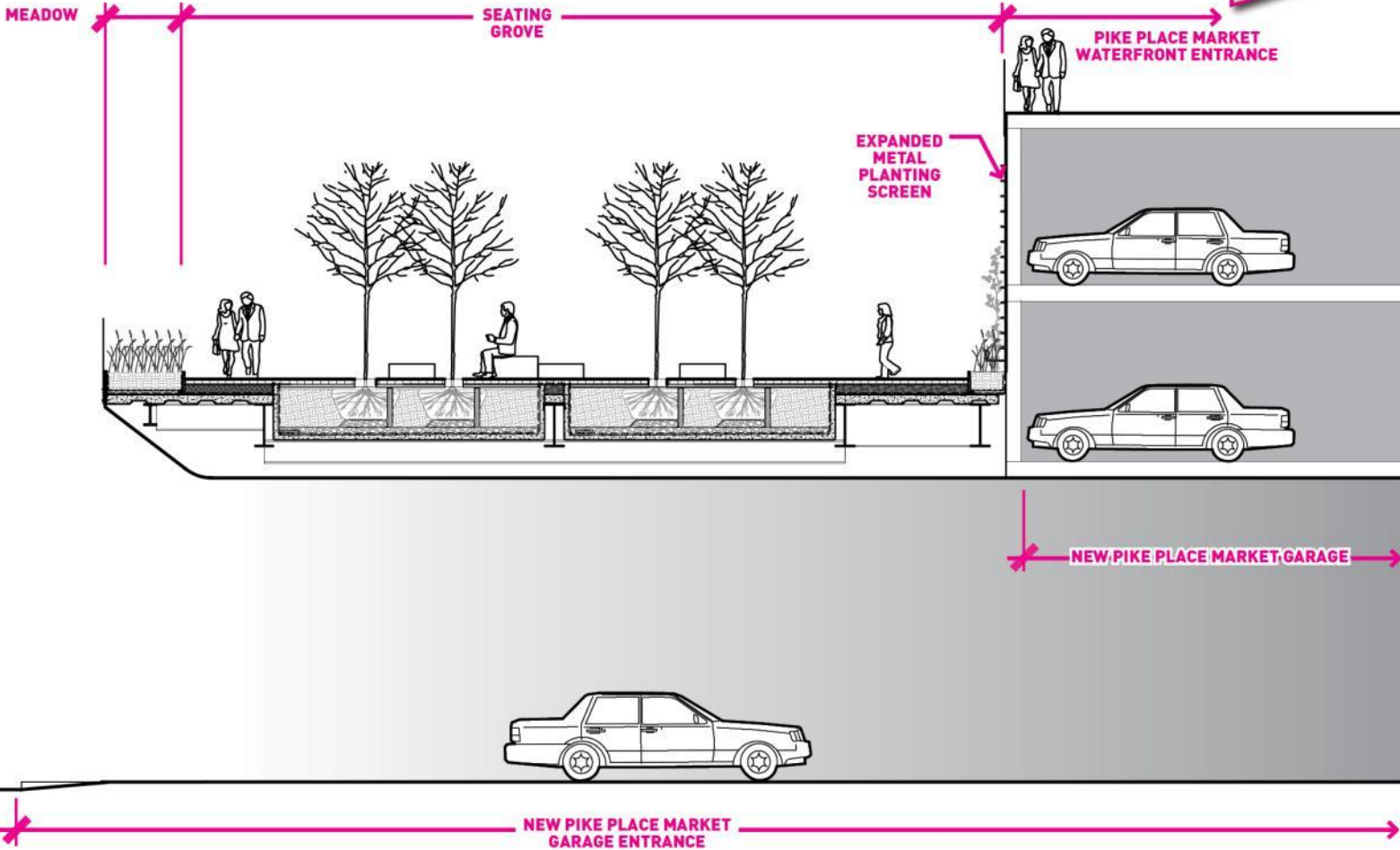
RESIDENTIAL ROOF

DESIMONE
BRIDGE

WESTERN AVE.



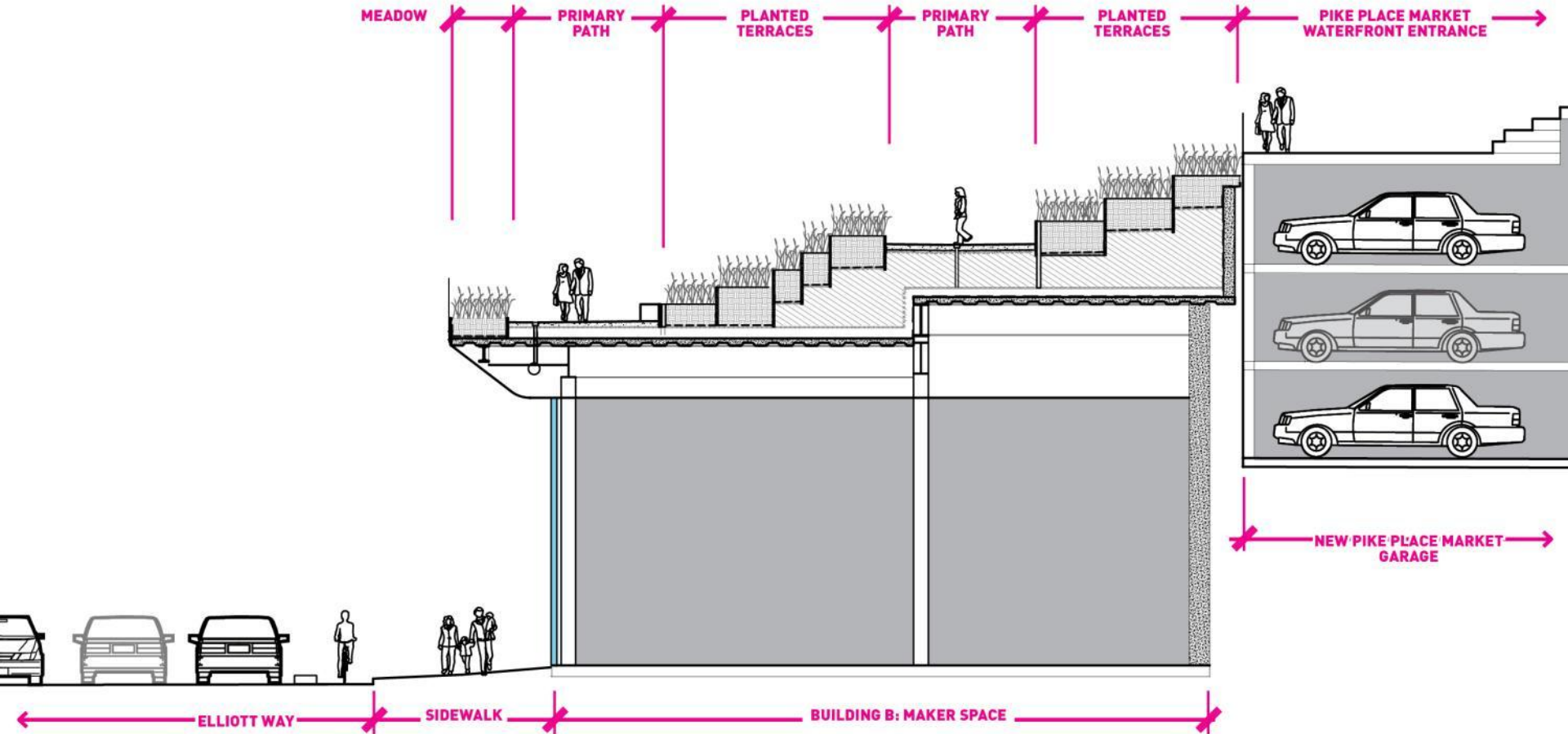
OVERLOOK WALK
THE BLUFF
SECTION AT SEATING GROVE



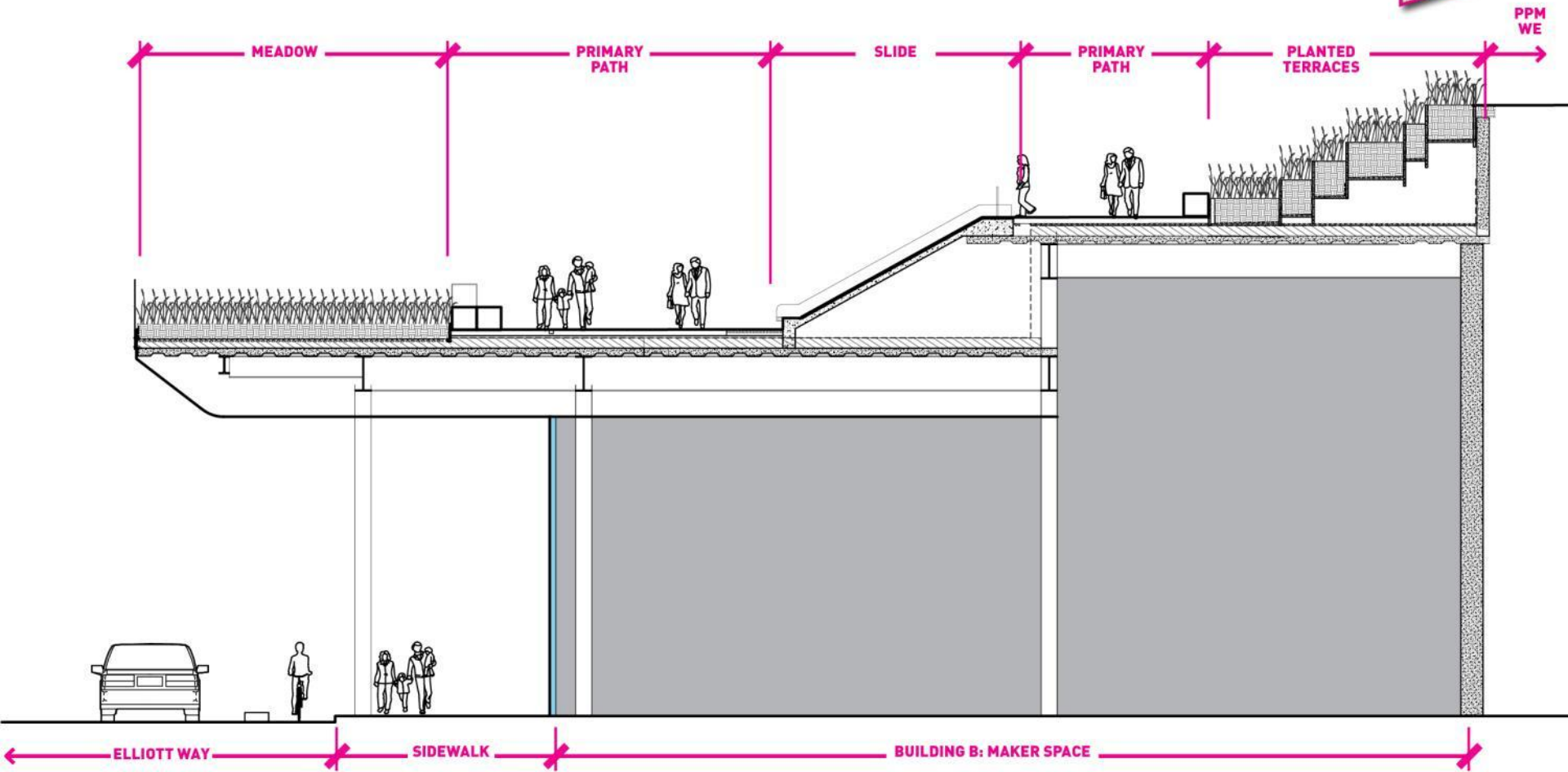
SECTION AT CLIMBING BLOCKS



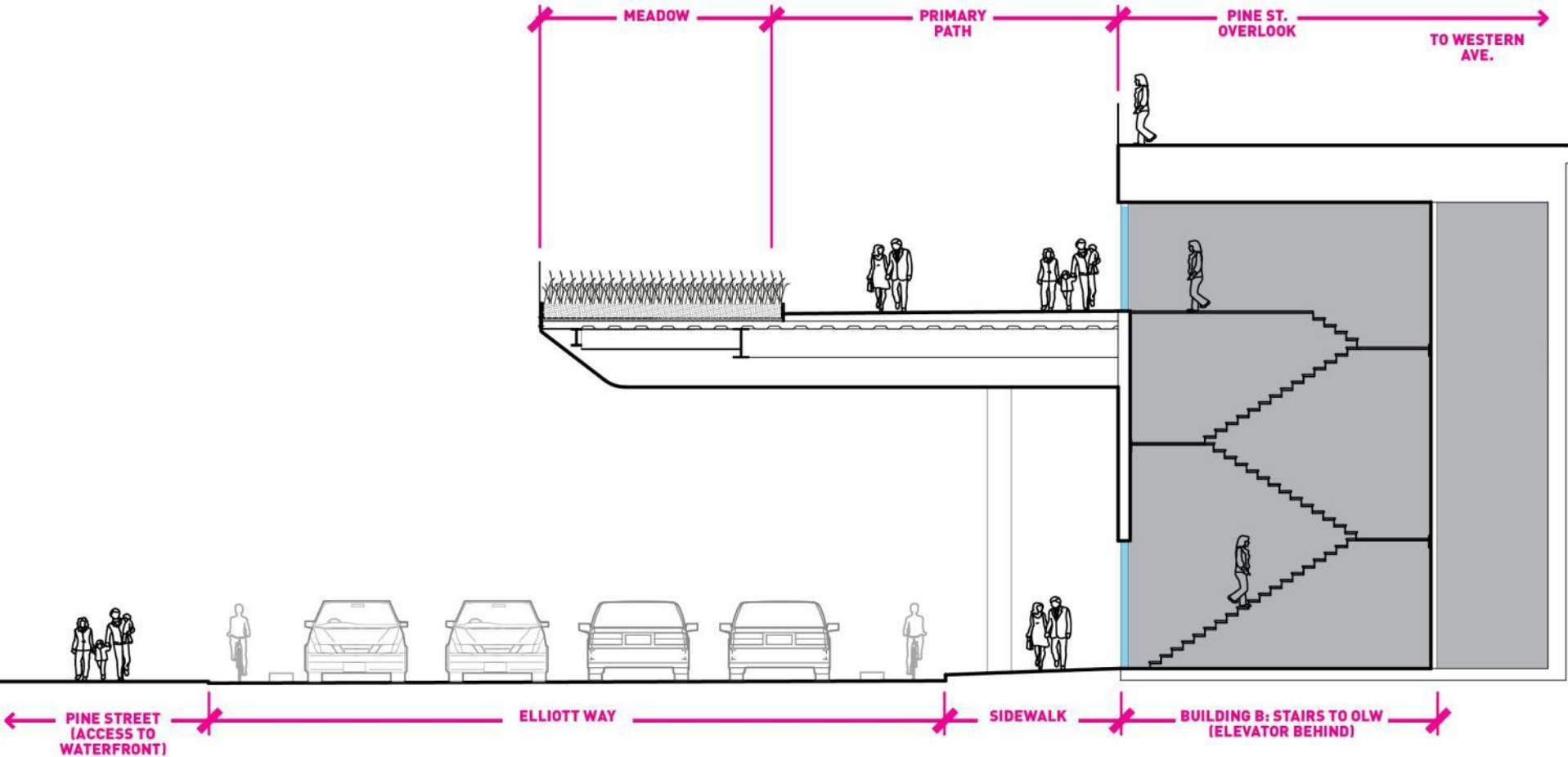
OVERLOOK WALK
THE BLUFF
SECTION AT PLANTED TERRACES



OVERLOOK WALK
THE BLUFF
SECTION AT SLIDES



OVERLOOK WALK
THE BLUFF
SECTION AT PINE STREET OVERLOOK



OVERLOOK WALK
THE BLUFF
PAVING

BUILDING B

HERITAGE HOUSE

RESIDENTIAL ROOF

PUBLIC PLAZA

ELLIOTT WAY

KEY MAP

V.S. PARK

LEGEND

- 30% PSA/ 70% BA
- 100% Brick Aggregate

0' 5' 10' 20' 40' N
scale: 1" = 20'



30% PSA/ 70% BA

100% Brick Aggregate

OVERLOOK WALK
THE BLUFF
FURNISHING

BUILDING B

HERITAGE HOUSE

RESIDENTIAL ROOF

PUBLIC PLAZA

DESIMONE
BRIDGE

WESTERN AVE.

