

# OVERLOOK WALK SCHEMATIC DESIGN

## DESIGN COMMISSION

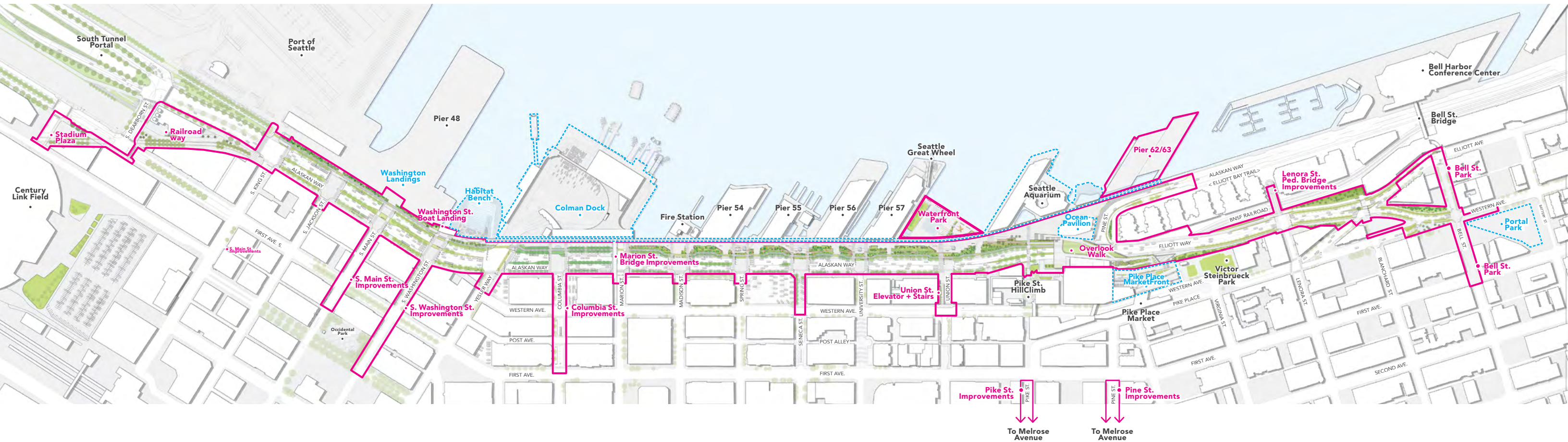
JULY 21, 2016





# OVERLOOK WALK

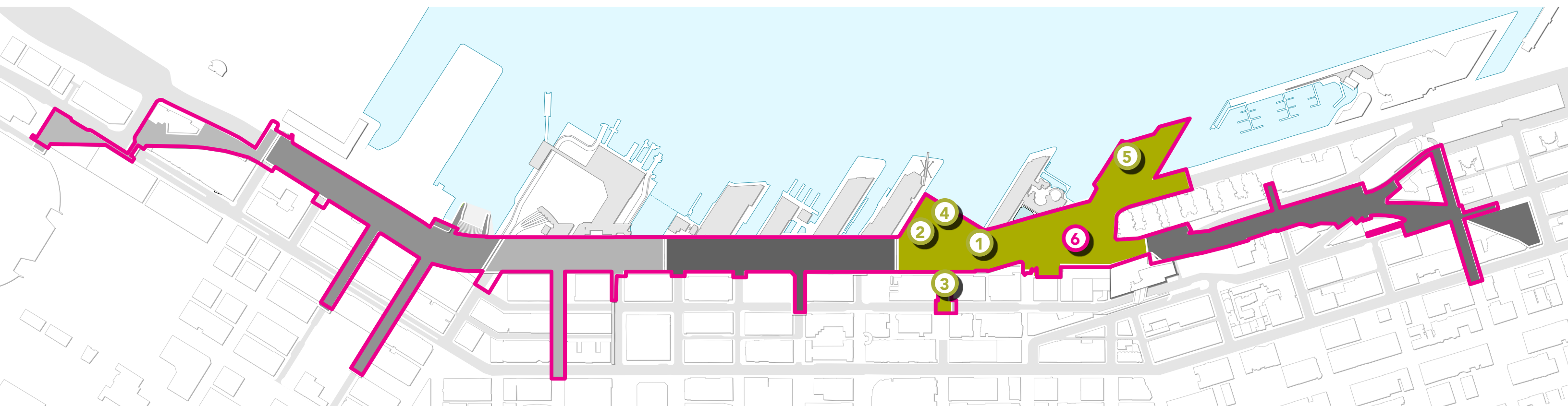
CENTRAL WATERFRONT PROJECT AREA





# OVERLOOK WALK

CENTRAL PUBLIC SPACE



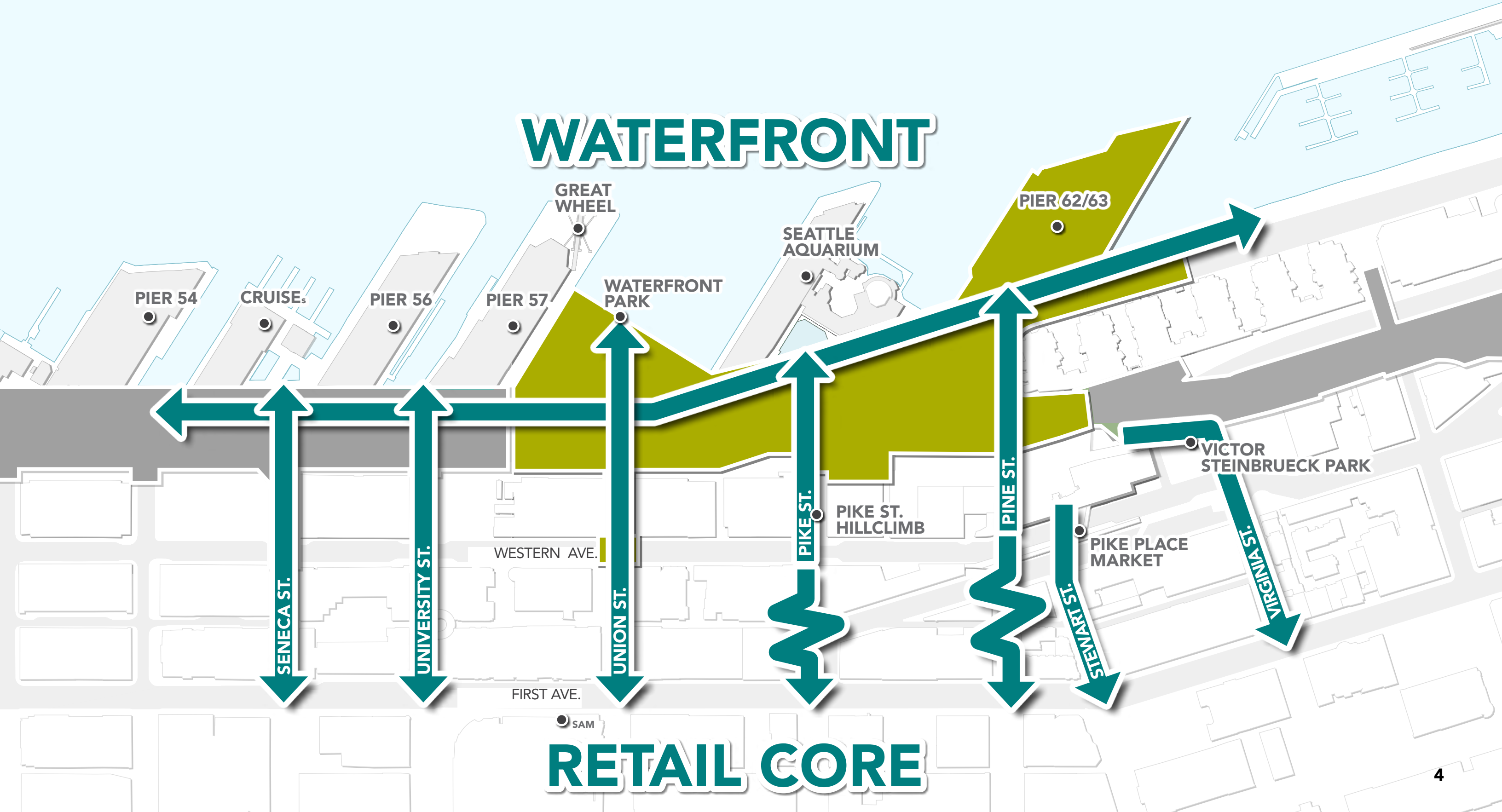
- 1 ELLIOTT WAY
- 2 WATERFRONT PROMENADE
- 3 UNION ST.
- 4 WATERFRONT PARK REBUILD
- 5 PIERS 62/63 PHASE 1 REBUILD
- 6 OVERLOOK WALK

9 ACRES OF CONTIGUOUS  
PEDESTRIAN OPEN SPACE



# OVERLOOK WALK

PEDESTRIAN CONNECTIONS



**WATERFRONT**

**RETAIL CORE**



# OVERLOOK WALK

MISSING PEDESTRIAN CONNECTION



PIKE PLACE  
MARKET  
+120'

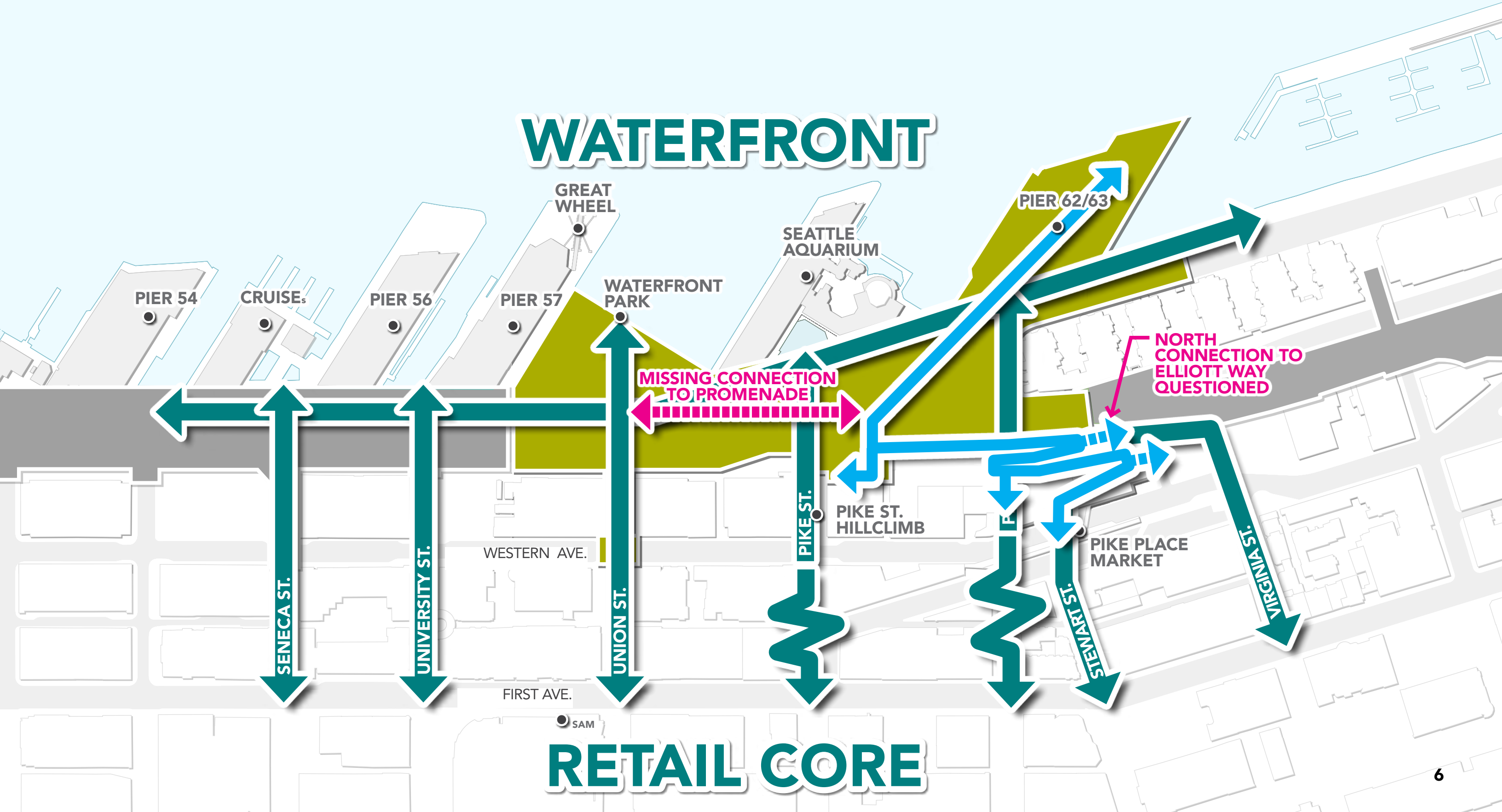
PIERS 62/63  
+16'

SEATTLE  
AQUARIUM  
+16'



# OVERLOOK WALK

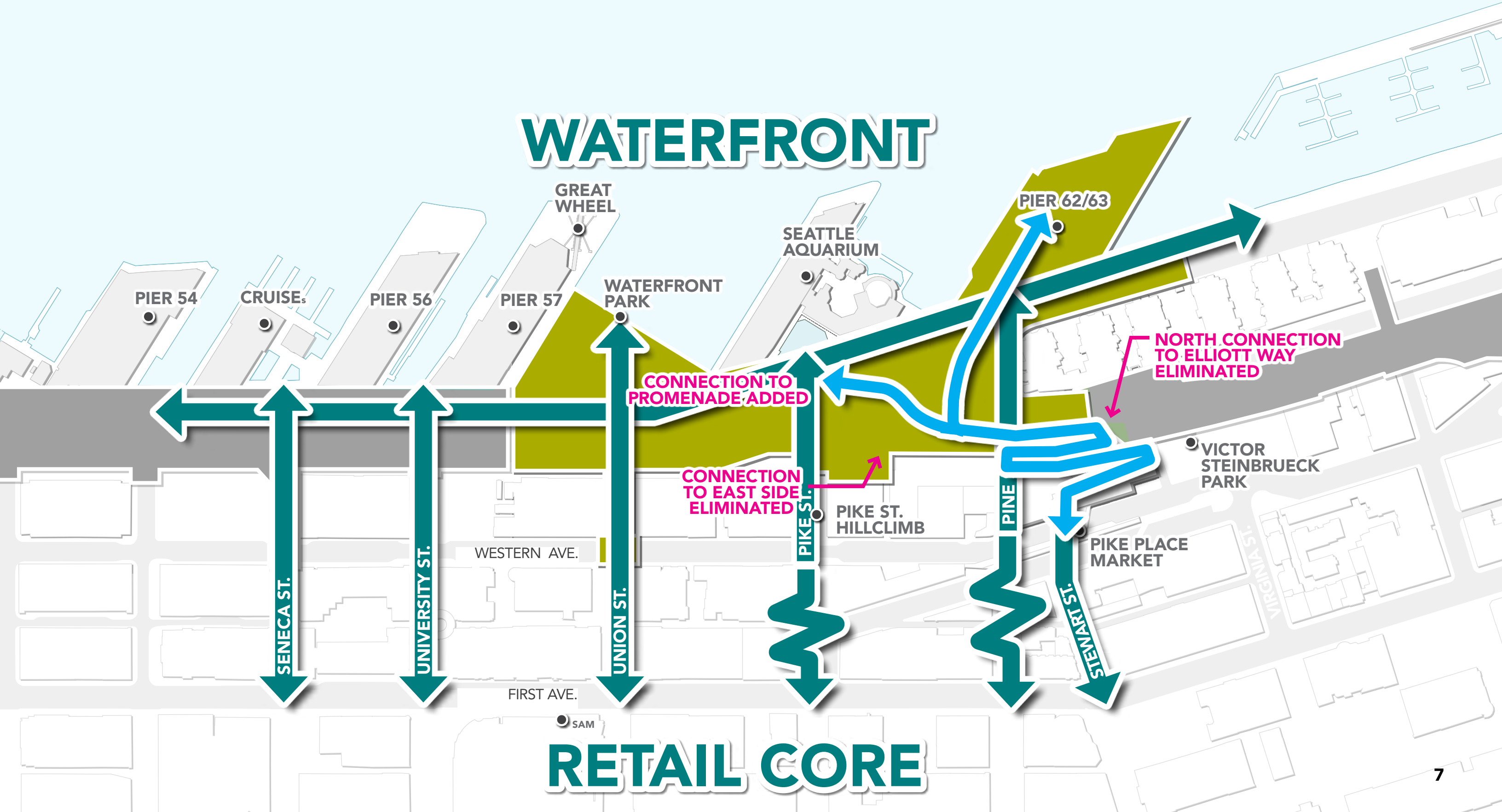
2014 PEDESTRIAN CONNECTIONS





# OVERLOOK WALK

REVISED PEDESTRIAN CONNECTIONS





# OVERLOOK WALK

BUILDING C TO AQUARIUM



PREVIOUS  
LOCATION OF  
AQUARIUM  
PAVILION

PIER 62/63

SEATTLE  
AQUARIUM

BUILDING C

OVERLOOK  
WALK

BUILDING B

PIKE PLACE  
MARKETFRONT

PIKE PLACE  
MARKET

VICTOR  
STEINBRUECK  
PARK

ELLIOTT WAY

ALASKAN  
WAY

PROMENADE

PIKE  
HILL  
CLIMB

WESTERN AVE.

WATERFRONT  
PARK

UNION  
STREET



# OVERLOOK WALK

BUILDING C TO AQUARIUM



PIER 62/63

SEATTLE  
AQUARIUM

PREFERRED  
LOCATION OF  
AQUARIUM  
PAVILION

OVERLOOK  
WALK

BUILDING B

PIKE PLACE  
MARKETFRONT

PIKE PLACE  
MARKET

VICTOR  
STEINBRUECK  
PARK

ELLIOTT WAY

ALASKAN  
WAY

PIKE  
HILL  
CLIMB

WESTERN AVE.

