



Portage Bay Park

Design Commission Review 4: 90% Design Development

January 5, 2017

Existing Site



Previous Site Plan



Current Site Plan Base Bid

VE Adjustments:
Pavilion & Restroom are an Add Alternate
Shorter Pier (Long Pier submitted for Permit)

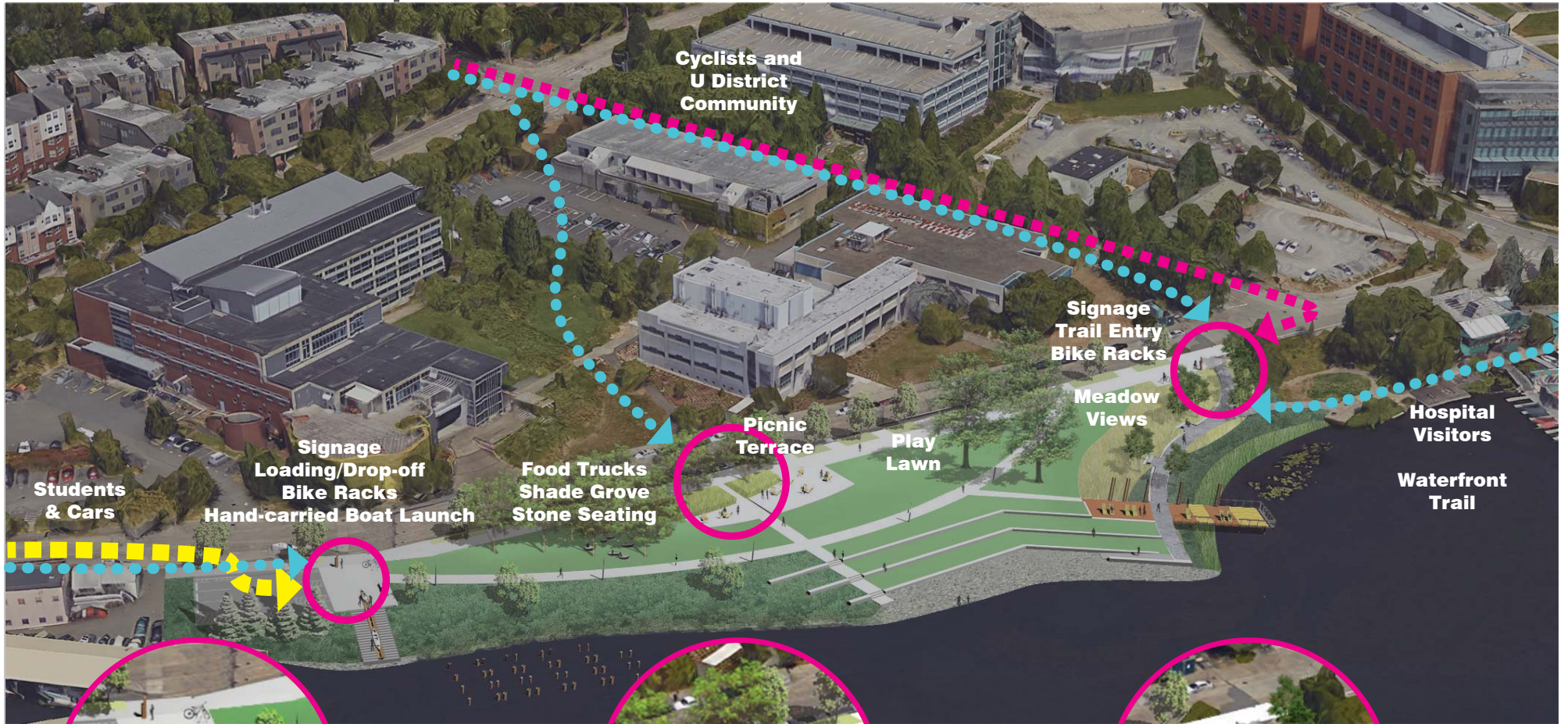


- a** Drop-Off Plaza w/ Entry Signage, Kayak Slide
- b** Picnic Terrace
- c** Shade Grove
- d** Beachfront Lawn Terraces
- e** Portage Trail and Meadow w/ Entry Signage
- f** Deck & Pier

Cost Summary: 65% CD Cost Estimate - \$6.9M Estimated Base Bid

Site Prep & Remediation	56% of budget	
Site Development	24% of budget	~\$19/ SF
General Overhead & Contingencies	20% of budget	

Arrivals & Boat Street Experience









Future Context: UW Master Plan

West Campus

The West Campus is the most urban of the four campus sectors and accommodates a wide range of uses including student housing, academic, research, and cultural programs. Given its regional transportation access from I-5, regional transit services, retail, research in numerous fields, as well as cafes,

industry partners and a significant supply of UW-operated student housing, the West Campus is uniquely positioned to develop as an “innovation district” within the broader Seattle region (see page 38 for more detail on academic and research partnerships). The long-term vision for the West Campus:

-  Significant Pedestrian Path
-  Significant Open Space
-  Active Ground Floor
-  Existing Building
-  Potential Building
-  Gateway

