

Pike Place Market Waterfront Entrance

City Council—Design Update

August 5, 2013



ARUP





August 2012



1961 – Market Municipal Building



1964 – Converted to Parking Garage



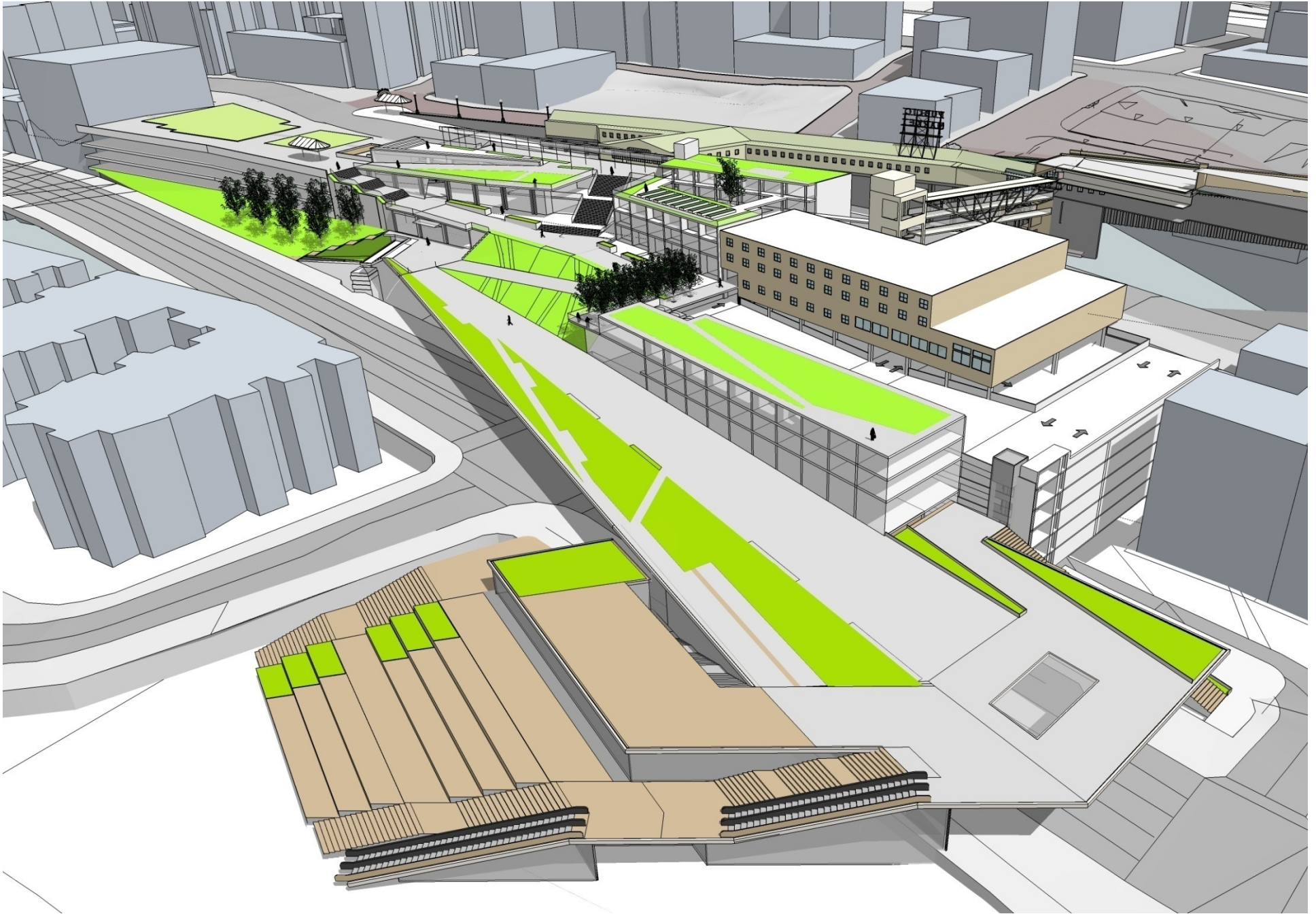
1974 – Demolition of the Municipal Market Building