PROMENADE

WATERFRONT  
PARK

UNION  
STREET

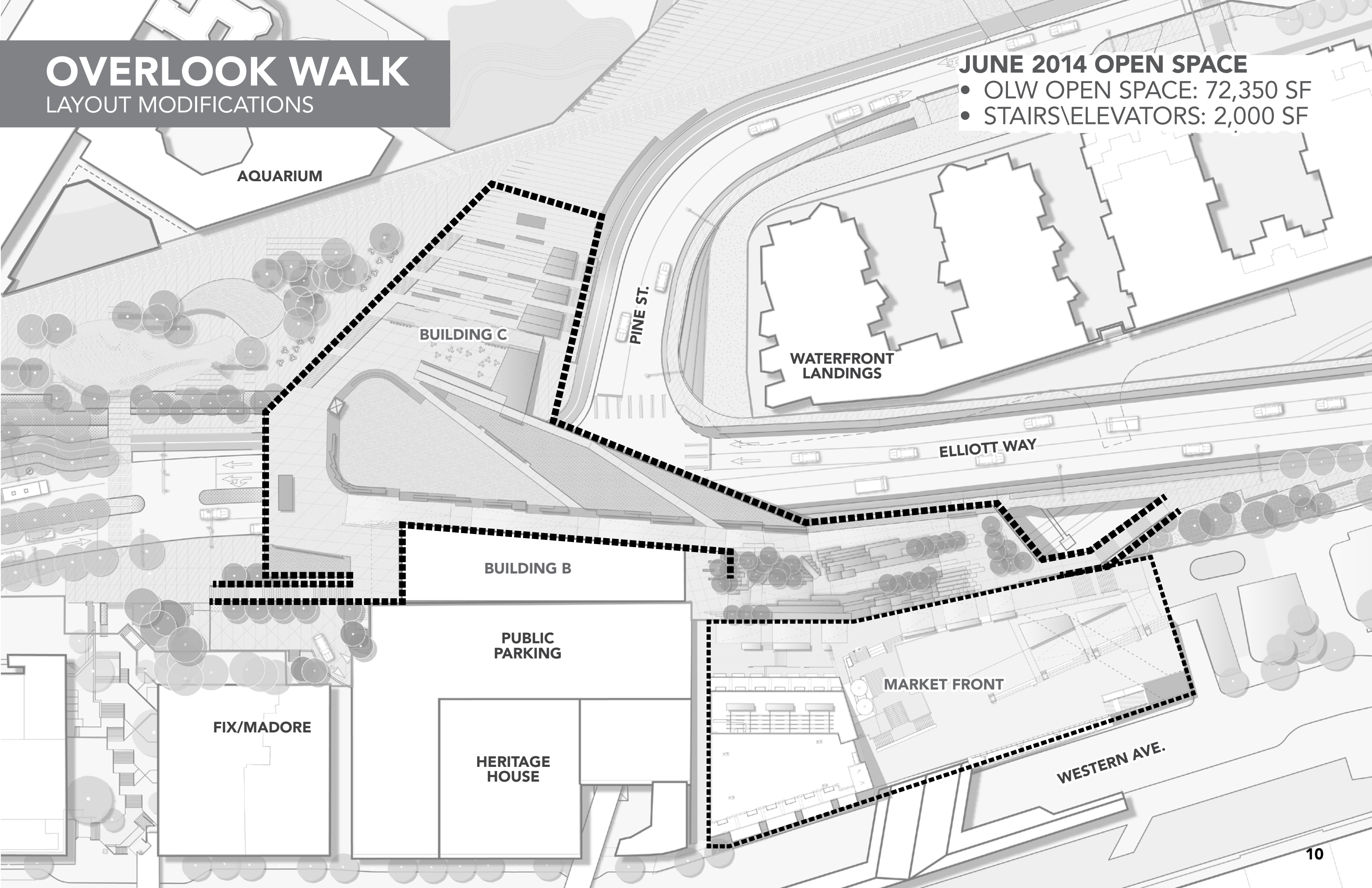


# OVERLOOK WALK

LAYOUT MODIFICATIONS

## JUNE 2014 OPEN SPACE

- OLV OPEN SPACE: 72,350 SF
- STAIRS\ELEVATORS: 2,000 SF





# OVERLOOK WALK

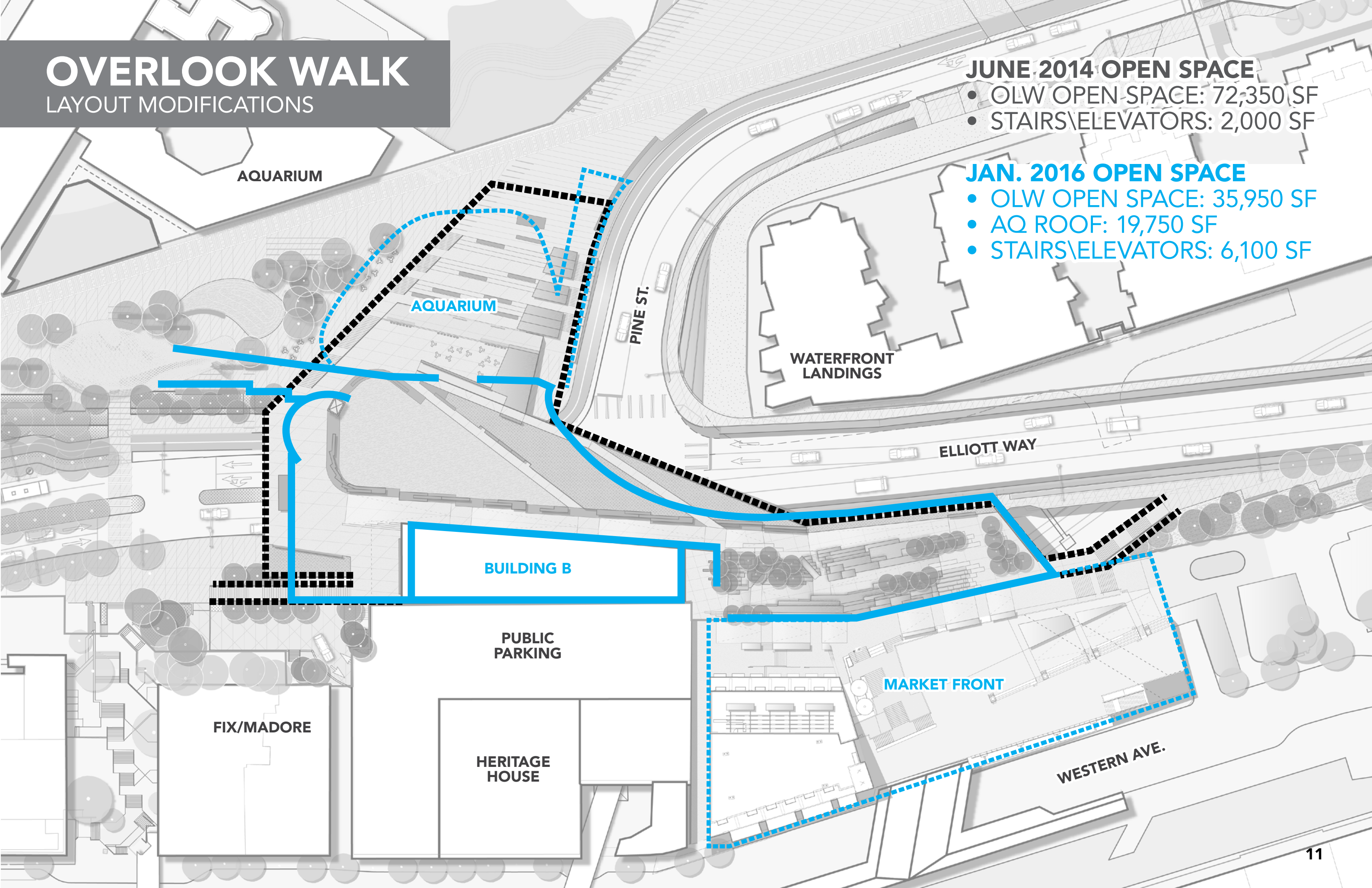
LAYOUT MODIFICATIONS

## JUNE 2014 OPEN SPACE

- OLV OPEN SPACE: 72,350 SF
- STAIRS\ELEVATORS: 2,000 SF

## JAN. 2016 OPEN SPACE

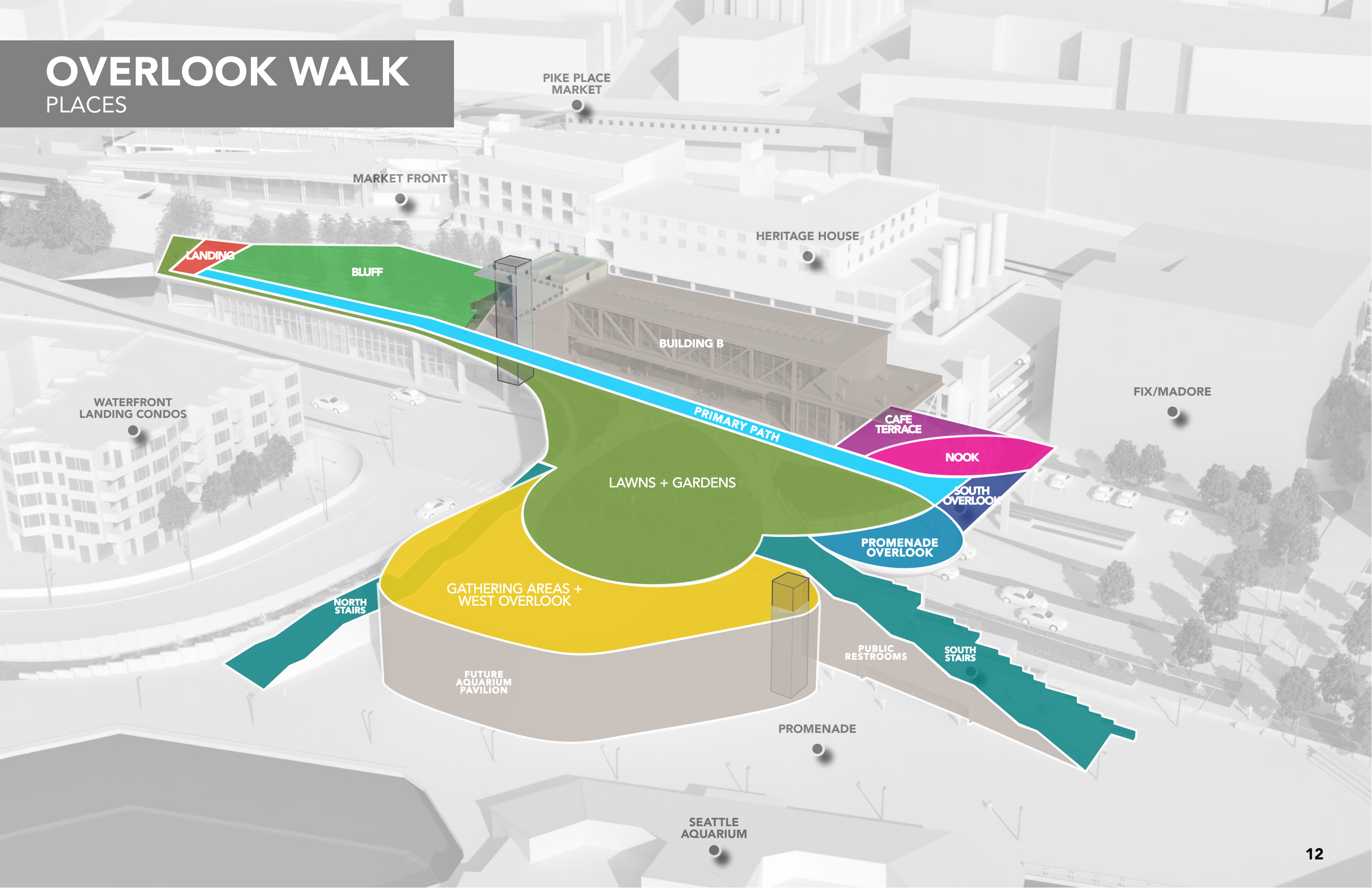
- OLV OPEN SPACE: 35,950 SF
- AQ ROOF: 19,750 SF
- STAIRS\ELEVATORS: 6,100 SF





# OVERLOOK WALK

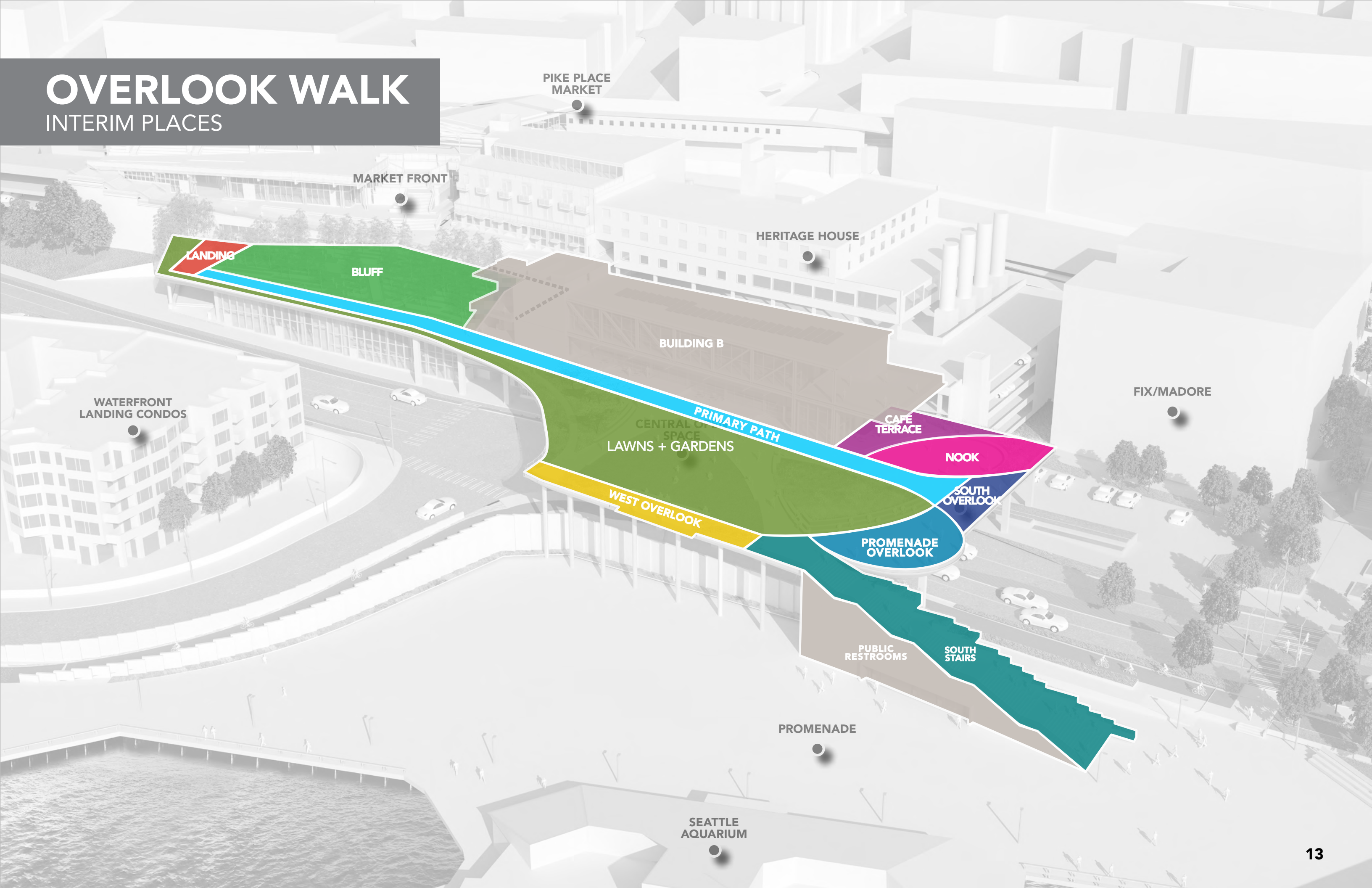
PLACES





# OVERLOOK WALK

INTERIM PLACES





# **OVERLOOK WALK CONSTRUCTION PHASING**



# EXISTING CONDITIONS





# PHASE 1

MARKET FRONT CONSTRUCTION COMPLETE





# PHASE 2

## VIADUCT DEMOLITION





# PHASE 3

CONSTRUCTION OF ELLIOTT WAY





# PHASE 4

CONSTRUCTION OF OLW + BUILDING B





# PHASE 5

## CONSTRUCTION OF AQUARIUM PAVILION



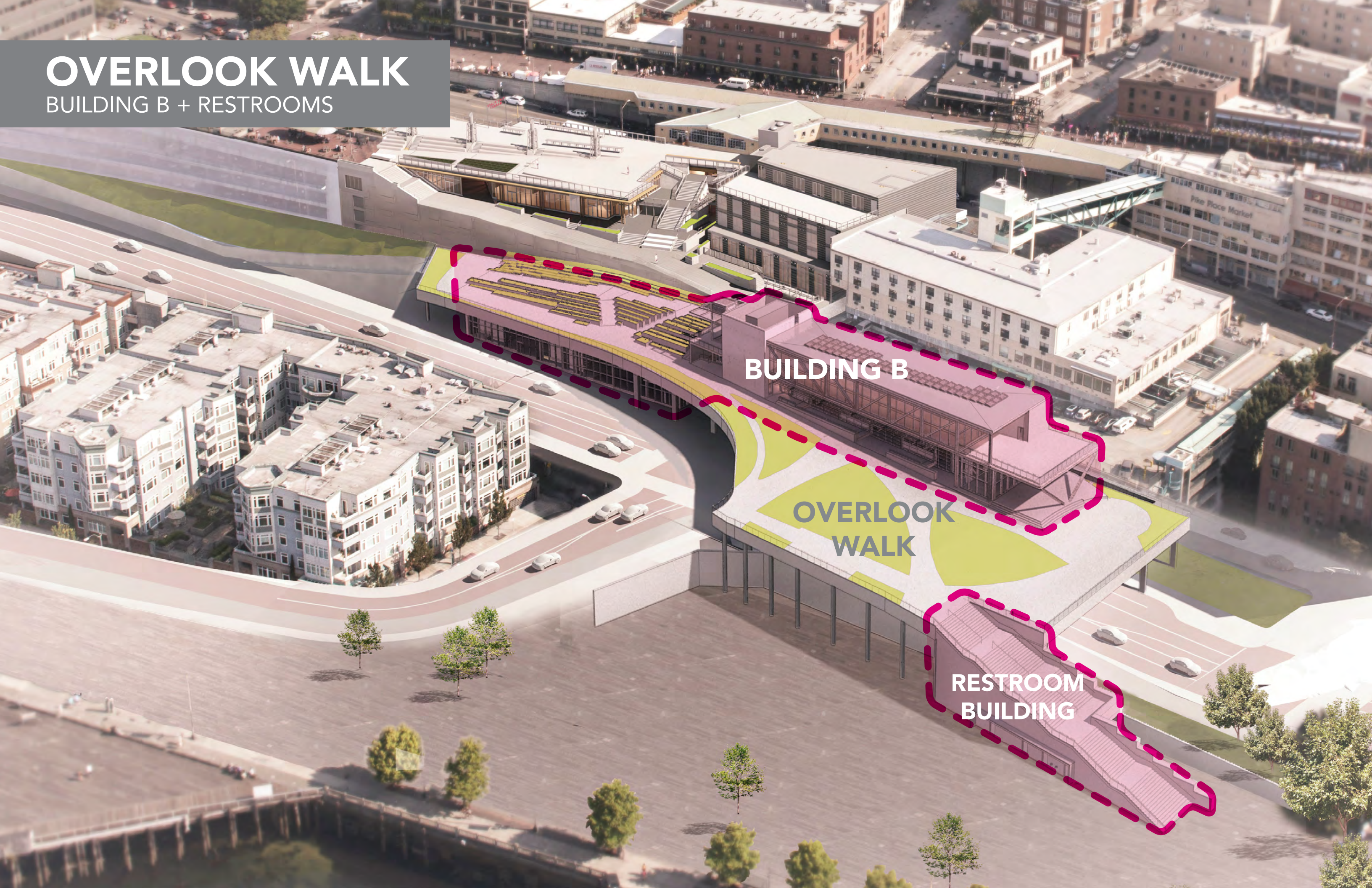


# **BUILDING B GEOMETRY**



# OVERLOOK WALK

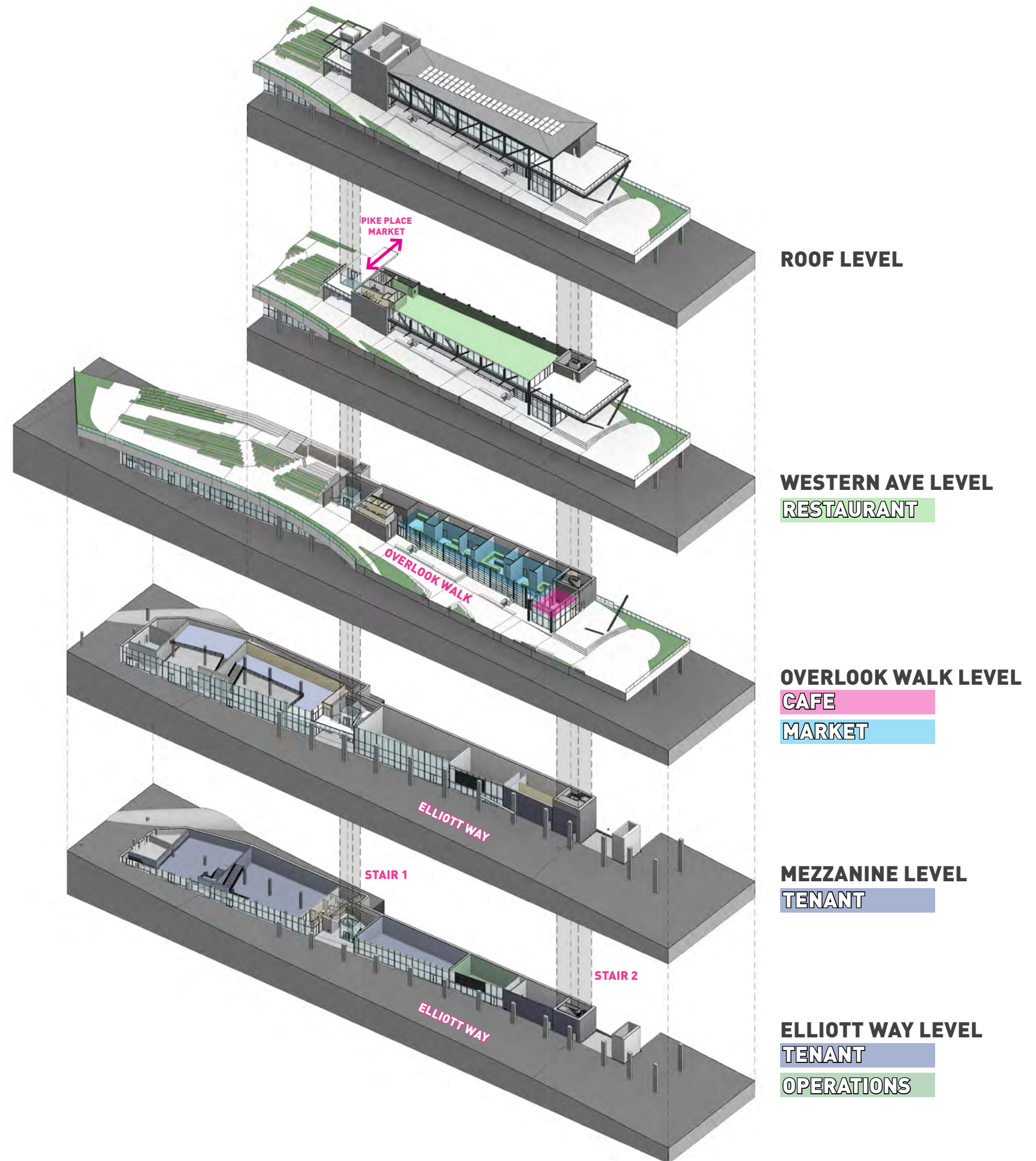
BUILDING B + RESTROOMS





# BUILDING B

## STACKING DIAGRAM





# BUILDING B

WESTERN FACADE



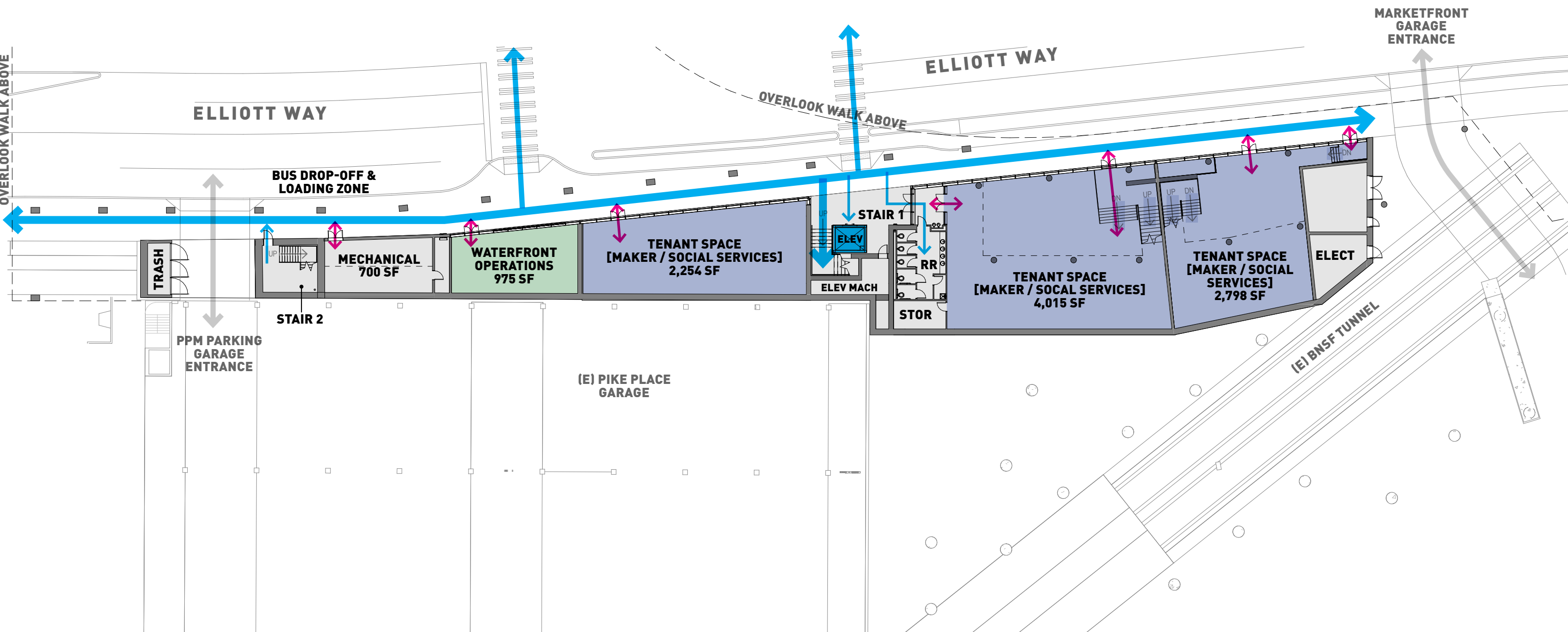


**BUILDING B**  
**PROGRAM & CIRCULATION**



# BUILDING B

ELLIOTT WAY LEVEL PROGRAM + CIRCULATION



ELLIOTT WAY LEVEL

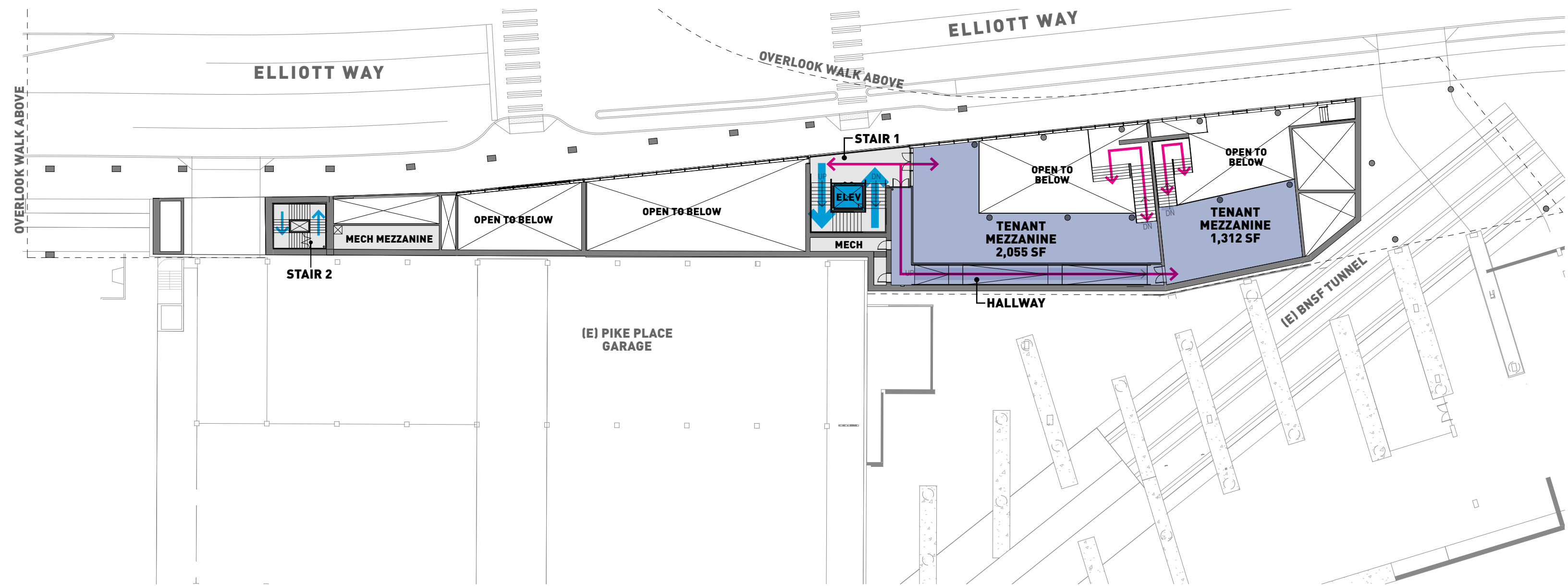
SERVICE  
OPERATIONS  
TENANT





# BUILDING B

MEZZANINE LEVEL PROGRAM + CIRCULATION



MEZZANINE LEVEL

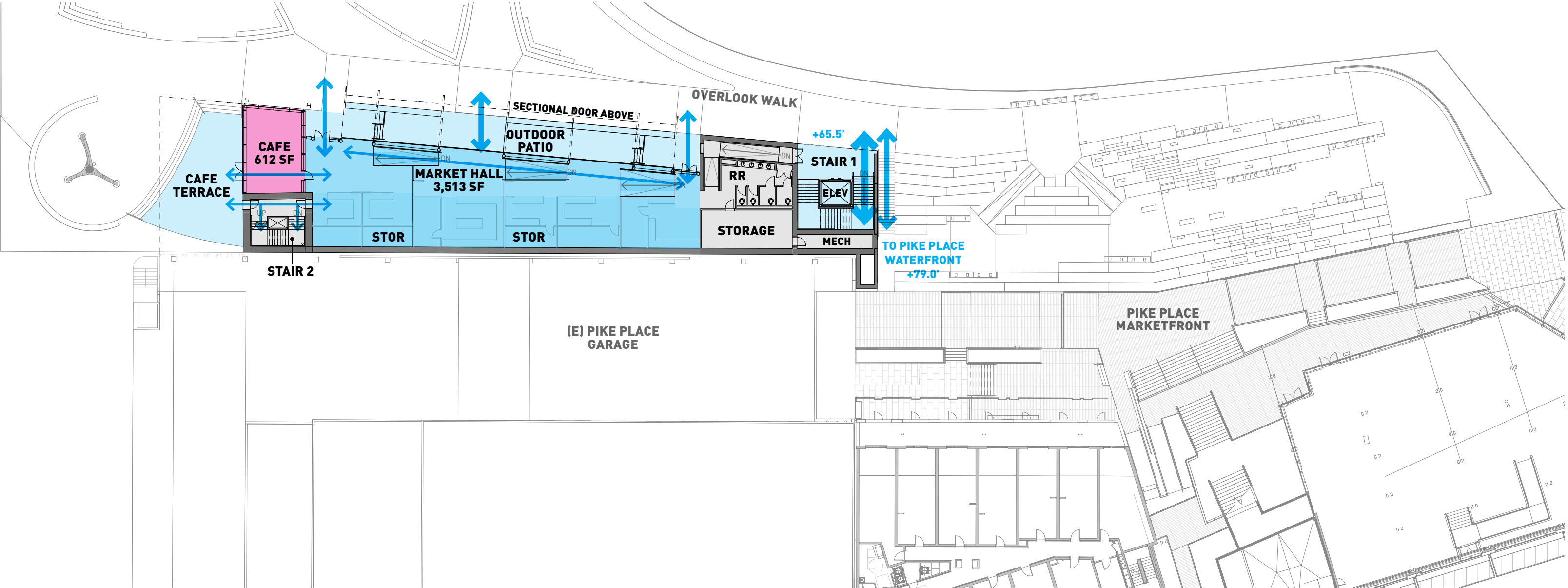
SERVICE  
TENANT





# BUILDING B

PRIMARY PATH LEVEL PROGRAM + CIRCULATION



OVERLOOK WALK LEVEL

SERVICE

MARKET

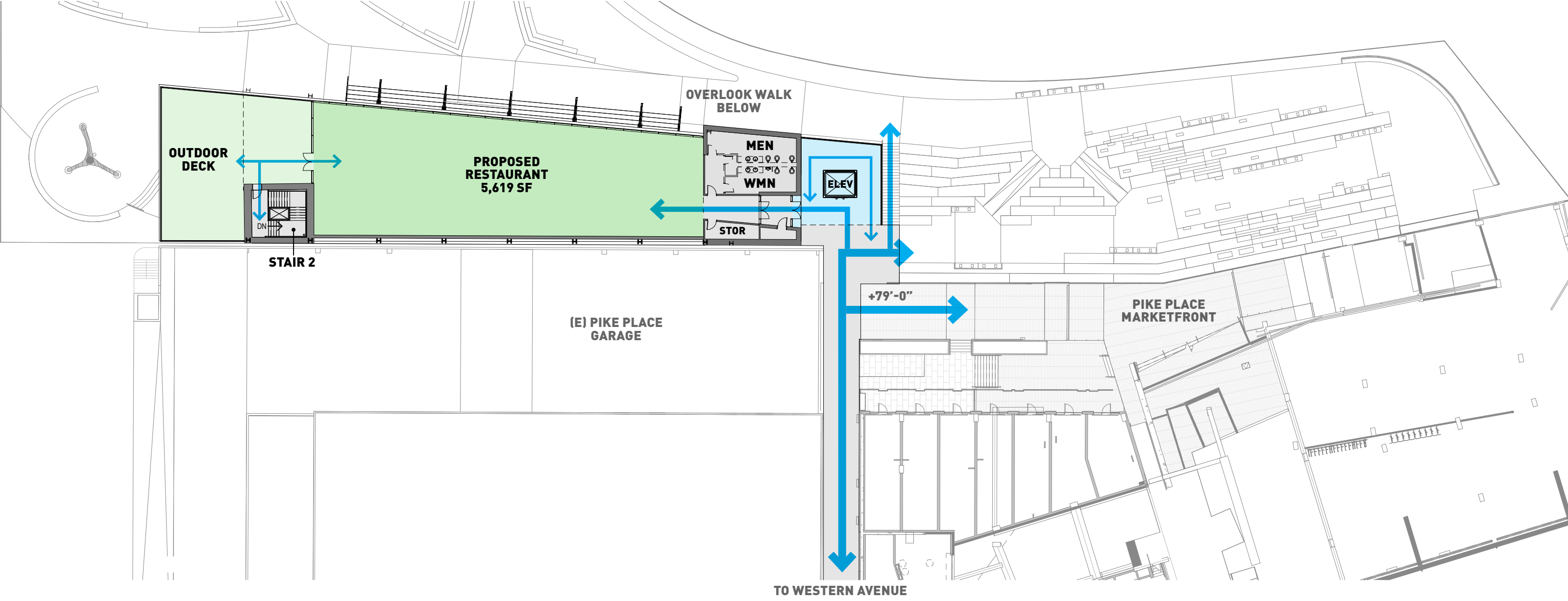
CAFE





# BUILDING B

WESTERN AVENUE LEVEL PROGRAM + CIRCULATION



WESTERN AVE LEVEL

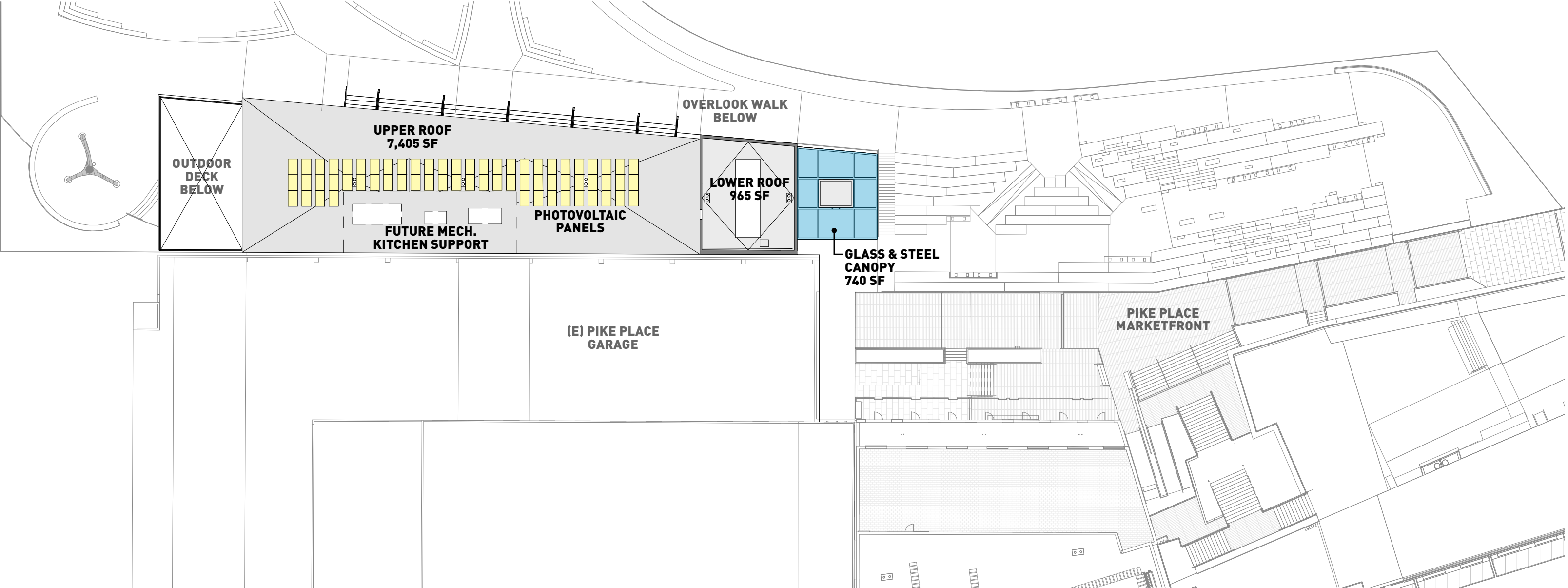
SERVICE  
RESTAURANT





# BUILDING B

ROOF LEVEL PLAN



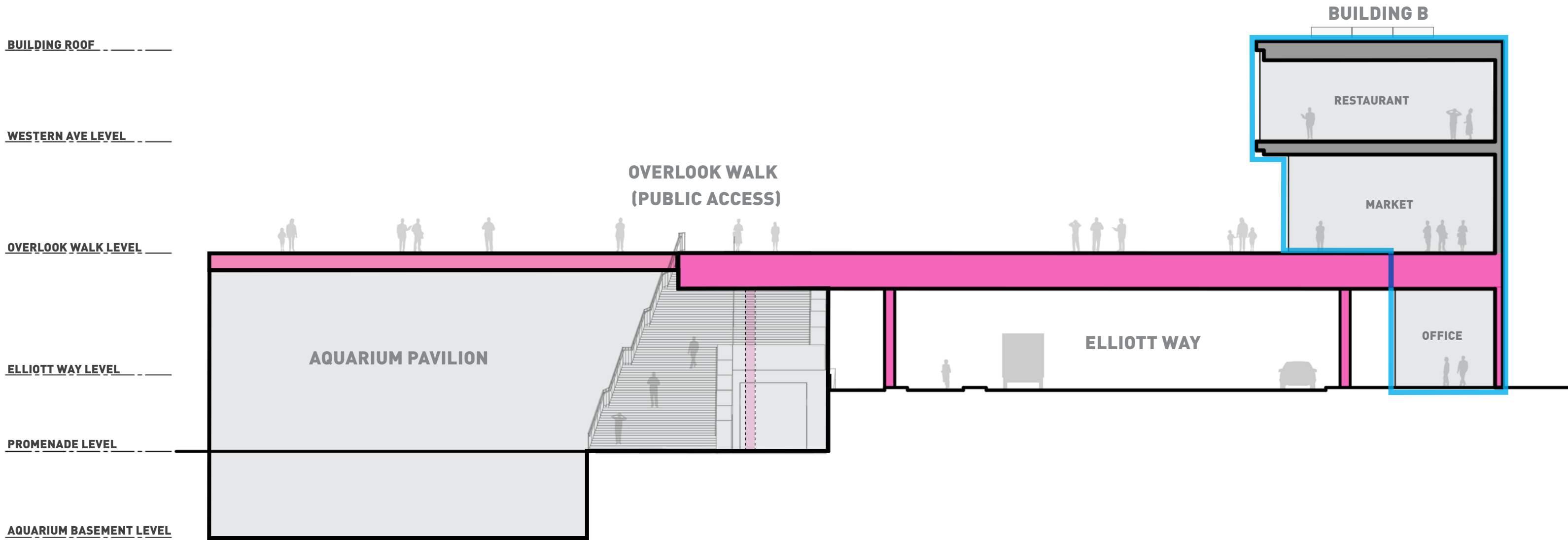
ROOF PLAN





# BUILDING B

CONCEPTUAL STRUCTURAL SECTION





# BUILDING B

STAIR 1 PERSPECTIVE



WESTERN LEVEL

OVERLOOK WALK LEVEL

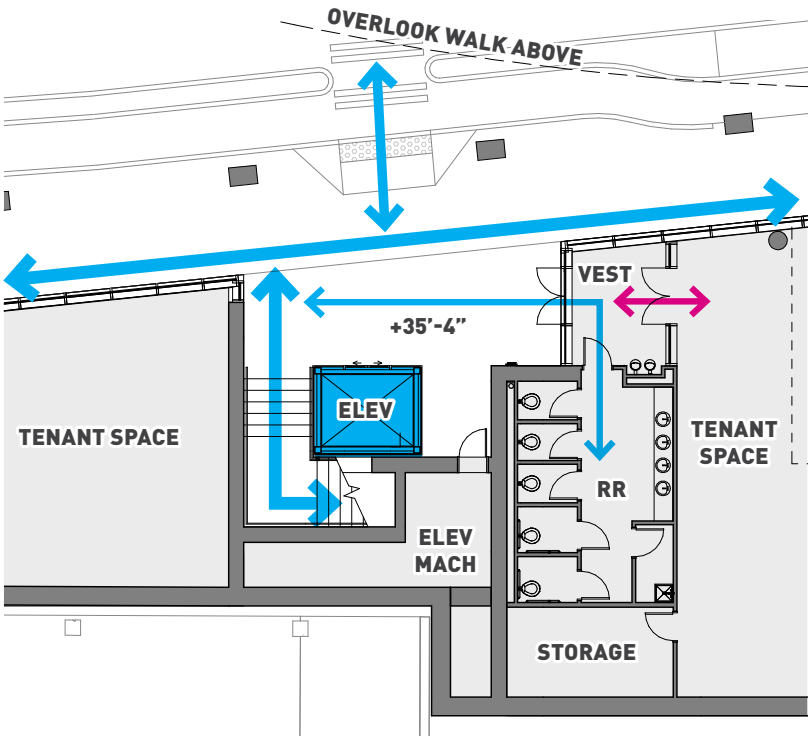
MEZZANINE LEVEL

ELLIOTT WAY LEVEL

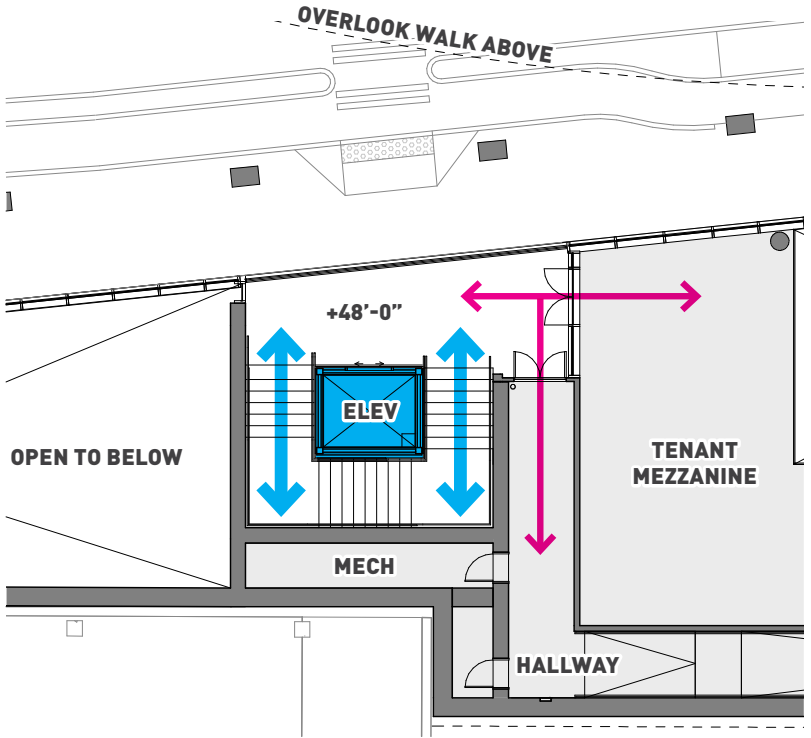