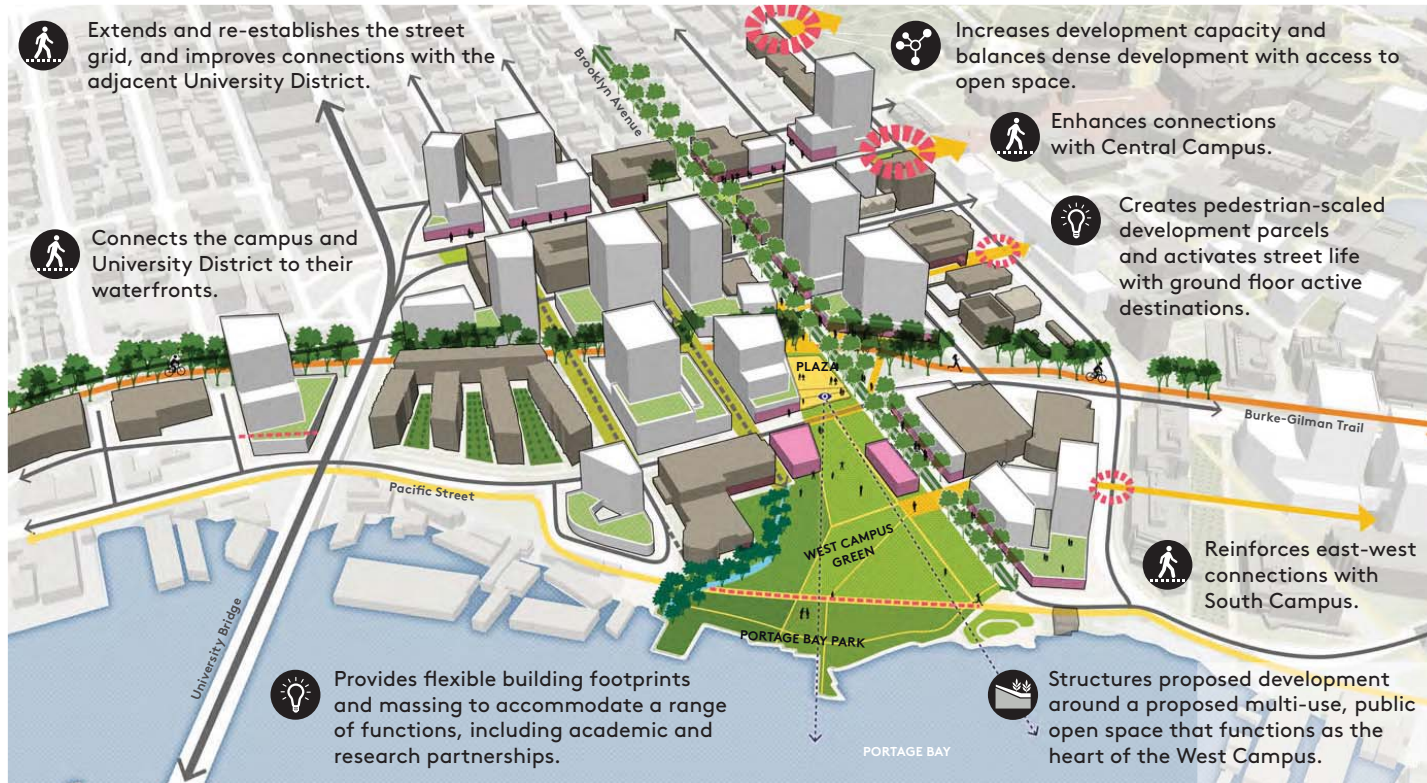
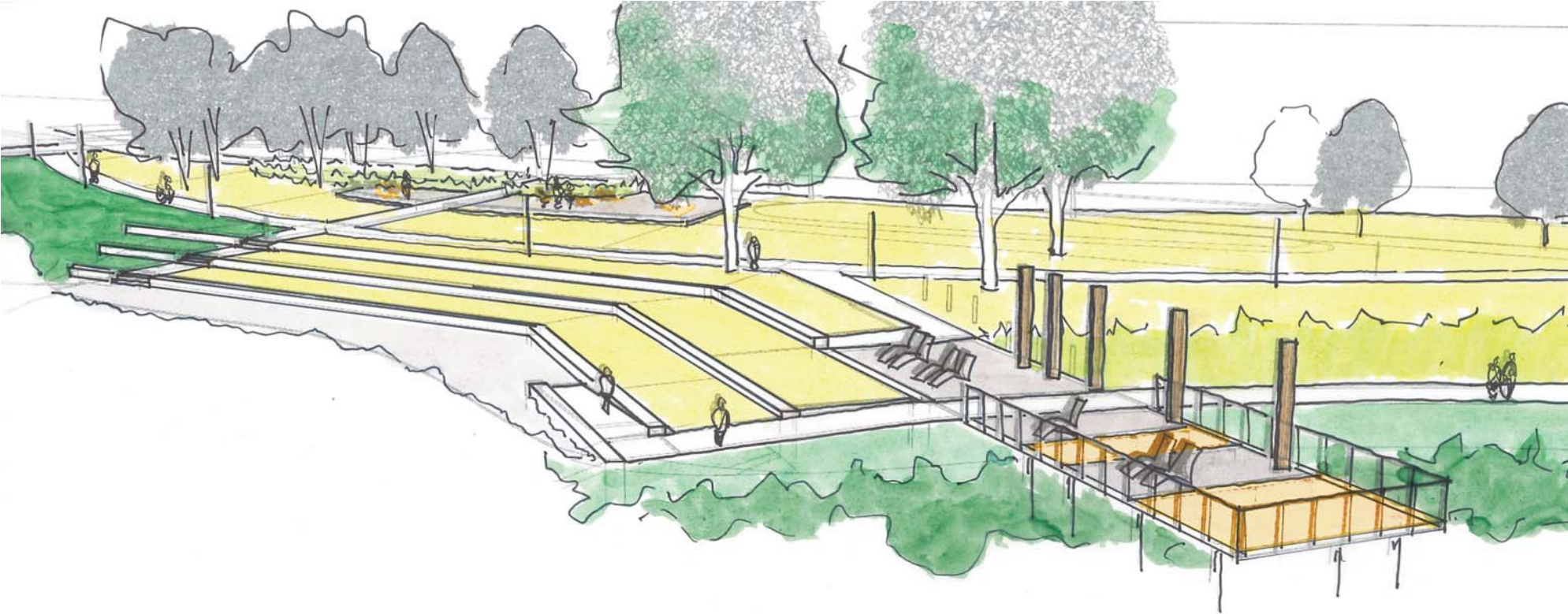