ELLIOTT WAY

KEY MAP

V.S.
PARK

LEGEND

- Seating
- Climbing
- Sliding

0' 5' 10' 20' 40' N
scale: 1" = 20'

OVERLOOK WALK
THE BLUFF
FURNISHING



FREESTANDING BENCH



CLIMBING BLOCKS + WALL



STONE SLAB SEAT



EMBEDDED SLIDE

OVERLOOK WALK
THE BLUFF
PLANTING

KEY MAP

BLDG.
B

ELLIOTT WAY

PUBLIC PLAZA

LEGEND

-  Quaking Aspen Tree
-  Bluff Understory
-  Meadow

RESIDENTIAL ROOF



OVERLOOK WALK
**PLANTING PALETTE: BLUFF
ASPEN GROVE**

Quaking Aspen

Populus tremuloides

Height: 20-25'

Spread: 10-15'

20'

15'

10'

5'

0'



Western Sword Fern



Creeping Mahonia



Red Flowering Currant



Dwarf Rose



Snowberry



Kinnikinnick

OVERLOOK WALK
THE BLUFF
VIEW LOOKING SOUTH



OVERLOOK WALK
THE BLUFF
VIEW LOOKING SOUTH



**OVERLOOK WALK
BAY OVERLOOK**

KEY MAP

PIKE PLACE MARKET

PPM WATERFRONT ENTRANCE

HERITAGE HOUSE

BUILDING B

FIX/MADORE

PIKE ST. HILL CLIMB

ALASKAN WAY

AQUARIUM PLAZA

BUILDING C

SEATTLE AQUARIUM

ELLIOTT WAY

LEGEND

- 1 Bluff
- 2 Bay Overlook
- 3 Overlook Steps

- 1 Bluff
- 2 Bay Overlook
- 3 Overlook Steps

**PIKE PLACE
MARKET**

PPM WATERFRONT
ENTRANCE

1 **BLUFF**

**HERITAGE
HOUSE**

BUILDING B

2 **BAY OVERLOOK**

FIX/MADORE

**PIKE ST.
HILL CLIMB**

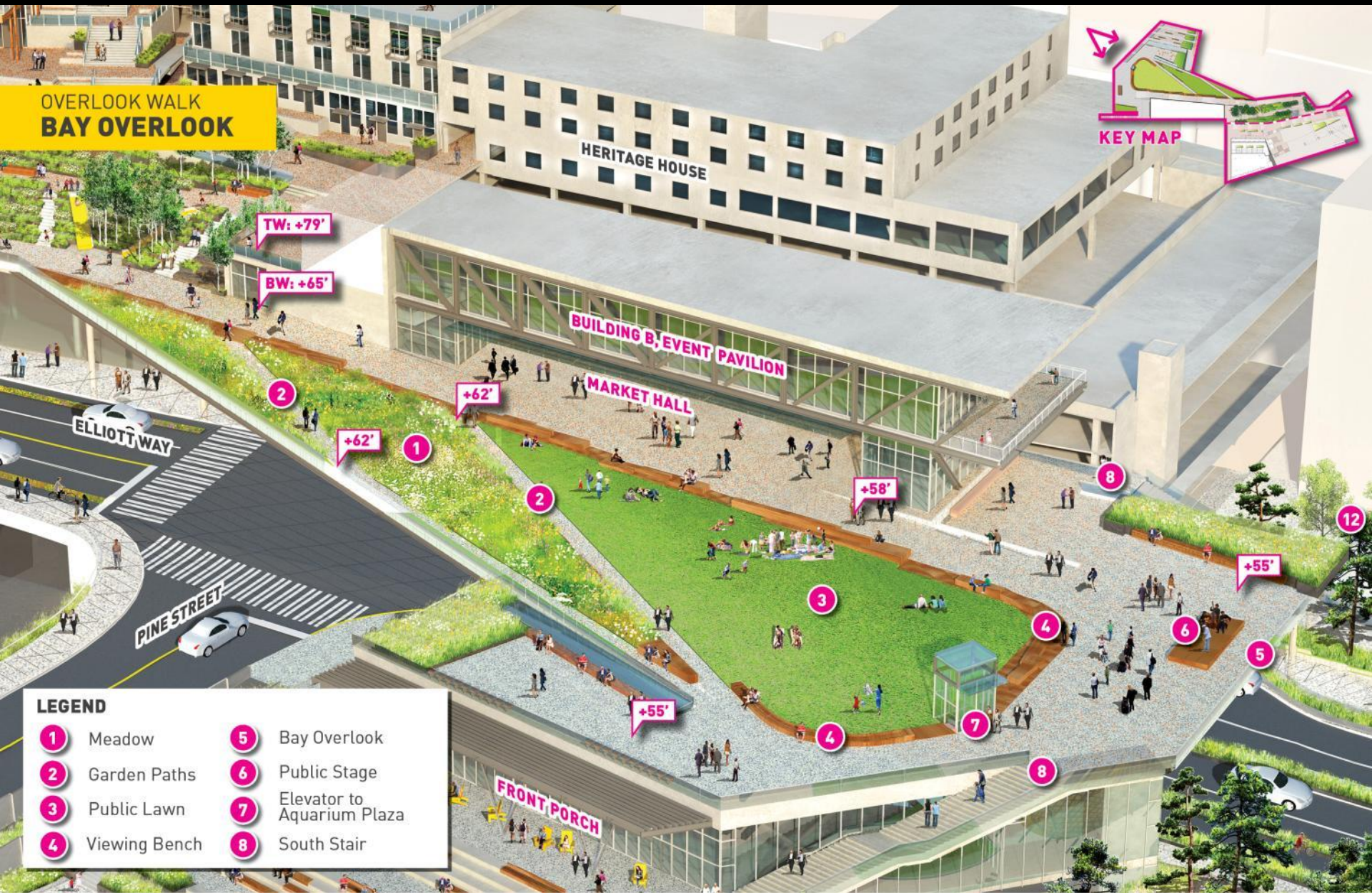
ALASKAN WAY



**AQUARIUM
PLAZA**

**SEATTLE
AQUARIUM**

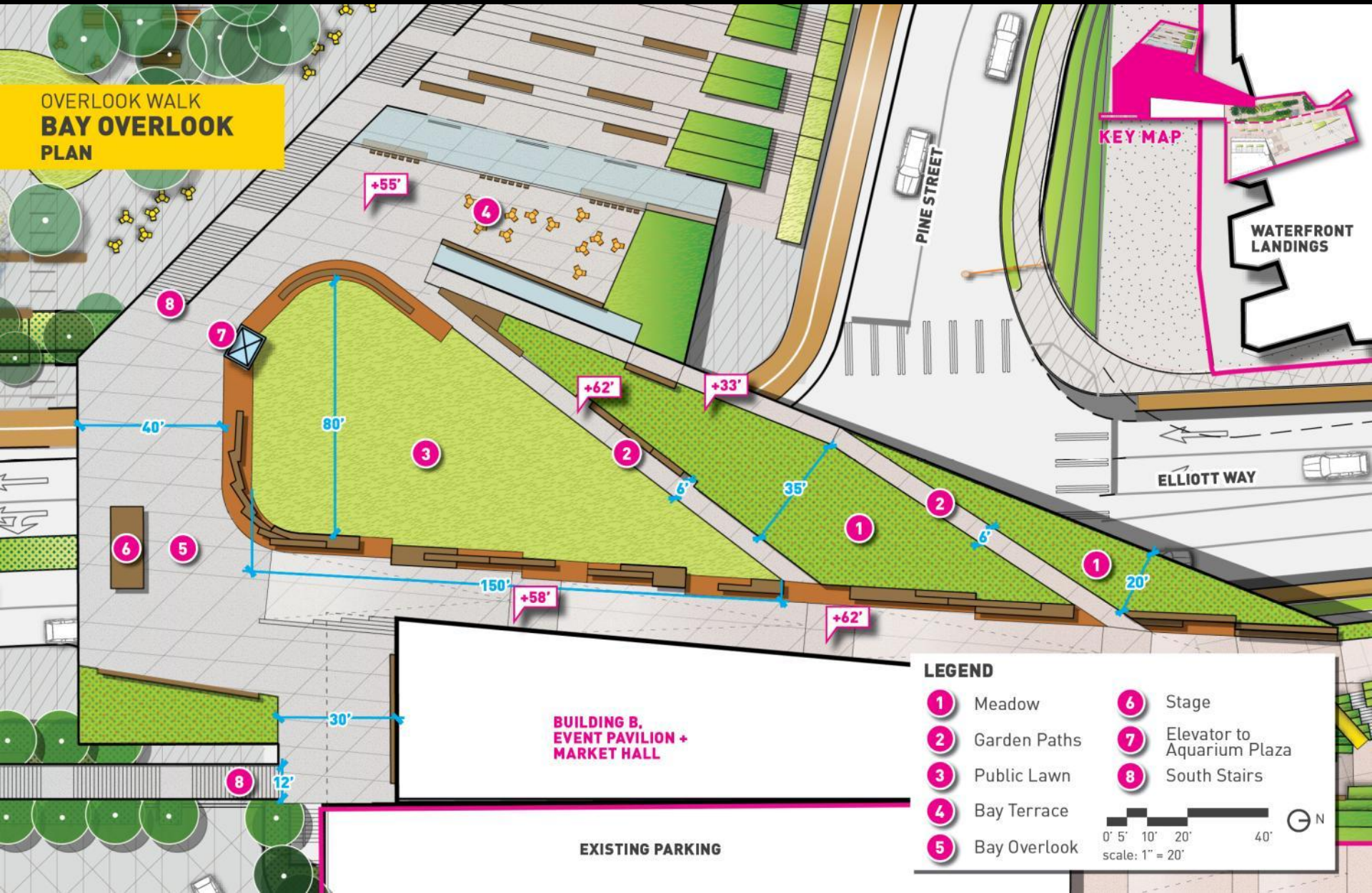
OVERLOOK WALK BAY OVERLOOK



LEGEND

- | | |
|-----------------|------------------------------|
| 1 Meadow | 5 Bay Overlook |
| 2 Garden Paths | 6 Public Stage |
| 3 Public Lawn | 7 Elevator to Aquarium Plaza |
| 4 Viewing Bench | 8 South Stair |

OVERLOOK WALK
**BAY OVERLOOK
PLAN**



LEGEND

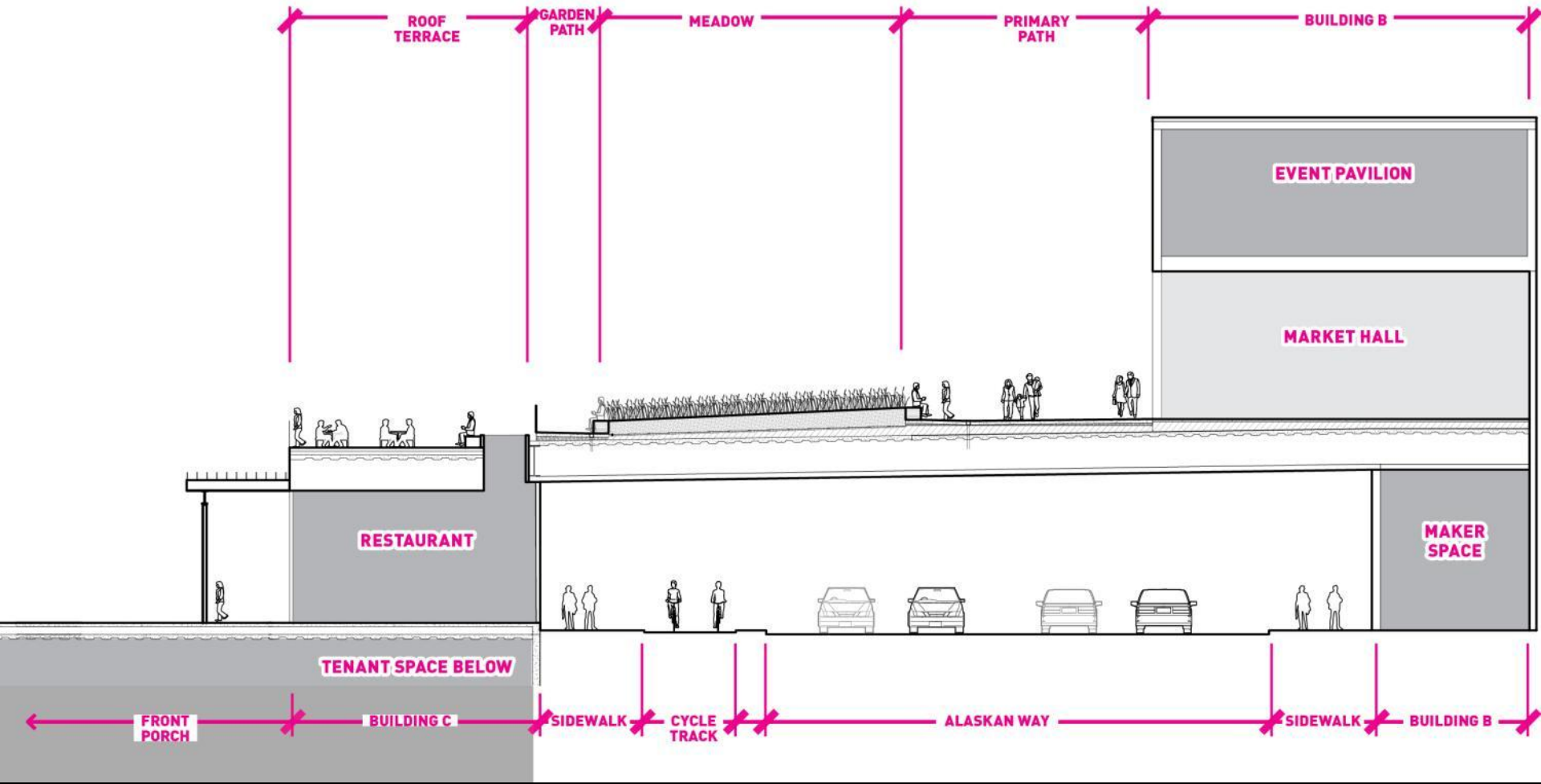
- 1 Meadow
2 Garden Paths
3 Public Lawn
4 Bay Terrace
5 Bay Overlook
6 Stage
7 Elevator to Aquarium Plaza
8 South Stairs
- 0' 5' 10' 20' 40'
Scale: 1" = 20'

0' 5' 10' 20' 40'

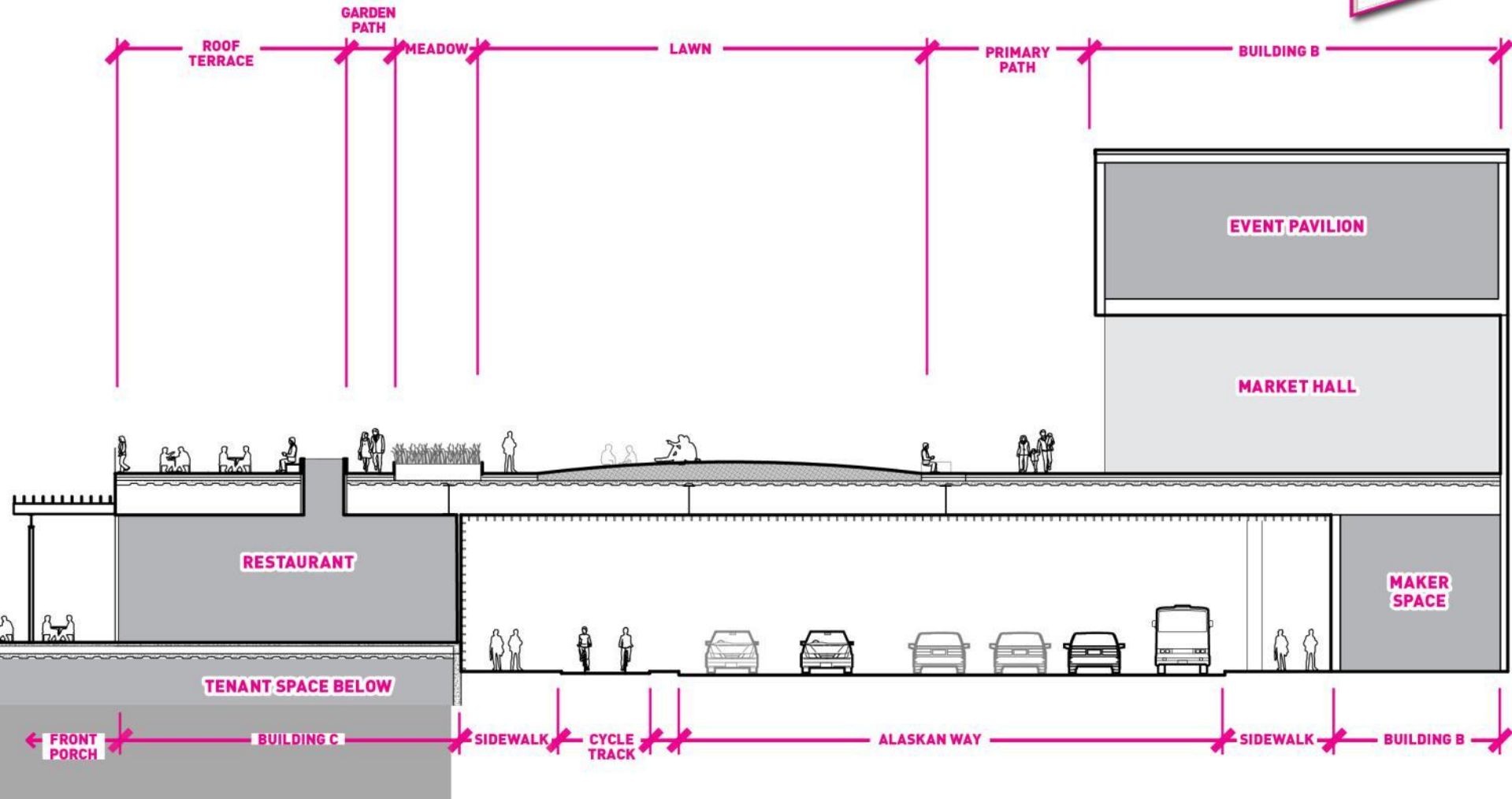
scale: 1" = 20'