# BUILDING B

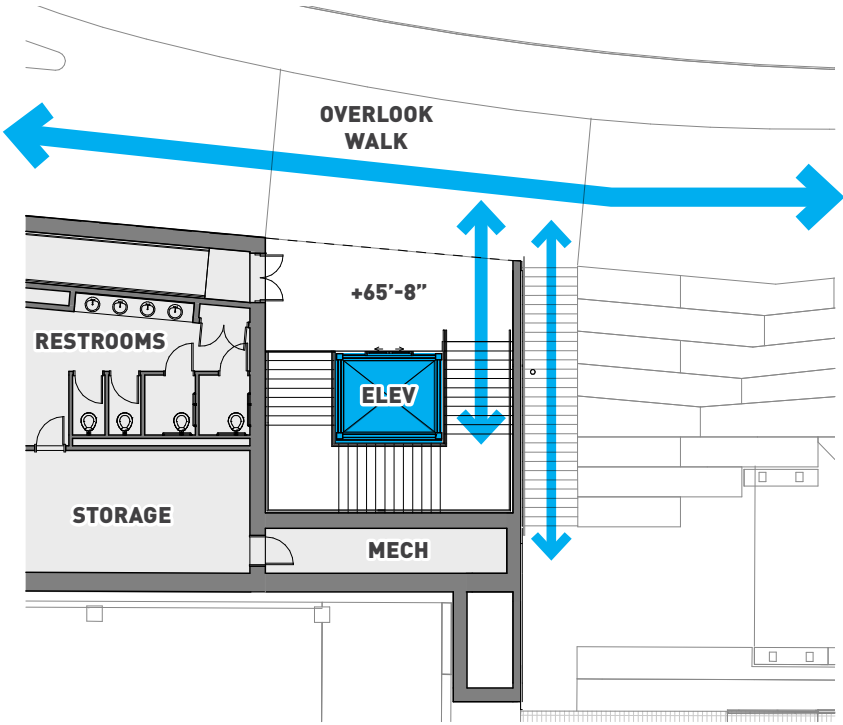
## STAIR 1 CIRCULATION



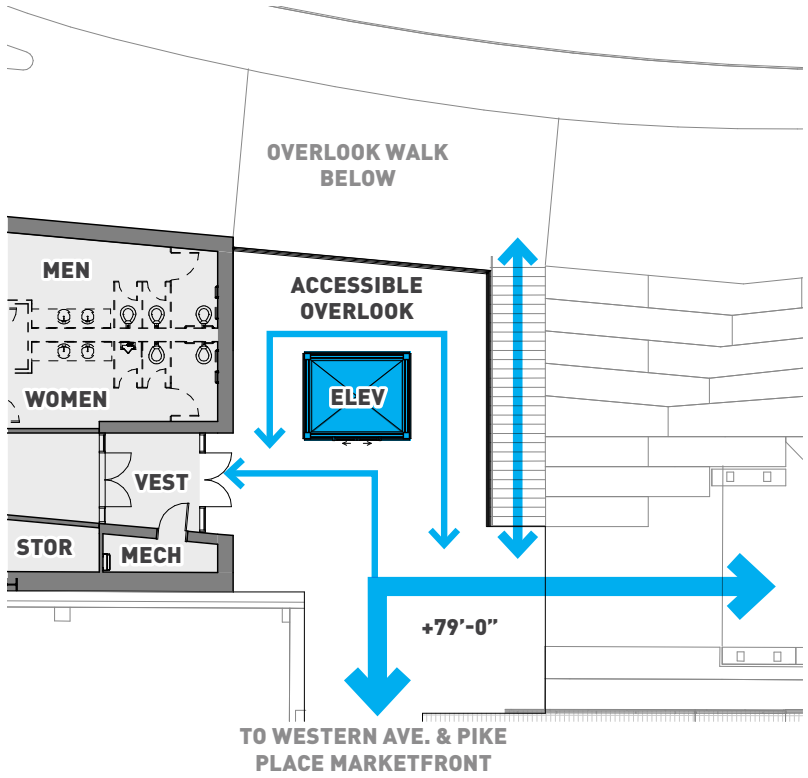
01 ELLIOTT WAY LEVEL



02 MEZZANINE LEVEL



03 OVERLOOK WALK LEVEL



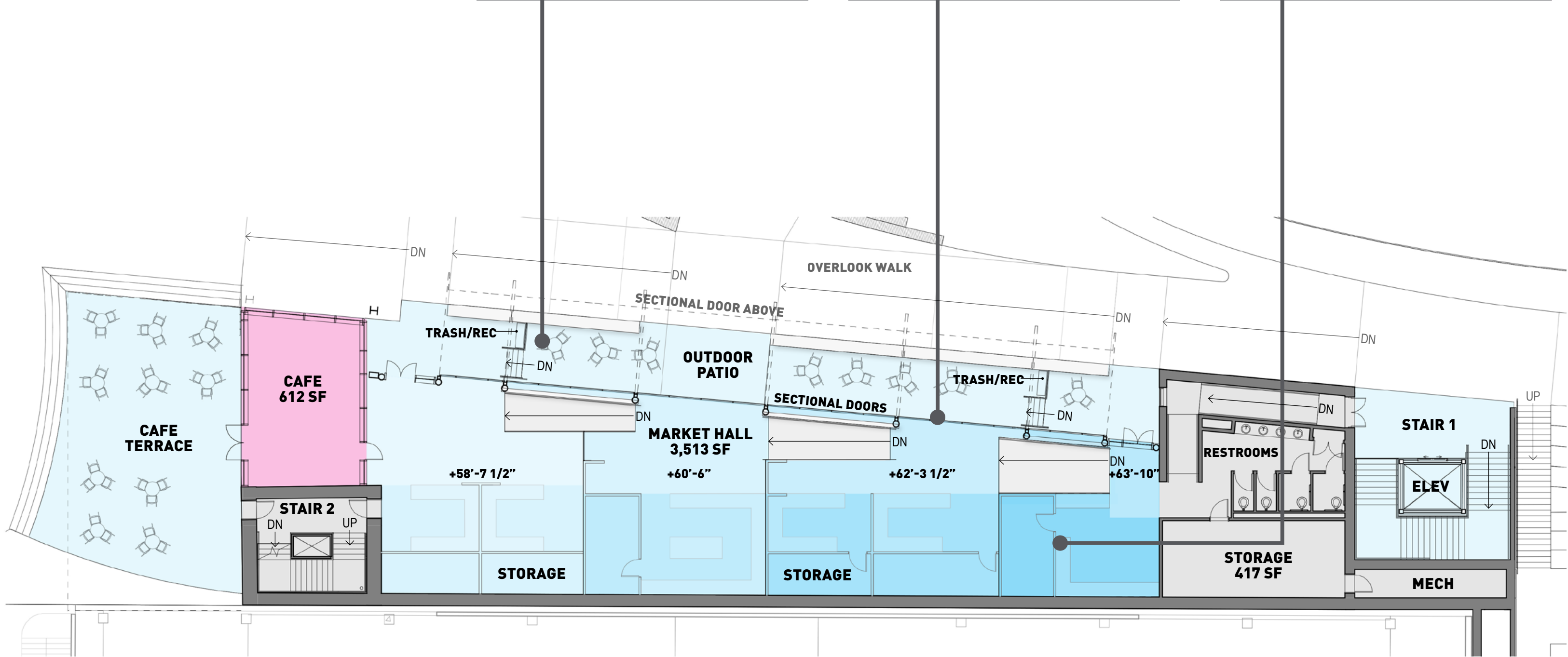
04 WESTERN AVE LEVEL

PRIVATE  
PUBLIC



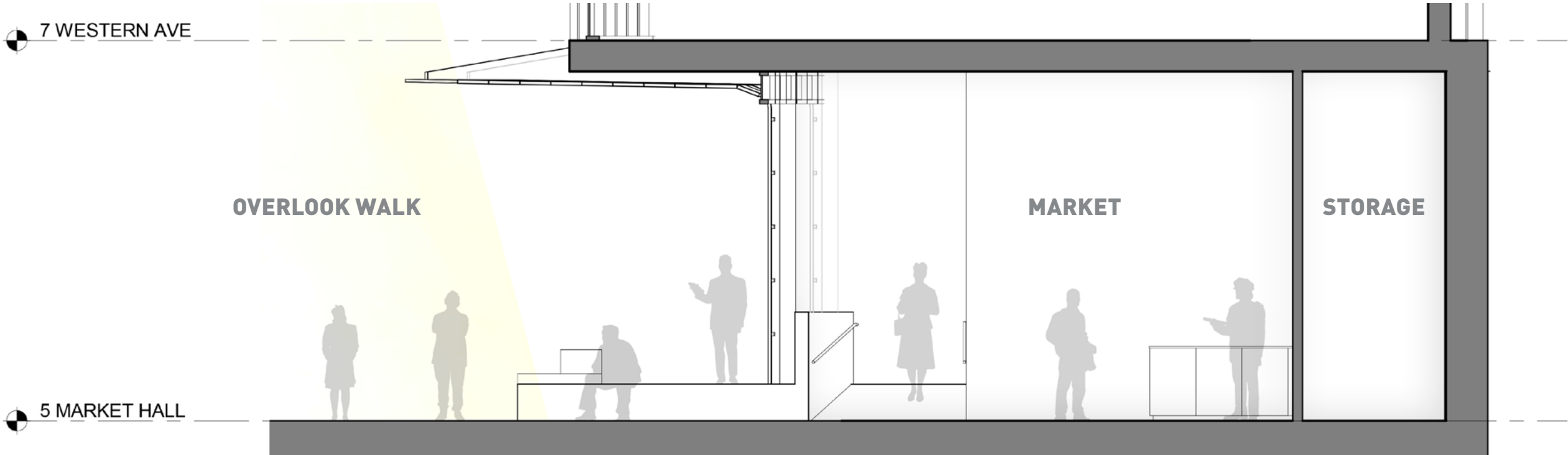
# BUILDING B

MARKET HALL TIERS + SPACES

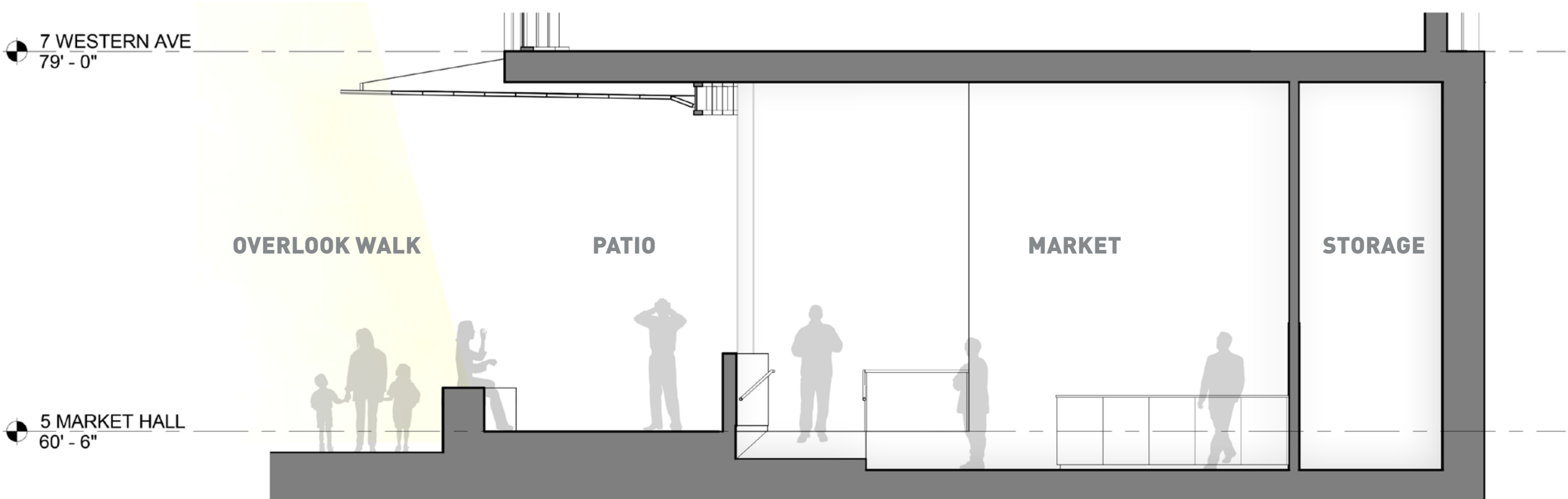




**BUILDING B**  
MARKET HALL SECTIONS



**MARKET SECTION AT ENTRY**

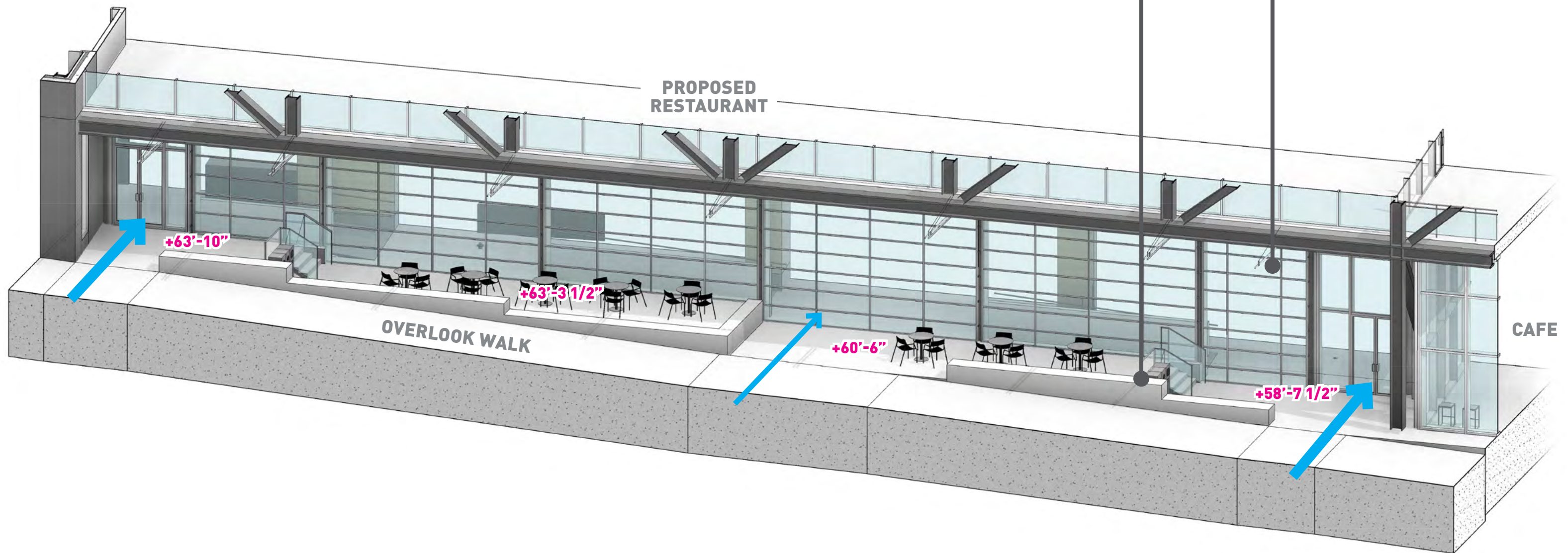


**MARKET SECTION AT PATIO SPACE**



# BUILDING B

MARKET HALL SPILL-OUT





# BUILDING B

MARKET HALL - OPEN DOORS





# BUILDING B

MARKET HALL - CLOSED DOORS





**BUILDING B**  
**DETAILS & MATERIALITY**



# BUILDING B

MATERIALS - MARKET HALL + STAIR 1



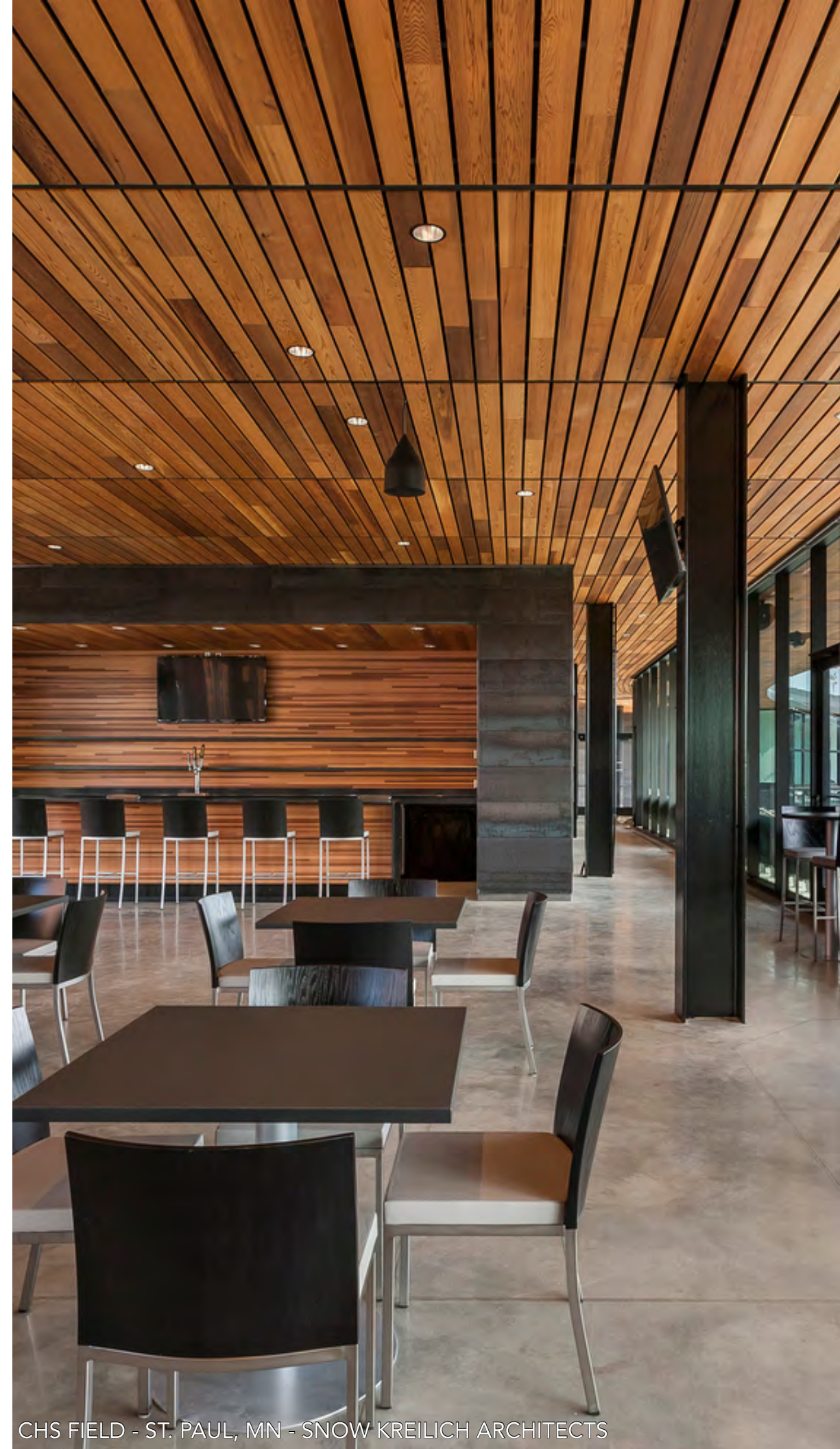
IMPERIAL BUILDING - NEW ZEALAND - FEARON HAY ARCHITECTS



PIKE PLACE MARKET WATERFRONT  
SEATTLE, WA  
MILLER HULL PARTNERSHIP



BULLITT CENTER  
SEATTLE, WA  
MILLER HULL PARTNERSHIP



CHS FIELD - ST. PAUL, MN - SNOW KREILICH ARCHITECTS



**OVERLOOK WALK  
PUBLIC OPEN SPACES**



# OVERLOOK WALK

VIADUCT WITH ELEVATED VIEWS

PIKE PLACE  
MARKET  
+120'

AW VIADUCT

PIERS 62/63  
+16'

SEATTLE  
AQUARIUM  
+16'



# OVERLOOK WALK

PEDESTRIAN OPEN SPACES WITH ELEVATED VIEWS

PIKE PLACE  
MARKET  
+120'



PIERS 62/63  
+16'



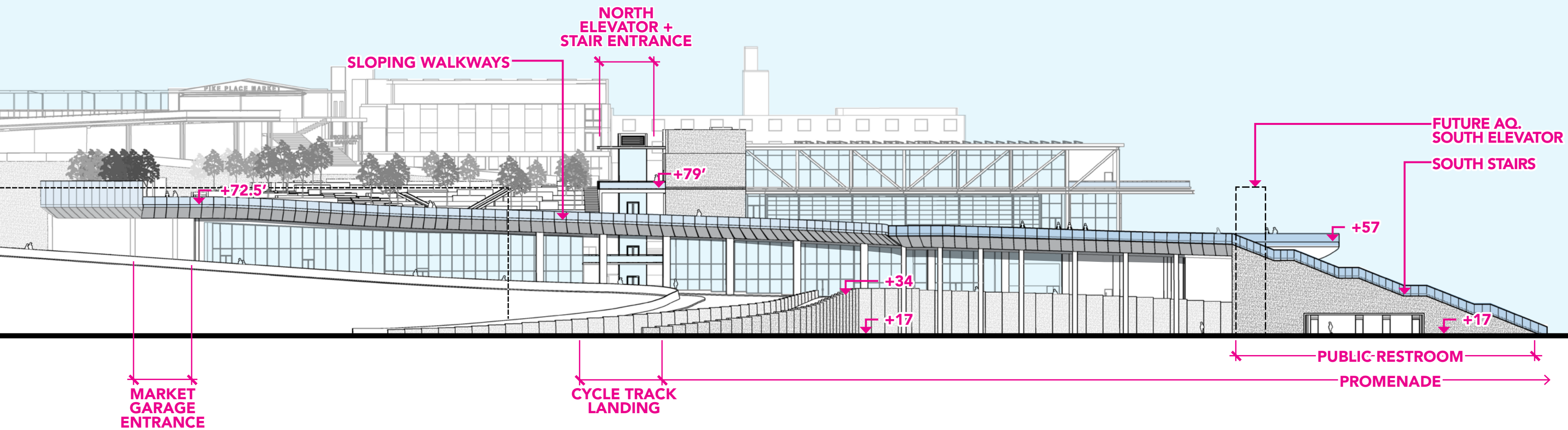
SEATTLE  
AQUARIUM  
+16'





# OVERLOOK WALK

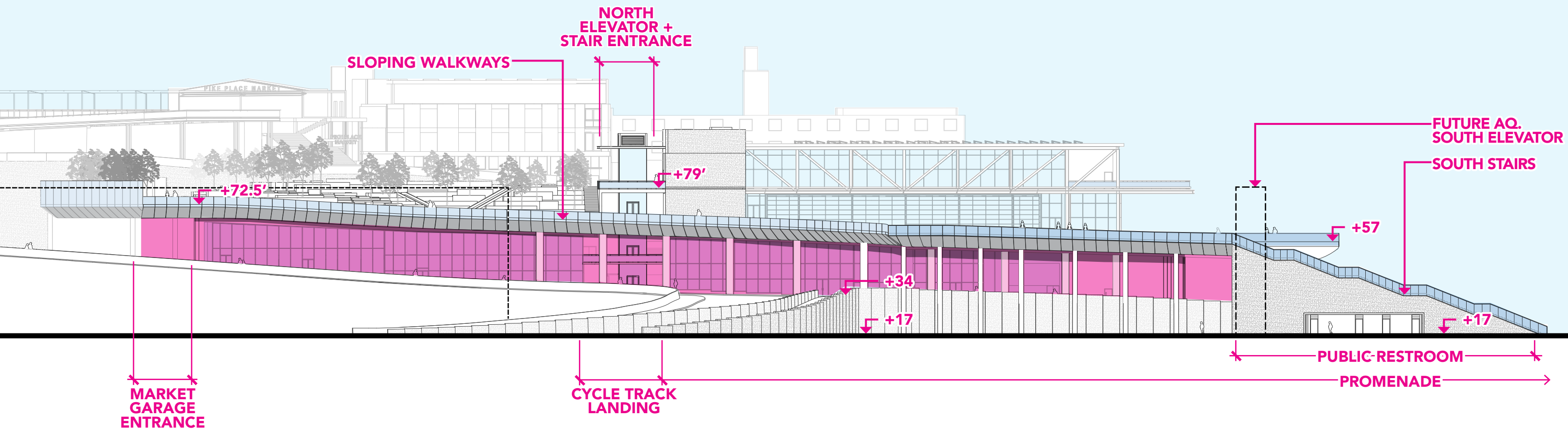
PEDESTRIAN OPEN SPACES WITH ELEVATED VIEWS





# OVERLOOK WALK

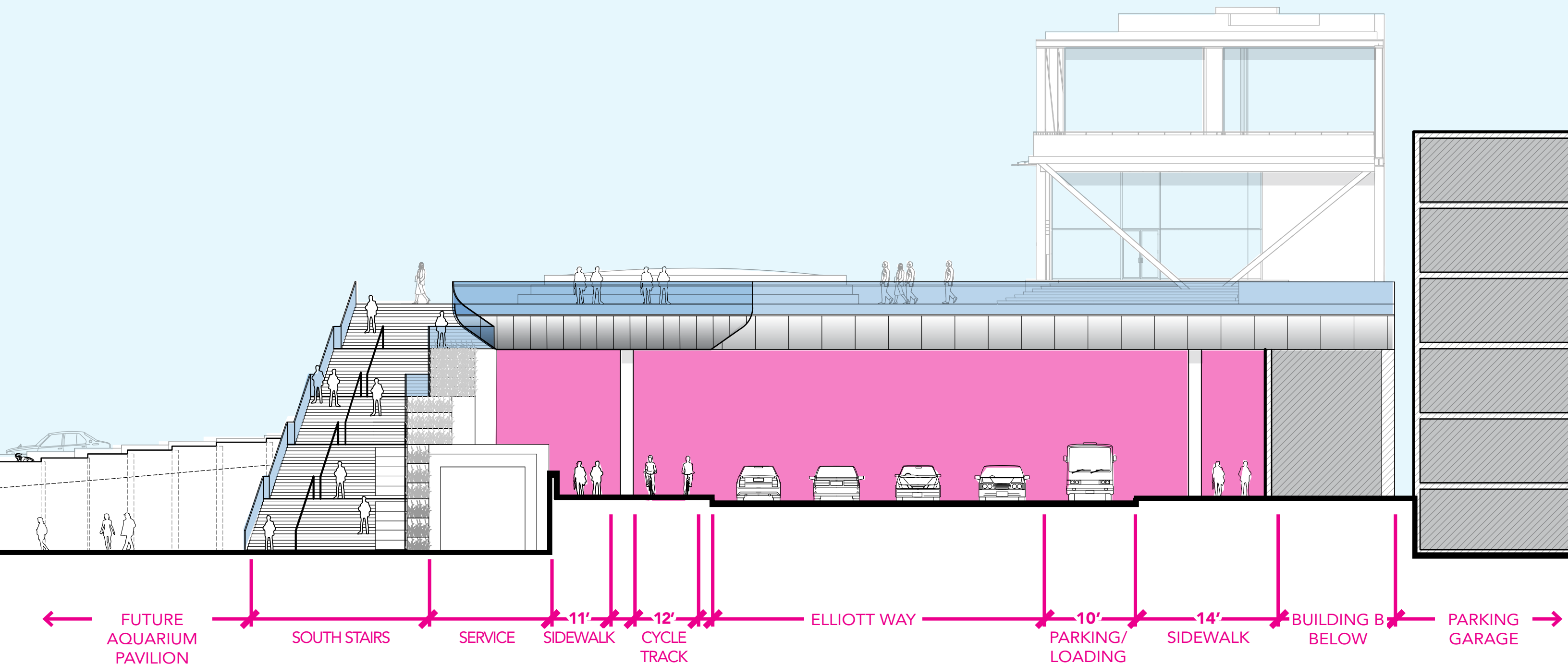
SPACE BELOW THE LID





# OVERLOOK WALK

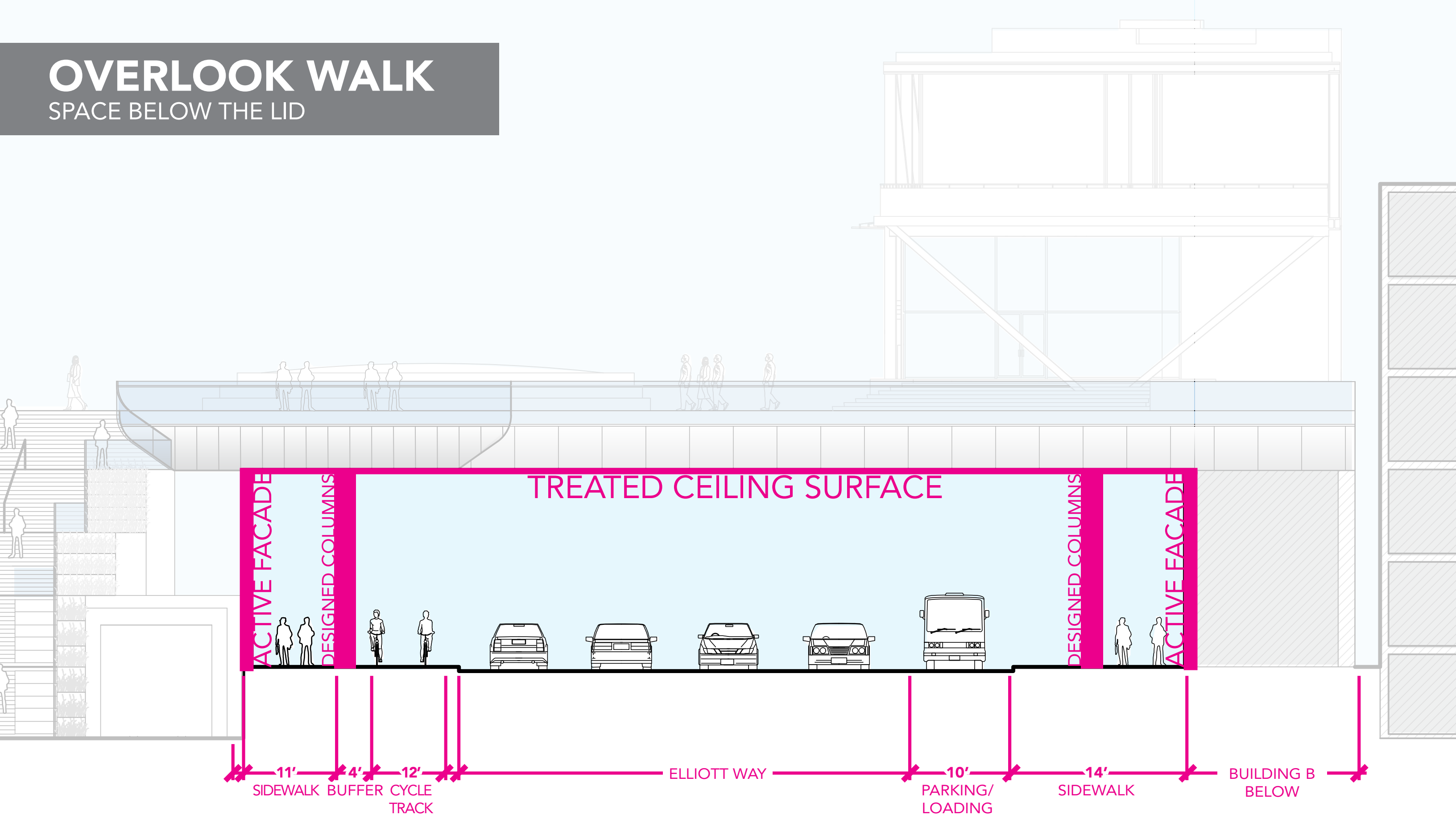
SPACE BELOW THE LID





# OVERLOOK WALK

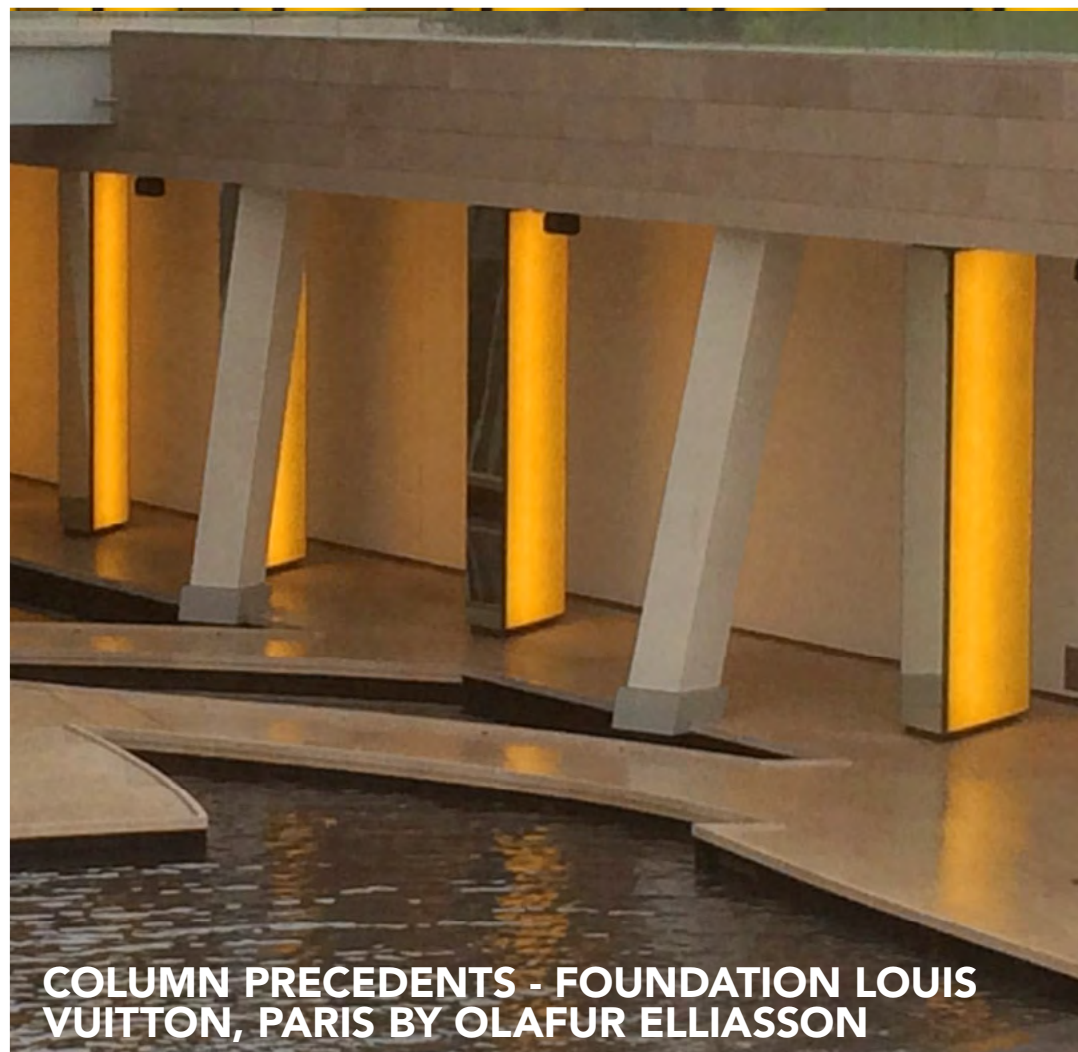
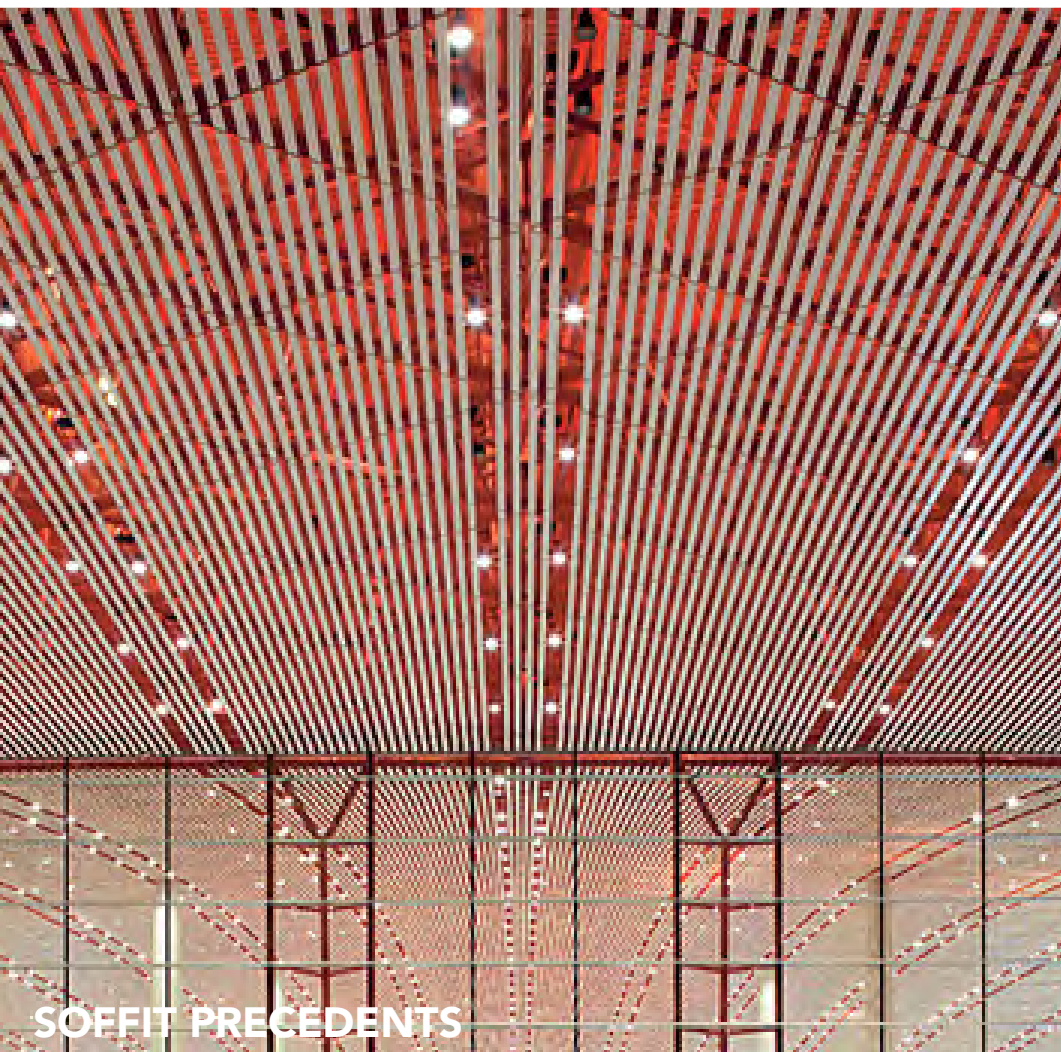
SPACE BELOW THE LID





# OVERLOOK WALK

SPACE BELOW THE LID - MATERIALS



COLUMN PRECEDENTS - FOUNDATION LOUIS VUITTON, PARIS BY OLAFUR ELLIASSON

LIGHTING PRECEDENTS



# OVERLOOK WALK

LIGHTING BELOW THE LID



CONCEPT CHARACTERISTICS: light textures the columns and ceiling uplights create a processional pedestrian experience while the roadway is lit with discrete downlights.