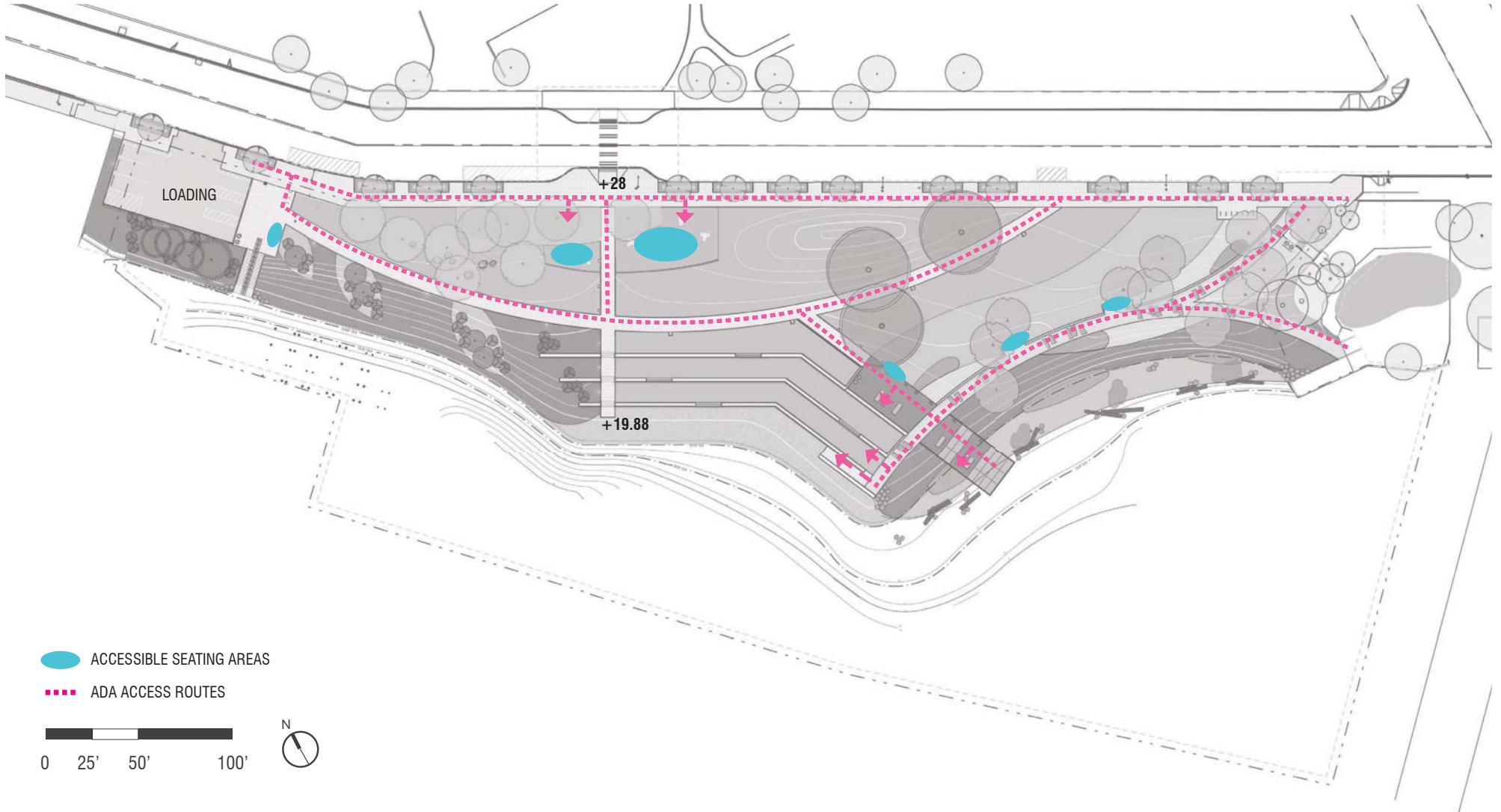


