

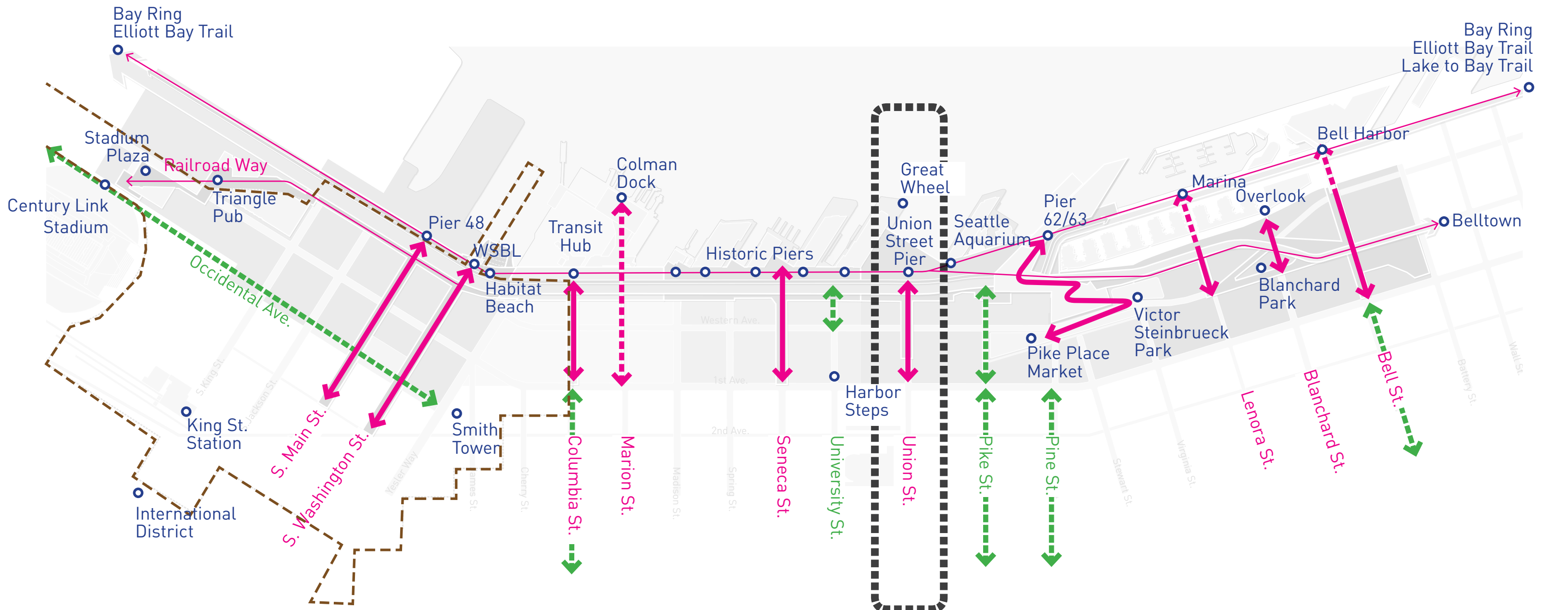
UNION STREET CONCEPT

DESIGN COMMISSION

OCTOBER 17TH, 2013



UNION STREET RECONNECT THE CITY TO THE WATERFRONT



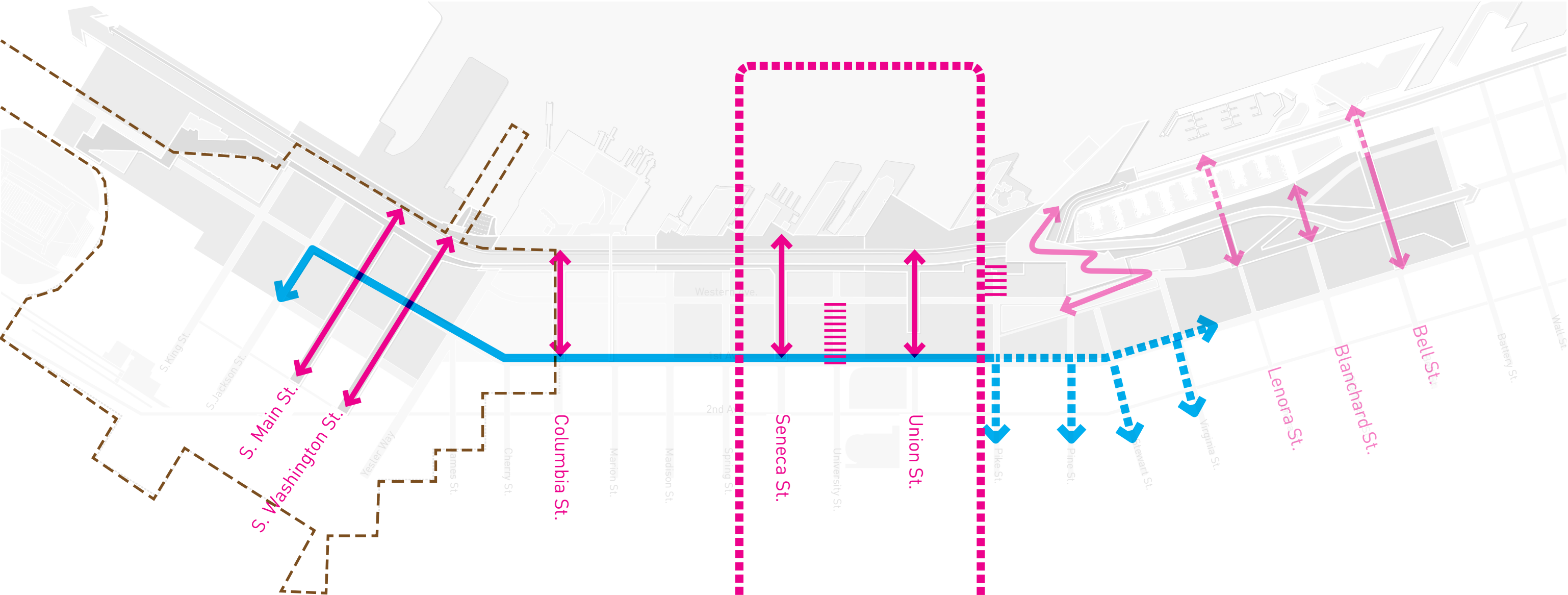
LEGEND

- East-West Connections
- East-West Connections (Bridge)
- North South Connections
- Partner Projects
- Key Destinations
- Pioneer Square Historic District