# OVERLOOK WALK

LOOKING NORTH





# OVERLOOK WALK

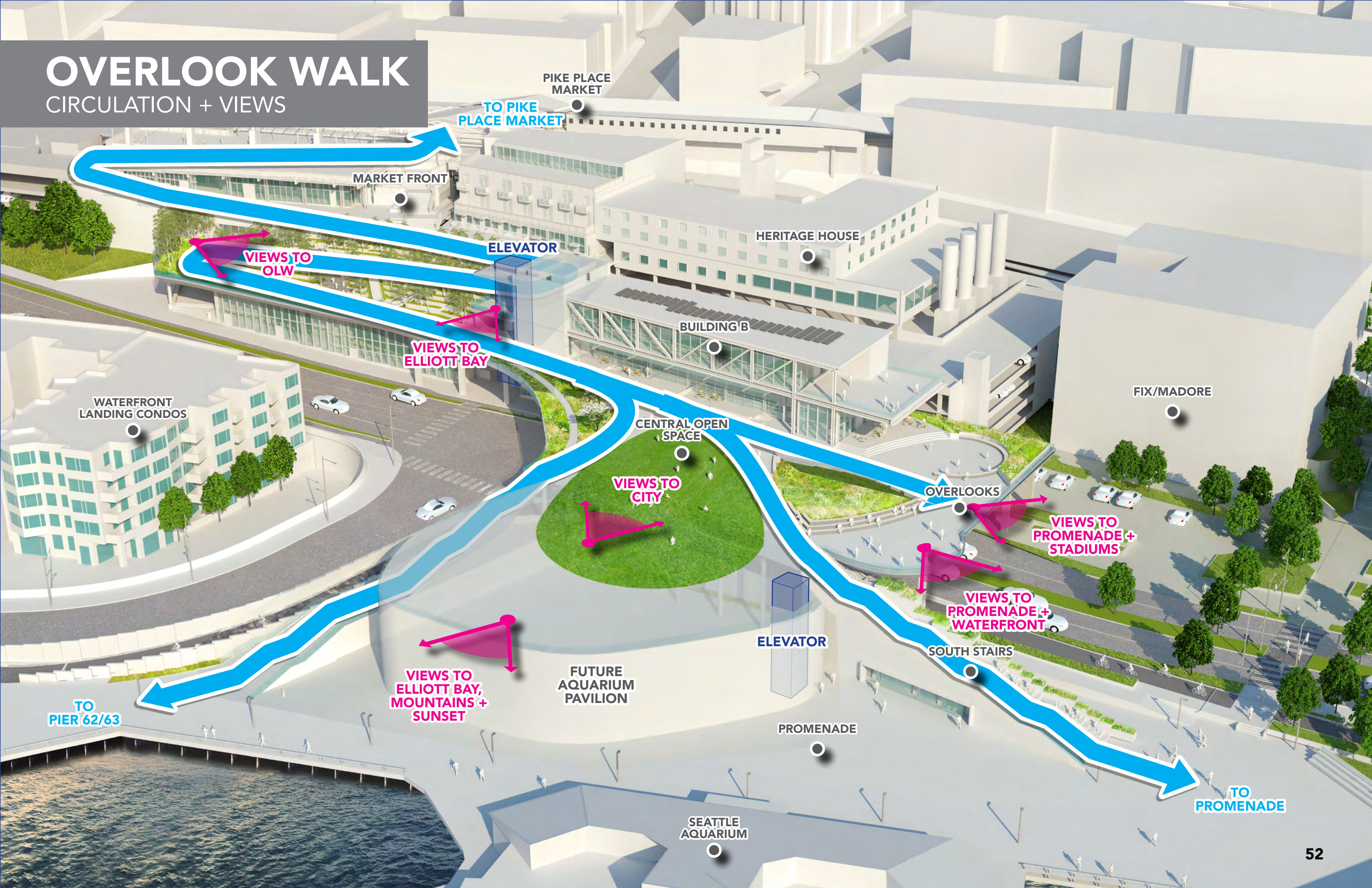
LOOKING SOUTH





# OVERLOOK WALK

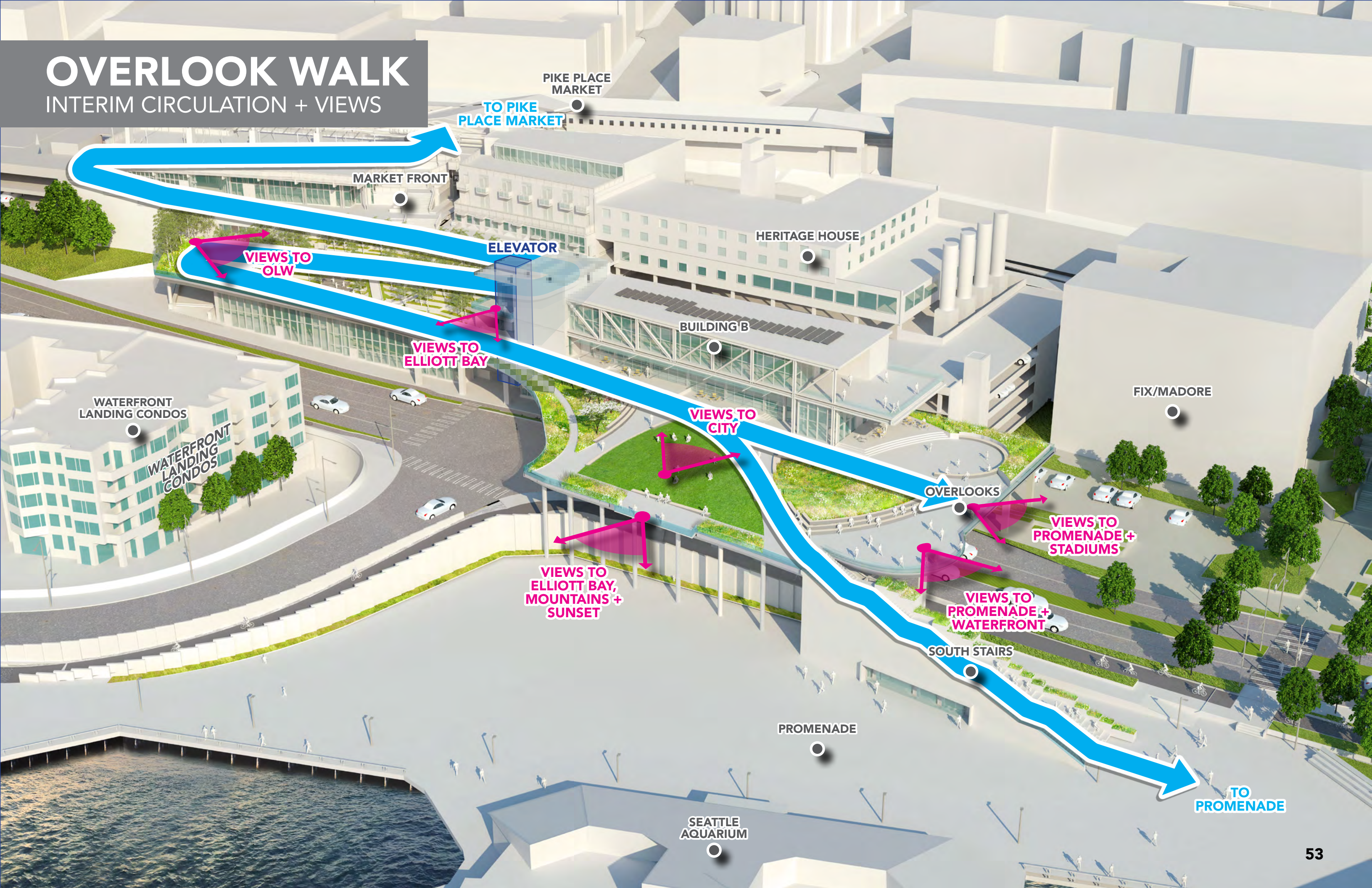
CIRCULATION + VIEWS





# OVERLOOK WALK

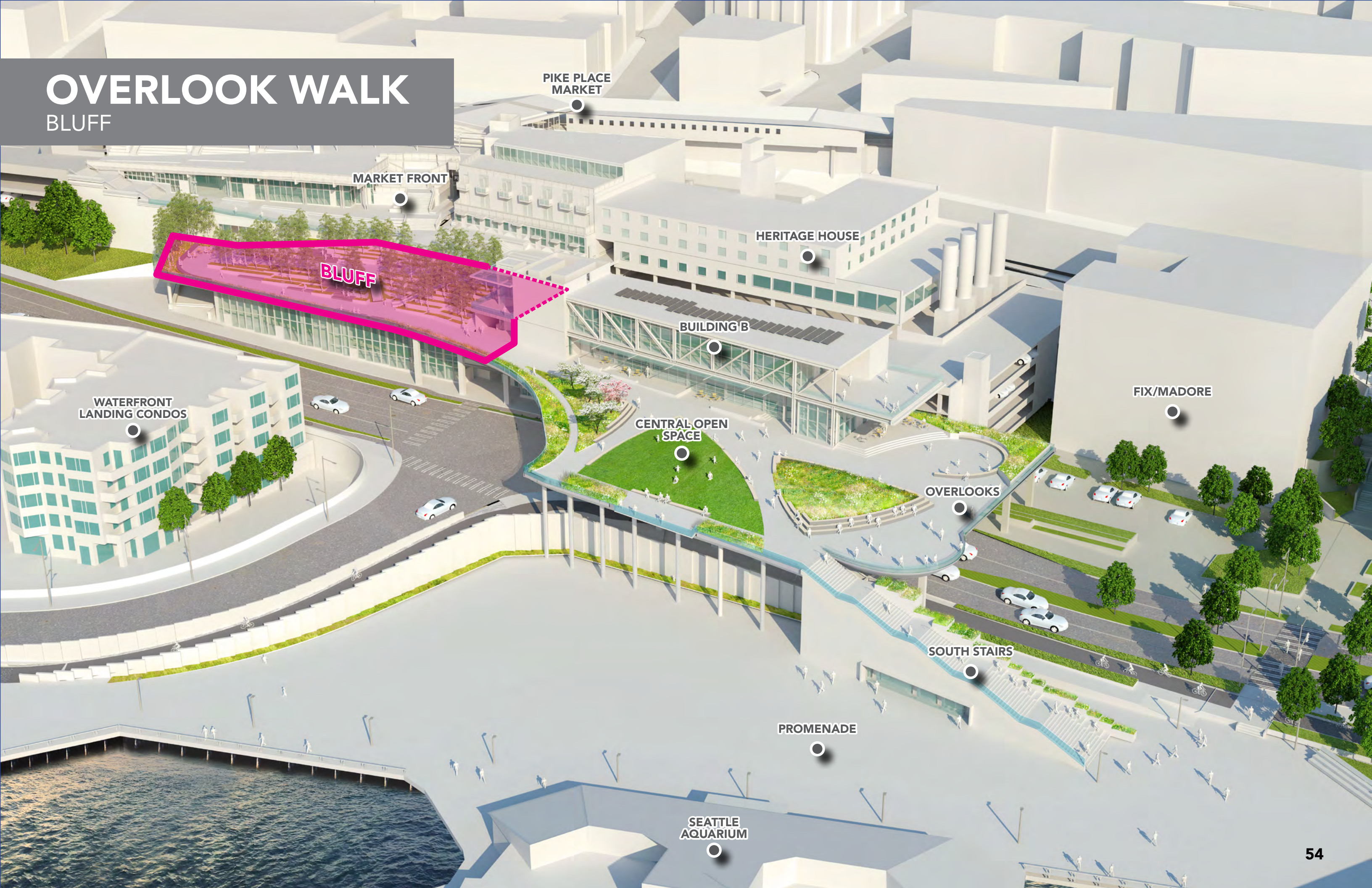
INTERIM CIRCULATION + VIEWS





# OVERLOOK WALK

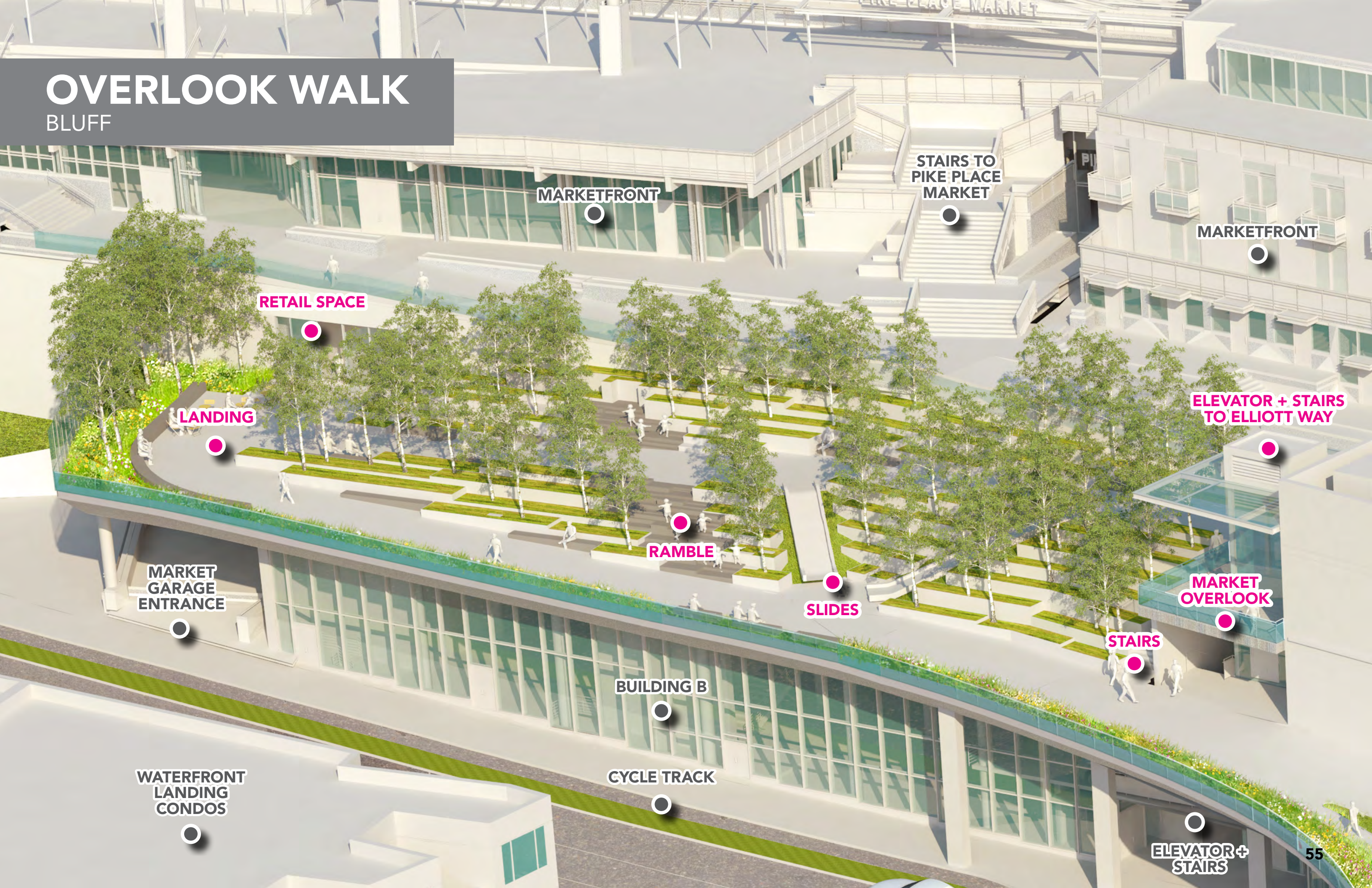
BLUFF





# OVERLOOK WALK

BLUFF



MARKETFRONT

STAIRS TO  
PIKE PLACE  
MARKET

MARKETFRONT

RETAIL SPACE

LANDING

ELEVATOR + STAIRS  
TO ELLIOTT WAY

RAMBLE

MARKET  
GARAGE  
ENTRANCE

MARKET  
OVERLOOK

SLIDES

STAIRS

BUILDING B

WATERFRONT  
LANDING  
CONDOS

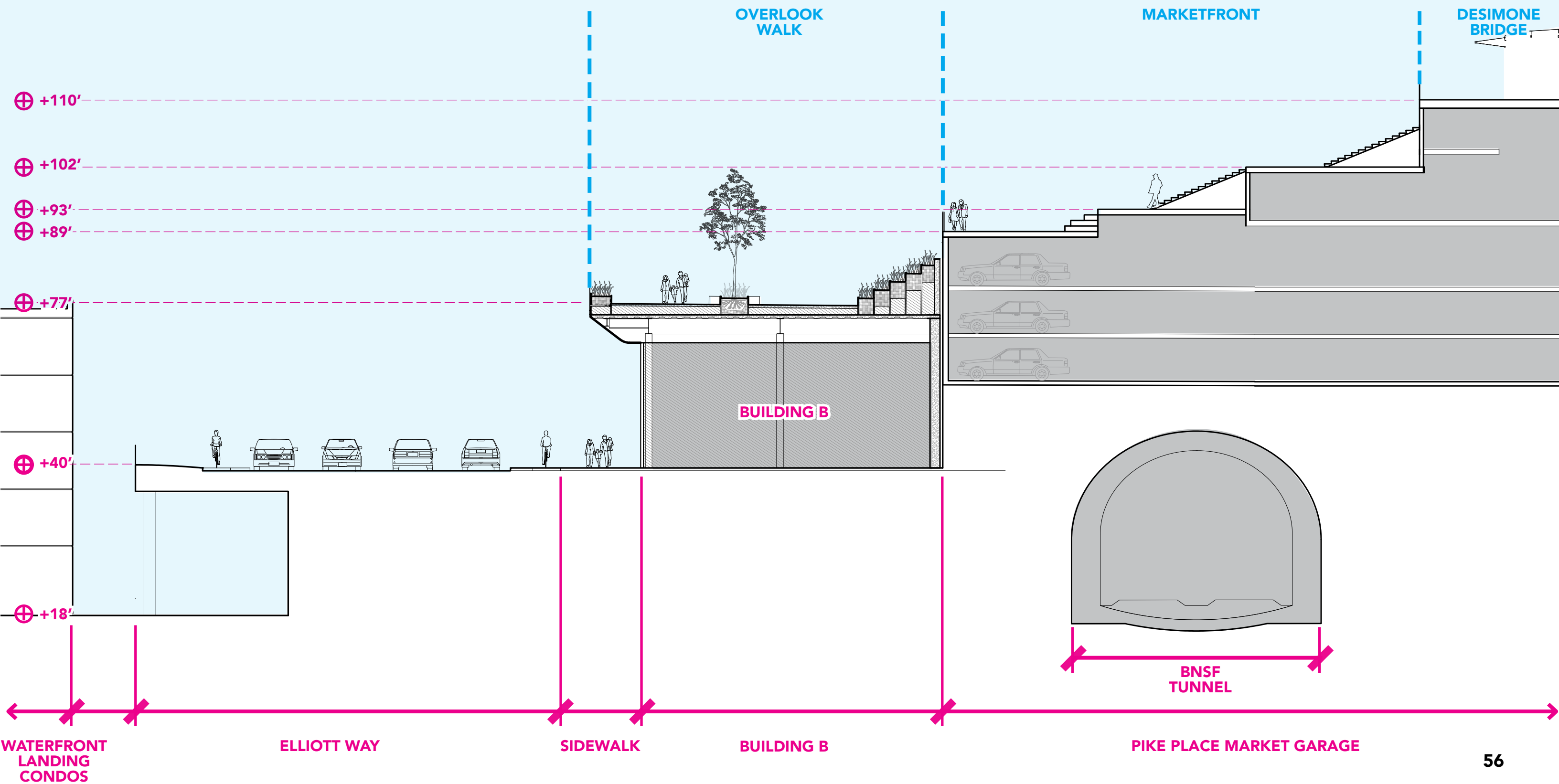
CYCLE TRACK

ELEVATOR +  
STAIRS



# BLUFF

OVERALL CROSS-SECTION





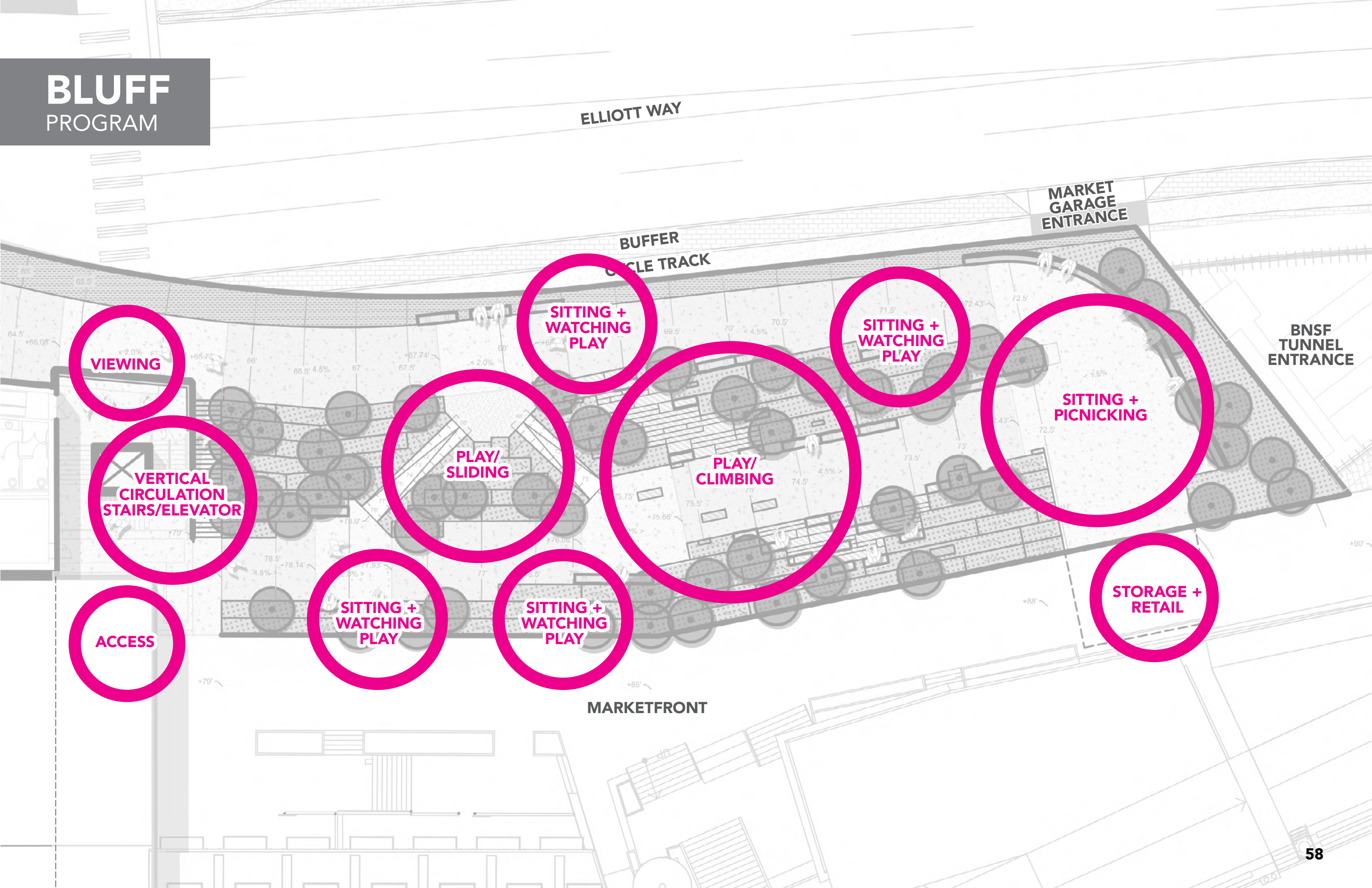
# BLUFF

SITE PLAN





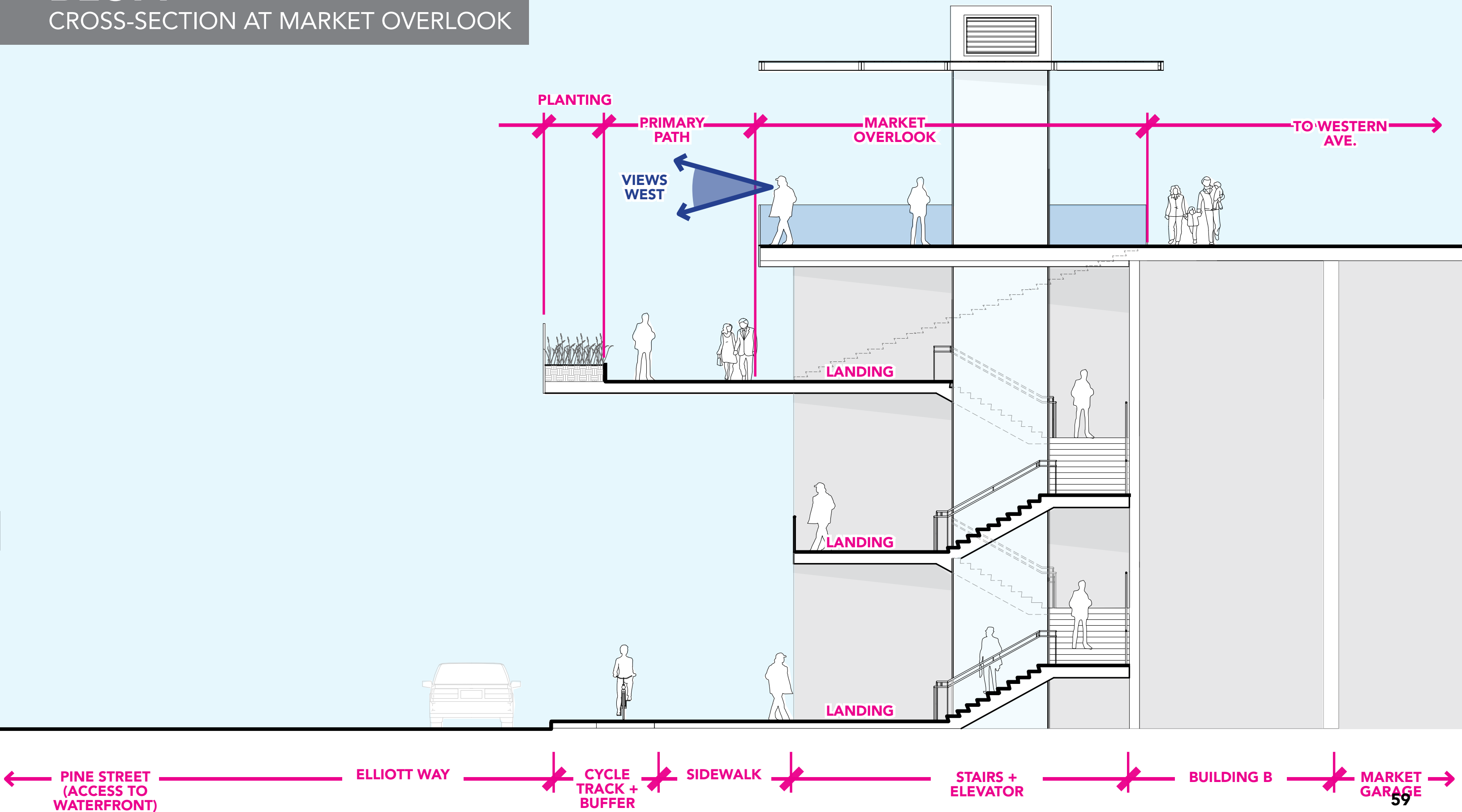
**BLUFF**  
PROGRAM





# BLUFF

## CROSS-SECTION AT MARKET OVERLOOK





# BLUFF

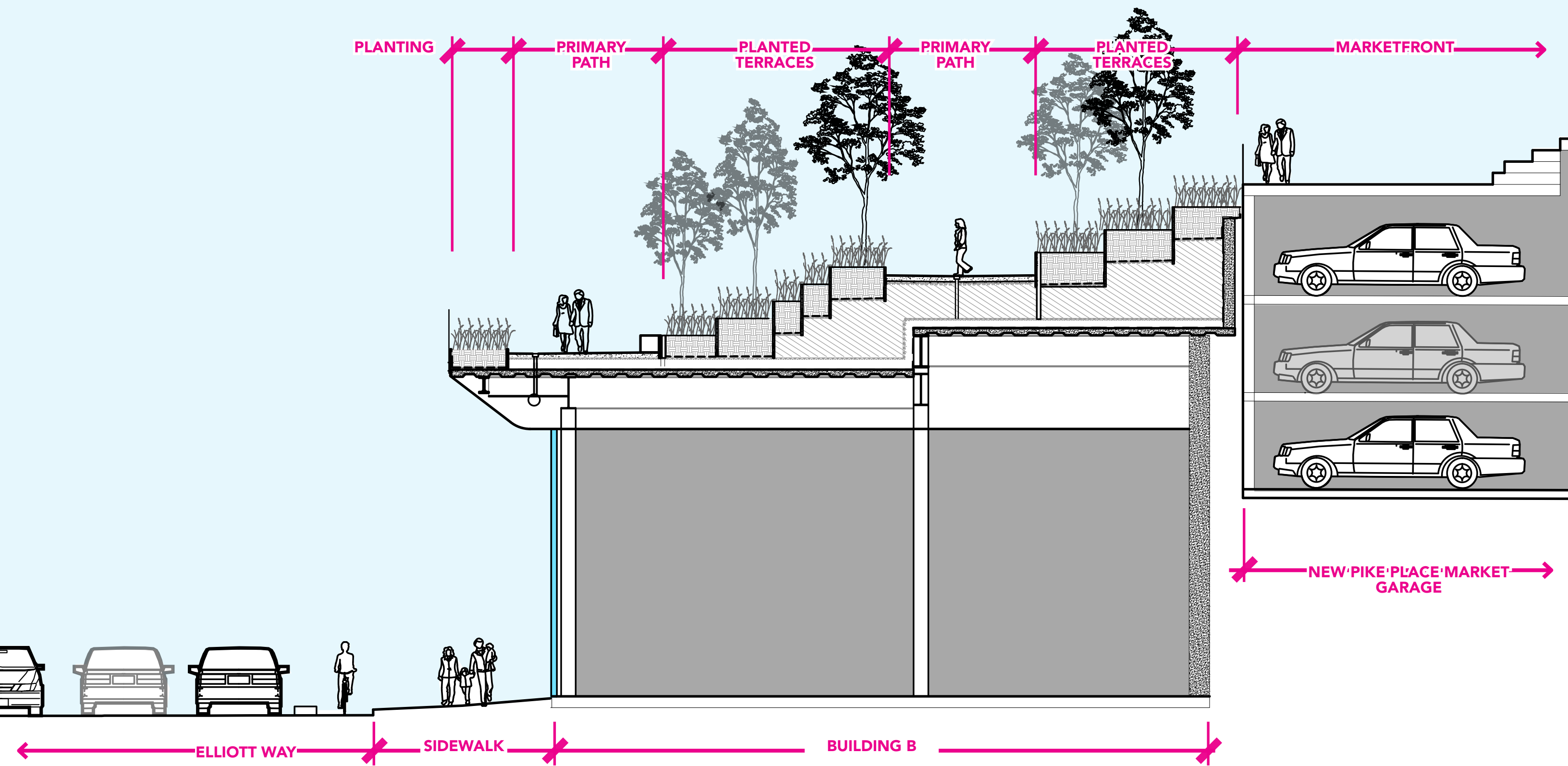
VIEW FROM MARKET OVERLOOK





# BLUFF

## CROSS-SECTION AT PLANTED TERRACES





# BLUFF

## ELEMENTS

### 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



Kinnickinnick