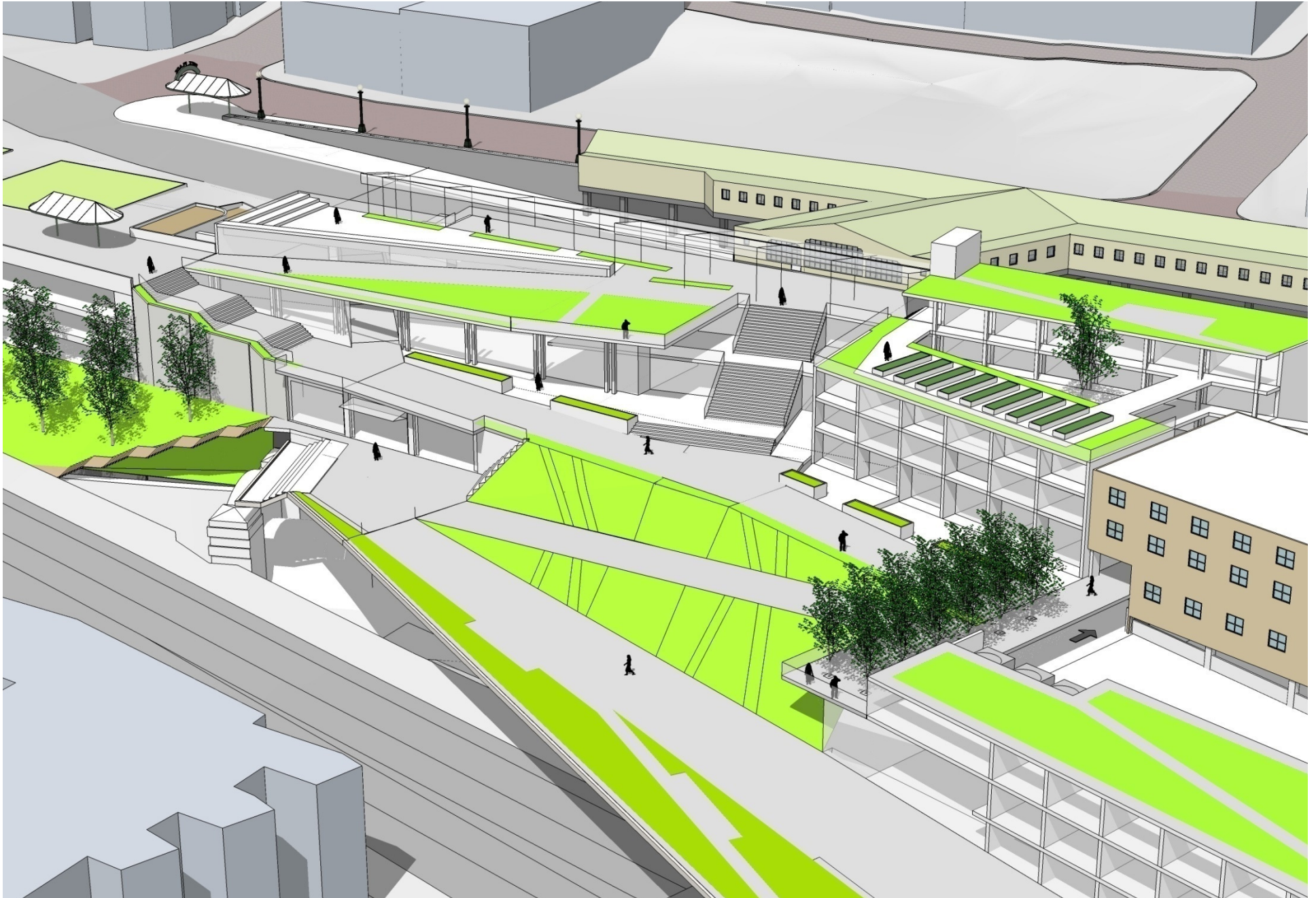
1974 – Cleared and Graded site

Shared Design Objectives for PC1-N and the OLW:

- 1) **reduce the scale of the structural wall** on the west side of the site and **re-introduce potential for a slope for steps, public art, children's playscapes**, and other treatments to integrate PC-1 N with the Overlook Walk
- 2) explore ways to **widen the public space along the west side of PC-1 N**, connections from Victor Steinbrueck Park, and connections from Western to the Overlook Walk
- 3) integrate Miller Hull's concept for a public roof on the PC-1 N building that connects the Desimone Bridge into the overall public space concept
- 4) **add more green areas to the public spaces** designed for PC-1 N, incorporating features from the Overlook Walk
- 5) explore ways to refine the Overlook Walk in response to the emerging PC-1 N design, including potentially **raising slightly the overall grade of the ramp** or lifting the platform around the train overlook to relate more to the public spaces on the PC-1 N