⊙ N

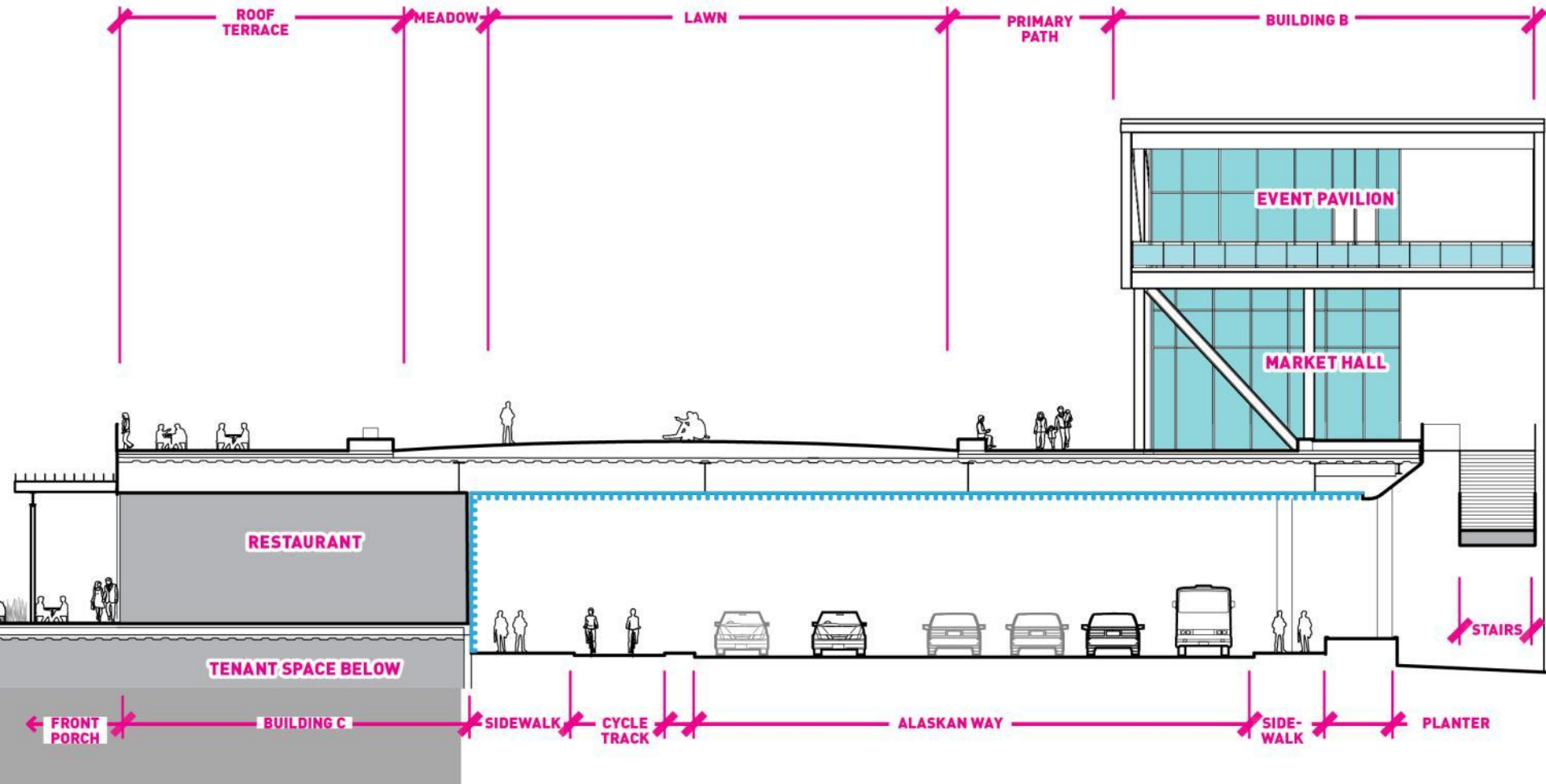
OVERLOOK WALK
BAY OVERLOOK
SECTION AT BUILDING B AND THE MEADOW



OVERLOOK WALK
BAY OVERLOOK
SECTION AT BUILDING B AND THE LAWN



OVERLOOK WALK
BAY OVERLOOK
SECTION SOUTH OF BLDG. B



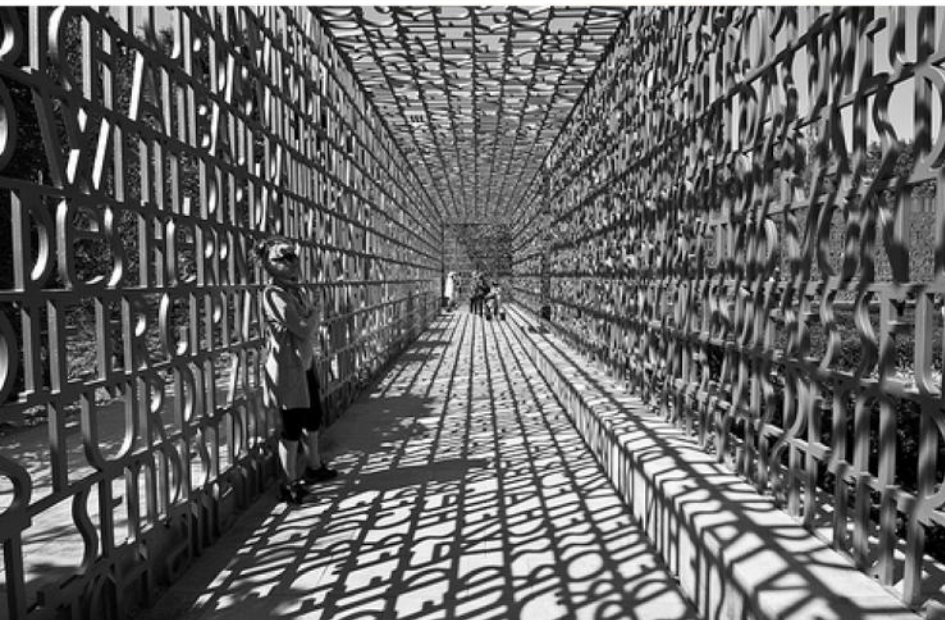
OVERLOOK WALK
ALASKAN WAY
SOFFIT



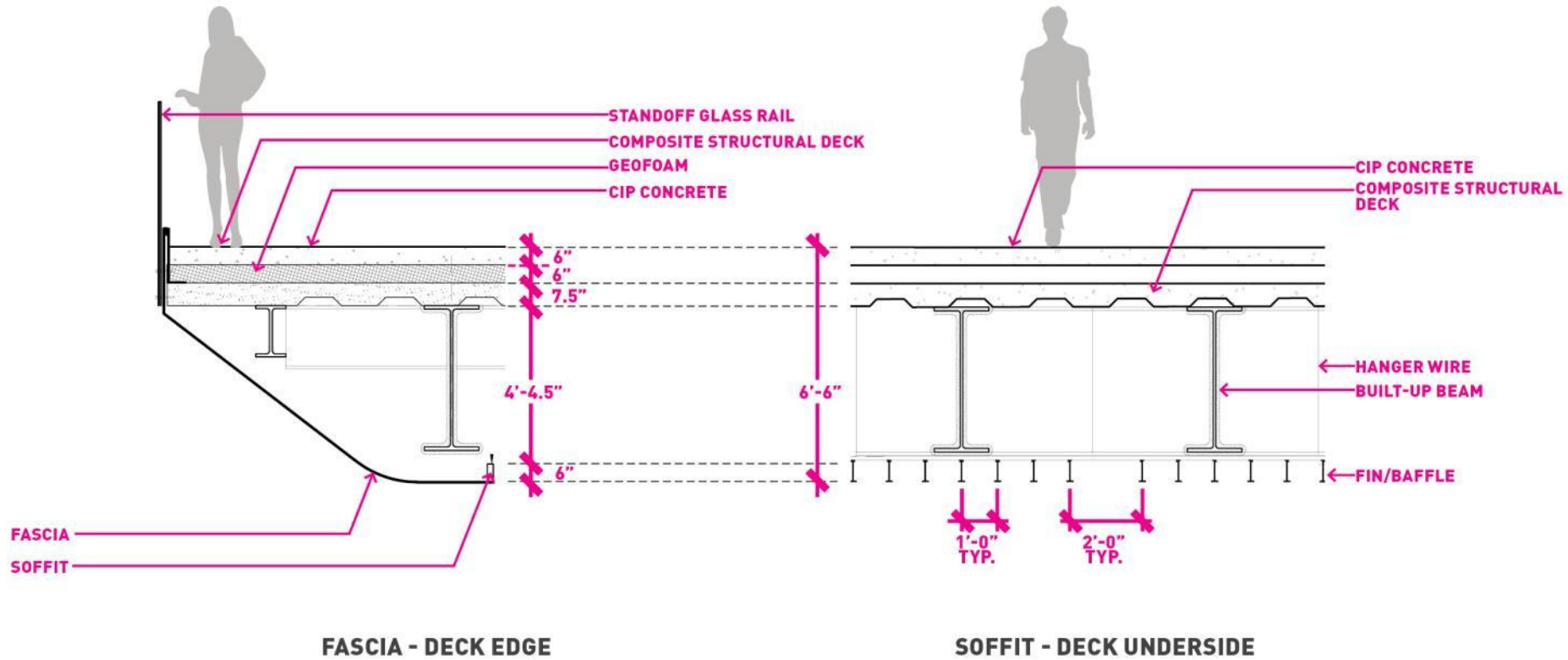
OVERLOOK WALK

SOFFIT

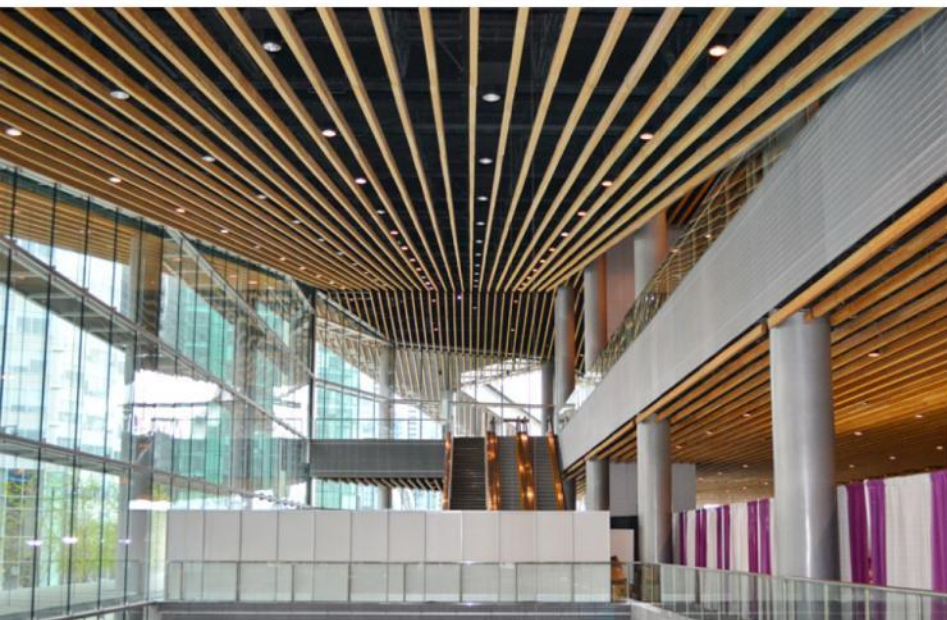
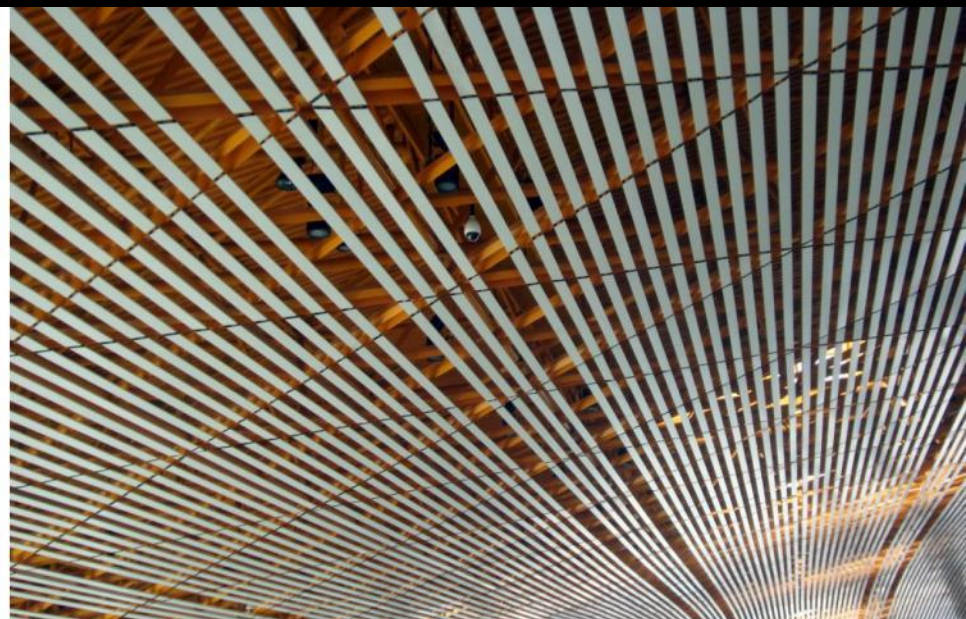
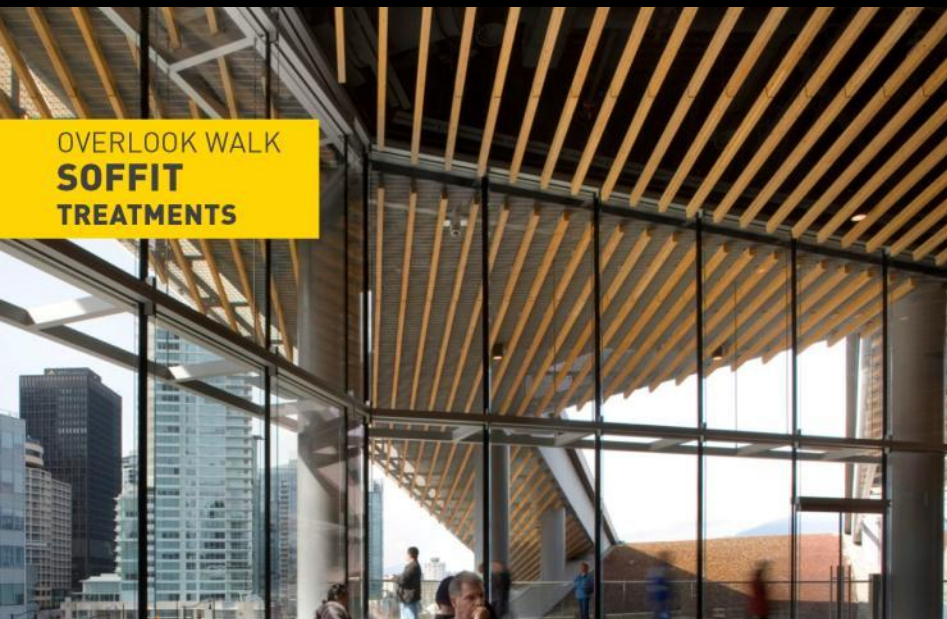
OPPORTUNITIES FOR PUBLIC ART



OVERLOOK WALK
SOFFIT
STRUCTURE

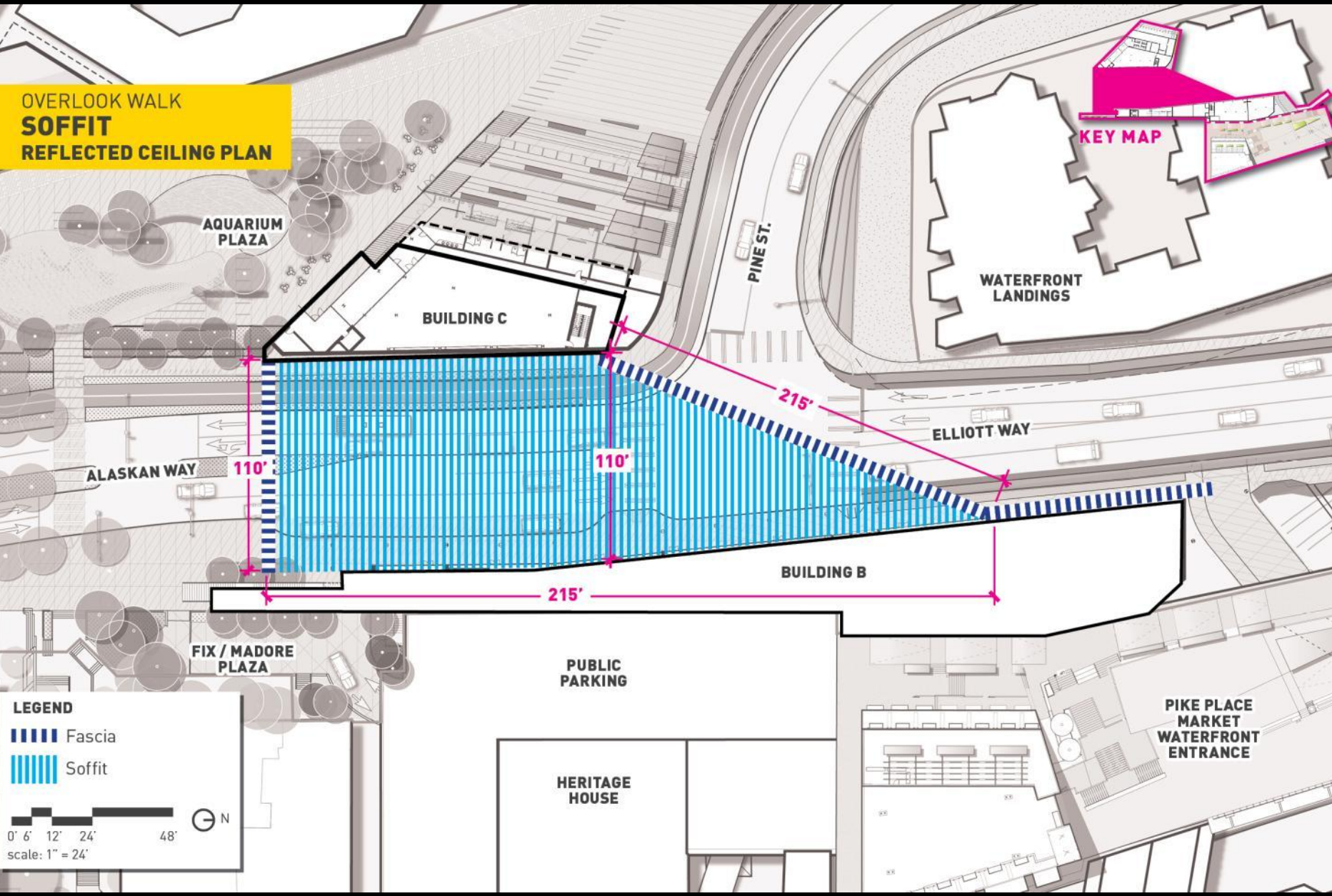


OVERLOOK WALK
SOFFIT
TREATMENTS



OVERLOOK WALK
SOFFIT
REFLECTED CEILING PLAN

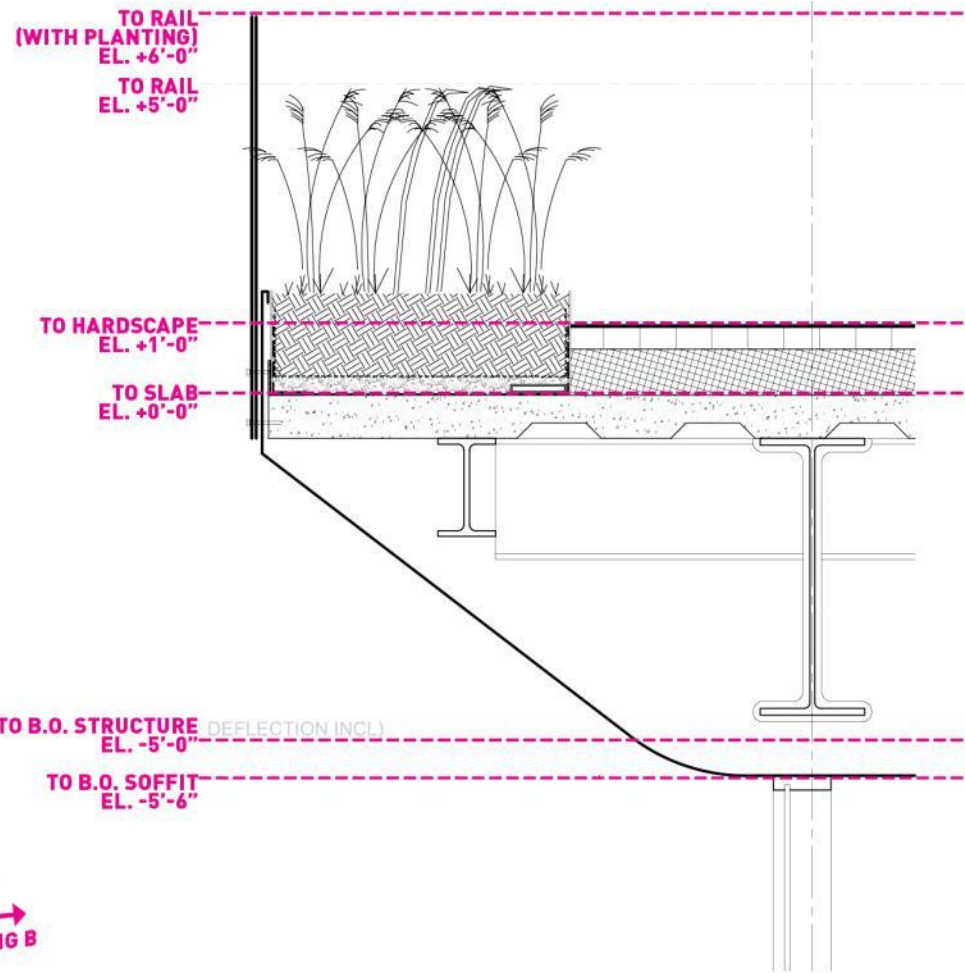
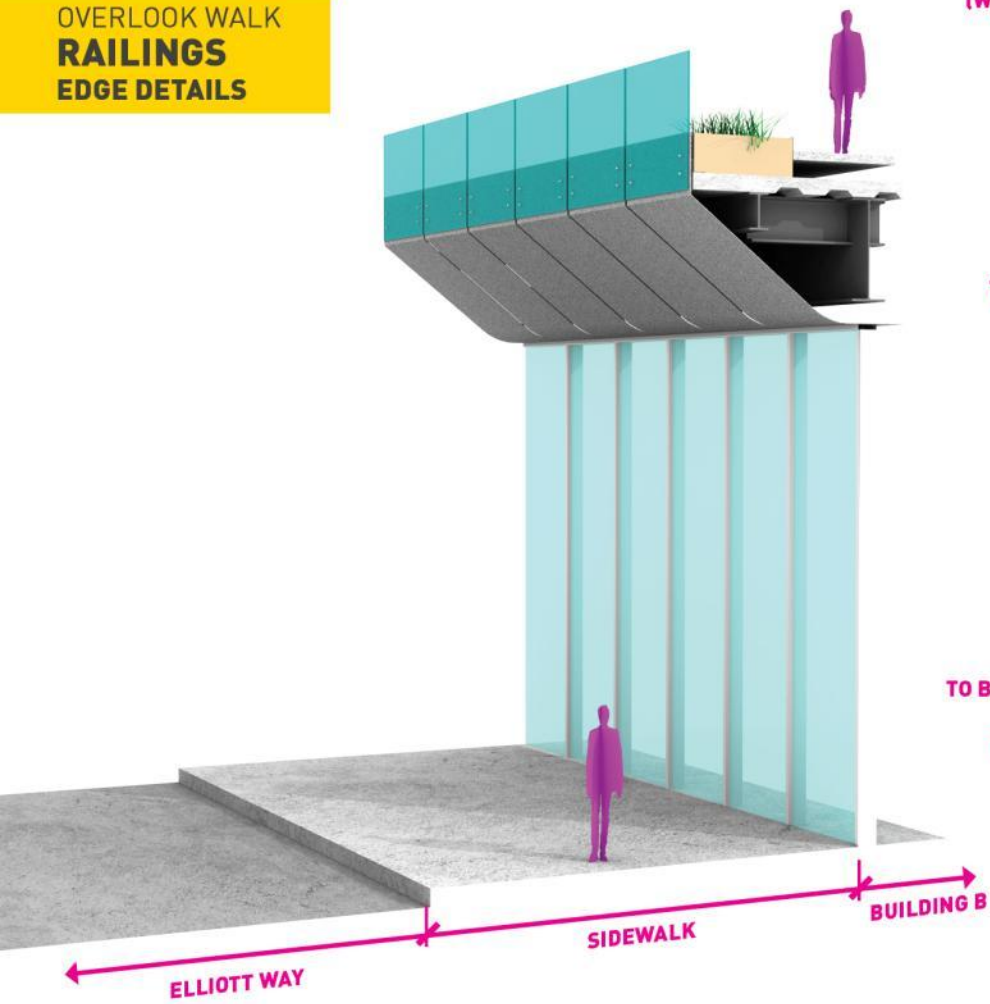
KEY MAP