# BLUFF

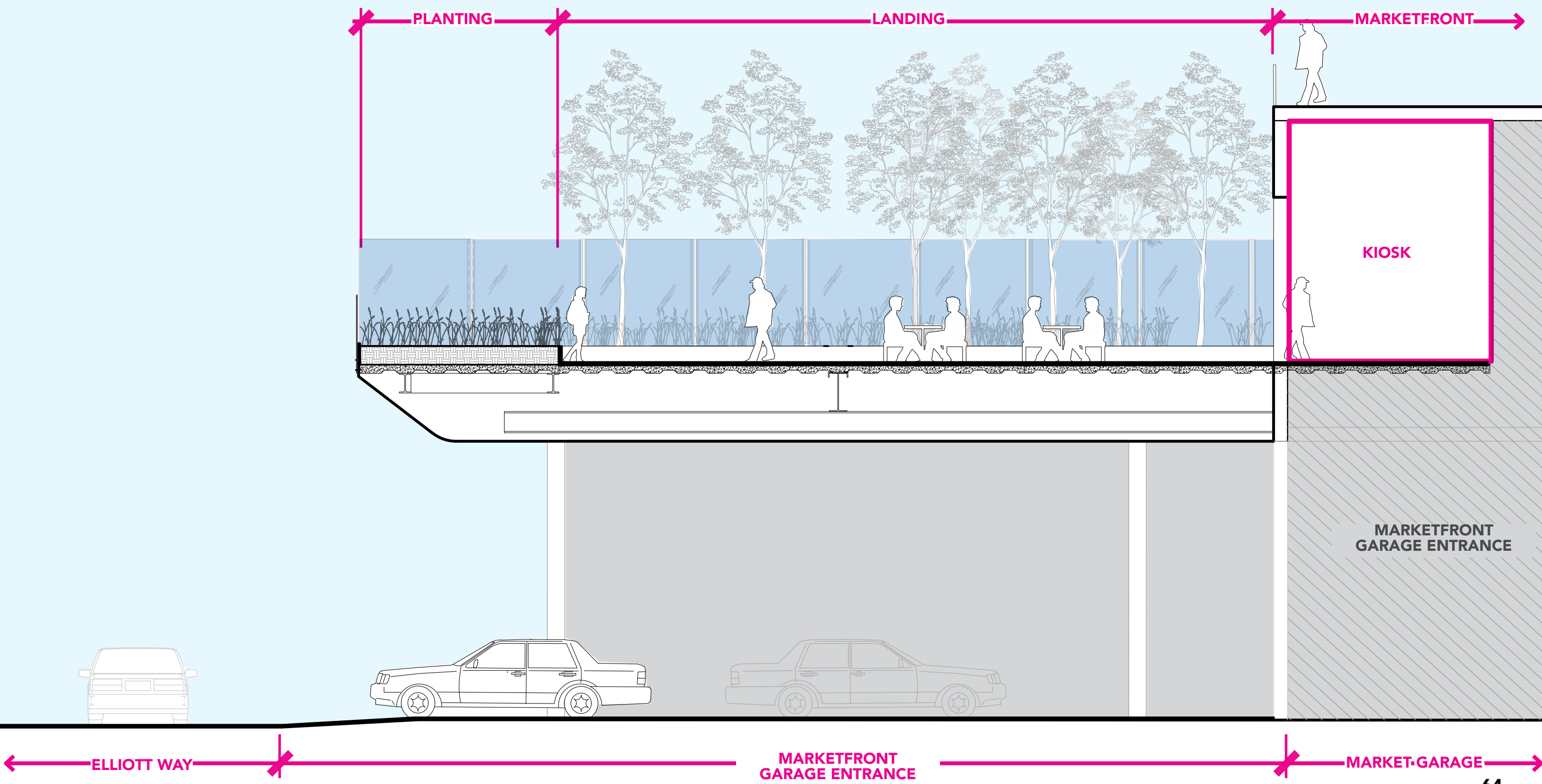
VIEW FROM MARKETFRONT ENTRANCE





# BLUFF

CROSS-SECTION AT LANDING





# BLUFF

VIEW AT LANDING





# BLUFF

VENDOR AT HIGH LINE





# BLUFF

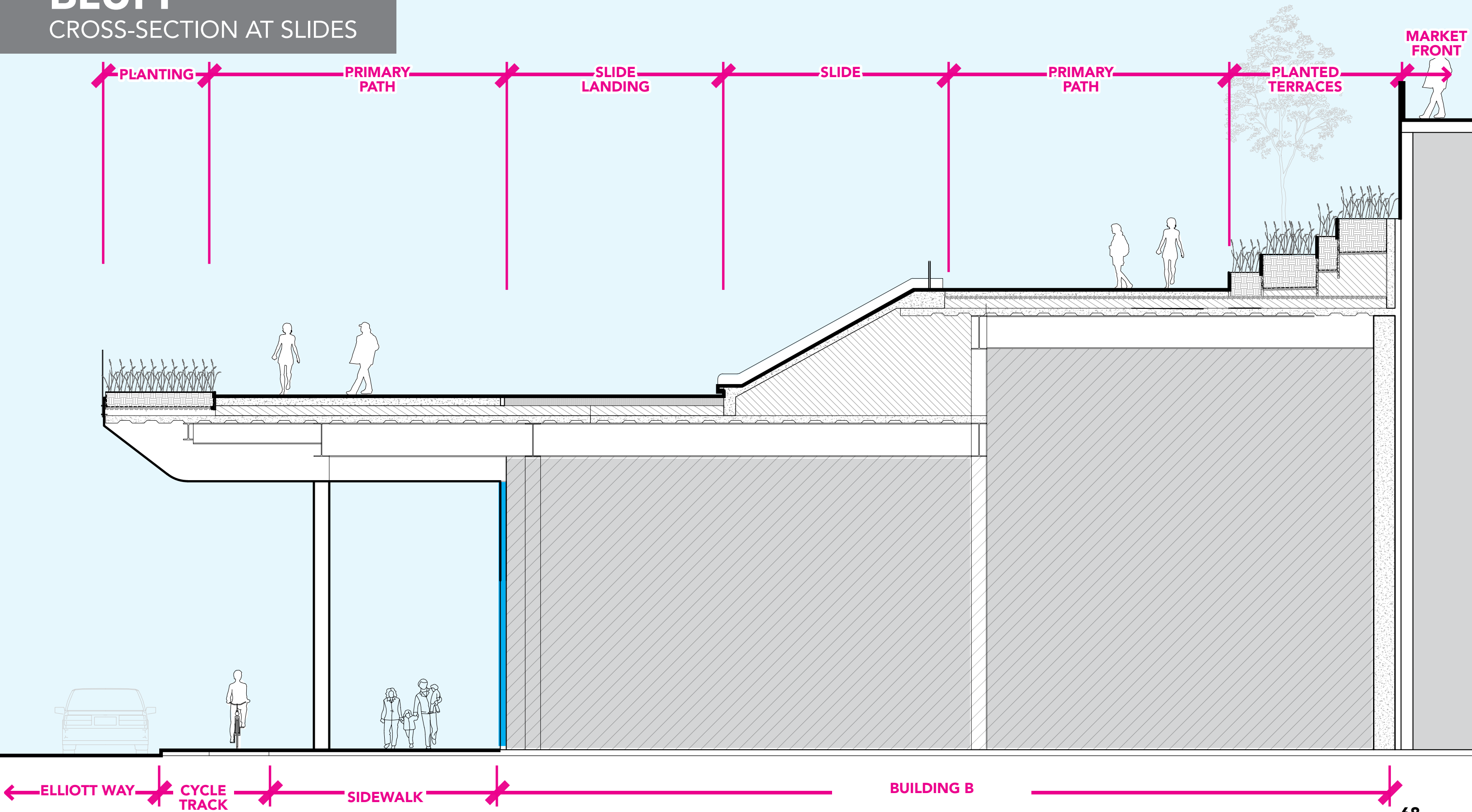
VIEW AT LANDING





# BLUFF

CROSS-SECTION AT SLIDES





# BLUFF

PLAY ELEMENTS





# BLUFF

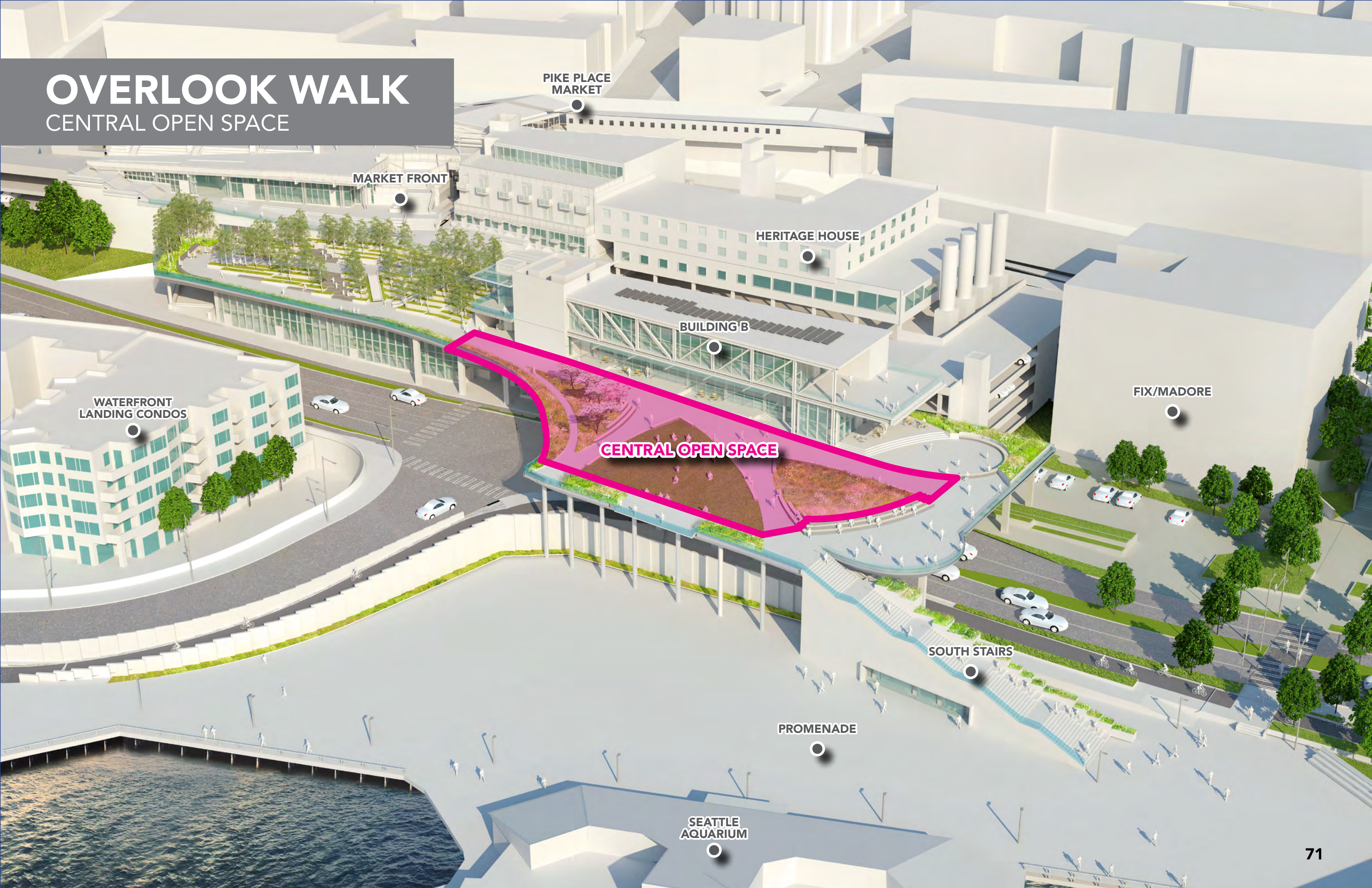
LOOKING SOUTH





# OVERLOOK WALK

## CENTRAL OPEN SPACE





# OVERLOOK WALK

CENTRAL OPEN SPACE



BUILDING B

BUILDING B  
SPILLOUT

NORTH MEADOW

PRIMARY PATH

CENTRAL LAWN

SOUTH MEADOW

WEST  
OVERLOOK

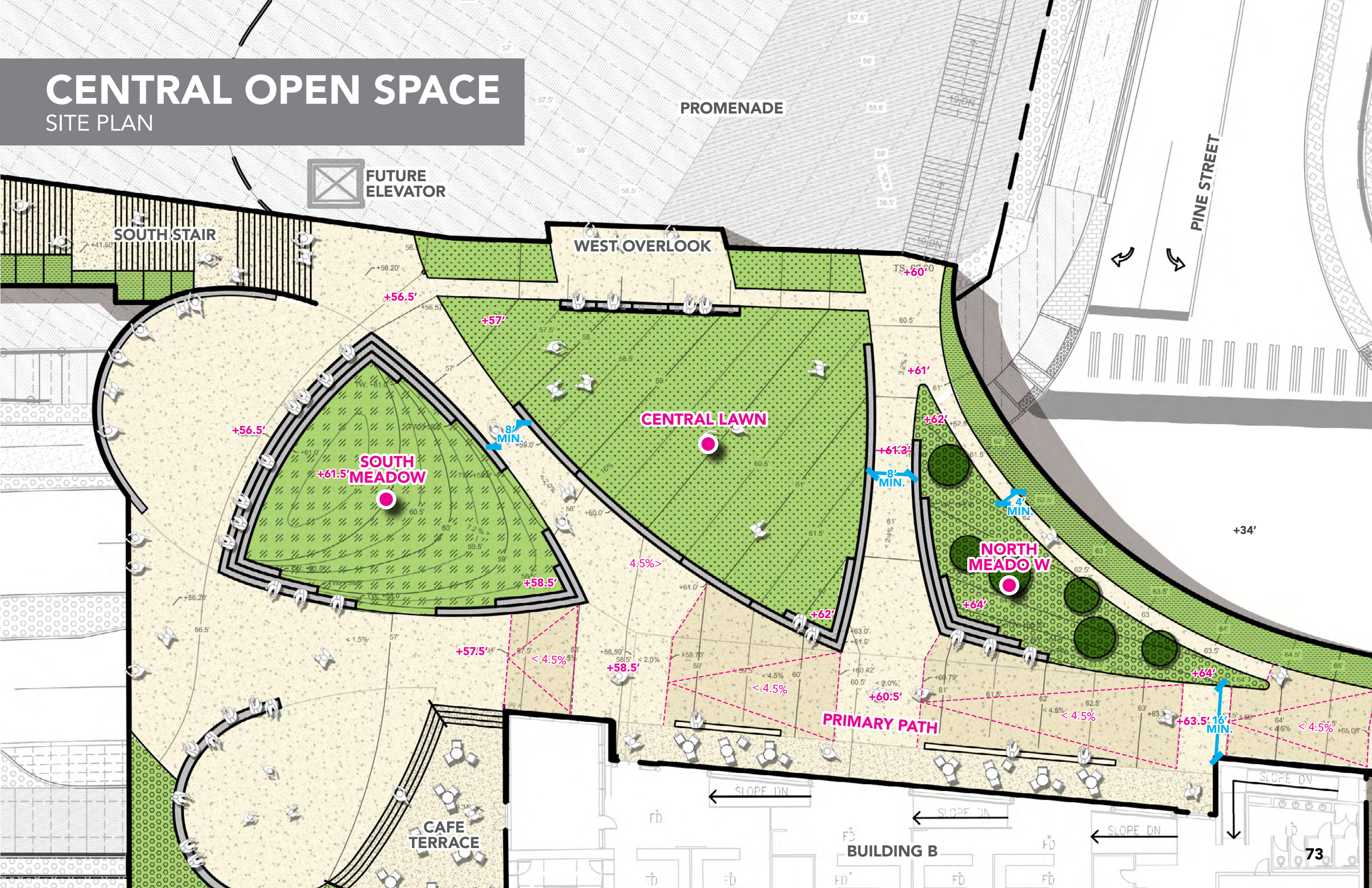
SOUTH STAIRS

PROMENADE



# CENTRAL OPEN SPACE

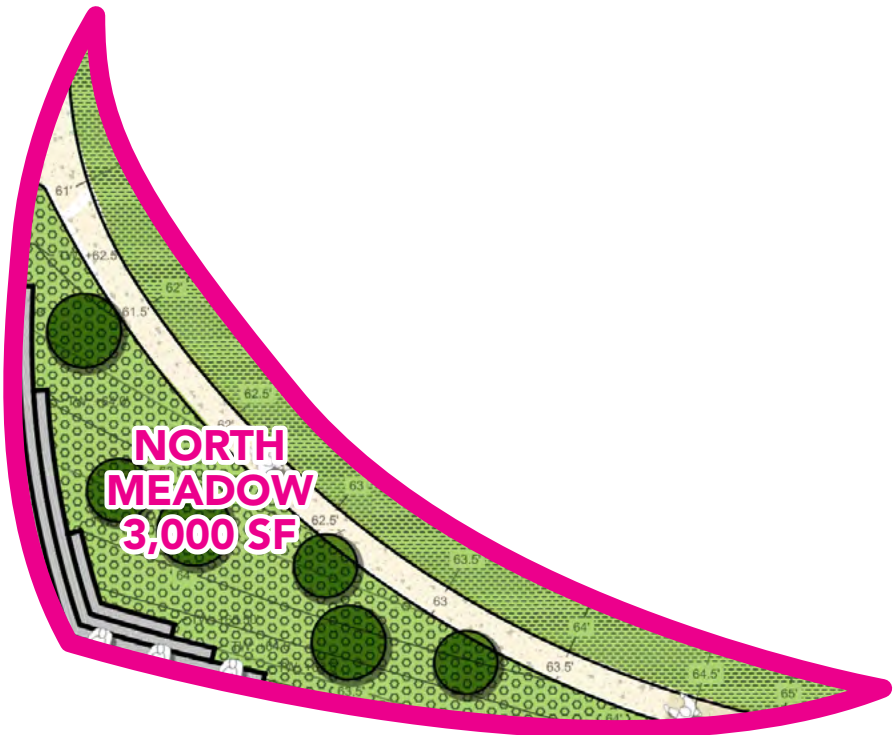
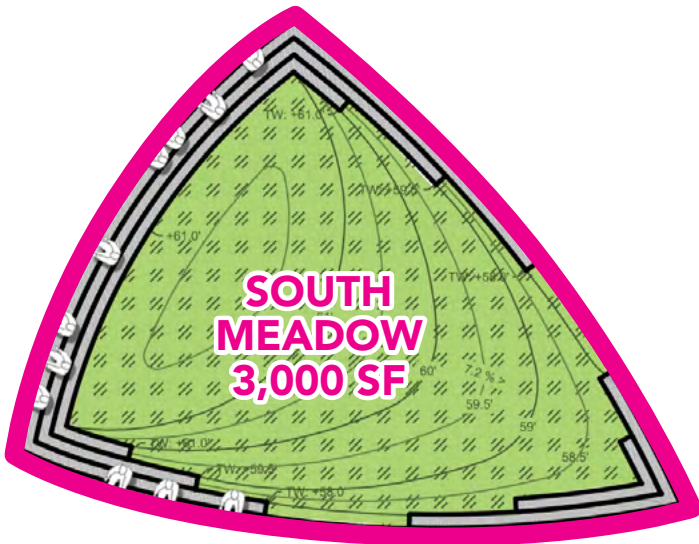
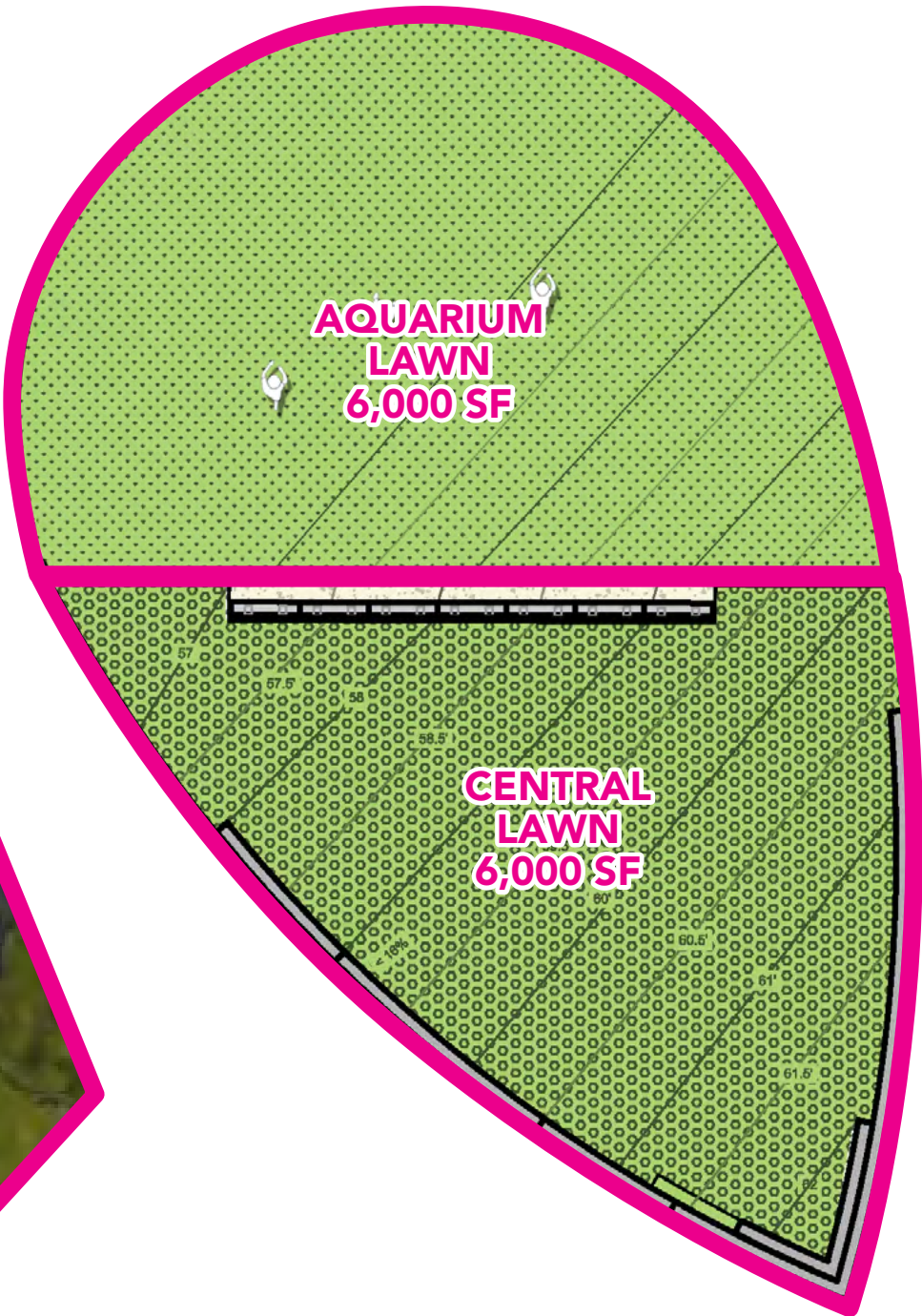
SITE PLAN





# CENTRAL OPEN SPACE

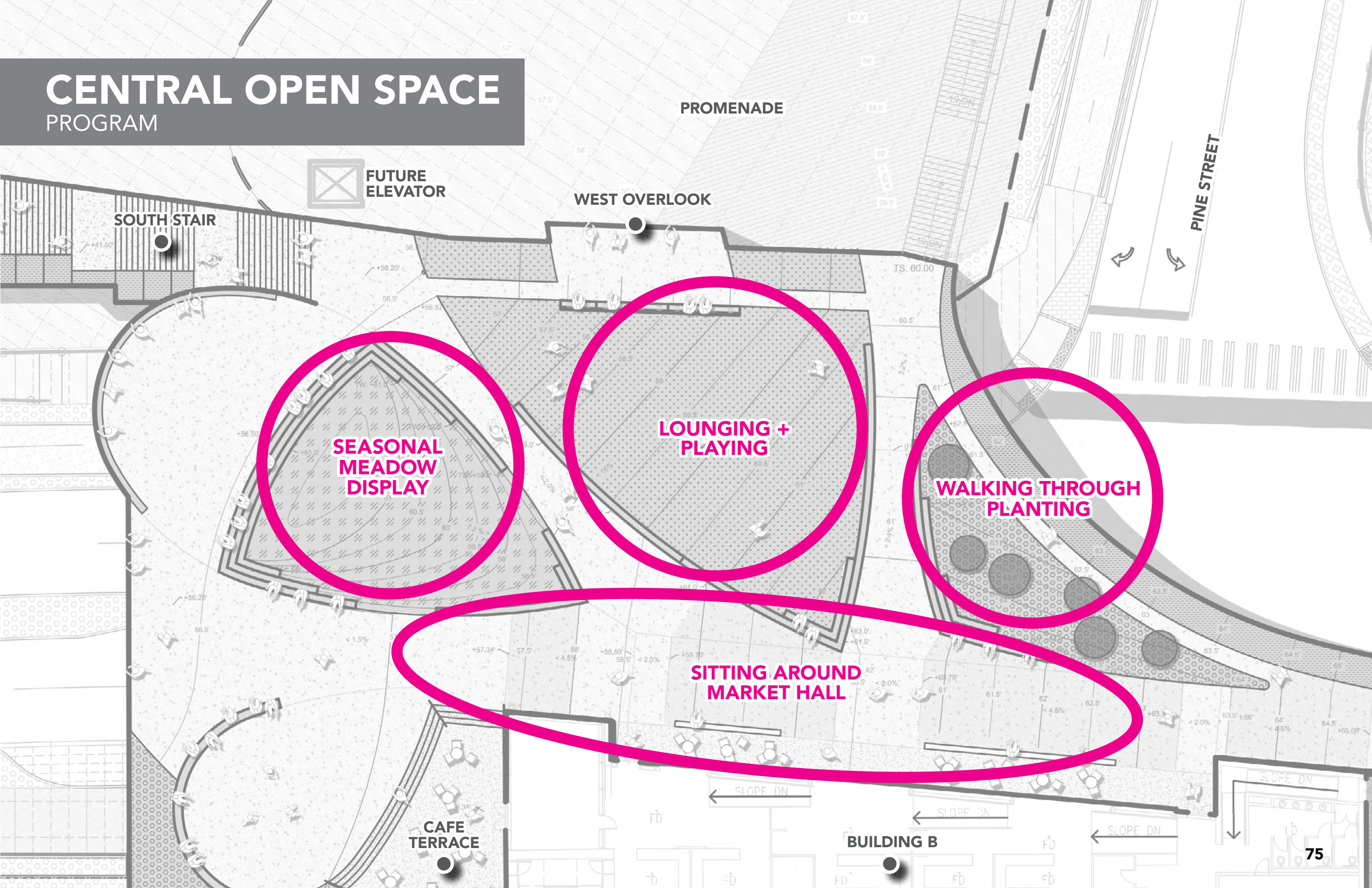
LAWNS AND GARDENS SCALE COMPARISON





# CENTRAL OPEN SPACE

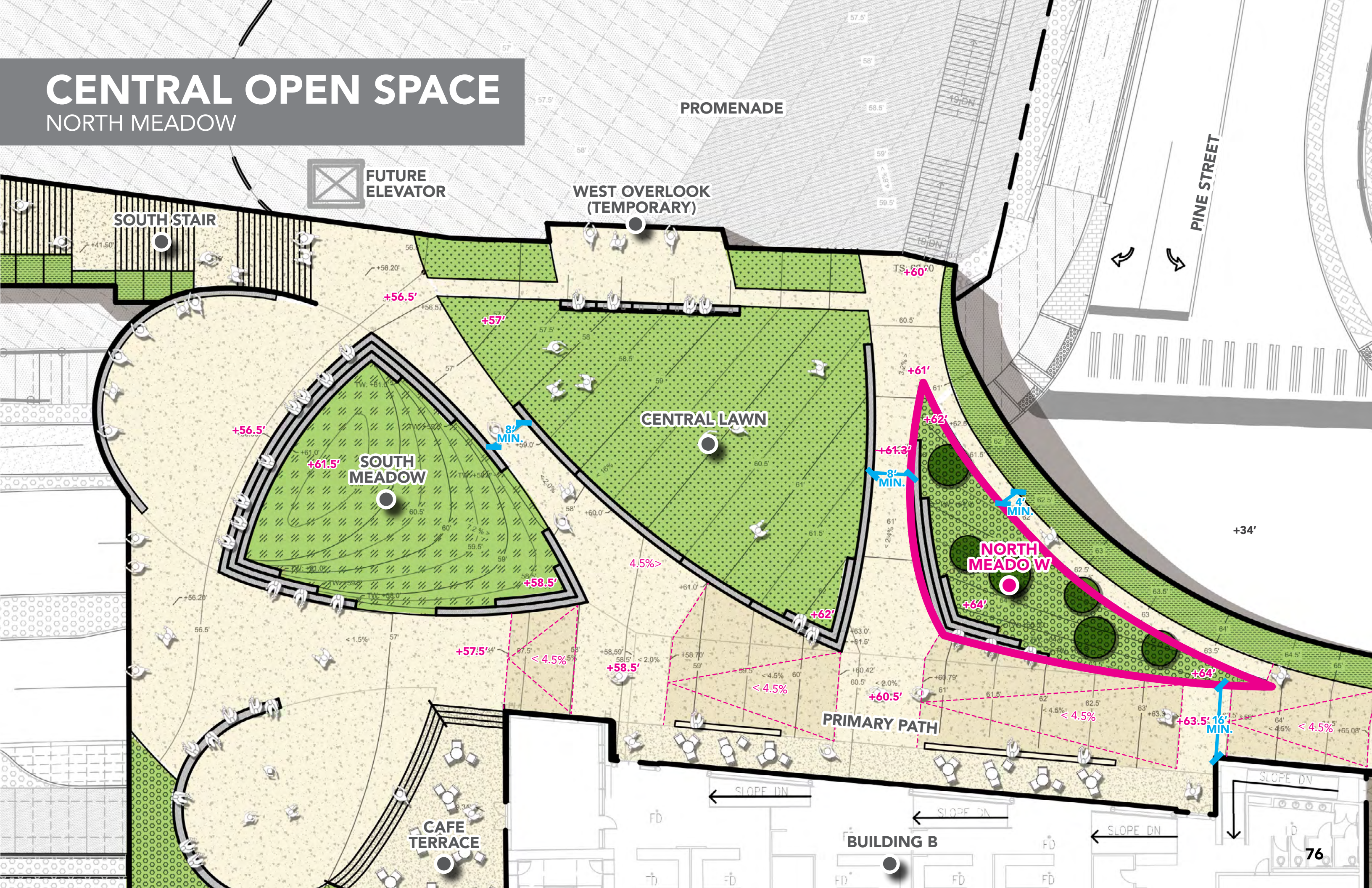
PROGRAM





# CENTRAL OPEN SPACE

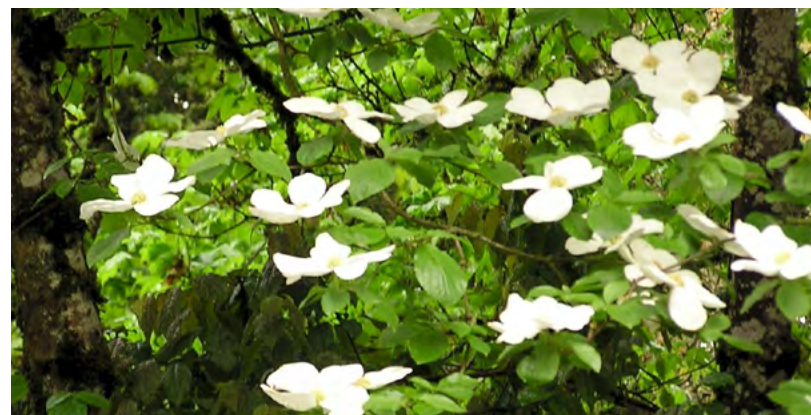
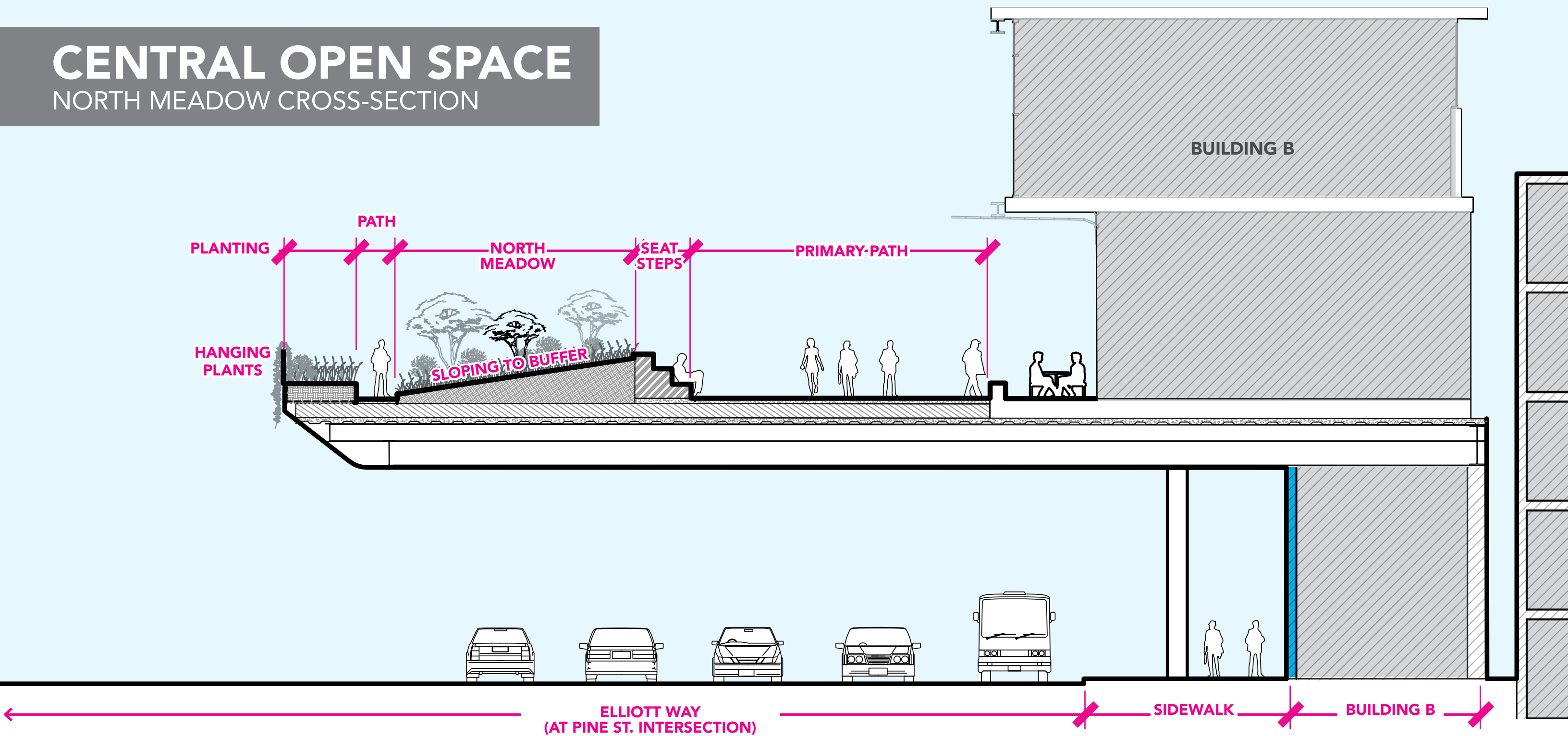
## NORTH MEADOW





