

UNION STREET SCHEMATIC DESIGN

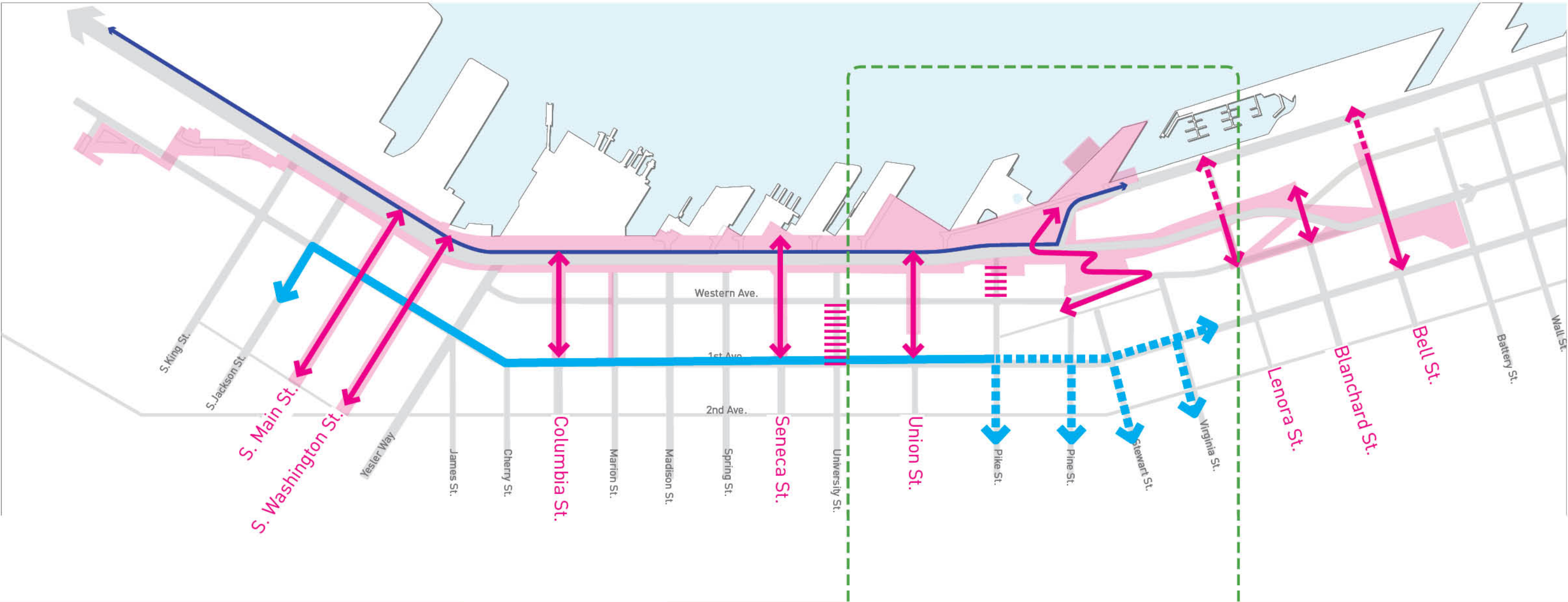
DESIGN COMMISSION

APRIL 3RD, 2014



UNION STREET DESIGN

RECONNECT THE CITY TO THE WATERFRONT



PIONEER SQUARE

- FLAT GROUNDPLANE
- HISTORIC
- OCCIDENTAL PARK CONNECTION

TRANSIT HUB

- SLOPED GROUNDPLANE
- TRANSIT CONNECTION

HISTORIC PIERS

- STEEP GROUND-PLANE
- NO VEHICULAR CONNECTION

PUBLIC OPEN SPACE

- STEEP AND DISJOINTED GROUNDPLANE
- LINK BETWEEN DOWNTOWN ARTS AND WATERFRONT
- LINK BTWN AQUARIUM + PIKE PLACE MKT

BELLTOWN

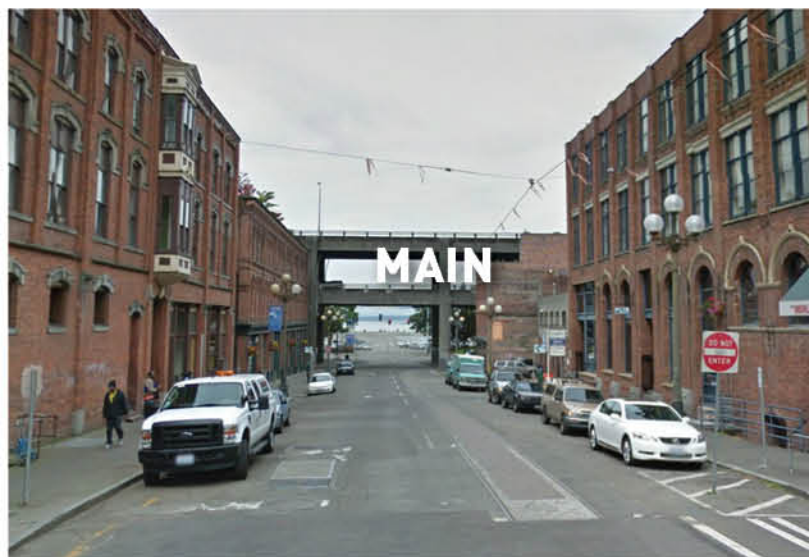
- CUT OFF FROM WATERFRONT
- BRIDGES
- BLUFF

LEGEND

- ↔ East-West Connections
- Pioneer Square Historic District

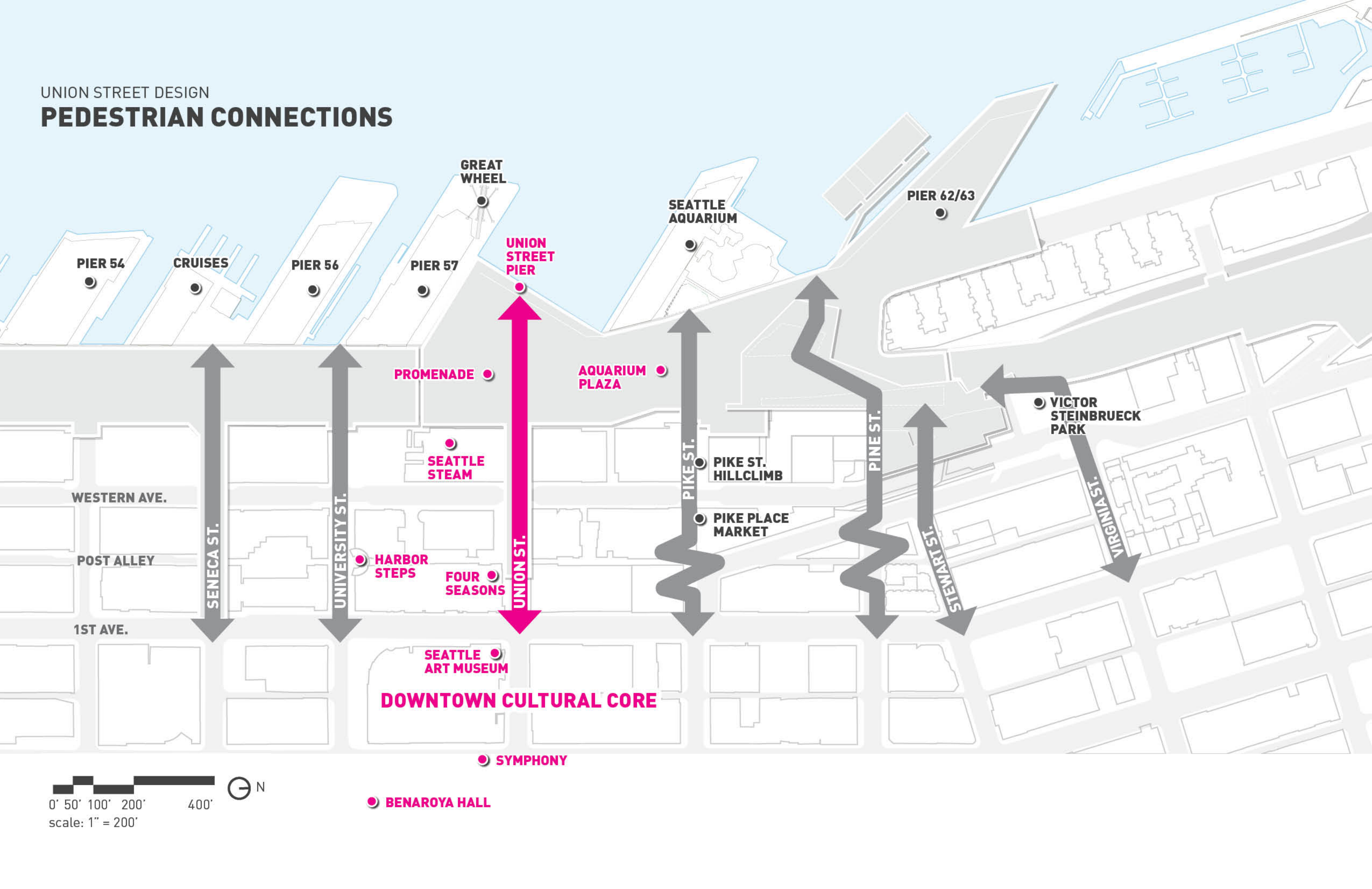
- ↔ First Hill Street Car
- ↔ Cycle Track

UNION STREET DESIGN
EAST-WEST CONNECTIONS
EARLY WIN



UNION STREET DESIGN

PEDESTRIAN CONNECTIONS

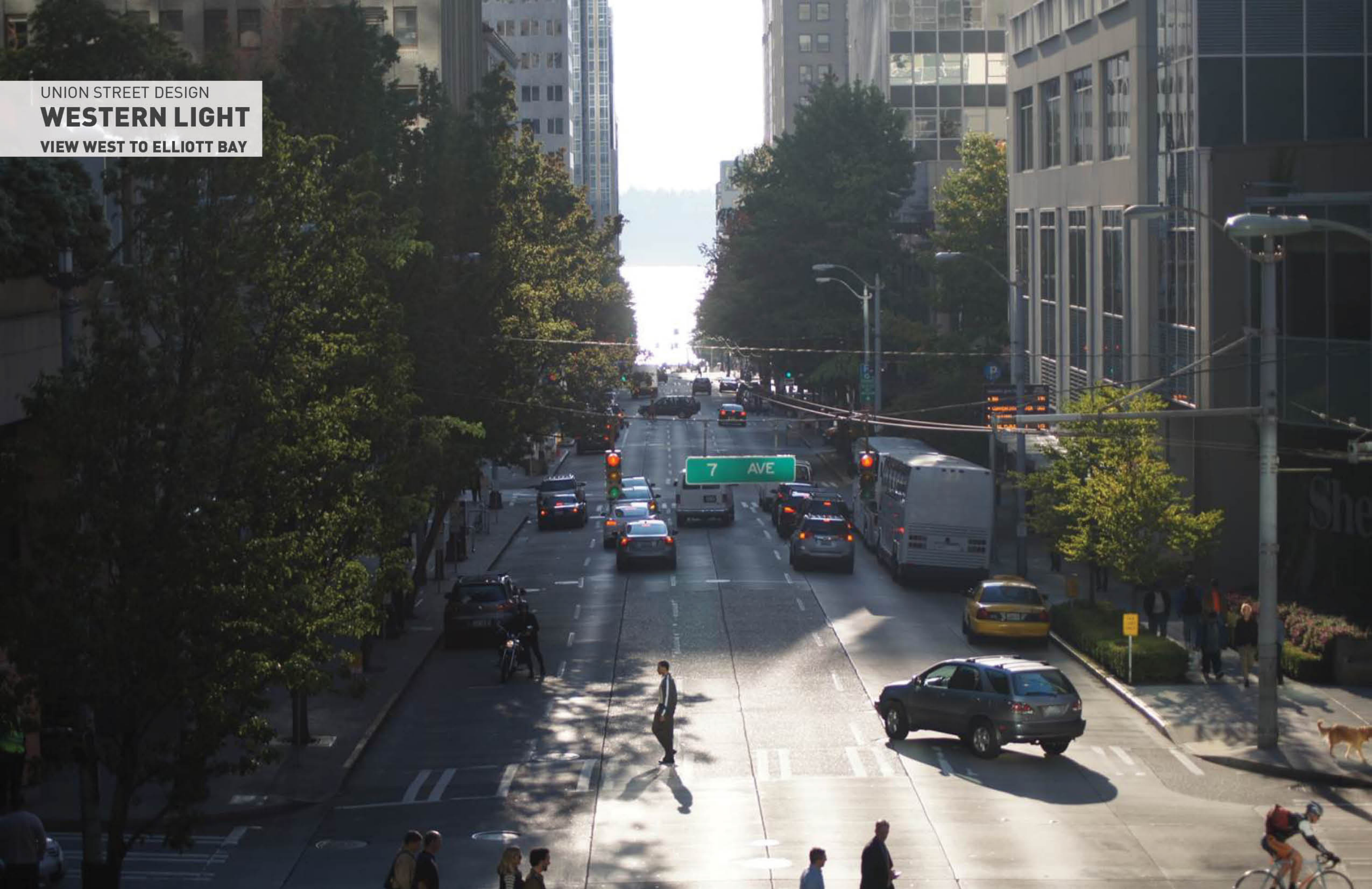


0' 50' 100' 200' 400'
scale: 1" = 200'



● BENAROYA HALL

UNION STREET DESIGN
WESTERN LIGHT
VIEW WEST TO ELLIOTT BAY



UNION STREET DESIGN
CULTURAL CORE



UNION STREET DESIGN

EDGE / THRESHOLD



UNION STREET DESIGN

INDUSTRIAL WATERFRONT





UNION STREET DESIGN

PUBLIC SPACE AND OPEN VIEWS TO WATER



UNION STREET DESIGN

PUBLIC SPACE AND OPEN VIEWS TO WATER

UNION STREET PIER



UNION STREET DESIGN

EXISTING CONDITIONS

CONNECTION TO THE CITY



UNION STREET DESIGN

EXISTING CONDITIONS

VIEW EAST



UNION STREET DESIGN
EXISTING CONDITIONS
VIEW EAST



UNION STREET DESIGN
EXISTING CONDITIONS
VIEW EAST



UNION STREET DESIGN

EXISTING CONDITIONS

VIEW EAST



UNION STREET DESIGN

EXISTING CONDITIONS

VIEW EAST



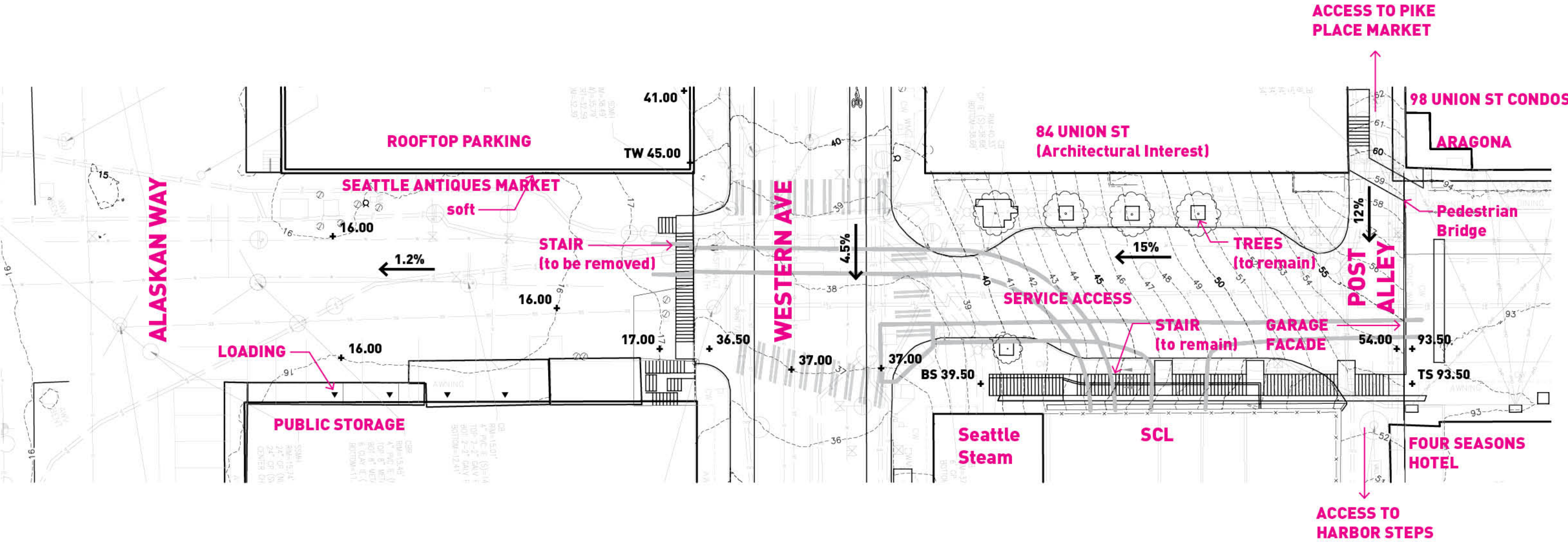
UNION STREET DESIGN

EXISTING CONDITIONS

AERIAL IMAGE

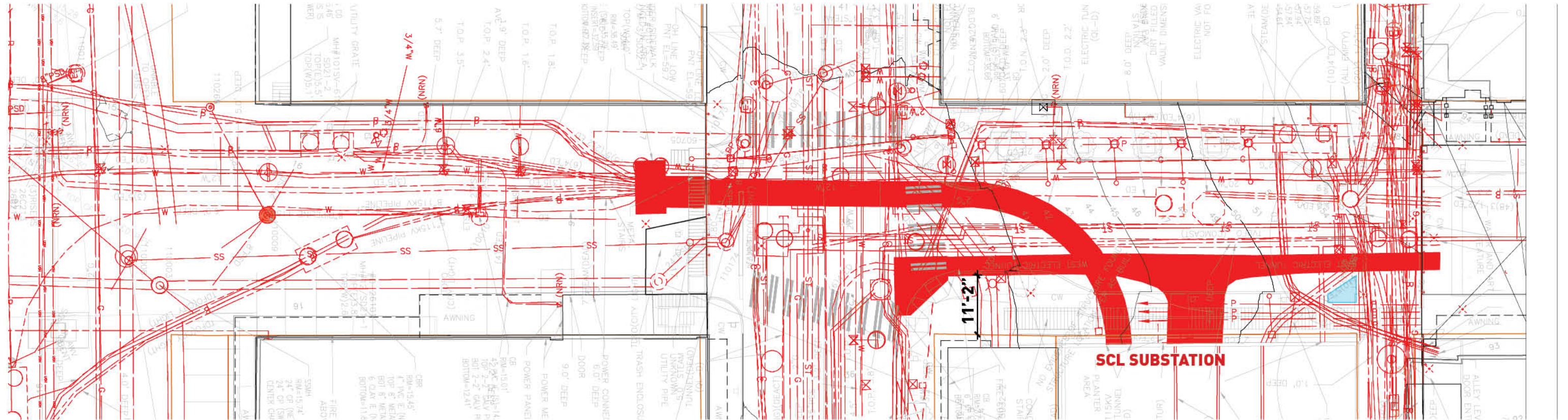


UNION STREET DESIGN
EXISTING CONDITIONS
PLAN



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

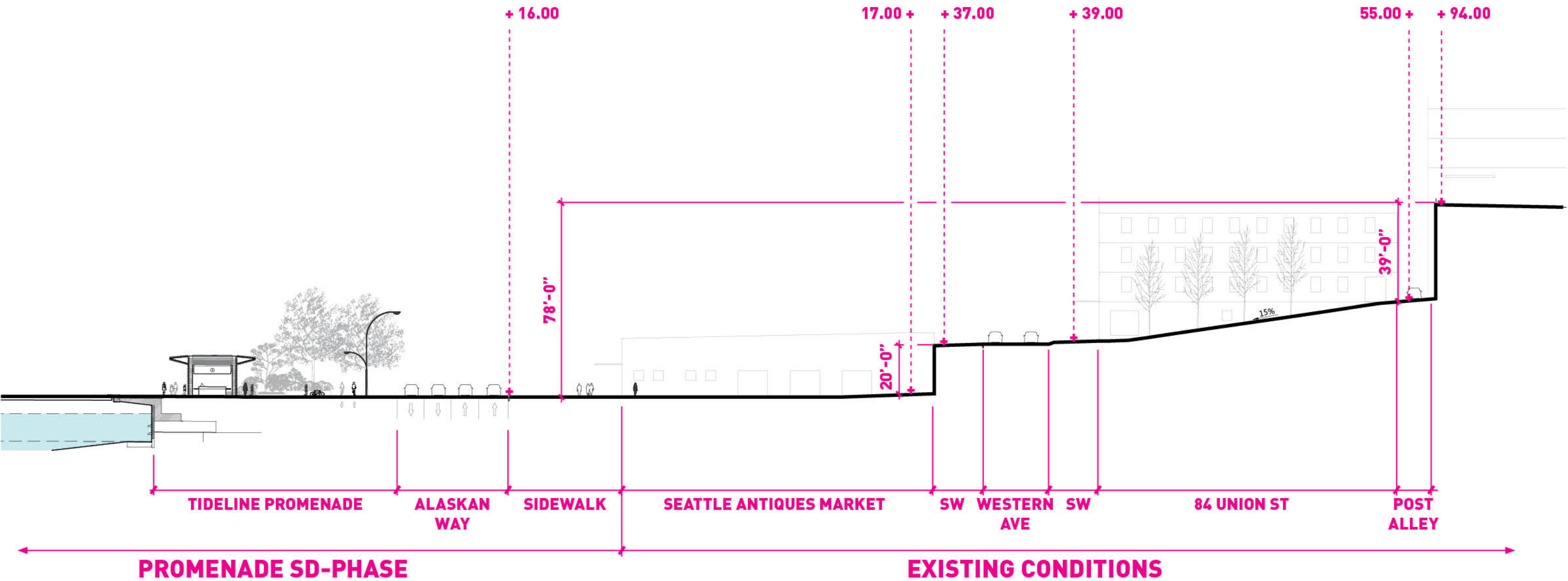
UTILITIES AND SCL TUNNELS



UNION STREET DESIGN

EXISTING CONDITIONS

SECTION: POST ALLEY TO UNION ST PIER



UNION STREET DESIGN

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

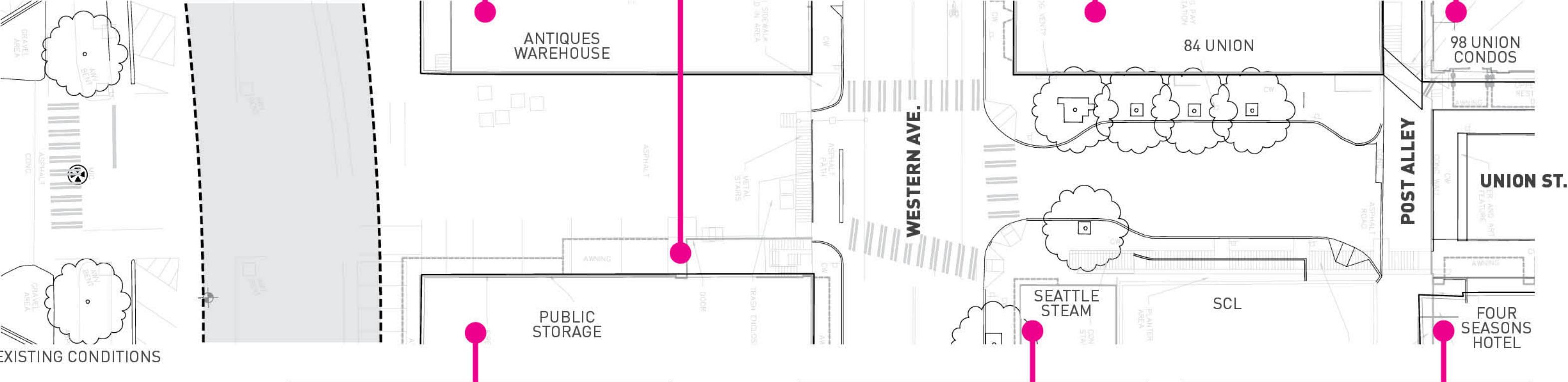
- Connection from 1st Ave. to Alaskan Way should be very “linear”.

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



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 short 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

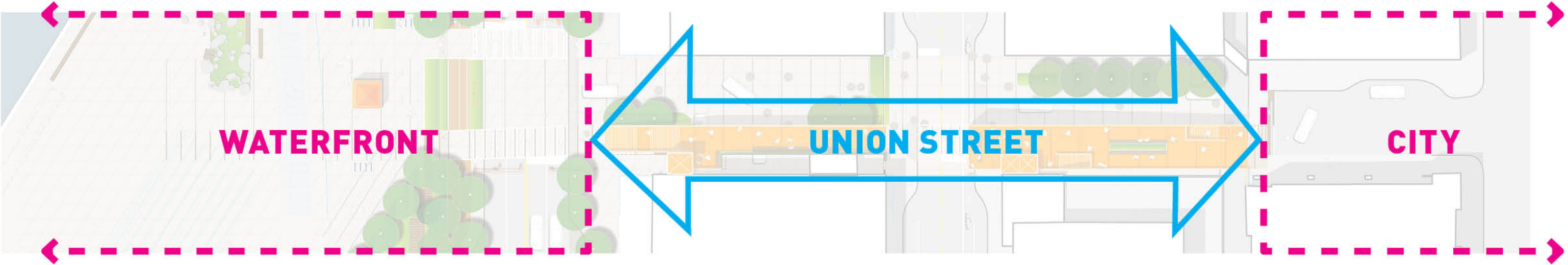
DESIGN ASSUMPTIONS

- 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

OCTOBER 2013 SDC FEEDBACK

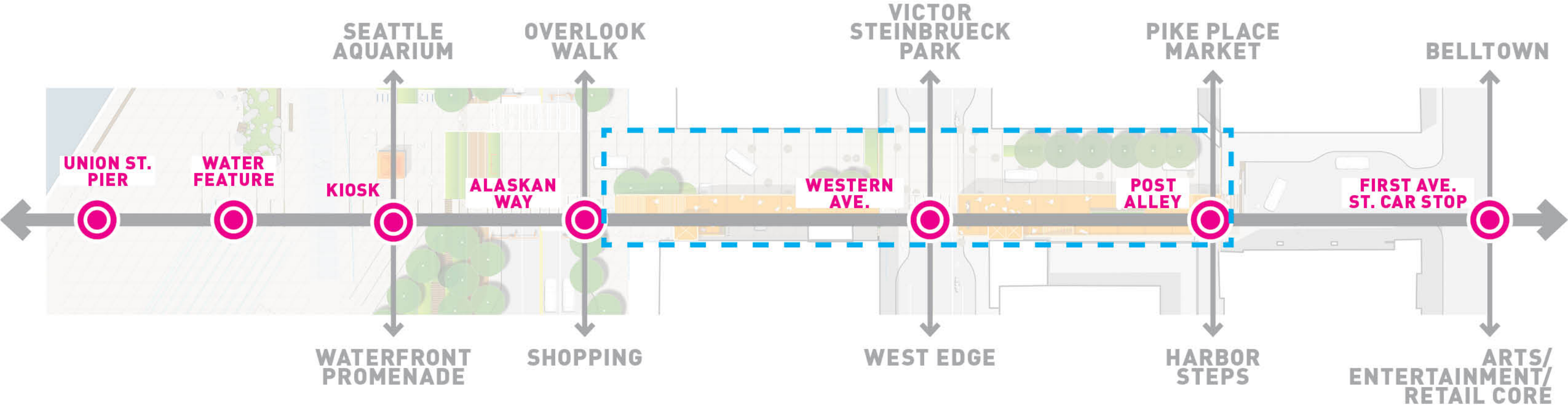
- SDC approved of the overall direction and appreciated the massing and placement of the structures
- Add more fun and whimsy; less restraint with the design of the structures
- Consider unique structures
- Consider more exuberant colors
- Focus on view moments in all directions (not just toward the bay) and on the elevators
- Gateway experience and improved connection to east - the transition from the Middle Union deck to the groundplane between Post and 1st Ave is “a critical piece of the Waterfront plan” - want minor changes that will “facilitate a seamless connection”
- At-grade crossing at Western to be used as a north-south link to the neighborhood
- Do not over-plant