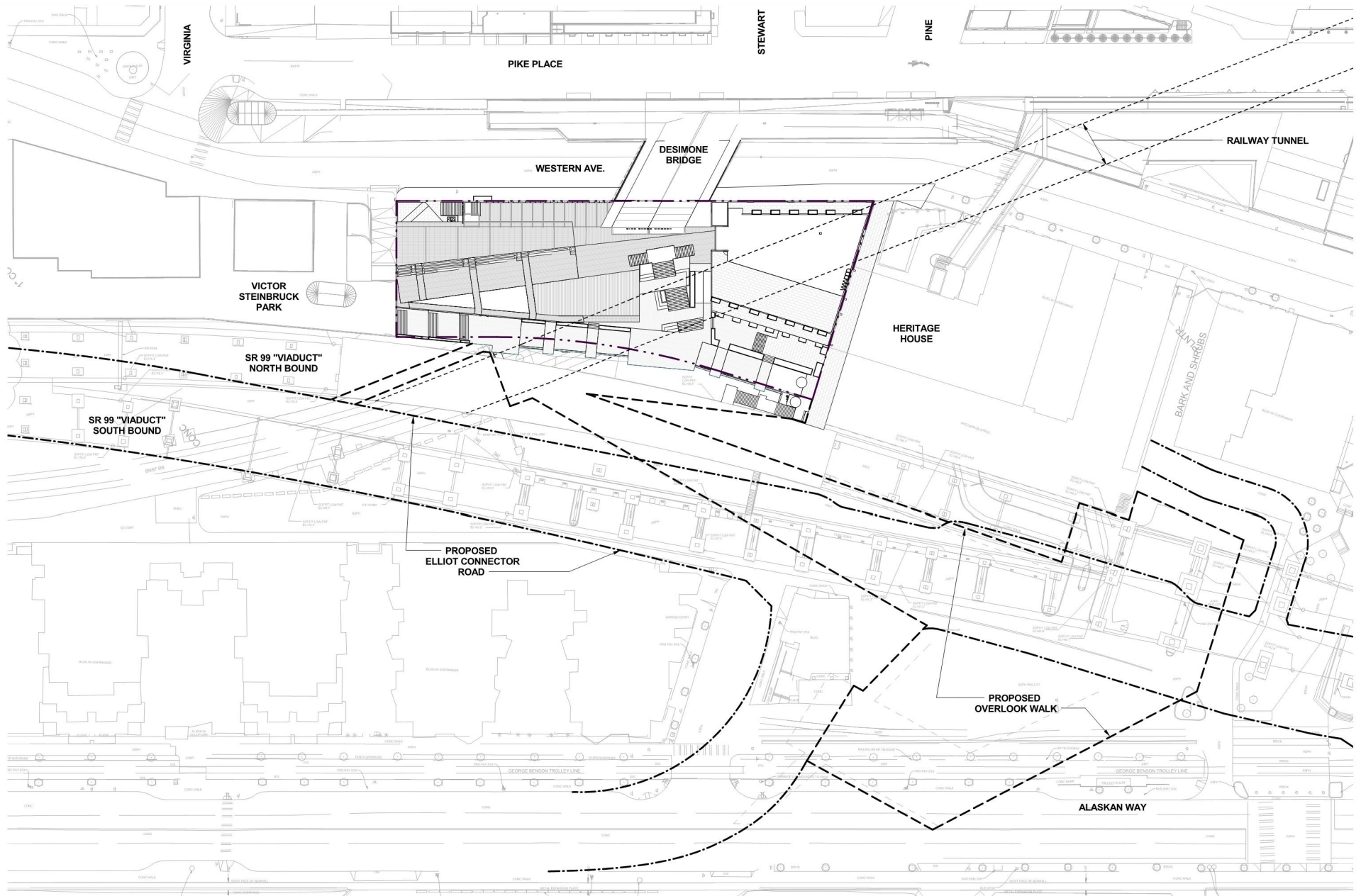


OLW + PC1N



Previous Concept Development—November

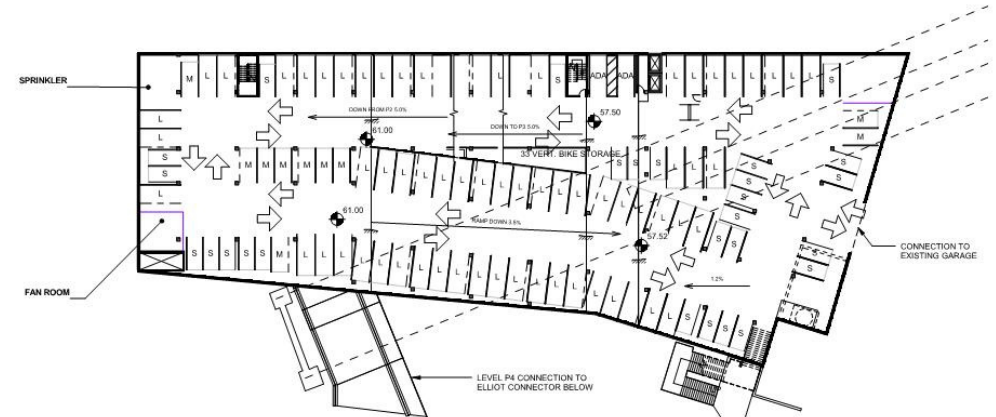
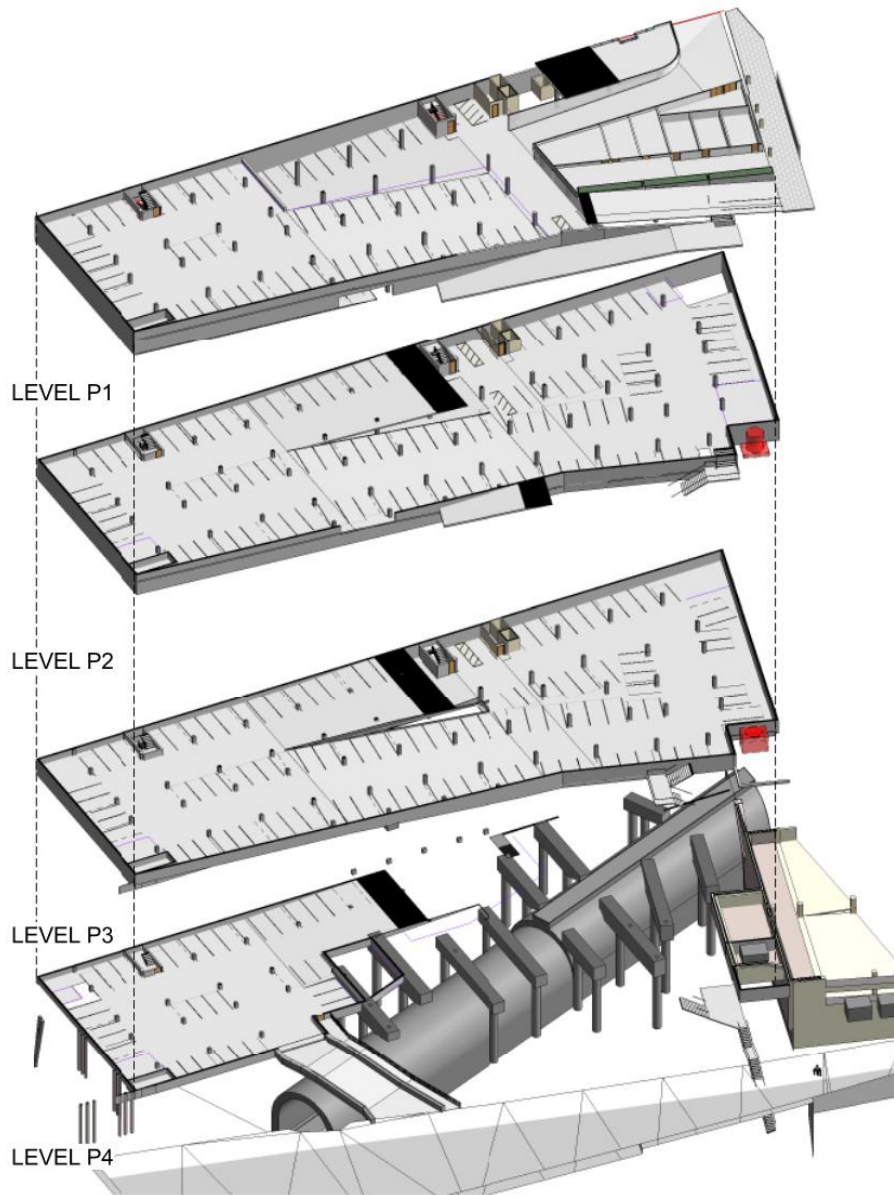




2 ARCHITECTURAL SITE PLAN

1" = 40'-0"





TYPICAL PARKING LEVEL

Parking Space Dimensions

L - "Large vehicle" 8'-6" x 19'-0"
M - "Medium vehicle" 8'-0" x 16'-0"
S - "Small vehicle" 7'-6" x 15'-0"

ADA Required Stalls 8 total 1 being a ADA Van stall
ADA - 8'-0" x 19'-0" with 5'-0" wide adjacent access aisle.
ADA VAN - 8'-0" x 19'-0" with 8'-0" wide adjacent access aisle. Allow 114" height clearance