# CENTRAL OPEN SPACE

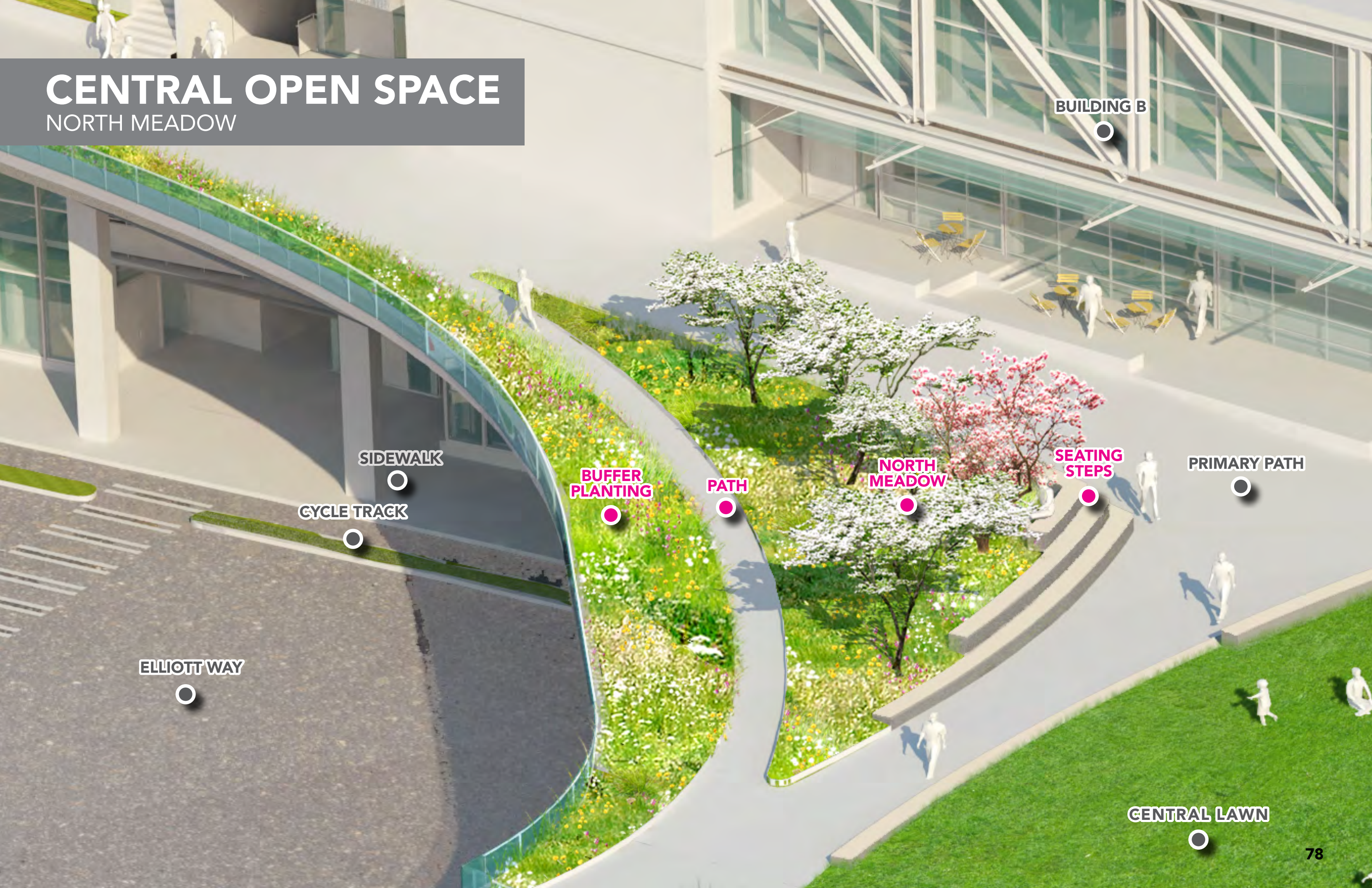
## NORTH MEADOW CROSS-SECTION





# CENTRAL OPEN SPACE

NORTH MEADOW



SIDEWALK



CYCLE TRACK



ELLIOTT WAY



BUFFER  
PLANTING



PATH



NORTH  
MEADOW



SEATING  
STEPS



PRIMARY PATH



CENTRAL LAWN



BUILDING B





# CENTRAL OPEN SPACE

LOOKING SOUTH





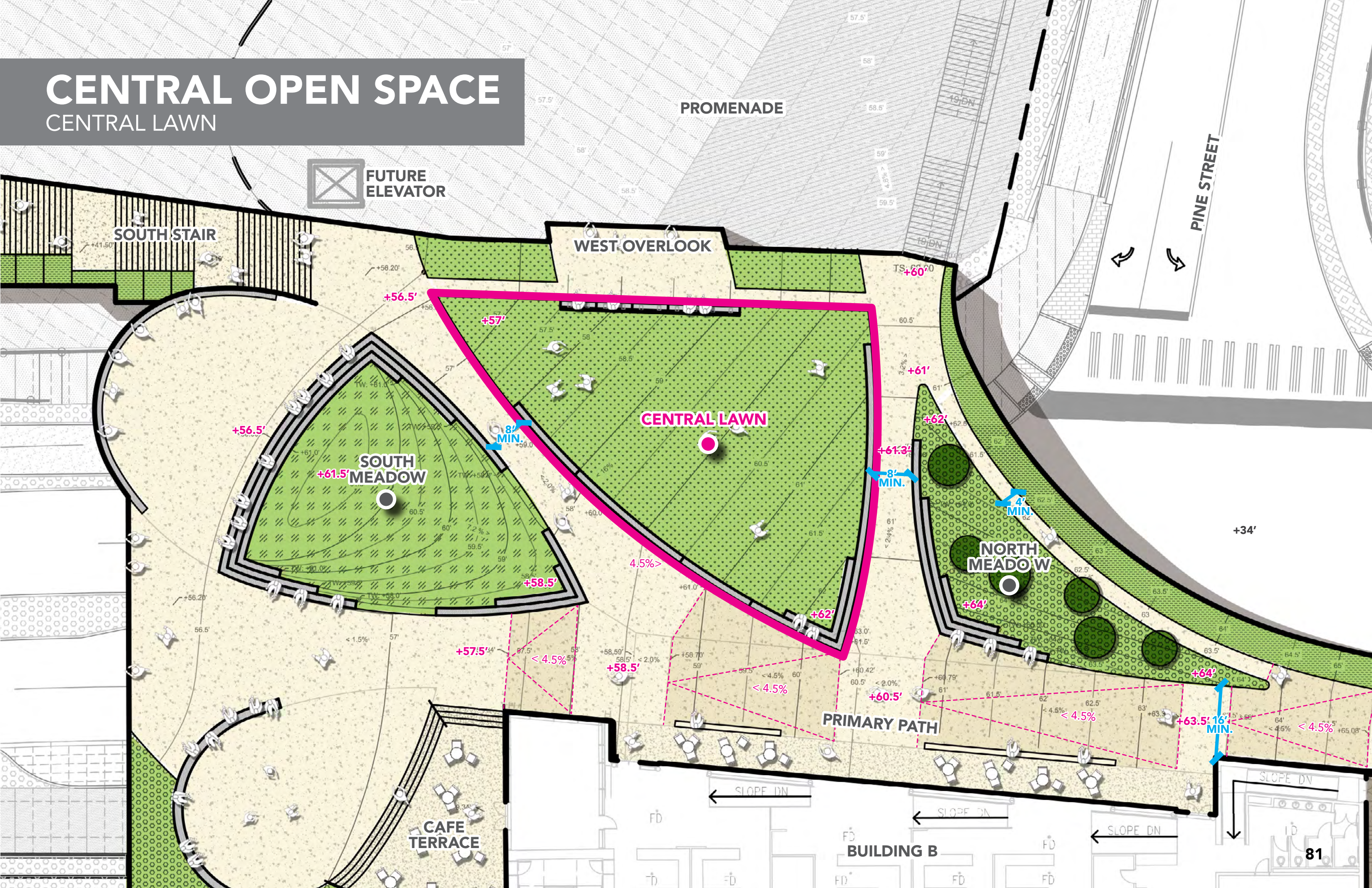
## MARKET SPILL OUT





# CENTRAL OPEN SPACE

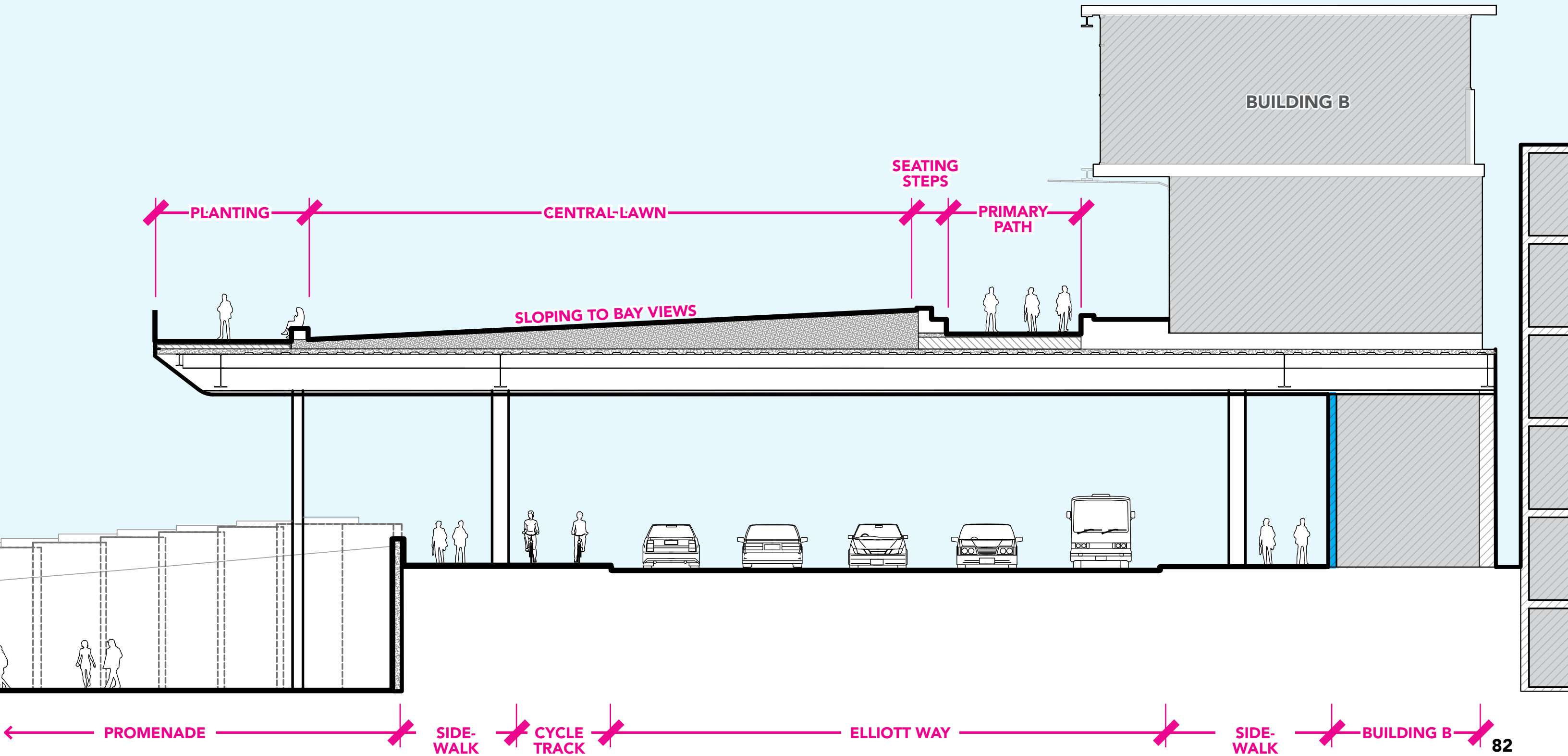
## CENTRAL LAWN





# CENTRAL OPEN SPACE

CENTRAL LAWN





# CENTRAL OPEN SPACE

LAWN AT TONGVA PARK, SANTA MONICA





# CENTRAL OPEN SPACE

LAWN AT THE HIGH LINE, NYC





# CENTRAL OPEN SPACE

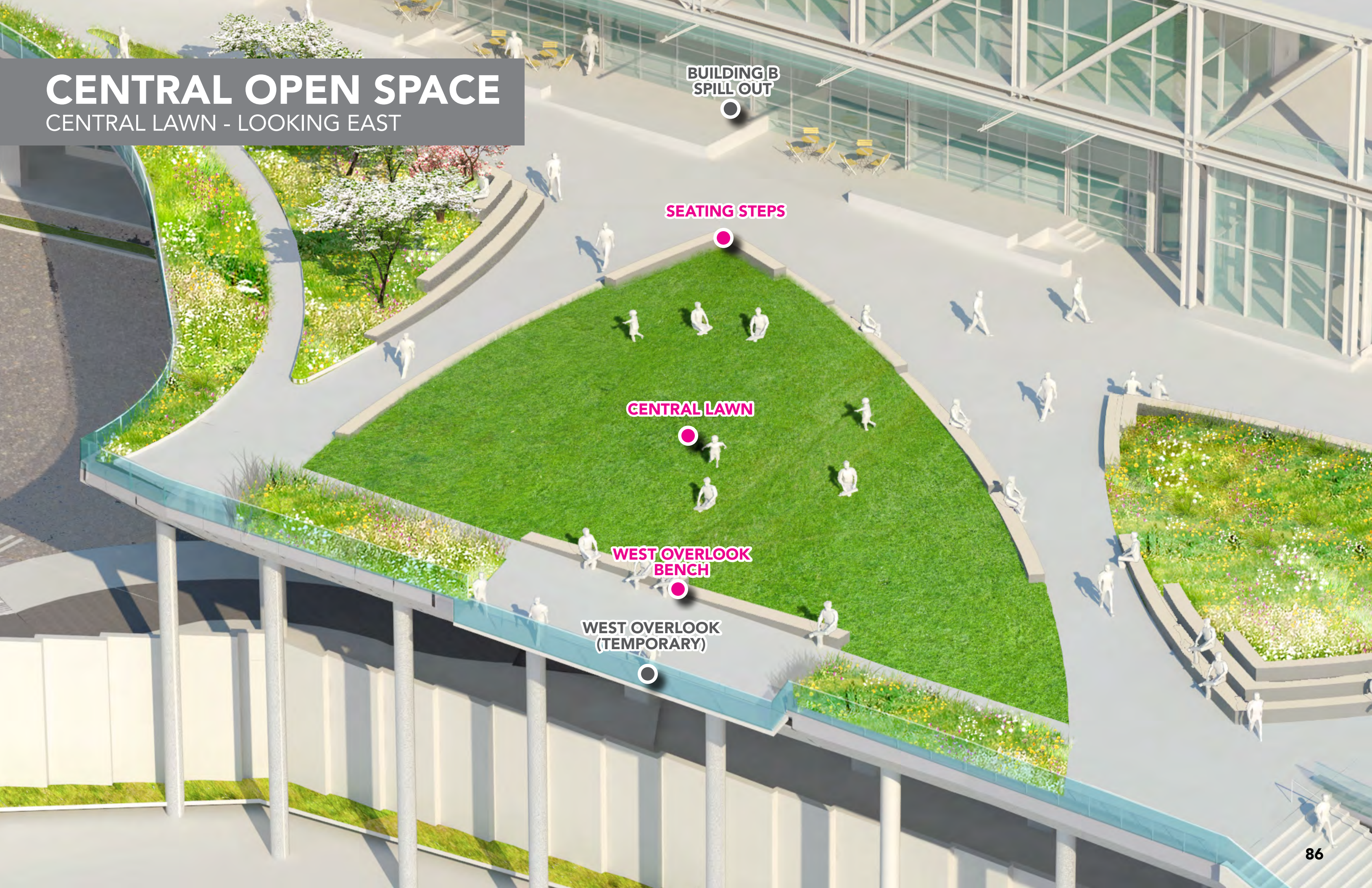
LAWN AT OLYMPIC SCULPTURE PARK





# CENTRAL OPEN SPACE

CENTRAL LAWN - LOOKING EAST





# CENTRAL OPEN SPACE

CENTRAL LAWN - LOOKING SOUTH





# CENTRAL OPEN SPACE

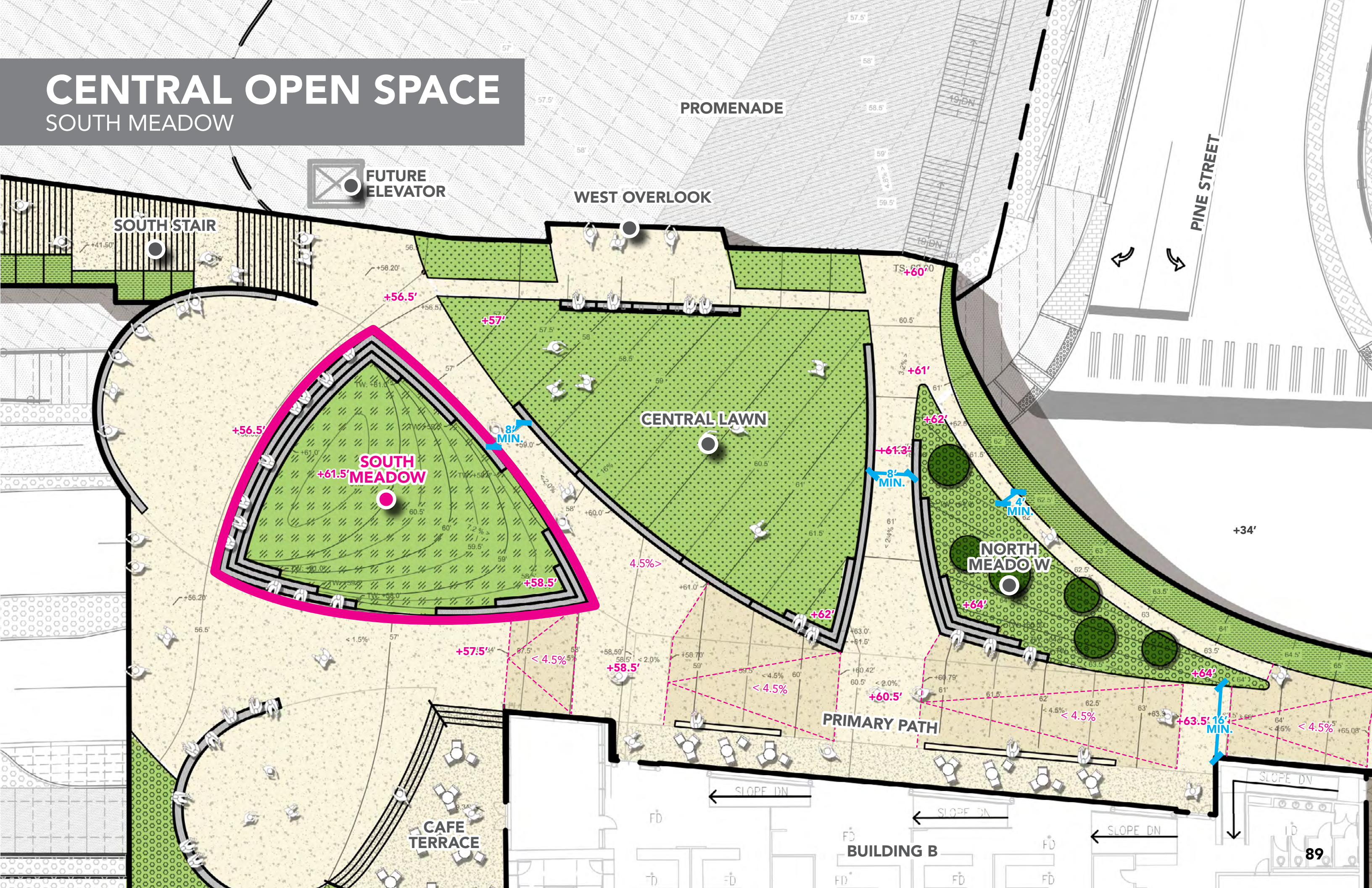
CENTRAL LAWN - LOOKING EAST





# CENTRAL OPEN SPACE

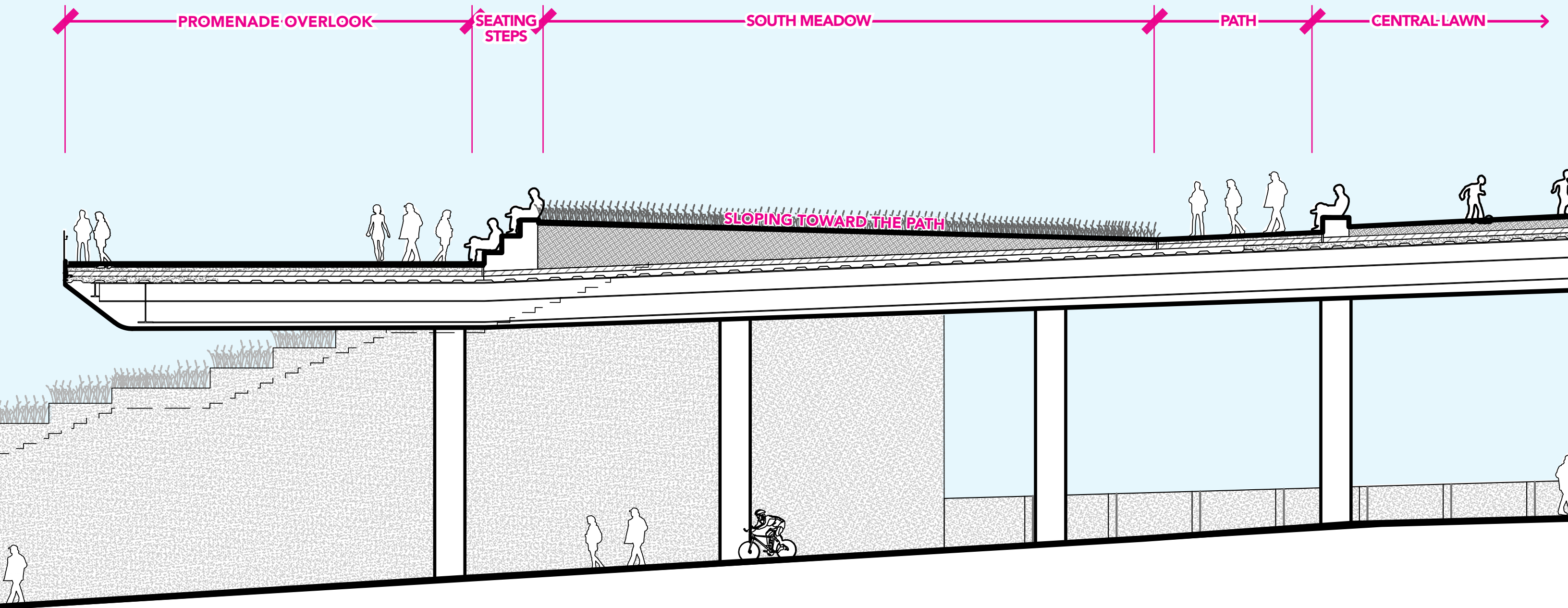
SOUTH MEADOW





# CENTRAL OPEN SPACE

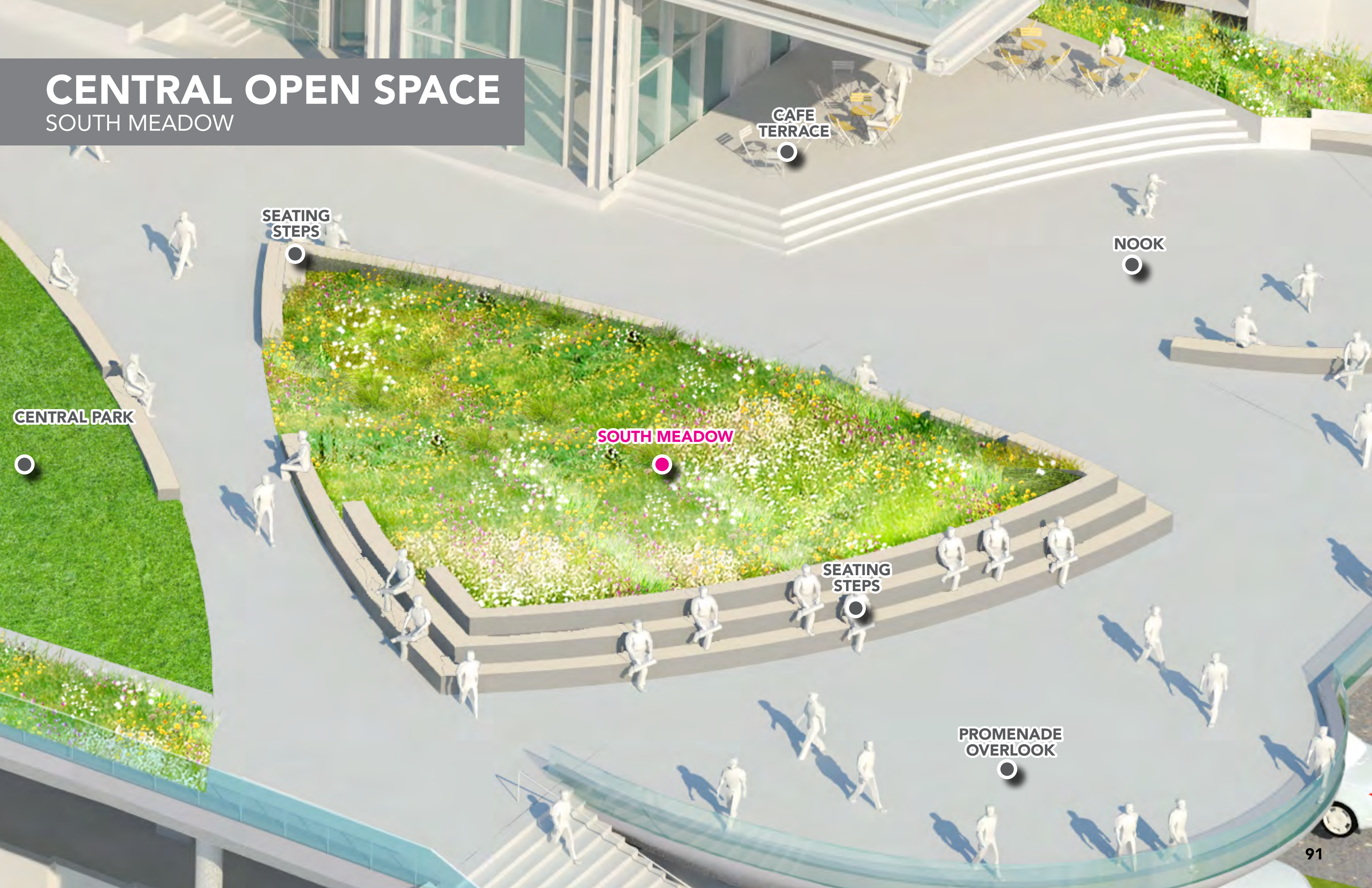
SOUTH MEADOW CROSS-SECTION





# CENTRAL OPEN SPACE

SOUTH MEADOW





# CENTRAL OPEN SPACE

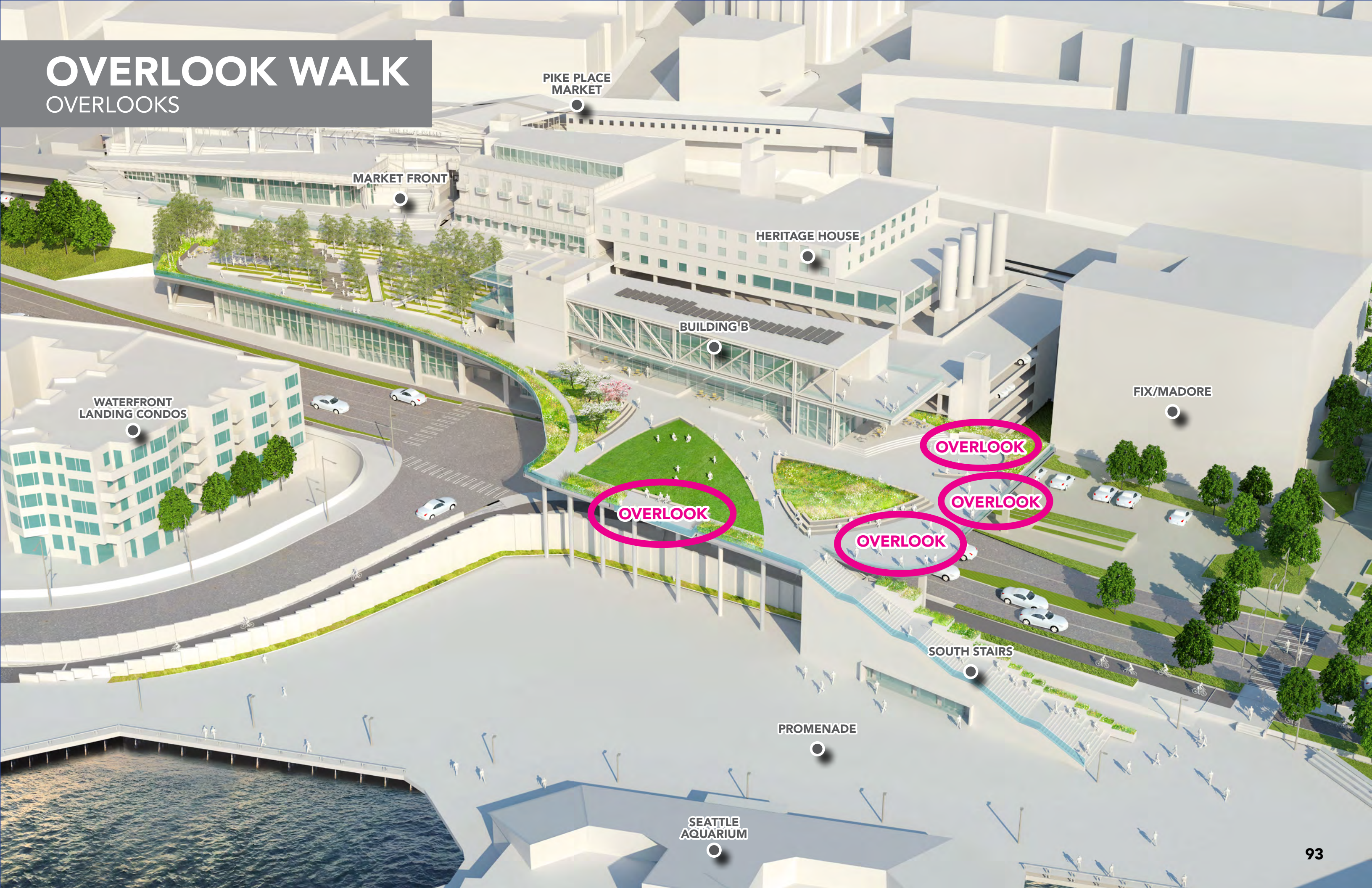
SOUTH MEADOW - LOOKING SOUTH





# OVERLOOK WALK

## OVERLOOKS



PIKE PLACE  
MARKET

MARKET FRONT

HERITAGE HOUSE

BUILDING B

WATERFRONT  
LANDING CONDOS

FIX/MADORE

OVERLOOK

OVERLOOK

OVERLOOK

SOUTH STAIRS

PROMENADE

SEATTLE  
AQUARIUM



# OVERLOOK WALK

OVERLOOKS PROGRAM



BUILDING B

CAFE  
TERRACE

NOOK

SOUTH  
OVERLOOK

PROMENADE  
OVERLOOK

SOUTH STAIRS

CENTRAL  
LAWN

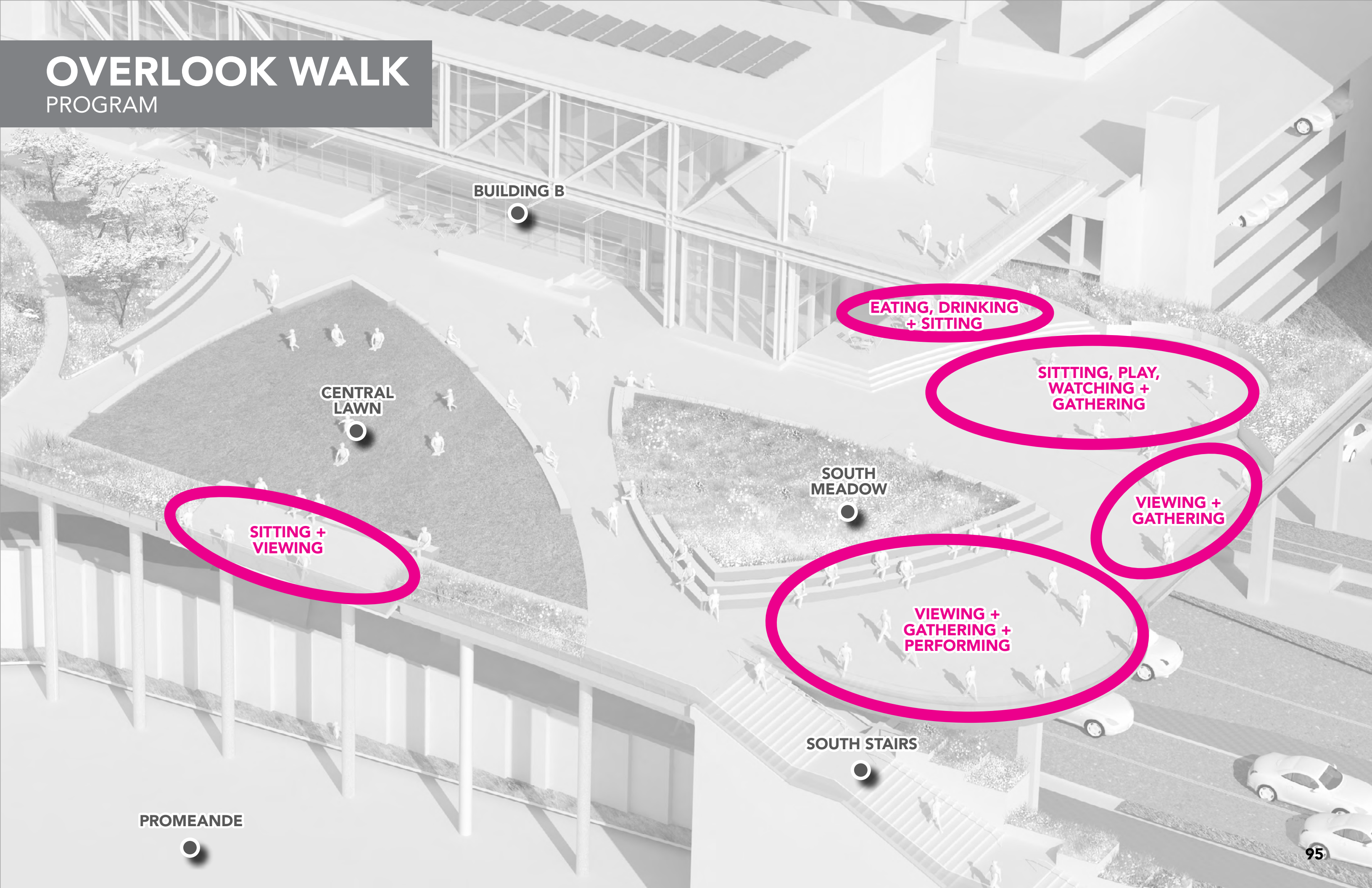
WEST OVERLOOK  
(TEMORARY)