Figure 5. West Campus. Graphics are for Illustrative Purposes Only

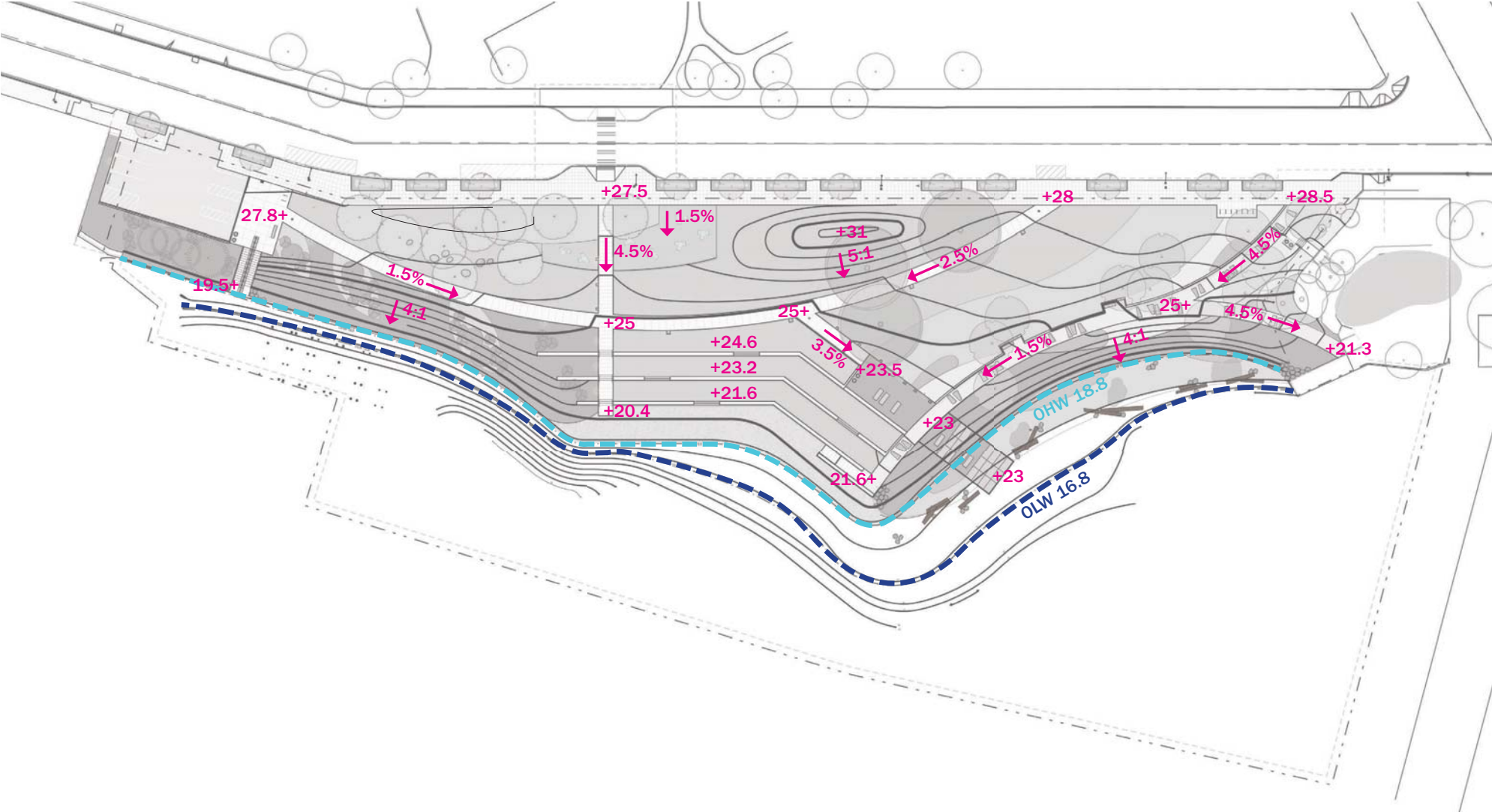
Birds-Eye View



ADA Access & Seating



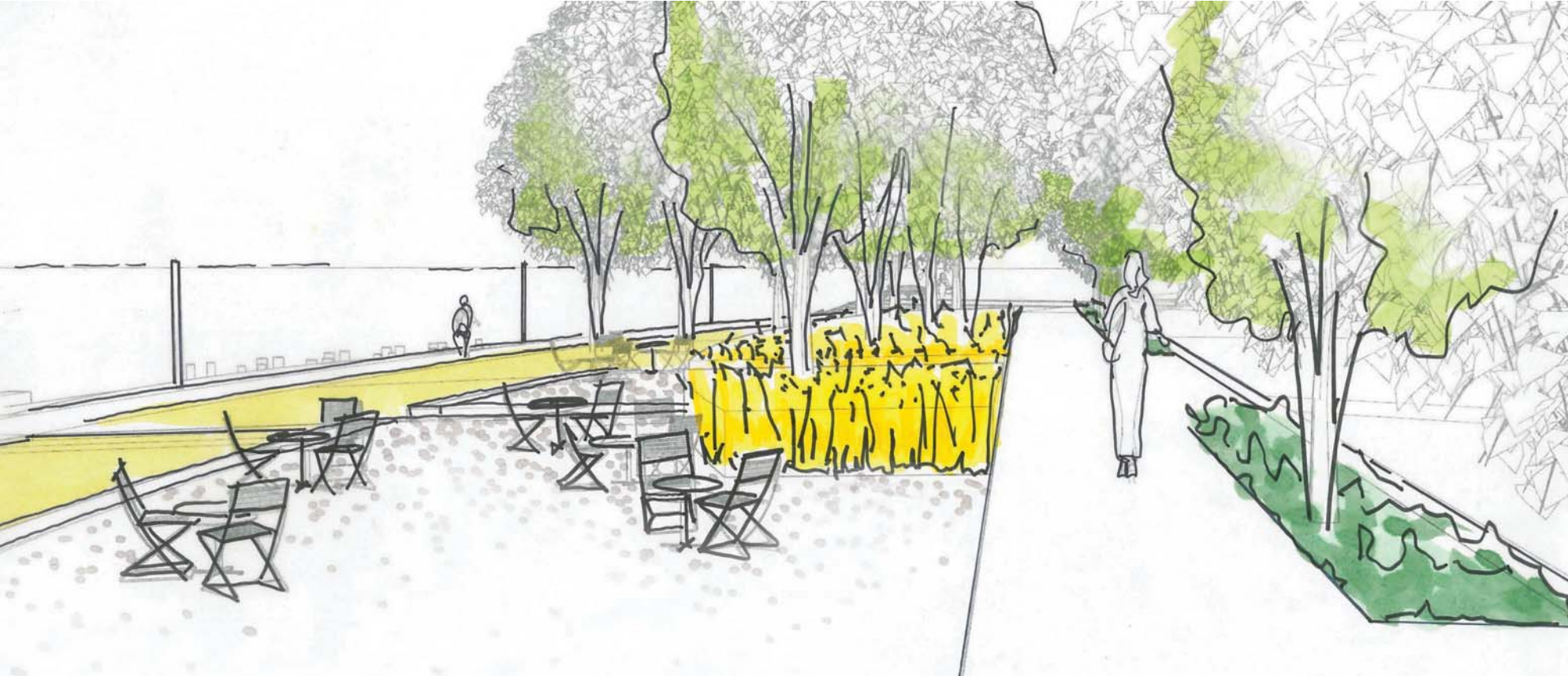
Grading Plan



Boat Street looking West



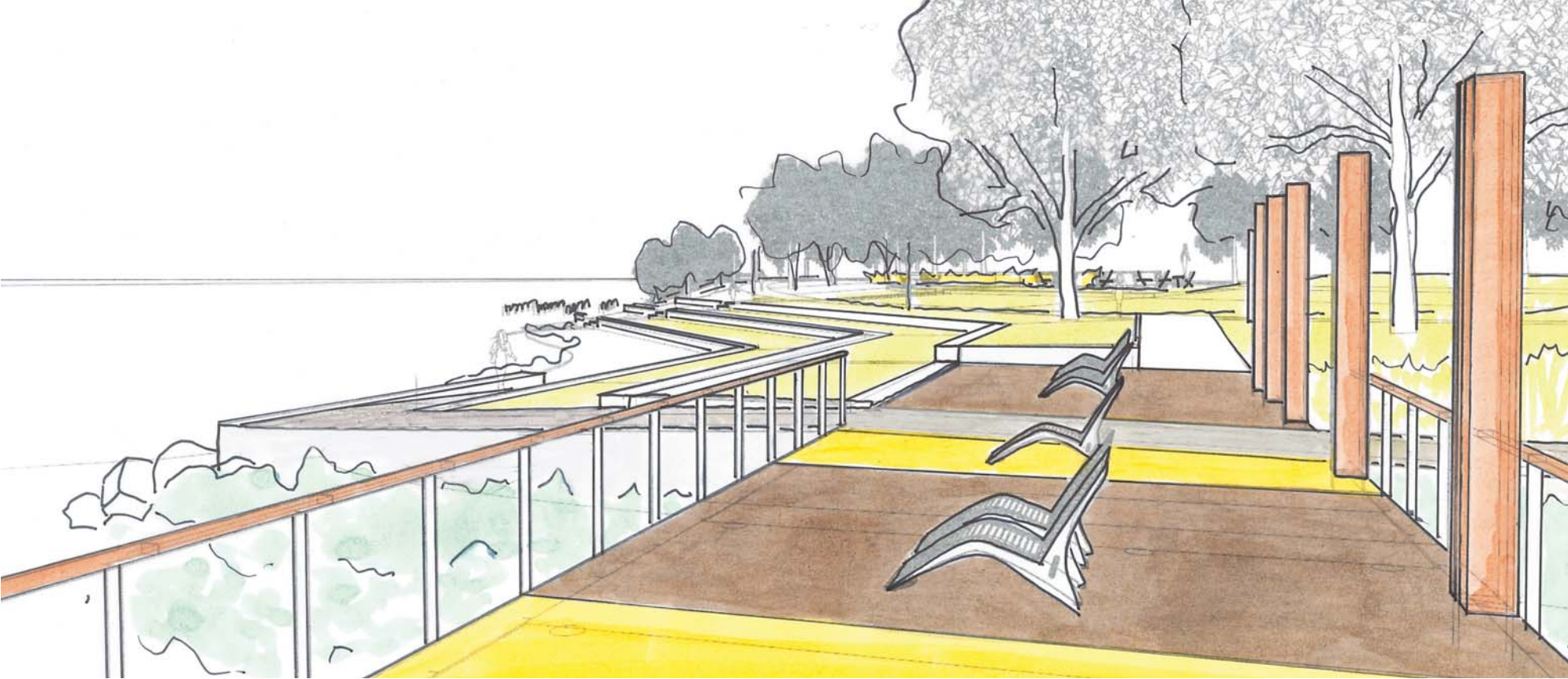
Boat Street at Picnic Terrace



Arc Path and Picnic Terrace



Pier



Tree Planting Plan



Yellowwood - Spring



Fall



Red Oak - Spring



Fall

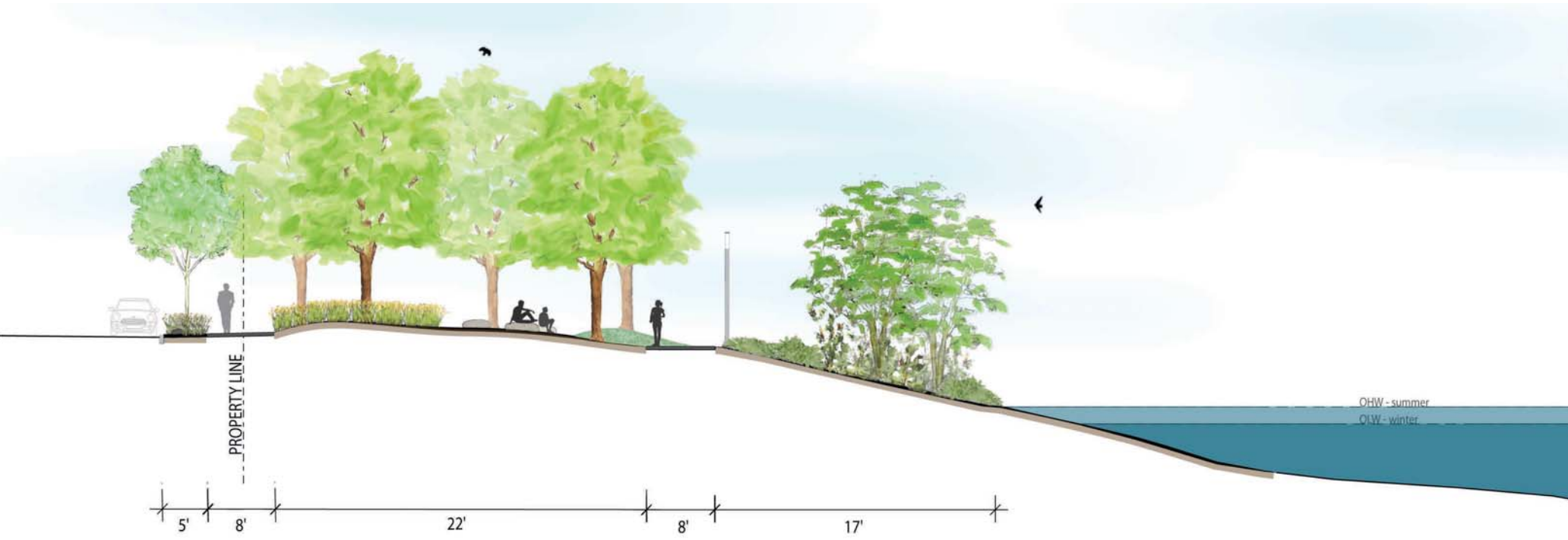


Paper Birch - Spring

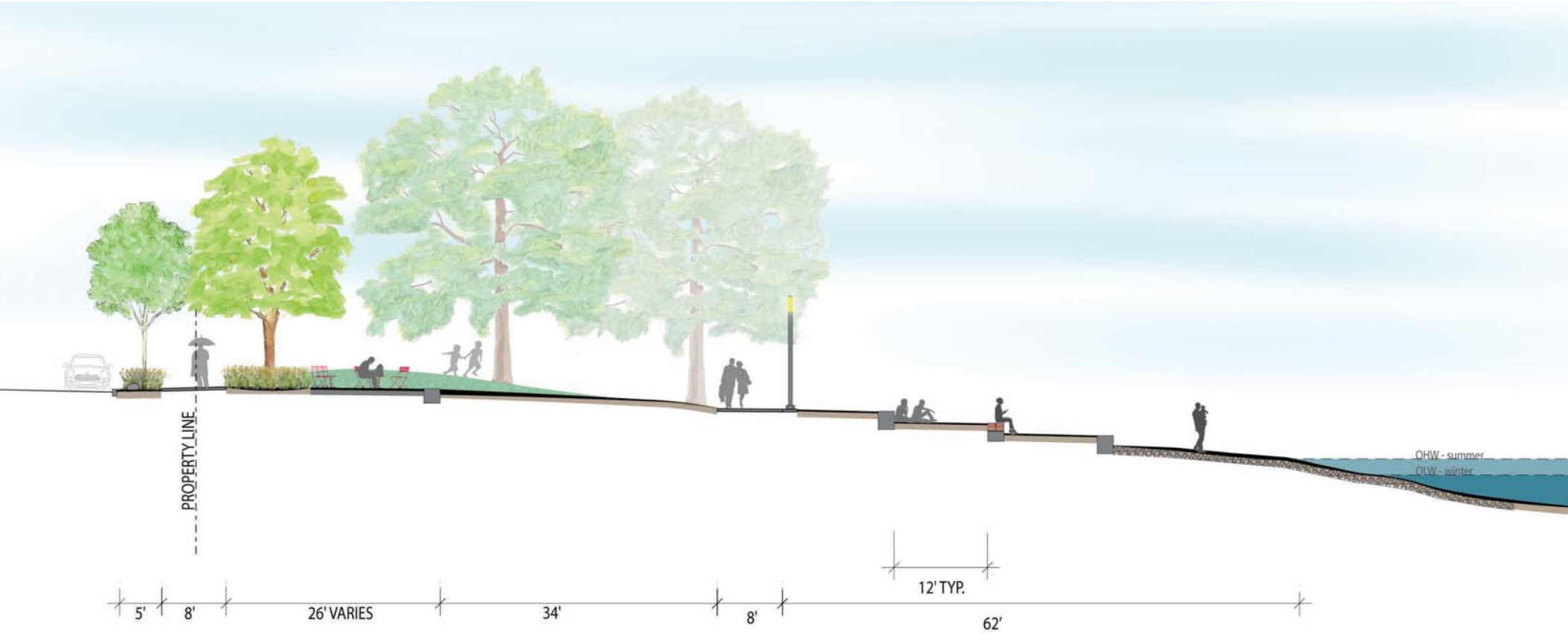