Vertical bike storage for 66 bikes is provided on levels P1 and P2

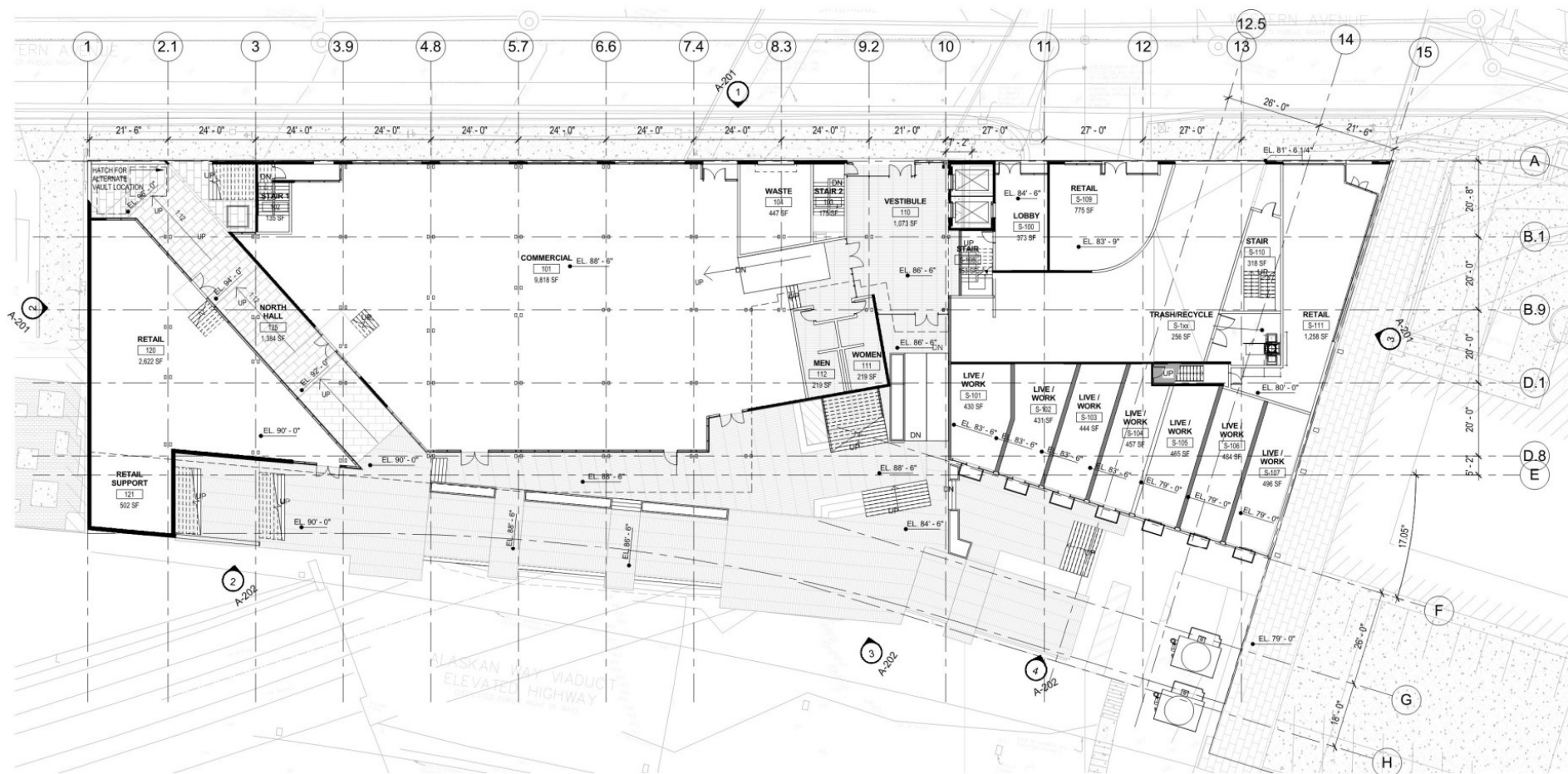
o PARKING SPACES PER LEVEL	
Level	Count
P1	63
P2	95
P3	117
P4	29
Grand total:	304

o PARKING SPACES BY TYPE	
Type Mark	Count
ADA	7
ADA VAN	1
L	192
M	36
S	68
	304

Below grade program includes:

- Approximately 300 parking stalls
- Market cold and dry storage
- Entry from Western Ave
- internal connection to PC1-S garage
- future connection to Elliott Connector Road