PROMEANDE



# OVERLOOK WALK

PROGRAM



BUILDING B

CENTRAL  
LAWN

EATING, DRINKING  
+ SITTING

SITTING, PLAY,  
WATCHING +  
GATHERING

VIEWING +  
GATHERING

VIEWING +  
GATHERING +  
PERFORMING

SOUTH  
MEADOW

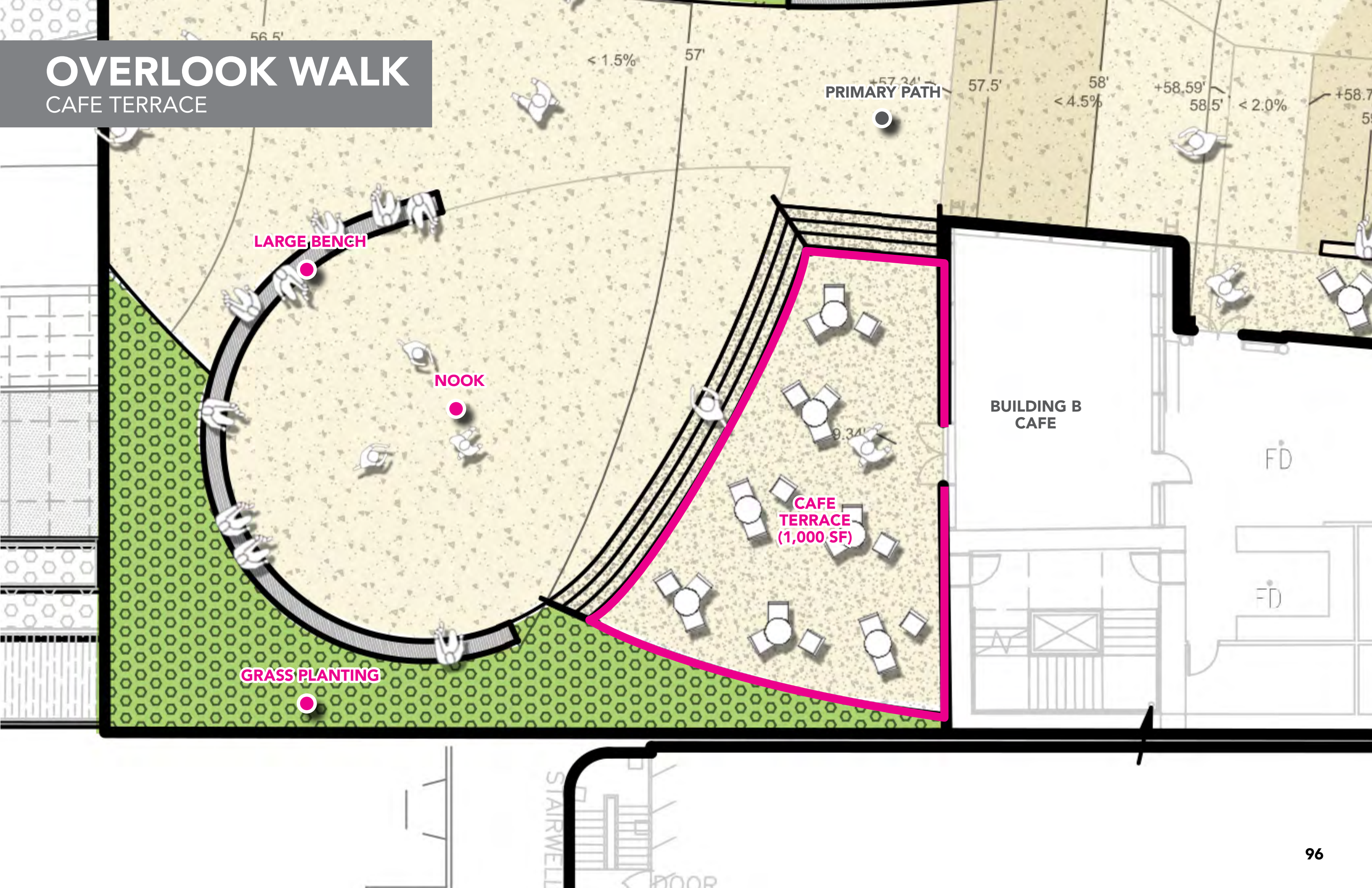
SOUTH STAIRS

PROMENADE



# OVERLOOK WALK

CAFE TERRACE



LARGE BENCH

NOOK

GRASS PLANTING

PRIMARY PATH

BUILDING B  
CAFE

CAFE  
TERRACE  
(1,000 SF)



# OVERLOOK WALK

OSP PACCAR PAVILION



(1,000 SF)



# OVERLOOK WALK

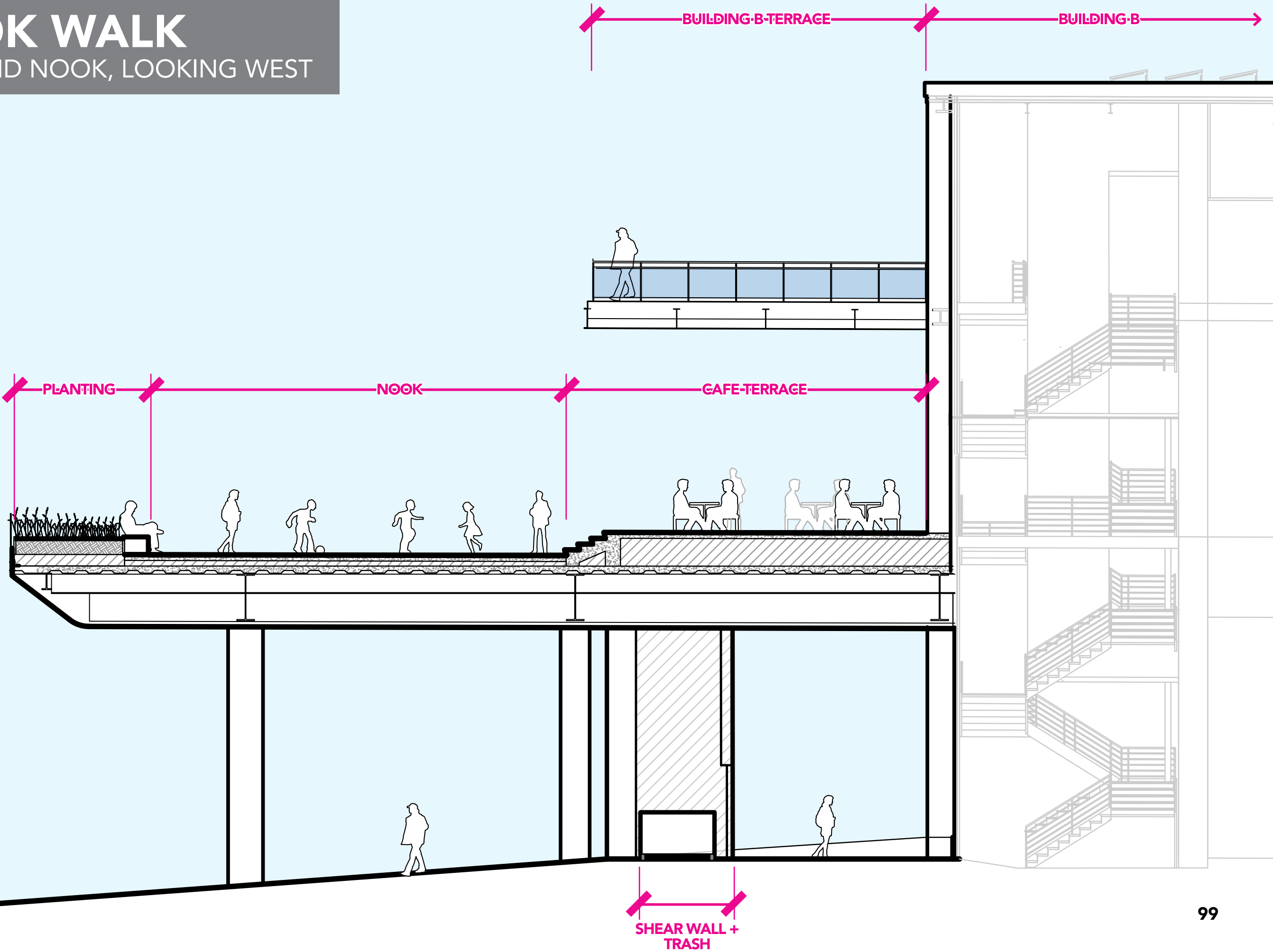
CAFE TERRACE, LOOKING WEST





# OVERLOOK WALK

CAFE TERRACE AND NOOK, LOOKING WEST





# OVERLOOK WALK

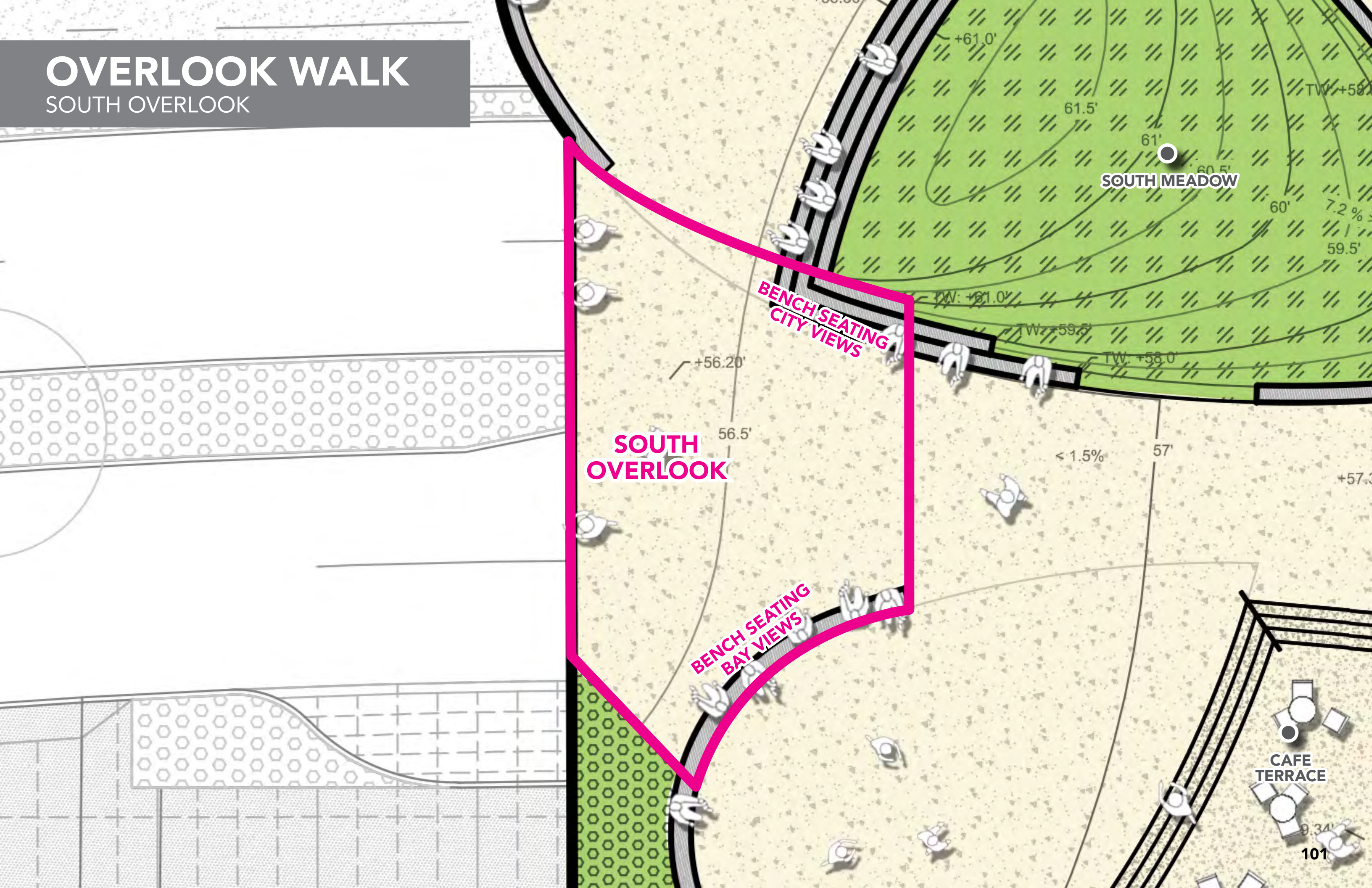
NOOK, LOOKING WEST





# OVERLOOK WALK

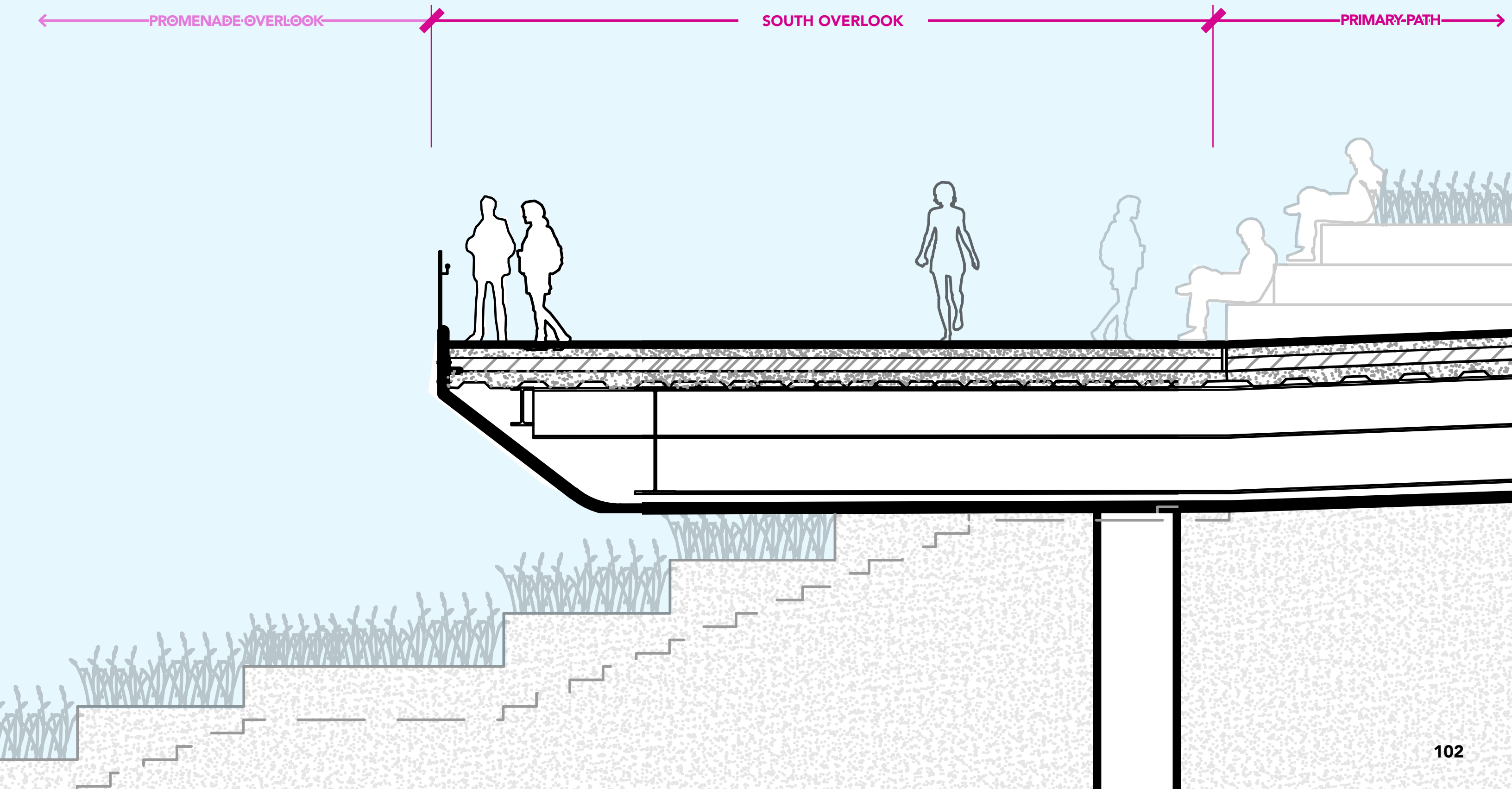
SOUTH OVERLOOK





# OVERLOOK WALK

SOUTH OVERLOOK





# OVERLOOK WALK

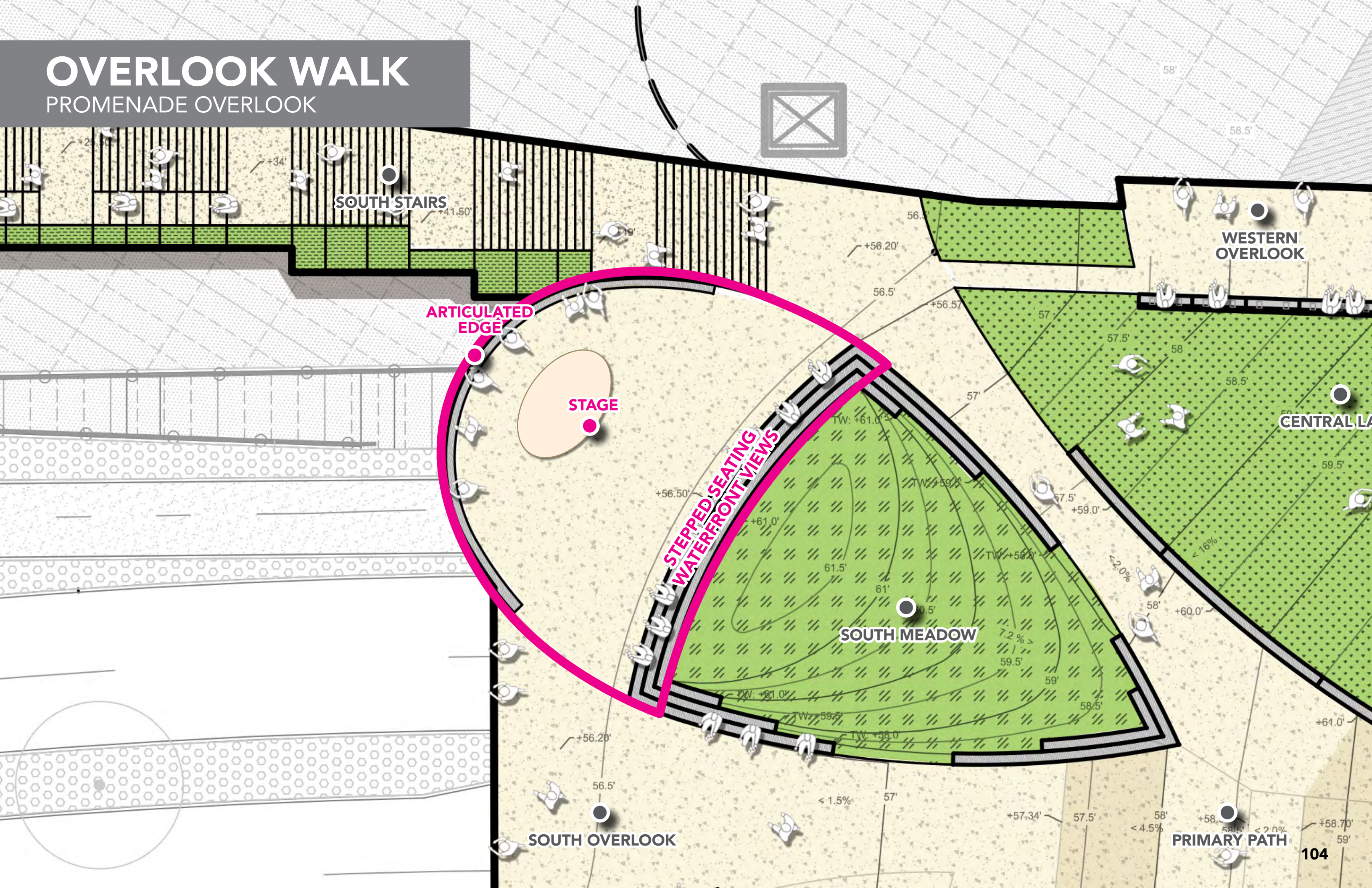
SOUTH OVERLOOK





# OVERLOOK WALK

PROMENADE OVERLOOK





# OVERLOOK WALK

OVERLOOK AT OLYMPIC SCULPTURE PARK





# OVERLOOK WALK

OVERLOOK AT THE HIGH LINE





# OVERLOOK WALK

OVERLOOK AT TONGVA PARK, SANTA MONICA





# OVERLOOK WALK

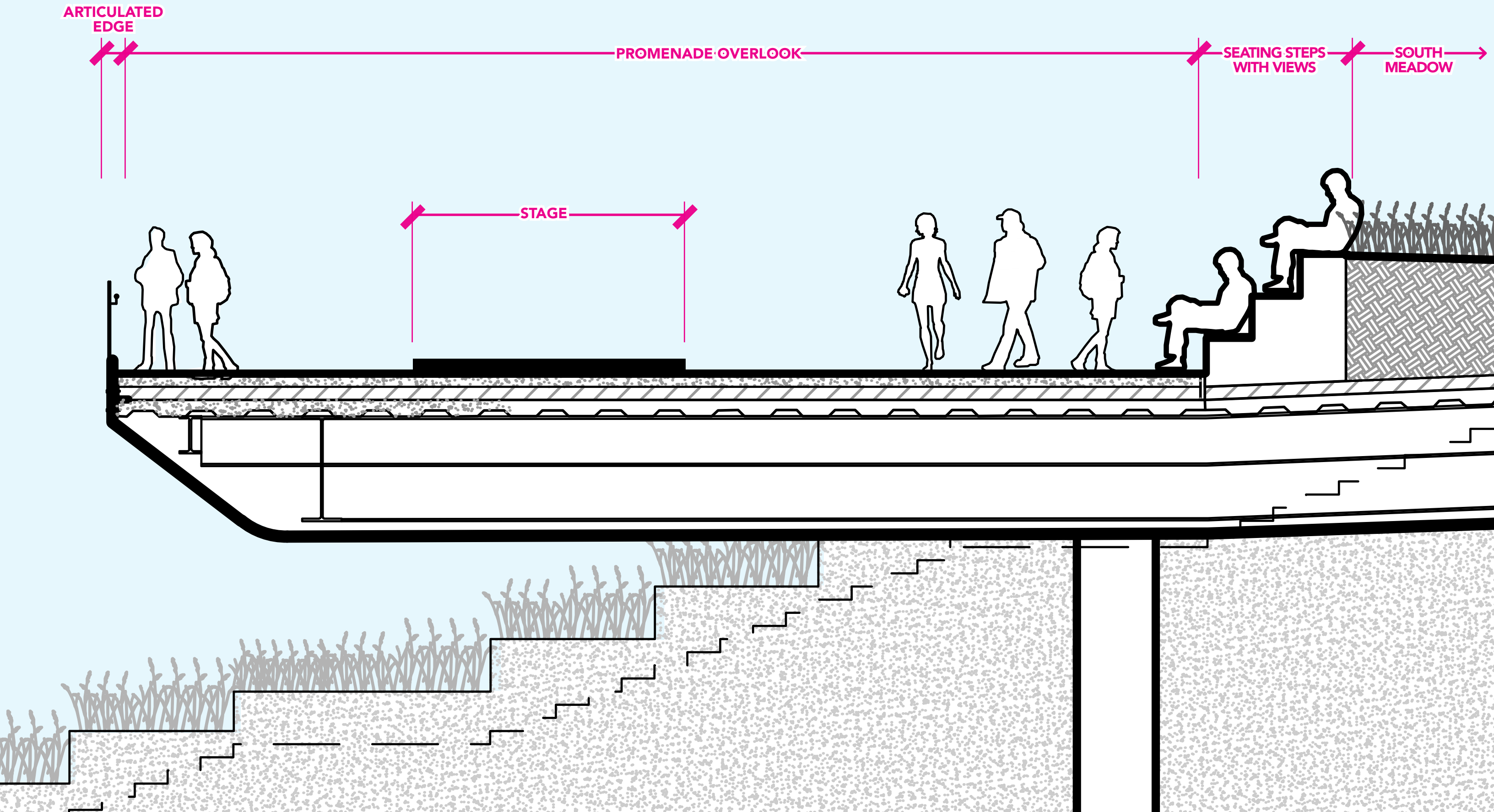
OVERLOOK AT TONGVA PARK, SANTA MONICA





# OVERLOOK WALK

PROMENADE OVERLOOK





# OVERLOOK WALK

PROMENADE OVERLOOK





**OVERLOOK WALK**  
SOUTH STAIRS

PROMENADE

AQUARIUM LOADING

STEPS

SEATING STEPS

ALASKAN WAY

PROMENADE OVERLOOK

SOUTH OVERLOOK

SOUTH MEADOW

CENTRAL LAWN

WEST OVERLOOK

FUTURE ELEVATOR

FUTURE AQUARIUM PAVILION

LENGTH: 130'  
HEIGHT: 39.5'

111

**OVERLOOK WALK**  
SOUTH STAIRS

PROMENADE

AQUARIUM LOADING

STEPS

SEATING STEPS

LENGTH: 130'  
HEIGHT: 39.5'

FUTURE ELEVATOR

PROMENADE OVERLOOK

SOUTH MEADOW

SOUTH OVERLOOK

WEST OVERLOOK

CENTRAL LAWN

ALASKAN WAY

FUTURE AQUARIUM PAVILION

111

**OVERLOOK WALK**  
SOUTH STAIRS

PROMENADE

AQUARIUM LOADING

ALASKAN WAY

PROMENADE OVERLOOK

SOUTH OVERLOOK

SOUTH MEADOW

CENTRAL LAWN

WEST OVERLOOK

FUTURE AQUARIUM PAVILION

FUTURE ELEVATOR

LENGTH: 130'  
HEIGHT: 39.5'

STEPS

SEATING STEPS

111

**OVERLOOK WALK**  
SOUTH STAIRS

PROMENADE

AQUARIUM LOADING

STEPS

SEATING STEPS

ALASKAN WAY

PROMENADE OVERLOOK

SOUTH OVERLOOK

SOUTH MEADOW

CENTRAL LAWN

WEST OVERLOOK

FUTURE ELEVATOR

FUTURE AQUARIUM PAVILION

LENGTH: 130'  
HEIGHT: 39.5'

111

**OVERLOOK WALK**  
SOUTH STAIRS

PROMENADE

AQUARIUM LOADING

STEPS

SEATING STEPS

ALASKAN WAY

PROMENADE OVERLOOK

SOUTH OVERLOOK

SOUTH MEADOW

CENTRAL LAWN

WEST OVERLOOK

FUTURE ELEVATOR

FUTURE AQUARIUM PAVILION

LENGTH: 130'  
HEIGHT: 39.5'

111

**OVERLOOK WALK**  
SOUTH STAIRS

PROMENADE

AQUARIUM LOADING

STEPS

SEATING STEPS

ALASKAN WAY

PROMENADE OVERLOOK

SOUTH OVERLOOK

SOUTH MEADOW

CENTRAL LAWN

WEST OVERLOOK

FUTURE ELEVATOR

FUTURE AQUARIUM PAVILION

LENGTH: 130'  
HEIGHT: 39.5'

111

**OVERLOOK WALK**  
SOUTH STAIRS

PROMENADE

AQUARIUM LOADING

STEPS

SEATING STEPS

ALASKAN WAY

PROMENADE OVERLOOK

SOUTH OVERLOOK

SOUTH MEADOW

CENTRAL LAWN

WEST OVERLOOK

FUTURE ELEVATOR

FUTURE AQUARIUM PAVILION

LENGTH: 130'  
HEIGHT: 39.5'

111

**OVERLOOK WALK**  
SOUTH STAIRS

PROMENADE

AQUARIUM LOADING

STEPS

SEATING STEPS

ALASKAN WAY

PROMENADE OVERLOOK

SOUTH OVERLOOK

SOUTH MEADOW

CENTRAL LAWN

WEST OVERLOOK

FUTURE ELEVATOR

FUTURE AQUARIUM PAVILION

LENGTH: 130'  
HEIGHT: 39.5'

111



# OVERLOOK WALK

STAIRS AT UPPER UNION STREET



55'

6'



# OVERLOOK WALK

POTEMKIN STAIRS AT ODESSA, UKRAINE



40'

60'



# OVERLOOK WALK

HIGH LINE STAIRS, NYC





# OVERLOOK WALK

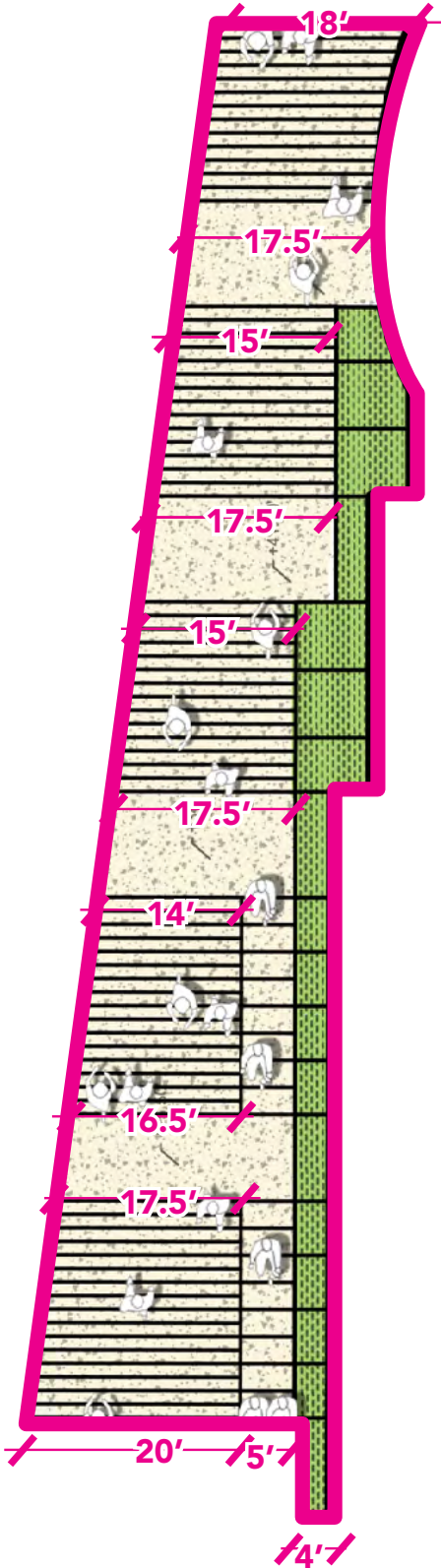
OLYMPIC SCULPTURE PARK STAIRS





# OVERLOOK WALK

STAIR SCALE COMPARISON



OVERLOOK WALK  
39.5'



6'

UNION STREET  
55'