Fall

Site Section A-A west side of site



Site Section B-B central site



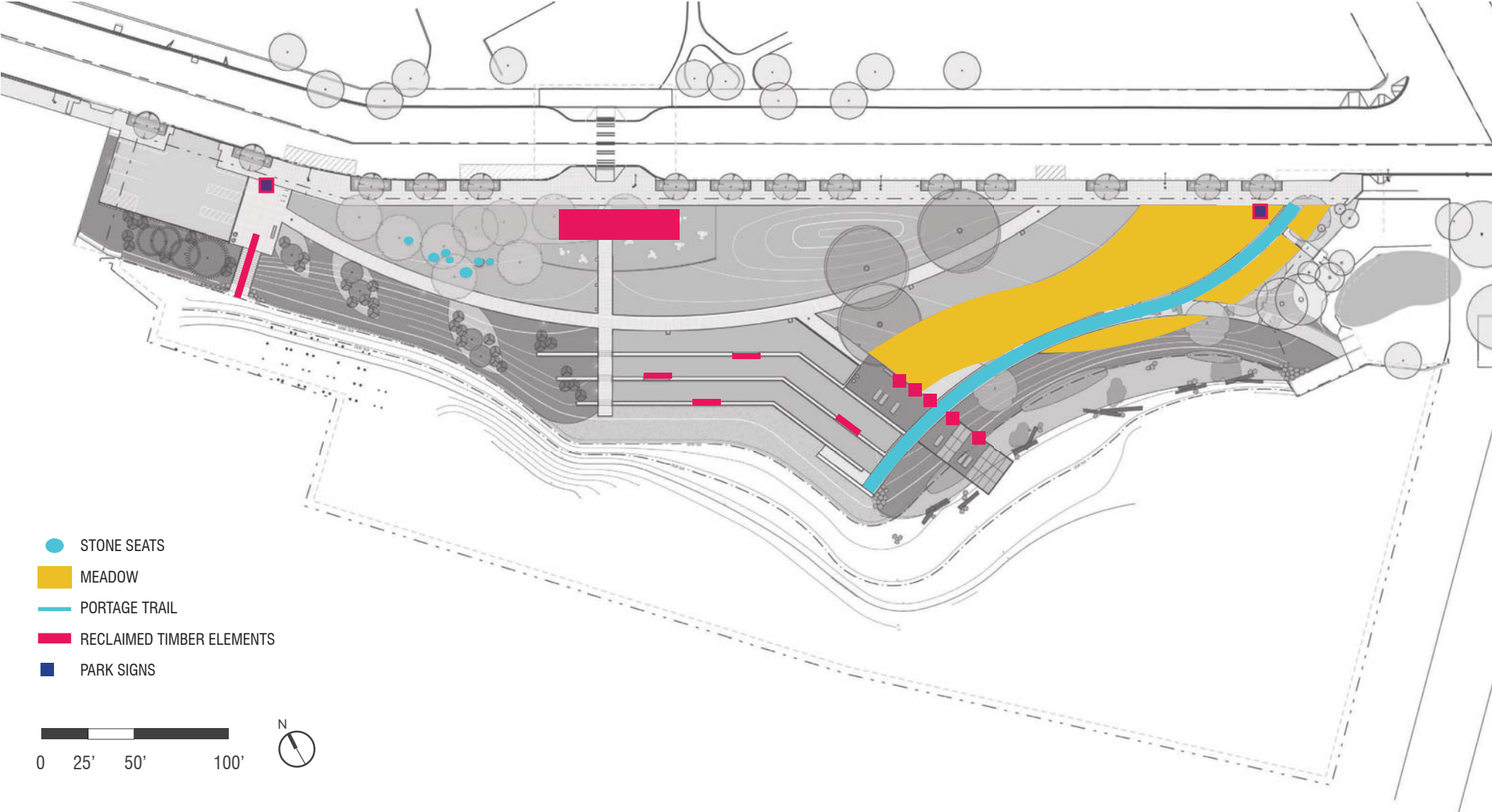
Site Section C-C east side of site



Site Elevation D-D waterfront



Interpretive Strategy



Interpretive Strategy

Site Narratives: Portage



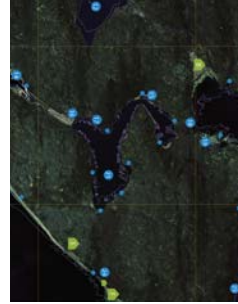
Map from Aqua Terra Cultural Resources Report



Mohai Map of Native American Village Sites and Major Trails



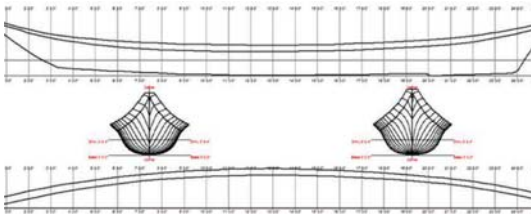
Burke Museum Waterlines Map - 18. sx*acádwit - Carry a Canoe