CONNECTION BETWEEN CITY AND WATERFRONT



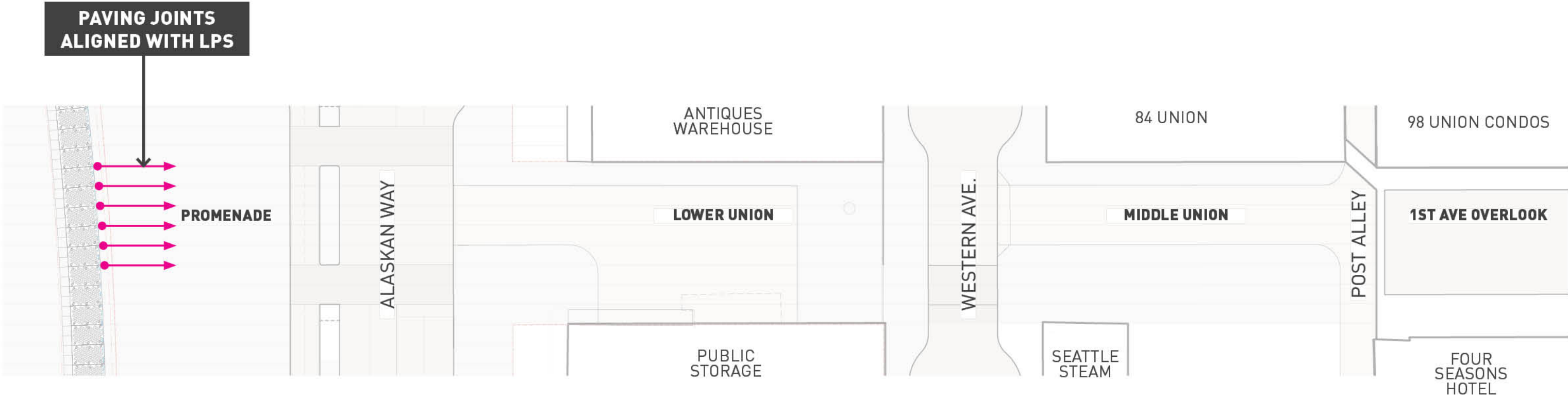
UNION STREET DESIGN

DIRECT + LEGIBLE APPROACH



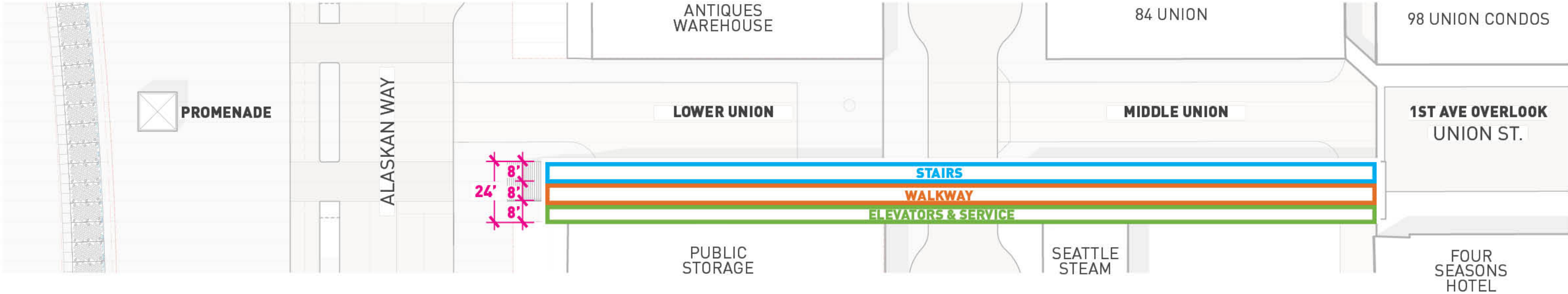
UNION STREET DESIGN

DIRECT + LEGIBLE APPROACH



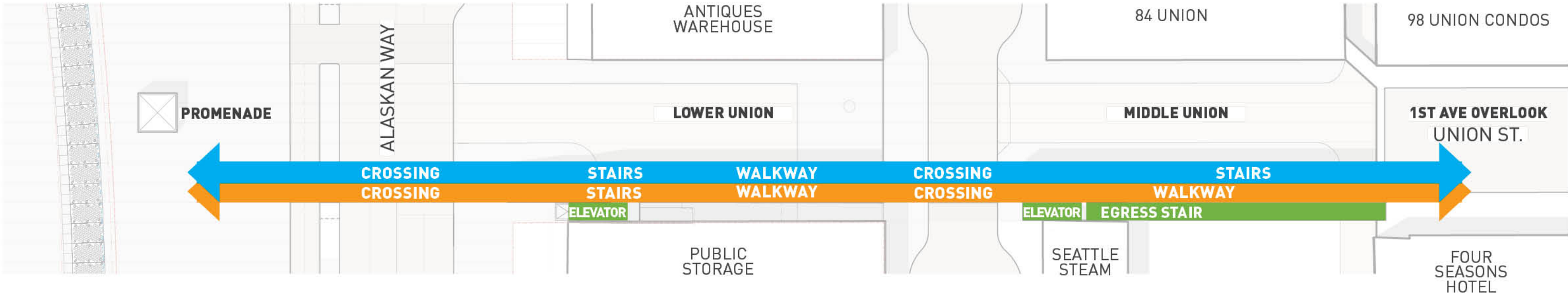
UNION STREET DESIGN

ALIGNED CIRCULATION



UNION STREET DESIGN

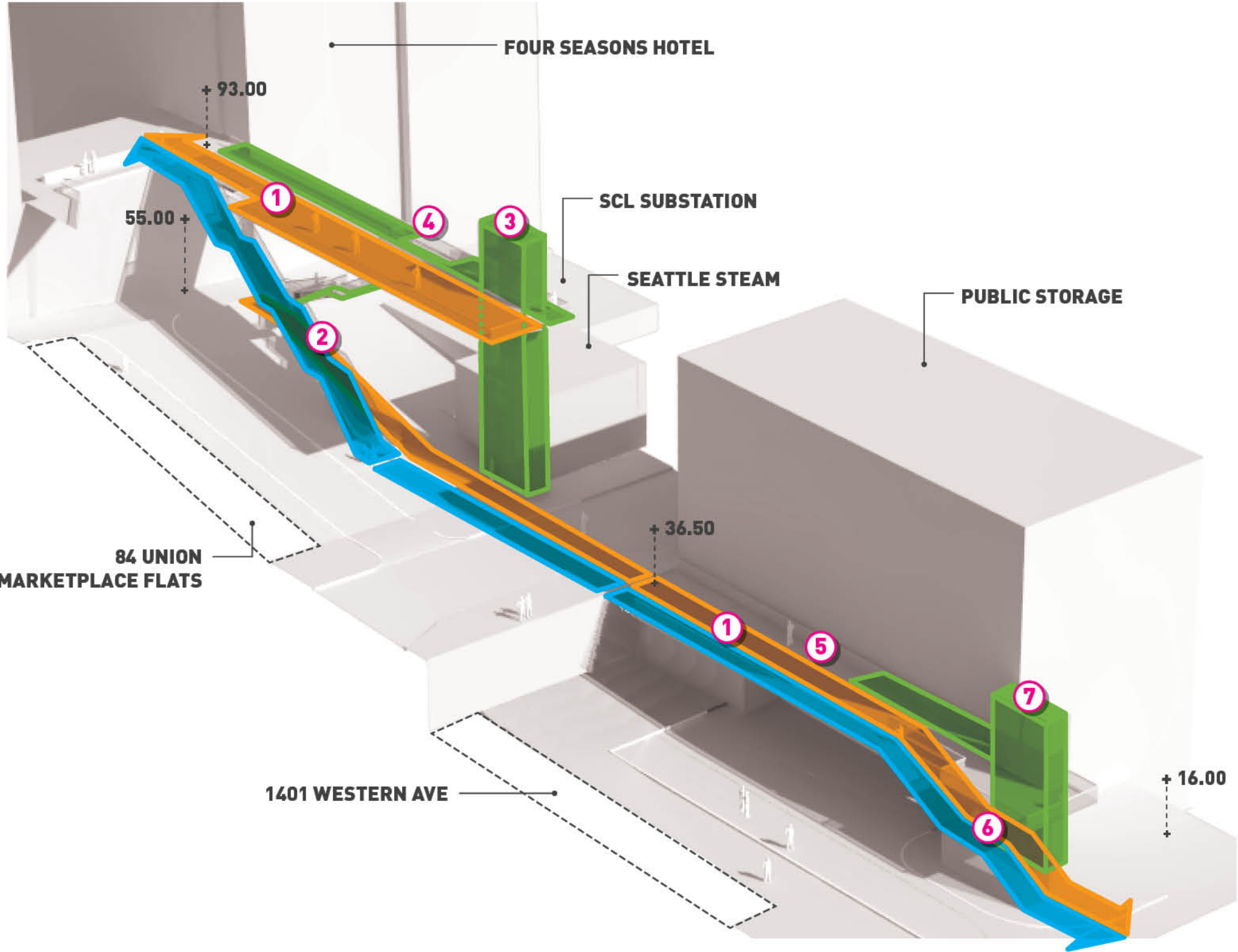
ALIGNED CIRCULATION



UNION STREET DESIGN

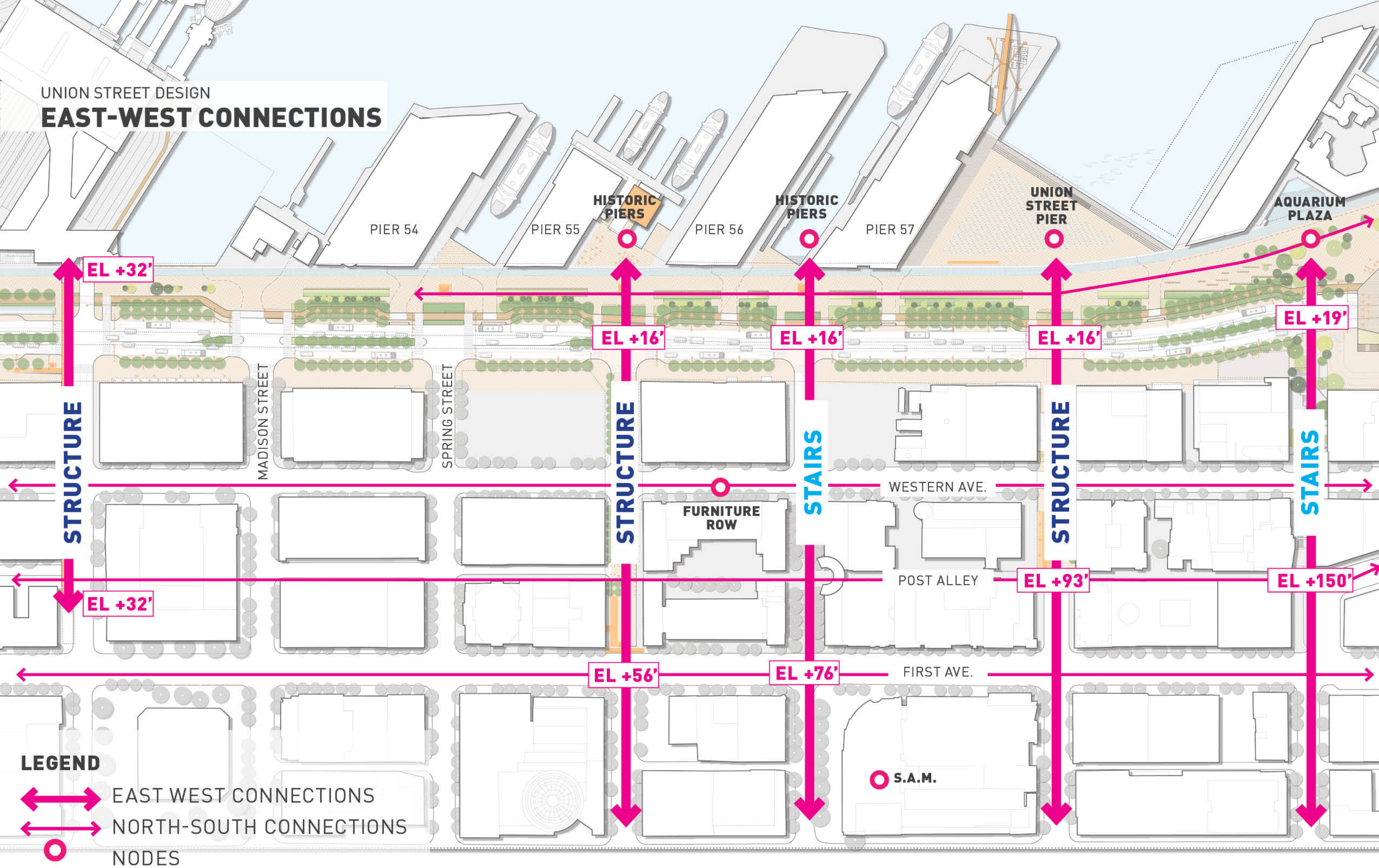
ALIGNED CIRCULATION

AXON



- LEGEND**
- ① PEDESTRIAN BRIDGE
 - ② 8' WIDE STAIR
 - ③ ELEVATORS (FIRST & WESTERN)
 - ④ EGRESS STAIR CONNECTING TO MAIN STAIR AND POST ALLEY
 - ⑤ EXISTING PUBLIC STORAGE FIRE ESCAPE
 - ⑥ 16' WIDE STAIR
 - ⑦ ELEVATOR (WESTERN & ALASKAN)

UNION STREET DESIGN
EAST-WEST CONNECTIONS



UNION STREET DESIGN

STREETS WITH STAIRS

PIKE STREET HILL CLIMB



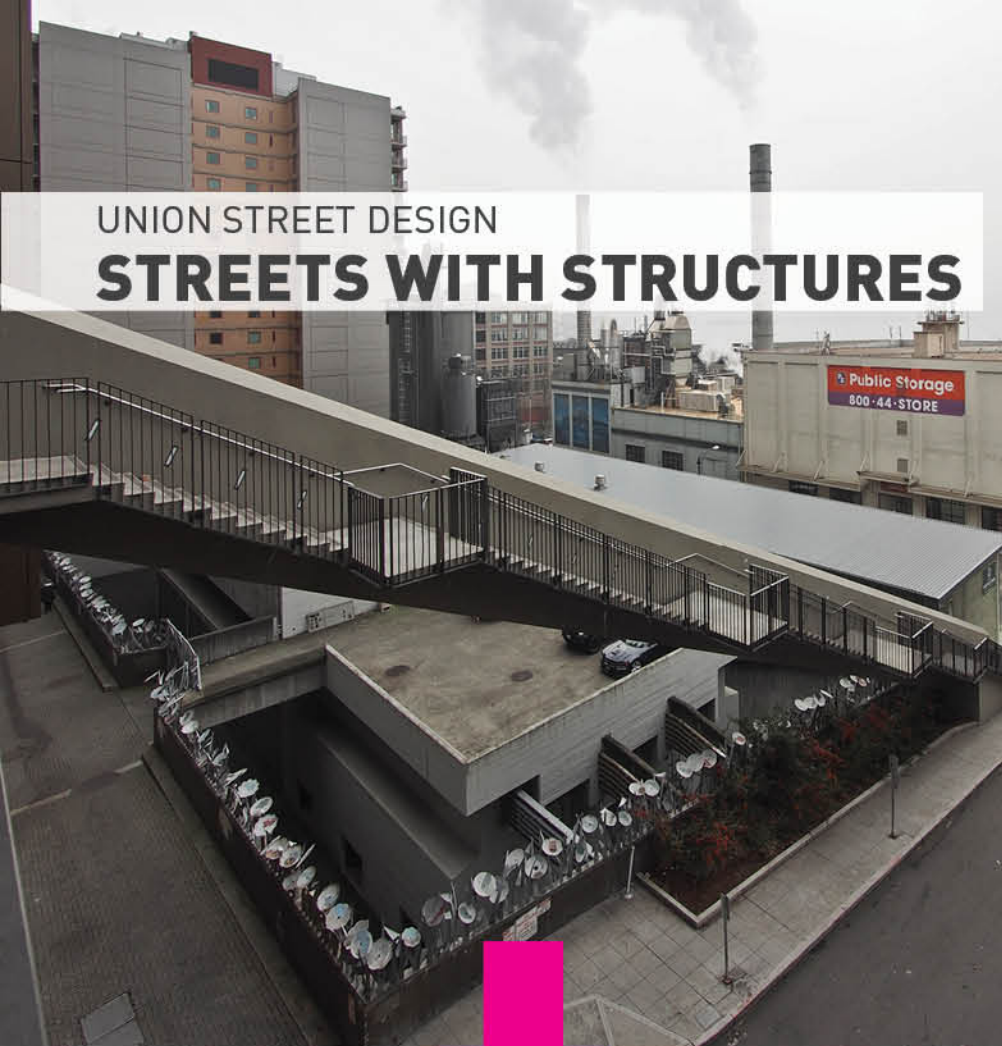
STAIRS + PLANTING
330' x 65' wide
134' Vertical Drop

UNIVERSITY ST. HARBOR STEPS



STAIRS + PLANTING + SEATING
225' x 65' wide
60 ft Vertical Drop

UNION STREET DESIGN STREETS WITH STRUCTURES



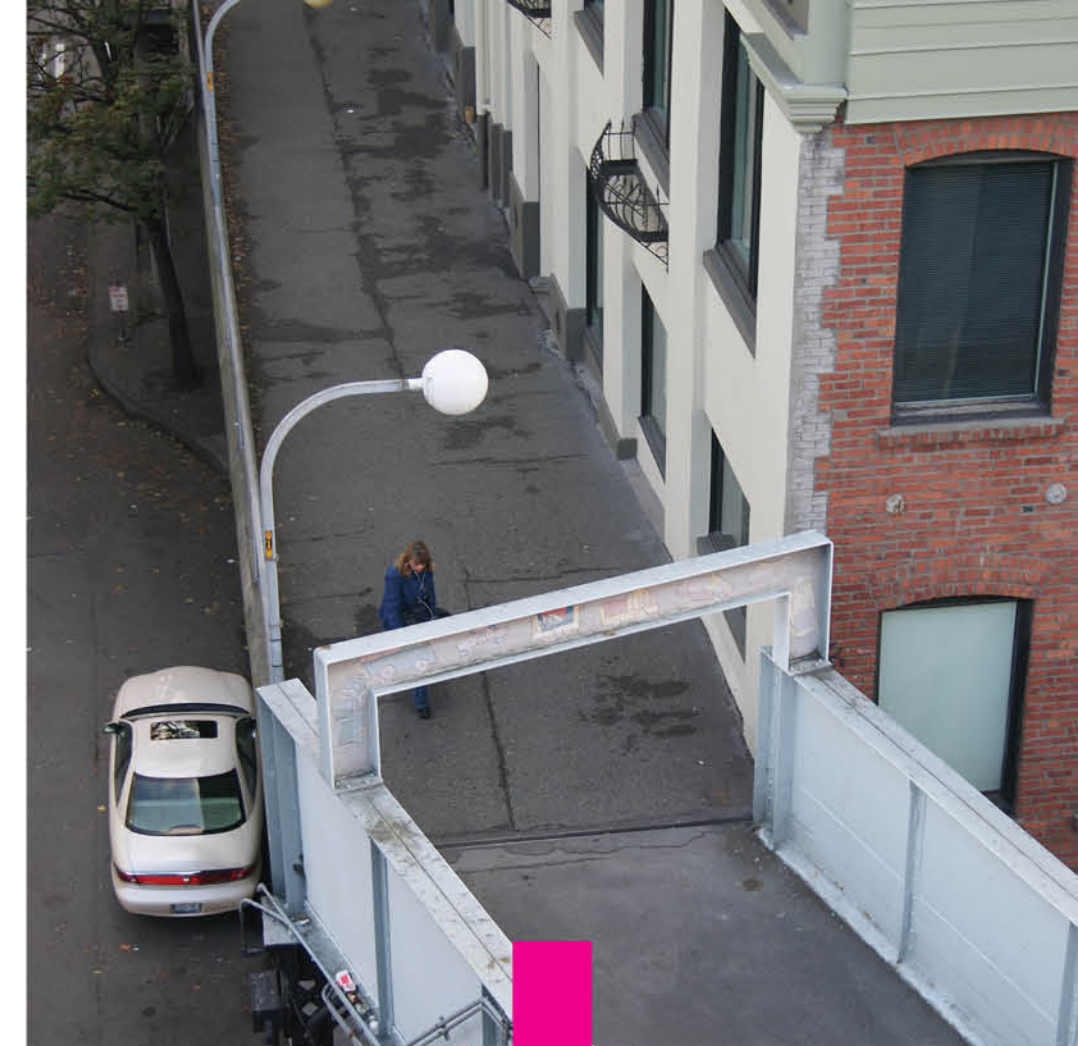
UNION ST. IMPROVEMENTS

DECK + STAIRS + ELEVATORS + STREET
300' x 24' wide deck (55' wide street)
77' Vertical Drop



SENECA ST. IMPROVEMENTS

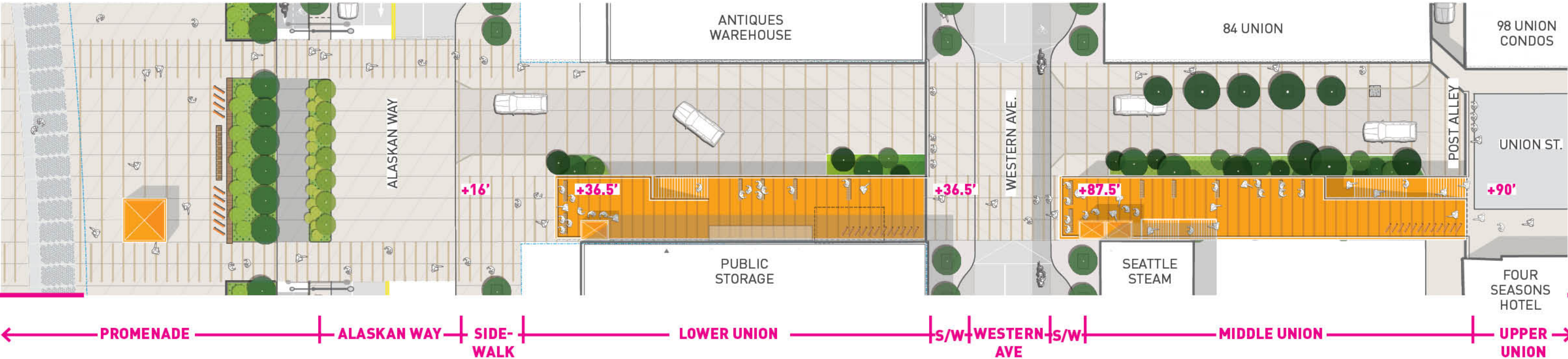
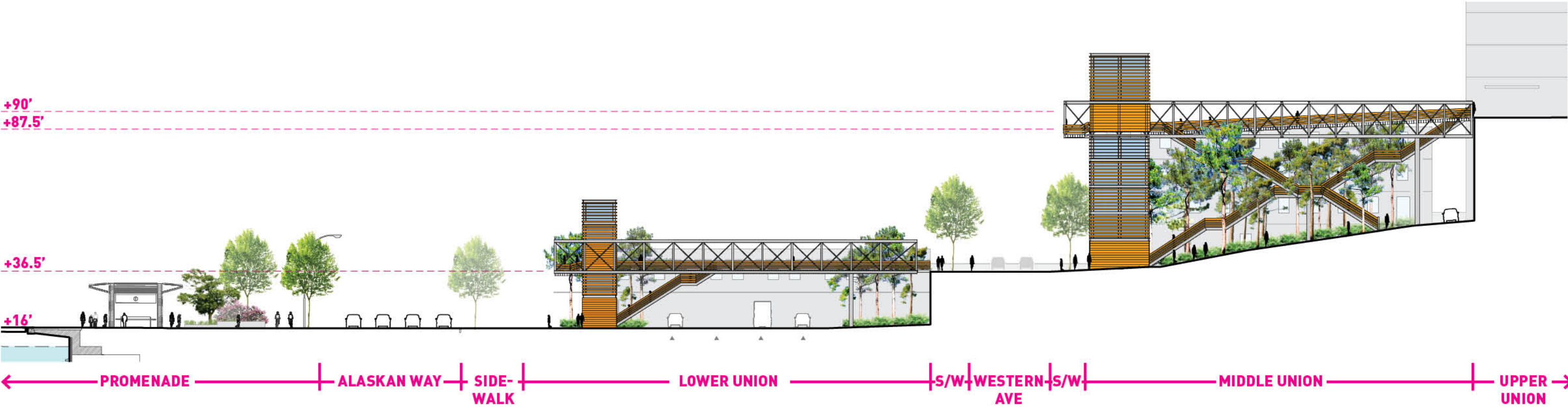
DECK + STAIRS + ELEVATOR
410' X 30' wide (reduce to 16' wide)
40' Vertical Drop