UNION STREET
EAST-WEST CONNECTIONS - EARLY WIN



UNION STREET EAST-WEST CONNECTIONS - BY AREA



PIONEER SQUARE

- FLAT
- HISTORIC
- OCCIDENTAL PARK CONNECTION

TRANSIT HUB

- SLOPED
- TRANSIT CONNECTION

ARTS/ENTERTAINMENT/ RETAIL

- STEEP
- NO VEH. CONNECTION

PUBLIC OPEN SPACE

- OVERLOOK
- LINK BTWN PUBLIC PIERS + PPM

BELLTOWN

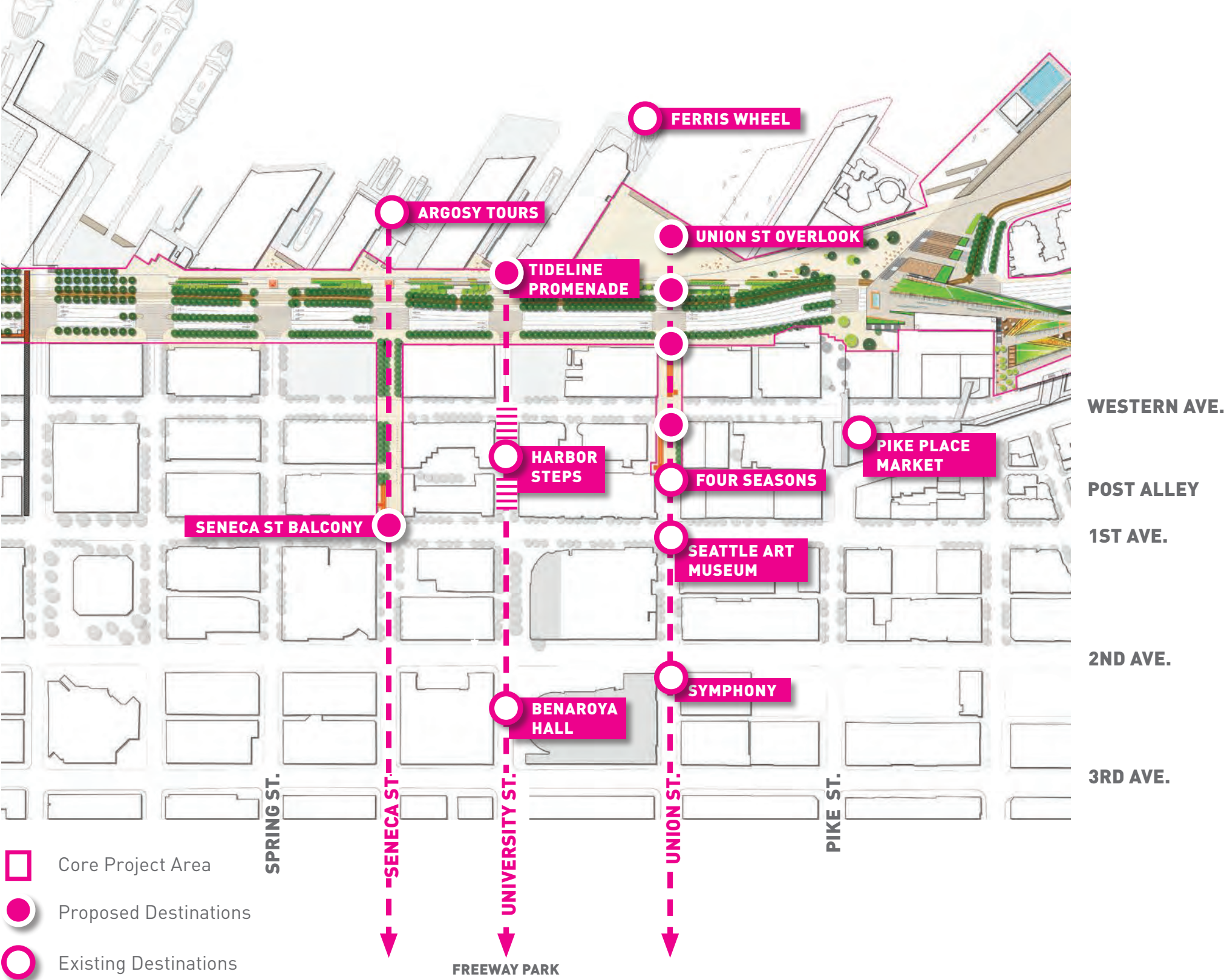
- CUT OFF
- BRIDGES
- BLUFF

LEGEND

- ↔ East-West Connections
- - - Pioneer Square Historic District

↔ First Hill Street Car

UNION STREET RETAIL CORE CONNECTIONS



UNION STREET EXISTING CONDITIONS



UNION STREET
EXISTING CONDITIONS



UNION STREET
EXISTING CONDITIONS



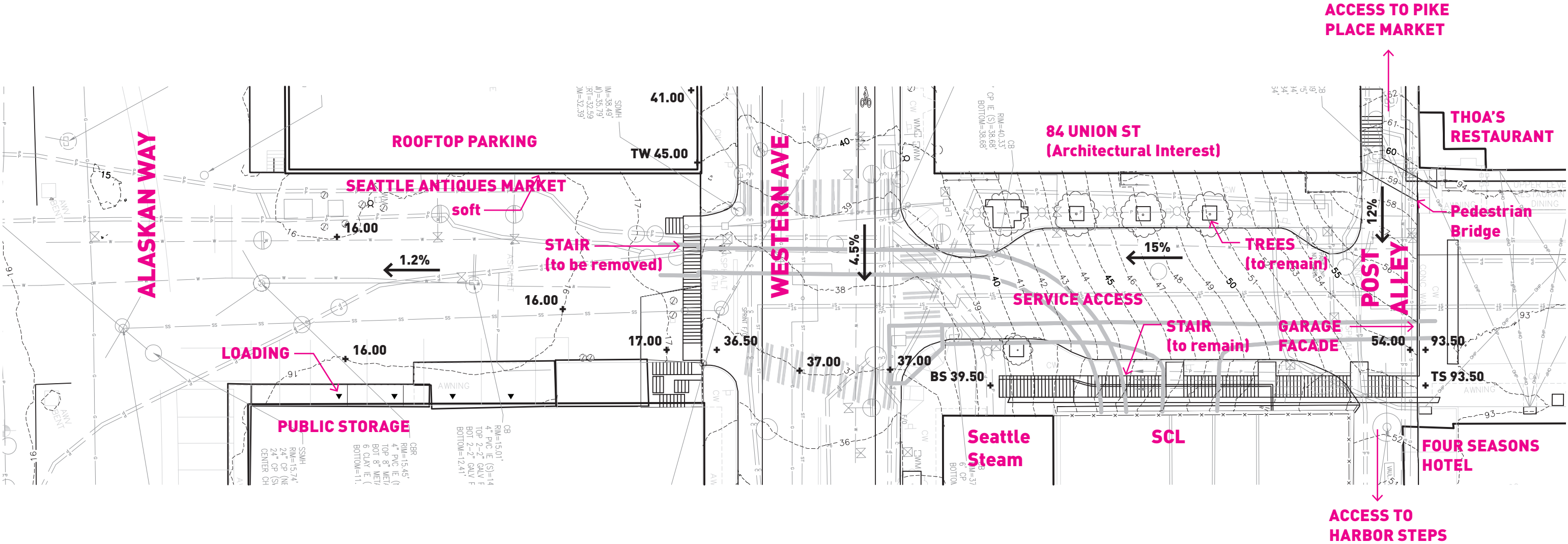
UNION STREET EXISTING CONDITIONS



UNION STREET
EXISTING CONDITIONS

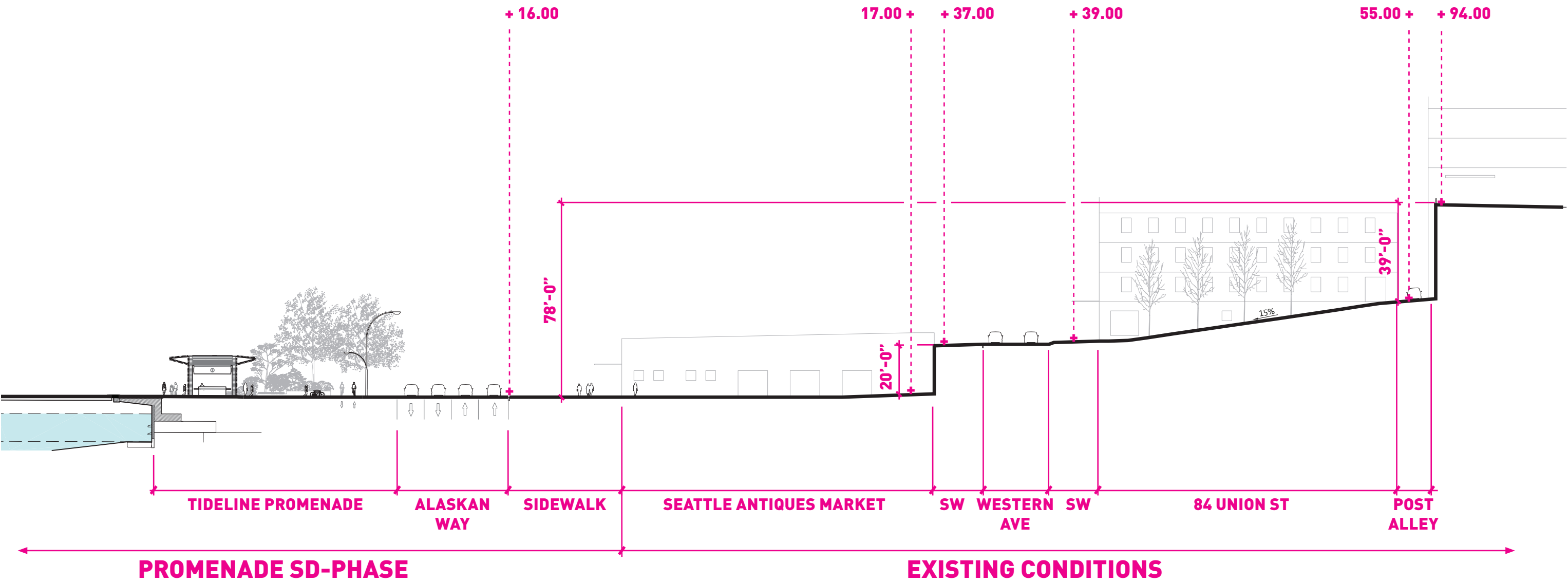


UNION STREET
EXISTING CONDITIONS
PLAN



*** NO ADA-COMPLIANT ACCESS FROM UPPER LEVELS TO WESTERN WAY OR ALASKAN WAY**

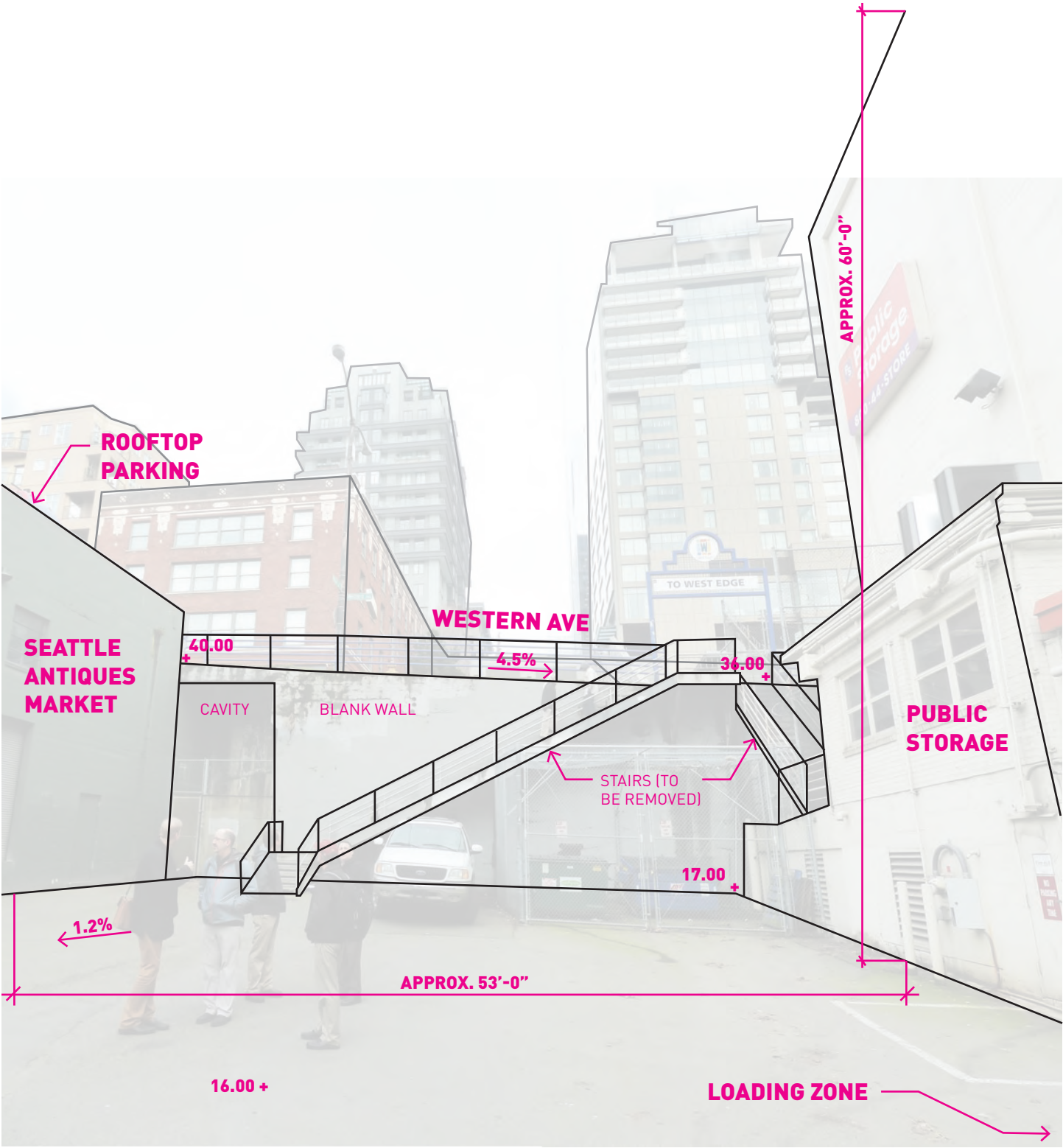
UNION STREET
EXISTING CONDITIONS
CROSS SECTION



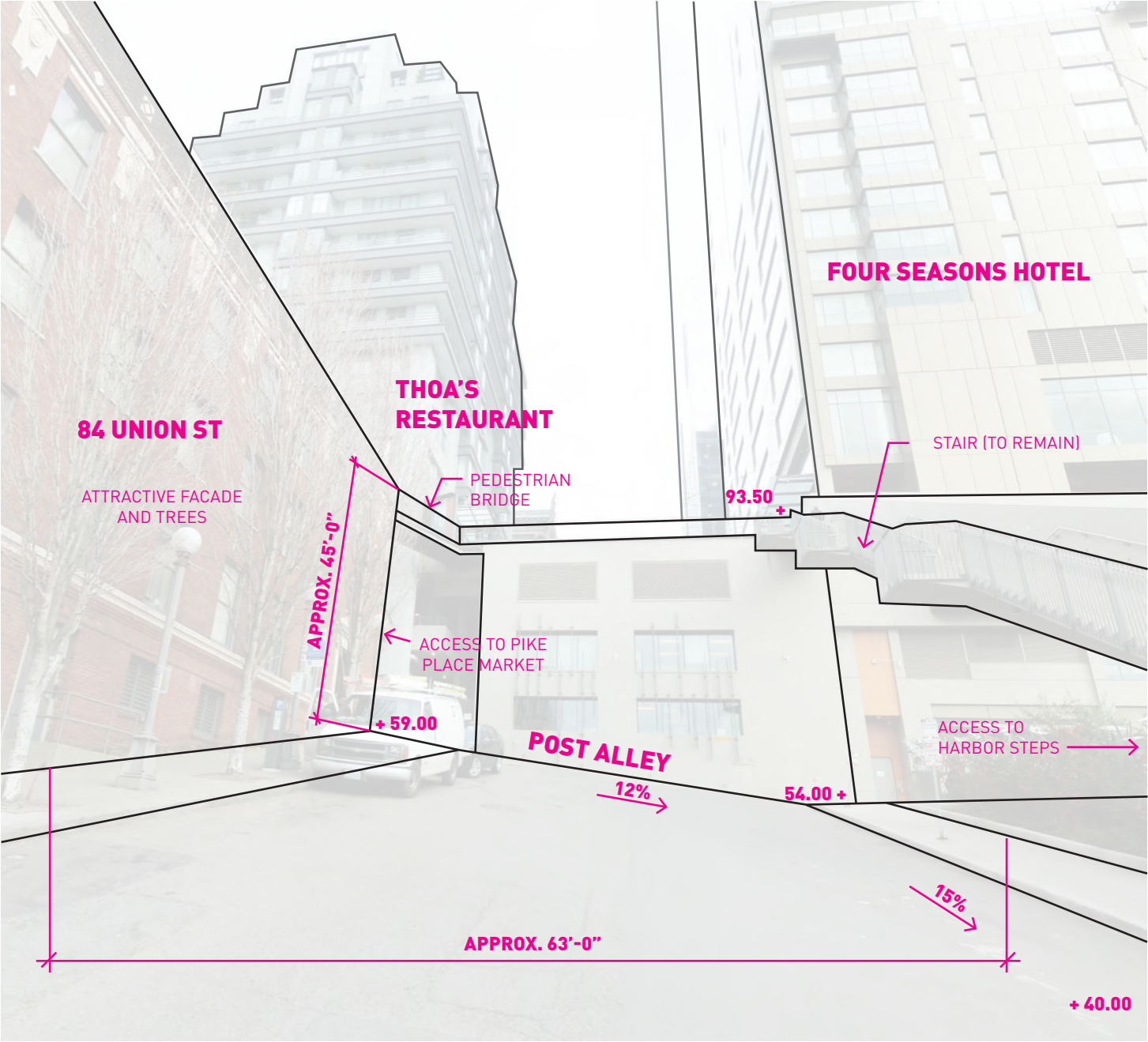
UNION STREET
EXISTING CONDITIONS
LOWER BLOCK



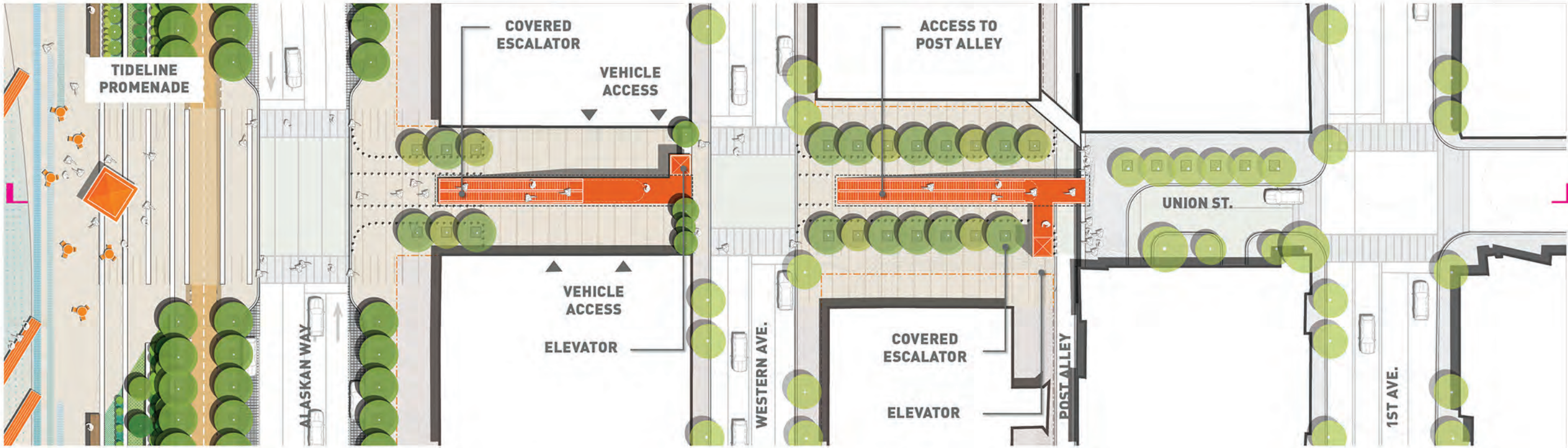
View toward Western Ave from Alaskan Way



UNION STREET
EXISTING CONDITIONS
UPPER BLOCK

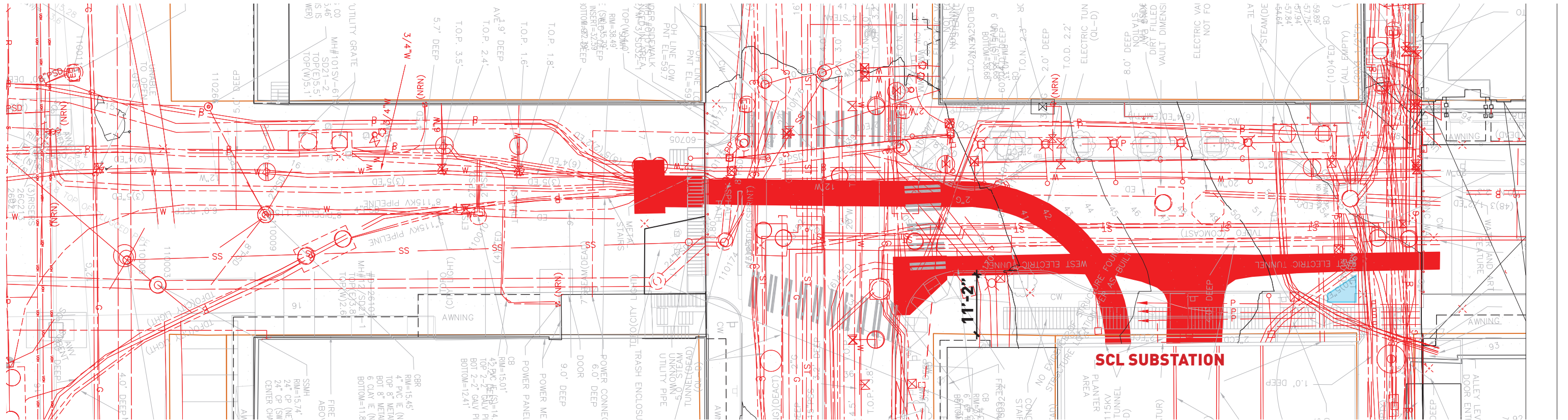


UNION STREET
JULY 2012 CONCEPT DESIGN
PLAN

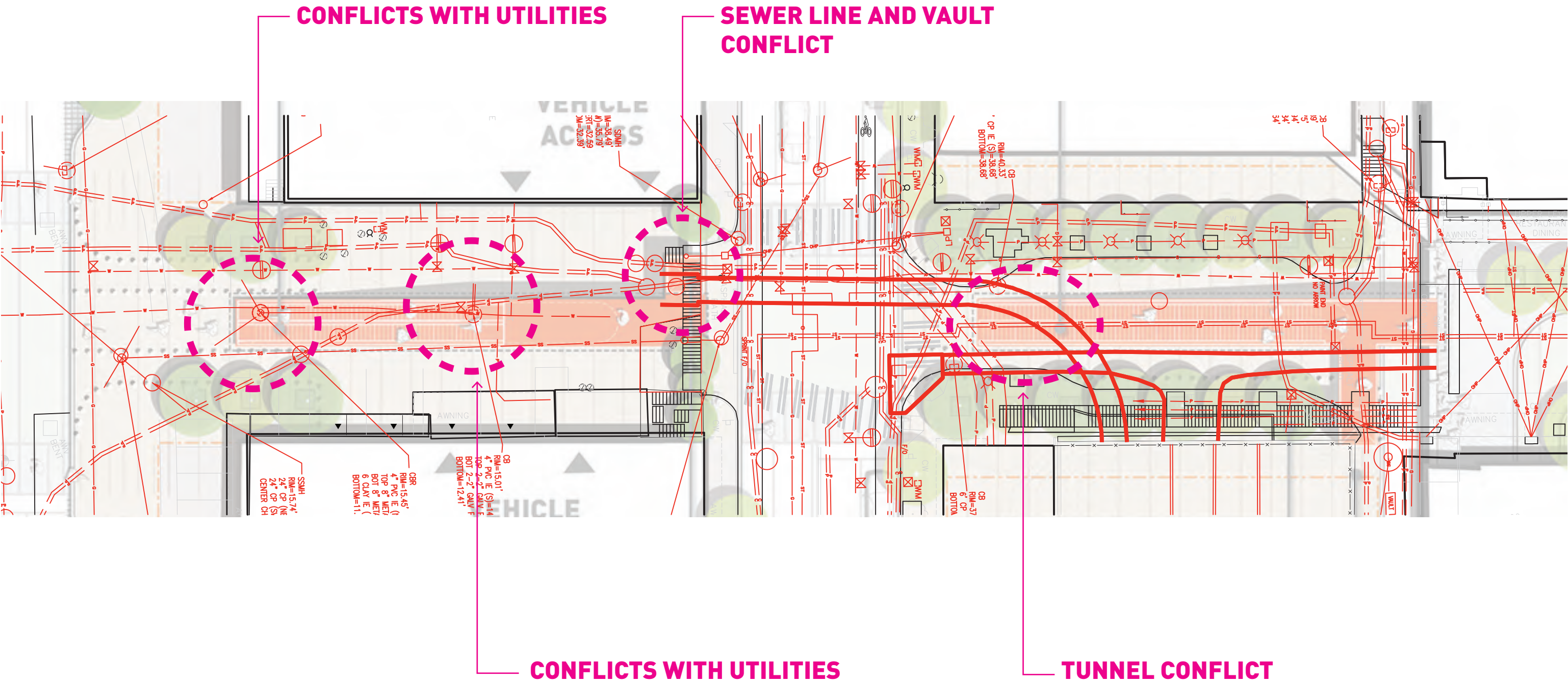


UNION STREET CONSTRAINTS

- **UTILITIES AND SCL TUNNELS**
- **BUDGET**

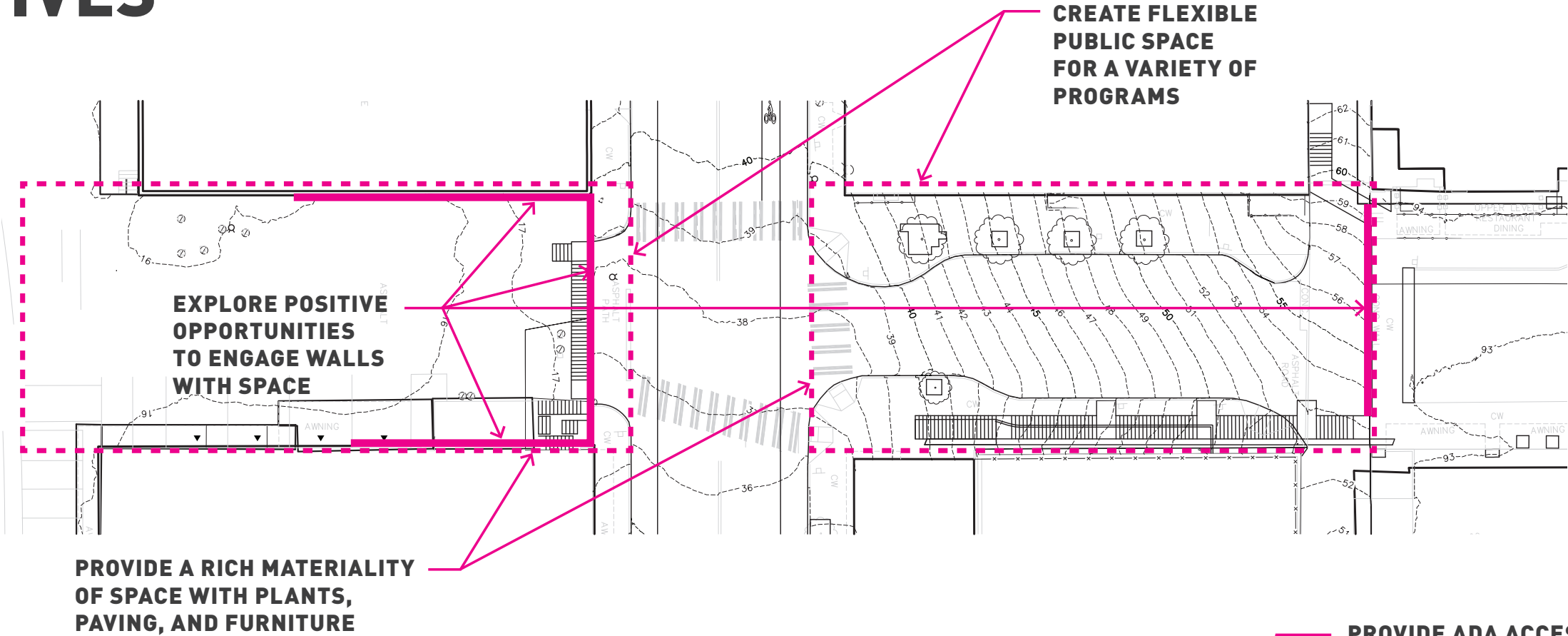


UNION STREET
JULY 2012 CONCEPT DESIGN
CONFLICTS WITH UTILITIES

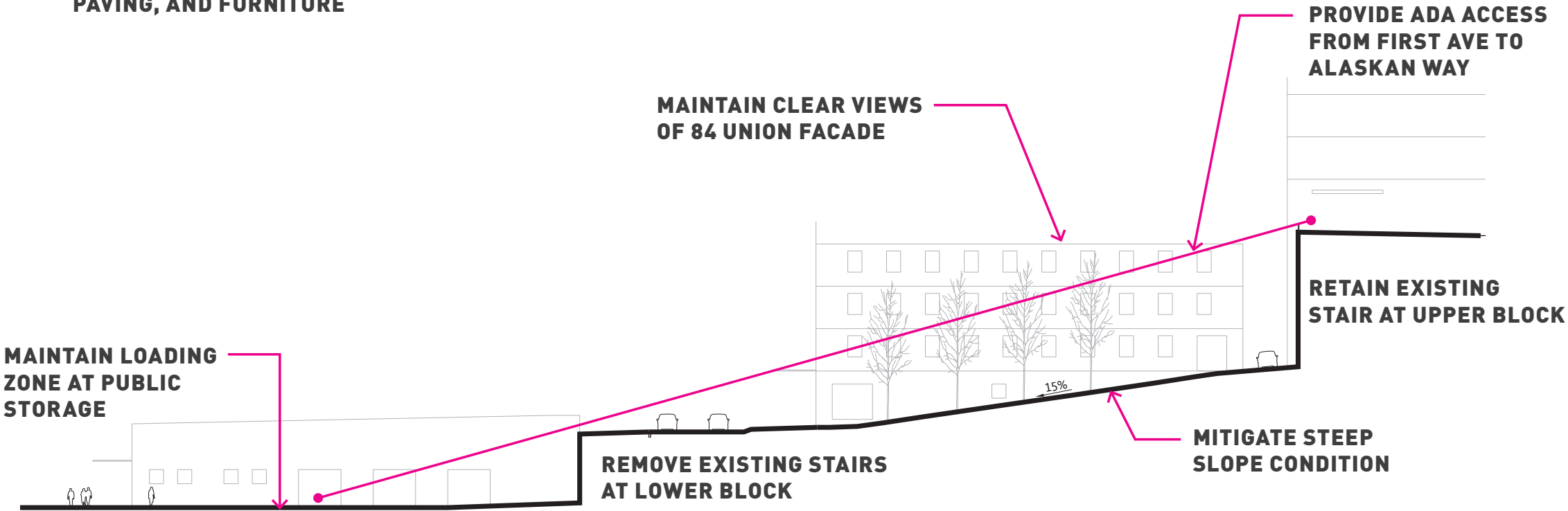


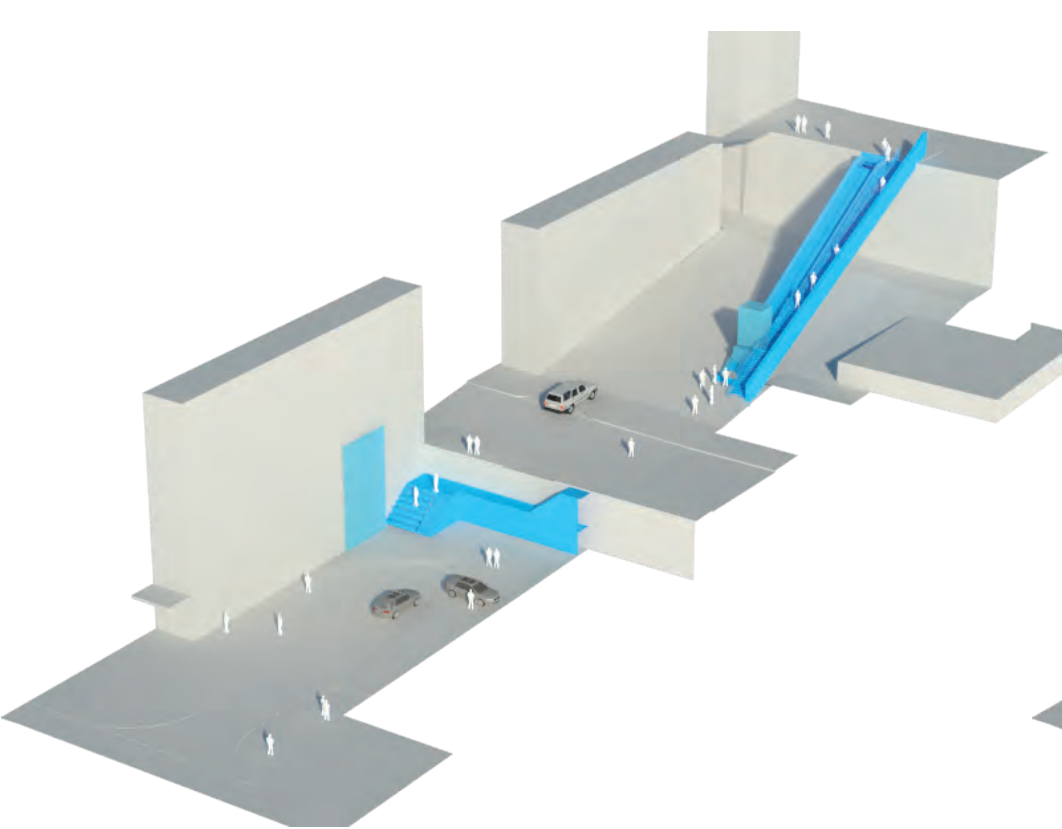
UNION STREET
PRIMARY OBJECTIVES
PLAN AND SECTION

PUBLIC REALM:

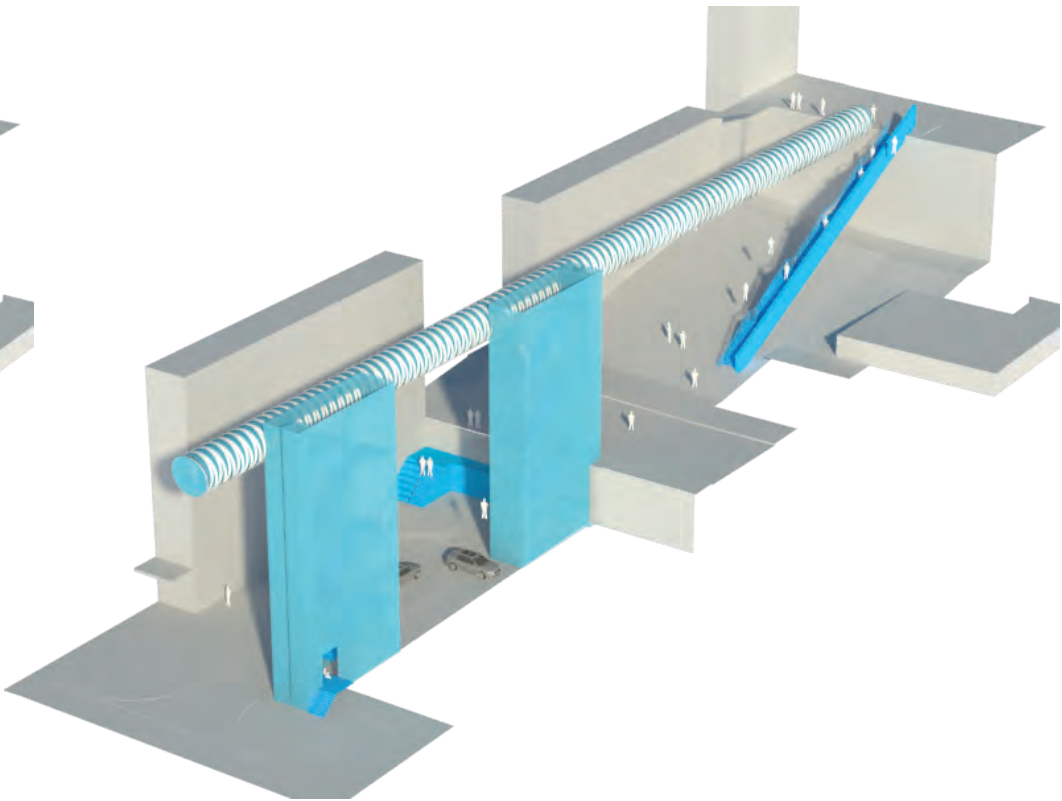


ACCESS:

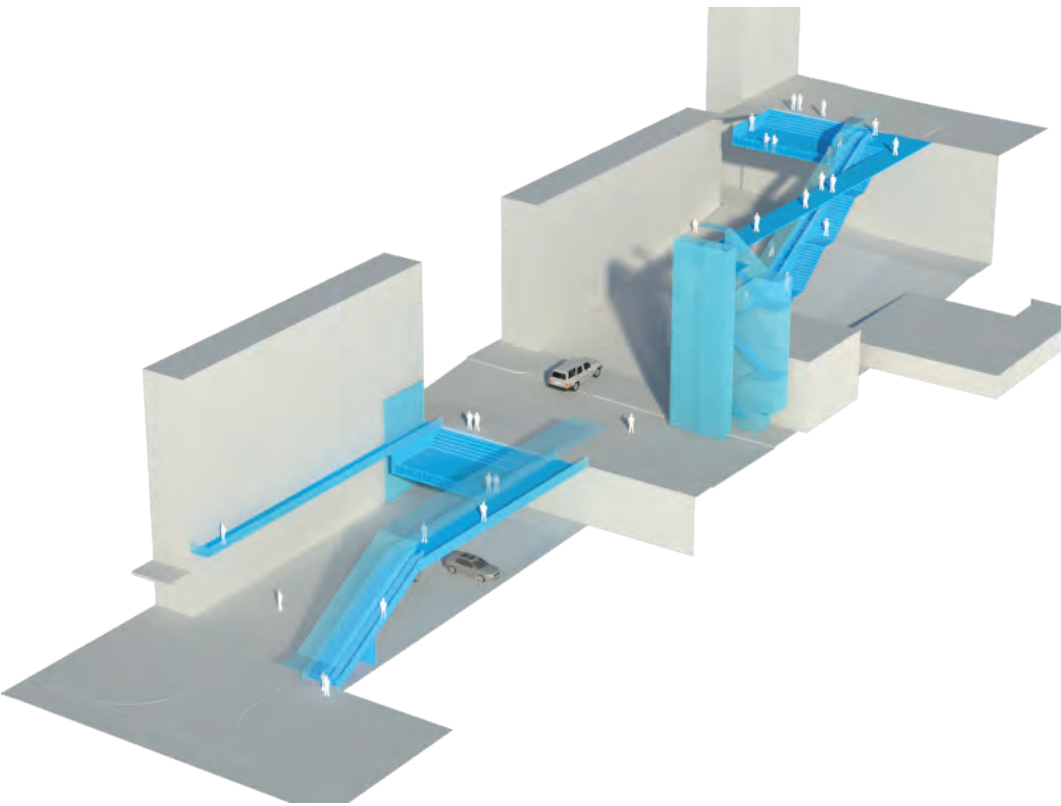




MINIMAL IMPACT APPROACH



MONUMENTAL APPROACH



DIRECT + LEBIGLE APPROACH

UNION STREET

STAKEHOLDER FEEDBACK

ANTIQUES WAREHOUSE

- A mews will be difficult to activate
- Like an elevated pedestrian connection on the lower block
- Prefer elevated pedestrian connection on the north side so their retail frontage on Western could wrap around to Union on the second level.

ALIGNMENT

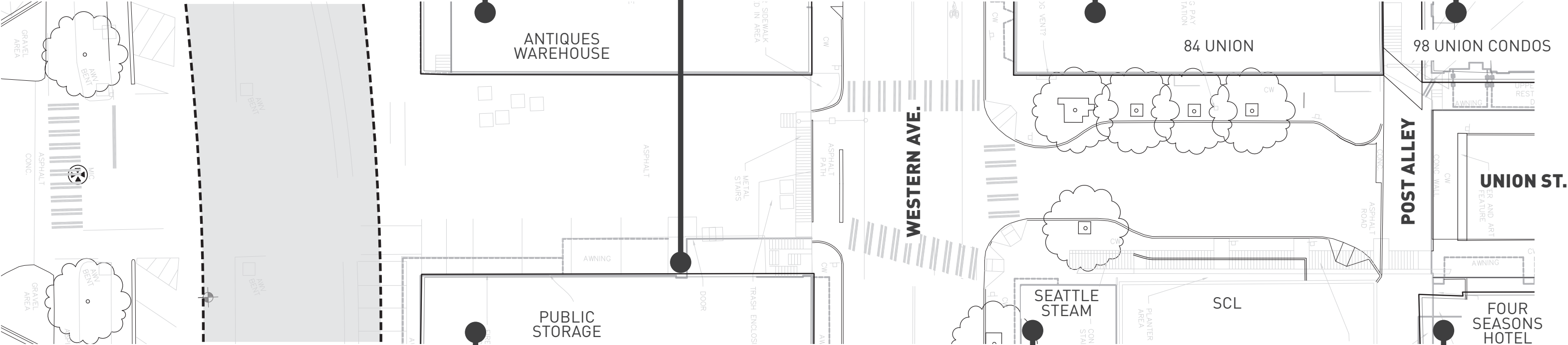
- Connection from 1st Ave. to Alaskan Way should be very “linear”.

84 UNION (MARKETSID FLATS)

- Concerned with view impacts, and loss of street parking.

98 UNION CONDOS

- Concerned with garage access at Union and Post Alley
- Concerned with turning movements between Union and Western



EXISTING CONDITIONS

PUBLIC STORAGE

- Very active warehouse-life facility, with truck loading on Alaskan and Union.
- Several uses/facilities encroach on the public ROW.
- Public Storage is not assumed to redevelop their property in the near term

SEATTLE STEAM

- Priority to keep current levels of truck access on Alaskan Way and Western Ave.
- Open to selling a portion of their Western Ave. wood unloading facility. This would require compensation.

FOUR SEASONS HOTEL

- Concerns about maintenance + security with the existing stairs, and new elevators or escalators.
- Access to their garage + loading dock must be maintained
- Guests would like a hillclimb assist

UNION STREET **DOS FEEDBACK**

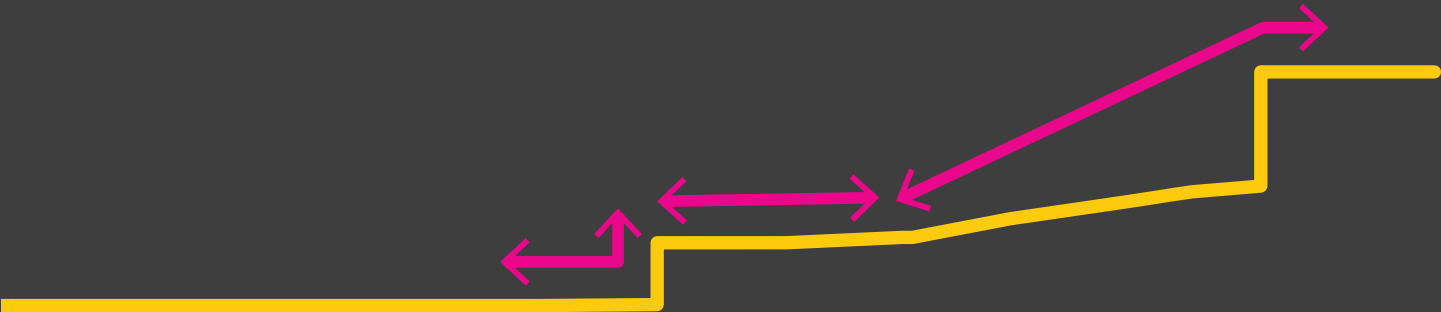
- Create an iconic path on Union
- Build an iconic structure on Union
- Emphasize Union in the context of E/W connection between arts/entertainment/retail core and waterfront
- Preserve views to waterfront
- Design to allow for future adjacent development
- Site challenges should not drive design
- Schedule should not drive design

UNION STREET **DESIGN ASSUMPTIONS**

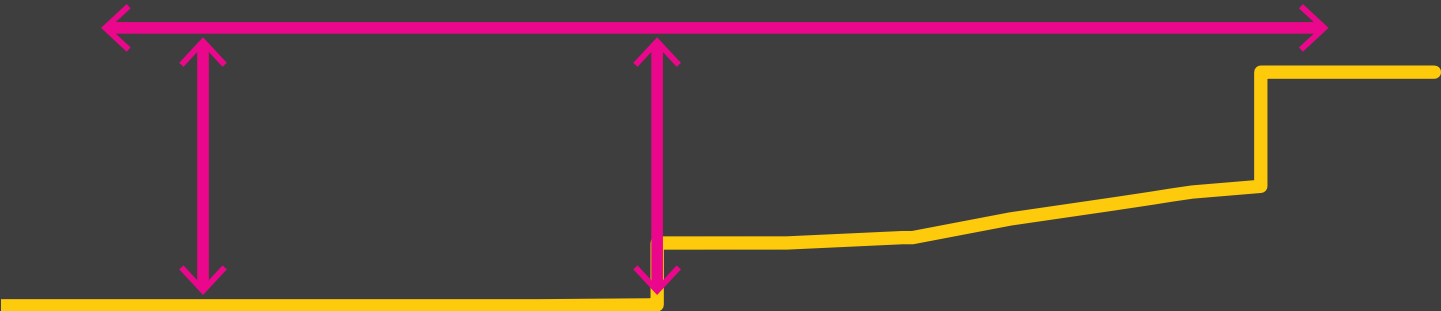
- Early win
- Provide direct and legible vertical circulation
- Provide ADA access
- Preserve views to open water
- Strengthen system of EW connections
- Integrate Union into arts/entertainment/retail core
- Preserve integrity of Historic Building at 84 Union
- Maintain vehicular access to Post Alley
- Work with Antiques Market redevelopment
- Assume Public Storage remains long term
- Accommodate Public Storage Access and loading on Union
- Accommodate existing utilities
- Existing public and private stairs can be removed

UNION STREET
CITY DIRECTION

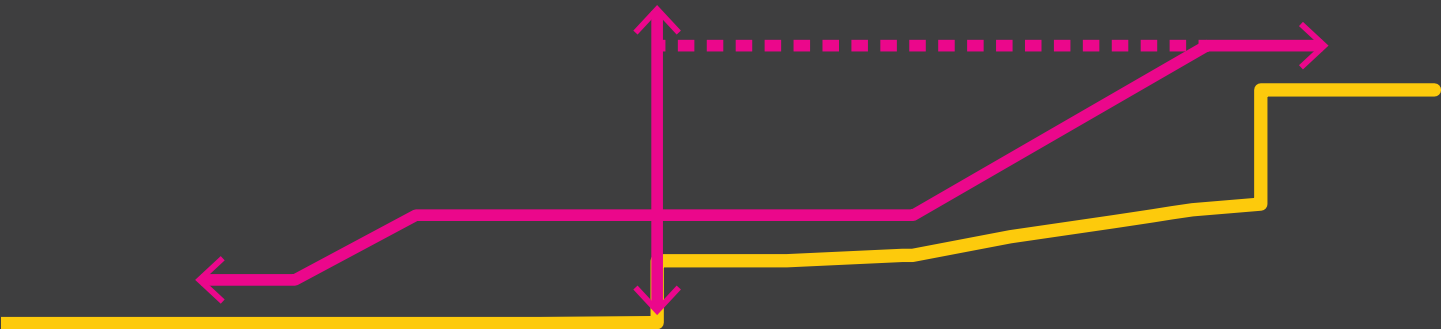
1) MINIMAL IMPACT APPROACH



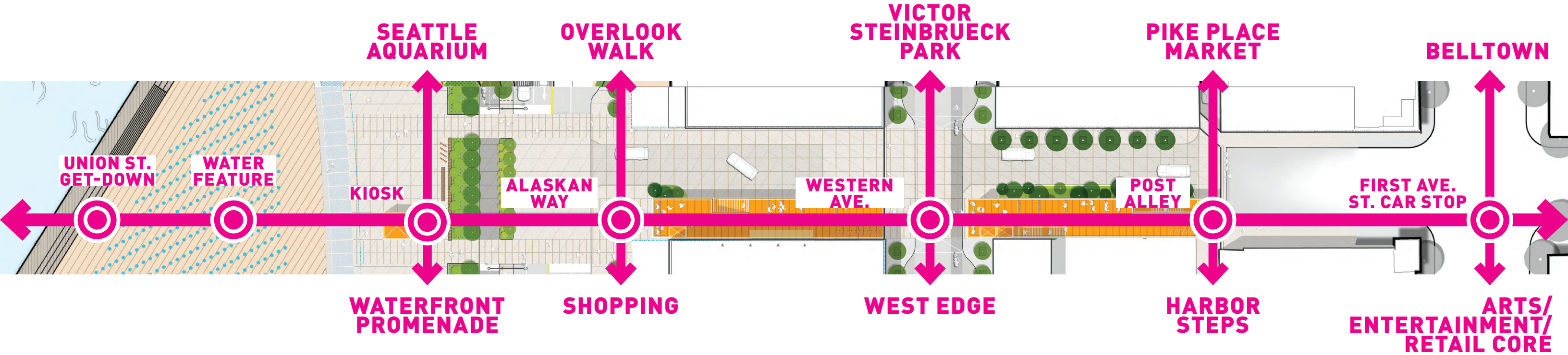
2) MONUMENTAL APPROACH



3) DIRECT + LEGIBLE PATH APPROACH



UNION STREET
DIRECT + LEGIBLE APPROACH







Lower Rates!