Parking Garage

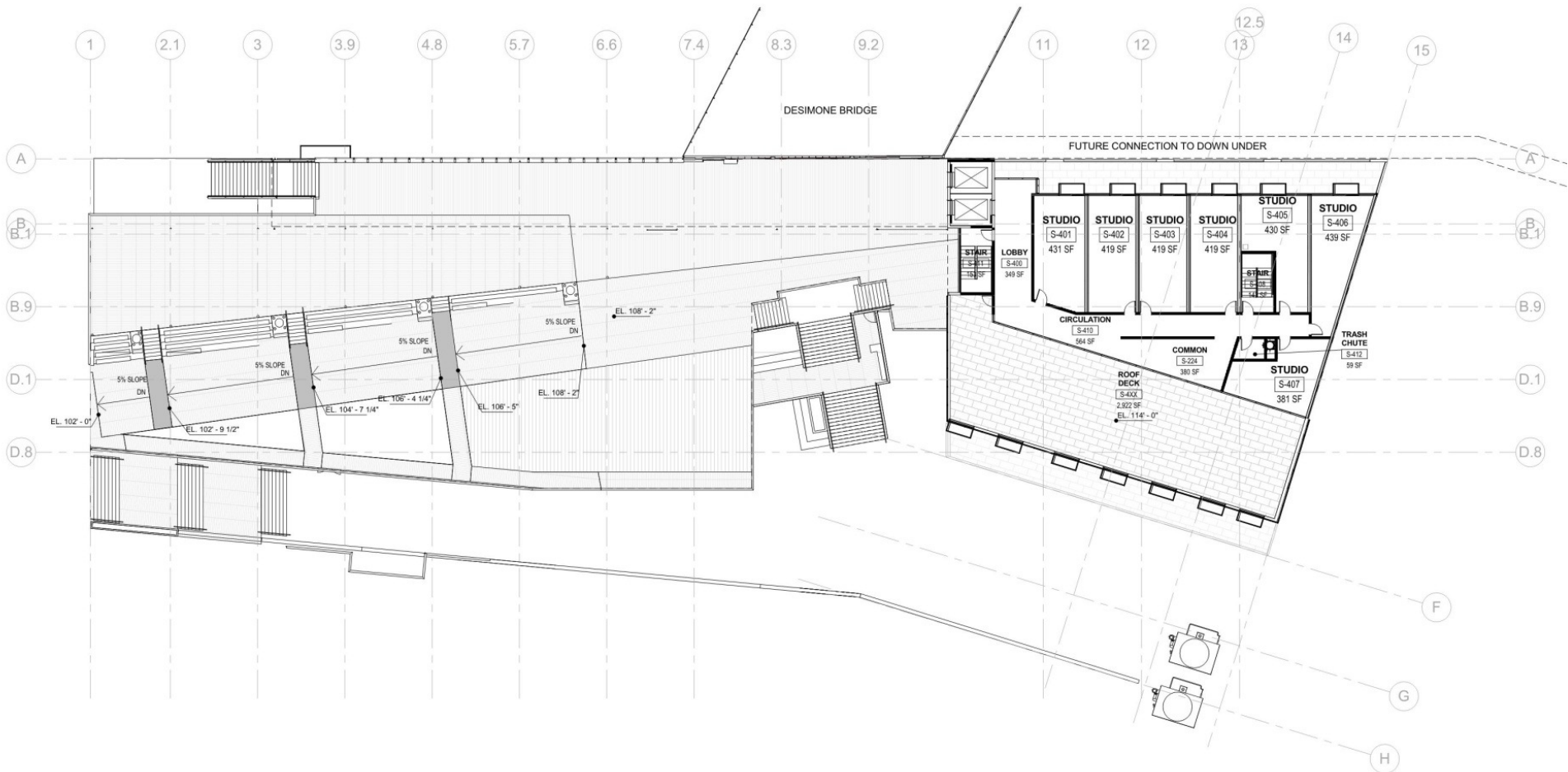


1 LEVEL 1 (WESTERN AVE) @ 88'-6"
1/16" = 1'-0"

Above grade program includes:

- 18,600 SF of retail space
- 33,600 SF of Public Open Space
- Up to 30 day stalls on roof terrace
- 40 low income housing units (includes 7 live work)





1 8 LEVEL 3.5 (MARKET LEVEL)
 1/16" = 1'-0"
 0' 8' 16' 32'

Above grade program includes:

18,600 SF of retail space

33,600 SF of Public Open Space

Up to 30 day stalls on roof terrace

40 low income housing units (includes 7 live work)

Transition between the Market and the Waterfront



Design Principles