MARION STREET BRIDGE

COVERED BRIDGE
410' X 15' wide
Roughly Constant Elevation

UNION STREET DESIGN
OCTOBER 2013
PLAN AND SECTION



UNION STREET DESIGN

AUGUST 2013

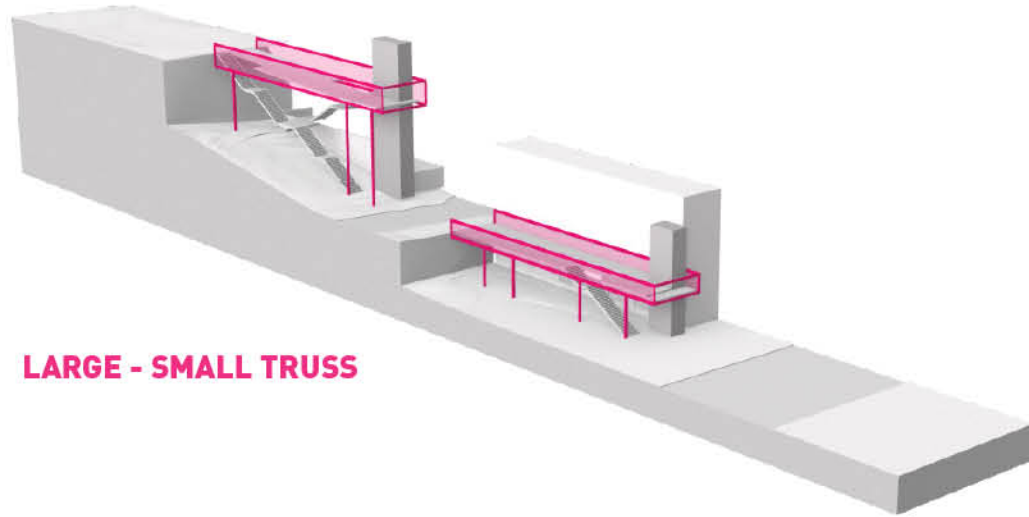
UNION OVERLOOK VIEW



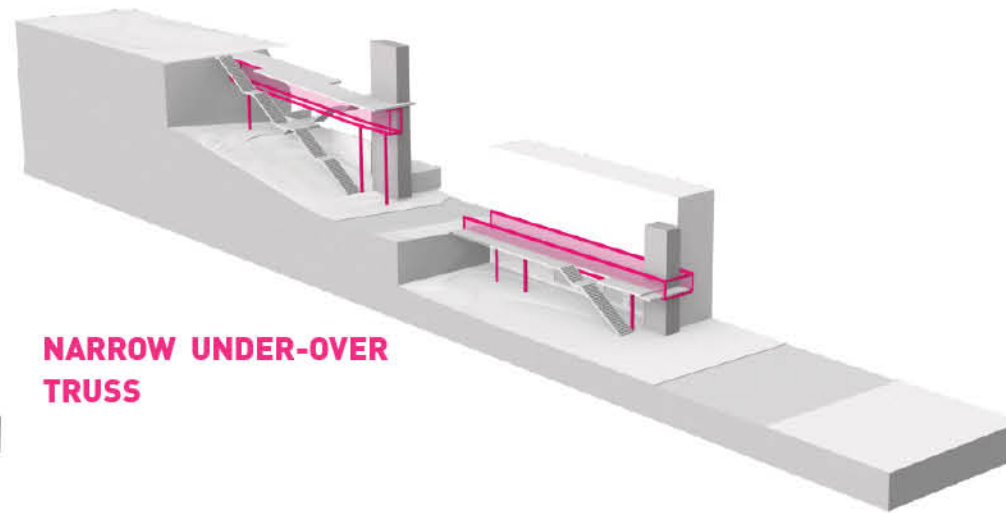
UNION STREET DESIGN

STRUCTURE

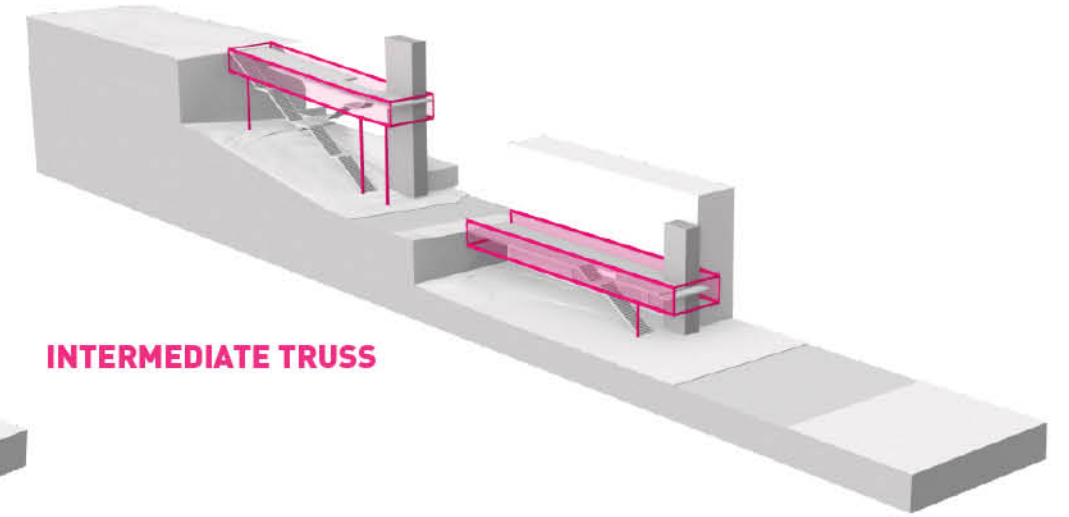
SCHEMATIC DIAGRAMS



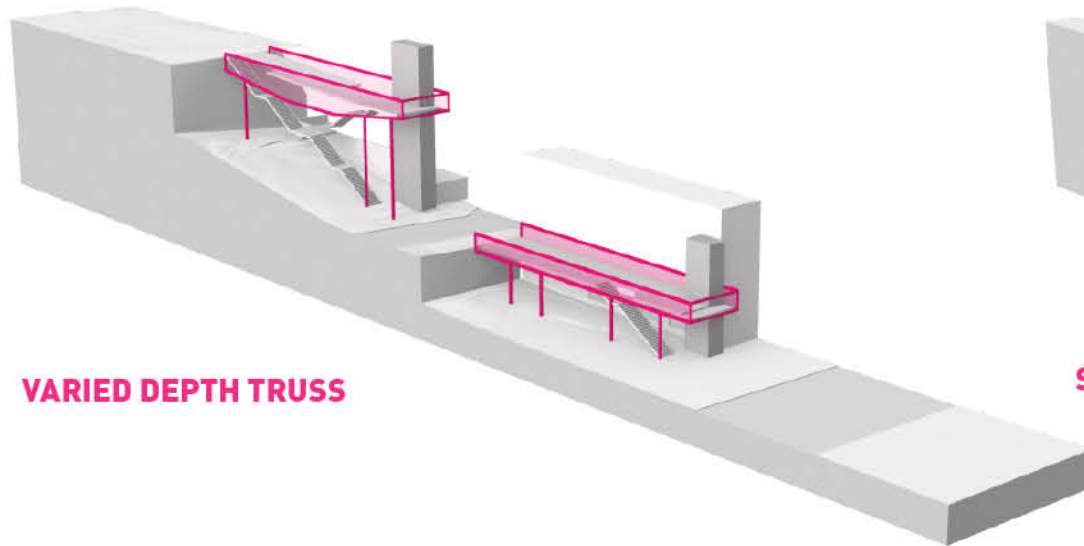
LARGE - SMALL TRUSS



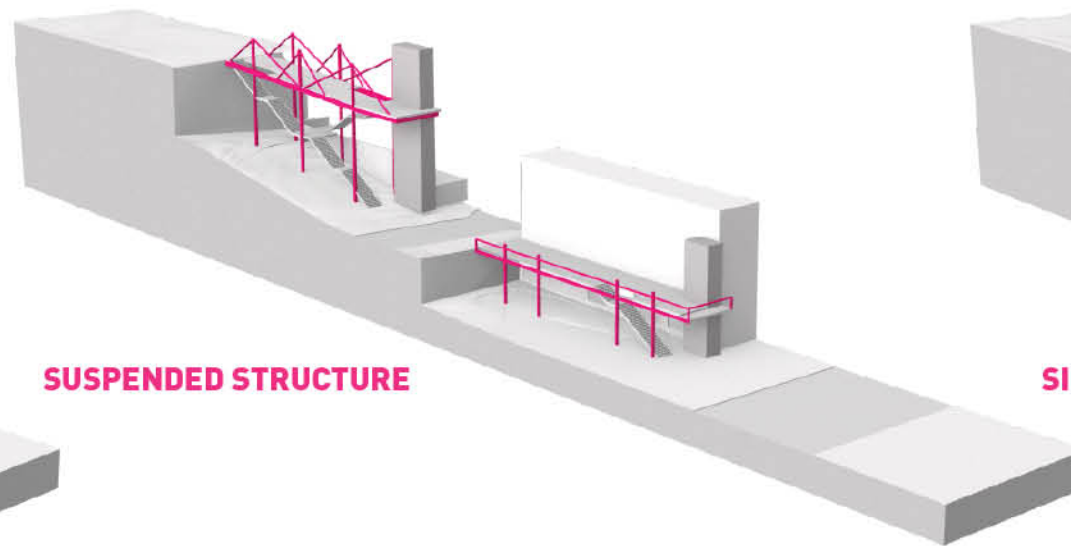
NARROW UNDER-OVER TRUSS



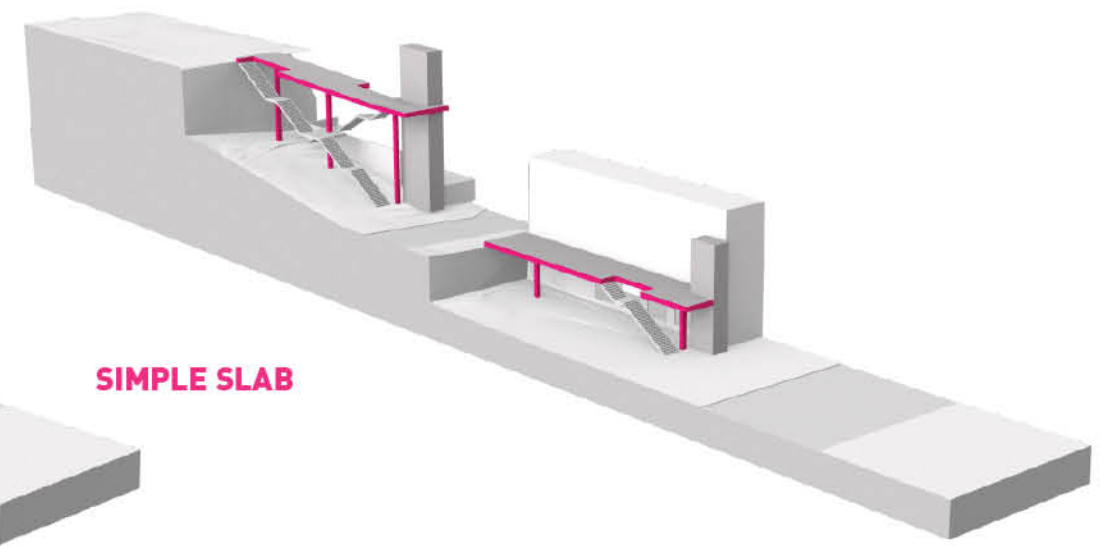
INTERMEDIATE TRUSS



VARIED DEPTH TRUSS



SUSPENDED STRUCTURE

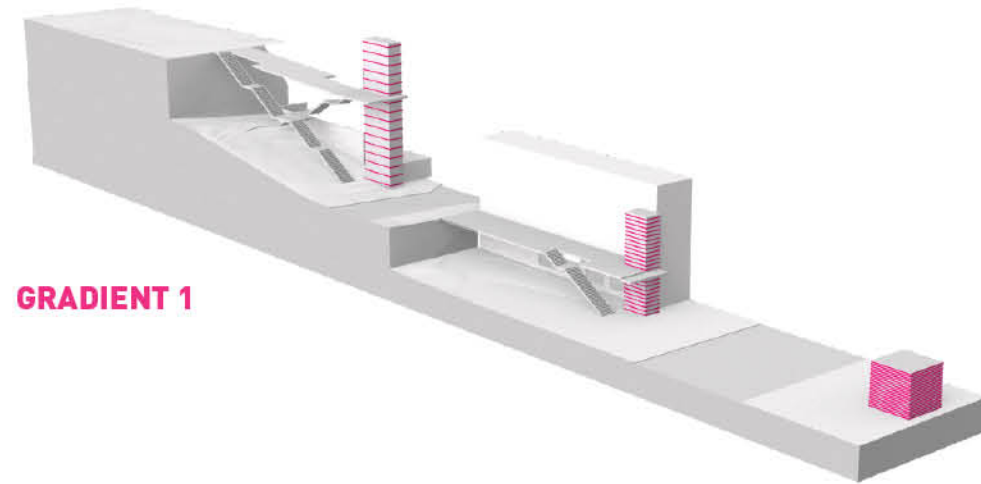


SIMPLE SLAB

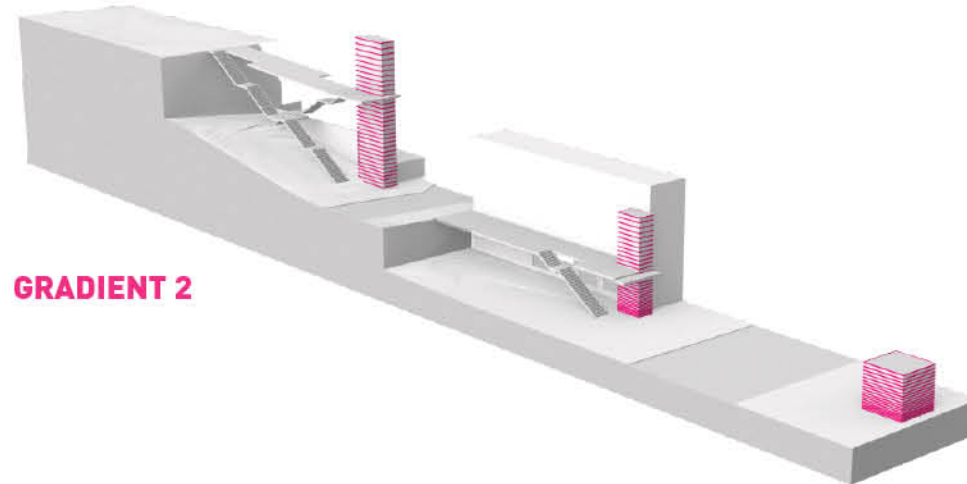
UNION STREET DESIGN

ELEVATORS

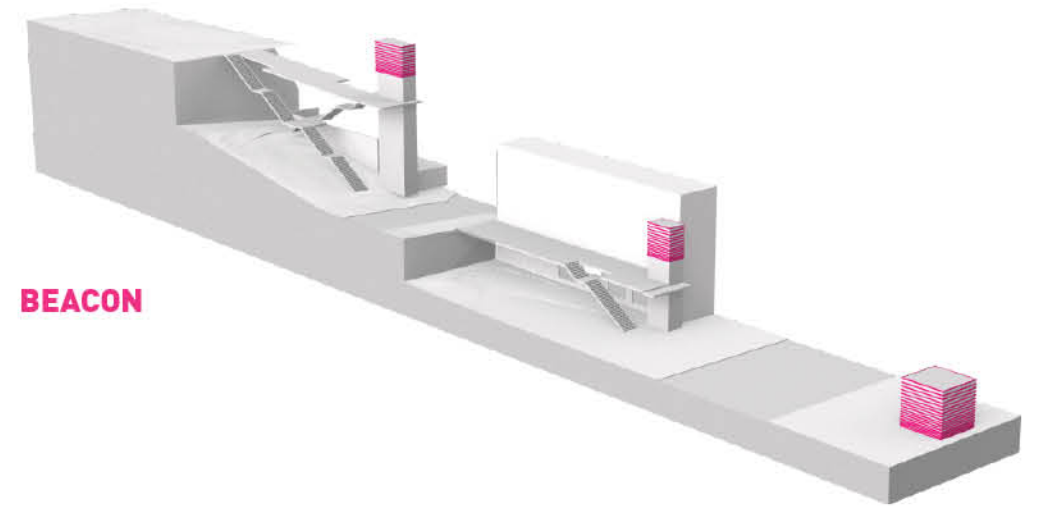
SCHEMATIC DIAGRAM



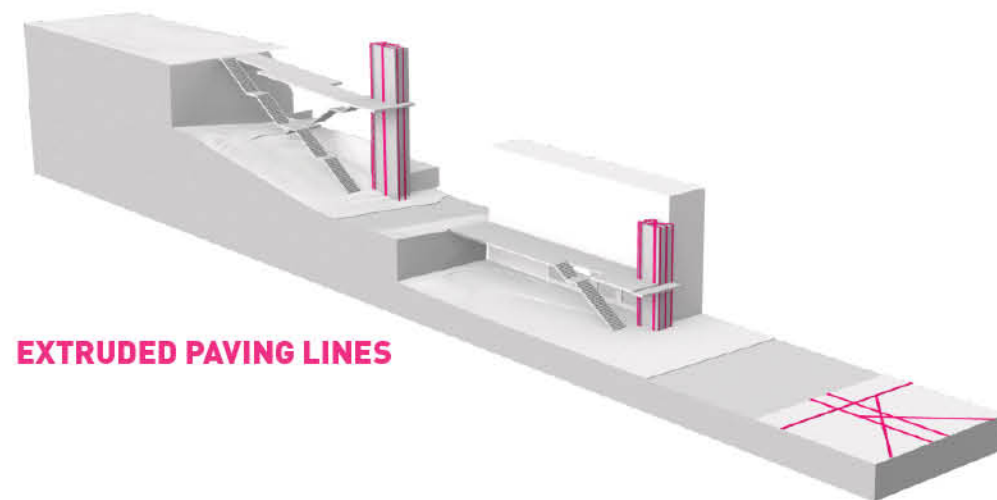
GRADIENT 1



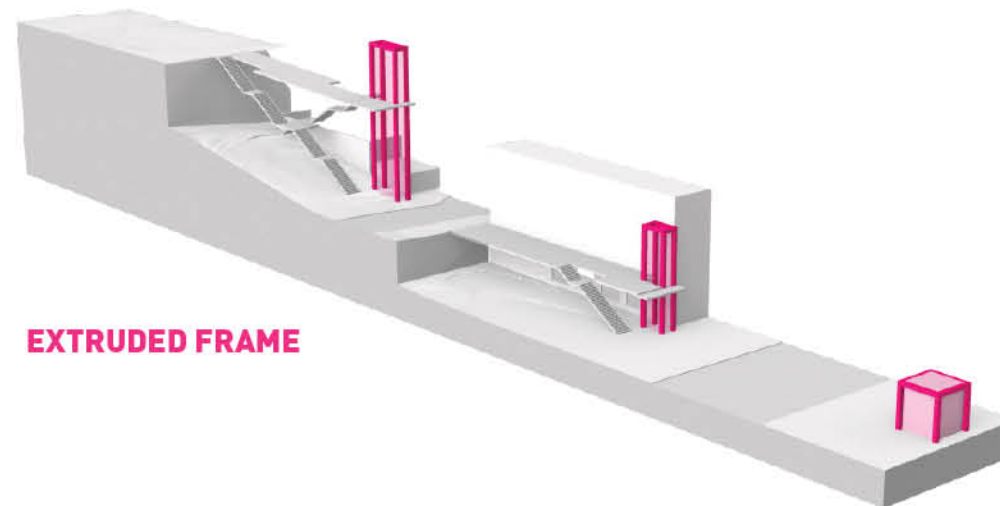
GRADIENT 2



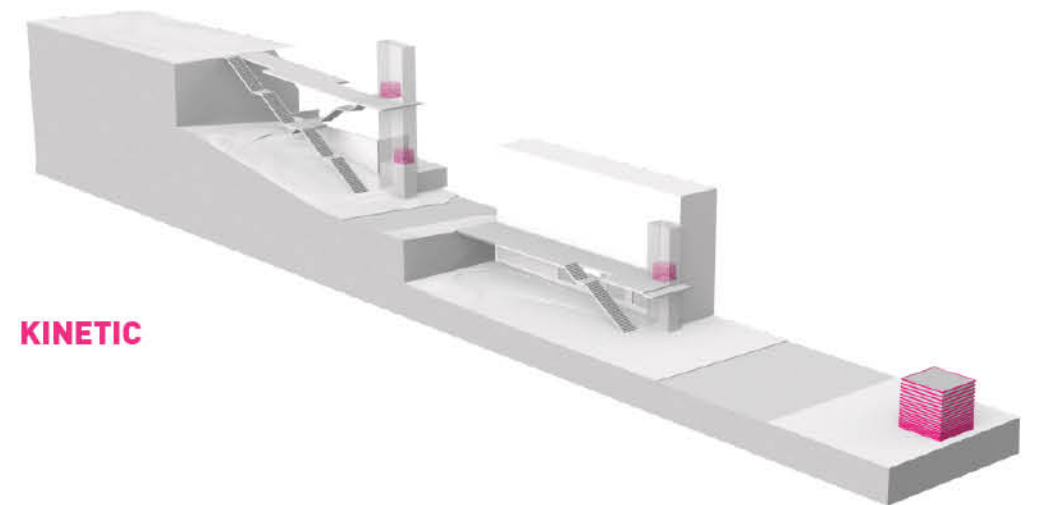
BEACON



EXTRUDED PAVING LINES



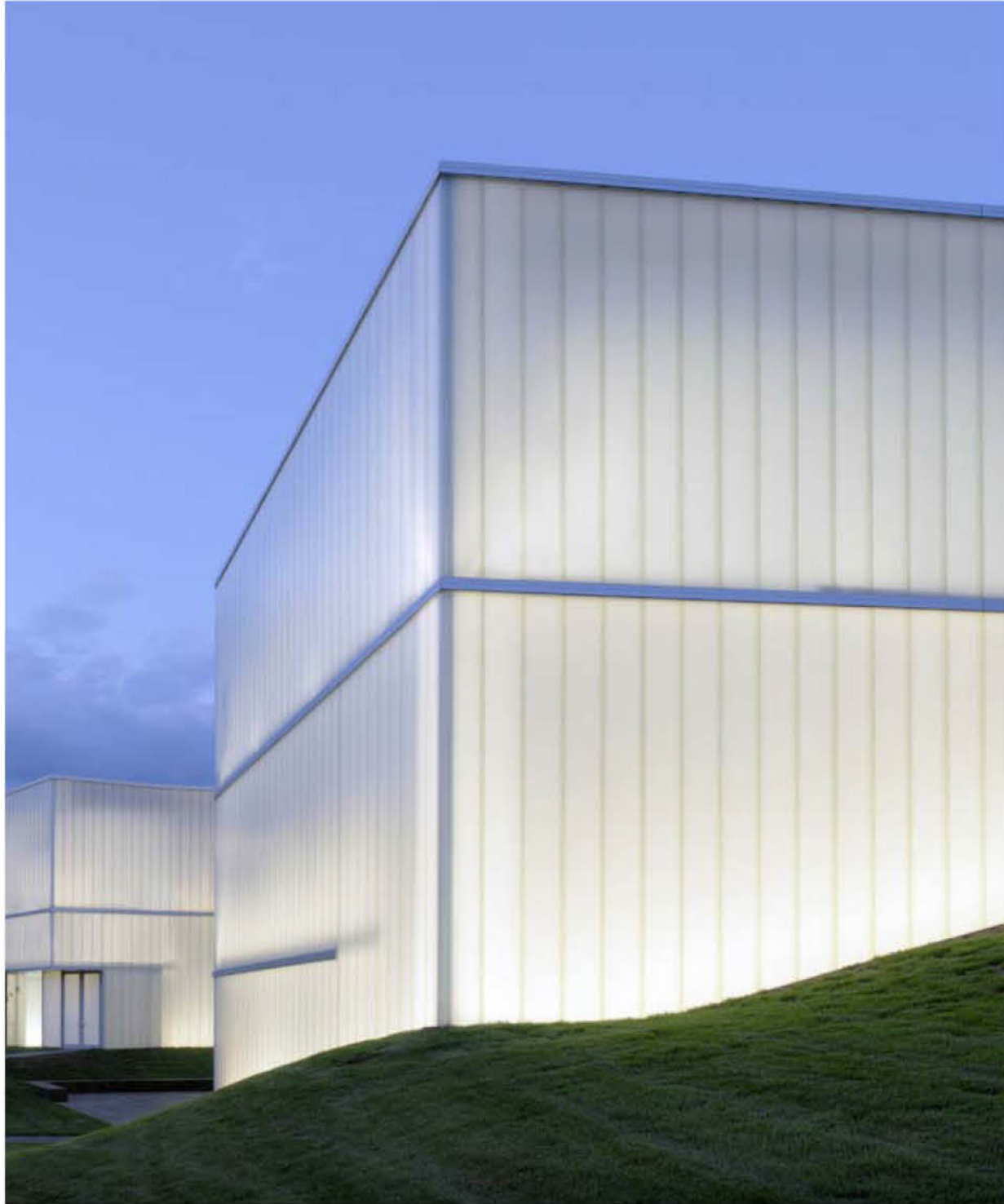
EXTRUDED FRAME



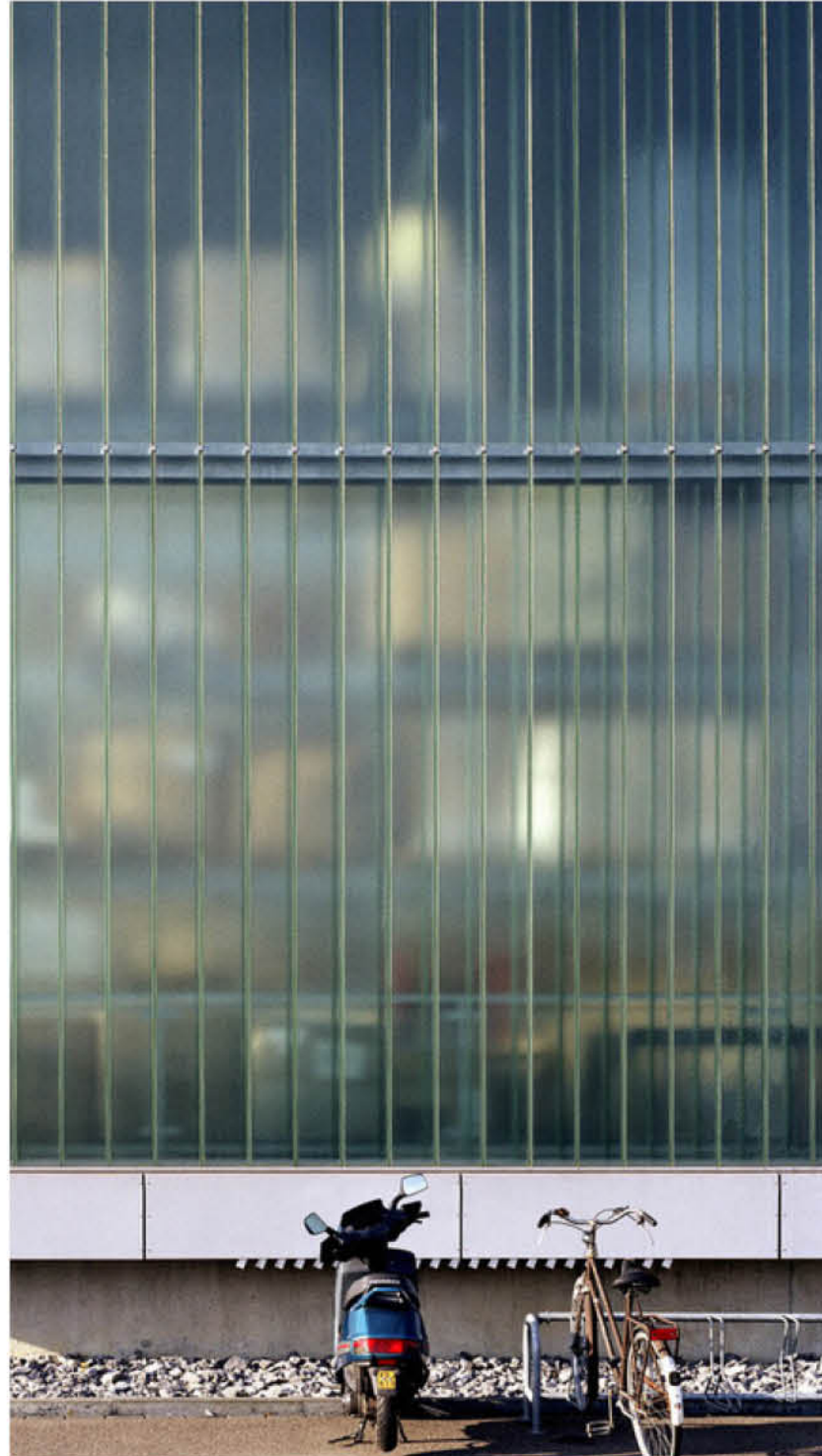
KINETIC

UNION STREET DESIGN

ELEVATOR CHANNEL GLASS



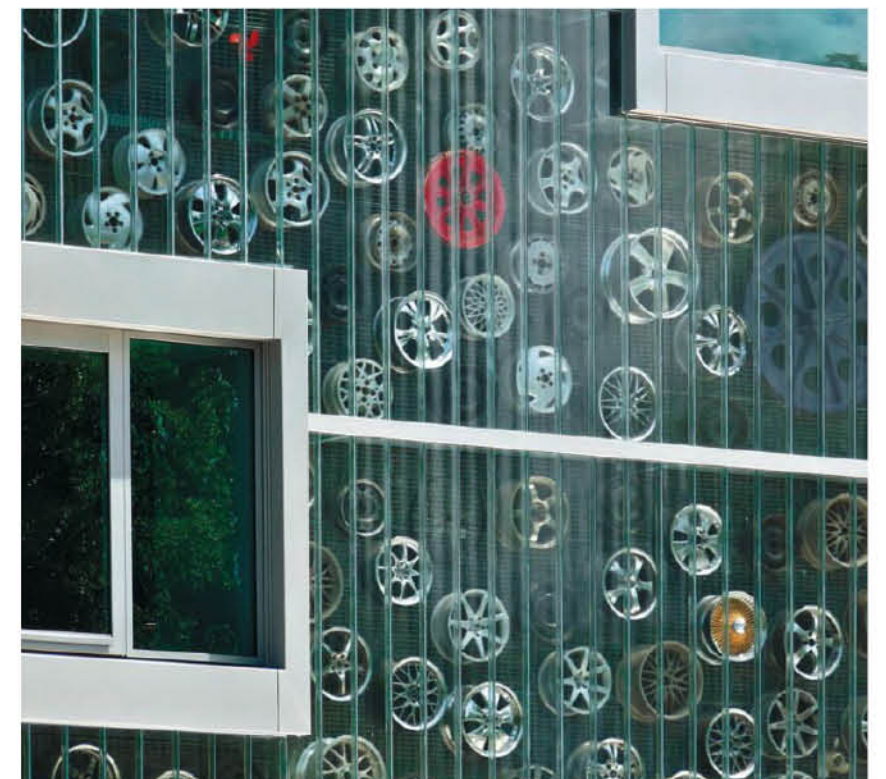
NELSON-ATKINS MUSEUM OF ART, KANSAS CITY