OVERLOOK WALK
ELLIOTT WAY
VIEW LOOKING SOUTH

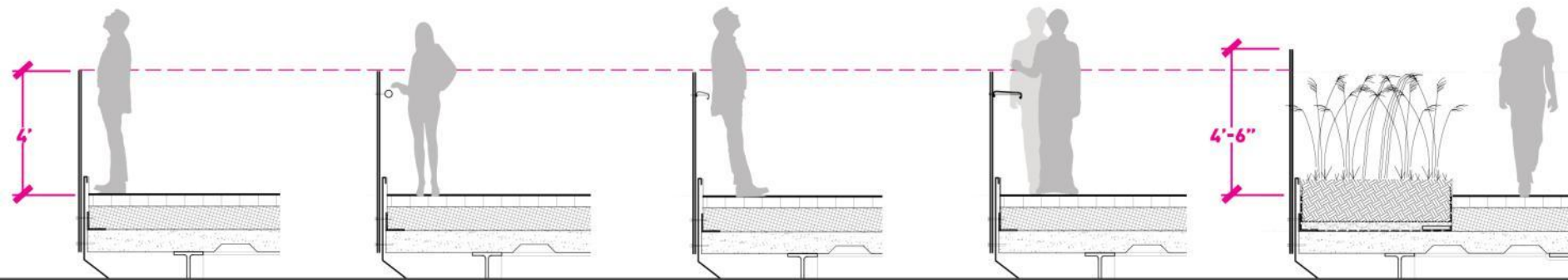


OVERLOOK WALK
RAILINGS
EDGE DETAILS



RAIL EDGE SECTION

OVERLOOK WALK RAILINGS



Typical Section



GLASS RAILING



GLASS RAILING W/
HANDHOLD



GLASS RAILING W/
REST-BAR



GLASS RAILING W/
BAR TABLE



GLASS RAILING W/
PLANTING

OVERLOOK WALK
ALASKAN WAY
VIEW LOOKING NORTH



OVERLOOK WALK
FIX / MADORE PLAZA
EXISTING CONDITIONS

KEY MAP

ALASKAN WAY

+17'

+18'

+19'

+20'

+21'

+16'

+17'

+20'

+24'

+32'

INTEGRUS
BUILDING

+20'

+27'

+23'

+18'

PUBLIC PARKING

LEGEND

Proposed
Alaskan Way

0' 10' 20' 40' 80'

scale: 1" = 40'



PIKE HILL CLIMB

FIX / MADORE

HERITAGE
HOUSE

Google earth

OVERLOOK WALK
FIX / MADORE PLAZA
PARKING ACCESS

KEY MAP

EXISTING RETAINING
WALLS TO BE REMOVED

+20'

PED. ACCESS
TO OLW

SERVICE + LOADING

+16'

VEHICLE ACCESS

+26'

PEDESTRIAN ACCESS
WATERFRONT

EXISTING
STAIR

EXISTING
ELEVATOR

PUBLIC PARKING

PROPOSED
ENTRANCE FOR
PARKING

INTEGRUS
BUILDING

PIKE HILL CLIMB
TO REMAIN

FIX / MADORE

HERITAGE
HOUSE



40 ft.

OVERLOOK WALK
FIX / MADORE PLAZA
PARKING ACCESS

EXISTING RETAINING
WALLS TO BE REMOVED

+20'

PED. ACCESS
TO OLW

SERVICE + LOADING

+16'

VEHICLE ACCESS

+26'

EXISTING
STAIR

EXISTING
ELEVATOR

PEDESTRIAN ACCESS
WATERFRONT

PROPOSED
ENTRANCE FOR
PUBLIC PARKING

+19'

PIKE HILL CLIMB
TO REMAIN

FIX / MADORE

PUBLIC PARKING

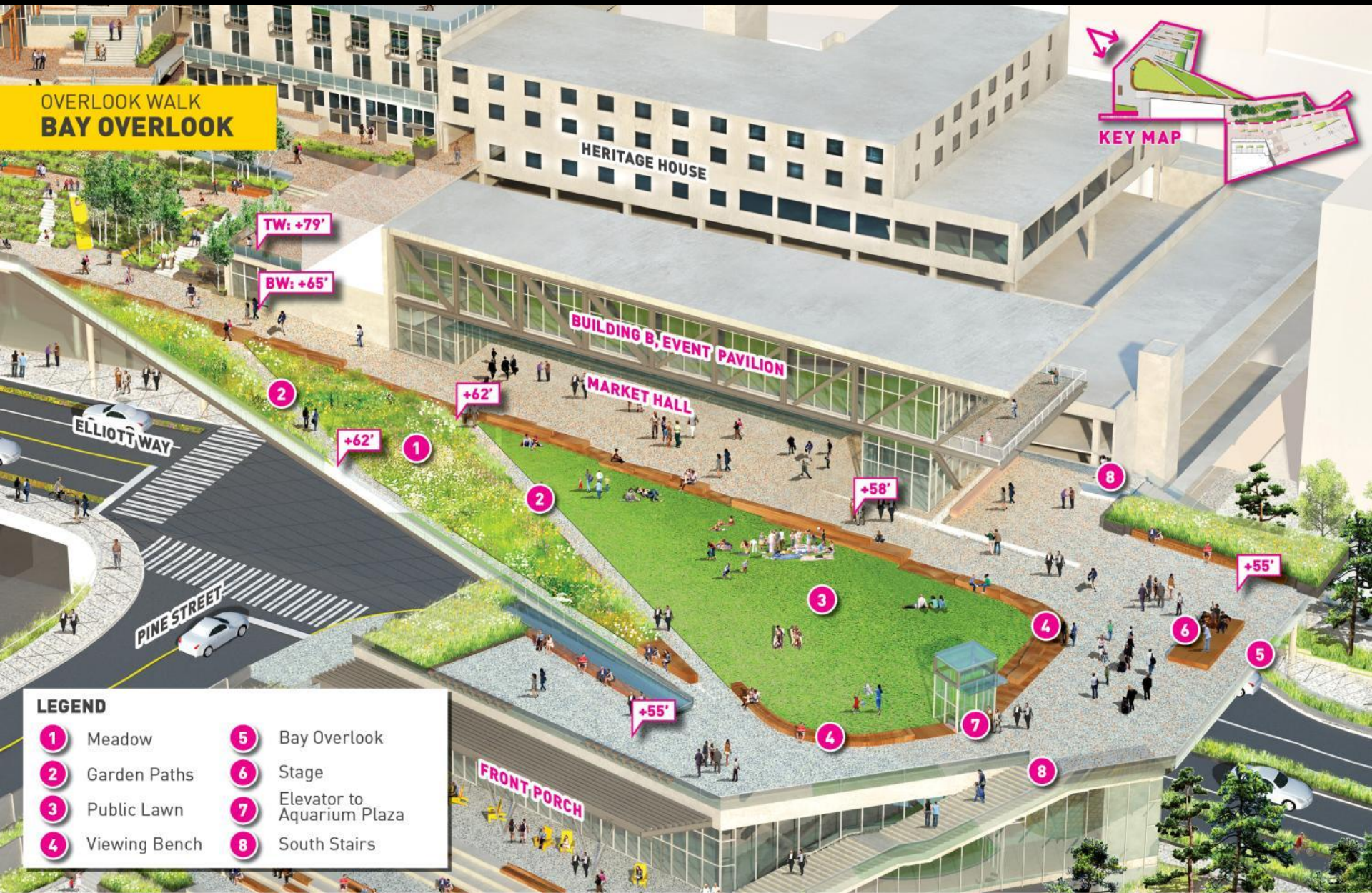
HERITAGE
HOUSE

KEY MAP

OVERLOOK WALK
FIX / MADORE PLAZA
AERIAL VIEW



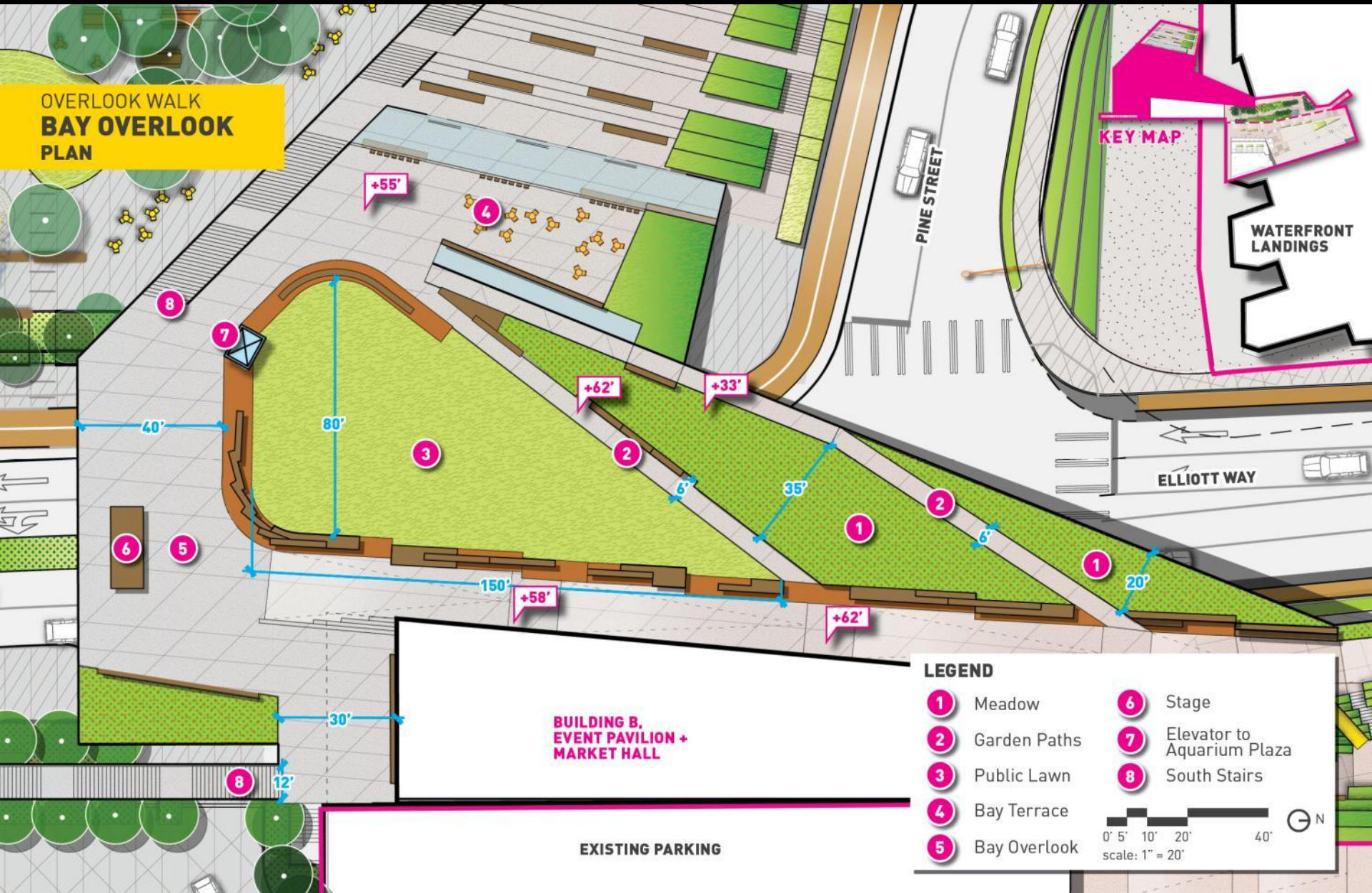
OVERLOOK WALK BAY OVERLOOK



LEGEND

- | | |
|-----------------|------------------------------|
| 1 Meadow | 5 Bay Overlook |
| 2 Garden Paths | 6 Stage |
| 3 Public Lawn | 7 Elevator to Aquarium Plaza |
| 4 Viewing Bench | 8 South Stairs |

OVERLOOK WALK
**BAY OVERLOOK
PLAN**



OVERLOOK WALK
BAY OVERLOOK
CIRCULATION + ACCESS

PIER 62/63

BAY
TERRACE

LAWN

BAY OVERLOOK
+
STAGE

BLDG.
B
PORCH

BUILDING B:
MARKET HALL

KEY MAP

WATERFRONT
LANDINGS

PINE STREET

ELLIOTT WAY

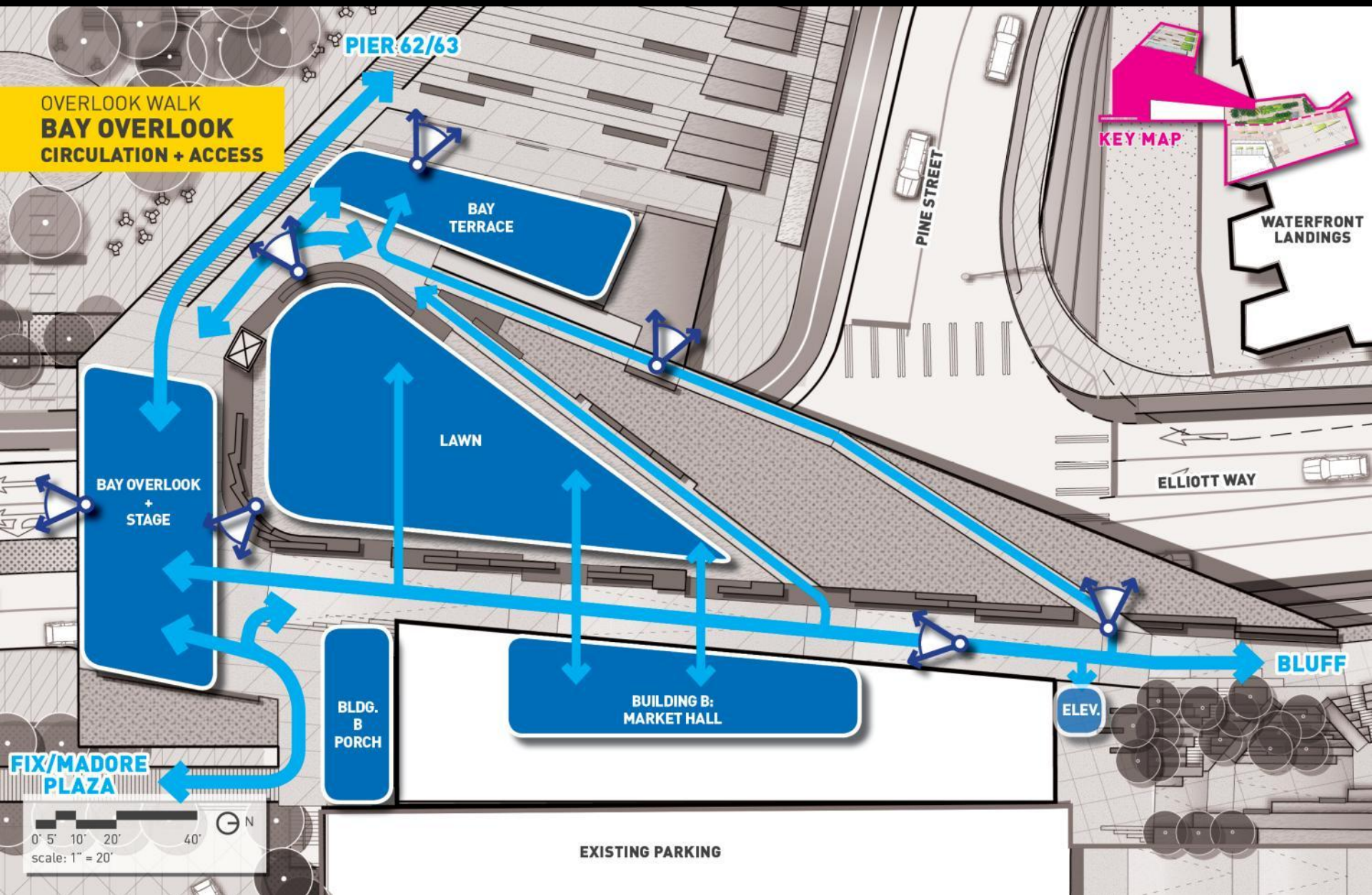
BLUFF

ELEV.