Chudups John & Others



Cheshiahud carving a canoe



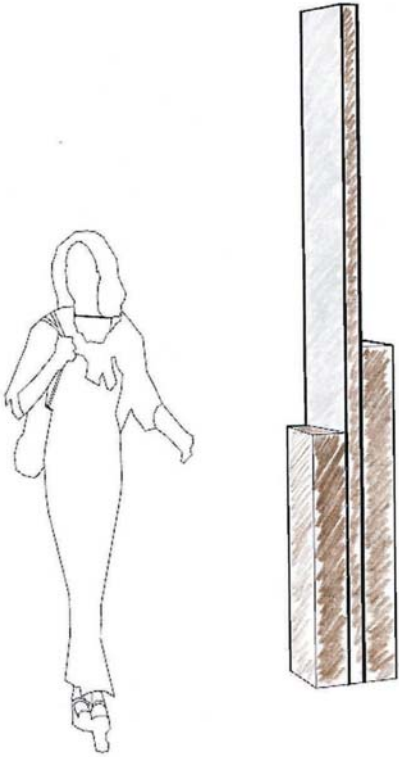
Salish Canoe Profiles



Montlake from Roanoke bike trail, c.1899



Cultivated Meadow along Portage Trail east side of site



Camas



Paintbrush



Lupine



Tufted Hairgrass



Autumn Moor Grass

ENTRY SIGNAGE

ENVIRONMENTAL & CULTURAL HISTORY

Portage Trail



Native Shoreline Planting



Kinnikinnik



Vine Maple



Oregon Box



Evergreen Huckleberry



Sitka Sedge



Dagger-Leaf Rush



Oregon Iris

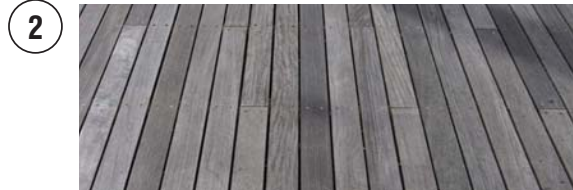