Perfront.
arium &
arking

IN DAY

ONE
WAY
←

TO WEST EDGE

BOXES UP TO
30% OFF

Sur La Table

ONE
WAY
←



PS Public Storage
800-44-STO

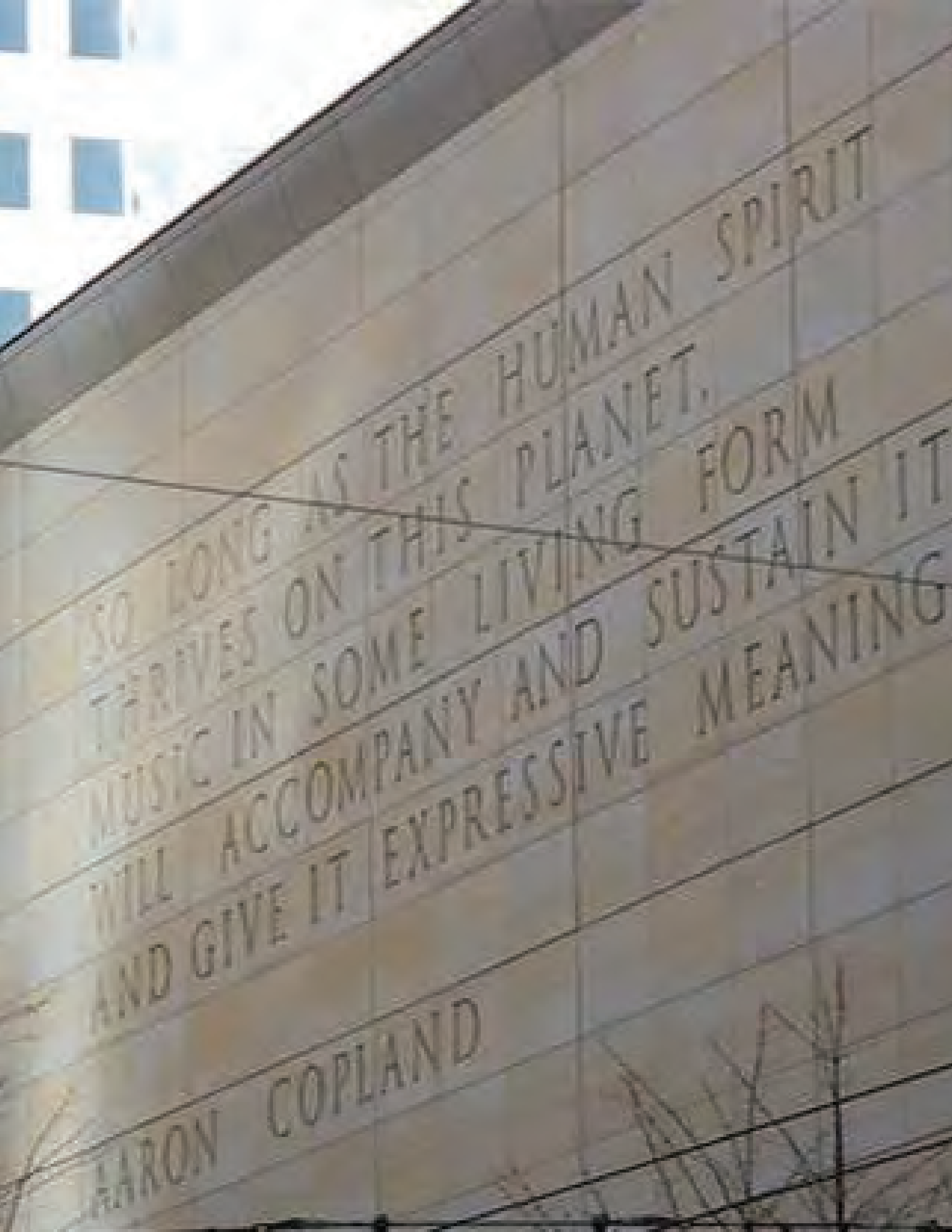
TO WEST EDGE



Public Storage
800-44-STORE

Seattle Steam Company









S
A
M

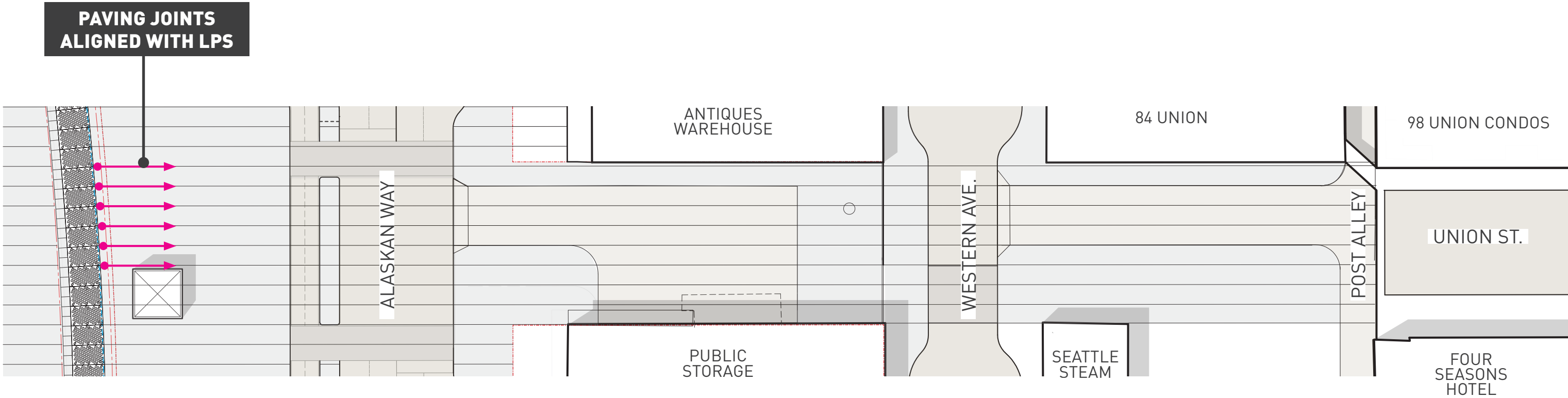
Public Park

city 
FREE
PARKING

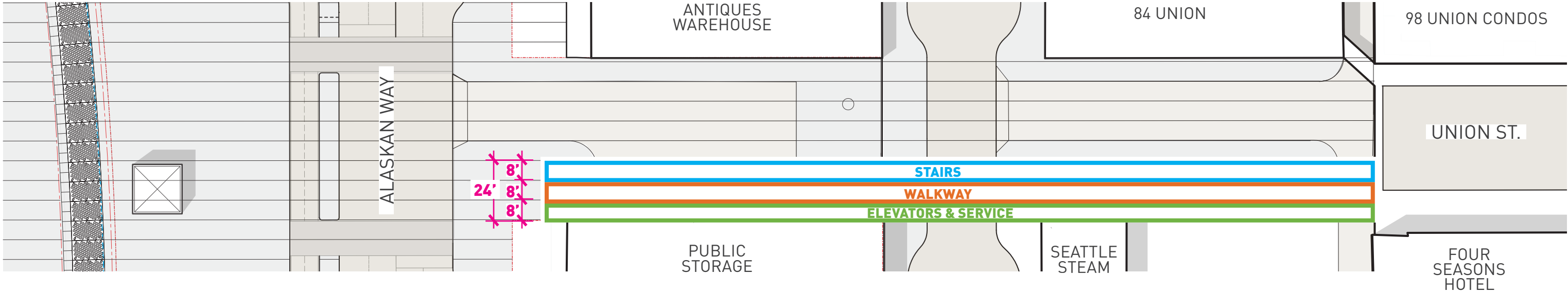




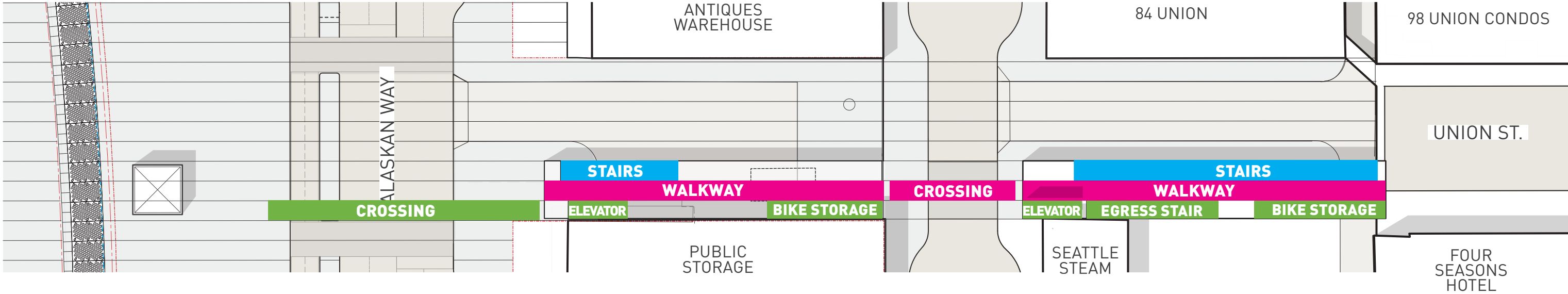
UNION STREET
DIRECT + LEGIBLE APPROACH



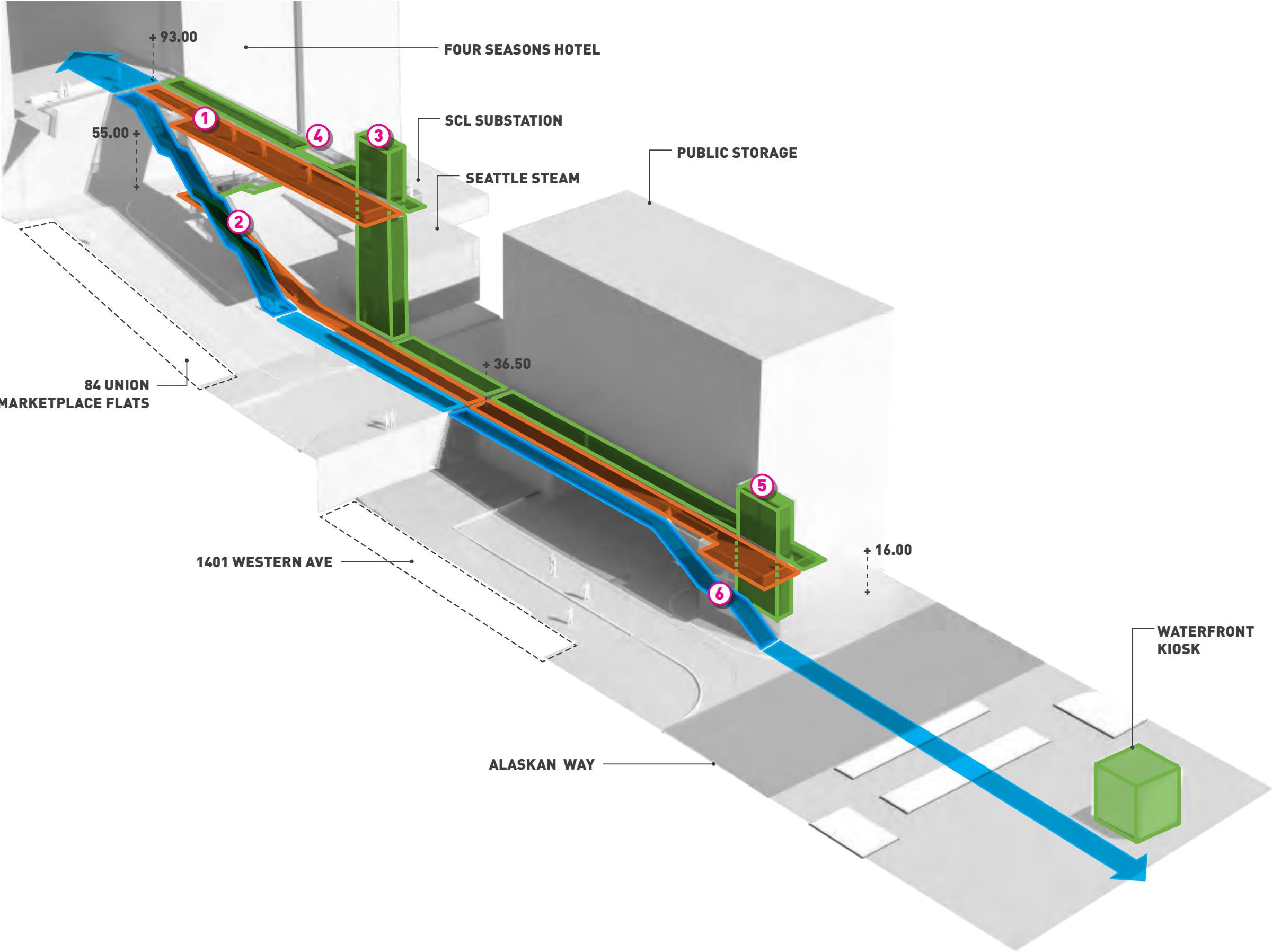
UNION STREET
ALIGNED CIRCULATION



UNION STREET
ALIGNED CIRCULATION



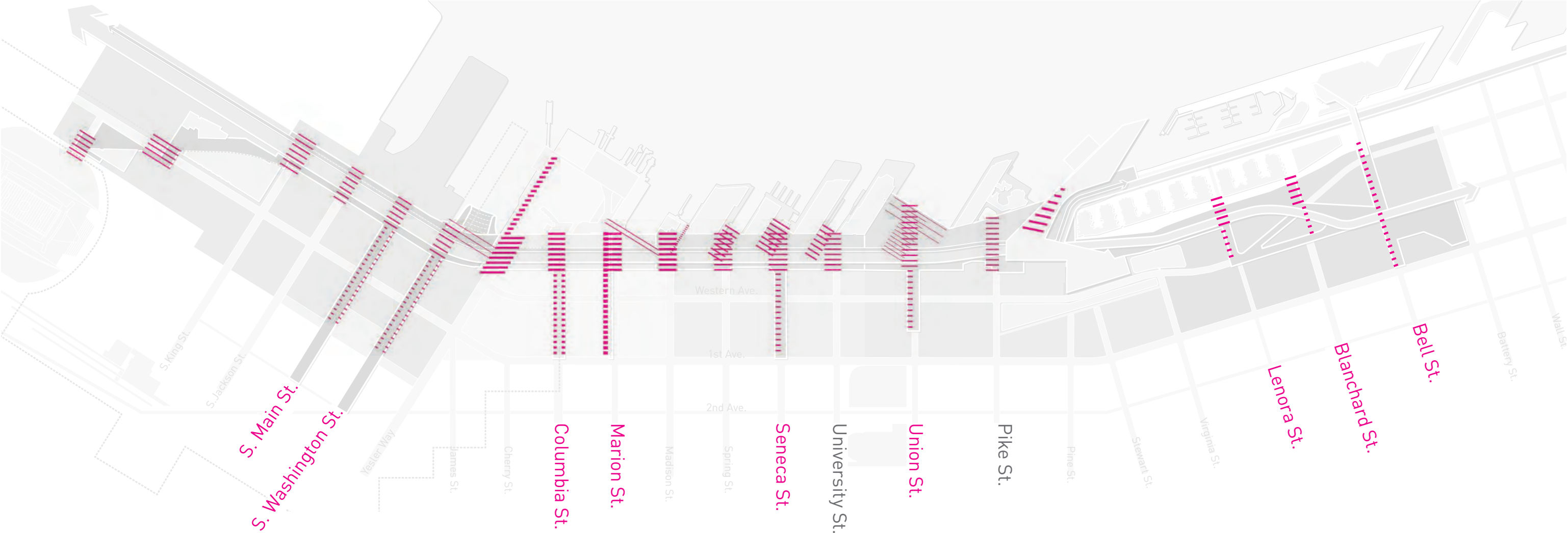
UNION STREET ALIGNED CIRCULATION



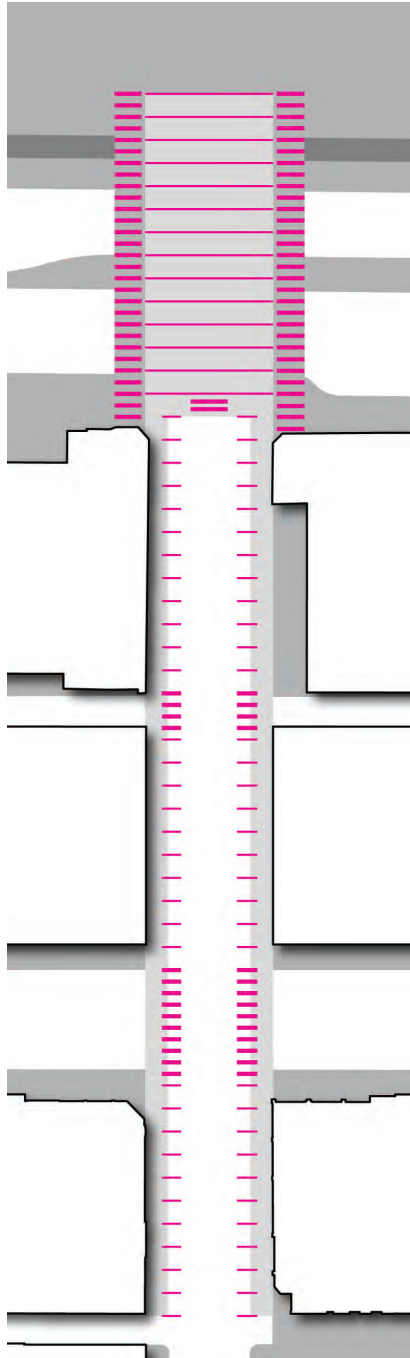
- LEGEND**
- ① PEDESTRIAN BRIDGE
 - ② 8' WIDE STAIR DOWN CENTER
 - ③ ELEVATORS (FIRST & WESTERN)
 - ④ ELEVATOR EGRESS STAIR CONNECTING TO MAIN STAIR
 - ⑤ ELEVATORS (WESTERN & ALASKAN)
 - ⑥ 8' WIDE STAIRS DOWN CENTER