LENSVELT'S HEADQUARTERS, BREDA



SWISS MUSEUM OF TRANSPORT, LUCERNE



UNION STREET DESIGN

DECEMBER 2013

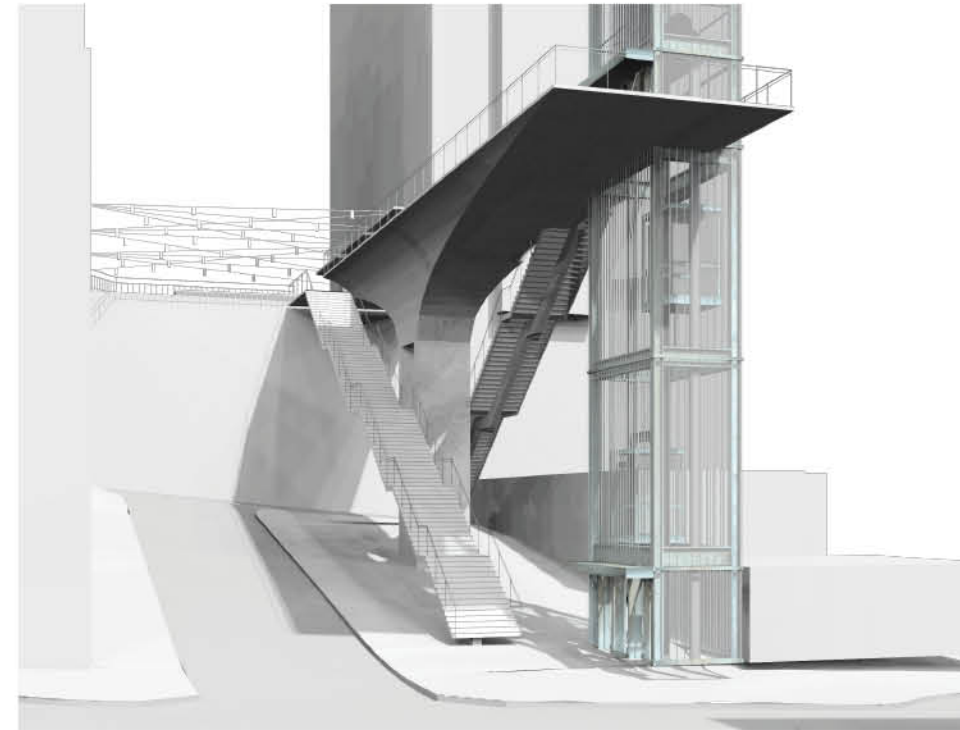
REVISED TRUSS STRUCTURE



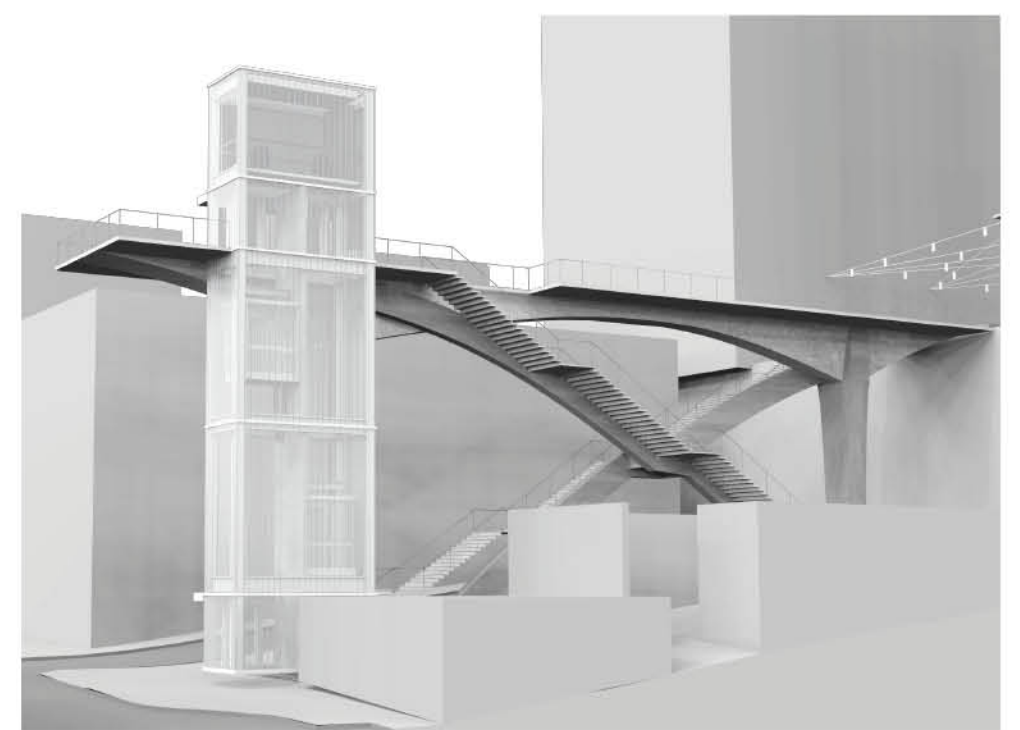
UNION STREET DESIGN

STRUCTURE OPTIONS

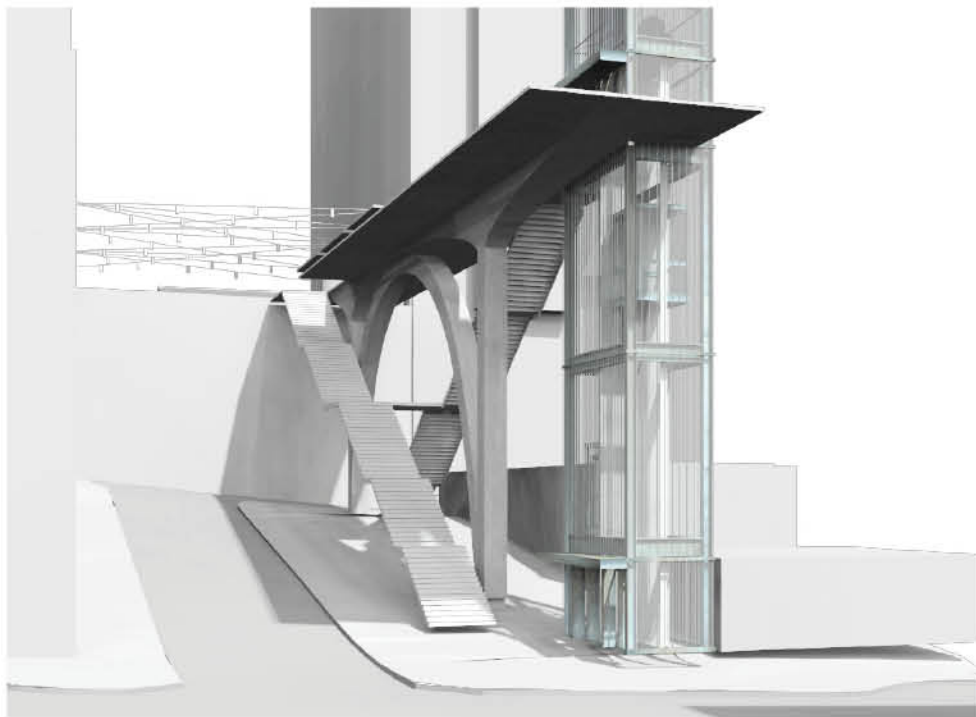
CONCRETE



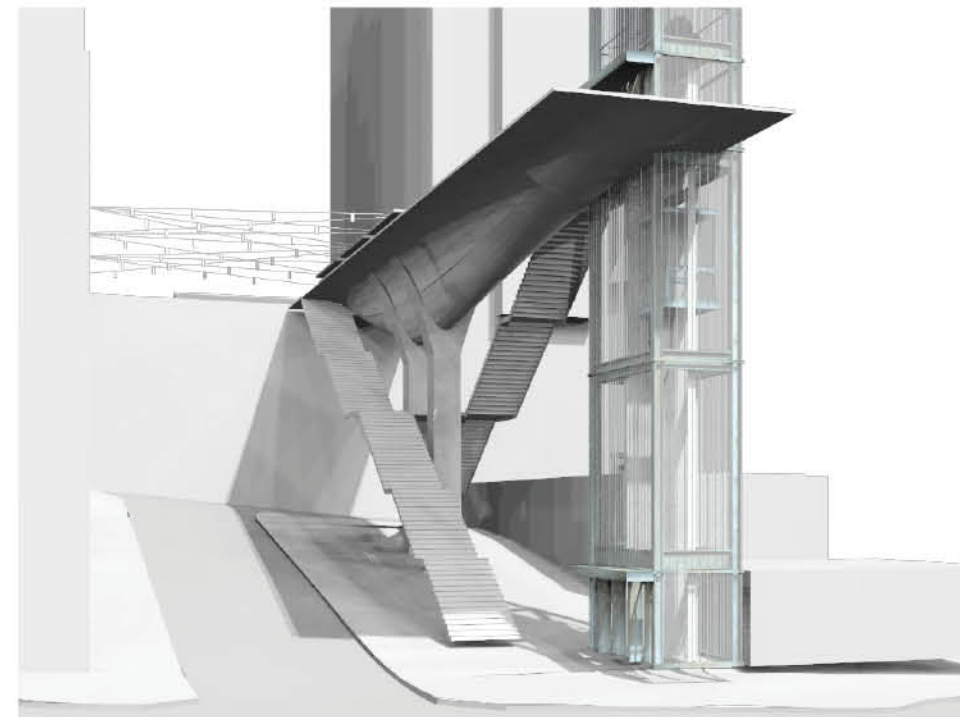
ONE COLUMN - THIN SHELL CONCRETE



ARCHED STAIR SUPPORT



ARCH



ROUNDED UNDERSIDE

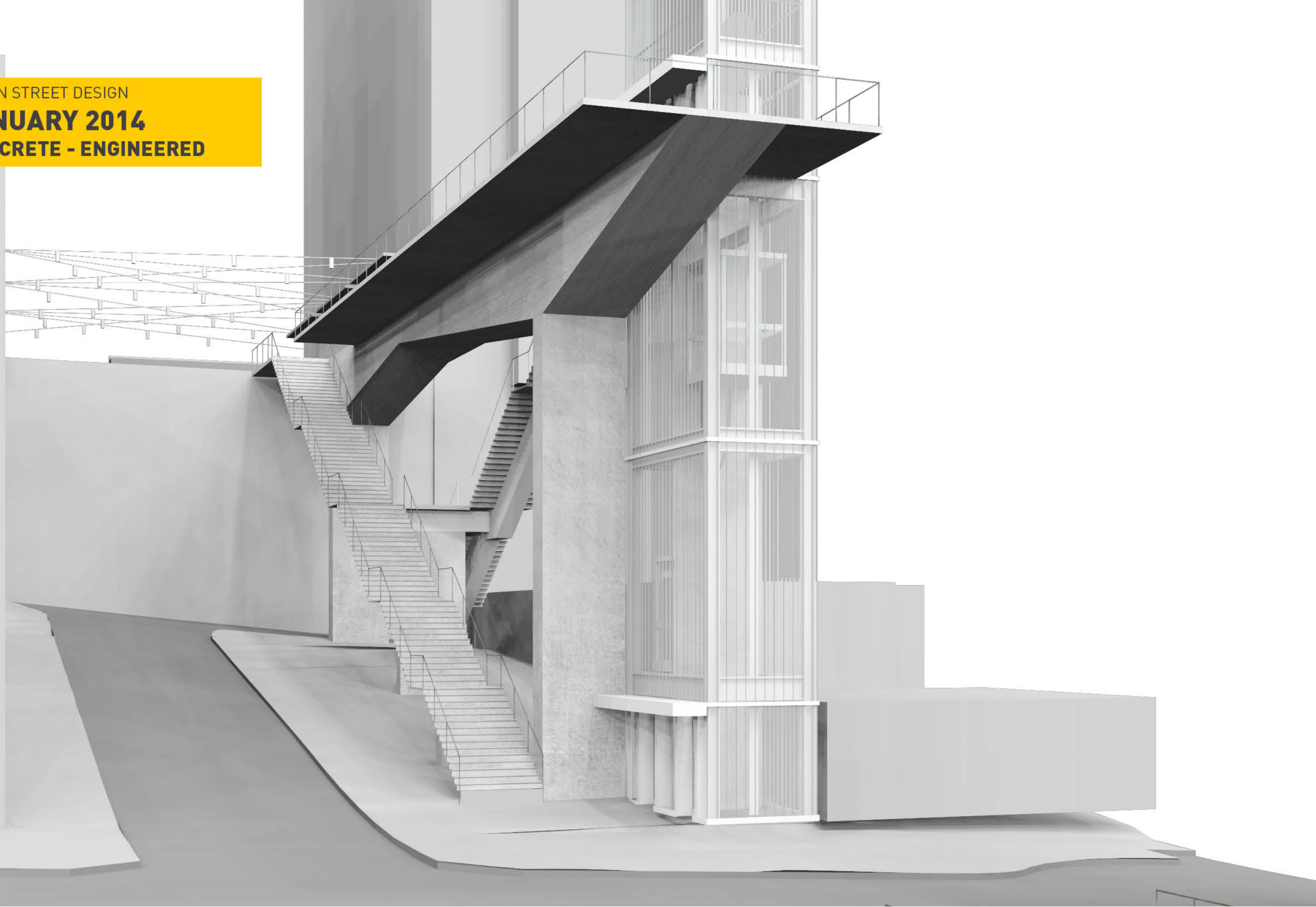


ARCHED STAIR SUPPORT

UNION STREET DESIGN

JANUARY 2014

CONCRETE - ENGINEERED



UNION STREET DESIGN

CONCRETE PRECEDENT
PORTUGAL FOOTBRIDGE



UNION STREET DESIGN

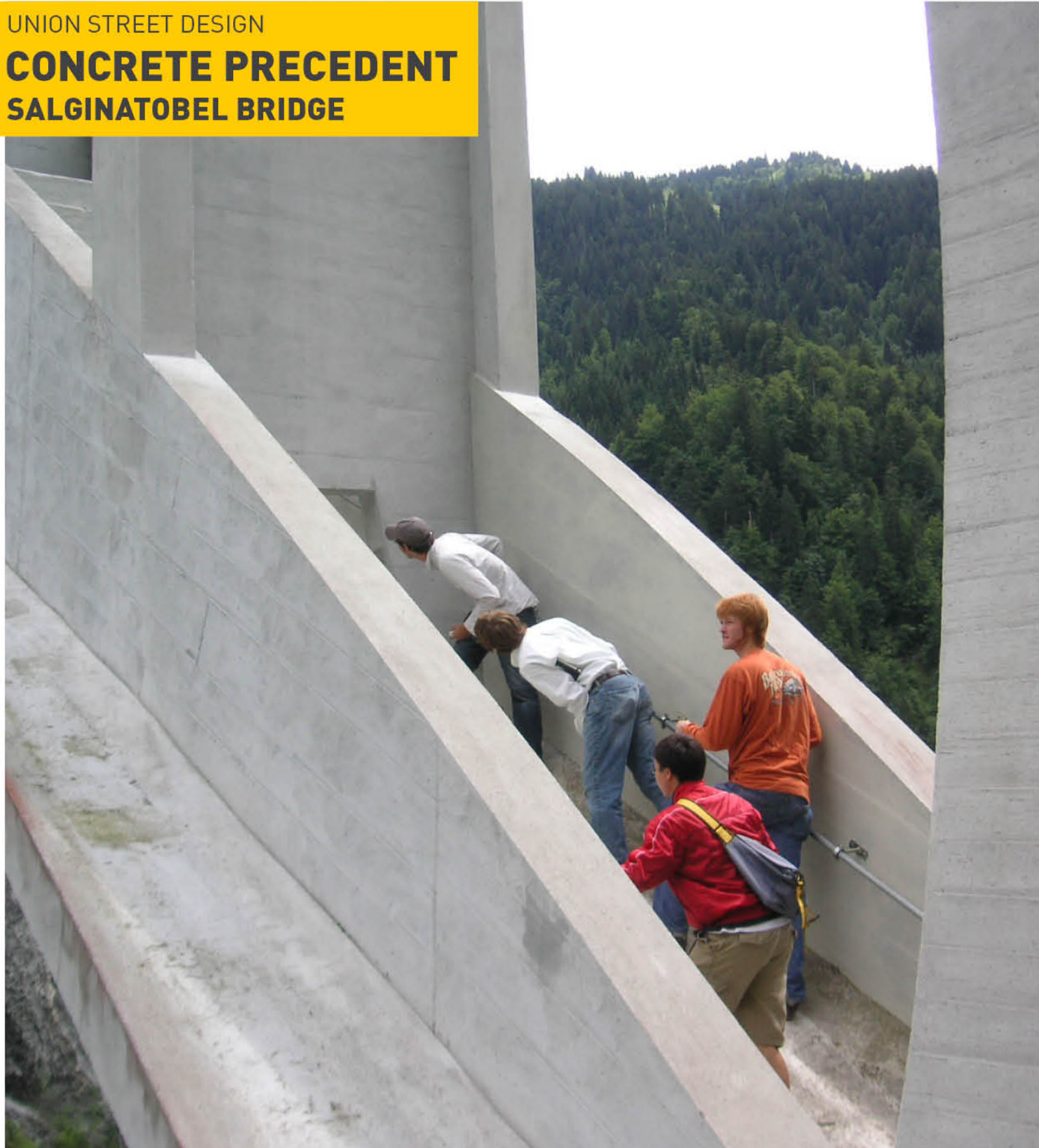
CONCRETE PRECEDENT
SALGINATOBEL BRIDGE



UNION STREET DESIGN

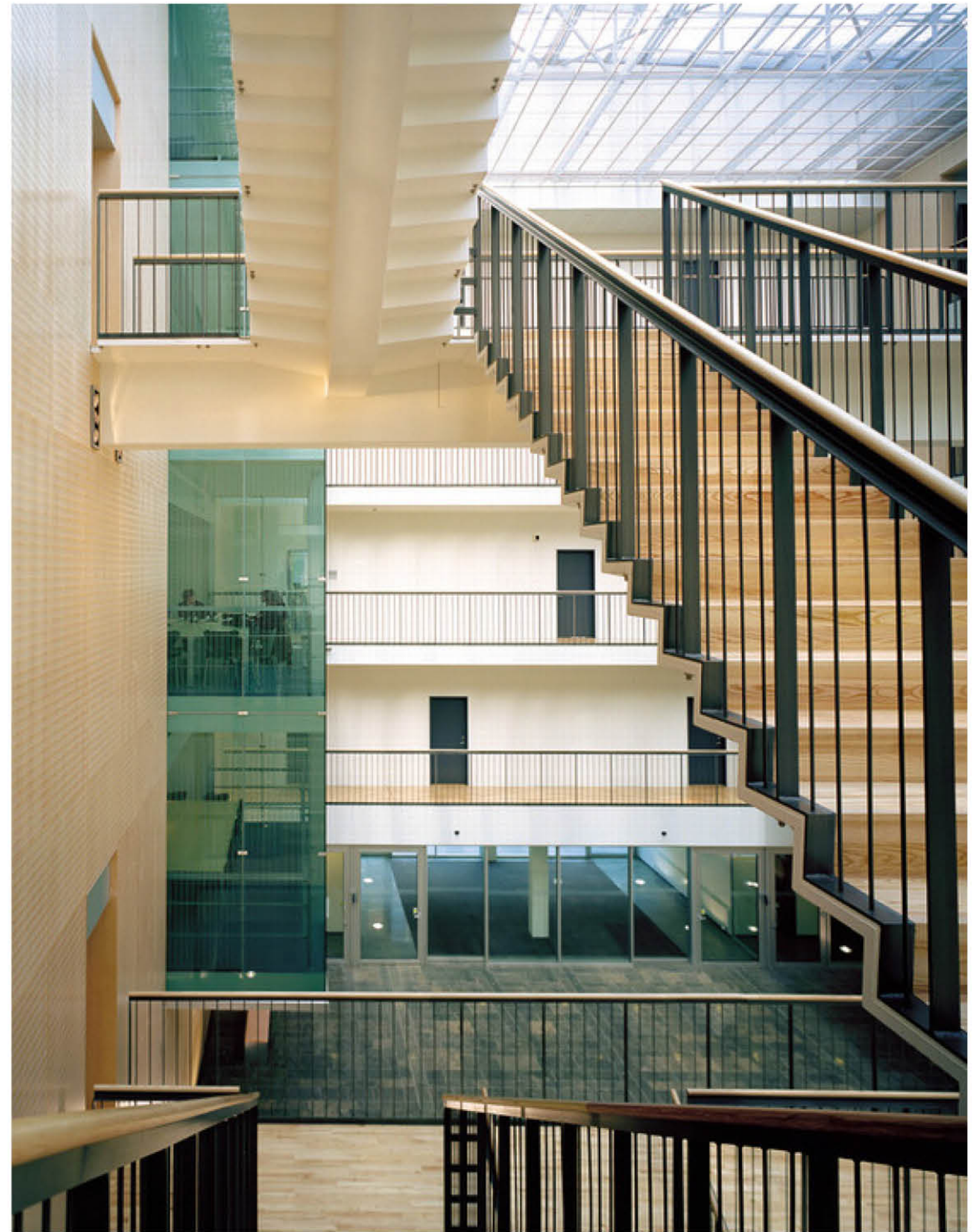
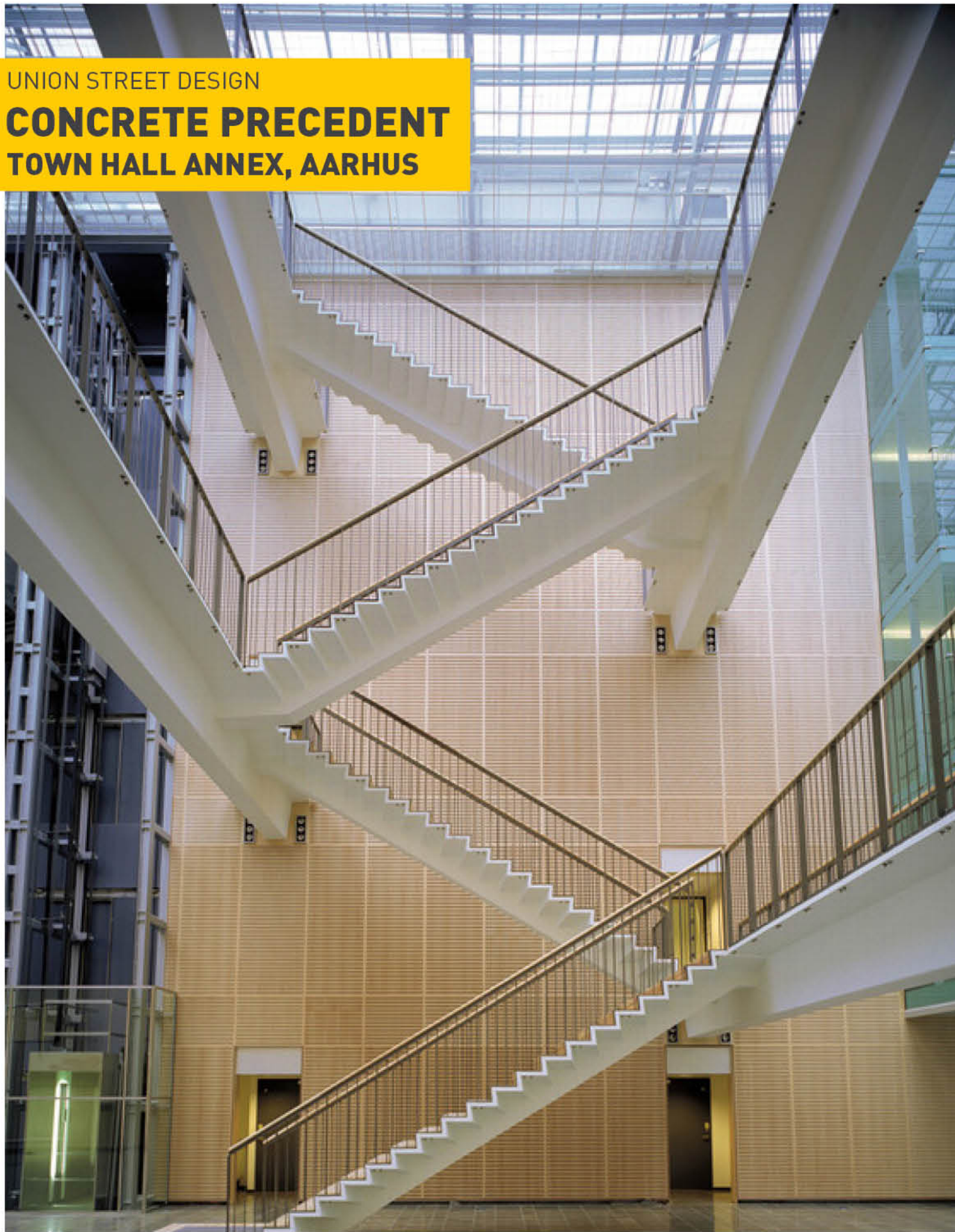
CONCRETE PRECEDENT

SALGINATOBEL BRIDGE



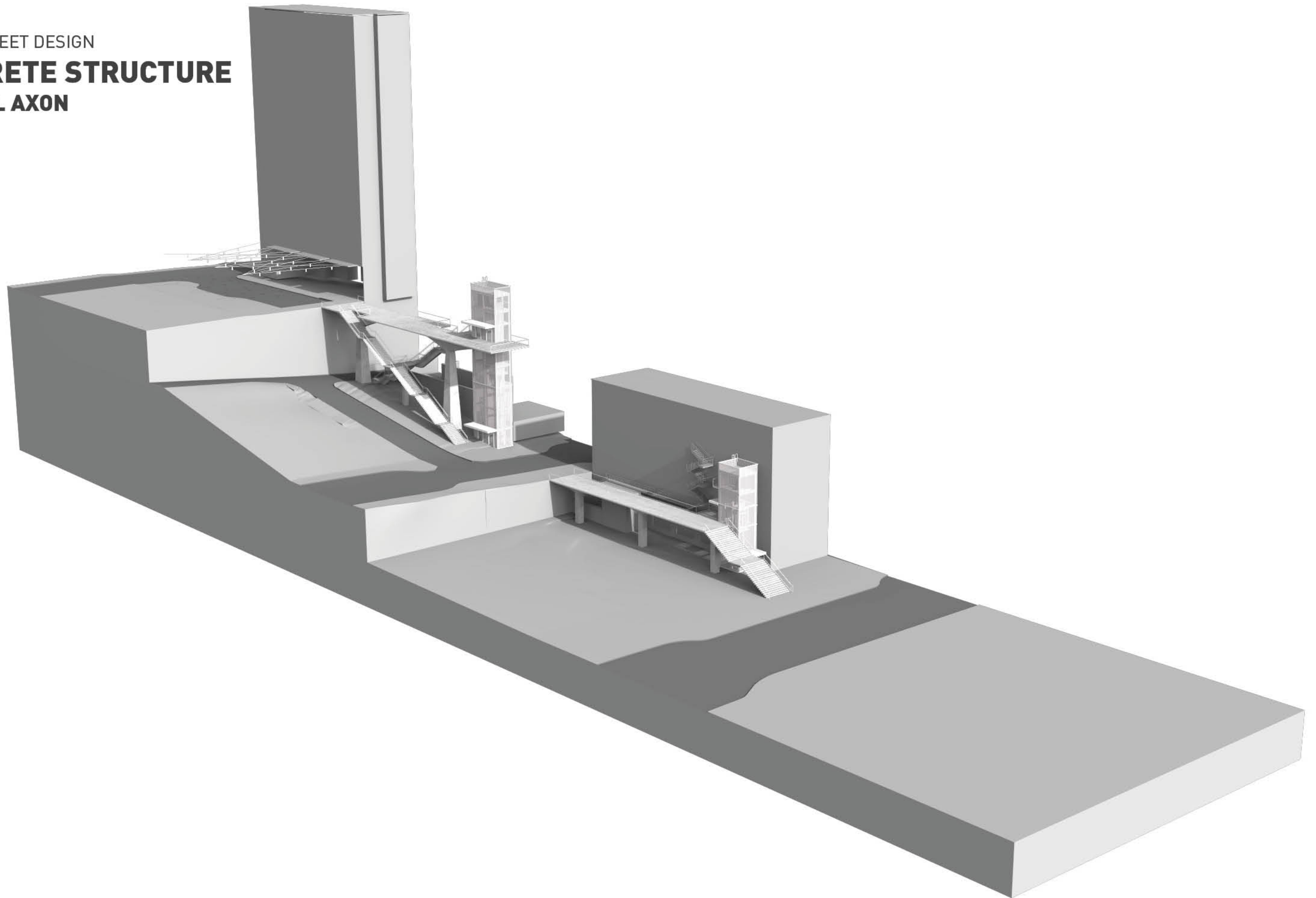
UNION STREET DESIGN

CONCRETE PRECEDENT
TOWN HALL ANNEX, AARHUS



UNION STREET DESIGN

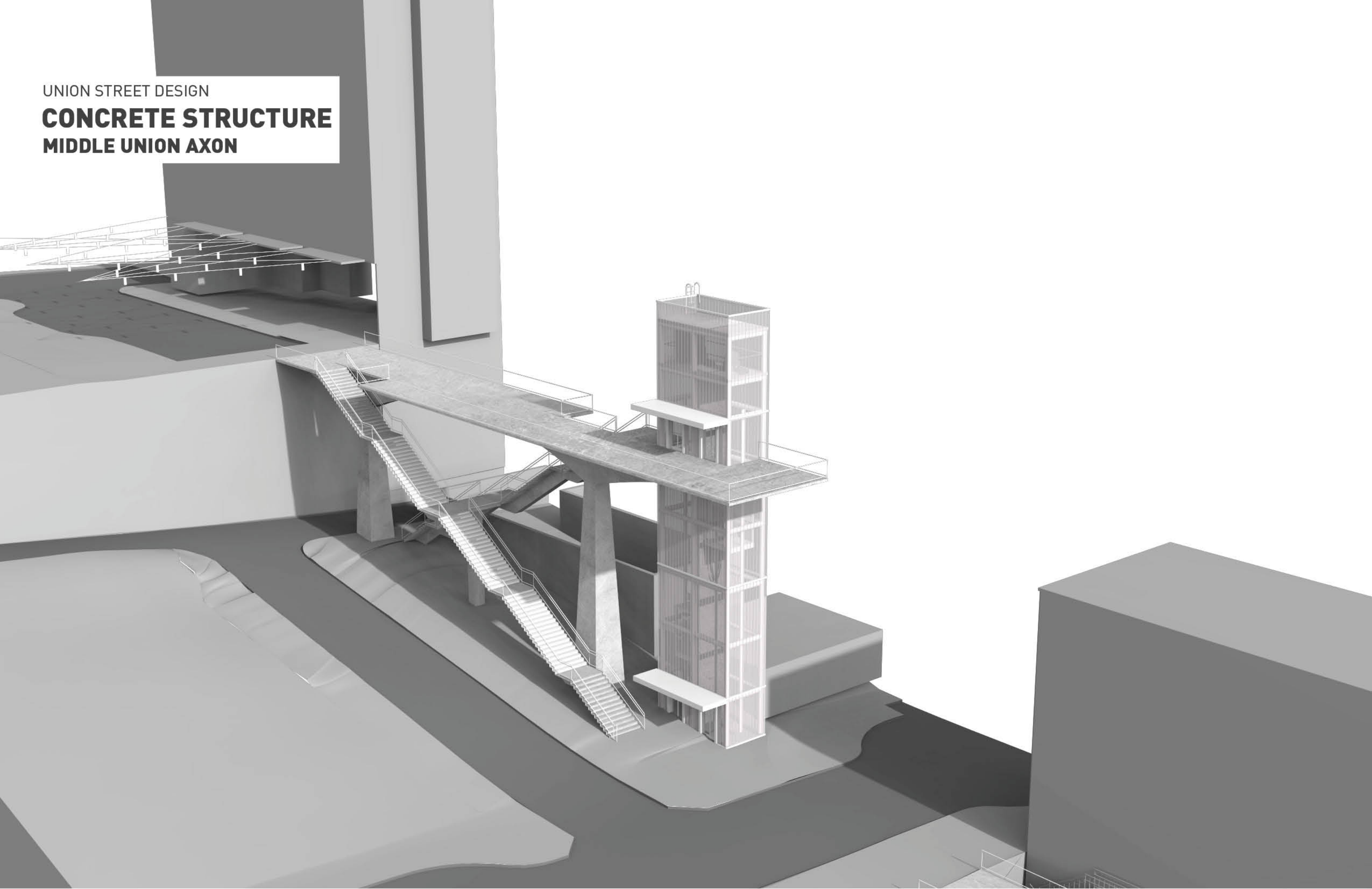
CONCRETE STRUCTURE
OVERALL AXON



UNION STREET DESIGN

CONCRETE STRUCTURE

MIDDLE UNION AXON



UNION STREET DESIGN

CONCRETE STRUCTURE
VIEW FROM POST ALLEY



UNION STREET DESIGN

CONCRETE STRUCTURE
MIDDLE UNION SOUTH STAIR



UNION STREET DESIGN

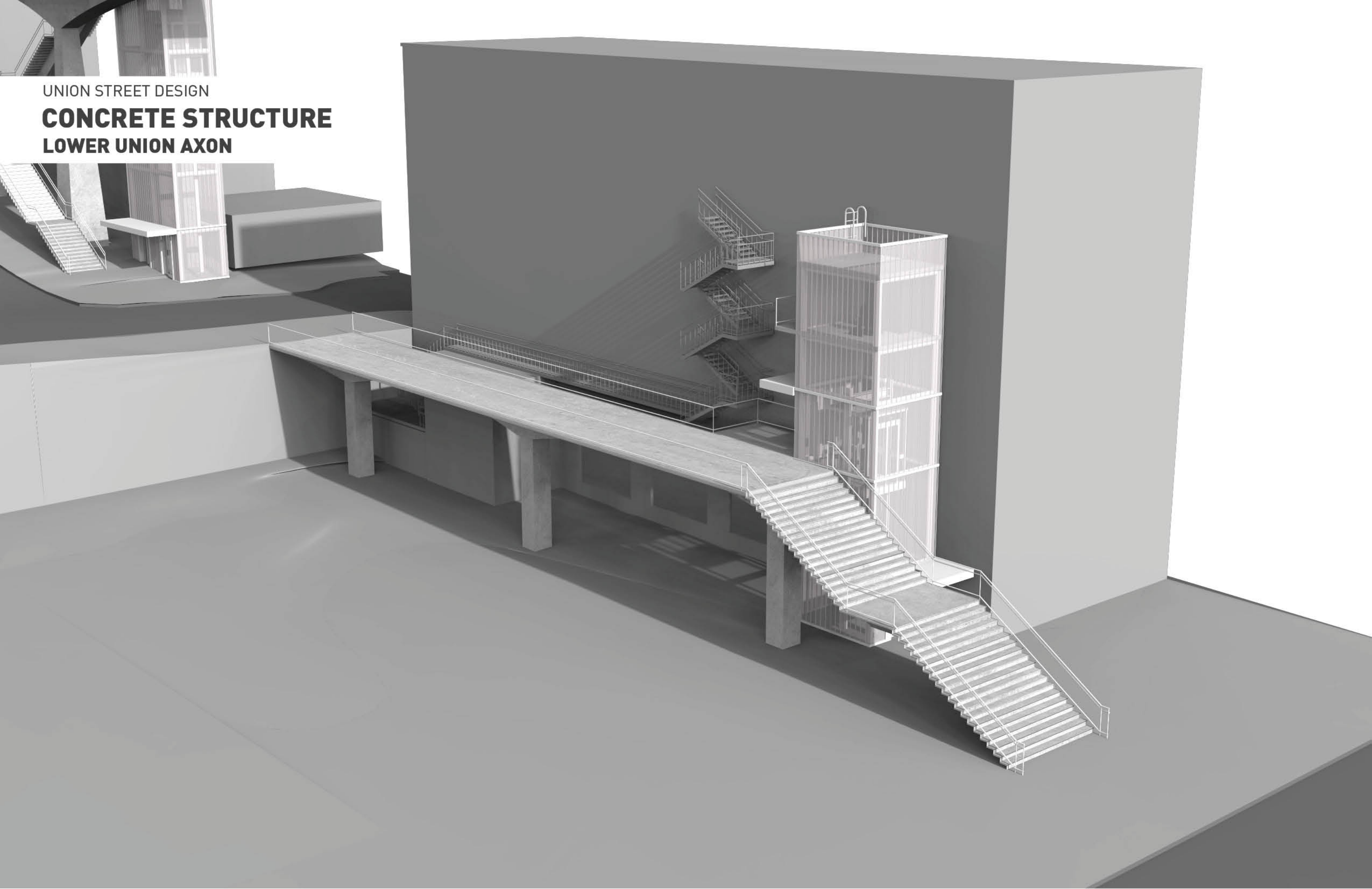
CONCRETE STRUCTURE
MIDDLE UNION NORTH STAIR



UNION STREET DESIGN

CONCRETE STRUCTURE

LOWER UNION AXON



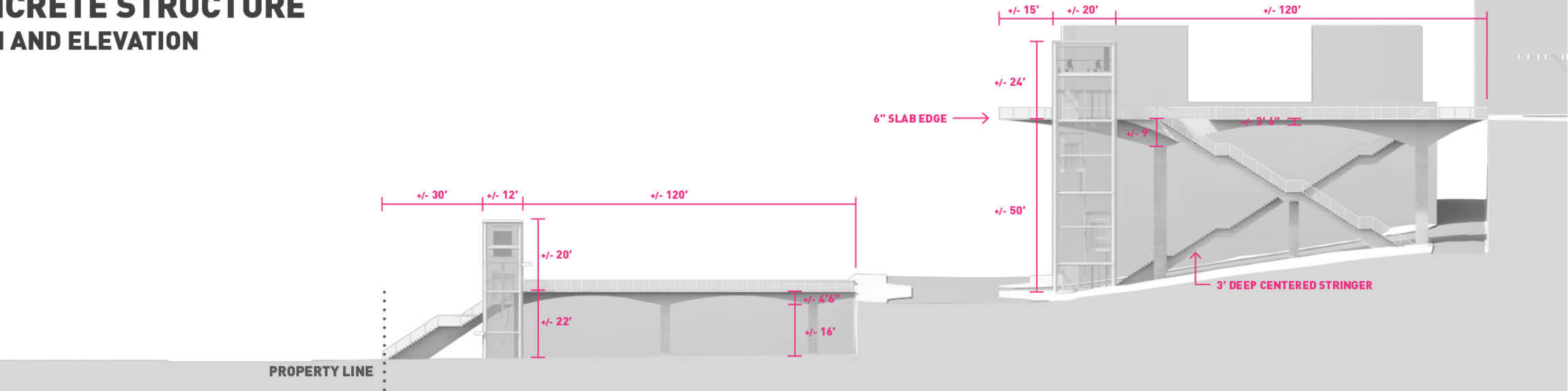
UNION STREET DESIGN

CONCRETE STRUCTURE
VIEW OF LOWER UNION

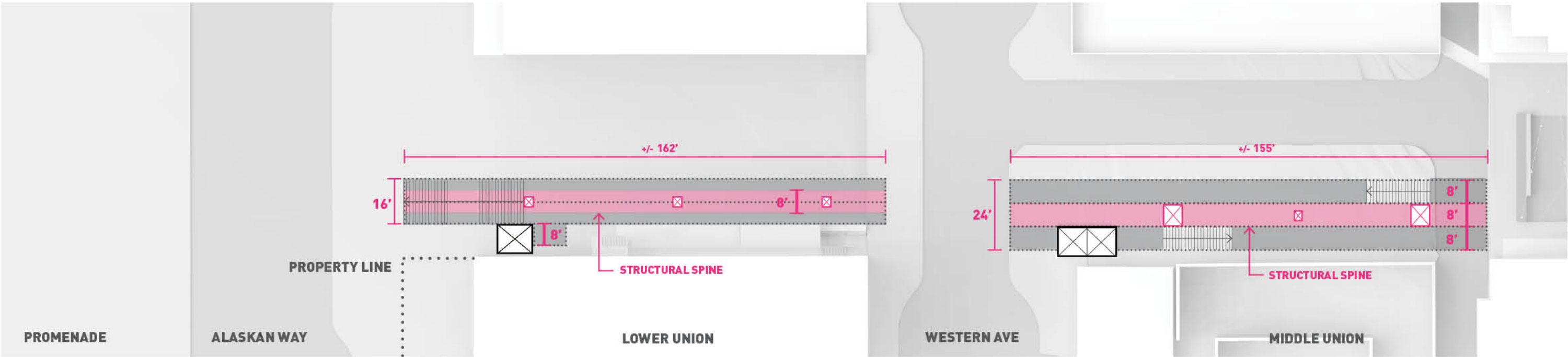


UNION STREET DESIGN

CONCRETE STRUCTURE PLAN AND ELEVATION



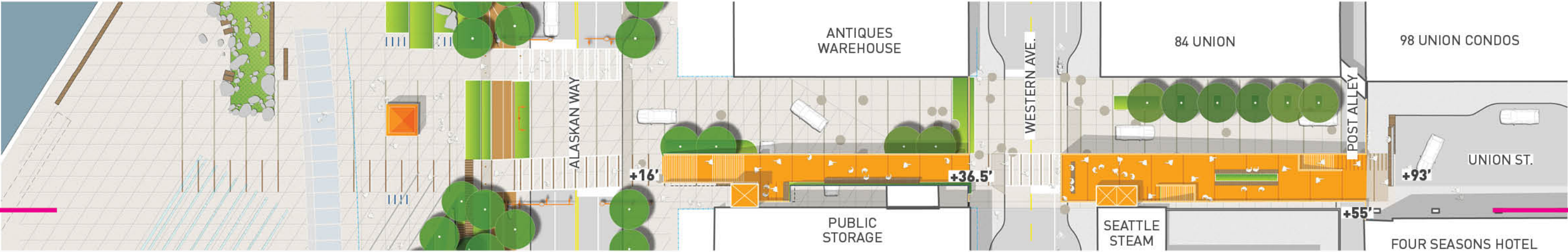
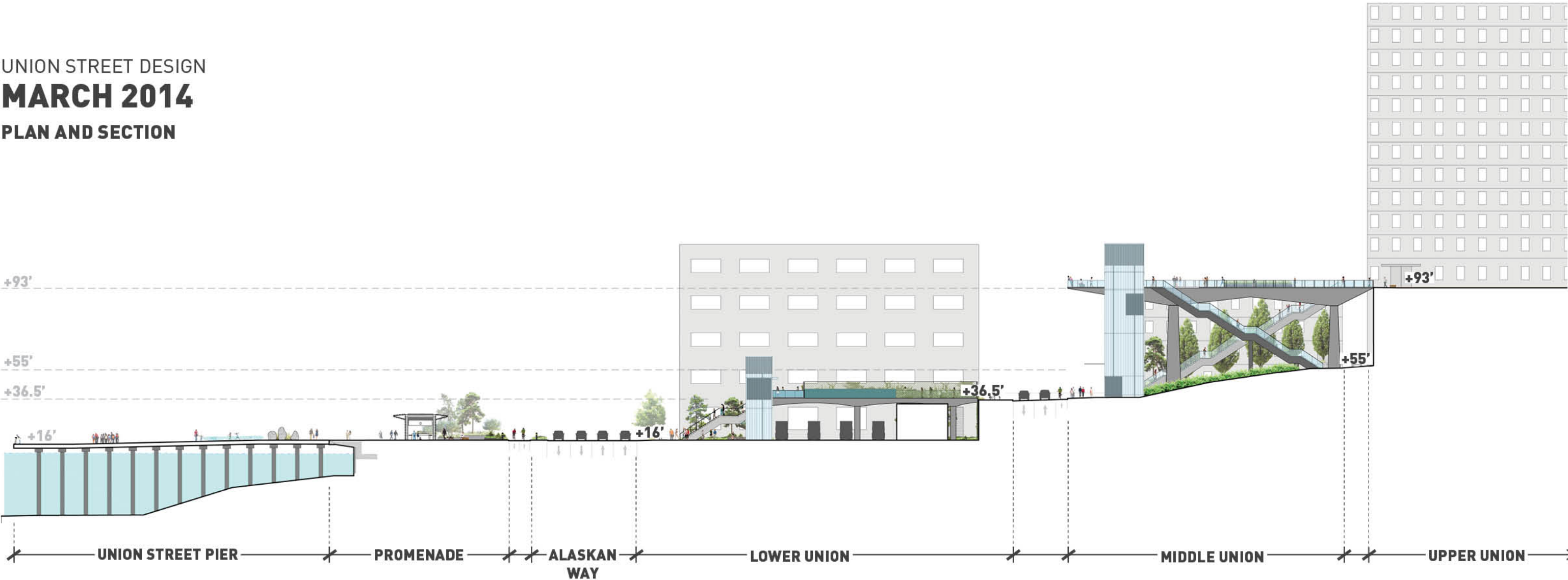
SOUTH ELEVATION