Sweetgale

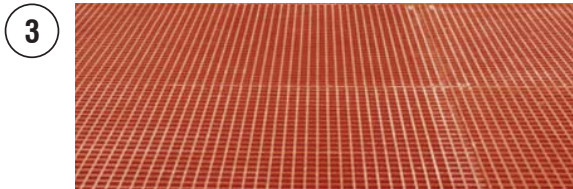
Material Transitions at Portage Trail



CONCRETE PAVING



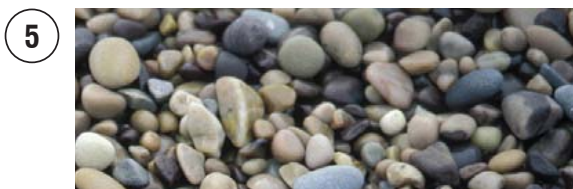
FSC HARDWOOD DECKING



FIBERGRATE DECKING

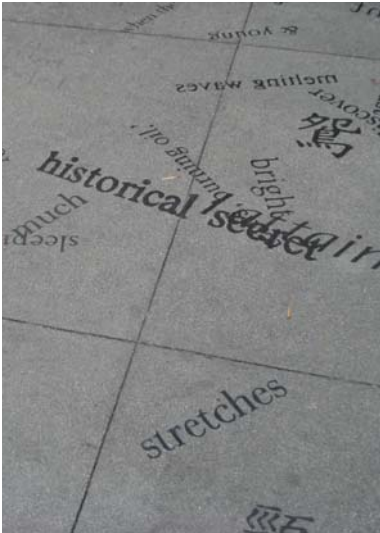


AGGREGATE PATH WITH STONE SLAB PAVERS



GRAVEL BEACH

Material Transitions at Portage Trail



Site Narratives: Maritime History



Latona Bridge 1917



Lake Union Mills near Fremont, 1914



1919



1912-20 Box and Lumber Company



1940-60 Seattle Motor Boat Company, etc.