EAST-WEST CONNECTIONS

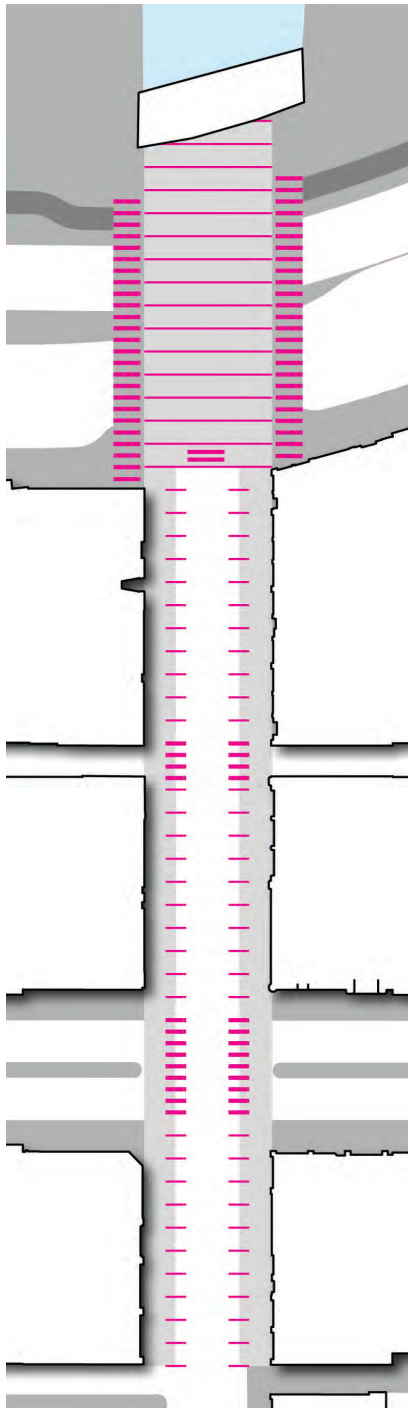
CONNECTIONS TO TIDELINE PROMENADE



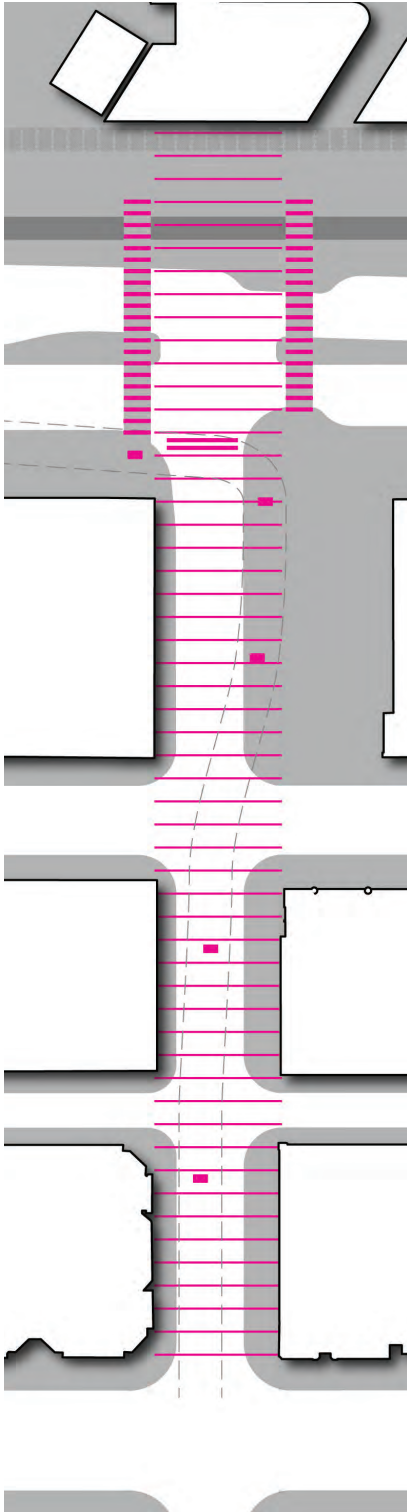
EAST-WEST CONNECTIONS
TIDELINE MARKERS



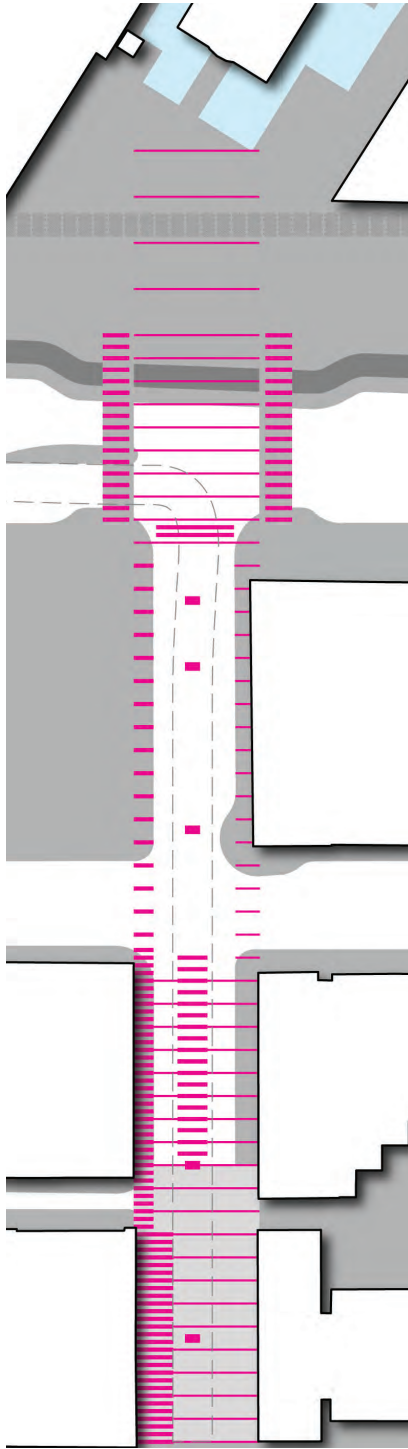
MAIN



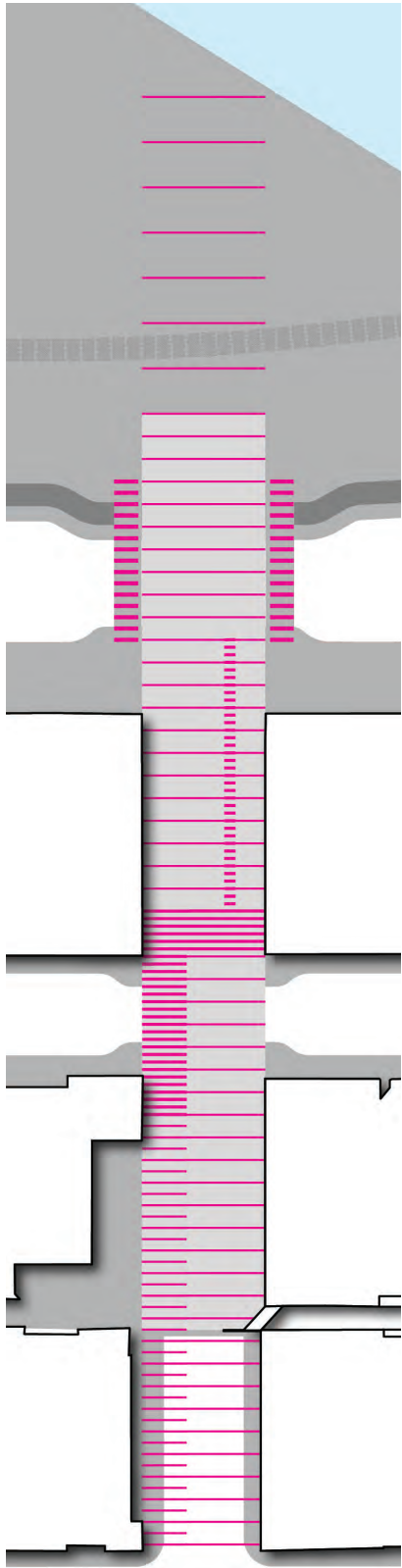
WASHINGTON



COLUMBIA

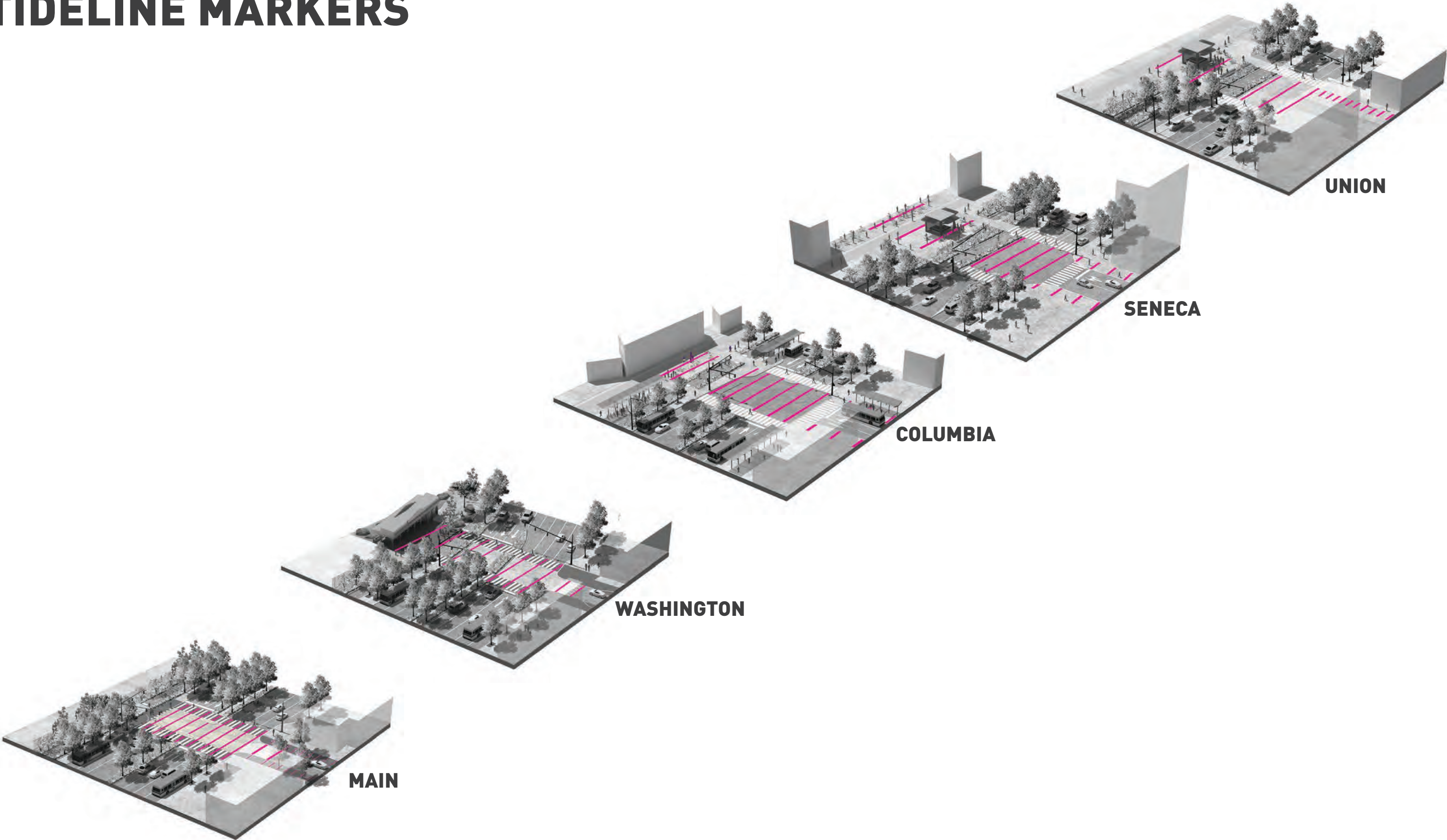


SENECA



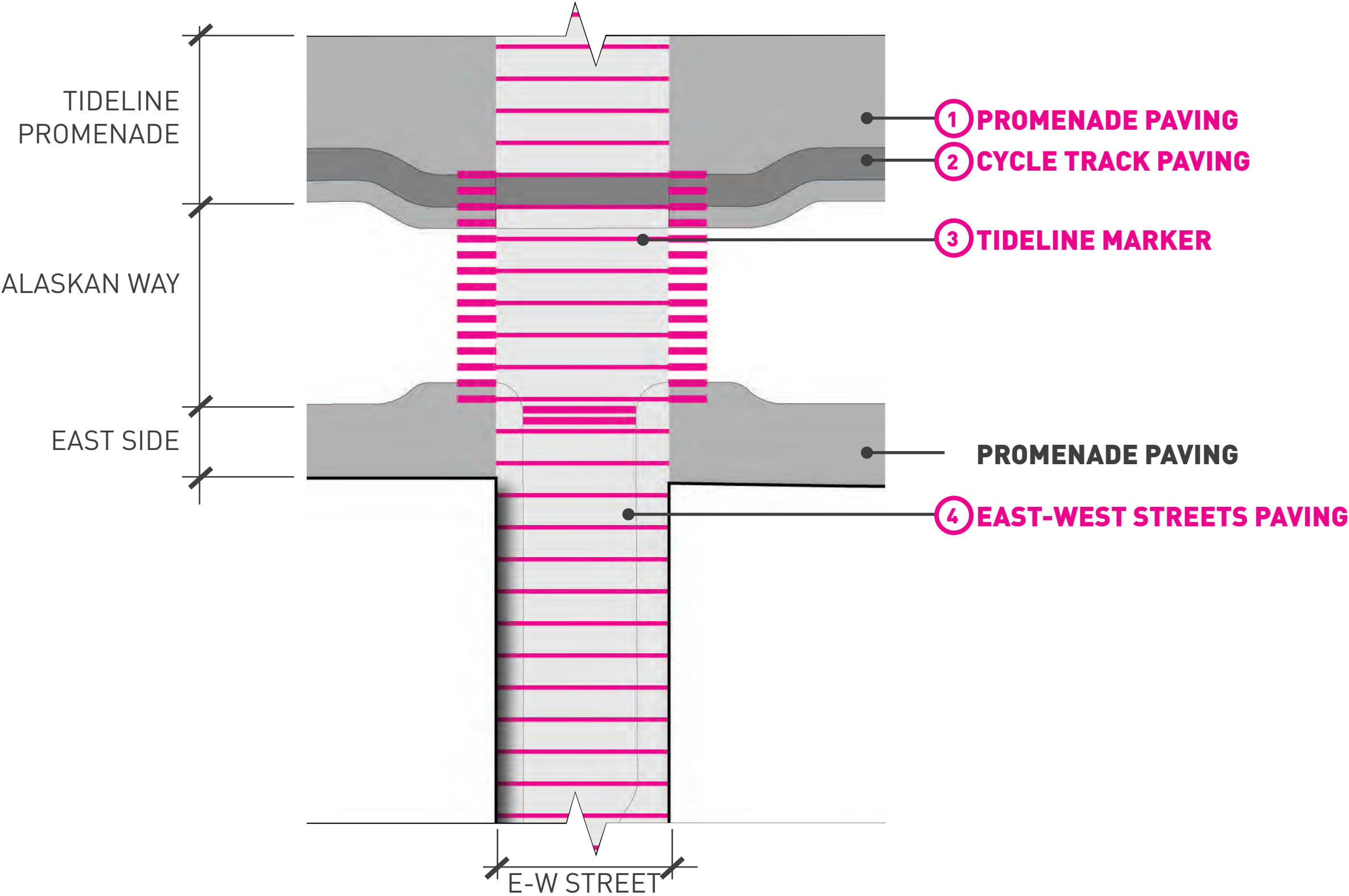
UNION

EAST-WEST CONNECTIONS
TIDELINE MARKERS

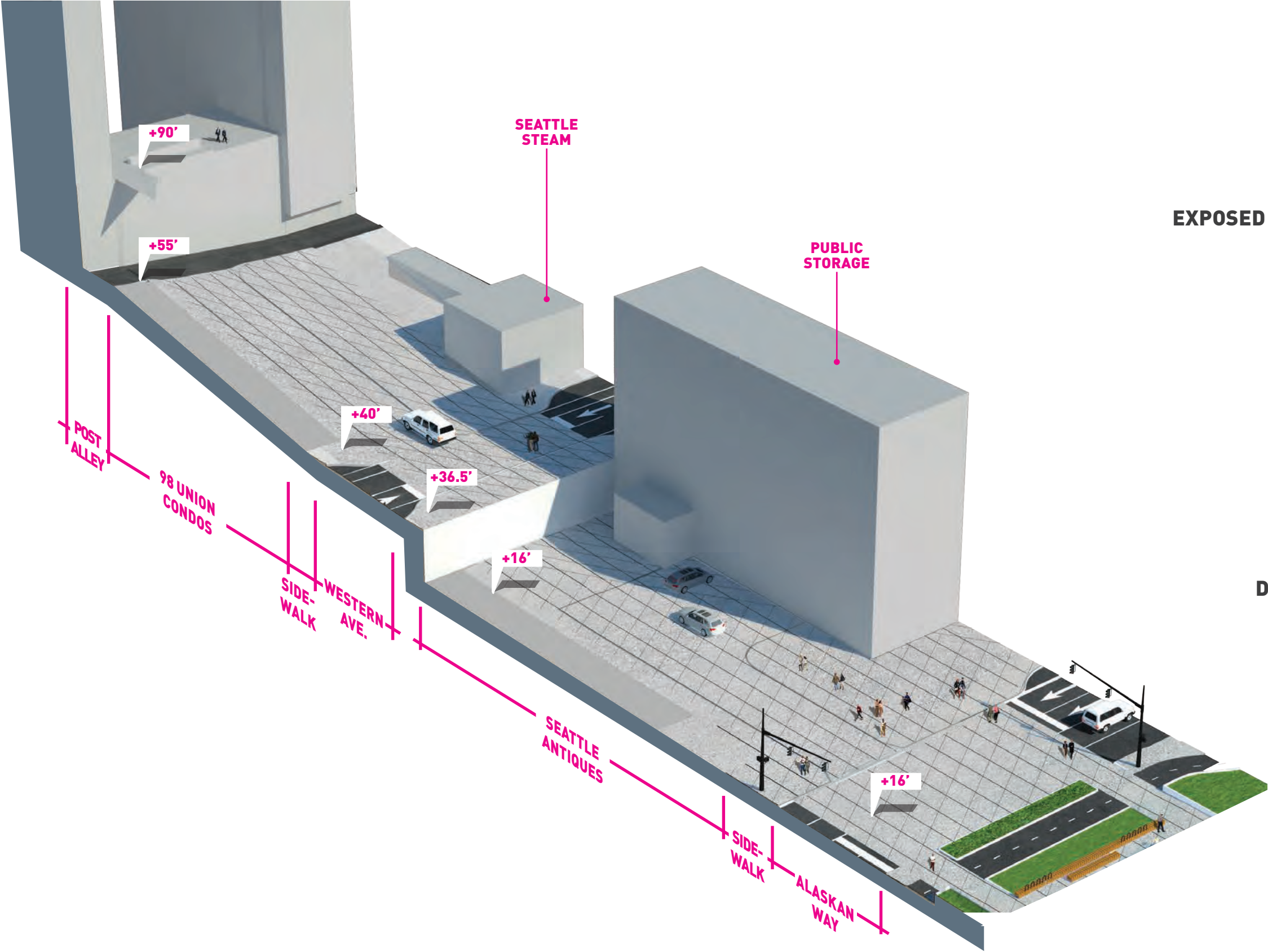


EAST-WEST CONNECTIONS

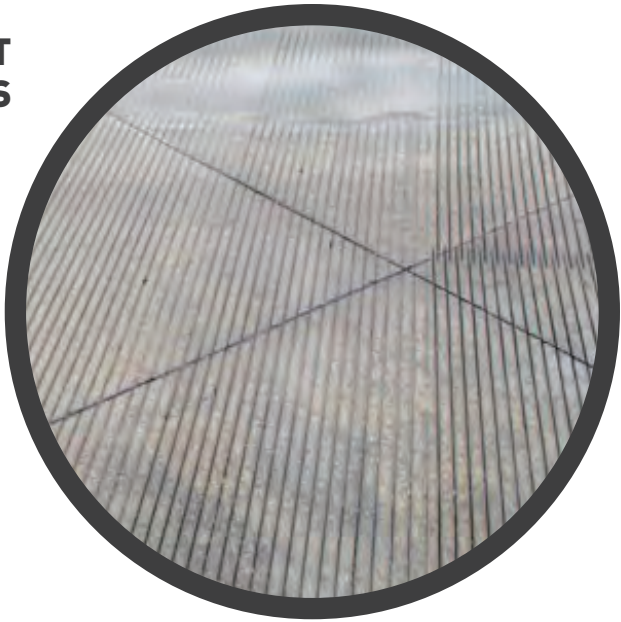
TYPICAL TIDELINE DIAGRAM @ INTERSECTIONS