BRIDGE LEVEL PLAN DIAGRAM



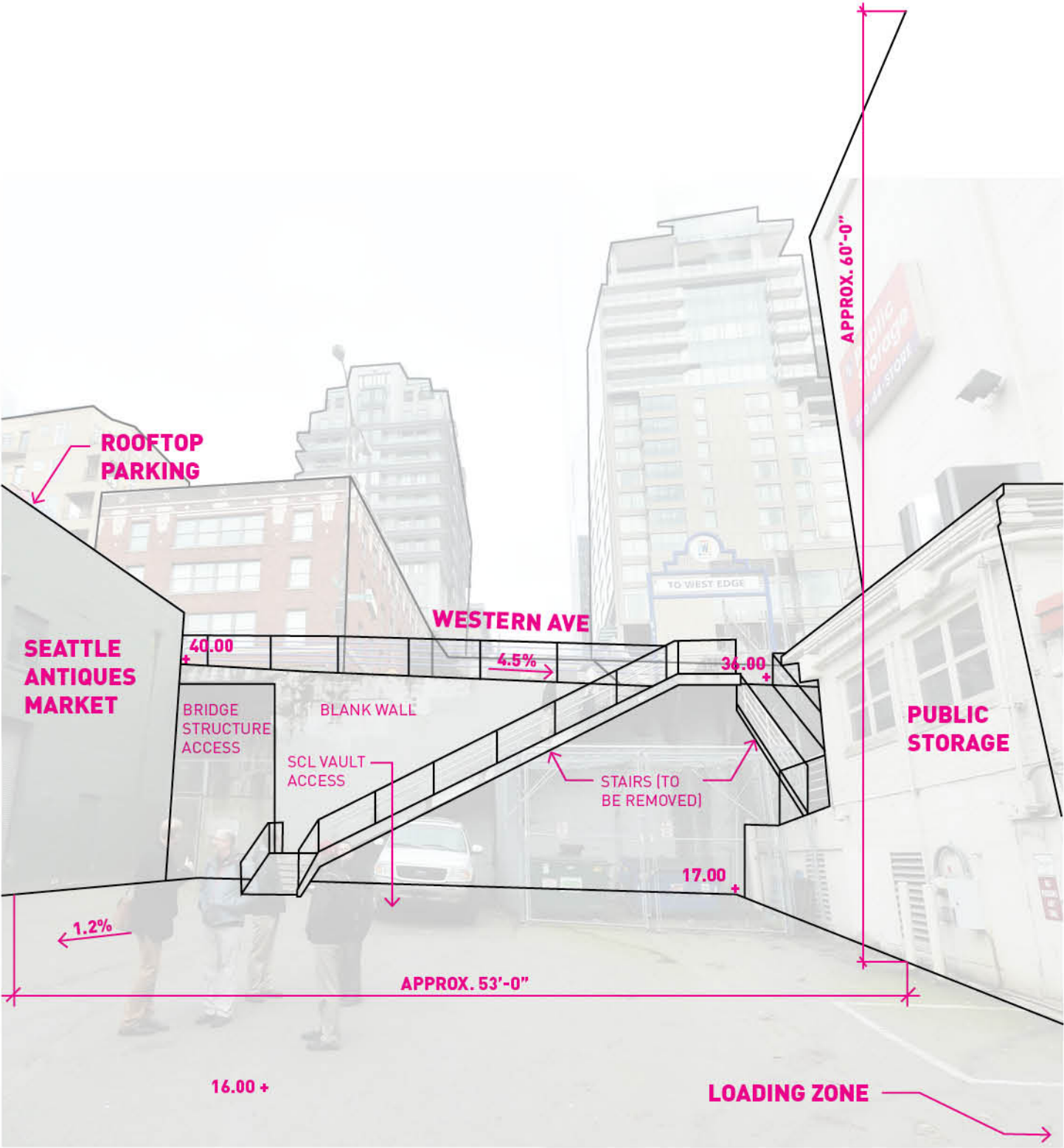
UNION STREET DESIGN
MARCH 2014
PLAN AND SECTION



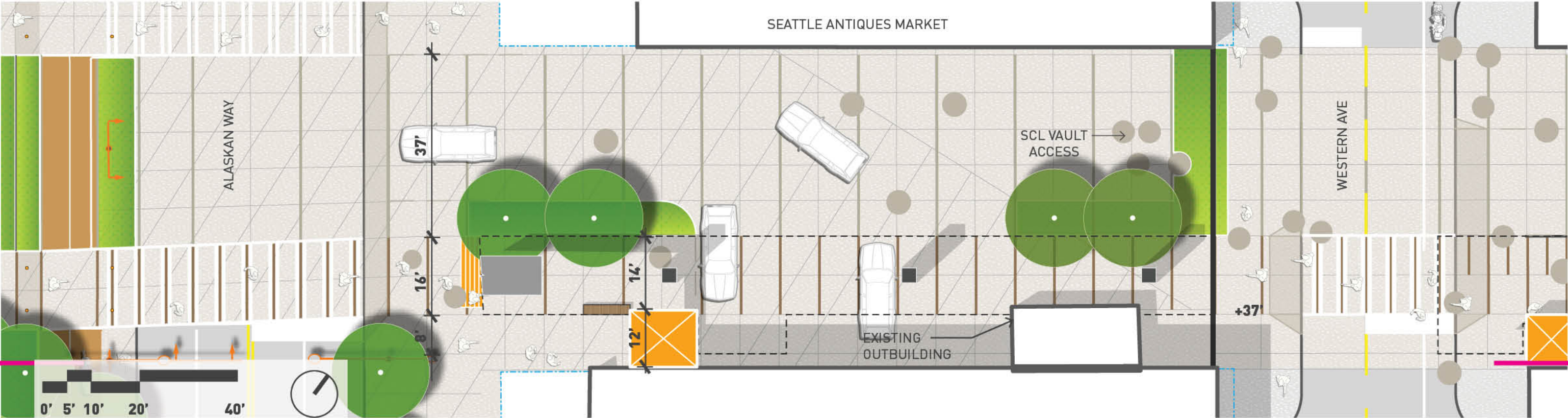
UNION STREET DESIGN
LOWER UNION
SITE ANALYSIS



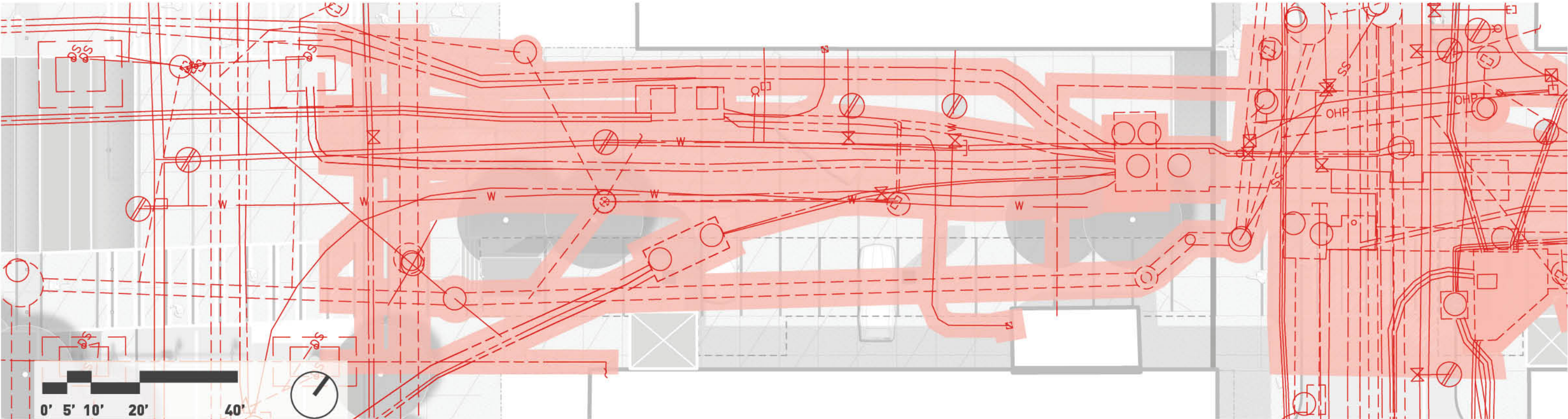
View toward Western Ave from Alaskan Way



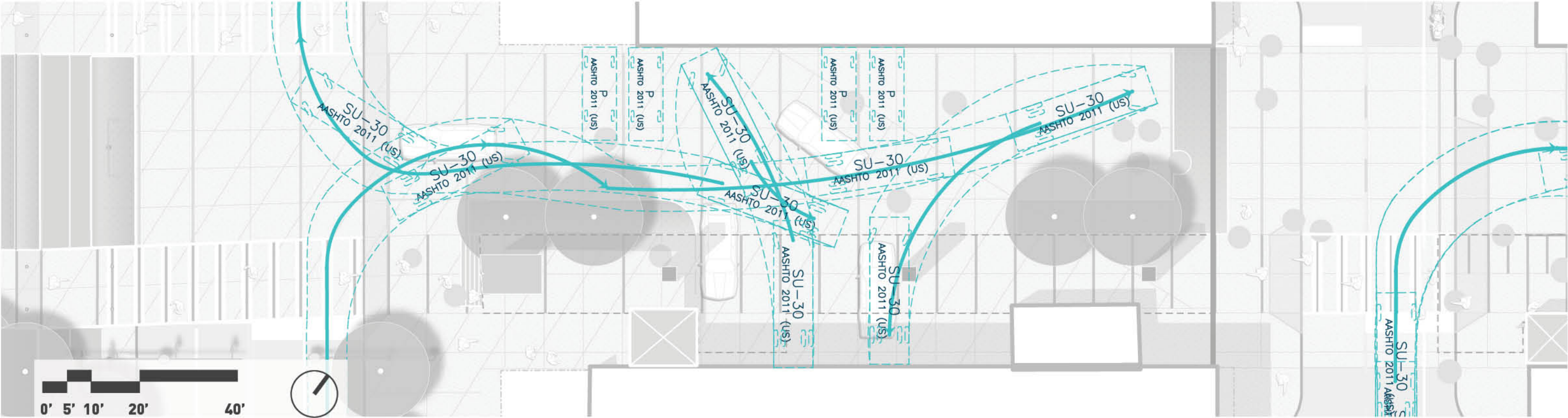
UNION STREET DESIGN
LOWER UNION
LID OFF



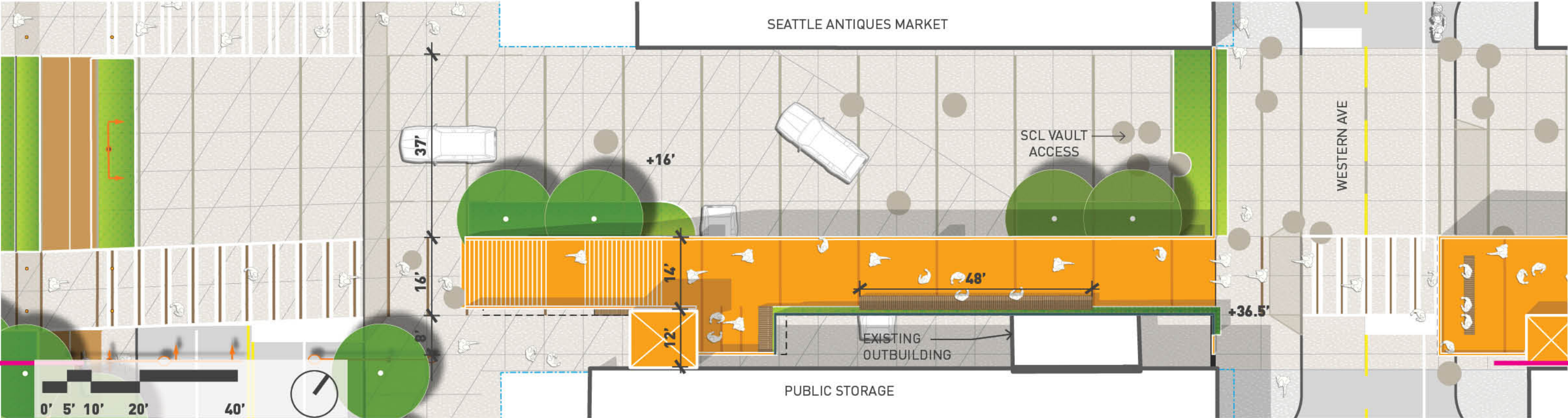
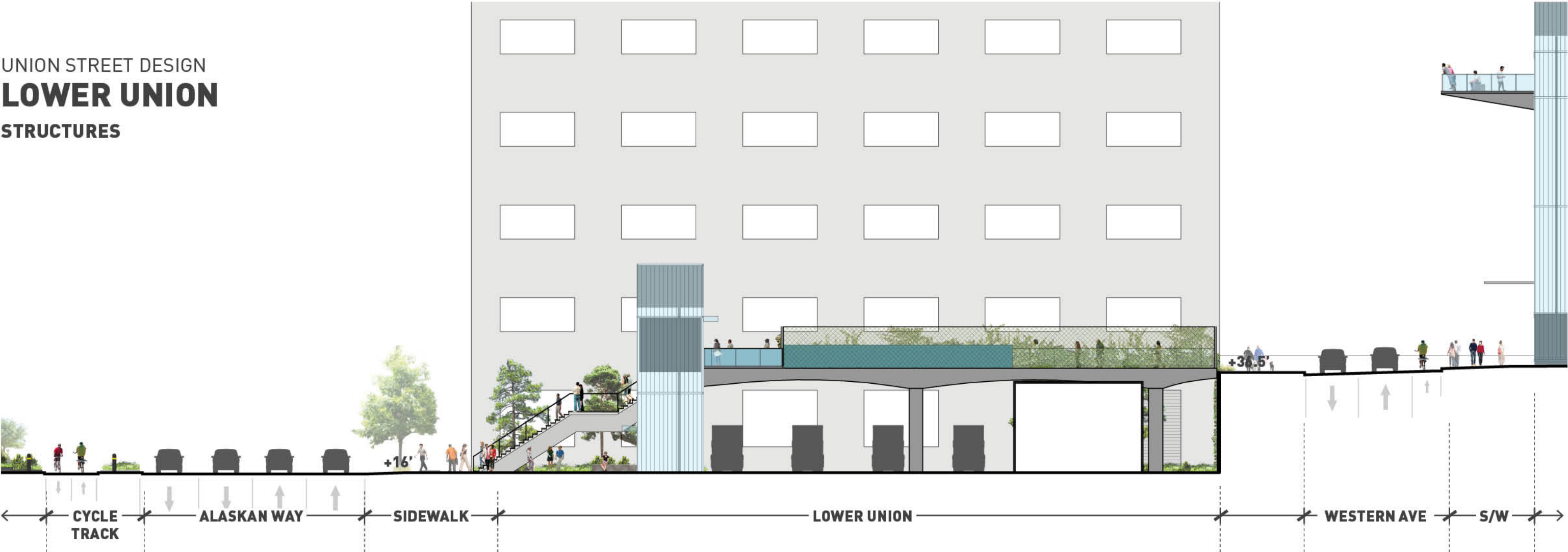
UNION STREET DESIGN
LOWER UNION
UTILITIES



UNION STREET DESIGN
LOWER UNION
TURN SIMULATIONS



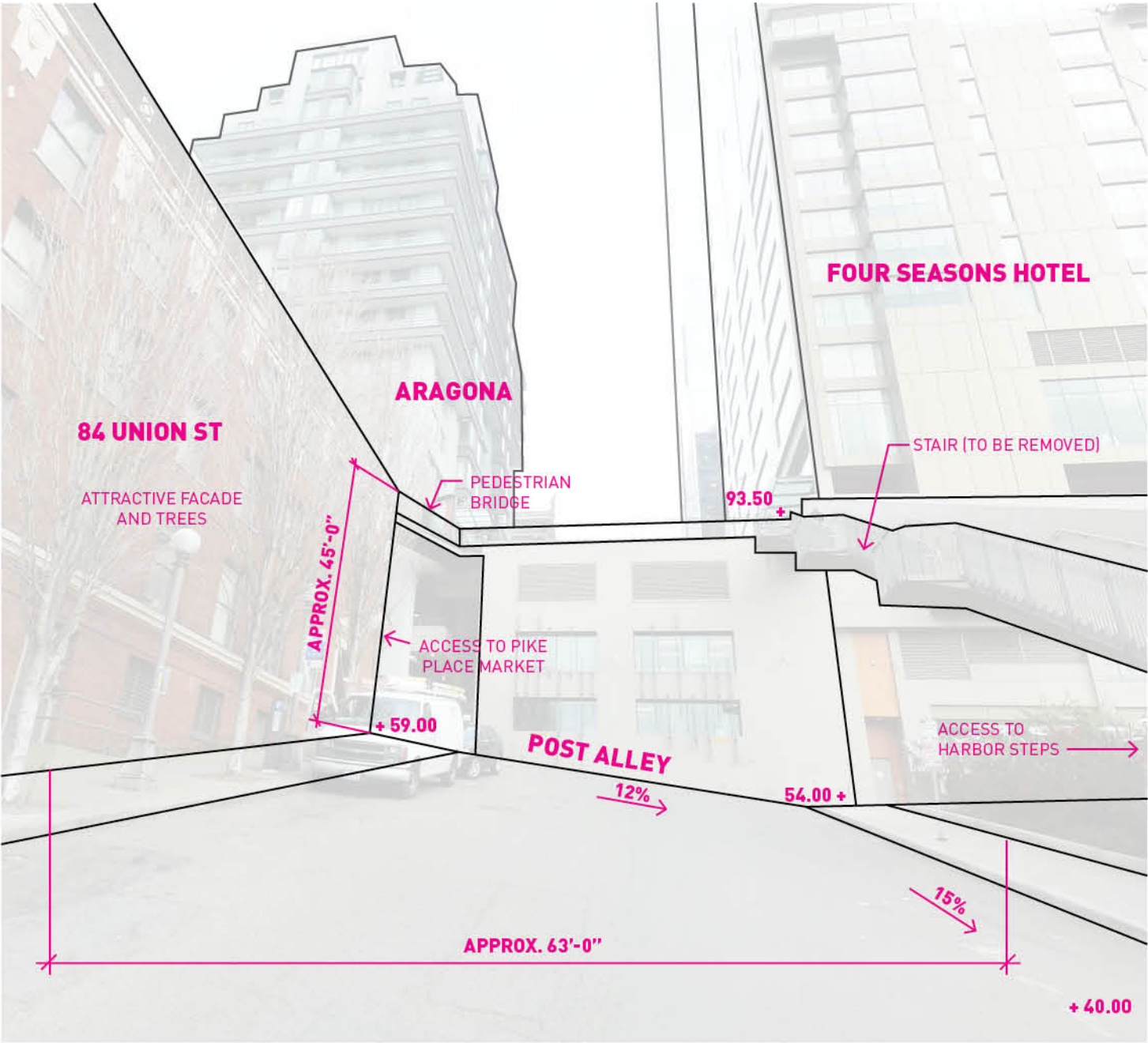
UNION STREET DESIGN
LOWER UNION
STRUCTURES



UNION STREET DESIGN
LOWER UNION
AXON

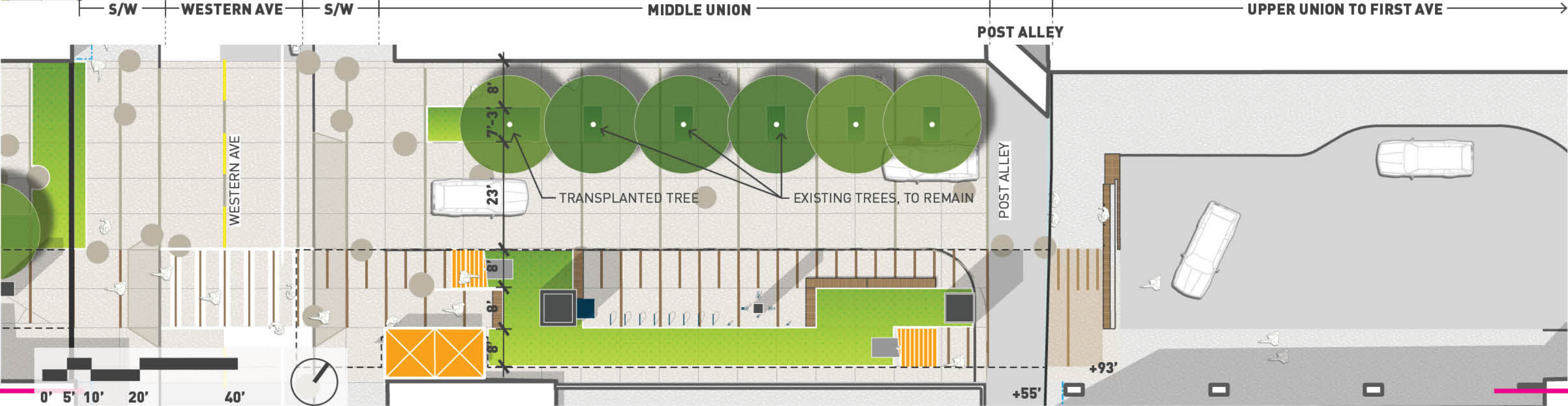
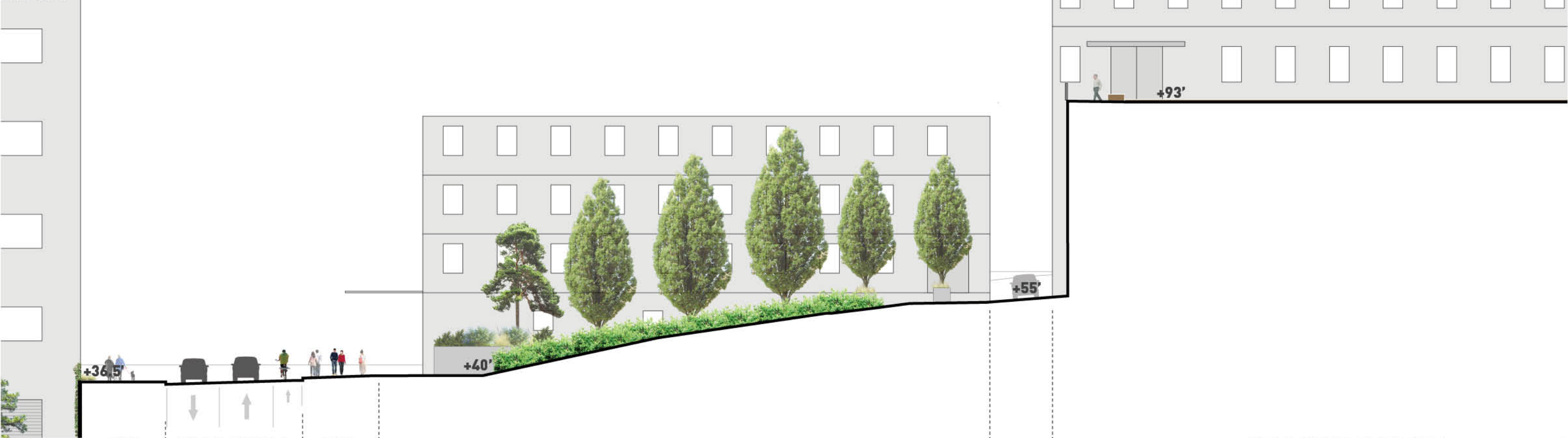