FIX/MADORE
PLAZA

0' 5' 10' 20' 40'
scale: 1" = 20'

EXISTING PARKING



OVERLOOK WALK
BAY OVERLOOK
PAVING

KEY MAP

WATERFRONT
LANDINGS

PINE STREET

ELLIOTT WAY

**BUILDING B:
EVENT PAVILION AND
MARKET HALL**

EXISTING PARKING



OVERLOOK WALK
BAY OVERLOOK
FURNISHING

KEY MAP

WATERFRONT
LANDINGS

PINE STREET

ELLIOTT WAY

BUILDING B:
EVENT PAVILION AND
MARKET HALL

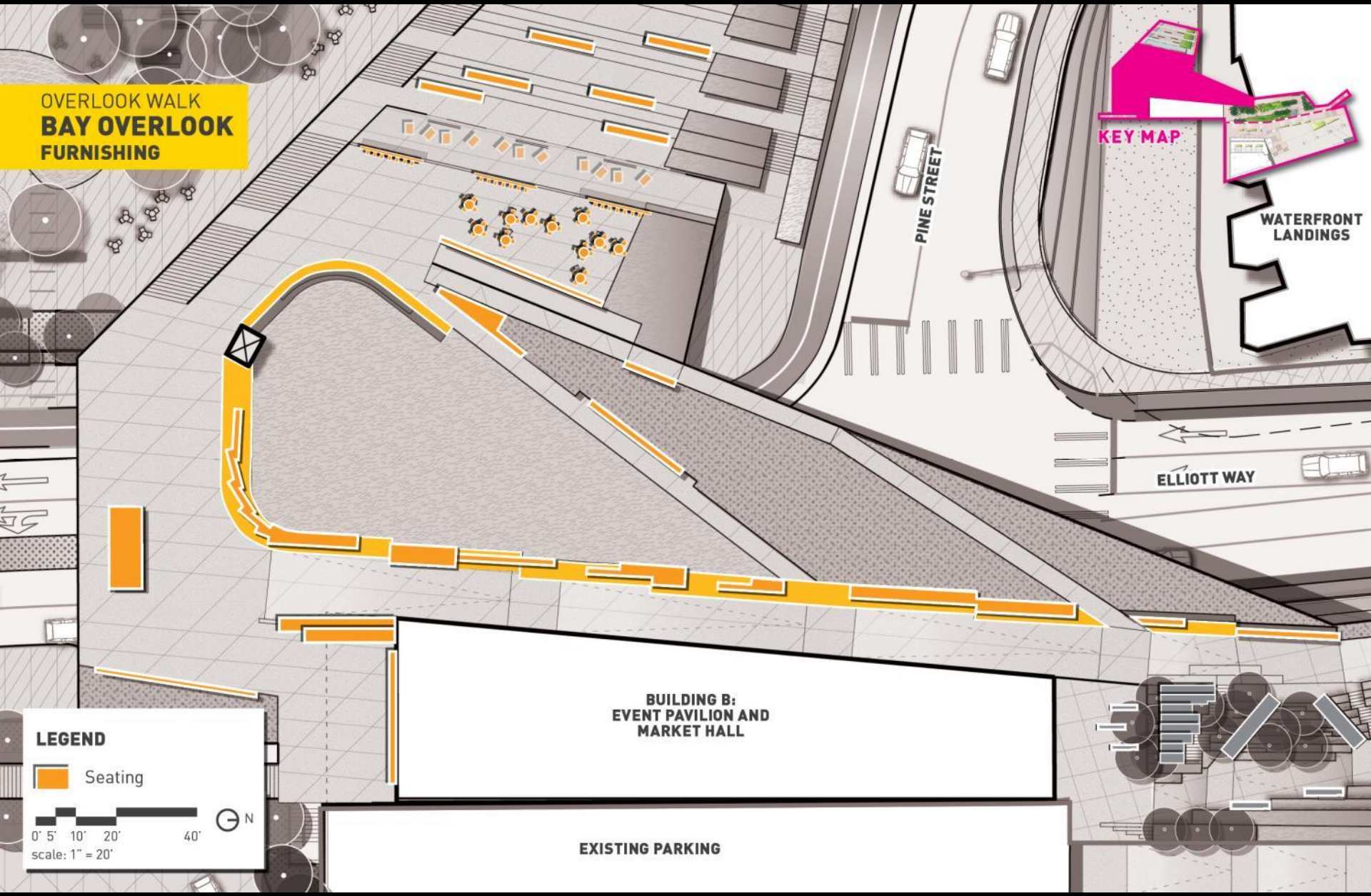
EXISTING PARKING

LEGEND

 Seating

0' 5' 10' 20' 40'

scale: 1" = 20'



OVERLOOK WALK
BAY OVERLOOK
FURNISHING



FREESTANDING BENCH



SOCIAL BENCH AT MEADOW PLANTING



SOCIAL BENCH AT LAWN



FEATURE BENCH



PANORAMIC BENCH

OVERLOOK WALK
**BAY OVERLOOK
PLANTING**

KEY MAP

WATERFRONT
LANDINGS

PINE STREET

ELLIOTT WAY

BUILDING B:
EVENT PAVILION AND
MARKET HALL

EXISTING PARKING

LEGEND

- Meadow
- Lawn



OVERLOOK WALK
BAY OVERLOOK
PLANTING PALETTE

Perennial Grasses



Yarrow
Achillea millefolium



Lupine Sp.
Lupinus



Indian Paintbrush
Castilleja



Allium Sp.
Allium

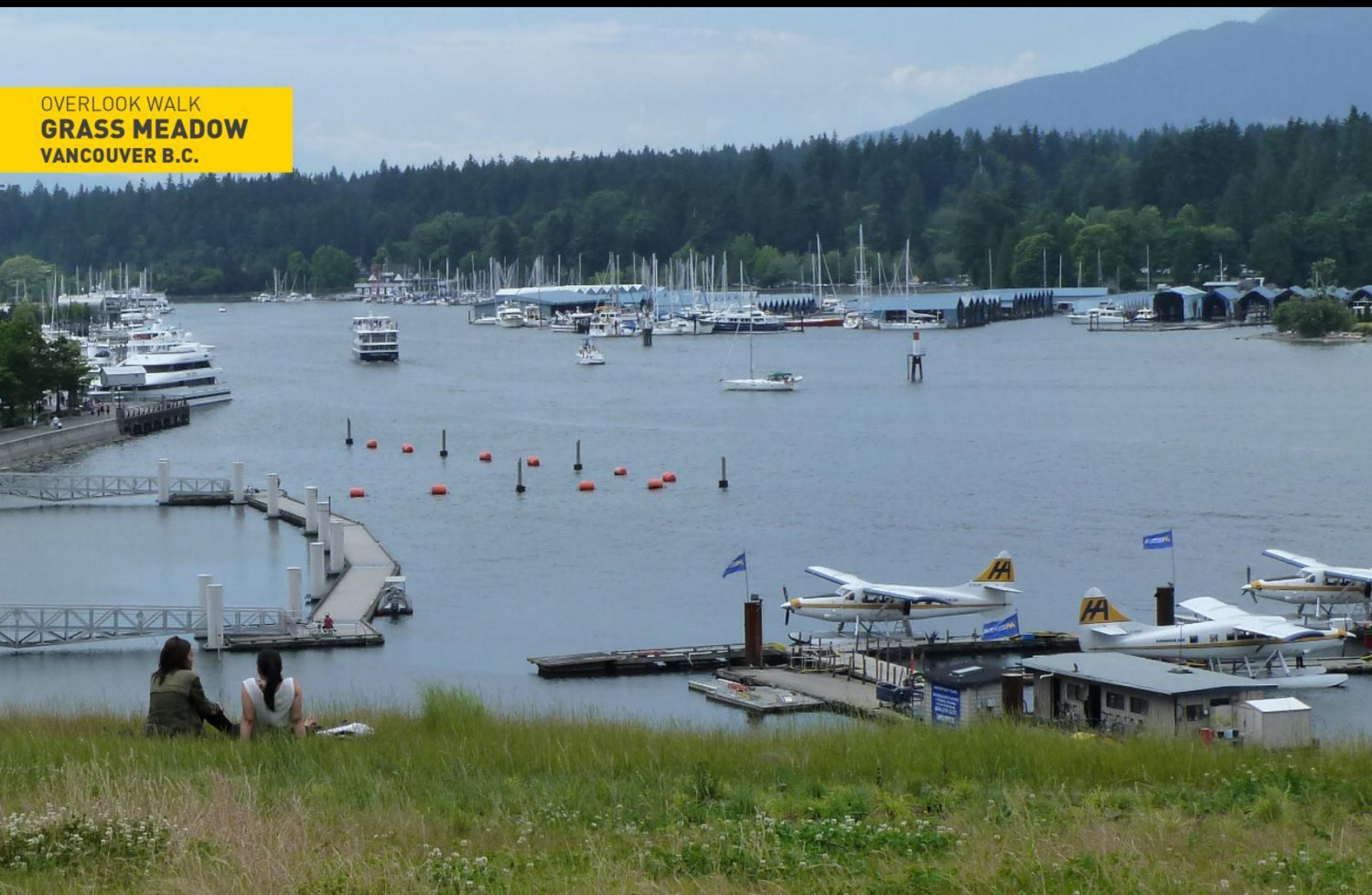


Common Camas
Camassia quamash



California Poppy
Eschscholzia californica

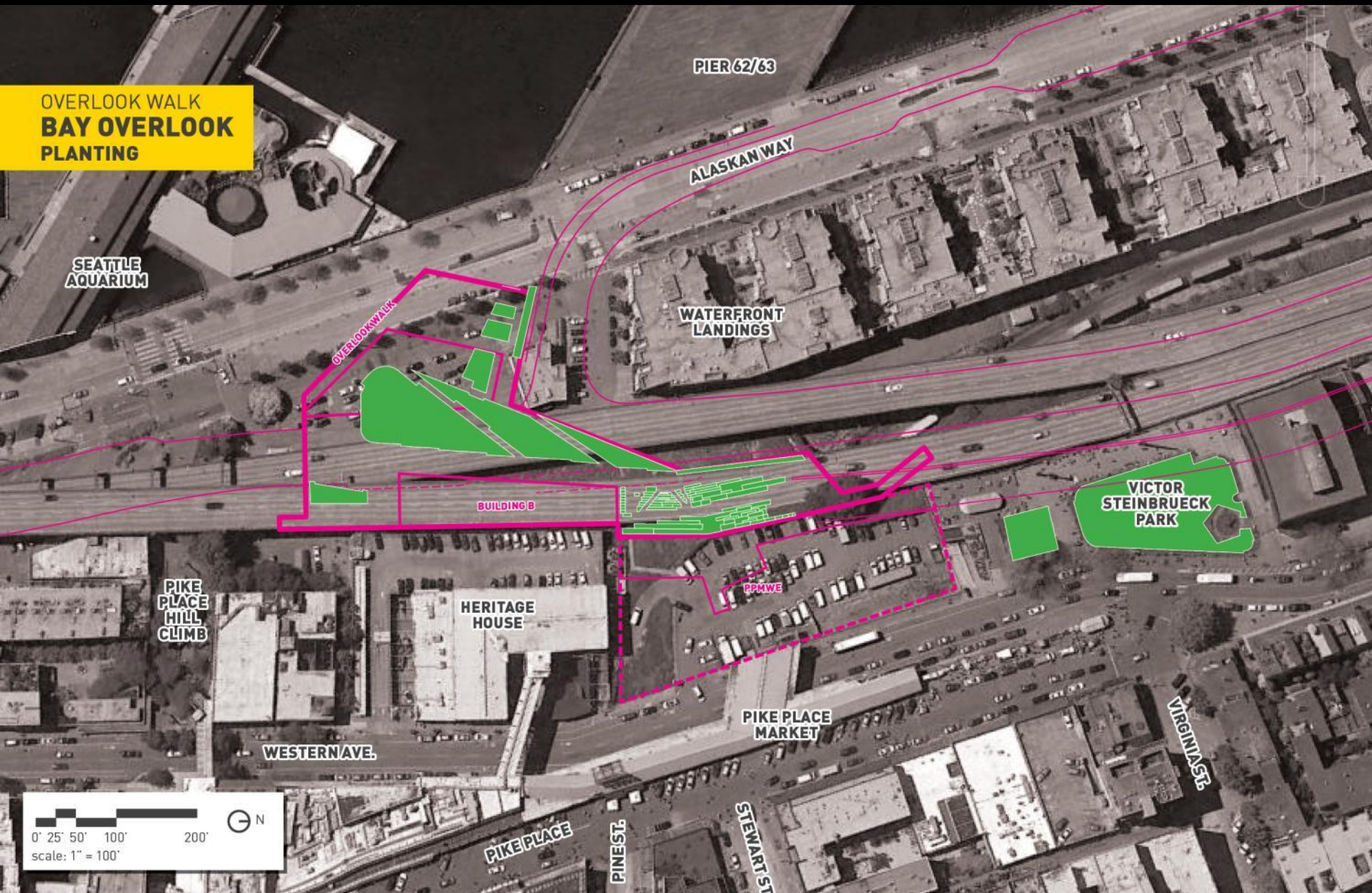
OVERLOOK WALK
GRASS MEADOW
VANCOUVER B.C.



OVERLOOK WALK
VICTOR STEINBRUECK PARK
LAWN



OVERLOOK WALK
**BAY OVERLOOK
PLANTING**



PIER 62/63

ALASKAN WAY

SEATTLE
AQUARIUM

WATERFRONT
LANDINGS

OVERLOOK WALK

BUILDING B

VICTOR
STEINBRUECK
PARK

PIKE
PLACE
HILL
CLIMB

HERITAGE
HOUSE

PIKE PLACE
MARKET

WESTERN AVE.

VIRGINIA ST.

PIKE PLACE

PINE ST.

STEWART ST.