Panorama view from Slab #10 on Pike Place



Slab #10 detail view to the West



Slab #10 detail view to the Southwest



Slab #10 detail view detail to the South



View from Pike & Virginia pergola



Western Ave Stair & Breezeway



Western Ave Stair & Breezeway w/ canopy



View from Steinbrueck Park



View from SW corner of site



Interior Commercial Space concept



View to the West from the Desimone Bridge

The current design conforms to the 1974 Urban Renewal Plan

The design is well under the development envelope envisioned in the plan

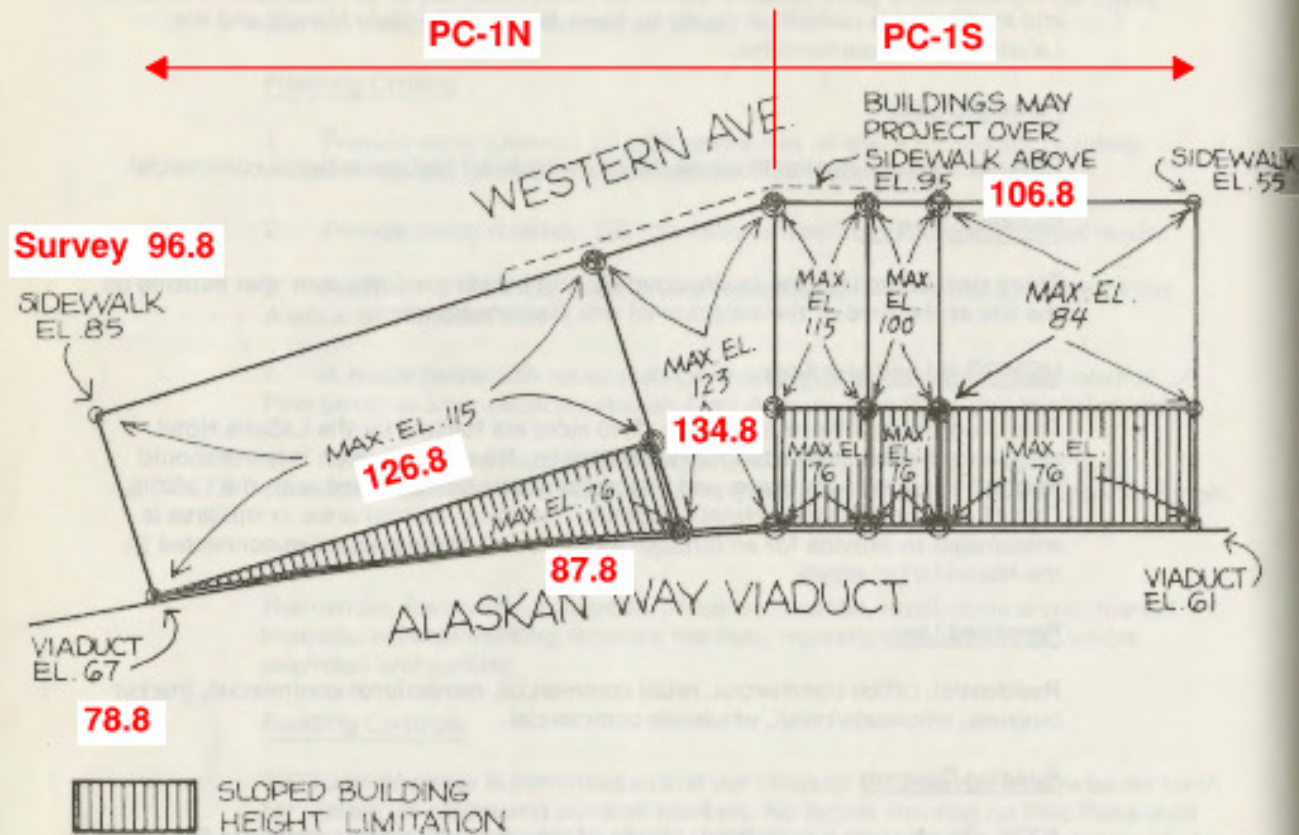
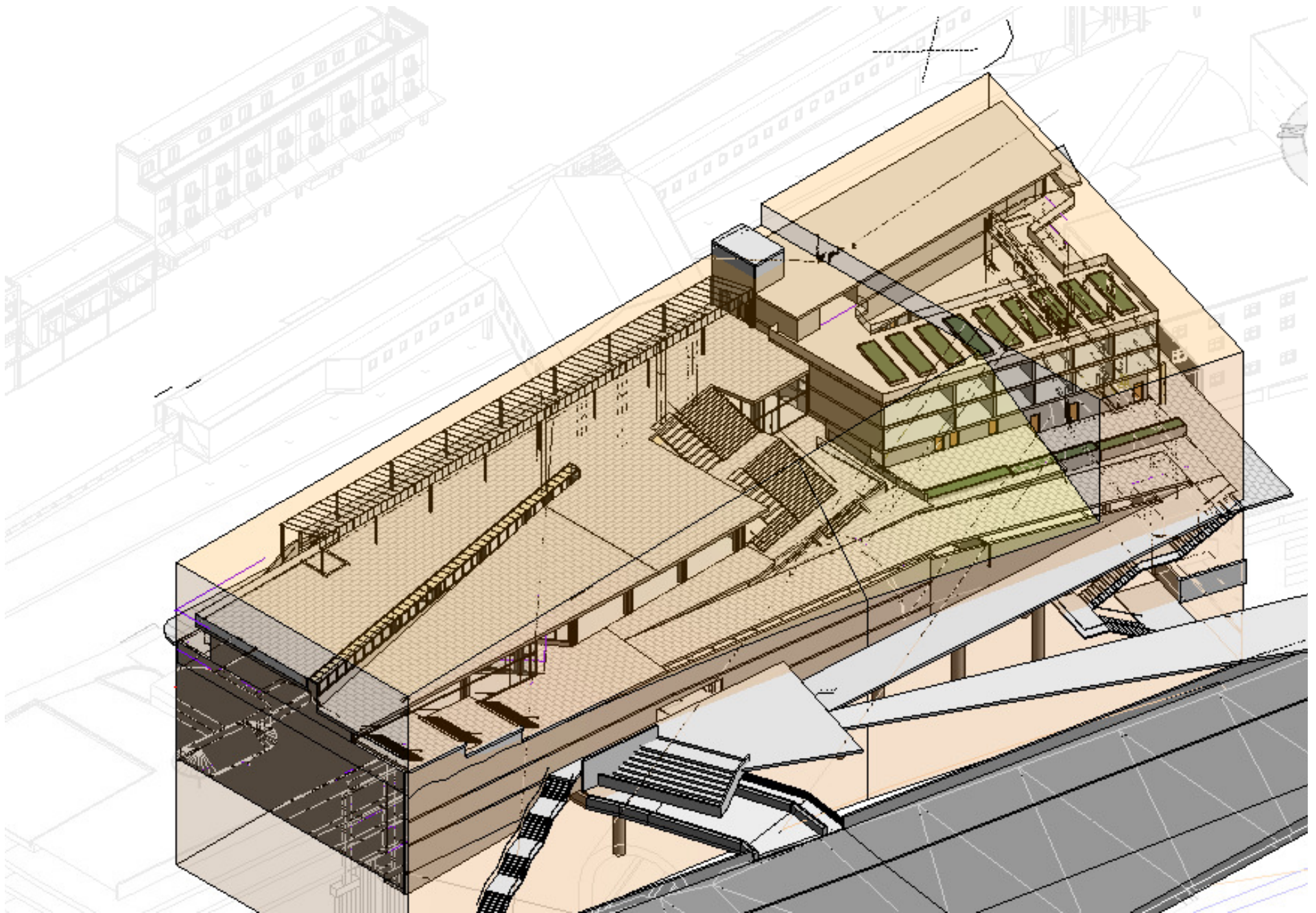