UNION STREET DESIGN
MIDDLE UNION
SITE ANALYSIS



UNION STREET DESIGN
MIDDLE UNION

LID OFF

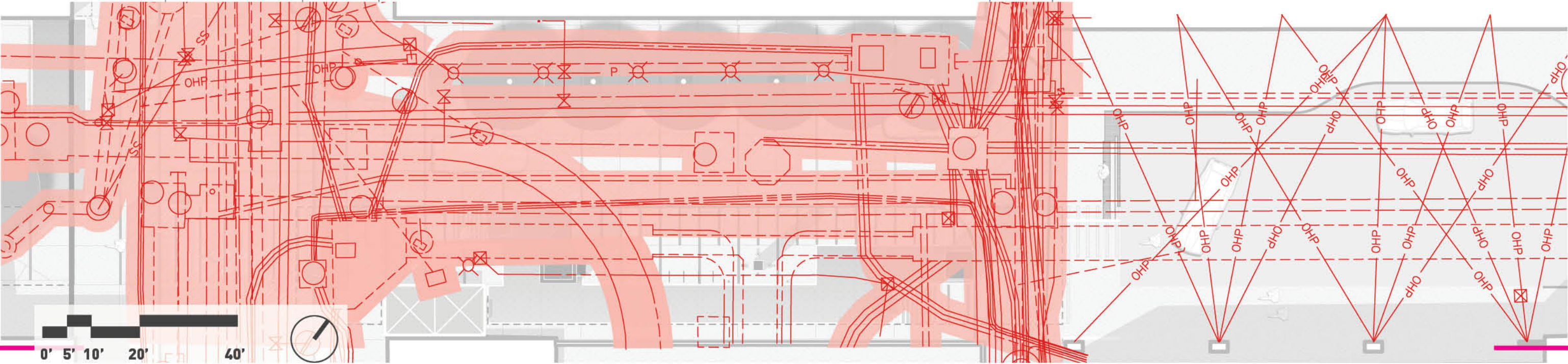


UNION STREET DESIGN
MIDDLE UNION

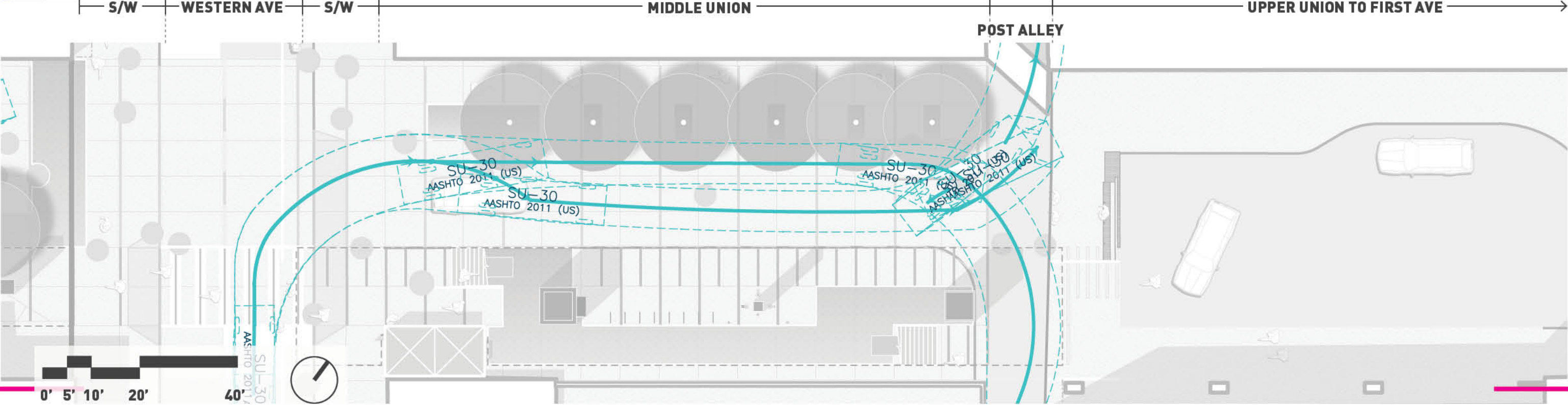
UTILITIES



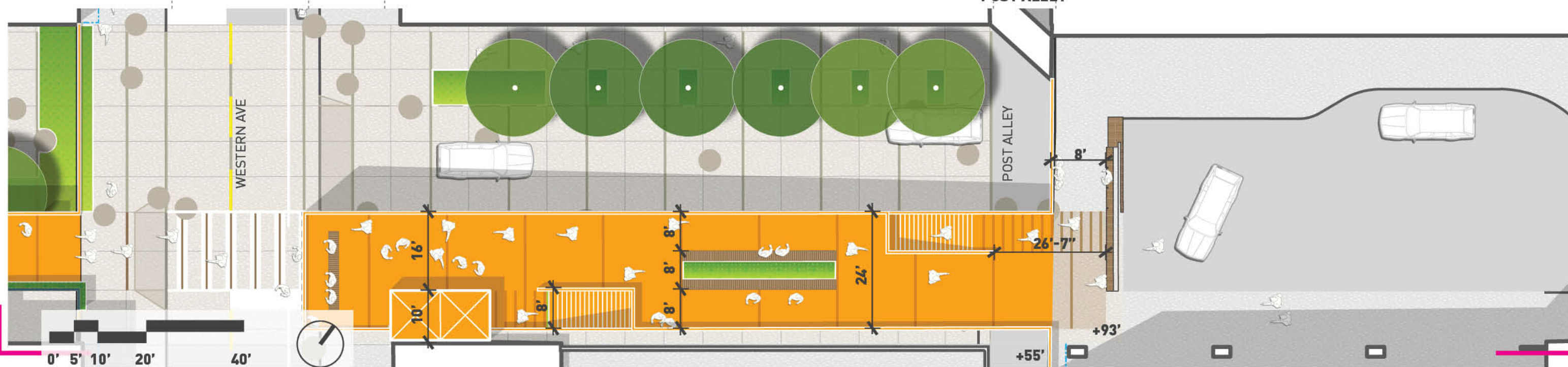
S/W WESTERN AVE S/W MIDDLE UNION POST ALLEY UPPER UNION TO FIRST AVE



UNION STREET DESIGN
MIDDLE UNION
TURN SIMULATIONS



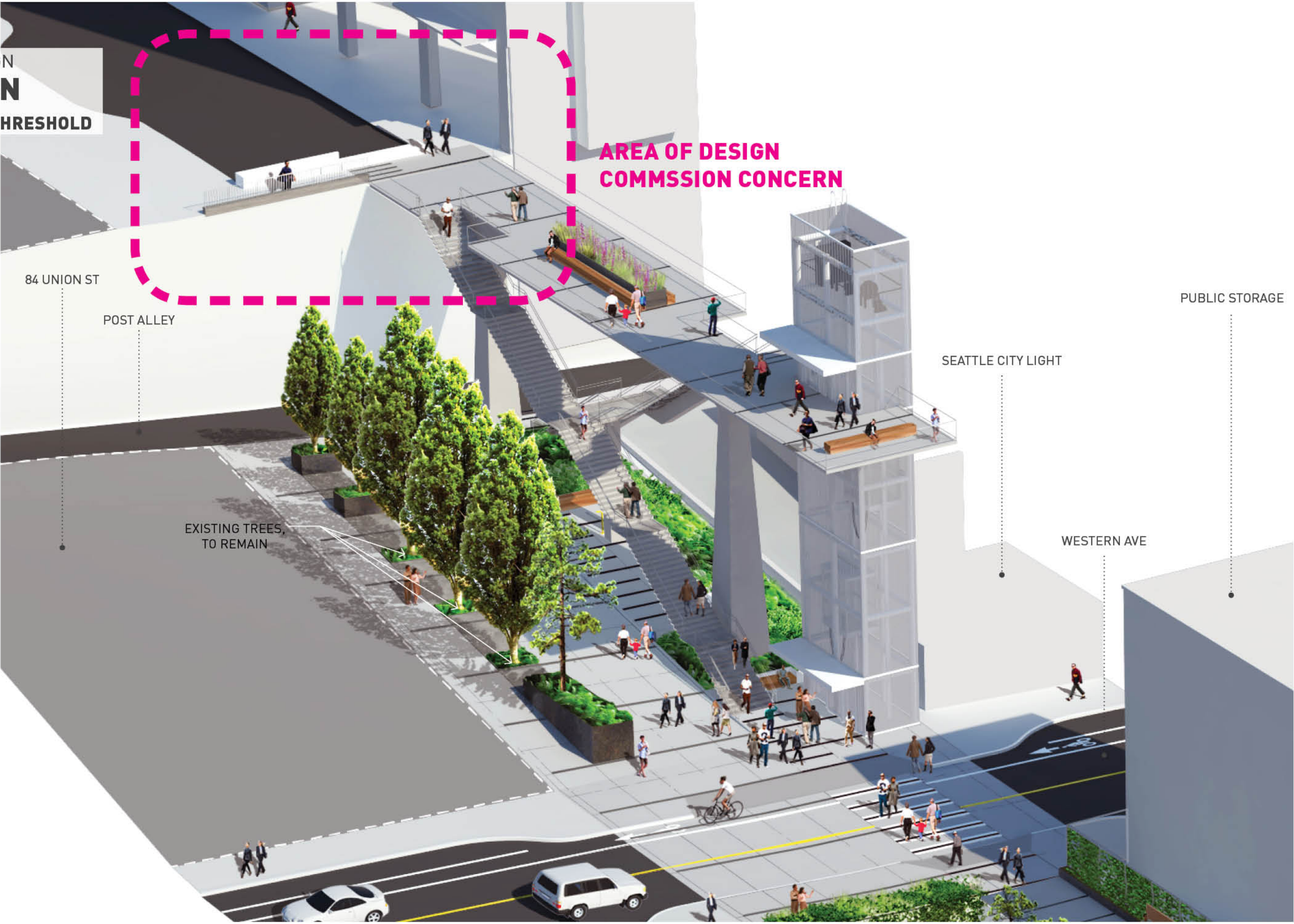
STRUCTURE



UNION STREET DESIGN
MIDDLE UNION
AXON



UNION STREET DESIGN
UPPER UNION
CITY-WATERFRONT THRESHOLD



UNION STREET DESIGN

UPPER UNION

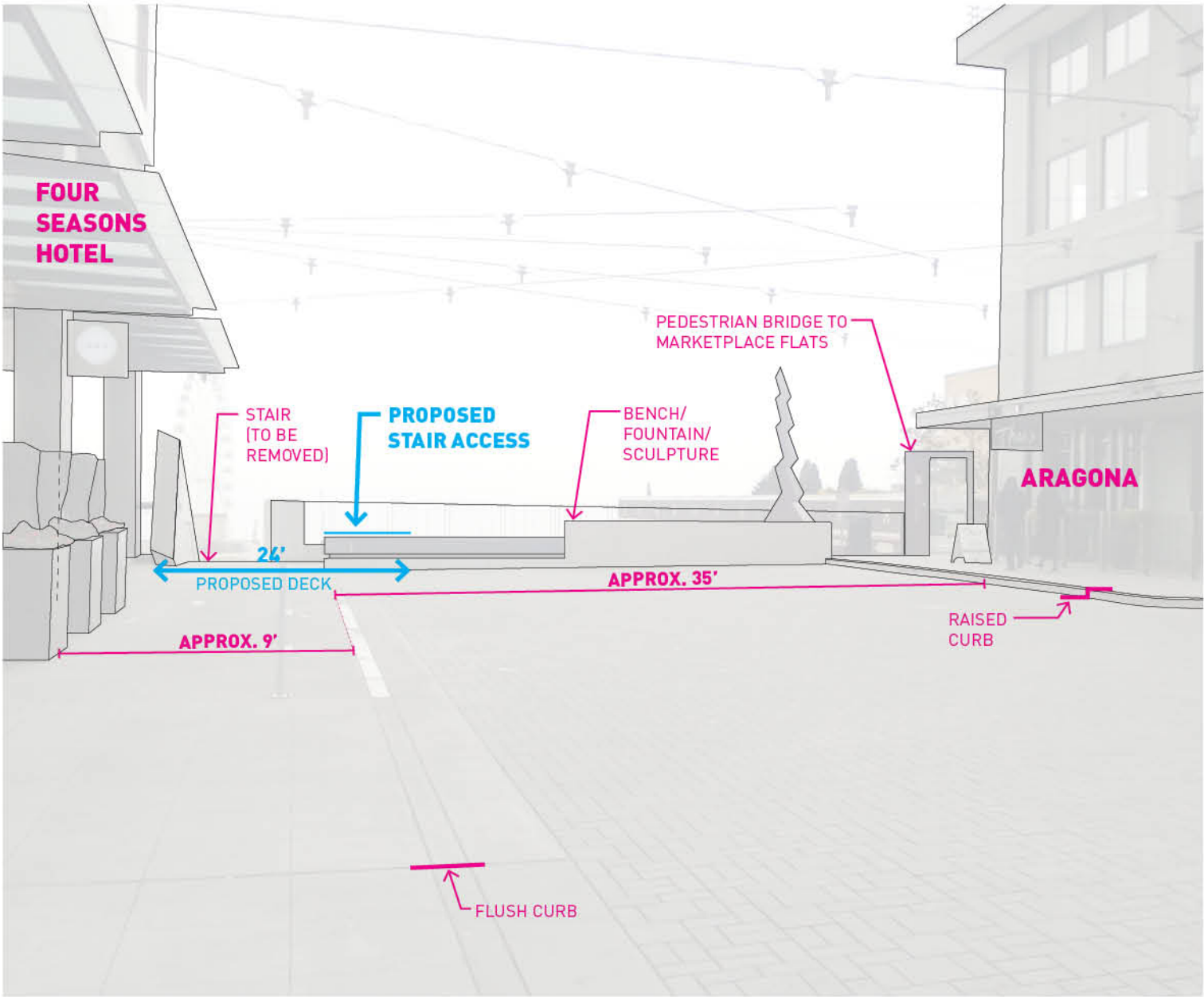
CITY-WATERFRONT THRESHOLD



UNION STREET DESIGN
UPPER UNION
SITE ANALYSIS



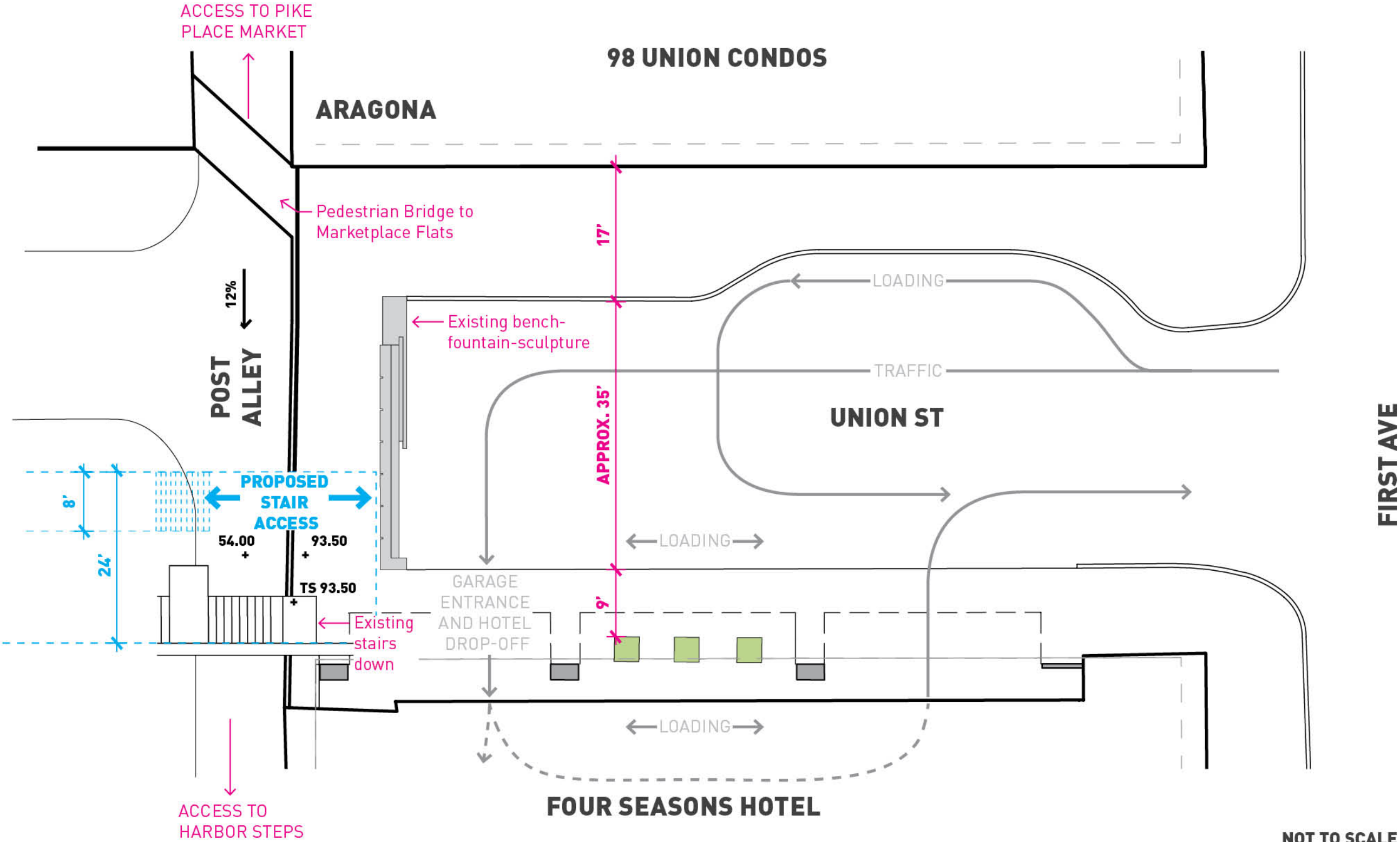
View west toward overlook from First Ave