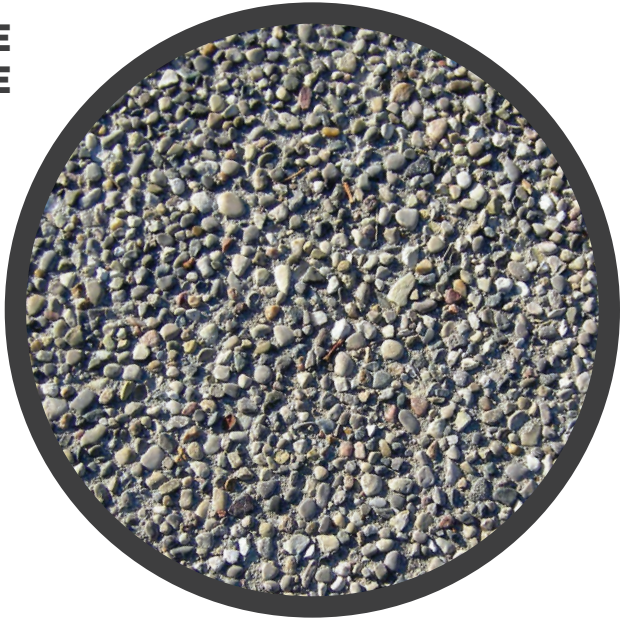
UNION STREET
URBAN FABRIC
MINERAL BASE



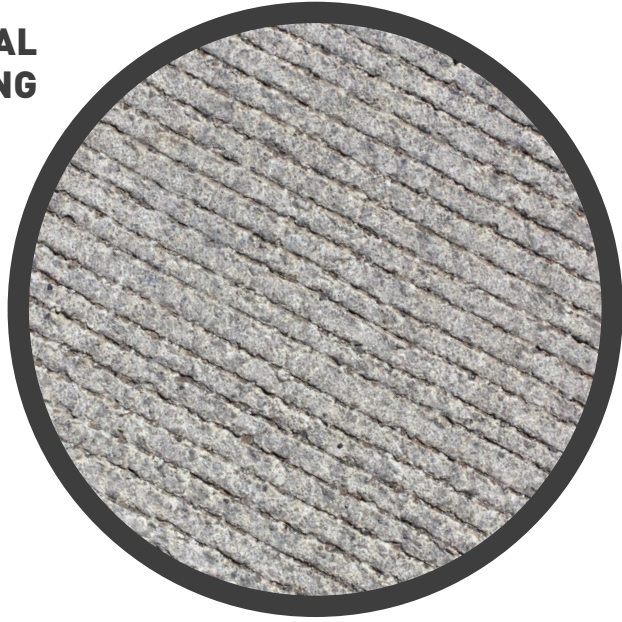
**WATERFRONT
SCORING PATTERNS**



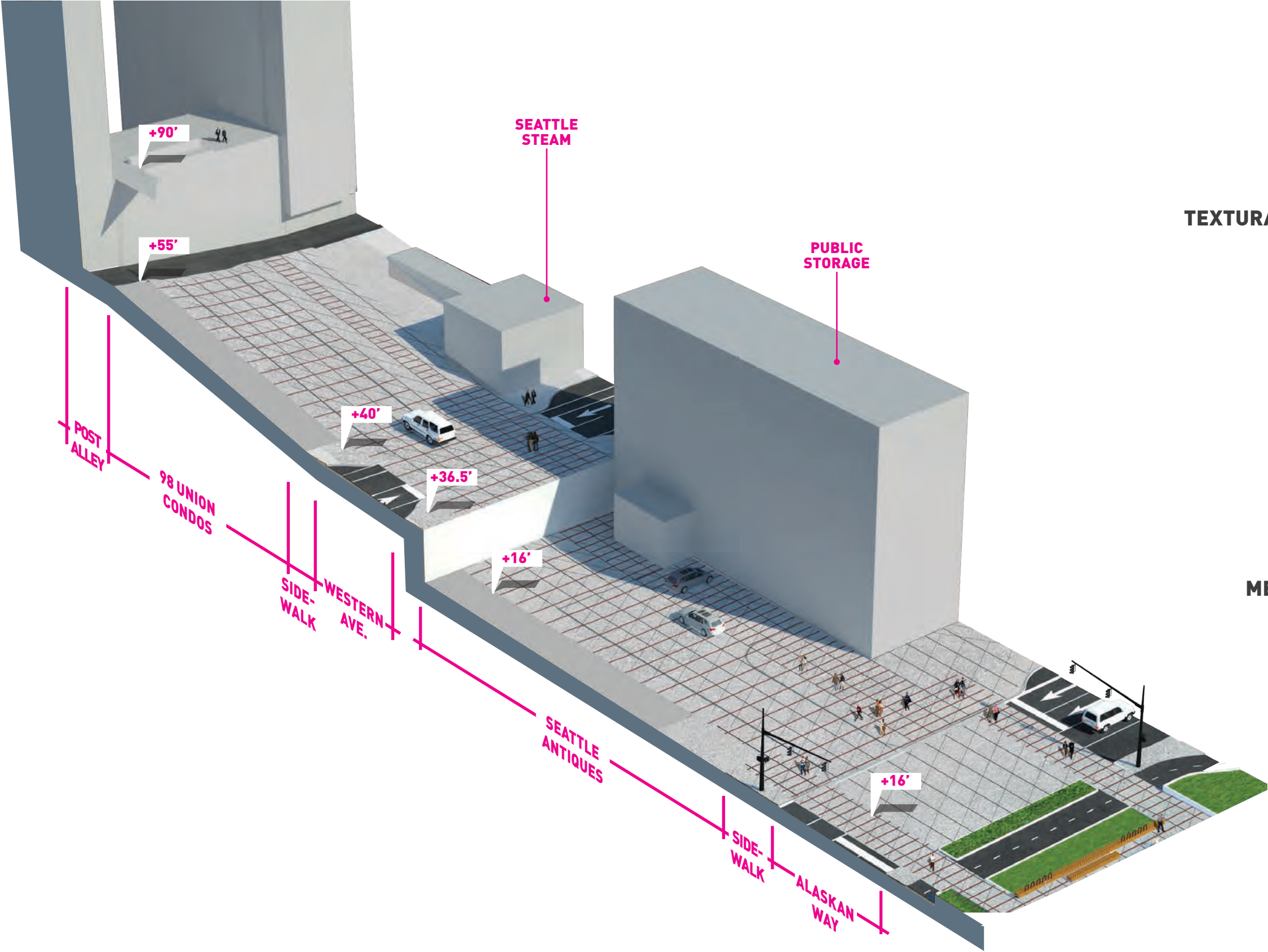
**EXPOSED AGGREGATE
CONCRETE**



**DIRECTIONAL
GROOVING**



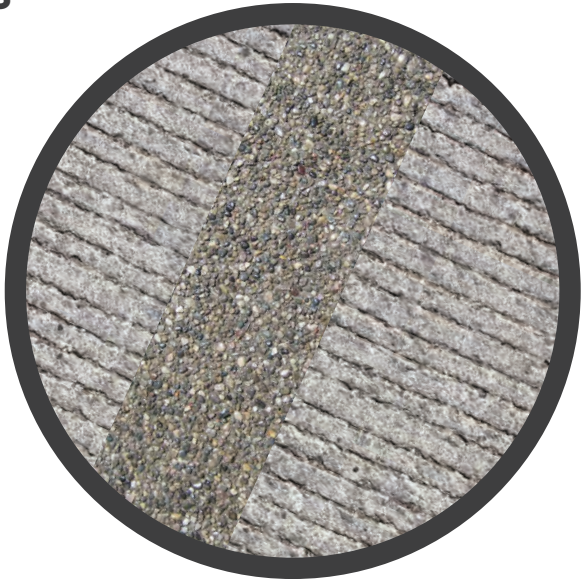
UNION STREET
URBAN FABRIC
INLAYS



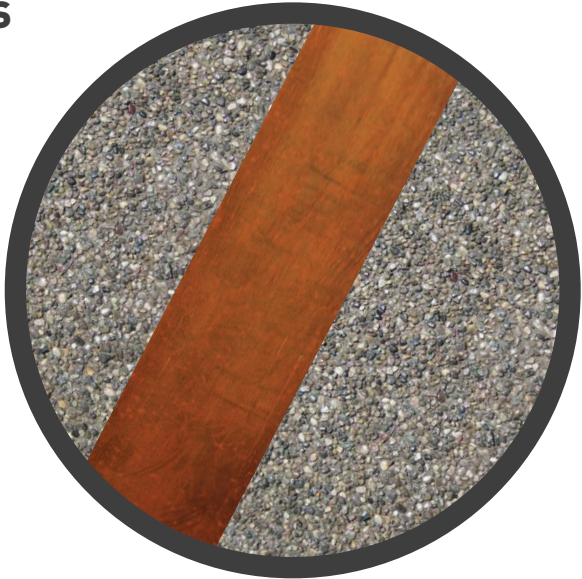
**CONTRASTING
FINISHES**



TEXTURAL CHANGES



METAL INLAYS



UNION STREET
URBAN FABRIC - VERTICAL SURFACES

+9.02

+9.02

+8.15

+8.15

+5.32

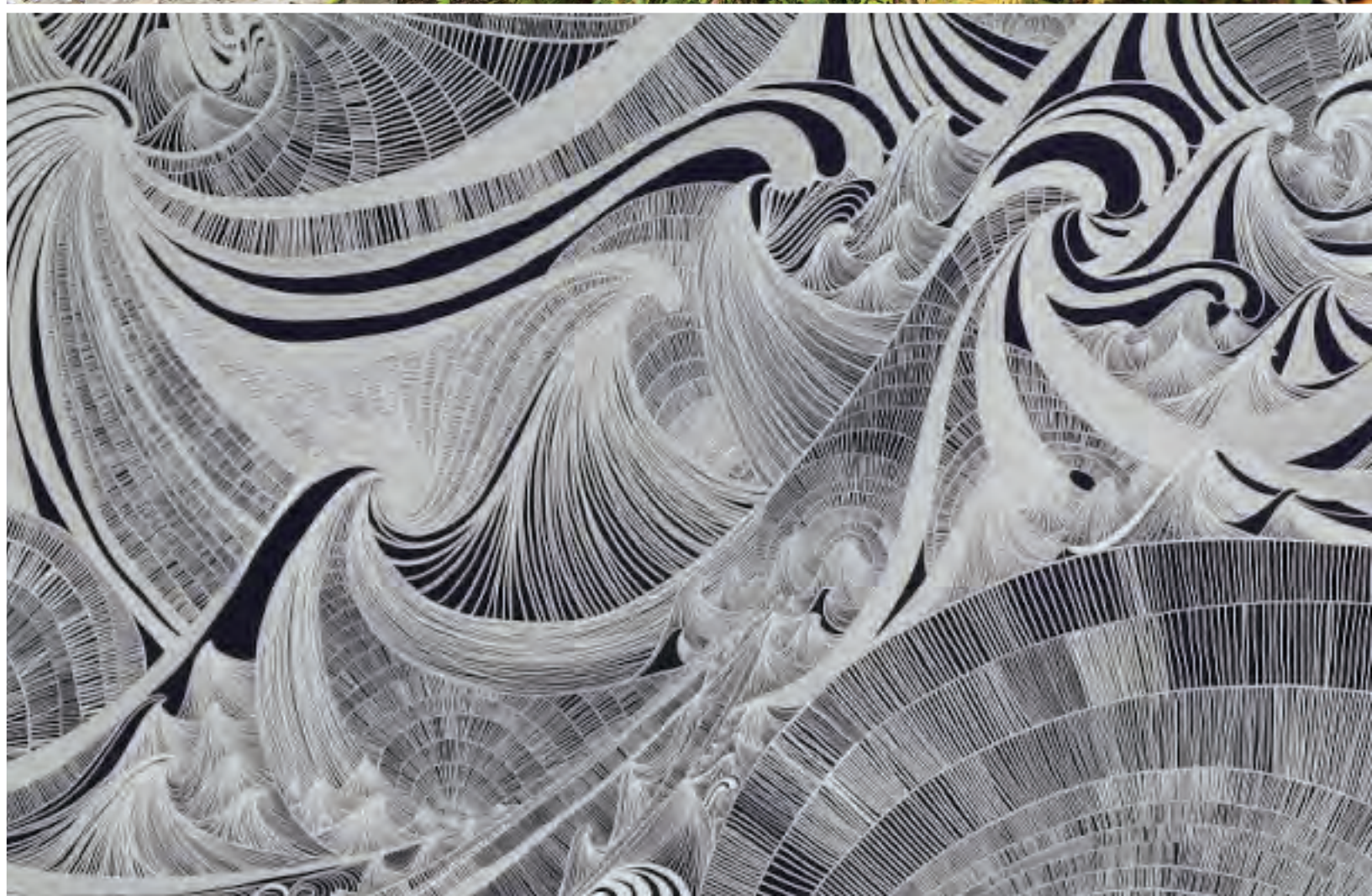
+5.32

0.00

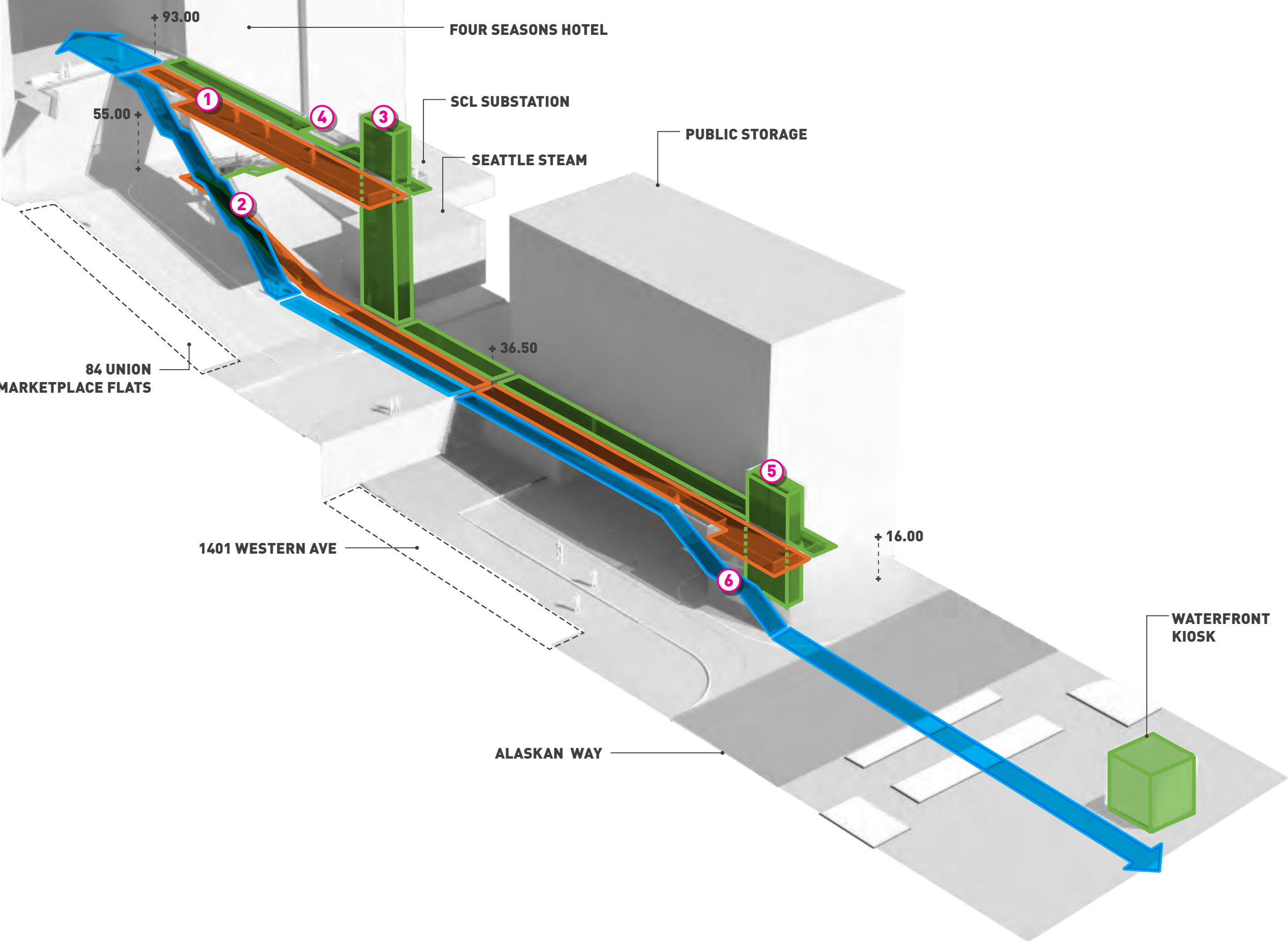
0.00

-2.34

-2.34

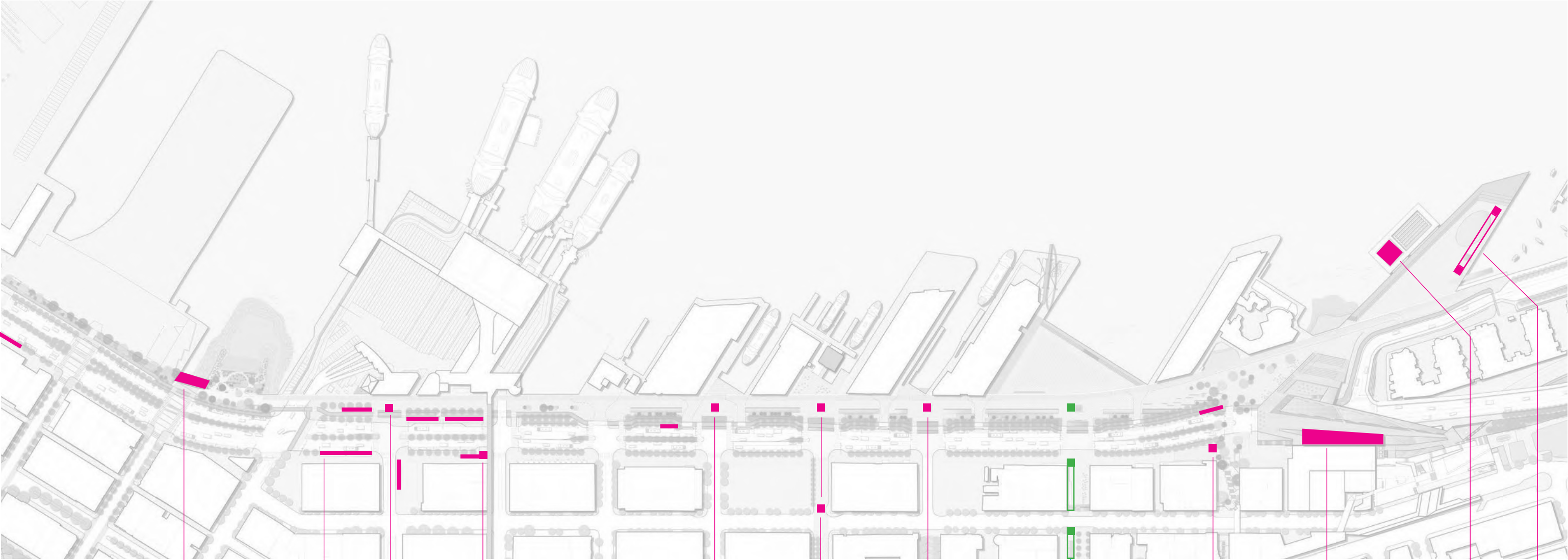


UNION STREET
URBAN FABRIC
STRUCTURES



- LEGEND**
- ① PEDESTRIAN BRIDGE
 - ② 8' WIDE STAIR DOWN CENTER
 - ③ ELEVATORS (FIRST & WESTERN)
 - ④ ELEVATOR EGRESS STAIR CONNECTING TO MAIN STAIR
 - ⑤ ELEVATORS (WESTERN & ALASKAN)
 - ⑥ 8' WIDE STAIRS DOWN CENTER

UNION STREET
WATERFRONT STRUCTURES



WASHINGTON ST.
BOAT LANDING

TRANSIT
CANOPY

MARION STREET
STAIR/ELEVATOR

COLUMBIA ST.
KIOSK

SPRING ST.
KIOSK

SENECA ST.
KIOSK

SENECA ST.
OVERLOOK

UNIVERSITY ST.
KIOSK

UNION ST.
KIOSK

UNION ST.
STAIR/ELEVATORS
VIEWING TOWER

PIKE ST.
VIEWING
TOWER

BUILDING B

PINE ST.
POOL BARGE PAVILION
+ LIFEGUARD TOWERS

PIERS 62/63
KIOSKS

UNION STREET
HISTORIC PRECEDENTS
MUDFLAT TRESTEL



UNION STREET
HISTORIC PRECEDENTS
CONVEYOR TO WATERFRONT AT 5TH + BATTERY



UNION STREET
HISTORIC PRECEDENTS
BALLARD LOCKS UNDER CONSTRUCTION



UNION STREET
HISTORIC PRECEDENTS
WEST GARFIELD ST. BRIDGE



UNION STREET
CONTEMPORARY PRECEDENTS
PARC DE LA VILLETTE



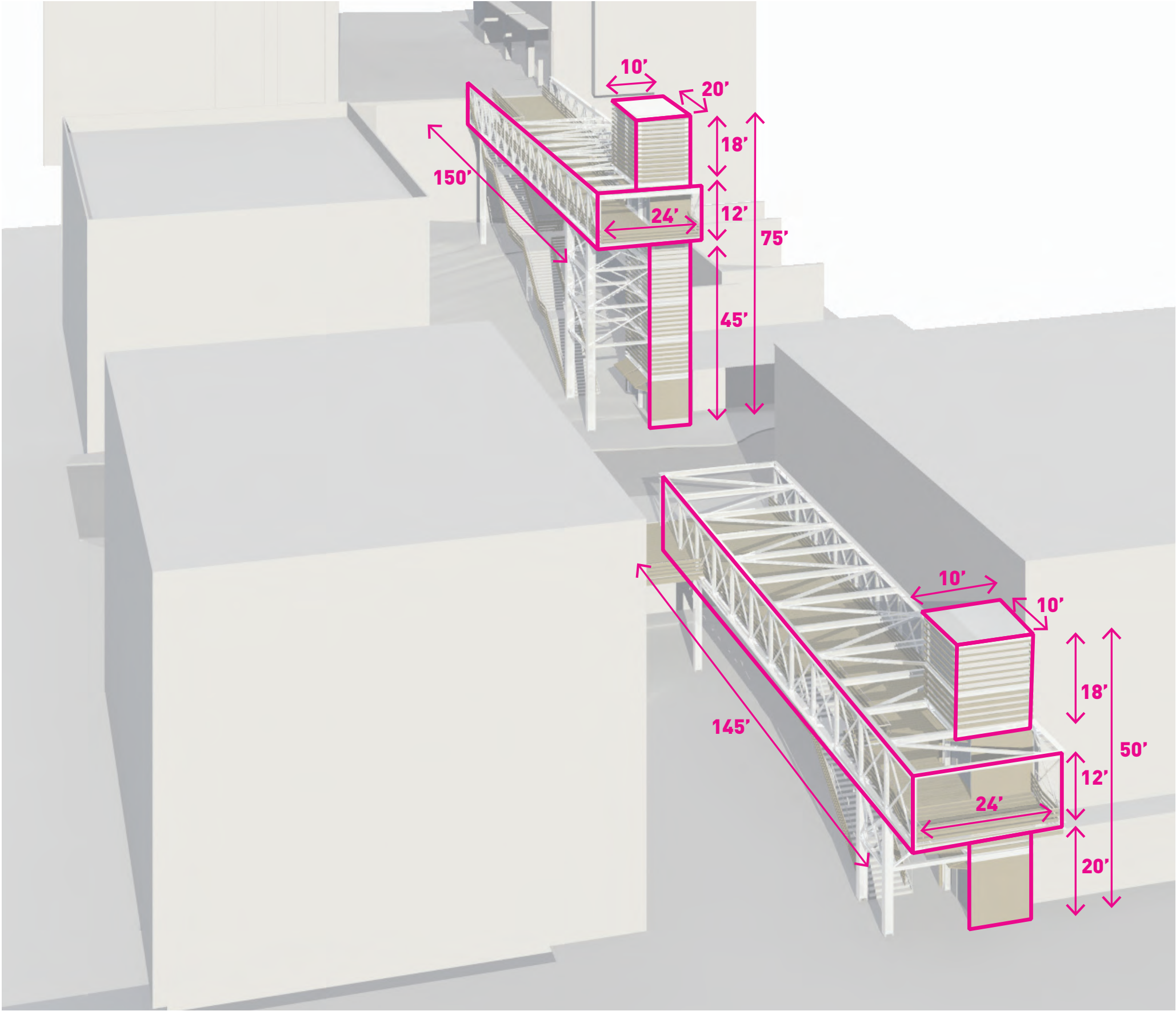
UNION STREET
CONTEMPORARY PRECEDENTS
HTO PARK, ZURICH



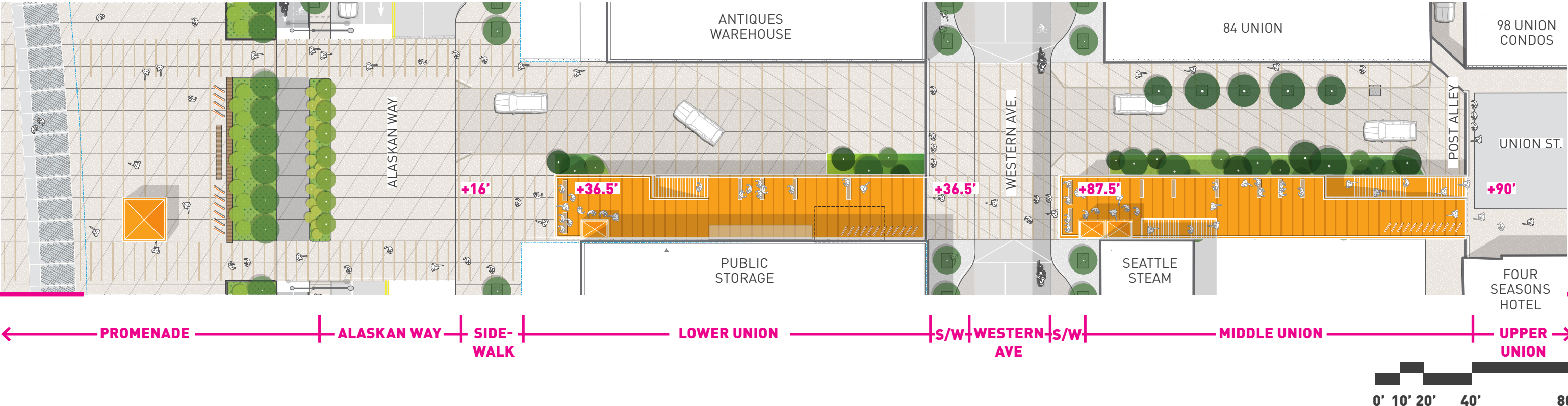
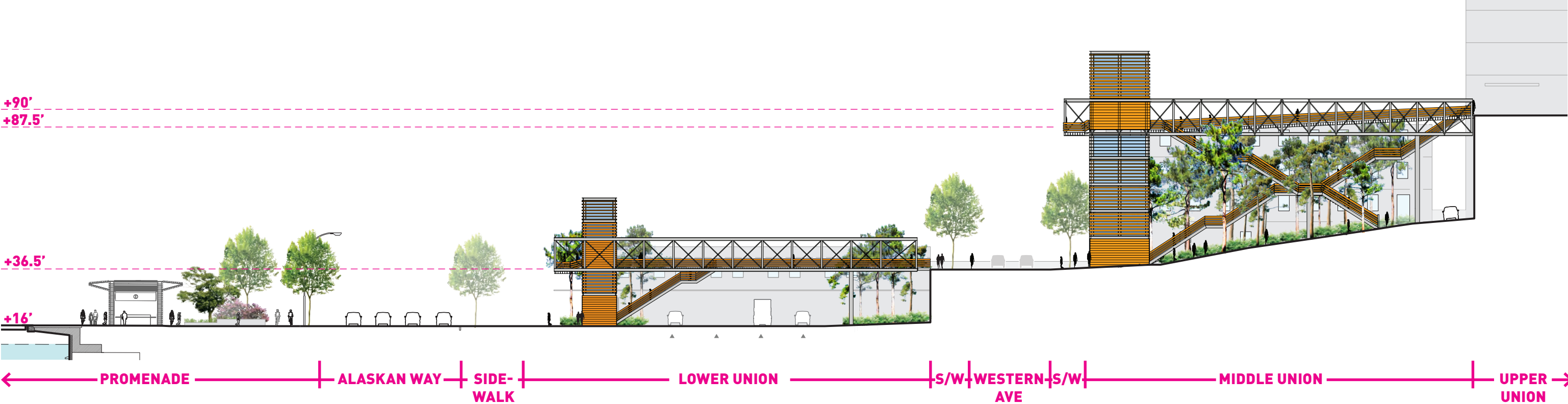
UNION STREET
CONTEMPORARY PRECEDENTS
BRIC PIT RING, SYDNEY