OVERLOOK WALK
GARDEN SLOPES
VIEW SOUTH WEST



OVERLOOK WALK
GARDEN SLOPES
VIEW SOUTH



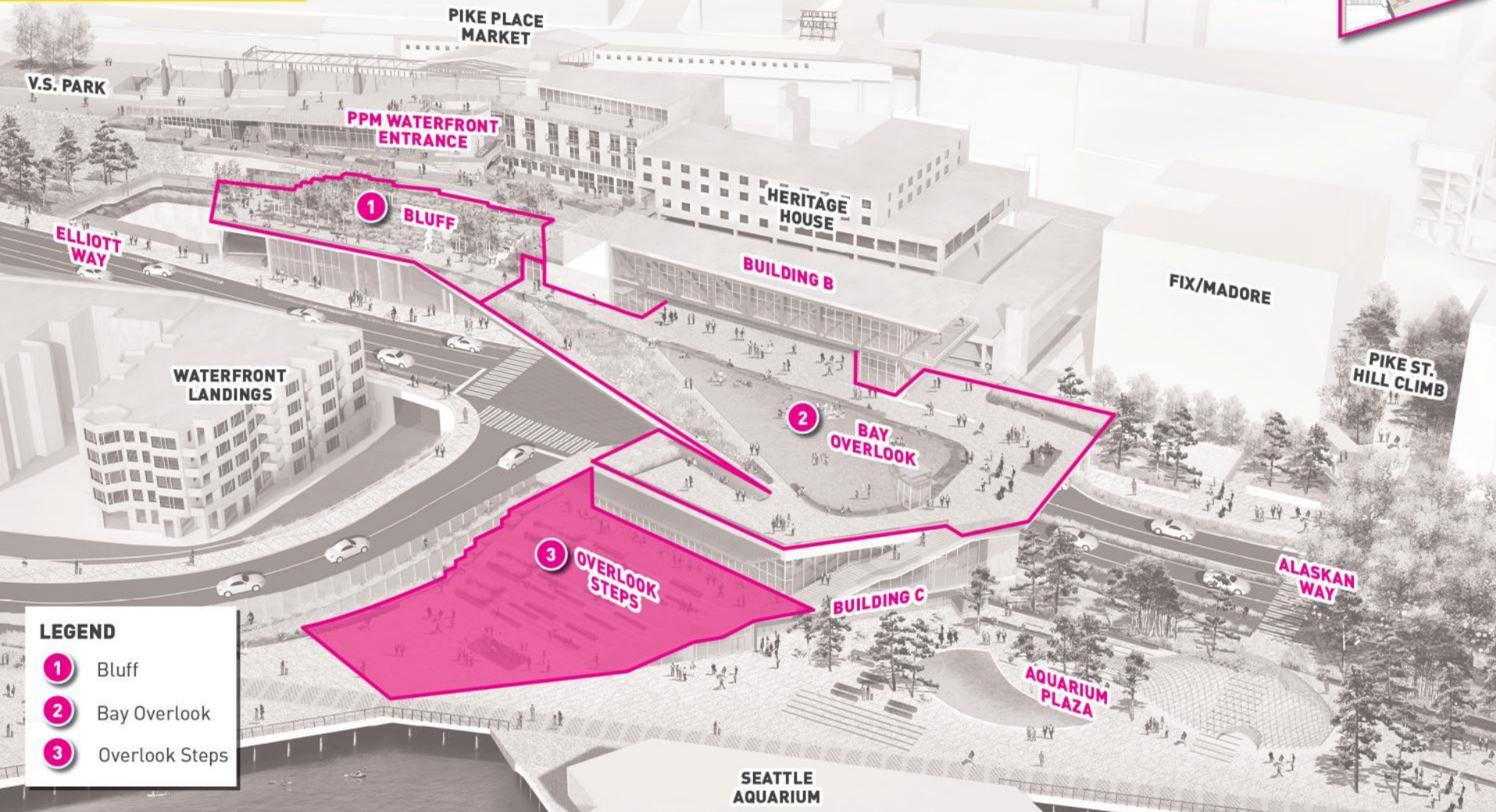
OVERLOOK WALK
BAY OVERLOOK
VIEW LOOKING EAST



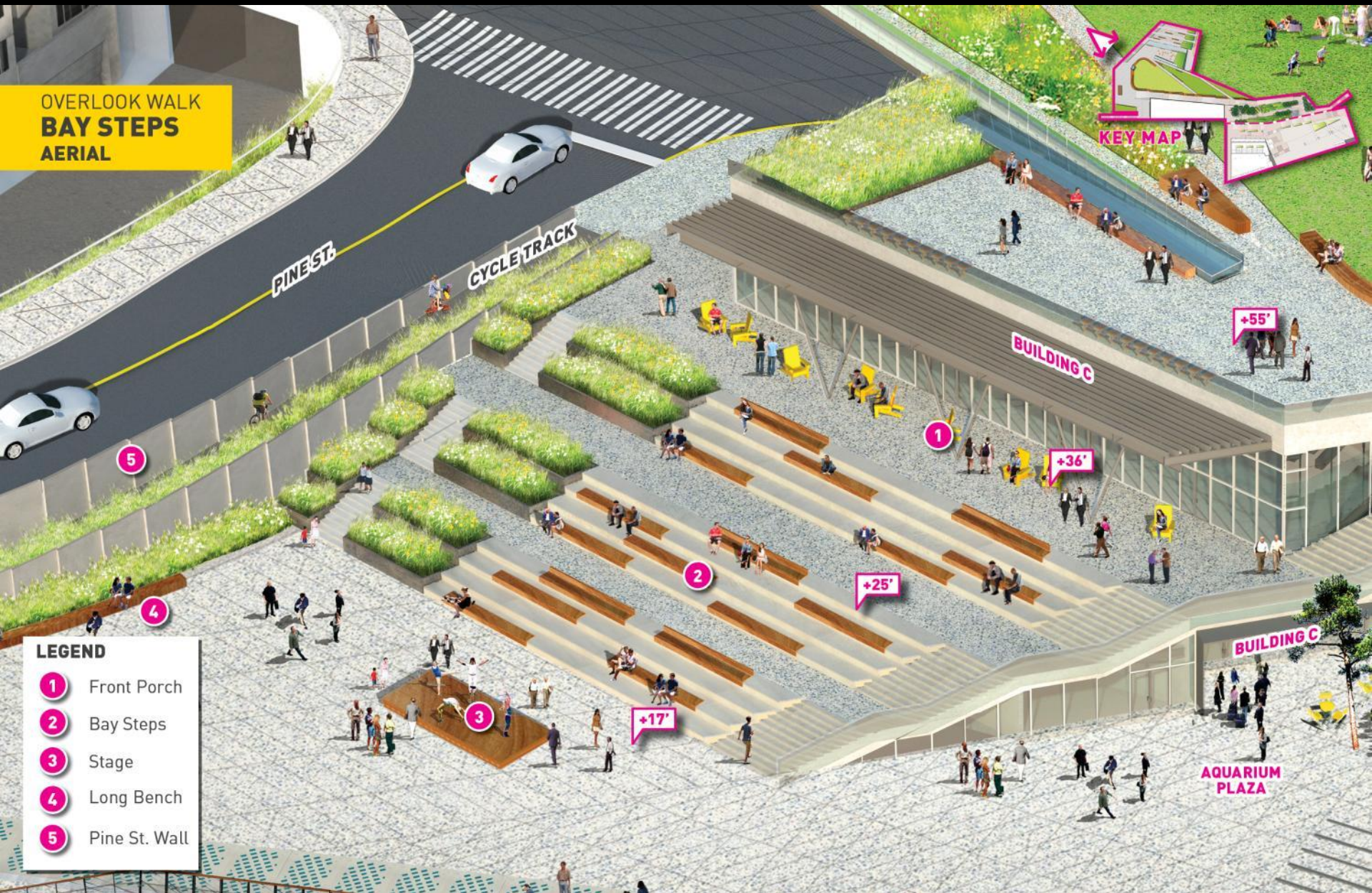
OVERLOOK WALK
BAY OVERLOOK
VIEW LOOKING NORTH



OVERLOOK WALK OVERLOOK STEPS



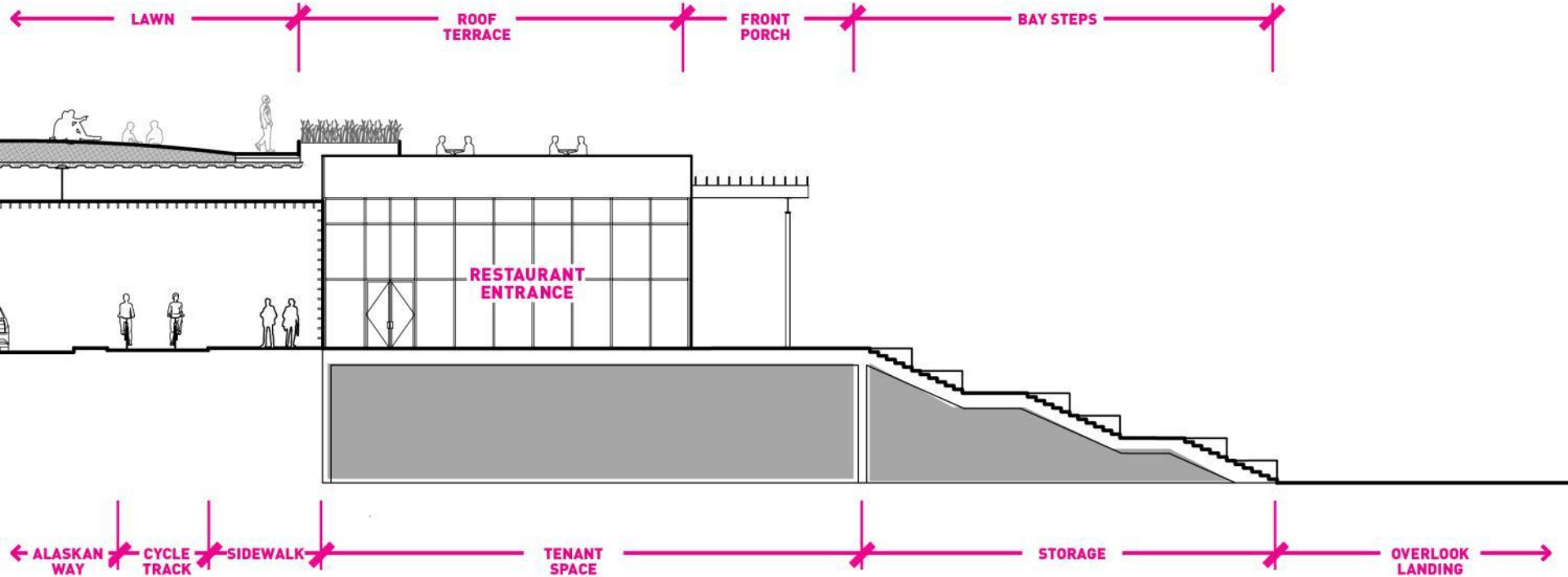
OVERLOOK WALK
BAY STEPS
AERIAL



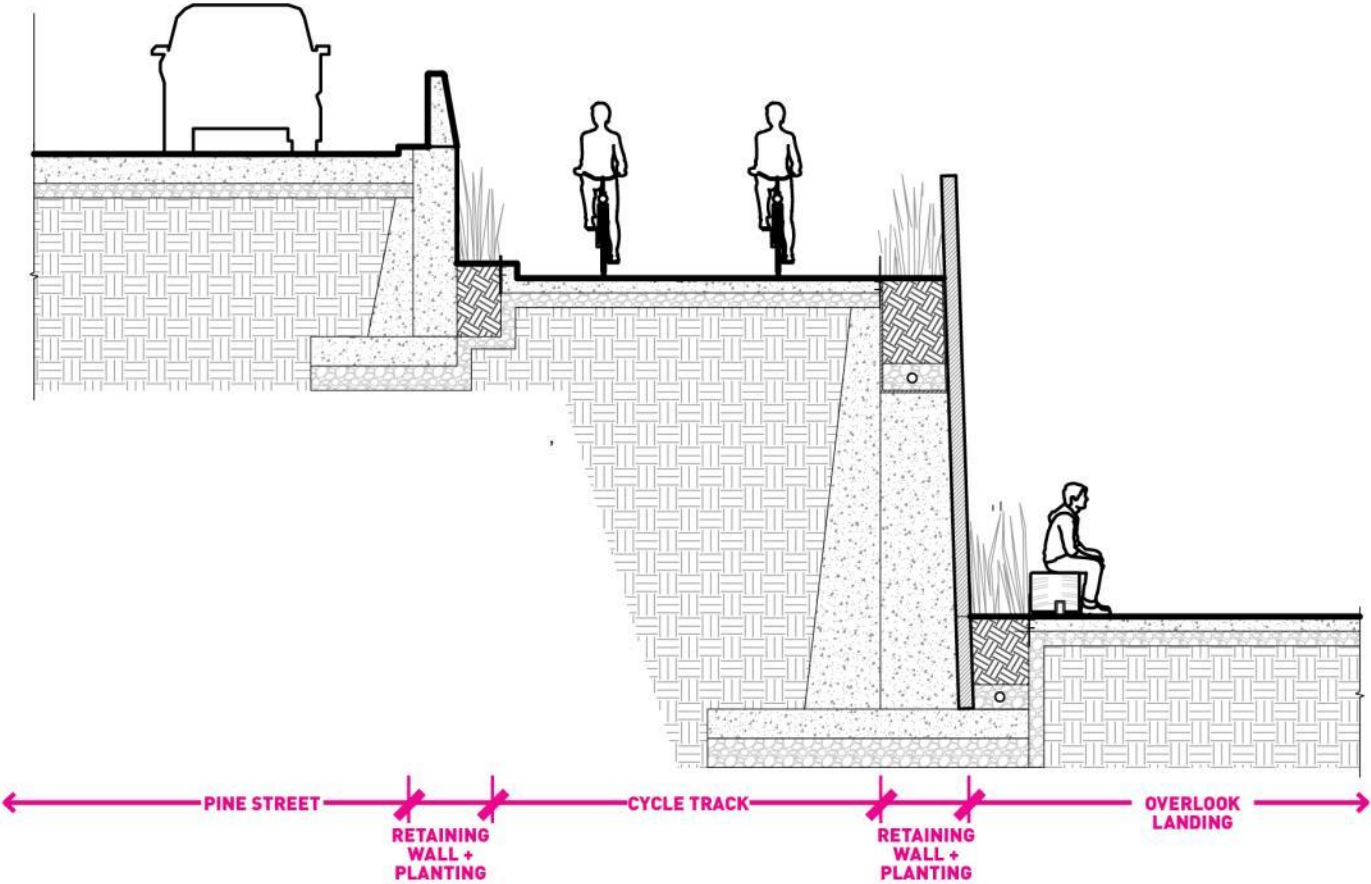
LEGEND

- 1 Front Porch
- 2 Bay Steps
- 3 Stage
- 4 Long Bench
- 5 Pine St. Wall

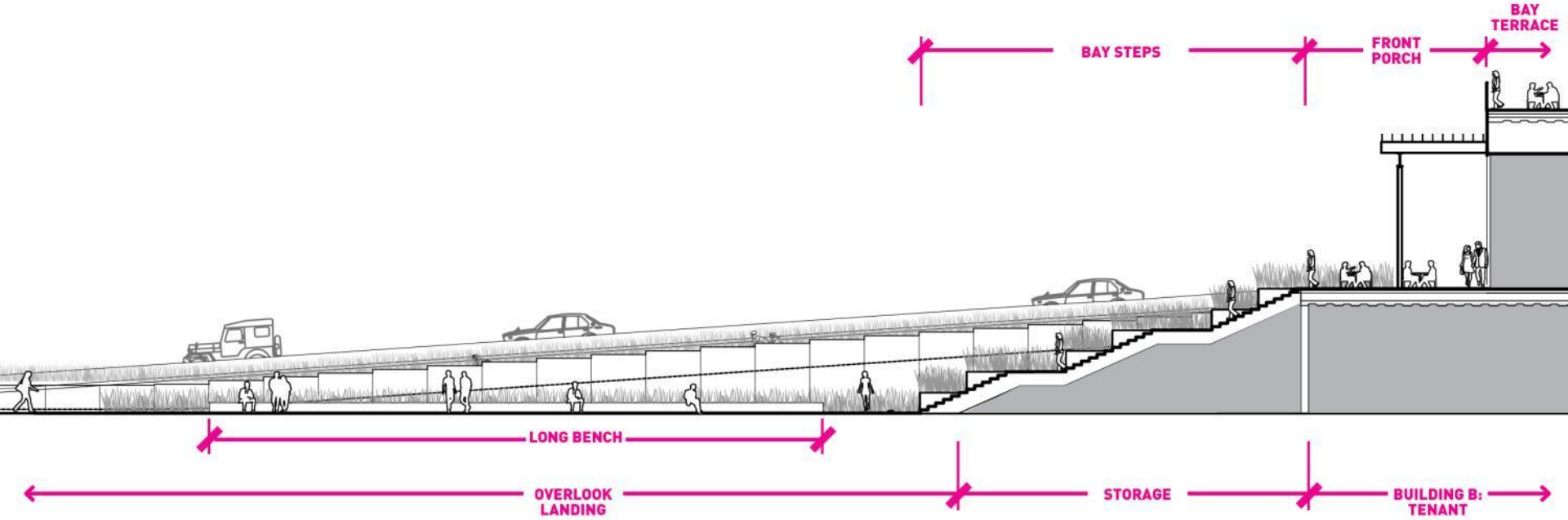
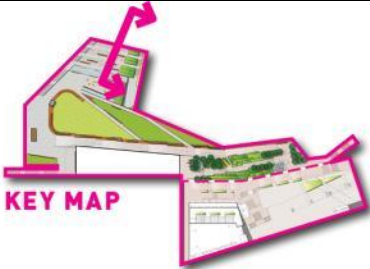
OVERLOOK WALK
BAY STEPS
SECTION AT PINE STREET



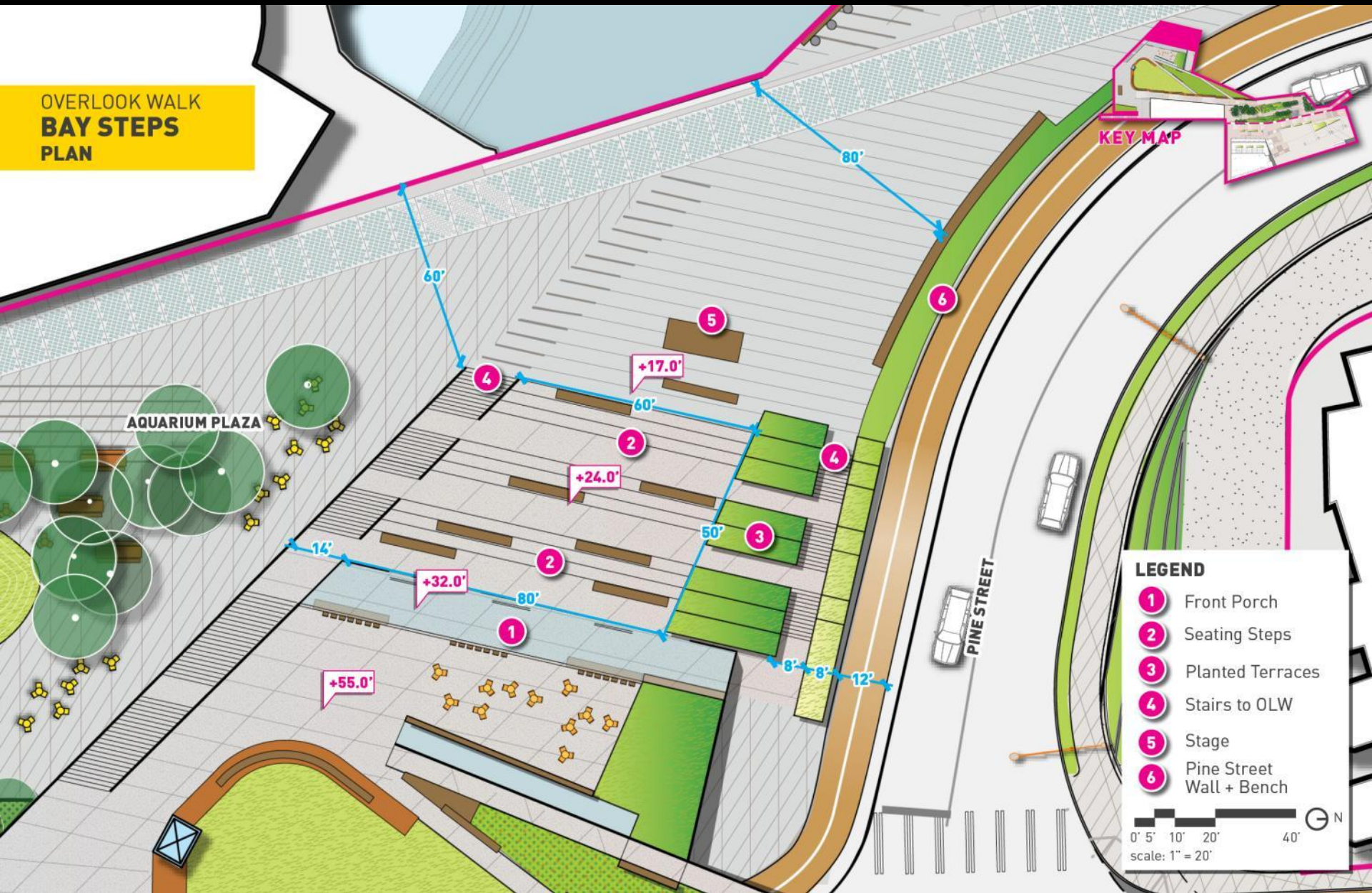
OVERLOOK WALK
OLW LANDING
PINE STREET RETAINING WALL



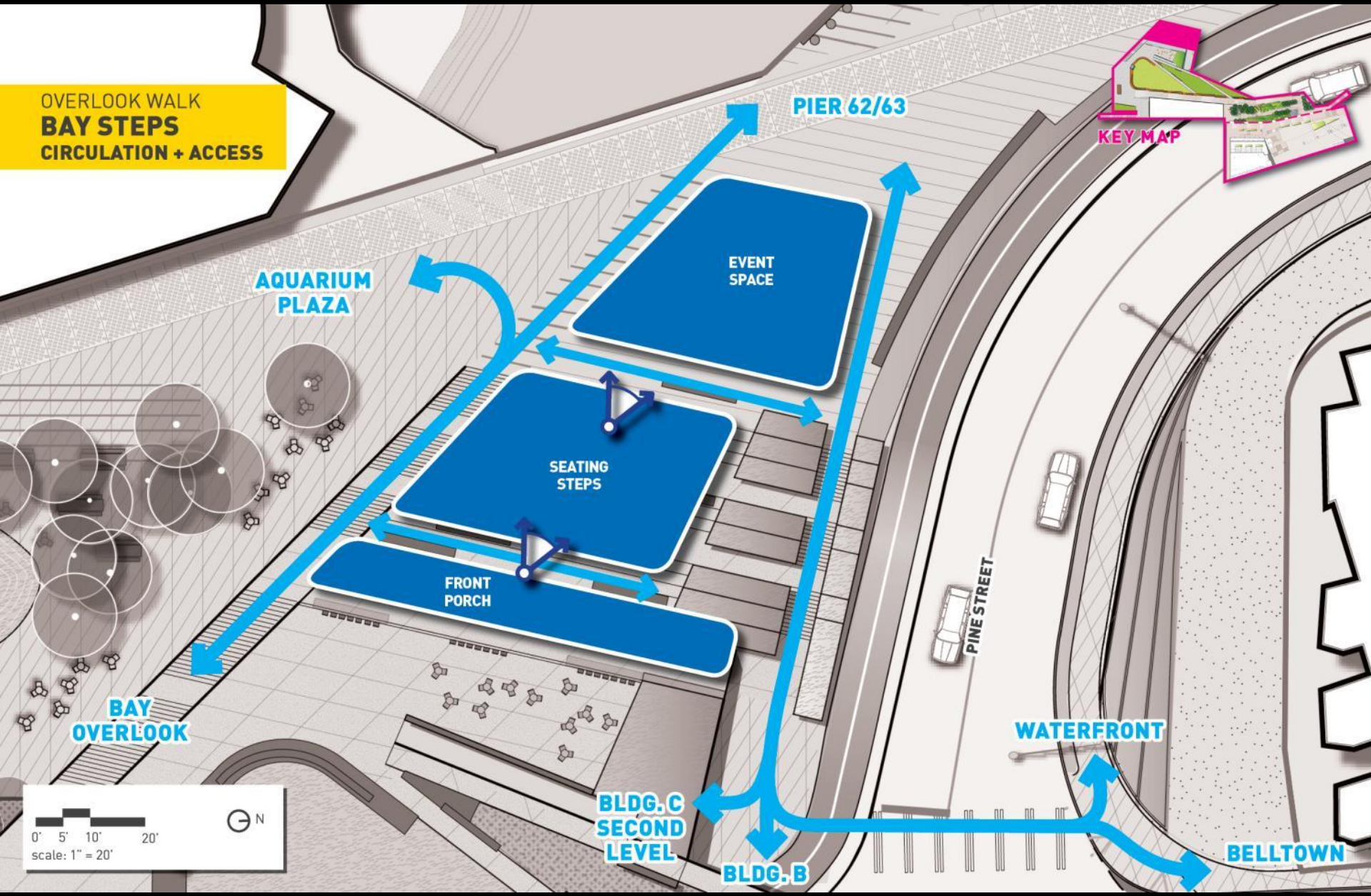
OVERLOOK WALK
OLW LANDING
PINE STREET RETAINING WALL



OVERLOOK WALK
BAY STEPS
PLAN



OVERLOOK WALK
BAY STEPS
CIRCULATION + ACCESS



OVERLOOK WALK
BAY STEPS
PAVING

KEY MAP

AQUARIUM PLAZA

PINE STREET

LEGEND

- 100% Puget Sound Aggregate
- 70% PSA/ 30% BA

0' 5' 10' 20' 40' N
scale: 1" = 20'