UNION STREET DESIGN
UPPER UNION
EXISTING CONDITIONS



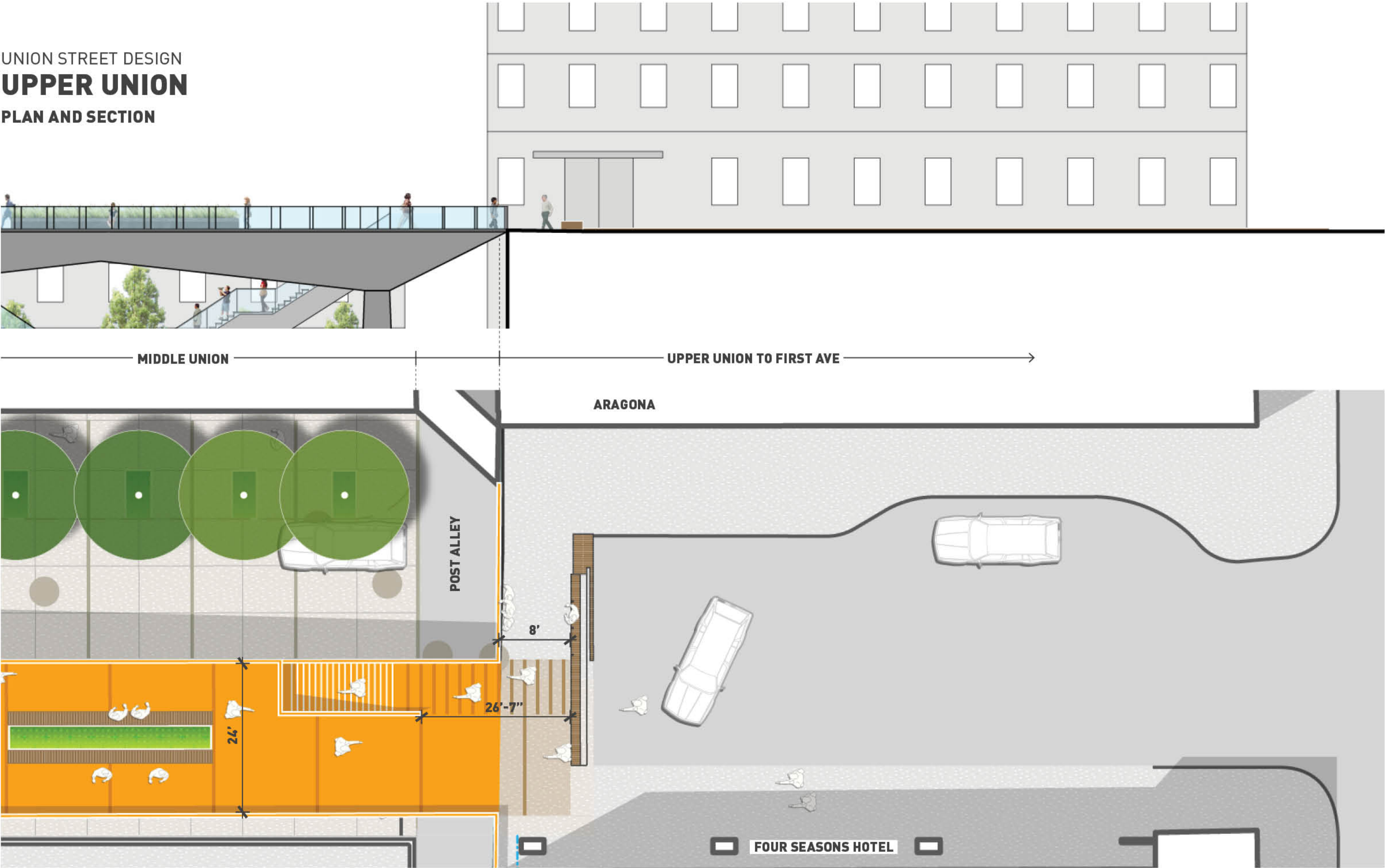
UNION STREET DESIGN
UPPER UNION
EXISTING CONDITIONS



NOT TO SCALE



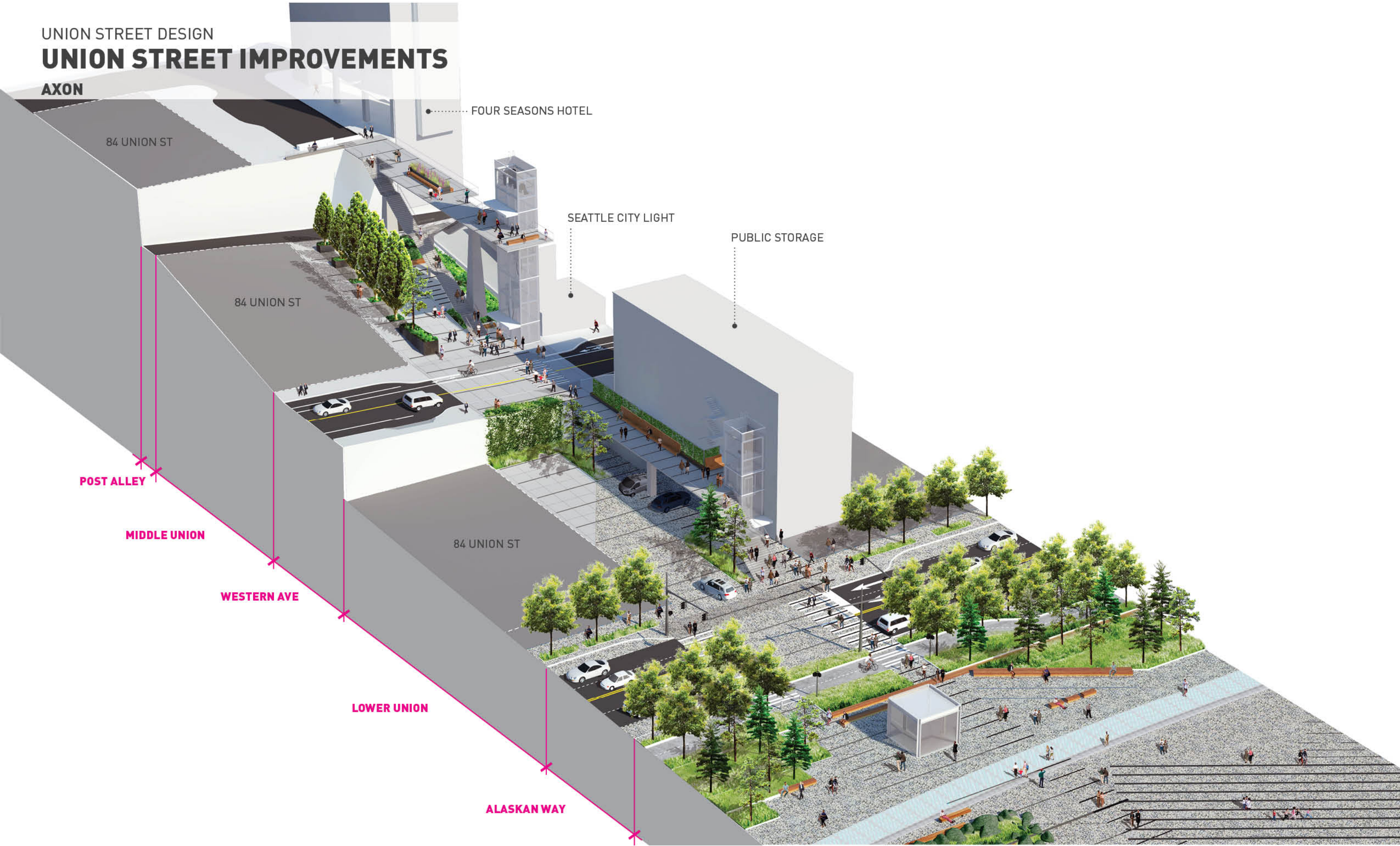
UNION STREET DESIGN
UPPER UNION
PLAN AND SECTION



UNION STREET DESIGN

UNION STREET IMPROVEMENTS

AXON



FOUR SEASONS HOTEL

84 UNION ST

84 UNION ST

SEATTLE CITY LIGHT

PUBLIC STORAGE

84 UNION ST

POST ALLEY

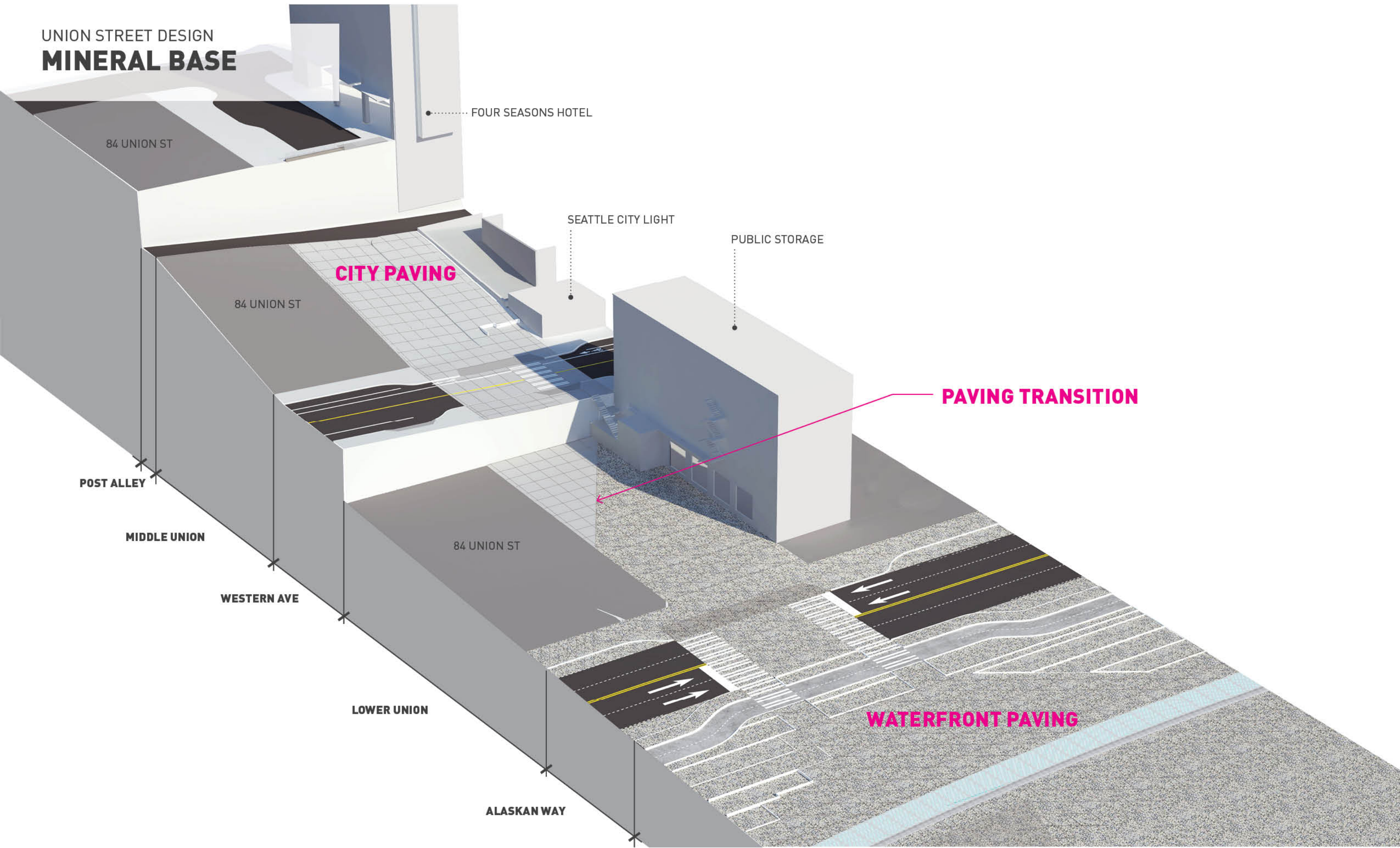
MIDDLE UNION

WESTERN AVE

LOWER UNION

ALASKAN WAY

UNION STREET DESIGN
MINERAL BASE



FOUR SEASONS HOTEL

84 UNION ST

SEATTLE CITY LIGHT

PUBLIC STORAGE

CITY PAVING

84 UNION ST

PAVING TRANSITION

POST ALLEY

MIDDLE UNION

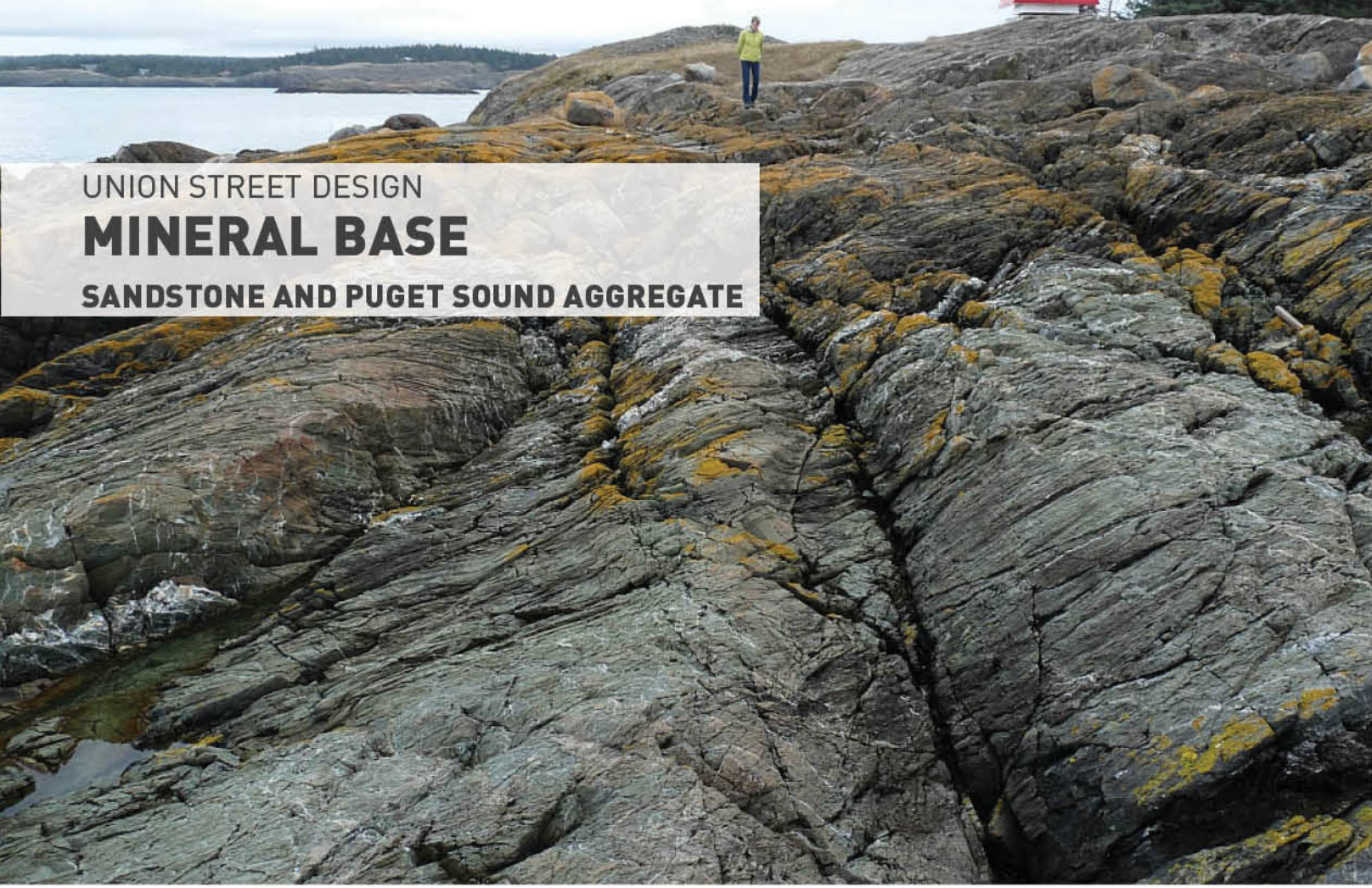
WESTERN AVE

84 UNION ST

LOWER UNION

WATERFRONT PAVING

ALASKAN WAY



UNION STREET DESIGN

MINERAL BASE

SANDSTONE AND PUGET SOUND AGGREGATE



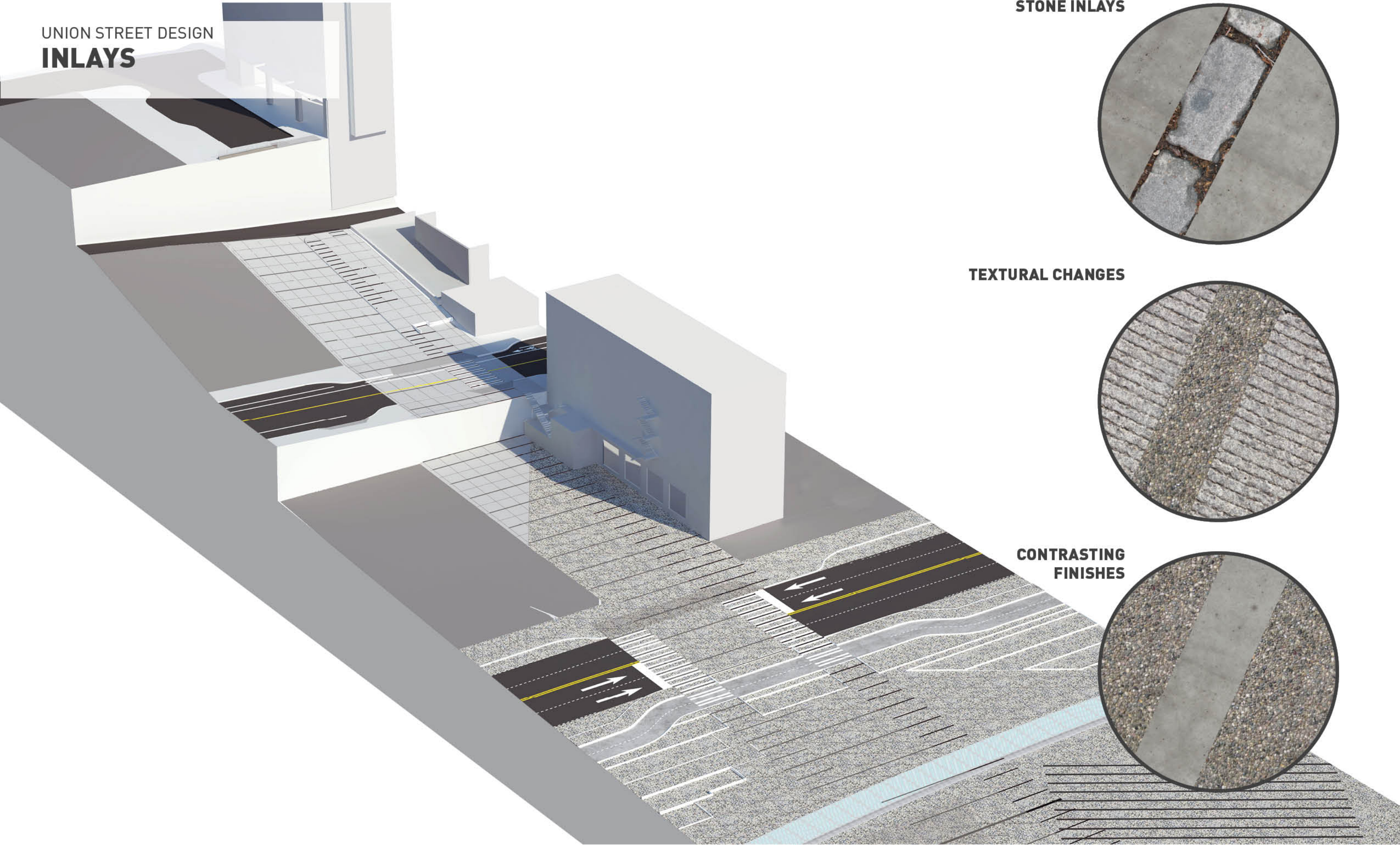
CITY GRID GROOVING ORIENTATION

CITY GRID

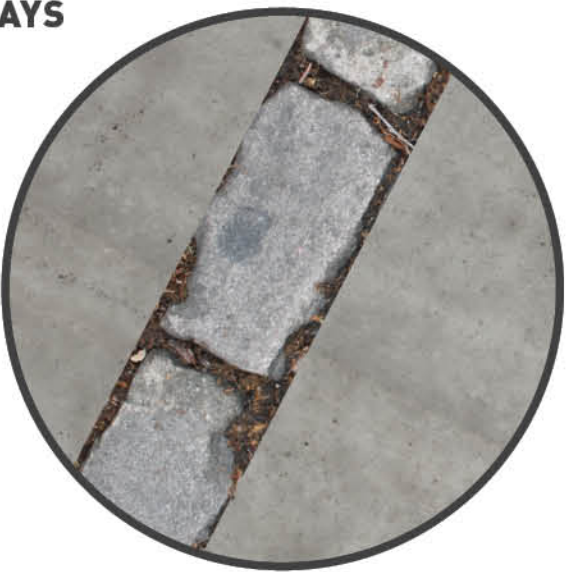
SLIP GROOVING ORIENTATION

WATERFRONT GRID

UNION STREET DESIGN
INLAYS



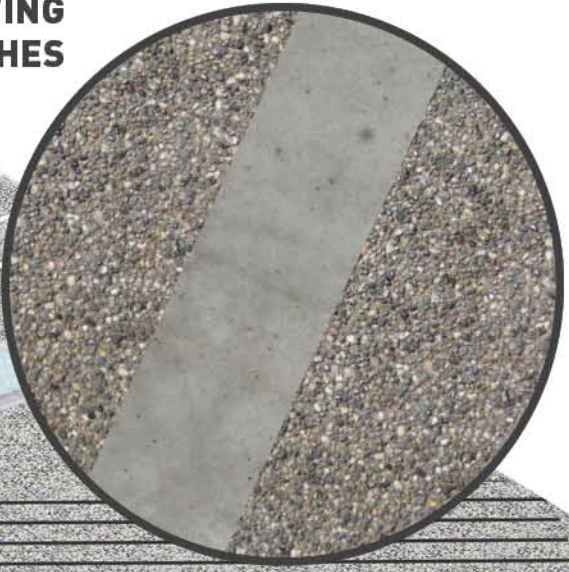
STONE INLAYS



TEXTURAL CHANGES



CONTRASTING FINISHES



UNION STREET DESIGN

PAVING

WATERFRONT TO CITY TRANSITION

JOINTS: PIER ORIENTATION

INLAY: CITY GRID ORIENTATION

JOINTS: SLIP ORIENTATION

UNION STREET DESIGN

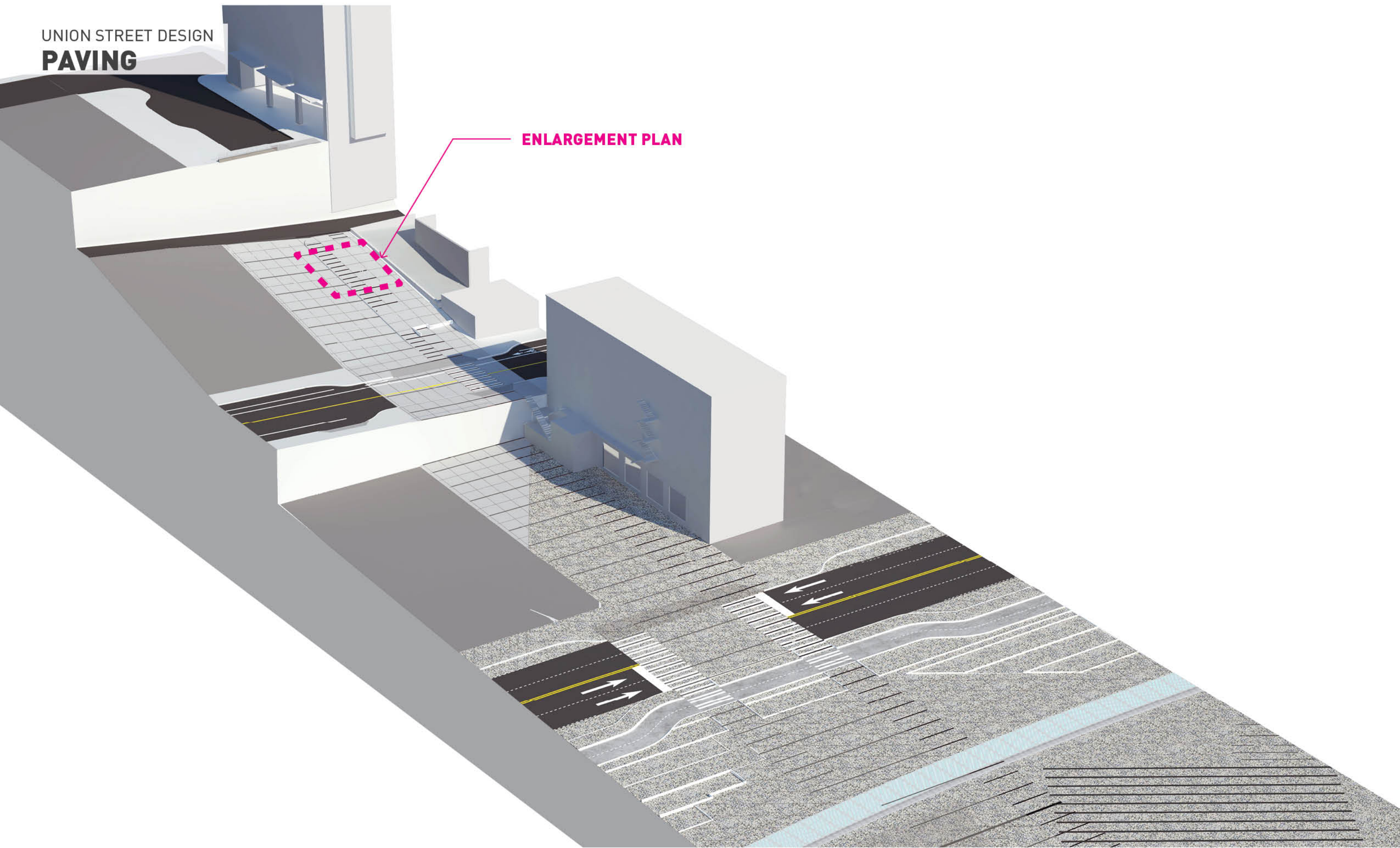
PAVING

MATERIALS



UNION STREET DESIGN
PAVING

ENLARGEMENT PLAN



UNION STREET DESIGN

PAVING

CITY LAYOUT, POST ALLEY MATERIALS



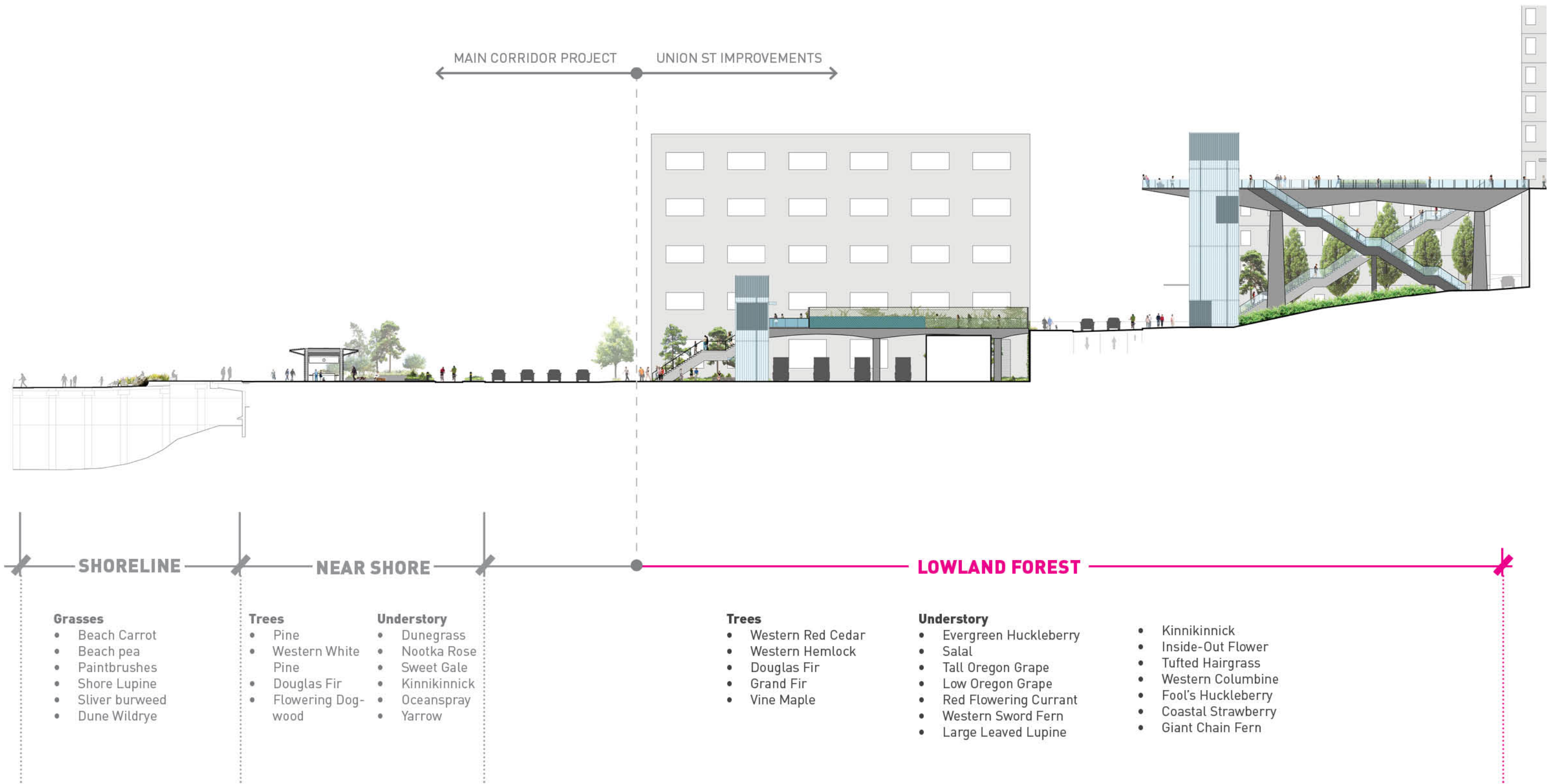
UNION STREET DESIGN
PAVING
MATERIALS



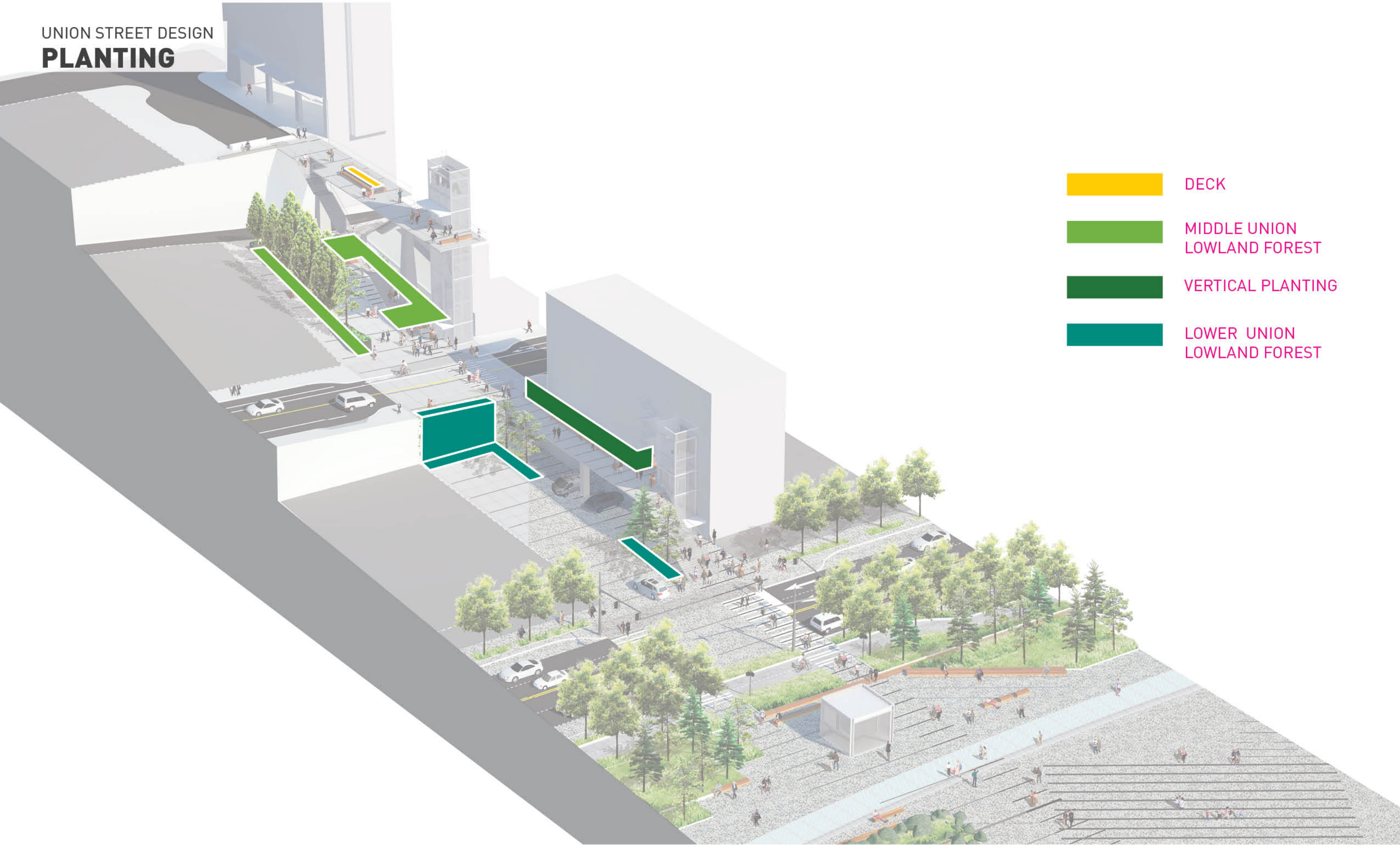
UNION STREET DESIGN

PLANTING

PLANT COMMUNITIES



UNION STREET DESIGN
PLANTING



DECK



MIDDLE UNION
LOWLAND FOREST



VERTICAL PLANTING

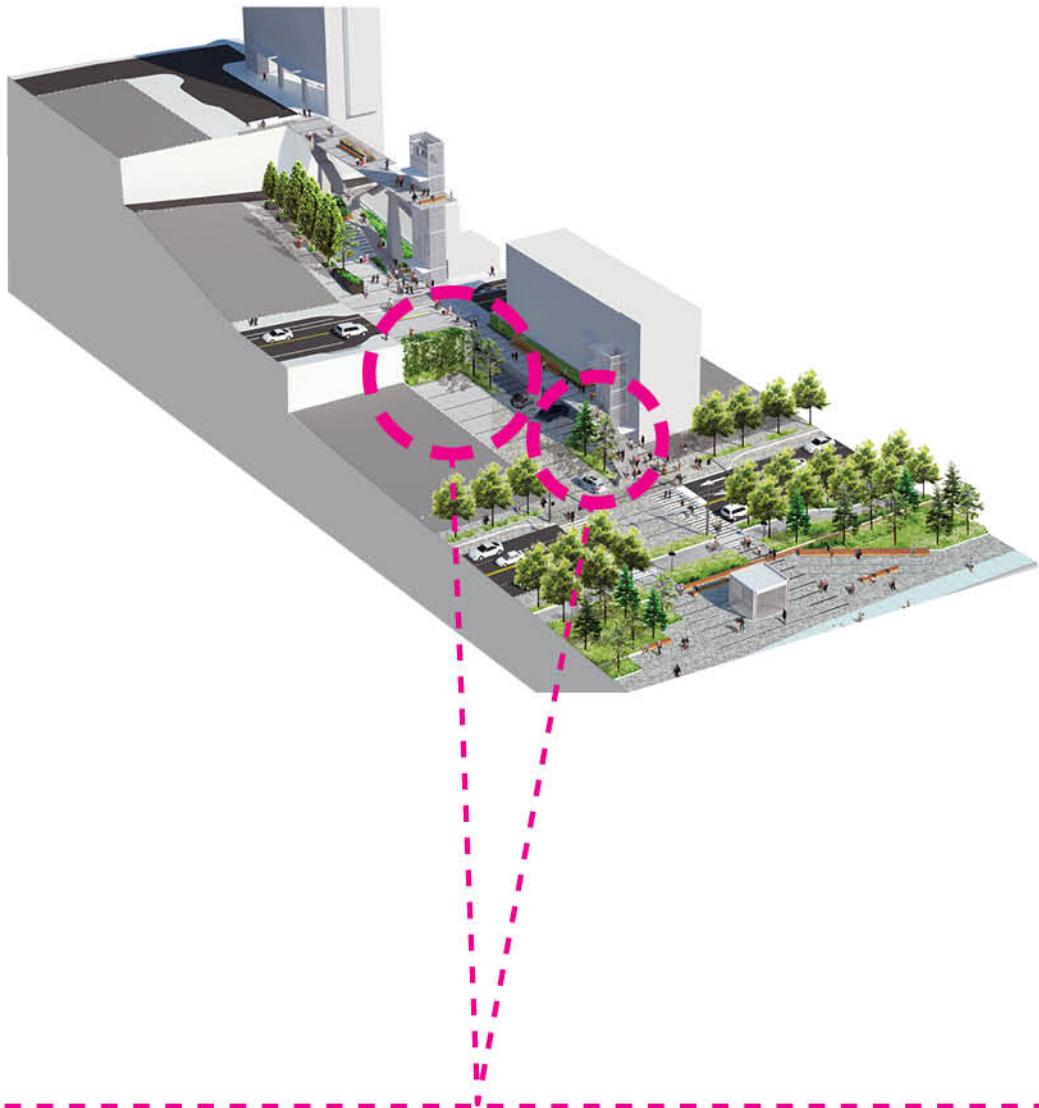


LOWER UNION
LOWLAND FOREST

UNION STREET DESIGN

LOWLAND FOREST

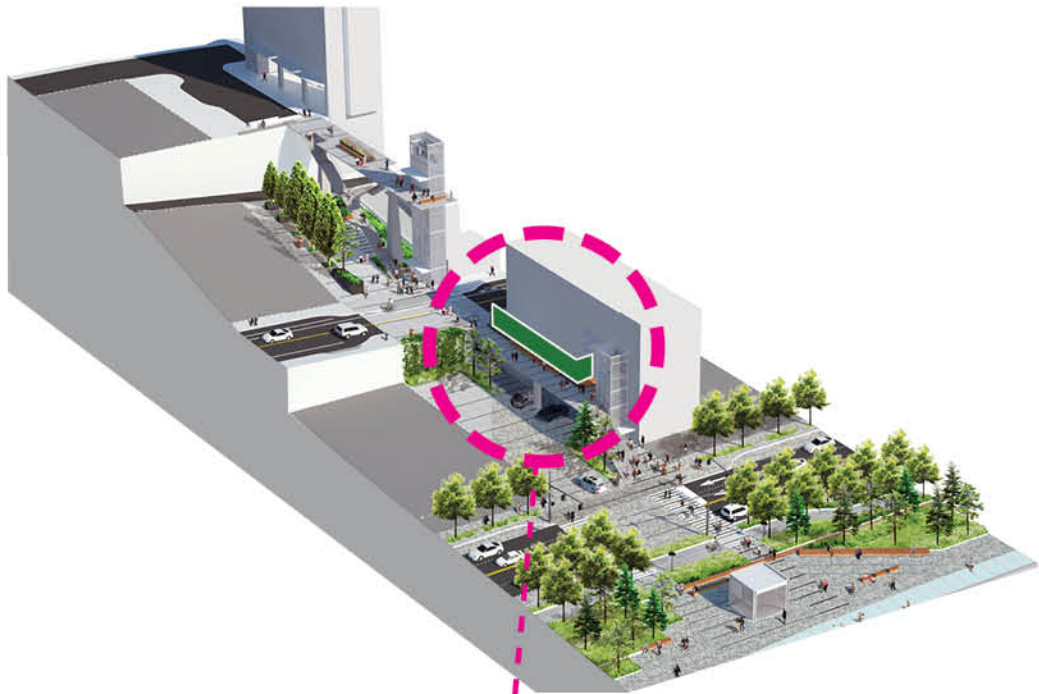
LOWER UNION GROUNDPLANE



UNION STREET DESIGN

VERTICAL PLANTING

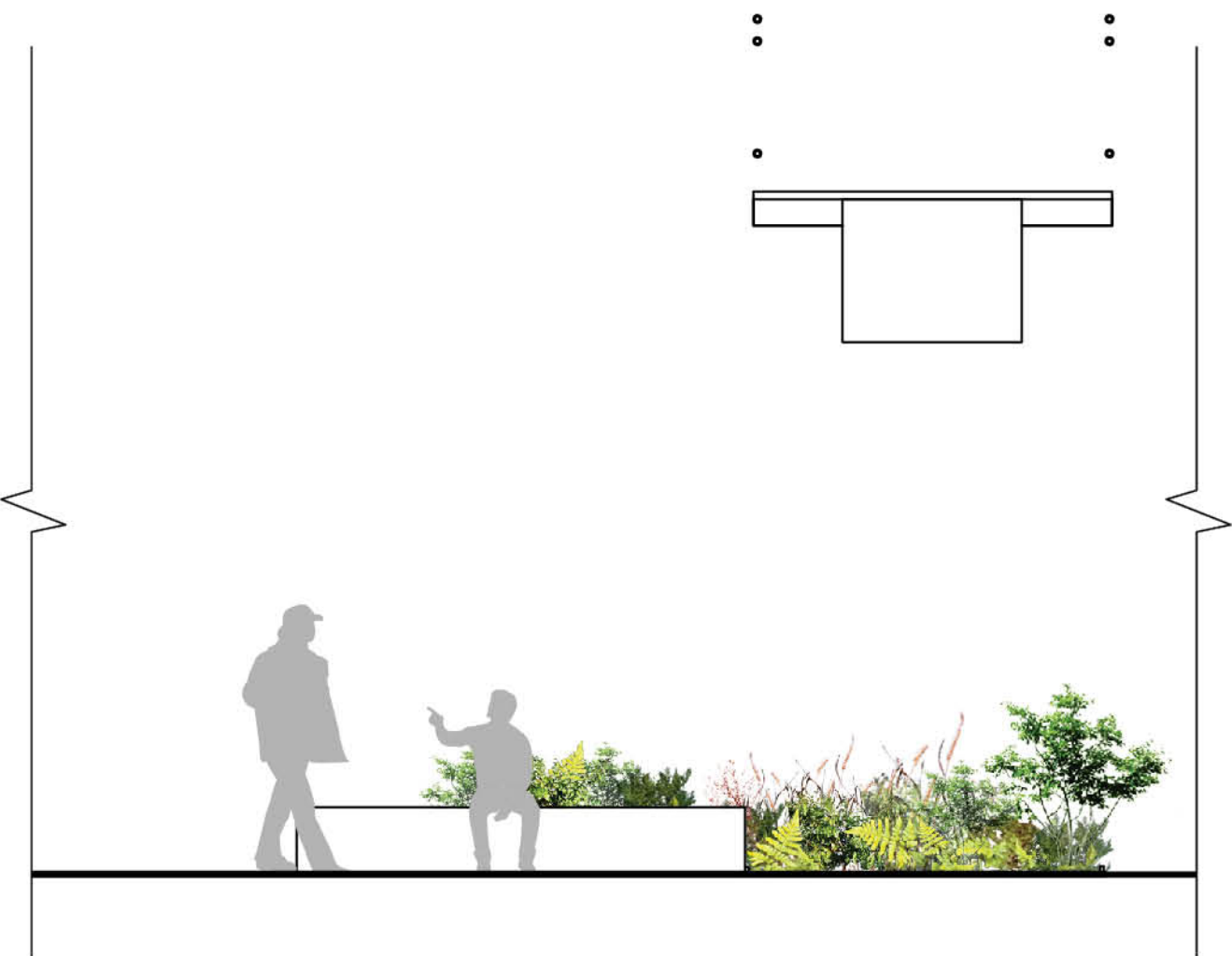
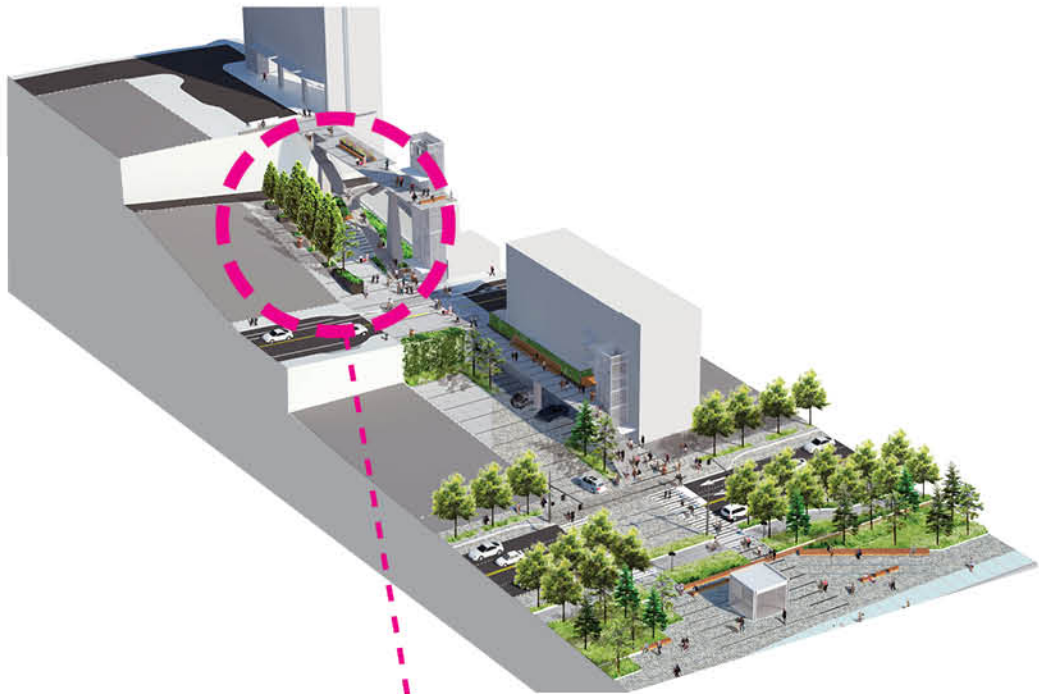
LOWER UNION DECK