diagram PC-1

NOTE: ALL ELEVATIONS SHOWN HERE ARE HEIGHTS ABOVE CITY DATUM

City Datum adjustment of NE property corner survey elevation
 $96.8 - 85 = +11.8'$ adjustment. Numbers in Red are adjusted elevations.



1974 Urban Renewal Plan—Height compliance



P - 1 M a s s i n g







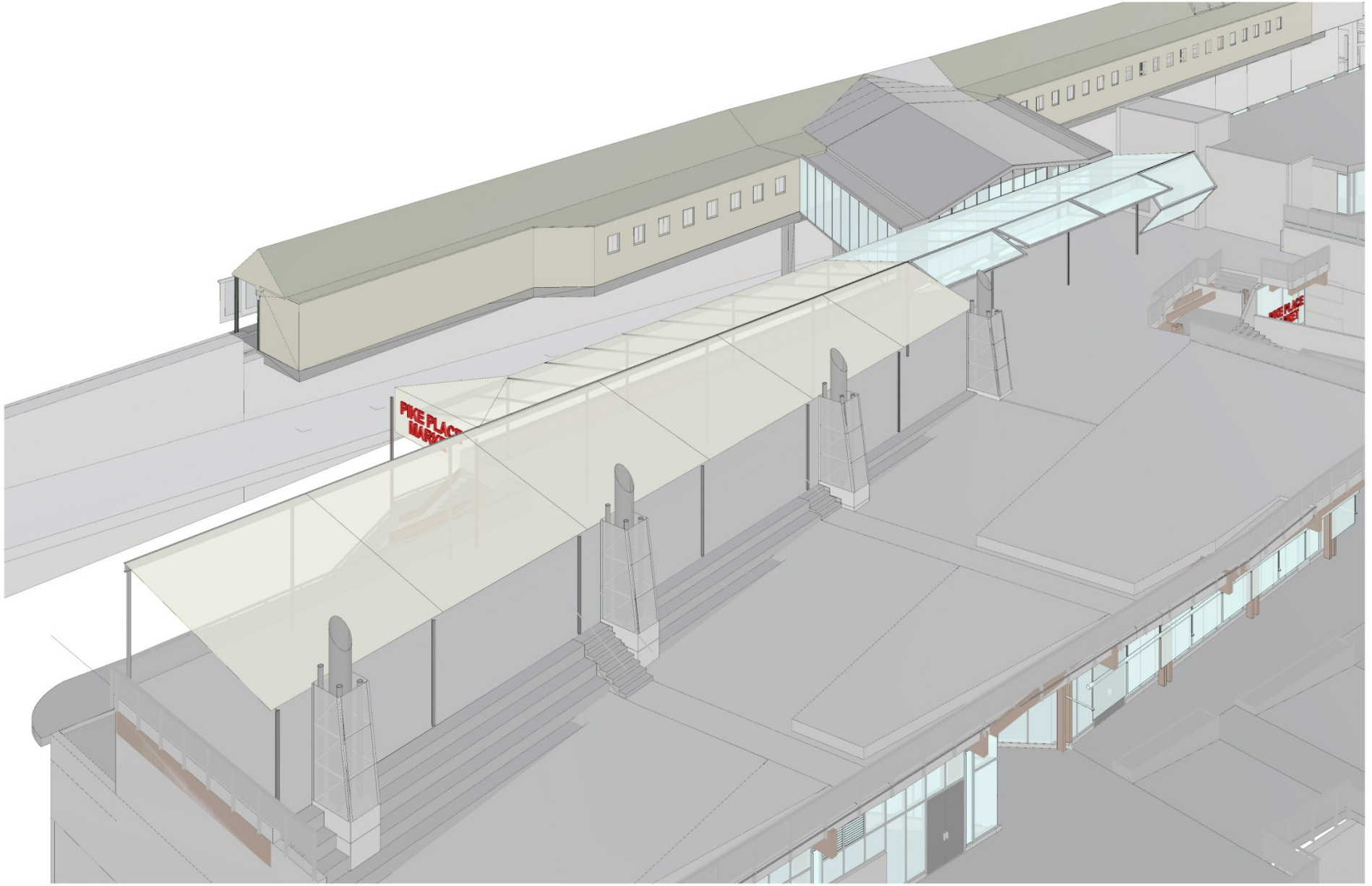