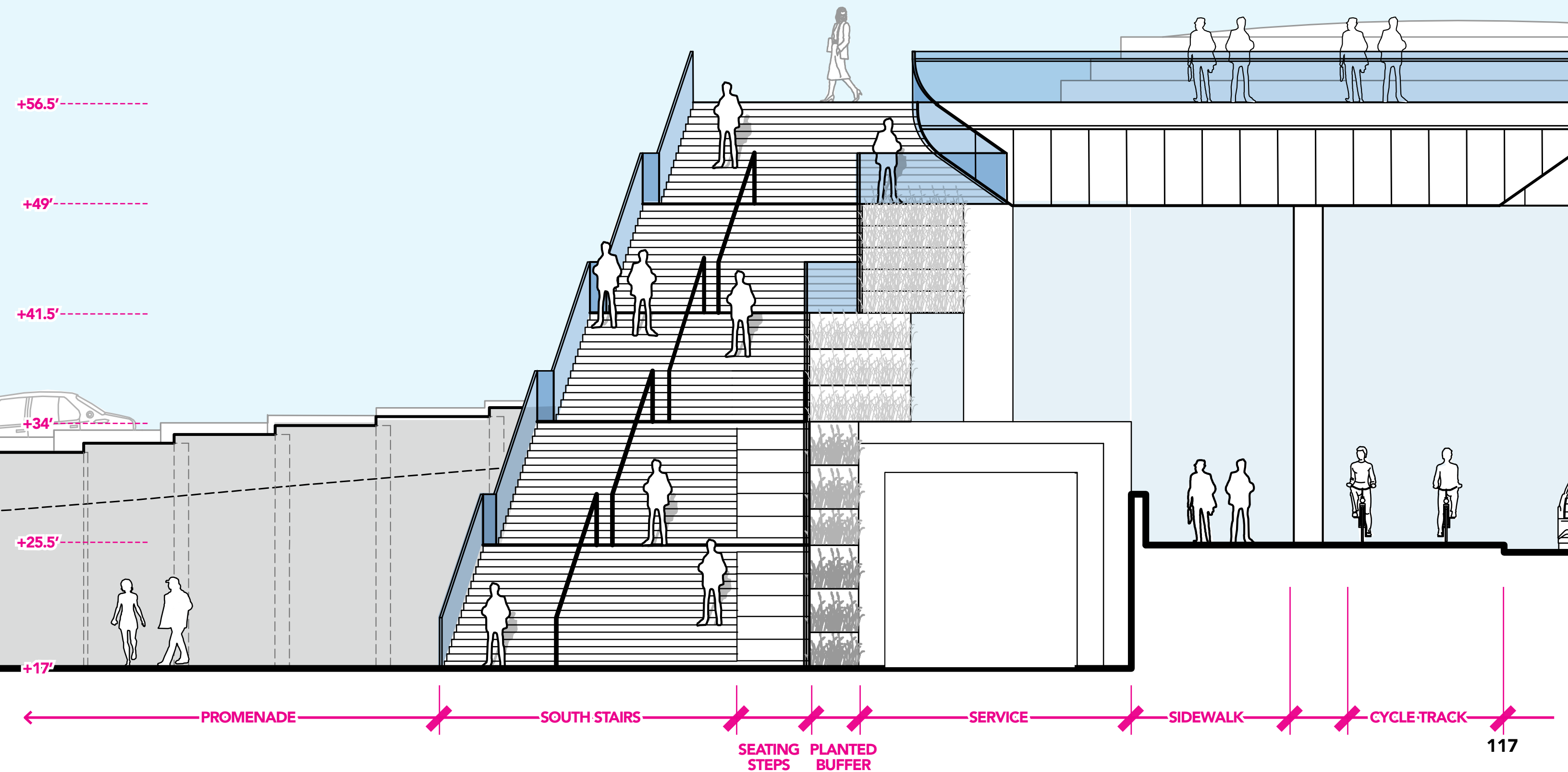
14'

OLYMPIC SCULPTURE PARK  
35'



# OVERLOOK WALK

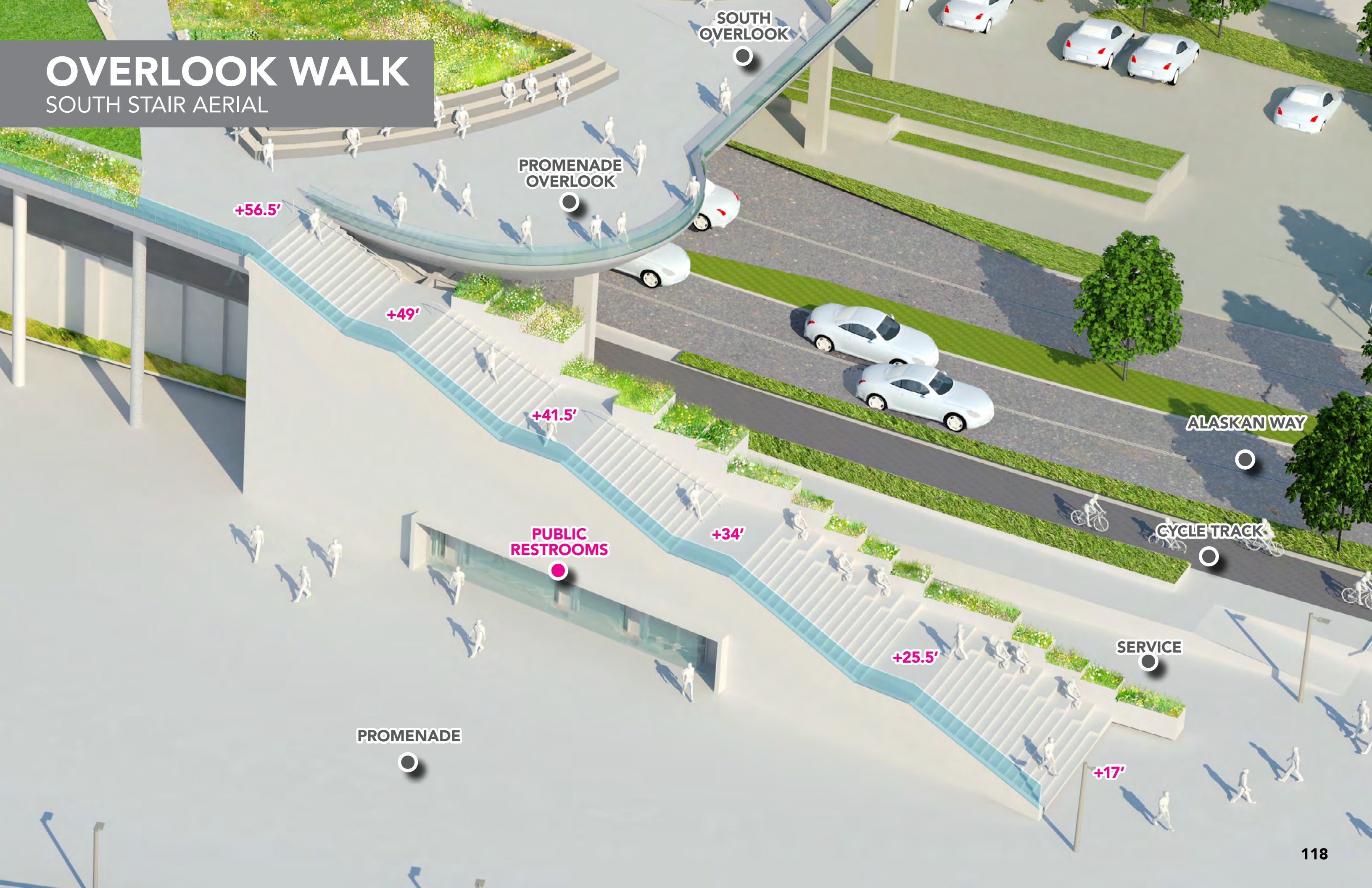
SOUTH STAIR ELEVATION





# OVERLOOK WALK

SOUTH STAIR AERIAL



SOUTH  
OVERLOOK

PROMENADE  
OVERLOOK

+56.5'

+49'

+41.5'

PUBLIC  
RESTROOMS

+34'

+25.5'

PROMENADE

ALASKAN WAY

CYCLE TRACK

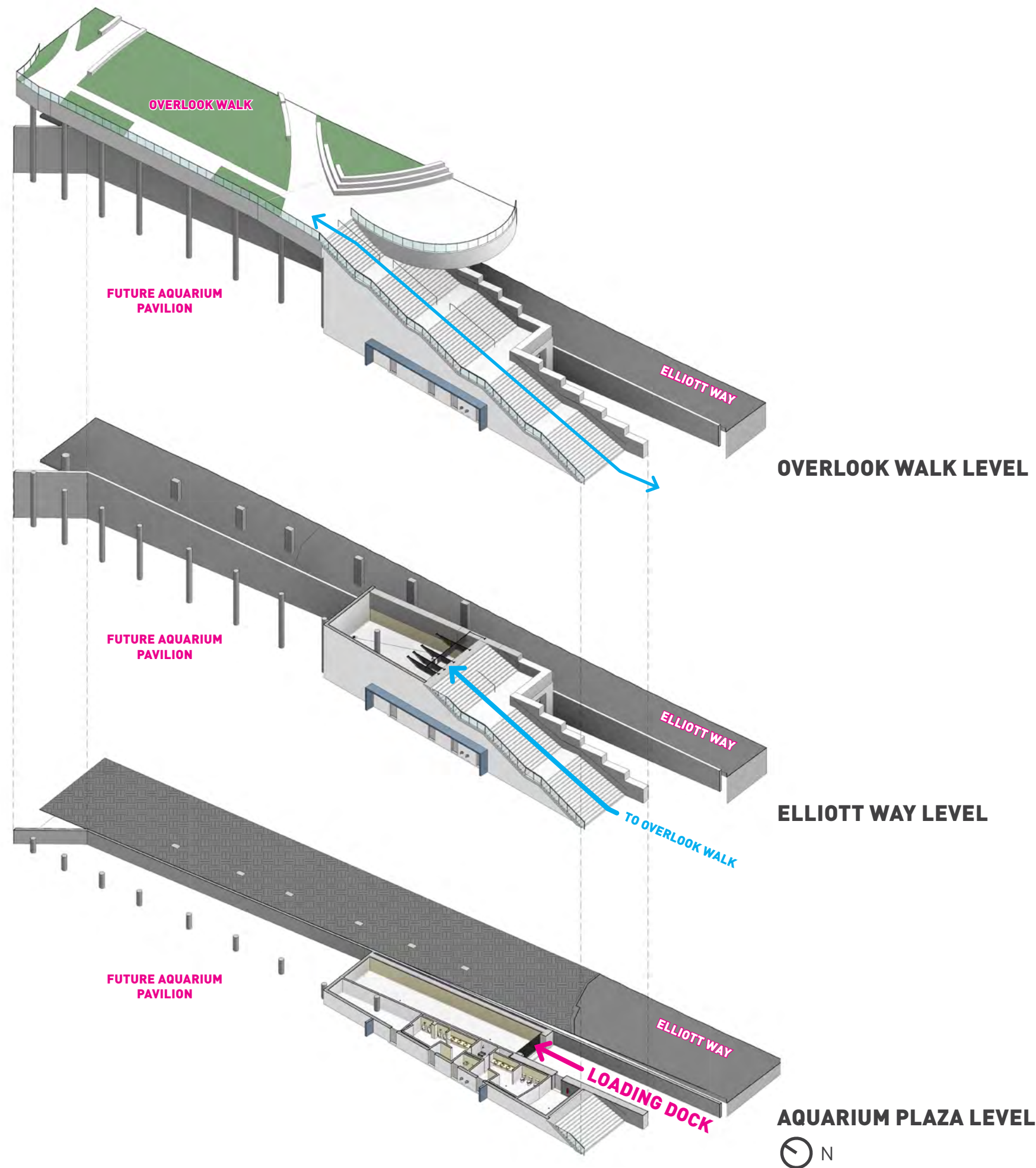
SERVICE

+17'



# OVERLOOK WALK

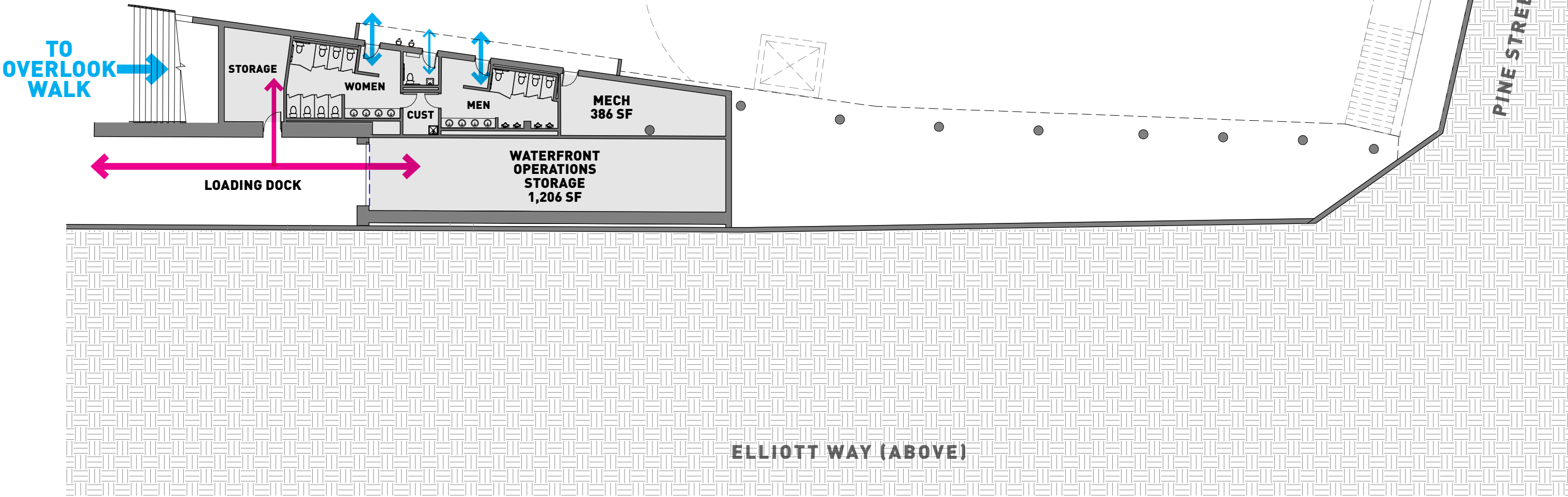
PUBLIC RESTROOMS





# OVERLOOK WALK

RESTROOMS - PROMENADE LEVEL PROGRAM + CIRCULATION





# OVERLOOK WALK

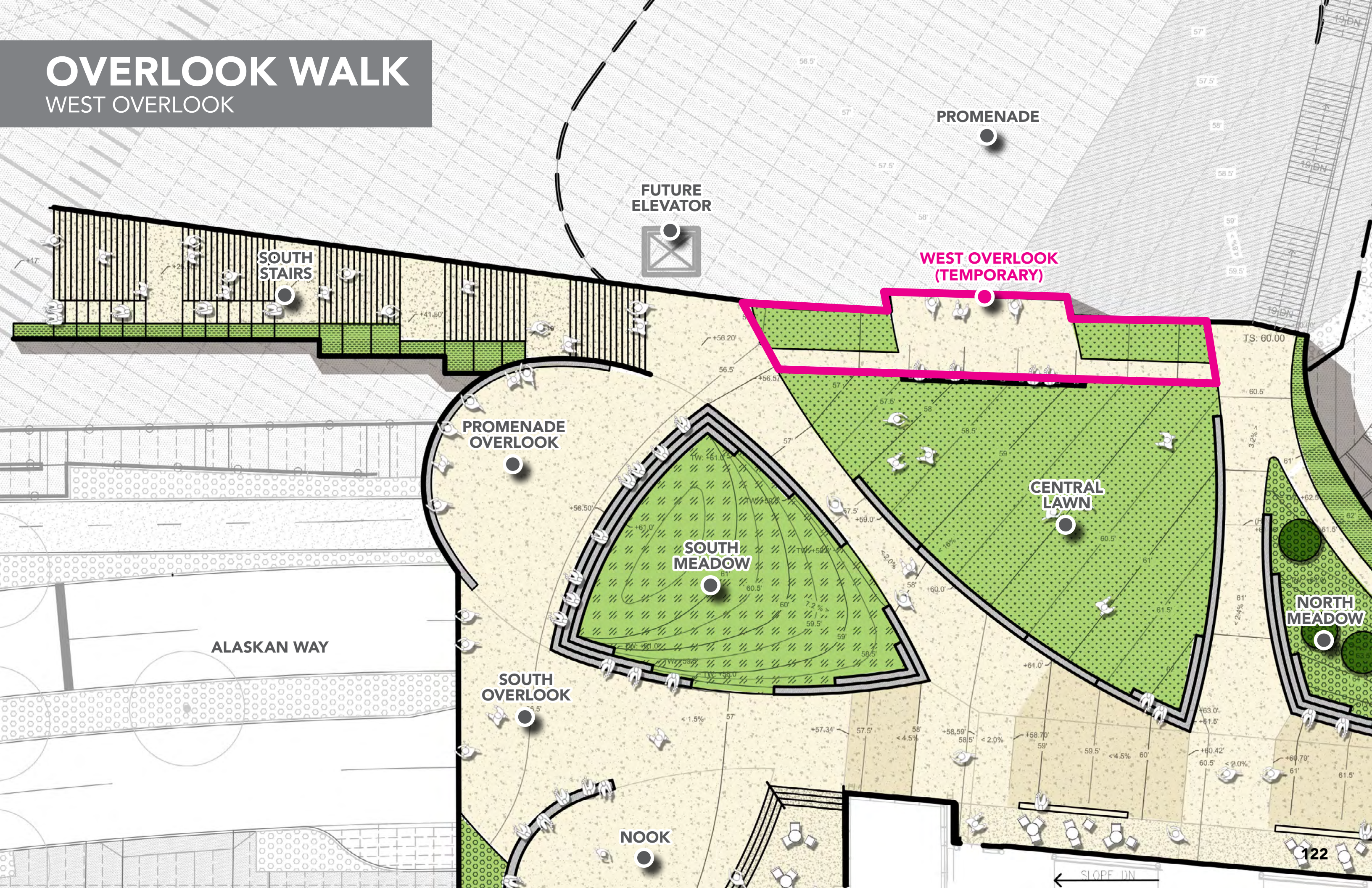
SOUTH STAIR - LOOKING NORTH





# OVERLOOK WALK

WEST OVERLOOK





# CENTRAL OPEN SPACE

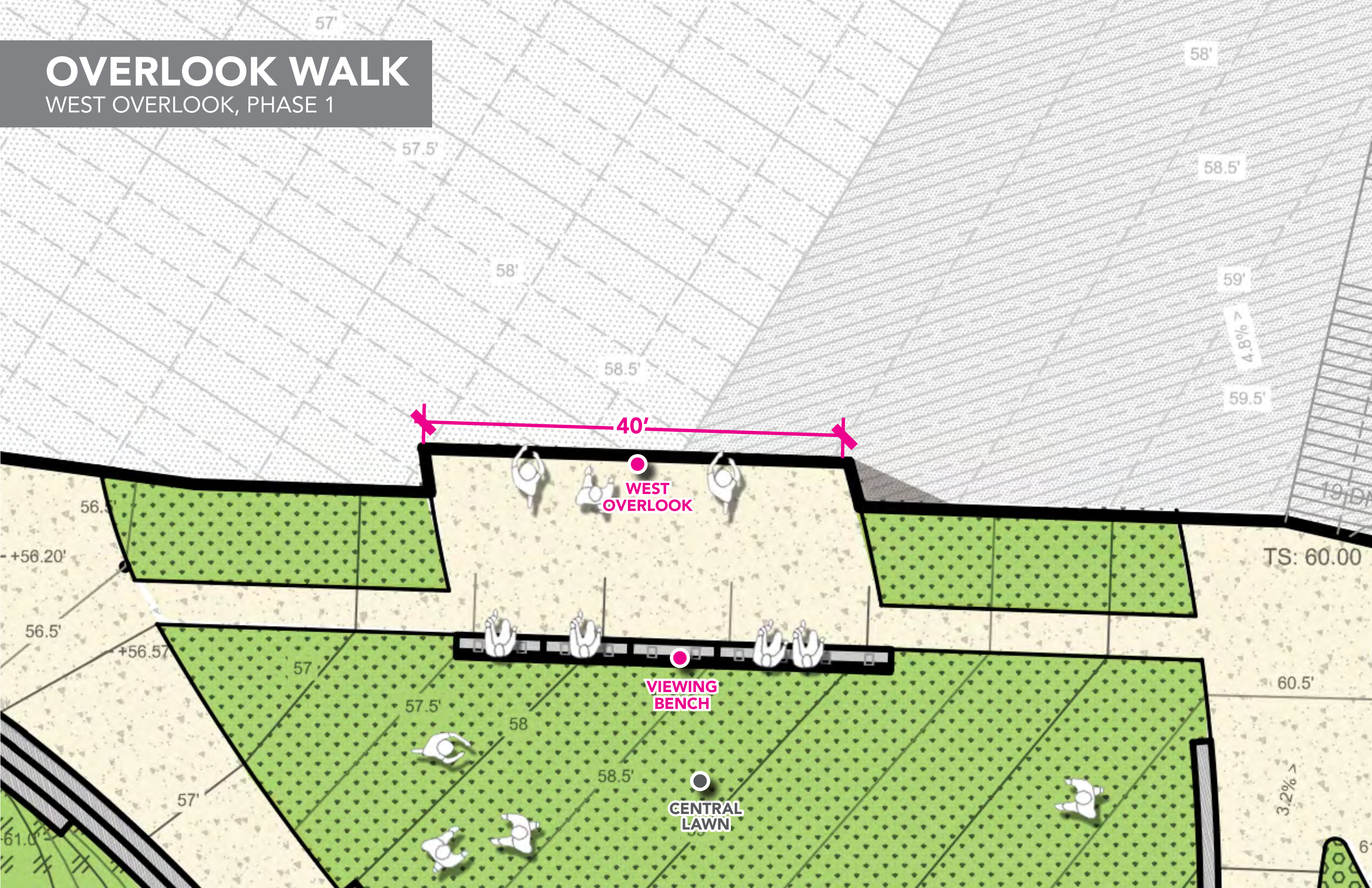
WEST OVERLOOK - LOOKING NORTH





# OVERLOOK WALK

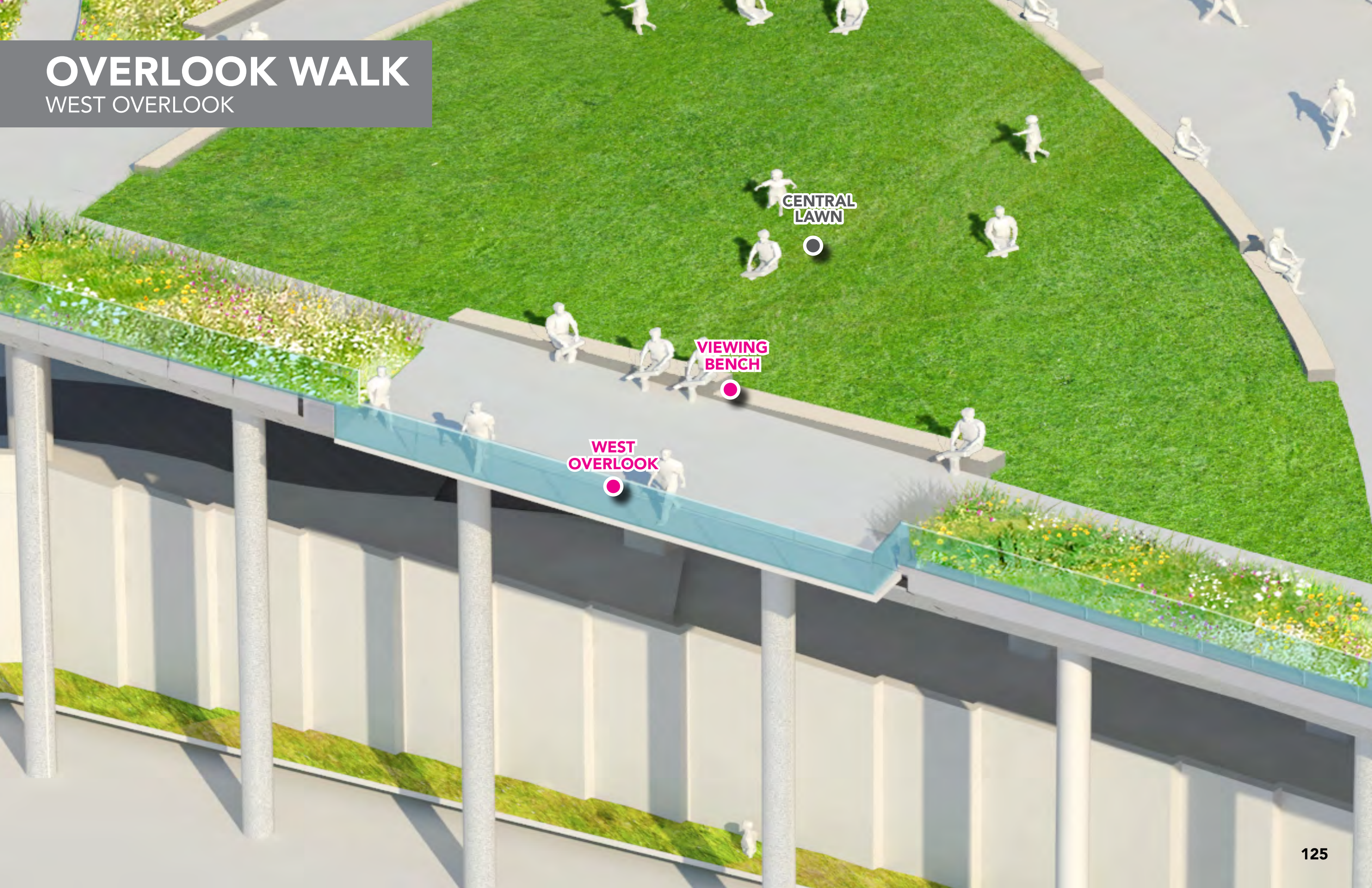
WEST OVERLOOK, PHASE 1





# OVERLOOK WALK

WEST OVERLOOK



CENTRAL  
LAWN

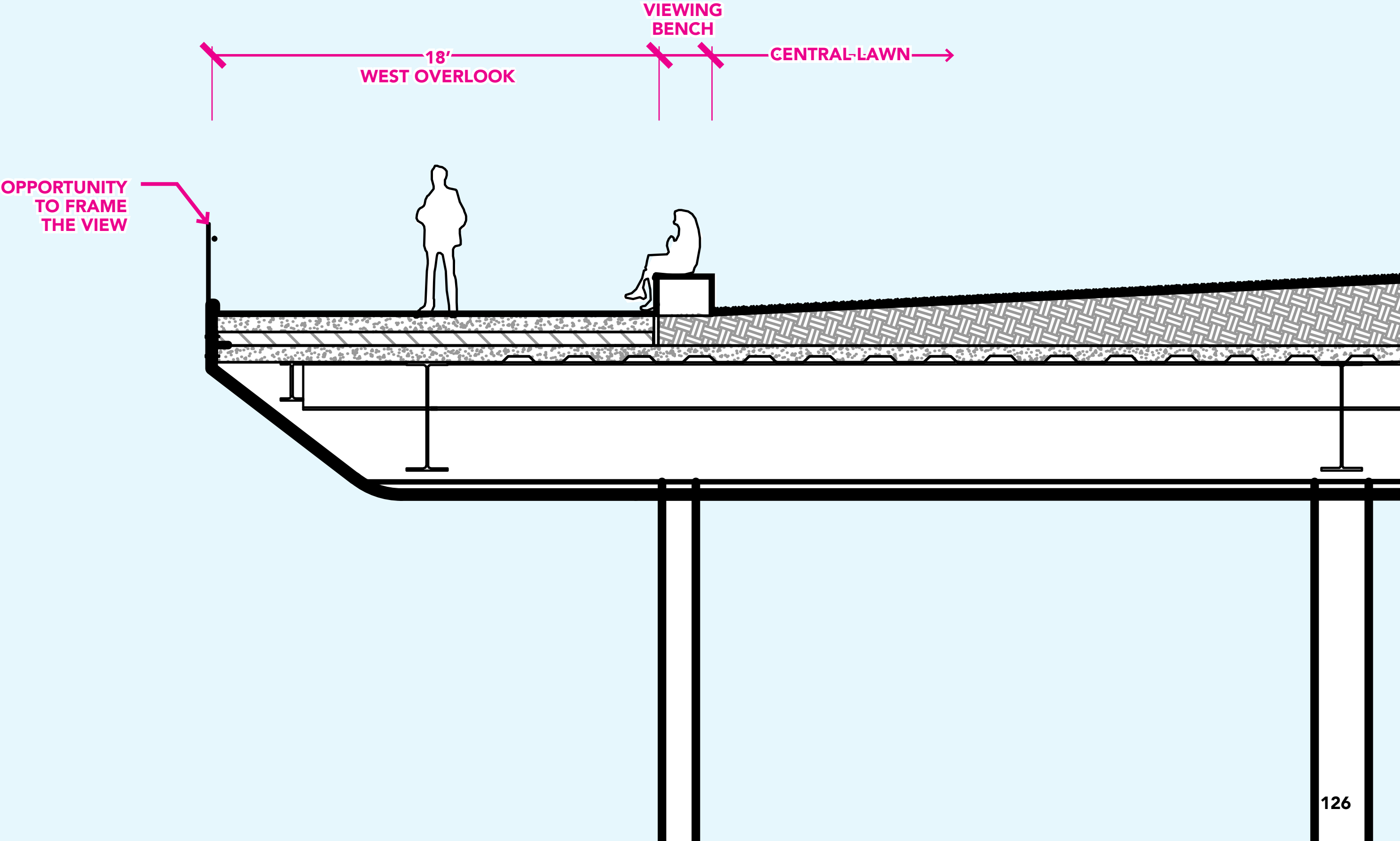
VIEWING  
BENCH

WEST  
OVERLOOK



# OVERLOOK WALK

WEST OVERLOOK





# OVERLOOK WALK

WEST OVERLOOK - LOOKING WEST





# OVERLOOK WALK

WEST OVERLOOK, PHASE 2





# OVERLOOK WALK

ART - CEDRIC BOMFORD





# OVERLOOK WALK

WITH AQUARIUM PAVILION



PIKE PLACE  
MARKET

MARKET FRONT

HERITAGE HOUSE

BUILDING B

CENTRAL OPEN  
SPACE

WATERFRONT  
LANDING CONDOS

FIX/MADORE

OVERLOOKS

SOUTH STAIRS

PROMENADE

SEATTLE  
AQUARIUM



# OVERLOOK WALK

WITH AQUARIUM PAVILION



AQUARIUM

WEST  
OVERLOOK

NORTH  
STAIR

PINE STREET

WATERFRONT  
LANDING  
CONDOS

ELLIOTT WAY

ALASKAN WAY

SOUTH STAIRS

SOUTH  
OVERLOOK

GARDEN

SOUTH  
OVERLOOK

NOOK

CAFE  
TERRACE

MARKET  
STEPS

BUILDING B

HERITAGE HOUSE

GARDEN

PLAY  
SLOPES

NORTH  
LANDING

KIOSK/  
STORAGE

PIKE  
HILL  
CLIMB

MARKETFRONT  
ENTRANCE



# OVERLOOK WALK

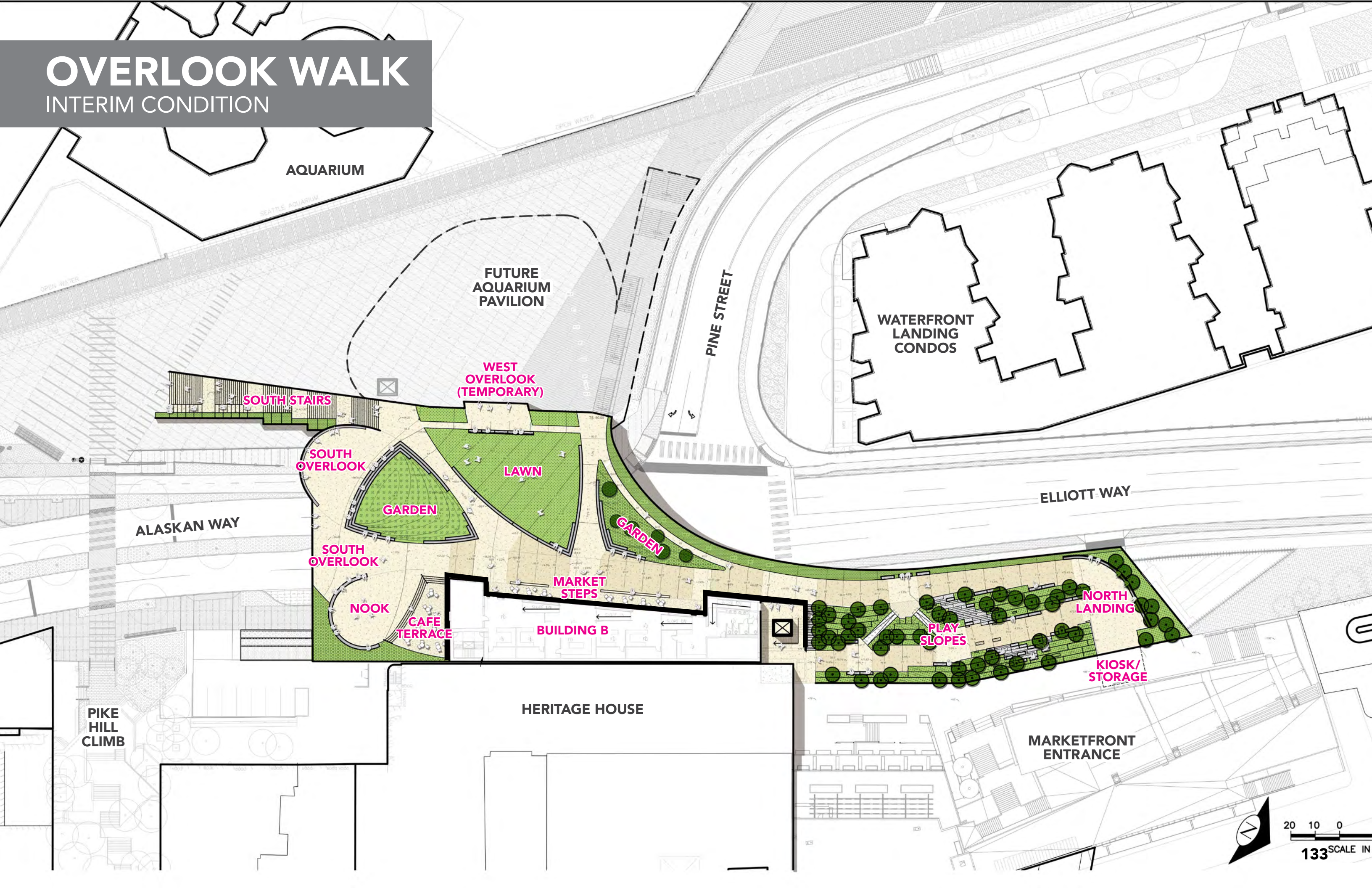
INTERIM CONDITION





# OVERLOOK WALK

INTERIM CONDITION



AQUARIUM

FUTURE  
AQUARIUM  
PAVILION

PINE STREET

WATERFRONT  
LANDING  
CONDOS

WEST  
OVERLOOK  
(TEMPORARY)

SOUTH STAIRS

SOUTH  
OVERLOOK

LAWN

GARDEN

GARDEN

ELLIOTT WAY

ALASKAN WAY

SOUTH  
OVERLOOK

NOOK

CAFE  
TERRACE

MARKET  
STEPS

BUILDING B

HERITAGE HOUSE

PLAY  
SLOPES

NORTH  
LANDING

KIOSK/  
STORAGE

MARKETFRONT  
ENTRANCE

PIKE  
HILL  
CLIMB



**END**