UNION STREET DESIGN

LOWLAND FOREST

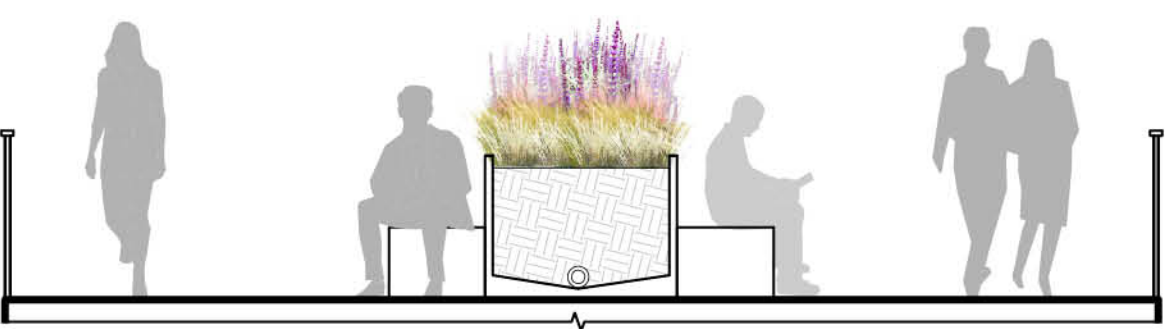
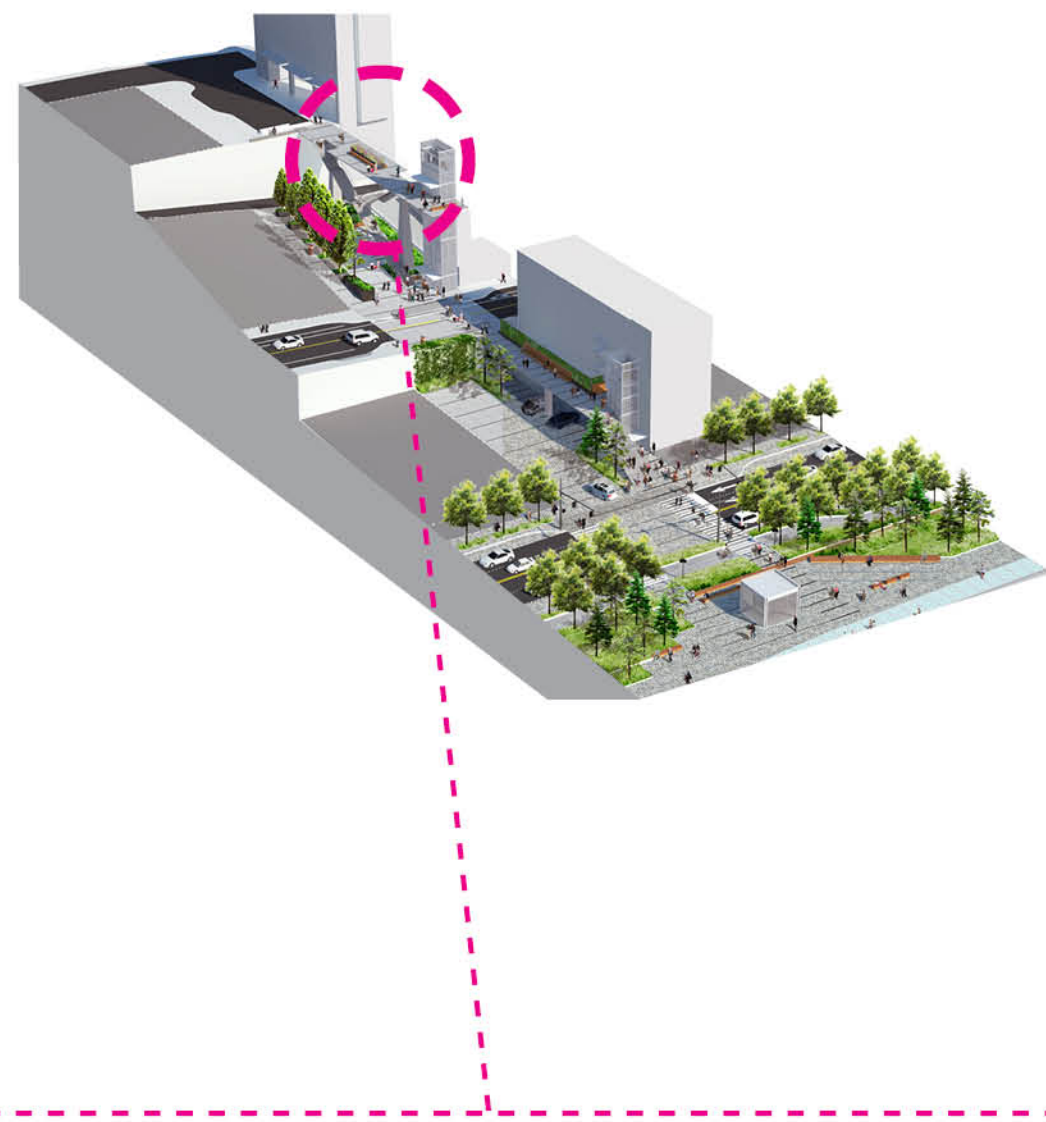
MIDDLE UNION GROUNDPLANE



UNION STREET DESIGN

DECK PLANTING

MIDDLE UNION DECK



UNION STREET DESIGN
PLANTING
PLANT COMMUNITIES



DUNE GRASS



BLUFFTOP PLANTING



PERENNIAL MEADOWS



LUPINES

UNION STREET DESIGN

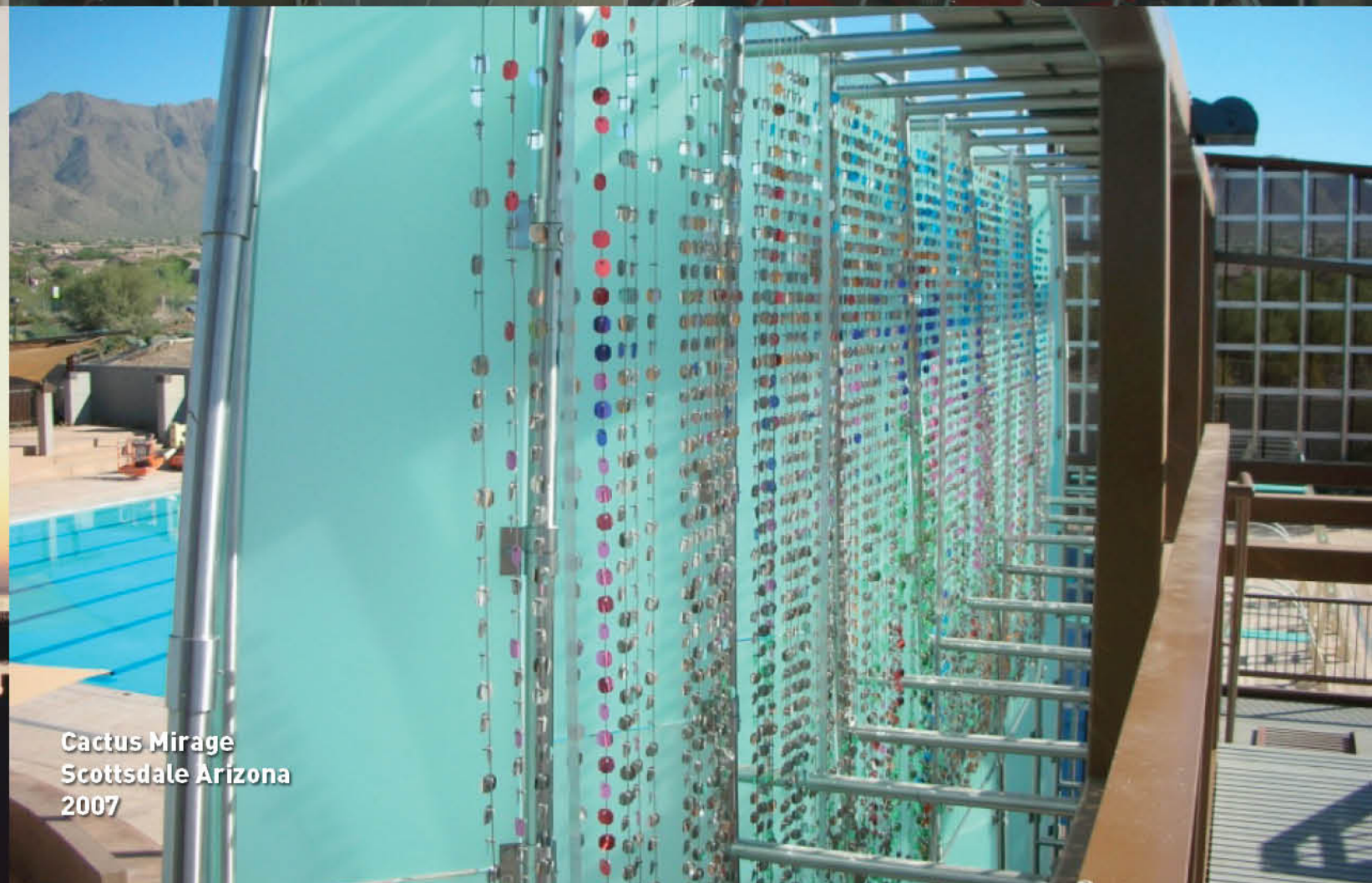
PLANTER MATERIALS



UNION STREET DESIGN
ART
LIGHT AND SHADOW

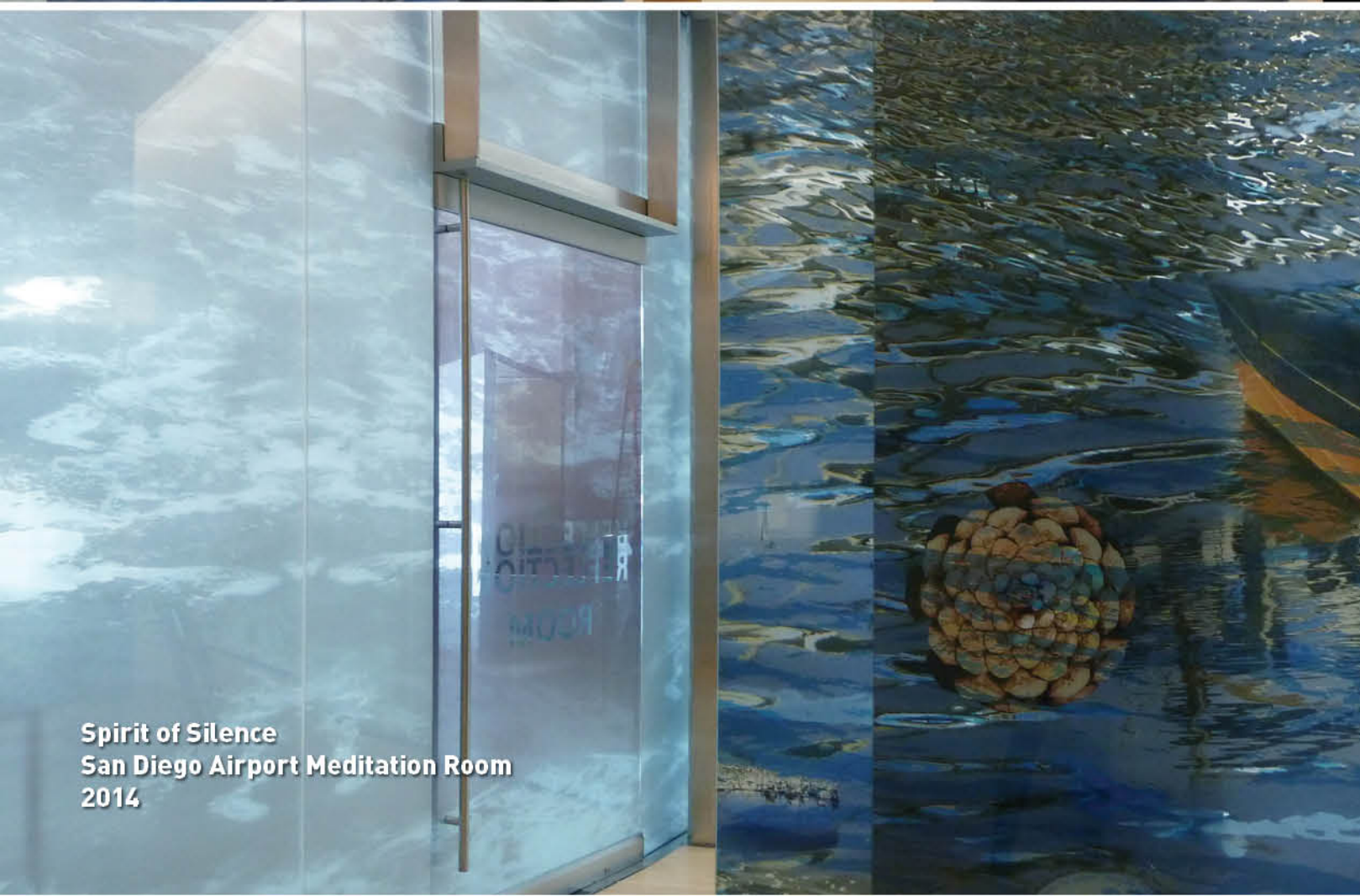


Transience of Memory
Temporary Installation, Seattle
1991



Cactus Mirage
Scottsdale Arizona
2007

UNION STREET DESIGN
ART
GLASS AND LIGHT

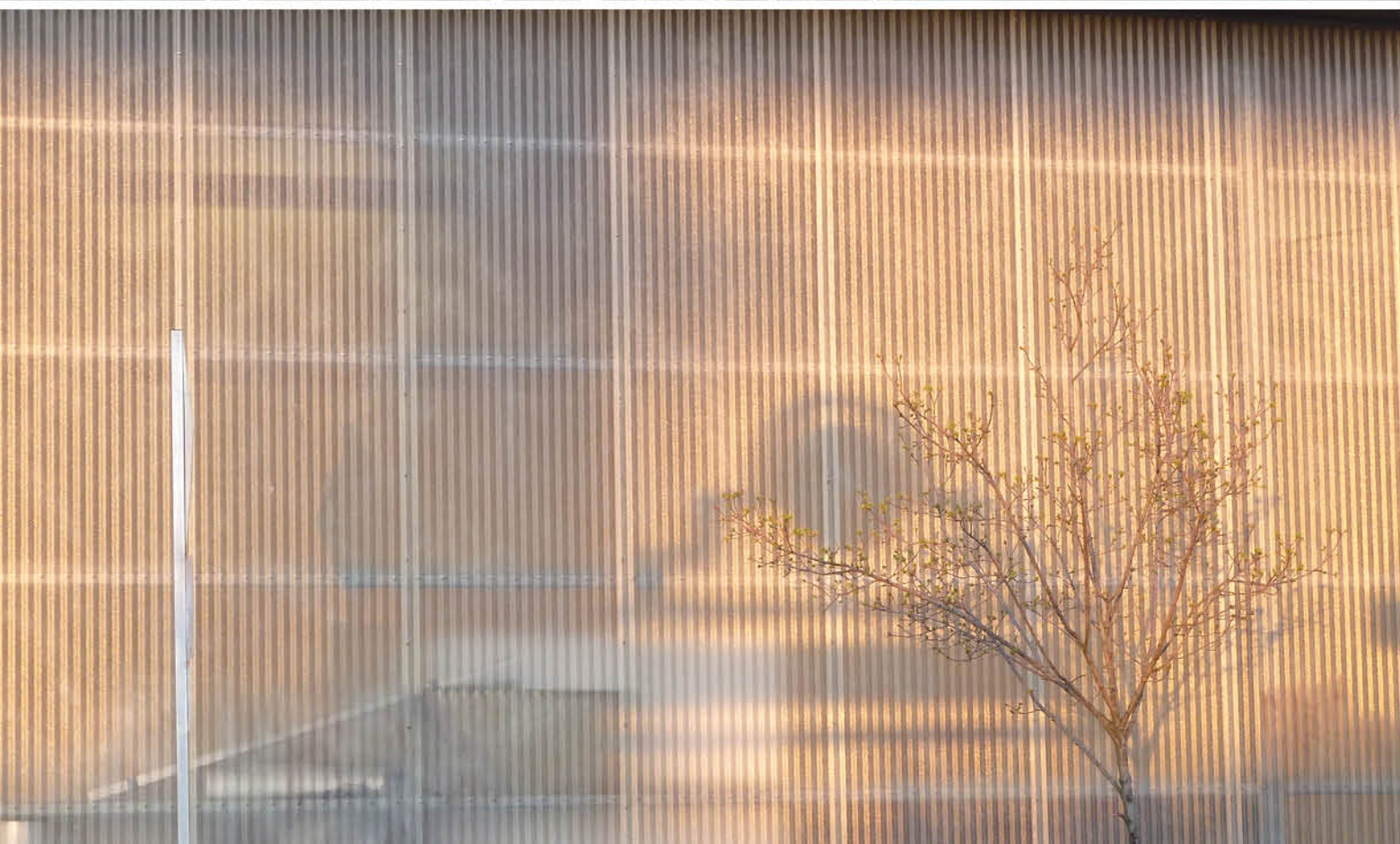


Spirit of Silence
San Diego Airport Meditation Room
2014



School Spirits
Cary Art Center, Cary NC
2011

UNION STREET DESIGN
ART
ATMOSPHERE AND LIGHT



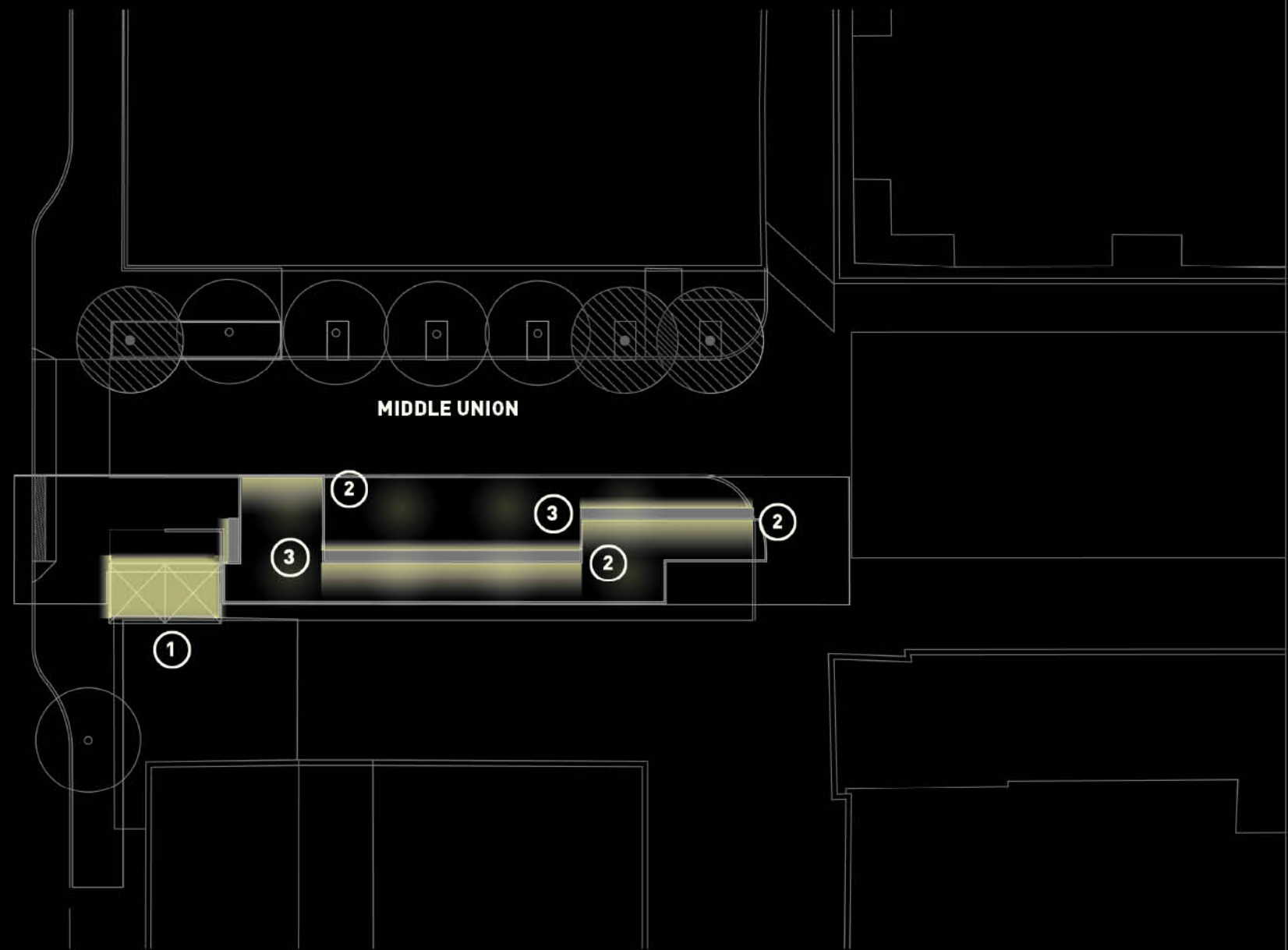
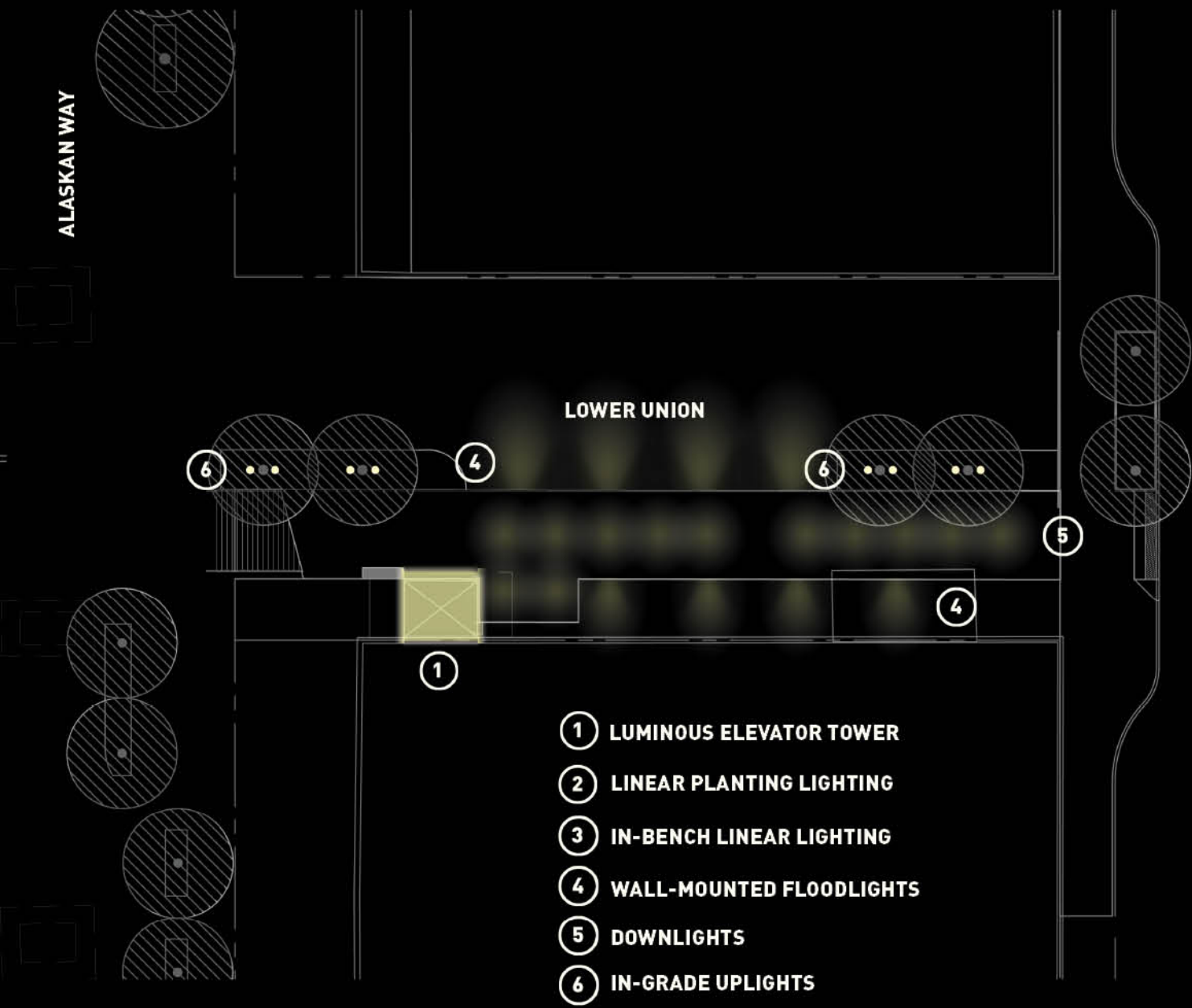
UNION STREET DESIGN
ART
ENVIRONMETAL CUES



UNION STREET DESIGN

LIGHTING

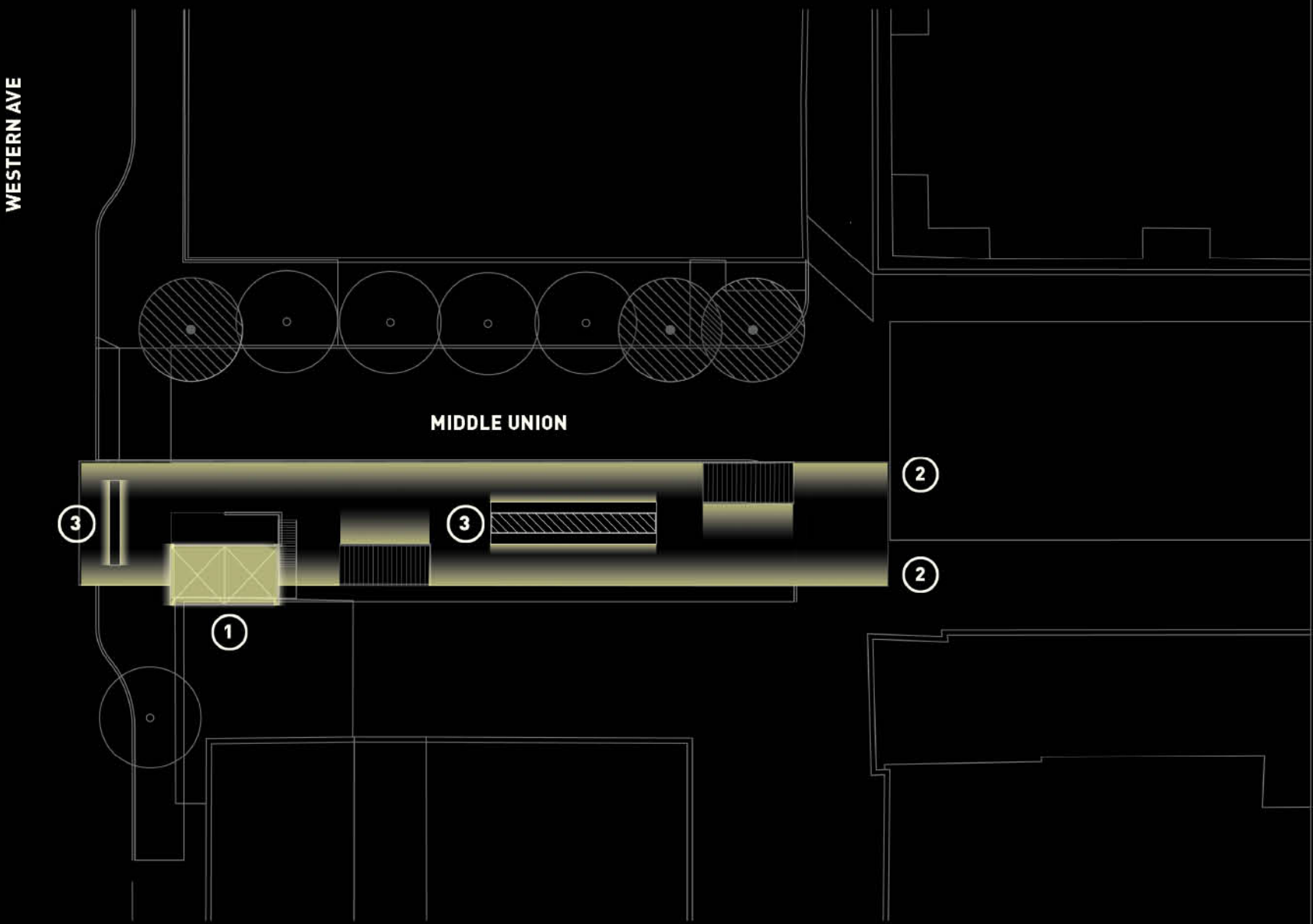
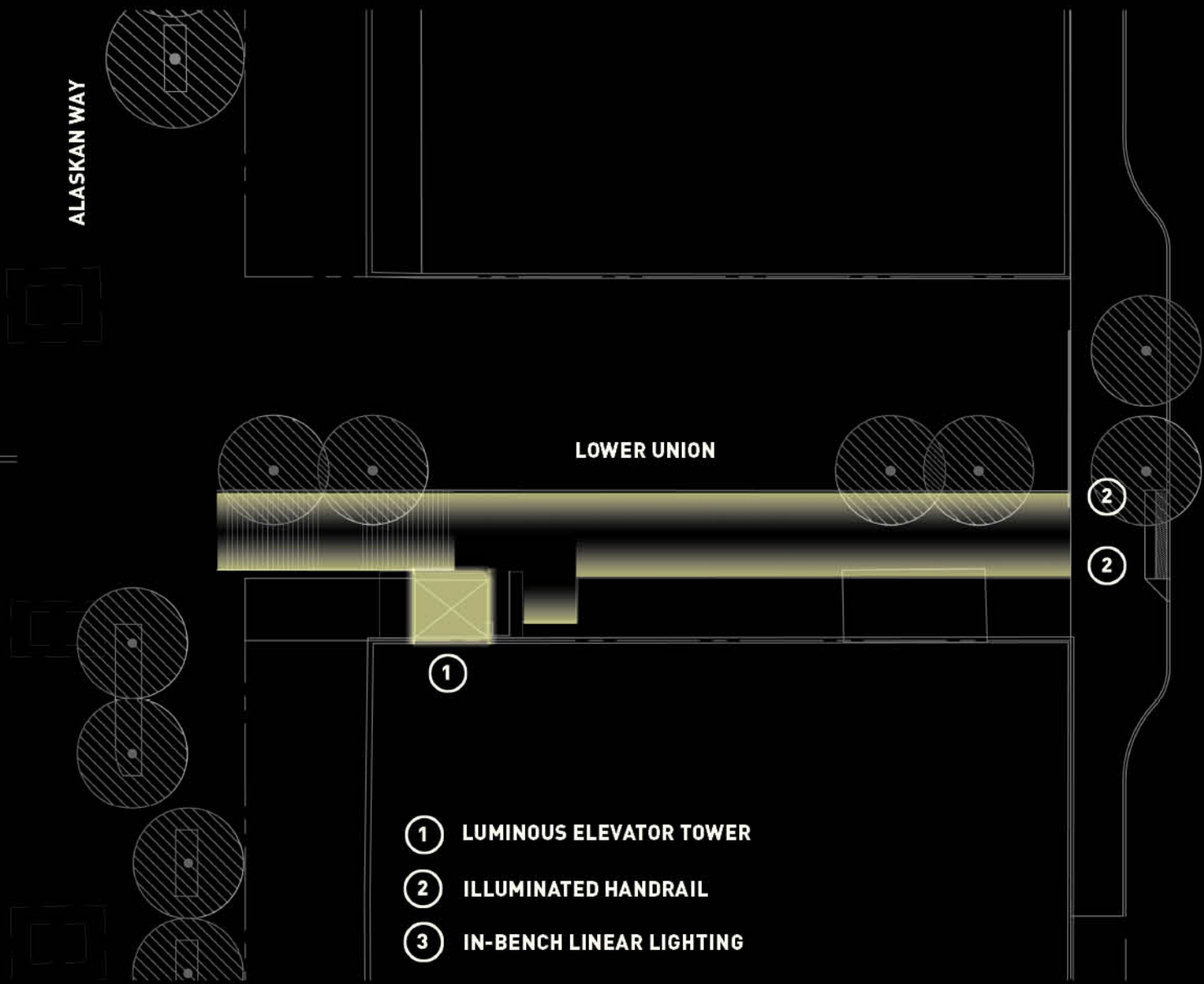
PLAN - LID OFF



UNION STREET DESIGN

LIGHTING

PLAN - LID ON



UNION STREET DESIGN

LIGHTING

SECTION



UNION STREET DESIGN

DOWNTOWN CULTURAL CORE

VIEW WEST TO ELLIOTT BAY



UNION STREET DESIGN

EDGE / THRESHOLD

VIEW WEST TO ELLIOTT BAY



UNION STREET DESIGN

EDGE / THRESHOLD

VIEW WEST TO ELLIOTT BAY



UNION STREET DESIGN

EXTENDED EDGE / THRESHOLD
VIEW FROM FOUR SEASONS PLAZA



UNION STREET DESIGN

EXTENDED EDGE / THRESHOLD

VIEW FROM FOUR SEASONS PLAZA



UNION STREET DESIGN

VIEW AT THE EDGE

MIDDLE UNION OVERLOOK



UNION STREET DESIGN
MIDDLE UNION
VIEW FROM POST ALLEY



UNION STREET DESIGN

WESTERN AVE

VIEW TOWARD MIDDLE UNION STRUCTURE



UNION STREET DESIGN

WESTERN AVE

VIEW TOWARD MIDDLE UNION STRUCTURE



UNION STREET DESIGN

WESTERN AVE

VIEW TOWARD MIDDLE UNION STRUCTURE



UNION STREET DESIGN
WESTERN AVE
VIEW TOWARD WATERFRONT



UNION STREET DESIGN
ALASKAN WAY
VIEW EAST TO DOWNTOWN



END