OVERLOOK WALK
BAY STEPS
FURNISHING

KEY MAP

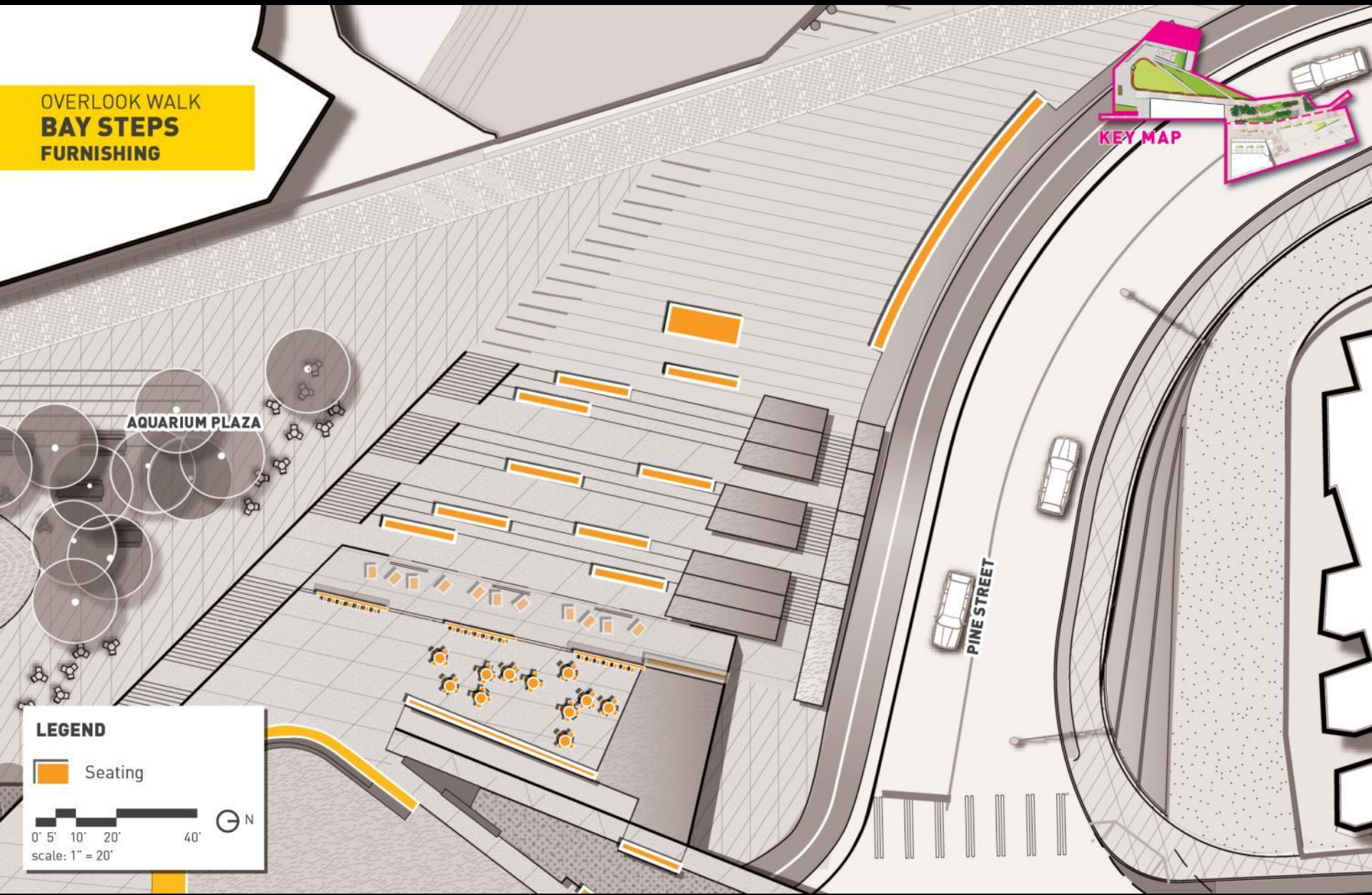
AQUARIUM PLAZA

LEGEND

 Seating

0' 5' 10' 20' 40'

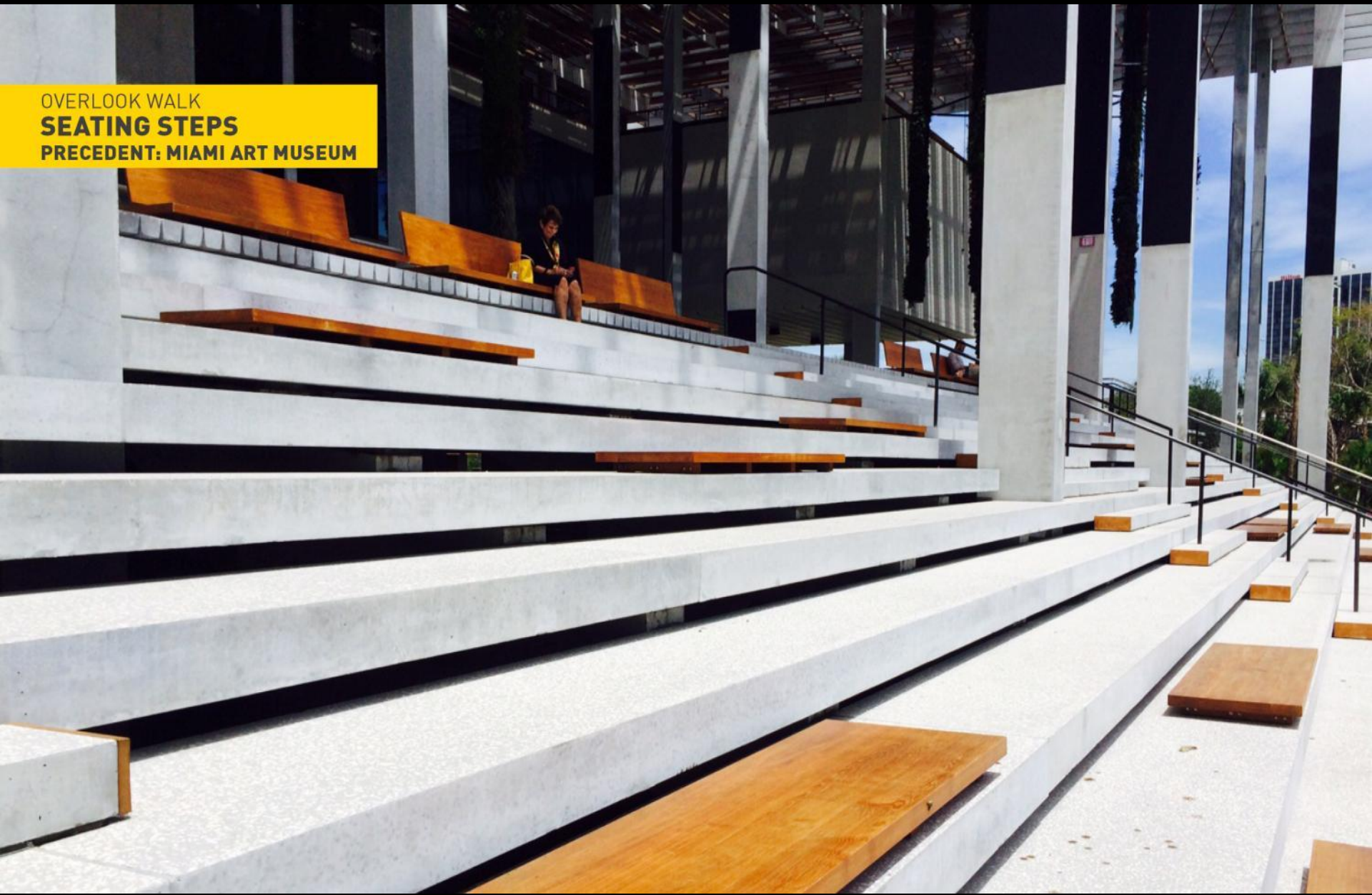
scale: 1" = 20'