P - 4 A M a s s i n g



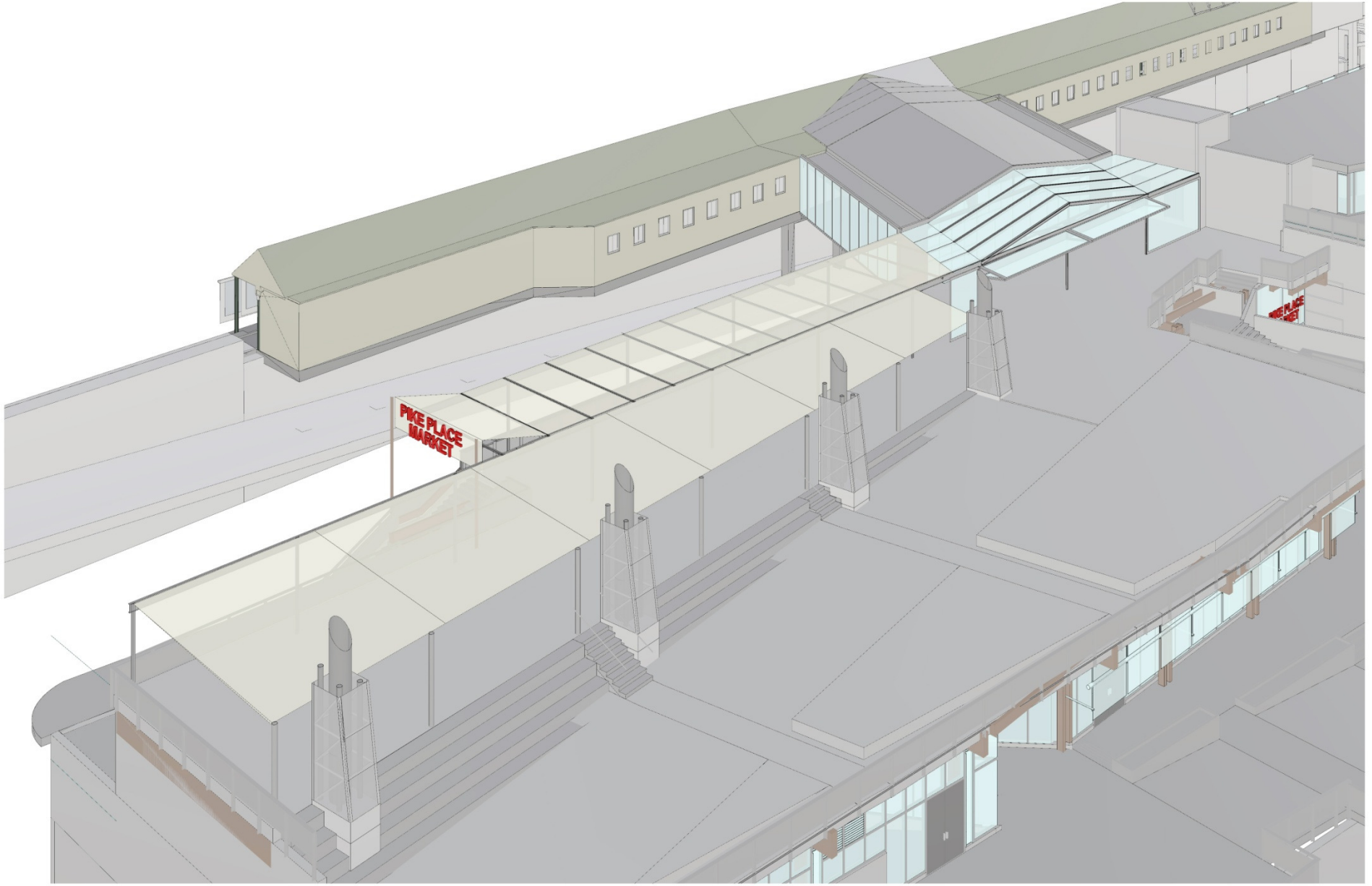




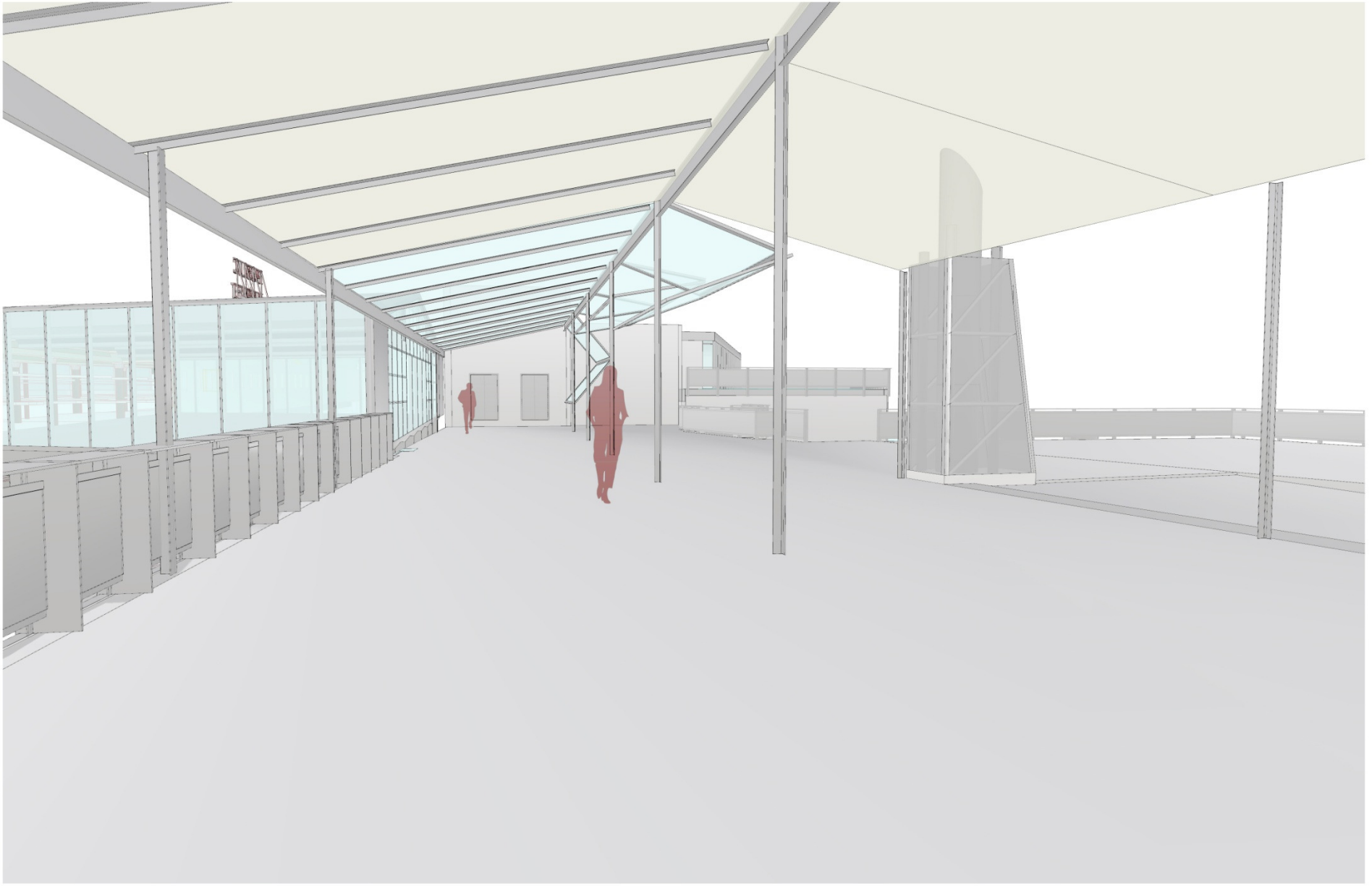
O n g o i n g R o o f T e r r a c e D e v e l o p m e n t



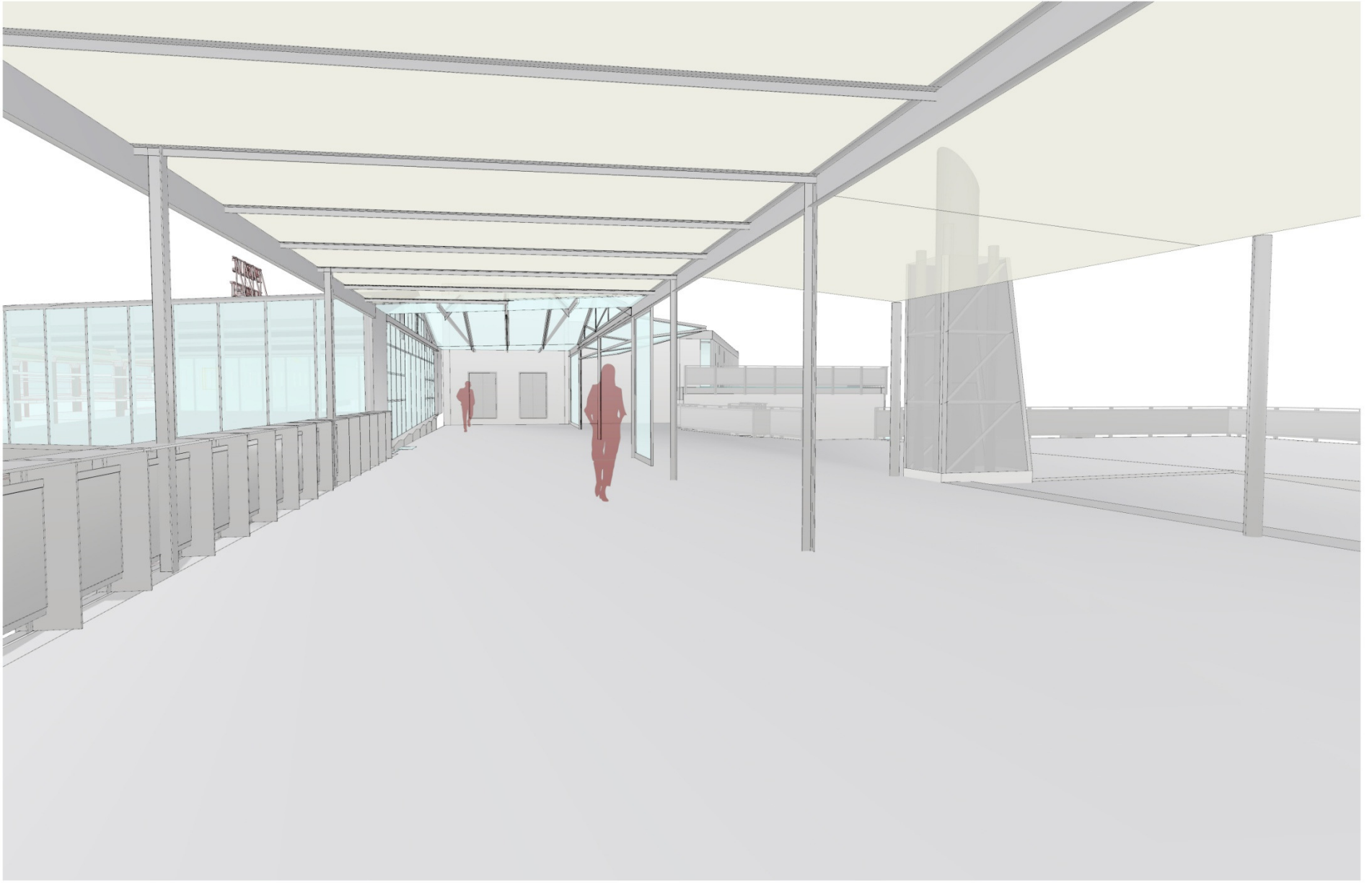
Canopy Option - 1



Canopy Option - 2



Canopy Option - 1



Canopy Option - 2

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