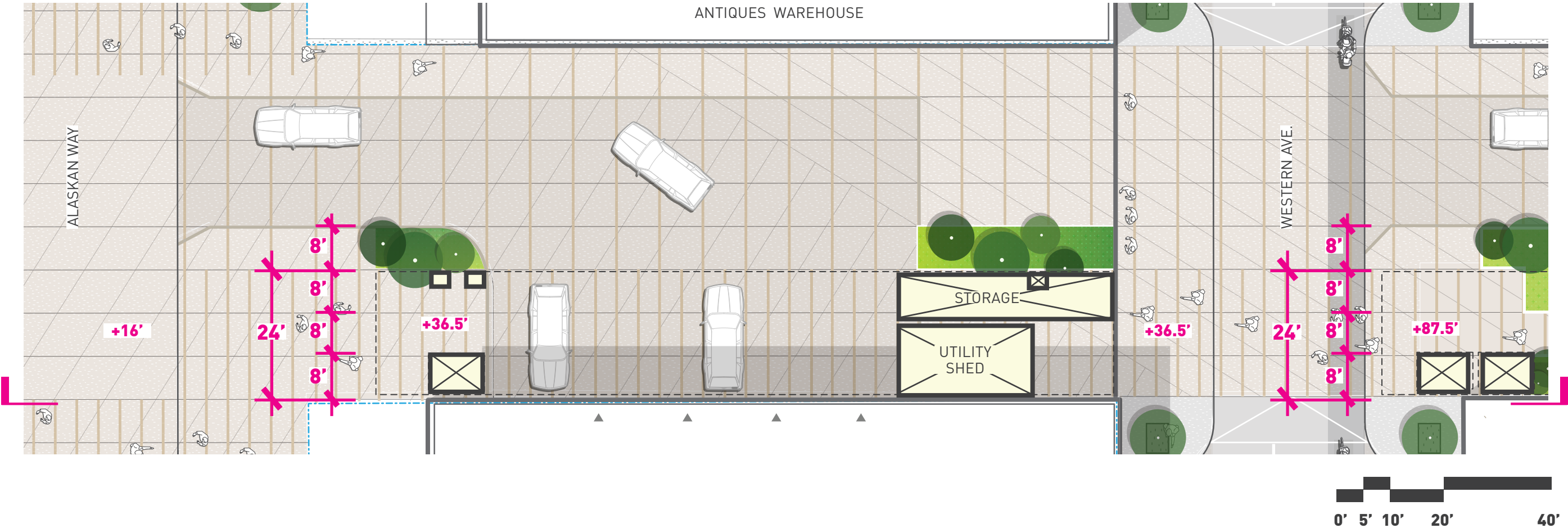
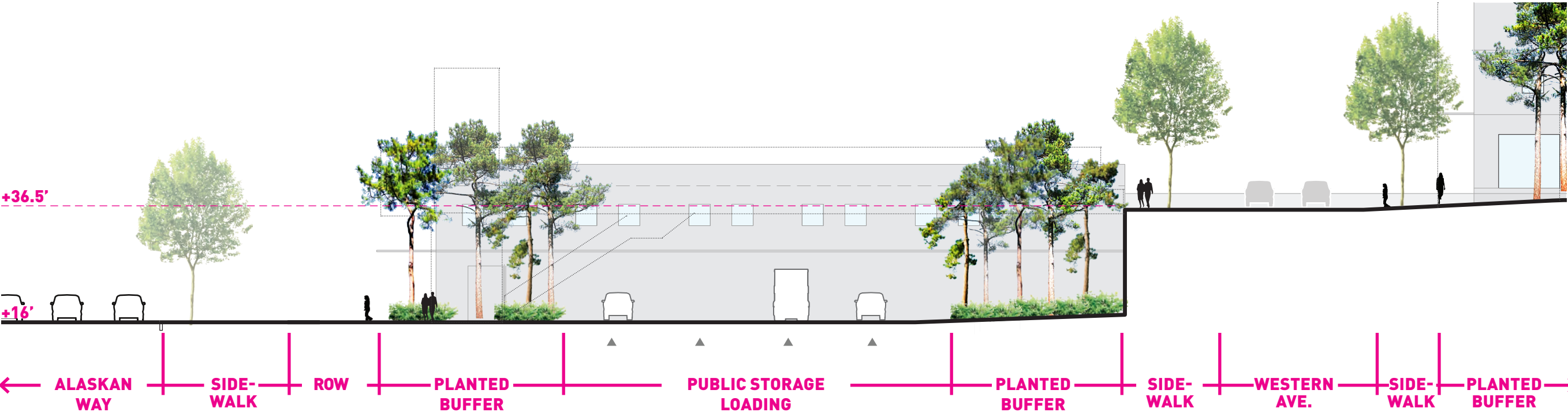
UNION STREET
STRUCTURES
VOLUME



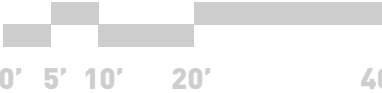
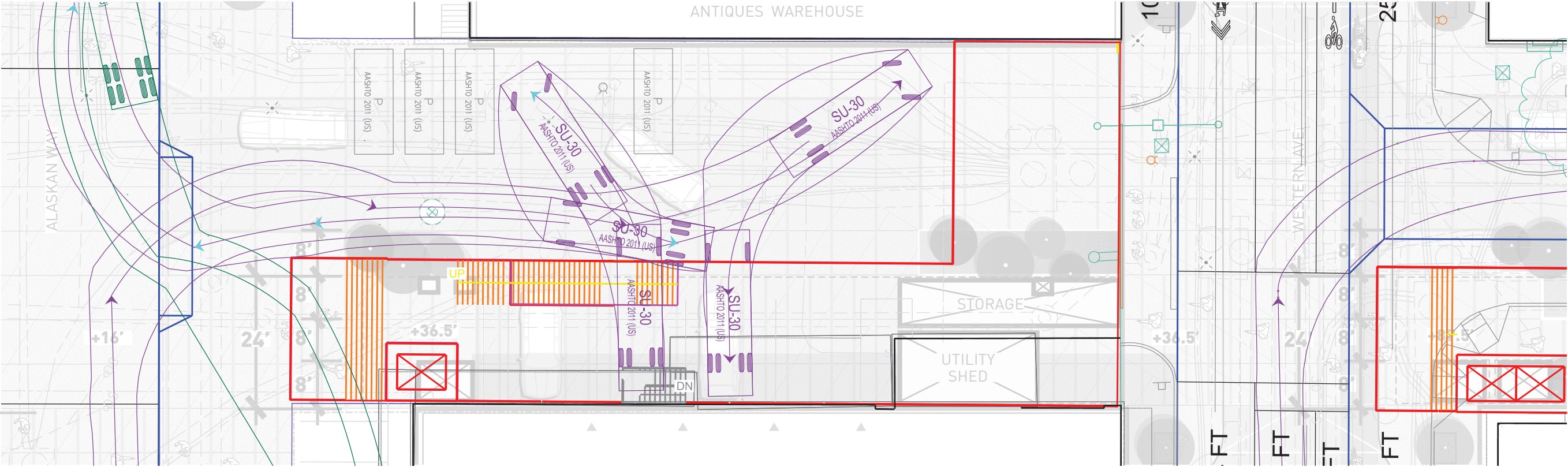
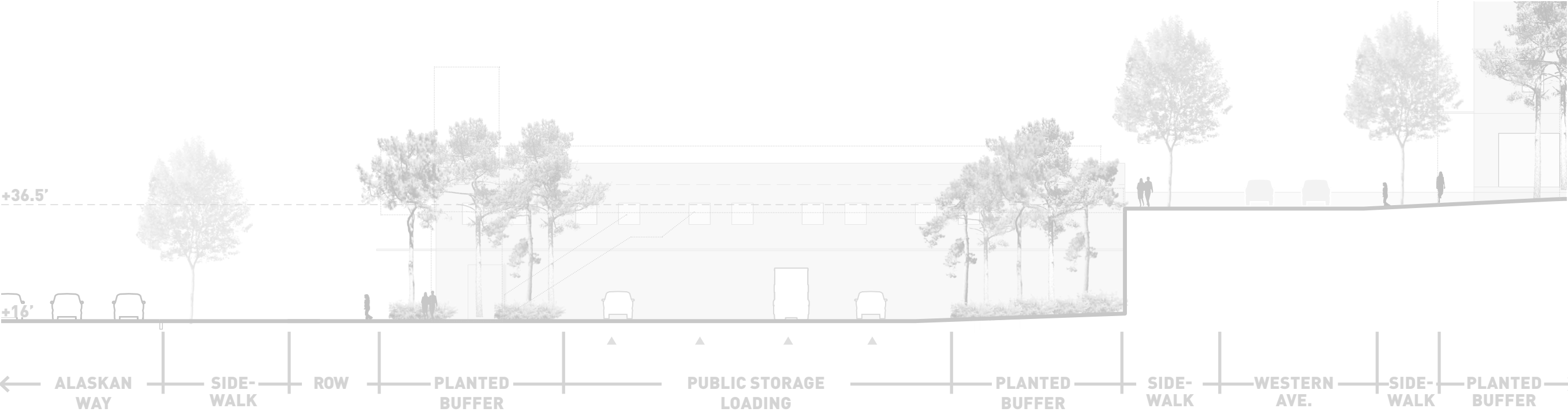
UNION STREET CONCEPT DIAGRAM



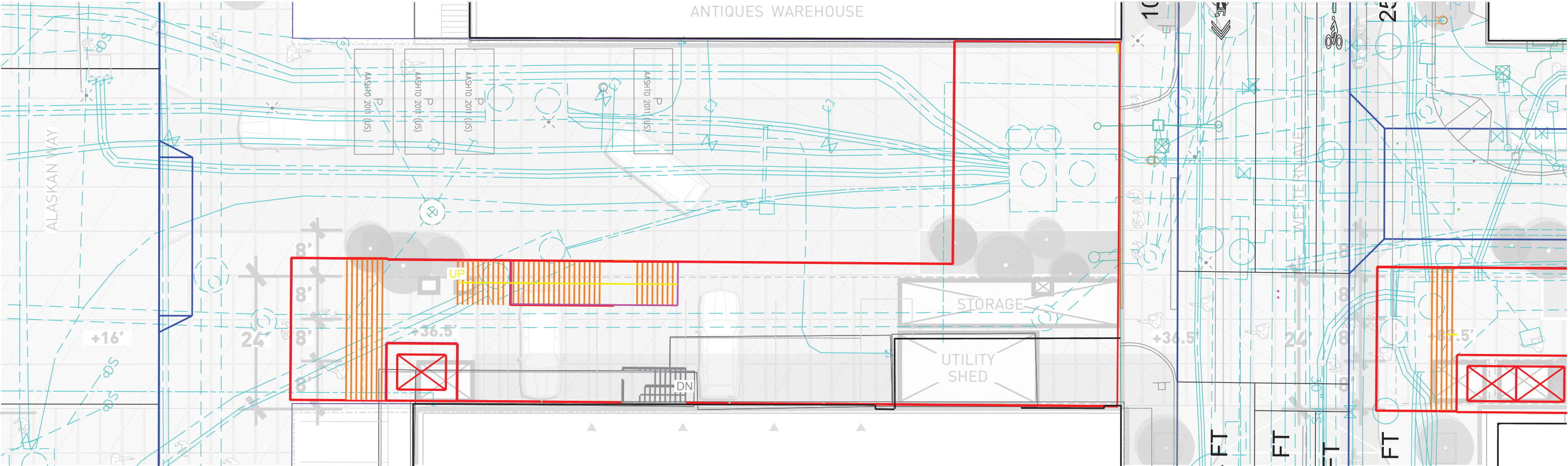
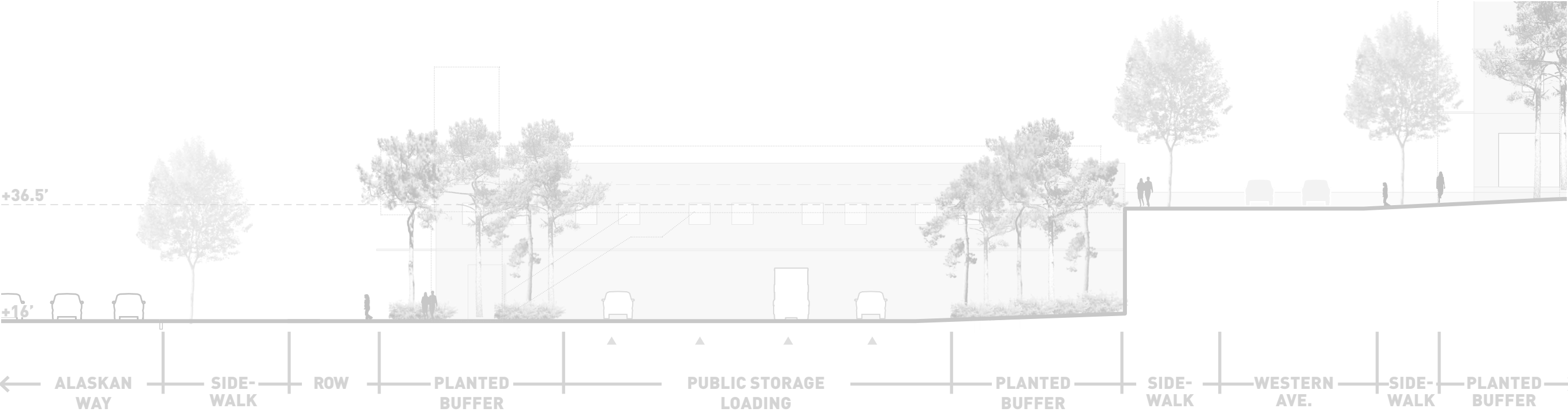
UNION STREET
LOWER UNION



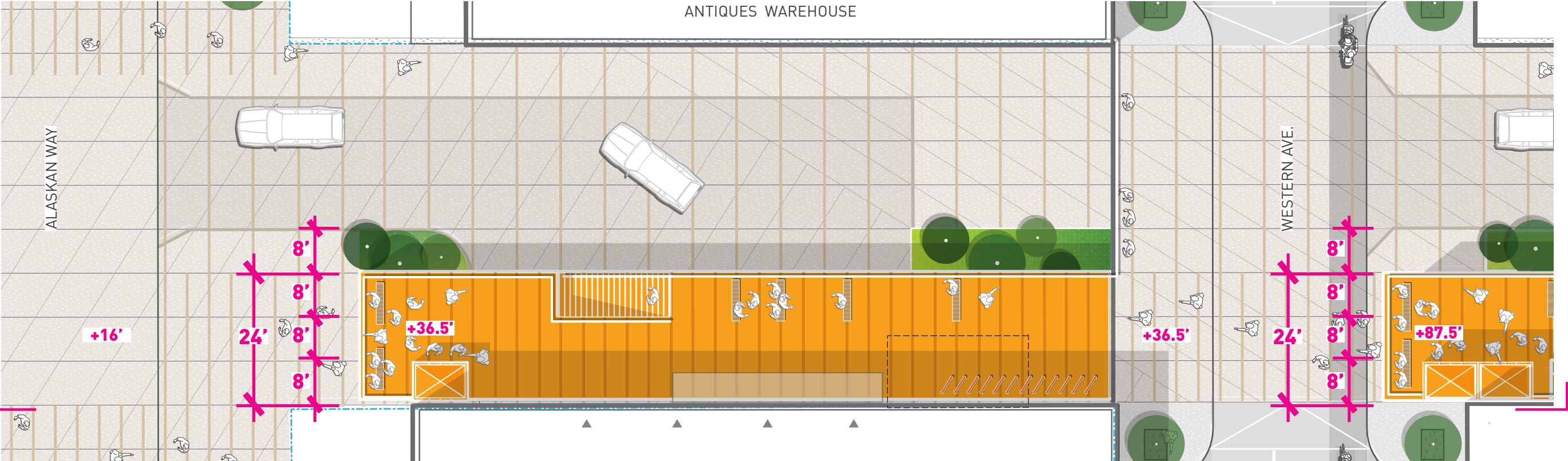
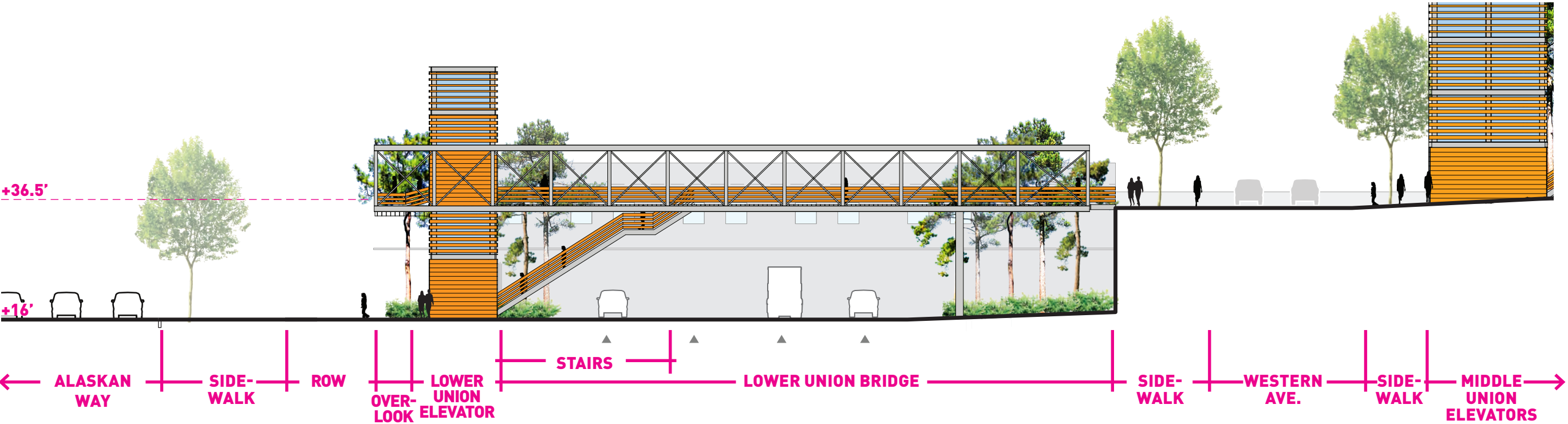
UNION STREET
LOWER UNION
TURN-SIMULATIONS