OVERLOOK WALK
SEATING STEPS
PRECEDENT: MIAMI ART MUSEUM



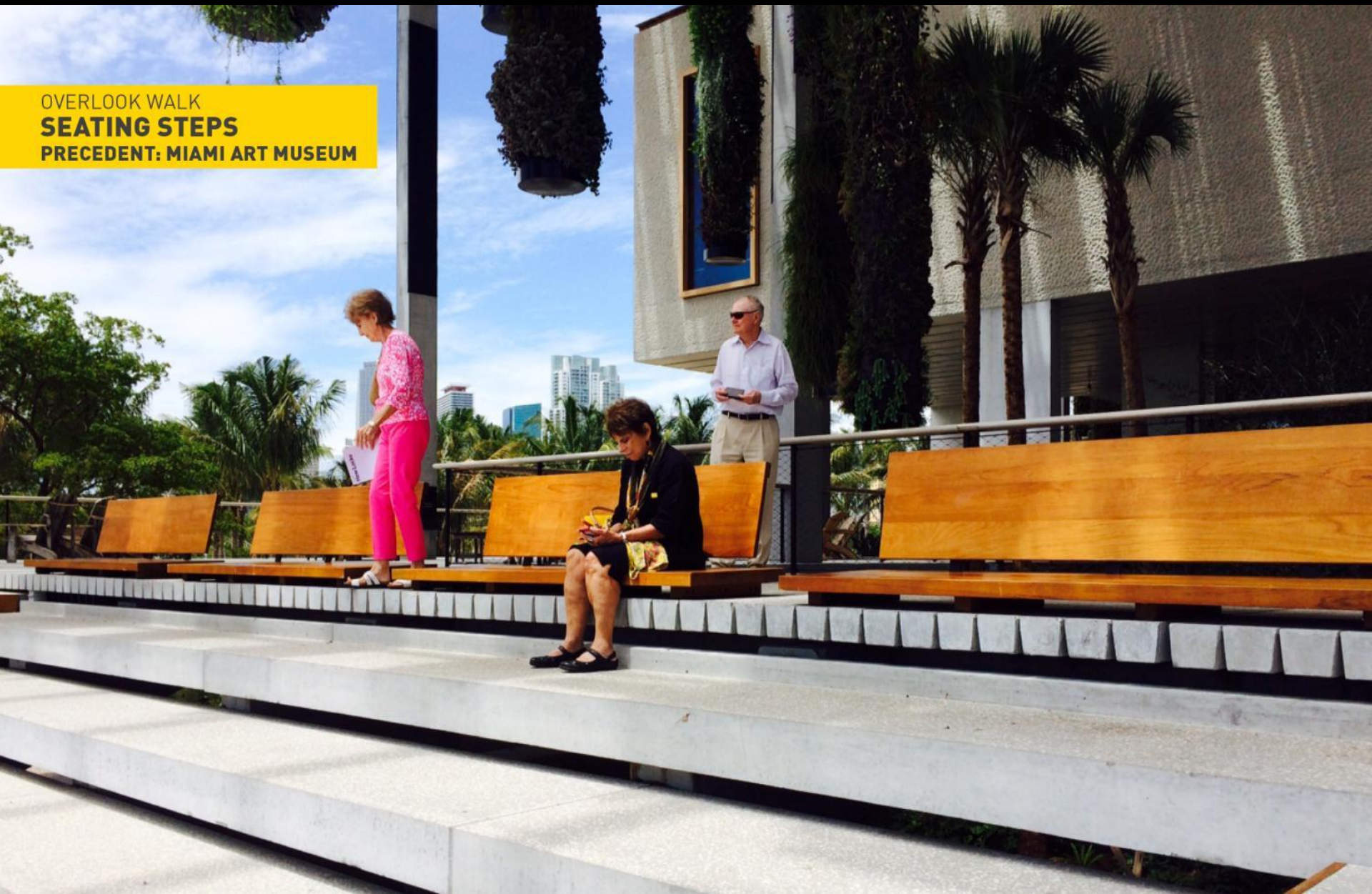
OVERLOOK WALK
SEATING STEPS
PRECEDENT: MIAMI ART MUSEUM



OVERLOOK WALK
BAY STEPS
SEATING STEPS



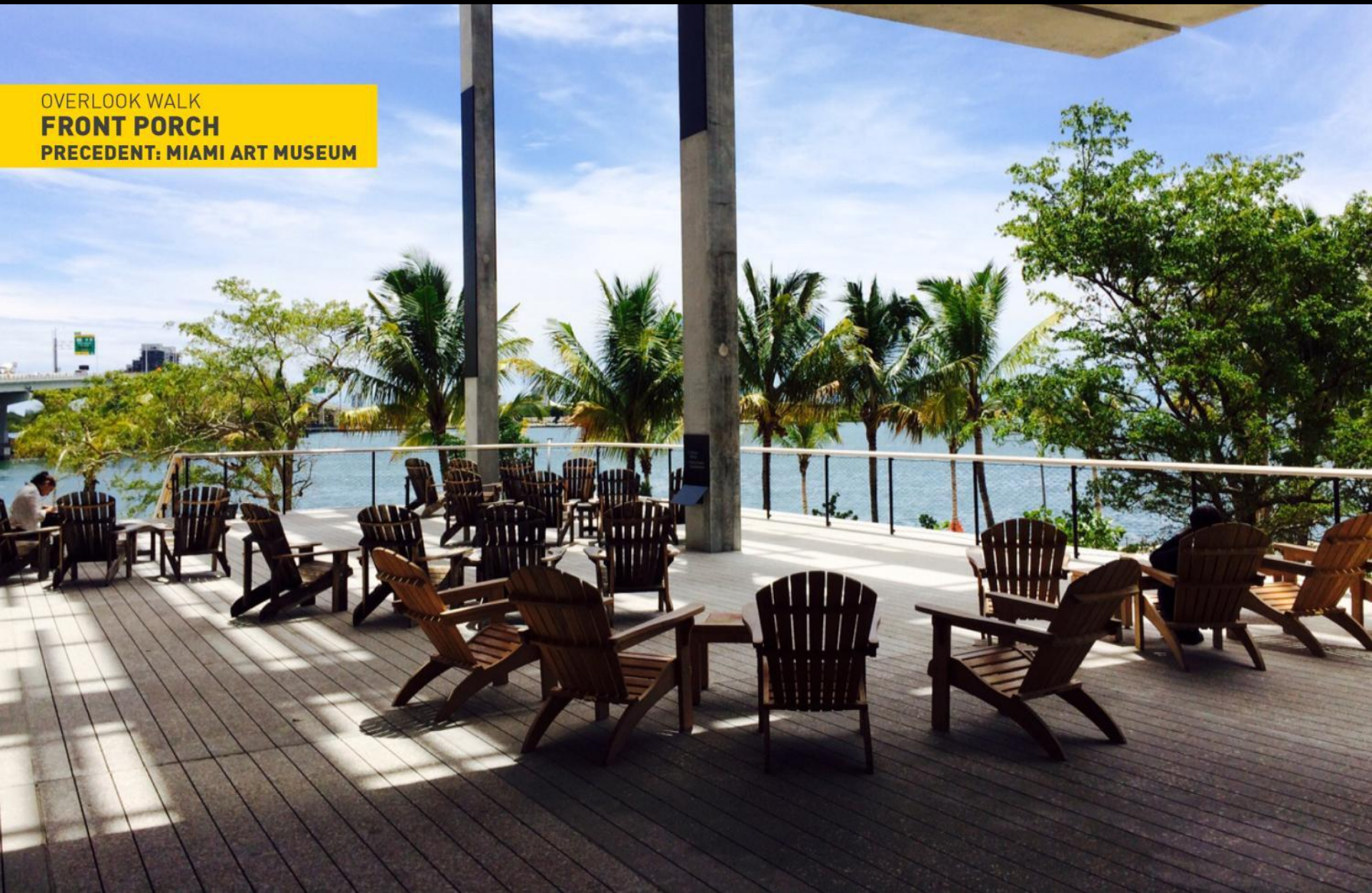
OVERLOOK WALK
SEATING STEPS
PRECEDENT: MIAMI ART MUSEUM



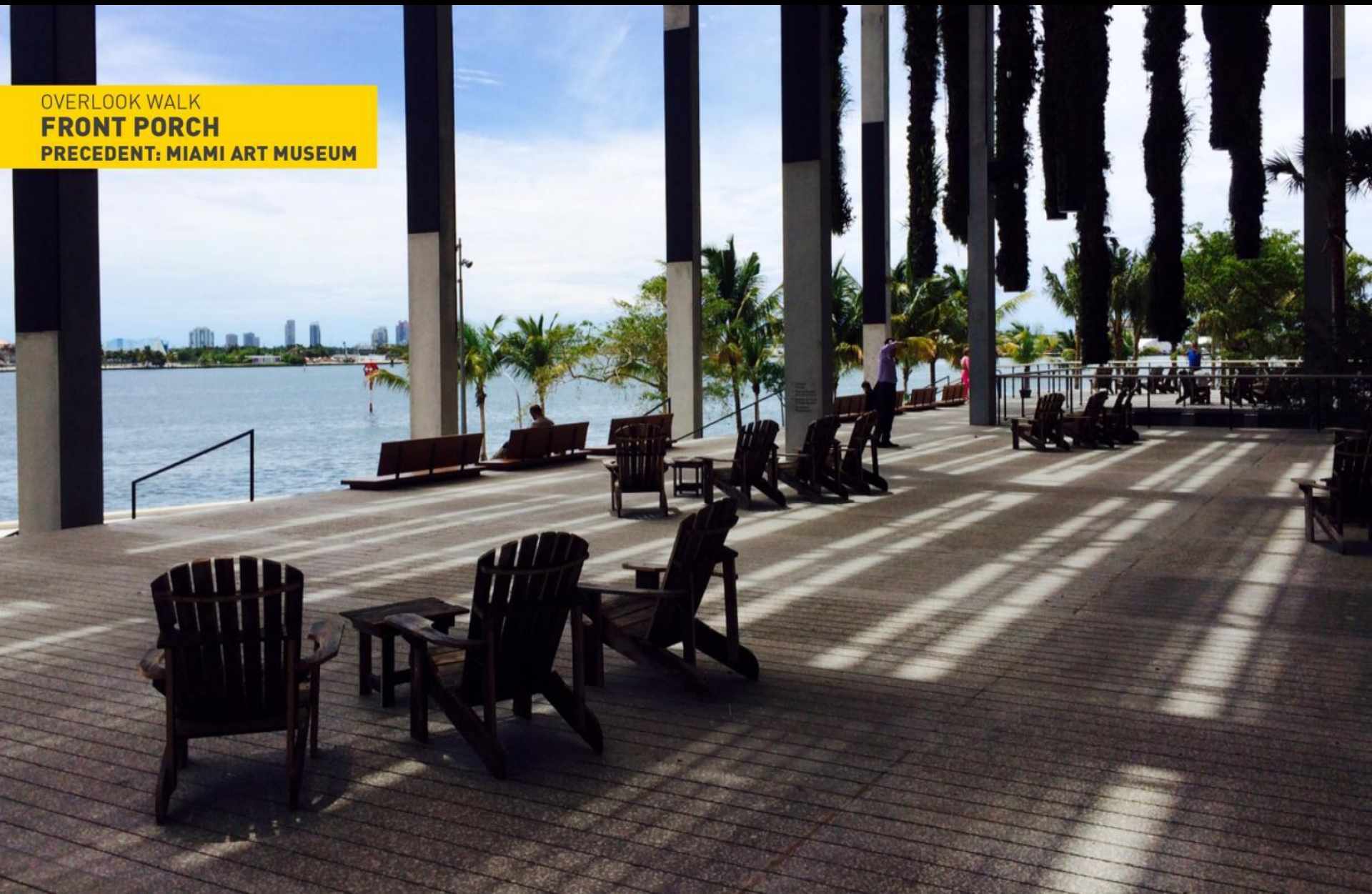
OVERLOOK WALK
SEATING STEPS
PRECEDENT: MIAMI ART MUSEUM



OVERLOOK WALK
FRONT PORCH
PRECEDENT: MIAMI ART MUSEUM



OVERLOOK WALK
FRONT PORCH
PRECEDENT: MIAMI ART MUSEUM

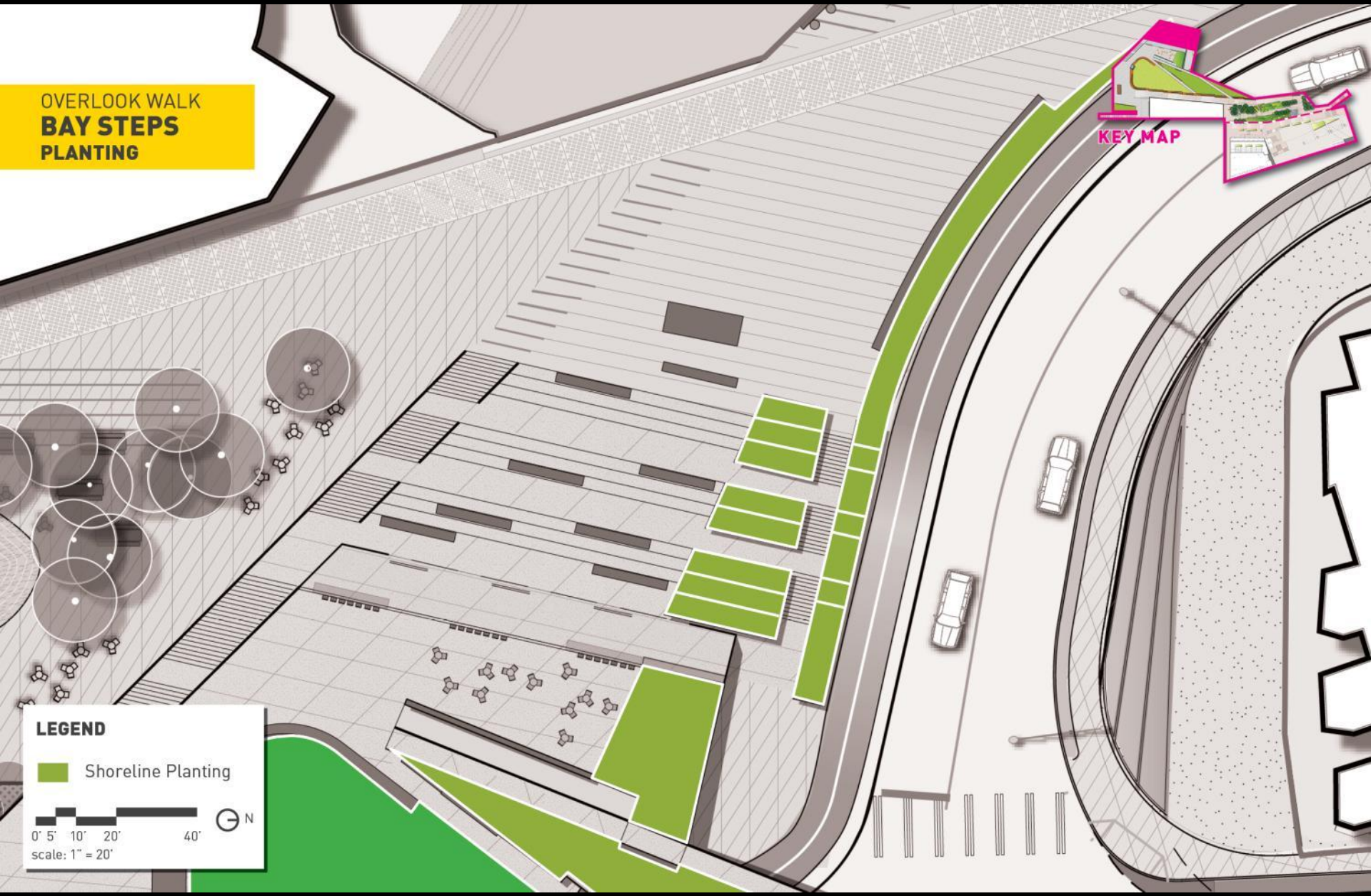


OVERLOOK WALK
BAY STEPS
PLANTING

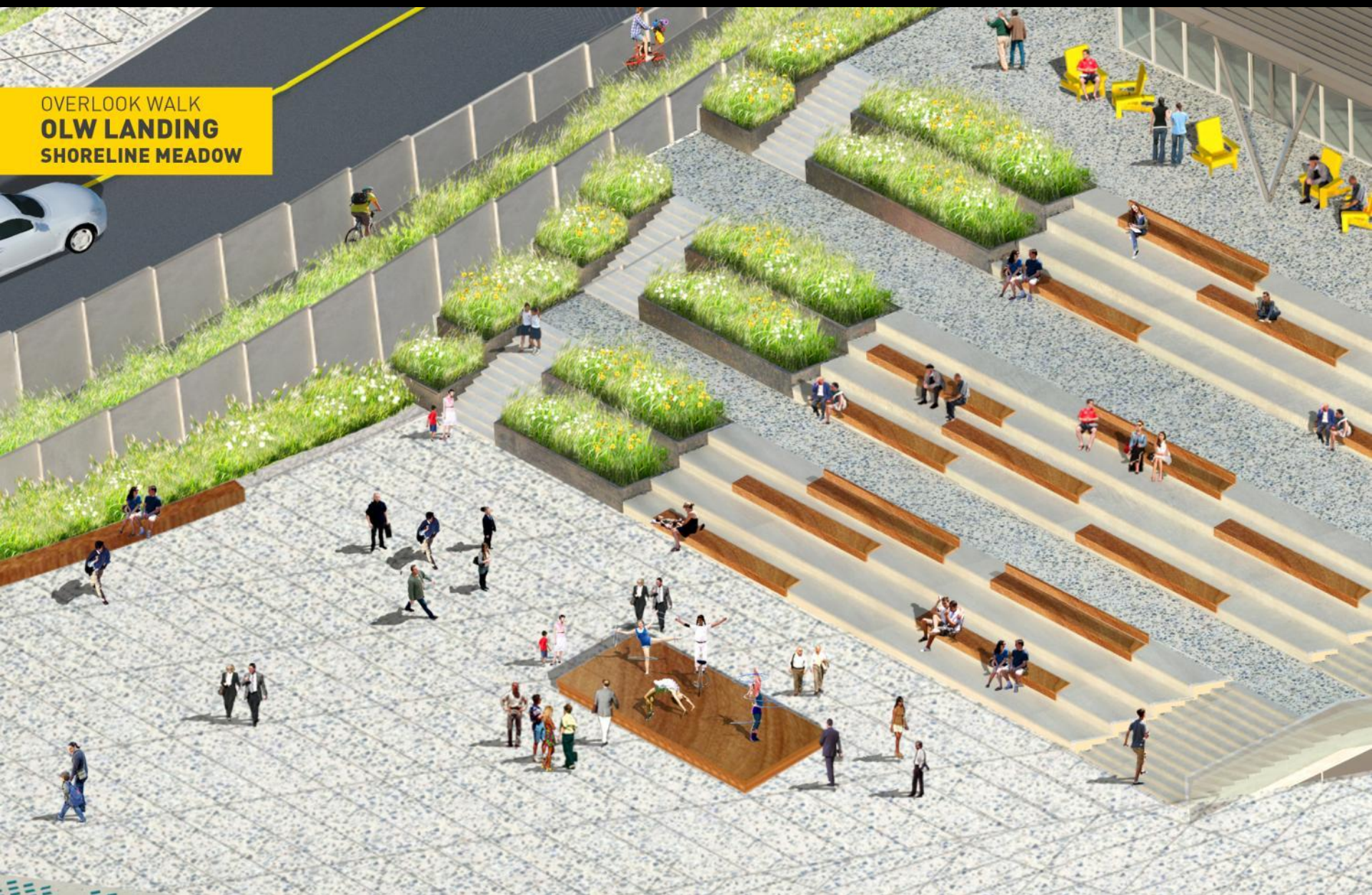
KEY MAP

LEGEND

 Shoreline Planting



OVERLOOK WALK
OLW LANDING
SHORELINE MEADOW



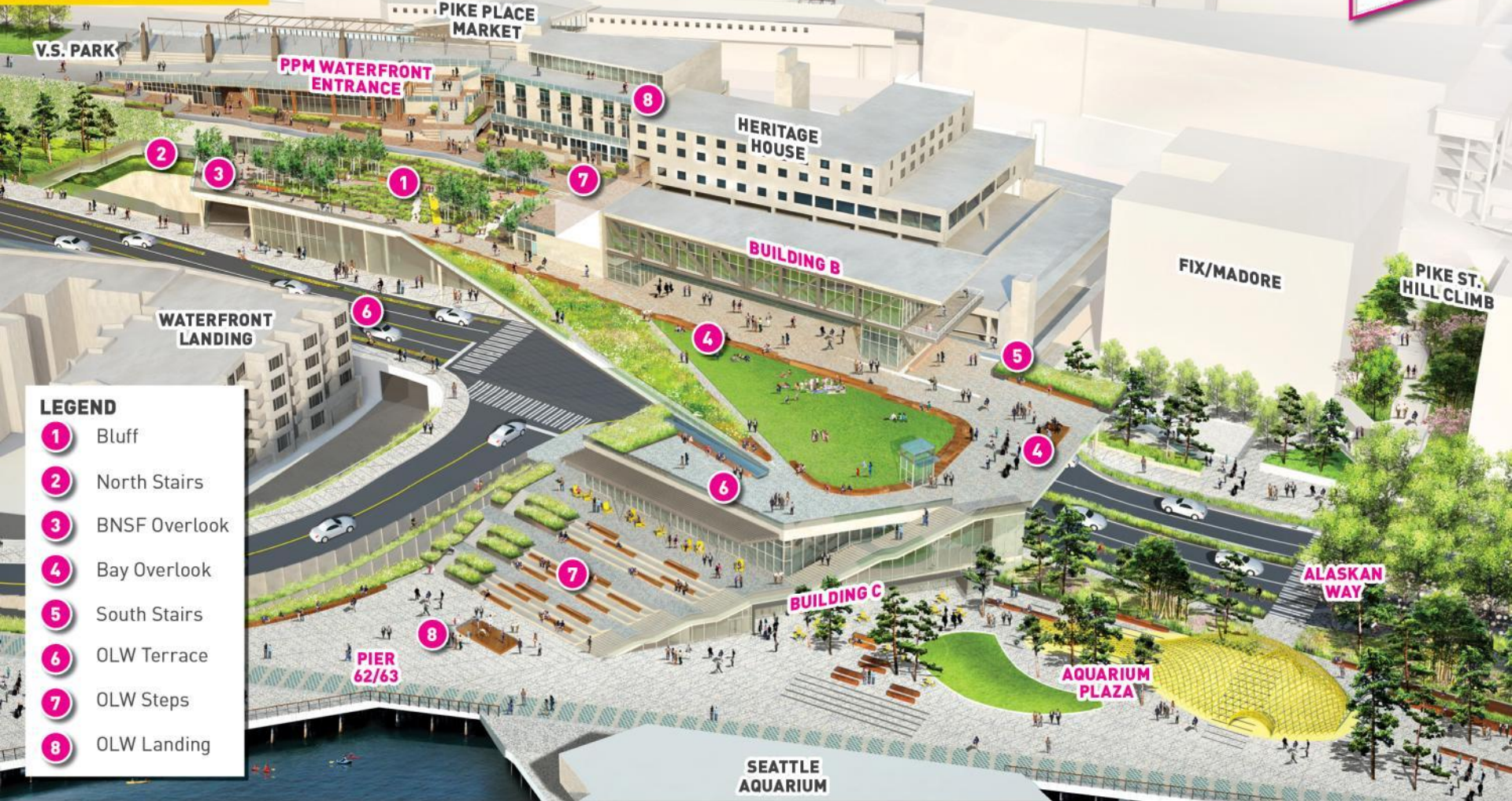
OVERLOOK WALK
BAY STEPS
SHORELINE MEADOW



OVERLOOK WALK
BAY STEPS
VIEW LOOKING WEST



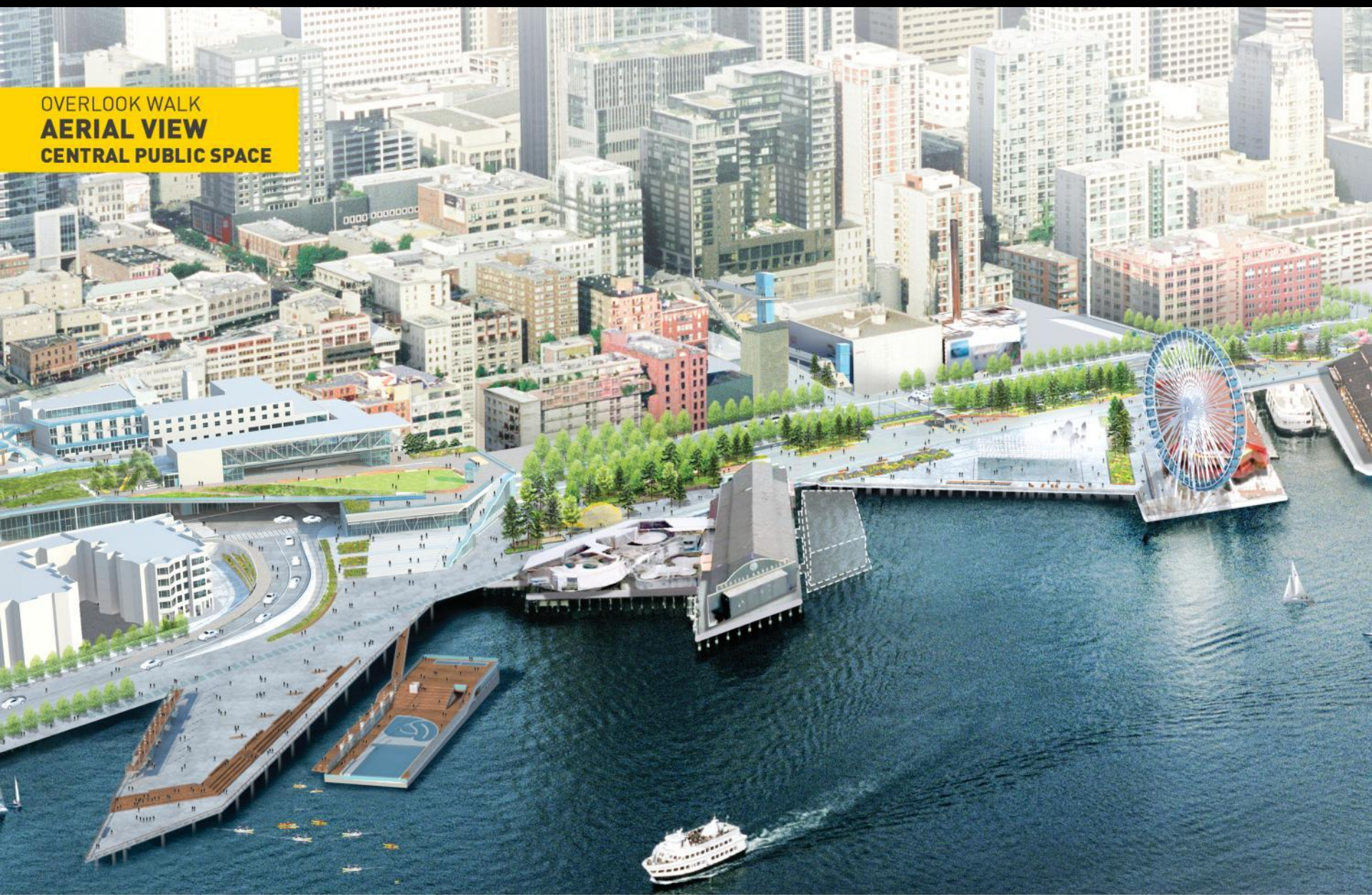
OVERLOOK WALK
AERIAL VIEW
SCHEMATIC DESIGN



LEGEND

- 1 Bluff
- 2 North Stairs
- 3 BNSF Overlook
- 4 Bay Overlook
- 5 South Stairs
- 6 OLW Terrace
- 7 OLW Steps
- 8 OLW Landing

OVERLOOK WALK
AERIAL VIEW
CENTRAL PUBLIC SPACE



THE END