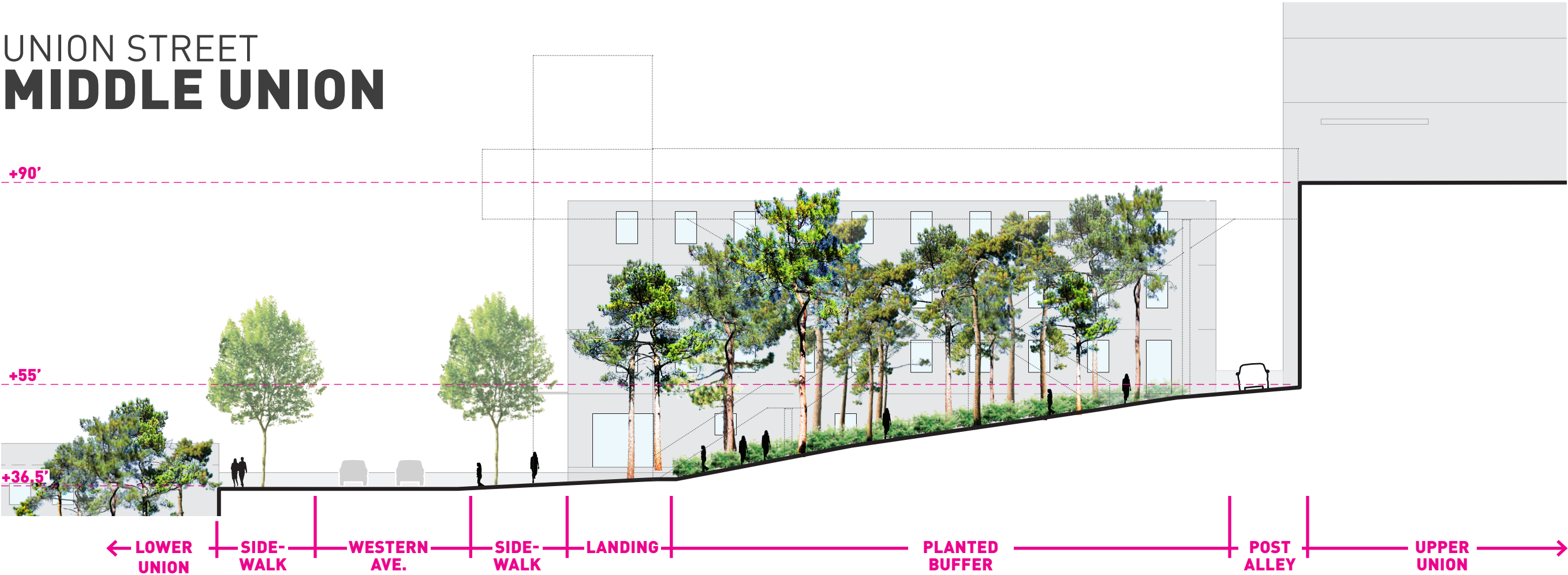
UNION STREET
LOWER UNION
UTILITIES



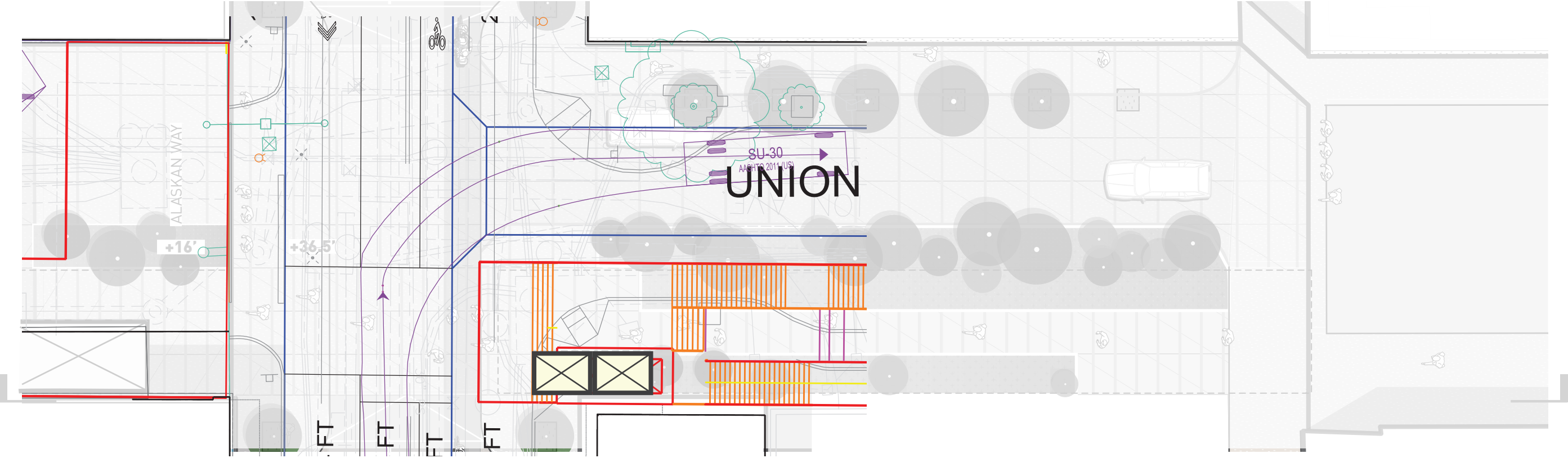
UNION STREET
LOWER UNION
STRUCTURES



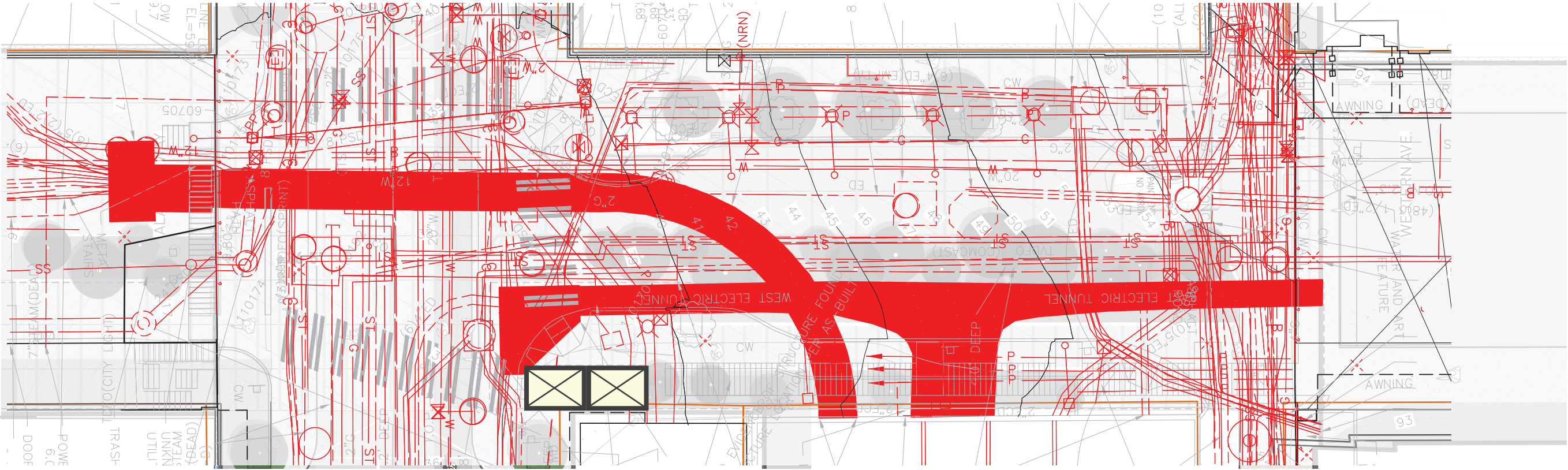
UNION STREET
MIDDLE UNION



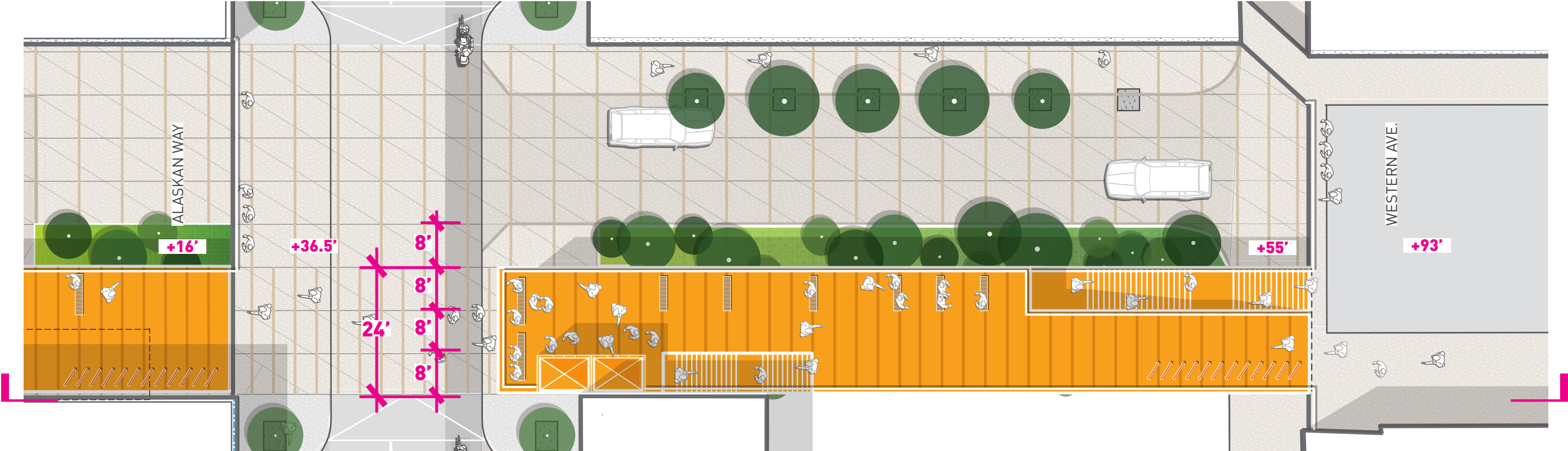
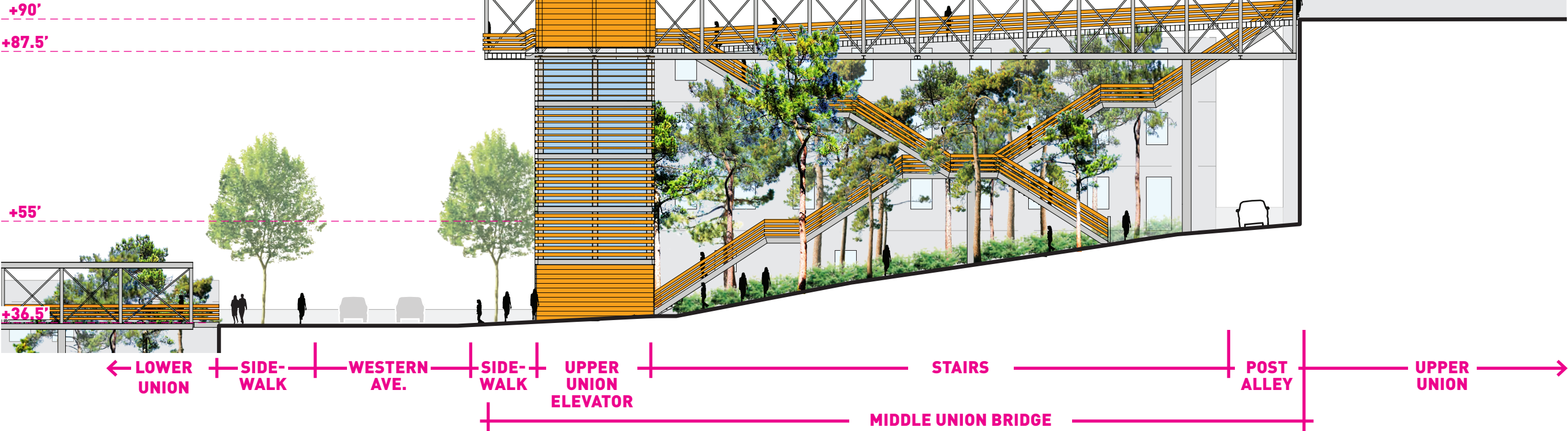
UNION STREET
MIDDLE UNION
TURN SIMULATIONS



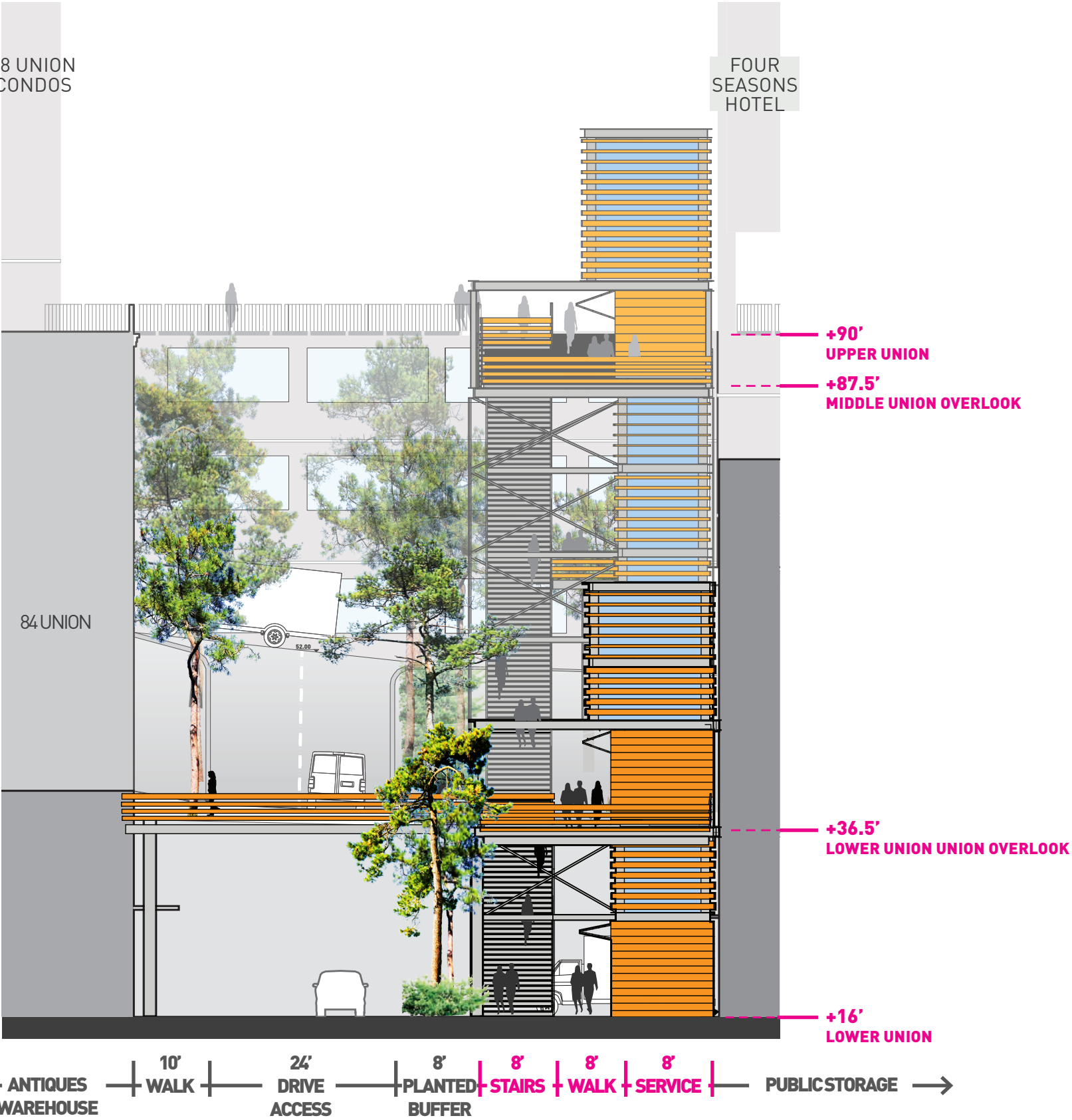
UNION STREET
MIDDLE UNION
UTILITIES



UNION STREET
MIDDLE UNION
STRUCTURE

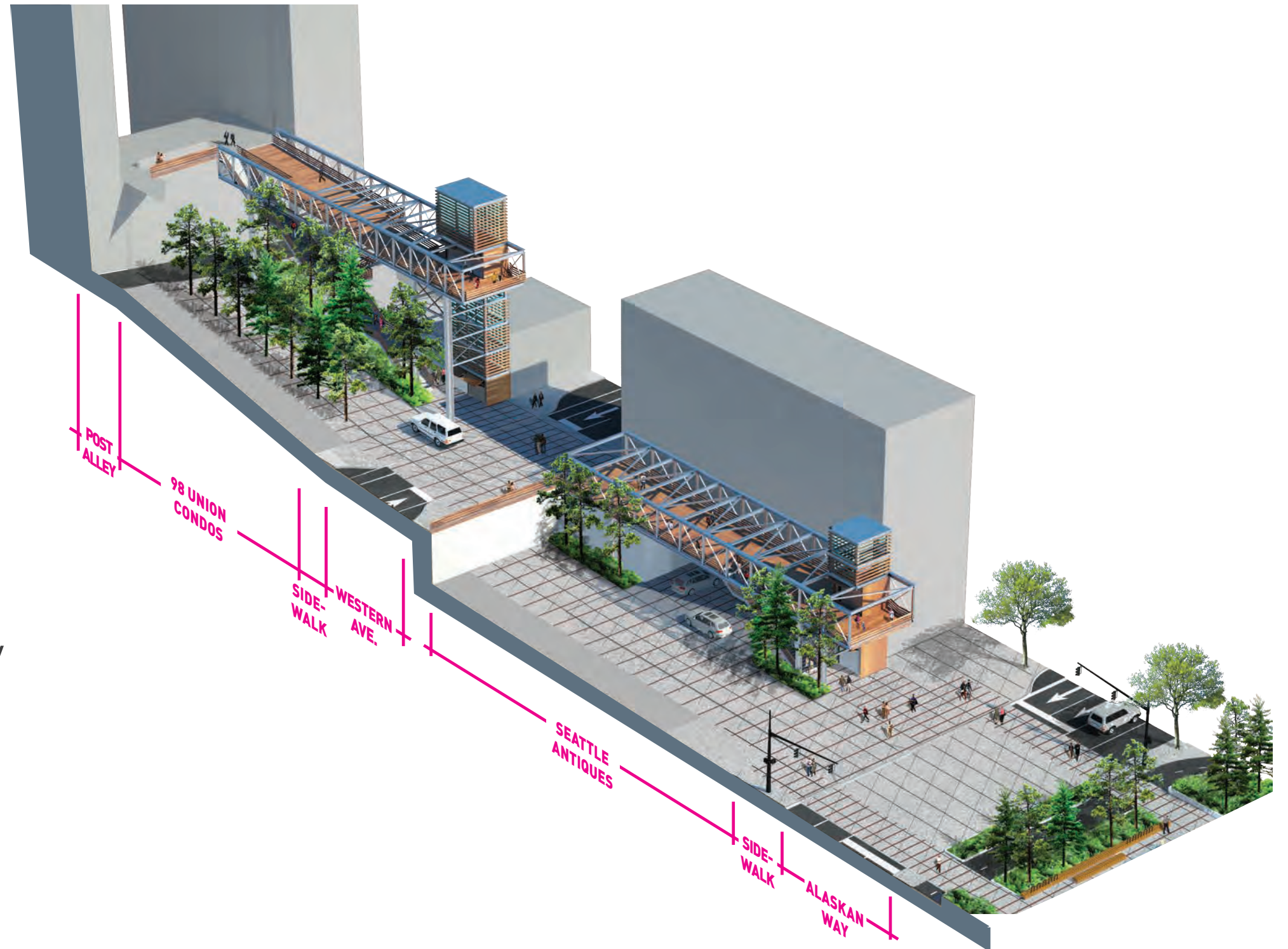


UNION STREET ELEVATION

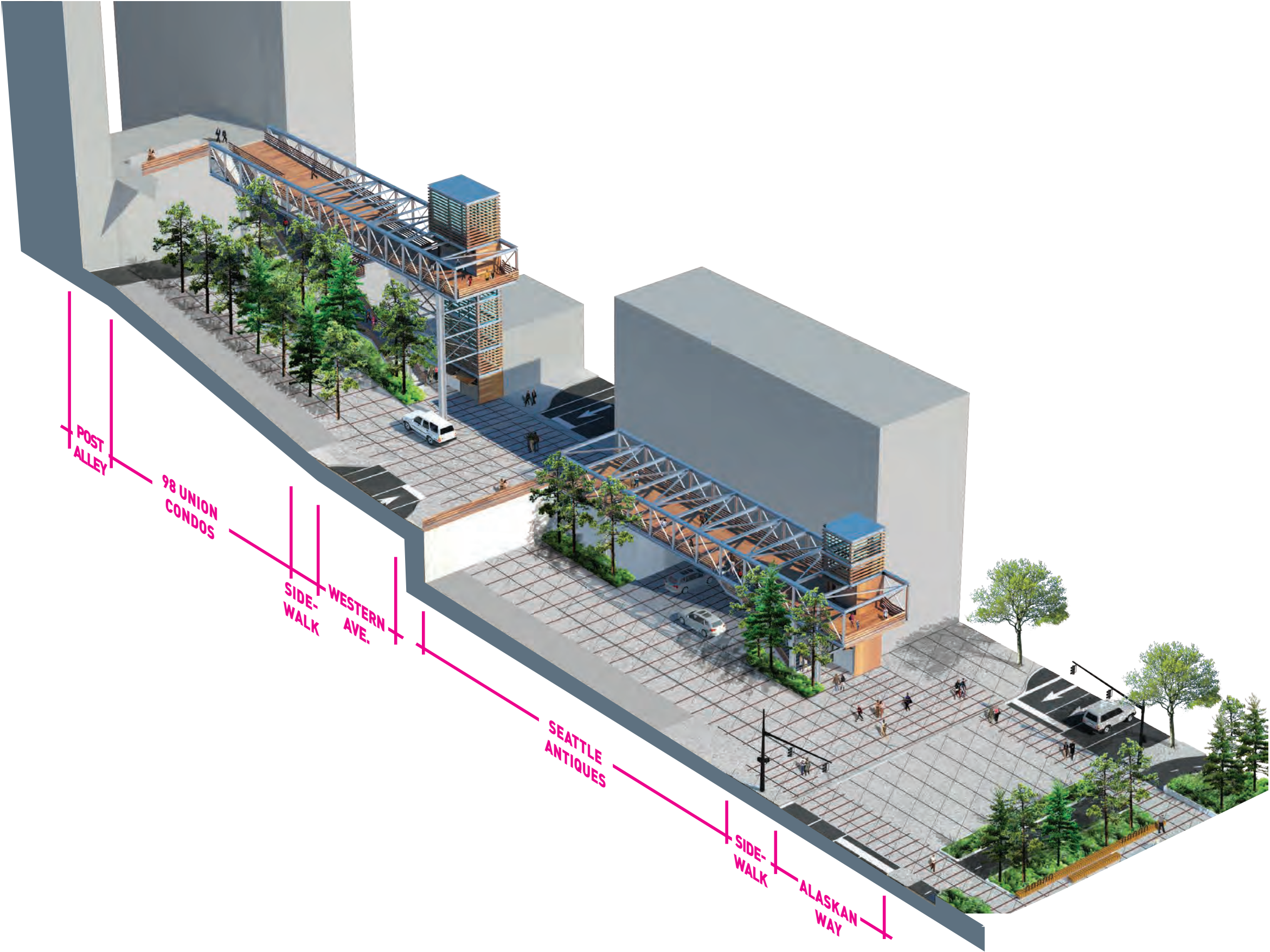


UNION STREET **ART OPPORTUNITIES**

- Tidelines
- Pavement
- Vertical surfaces
- Seawall/Wall/Bluff
- Waterfront Bluff
- Wildlife
- Structures
- Overhead/underfoot
- Light/shadow
- Moving & Storage - movement
- Seattle Steam – sustainable energy
- Seattle City Light - power
- 84 Union - history



UNION STREET
CONCEPT



END