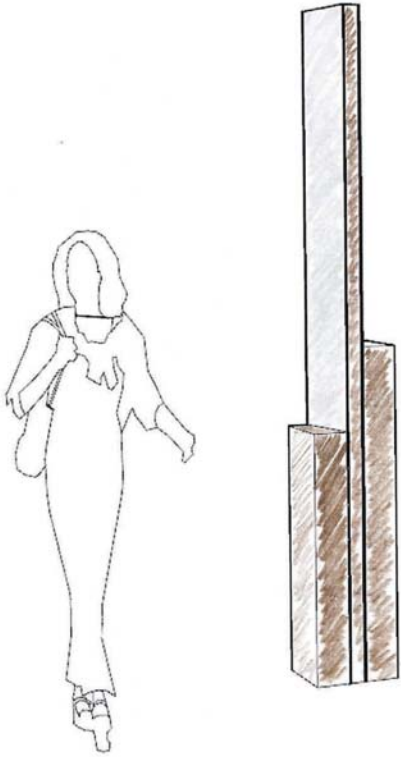
1932 Seattle Motor Boat Company



The first Seattle Boat Show, which Bryant's established in 1946.

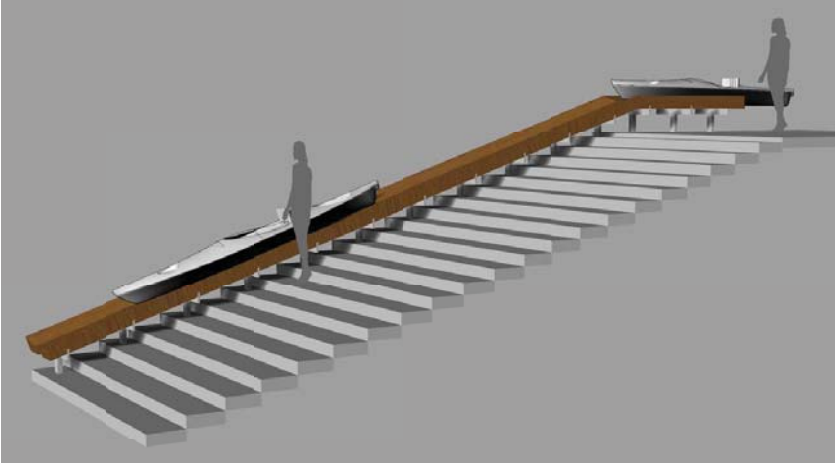


Maritime History: Reclaimed Timber



ENTRY SIGNAGE

**LUMBER MILL, SHIP BUILDING
& MARINA HISTORY**

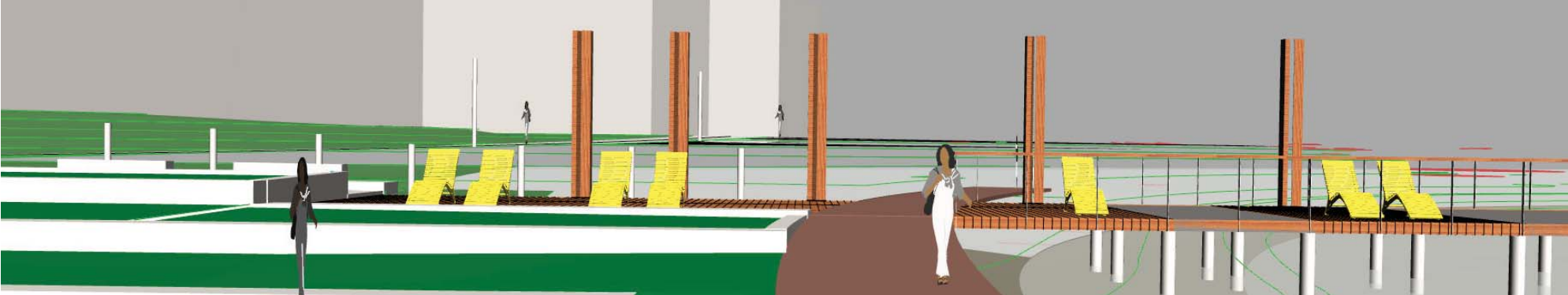


KAYAK SLIDE

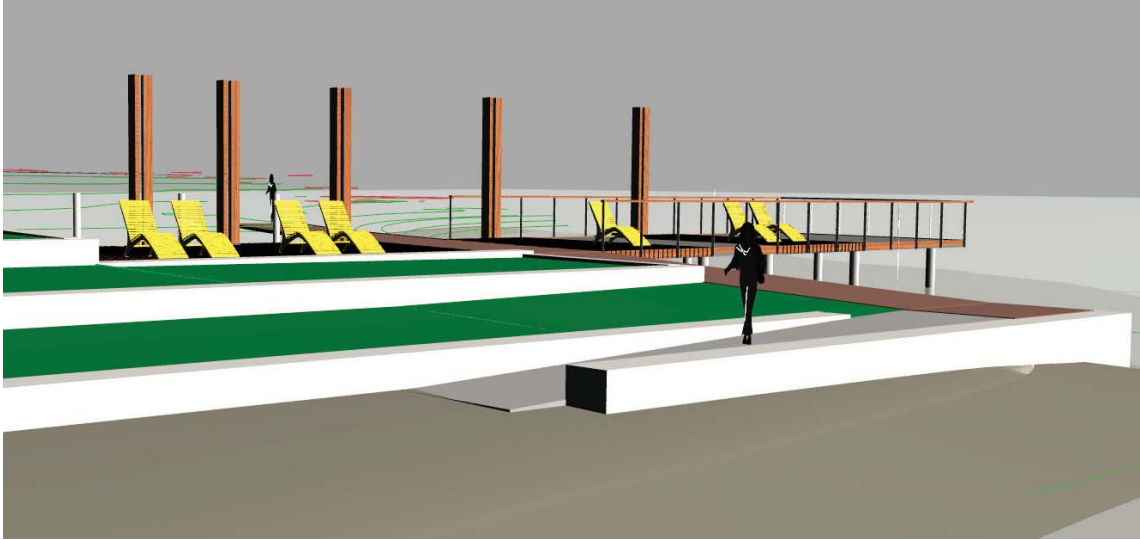


ARCHITECTURAL CANOPY (ADD ALTERNATE)

Maritime History: Reclaimed Timber

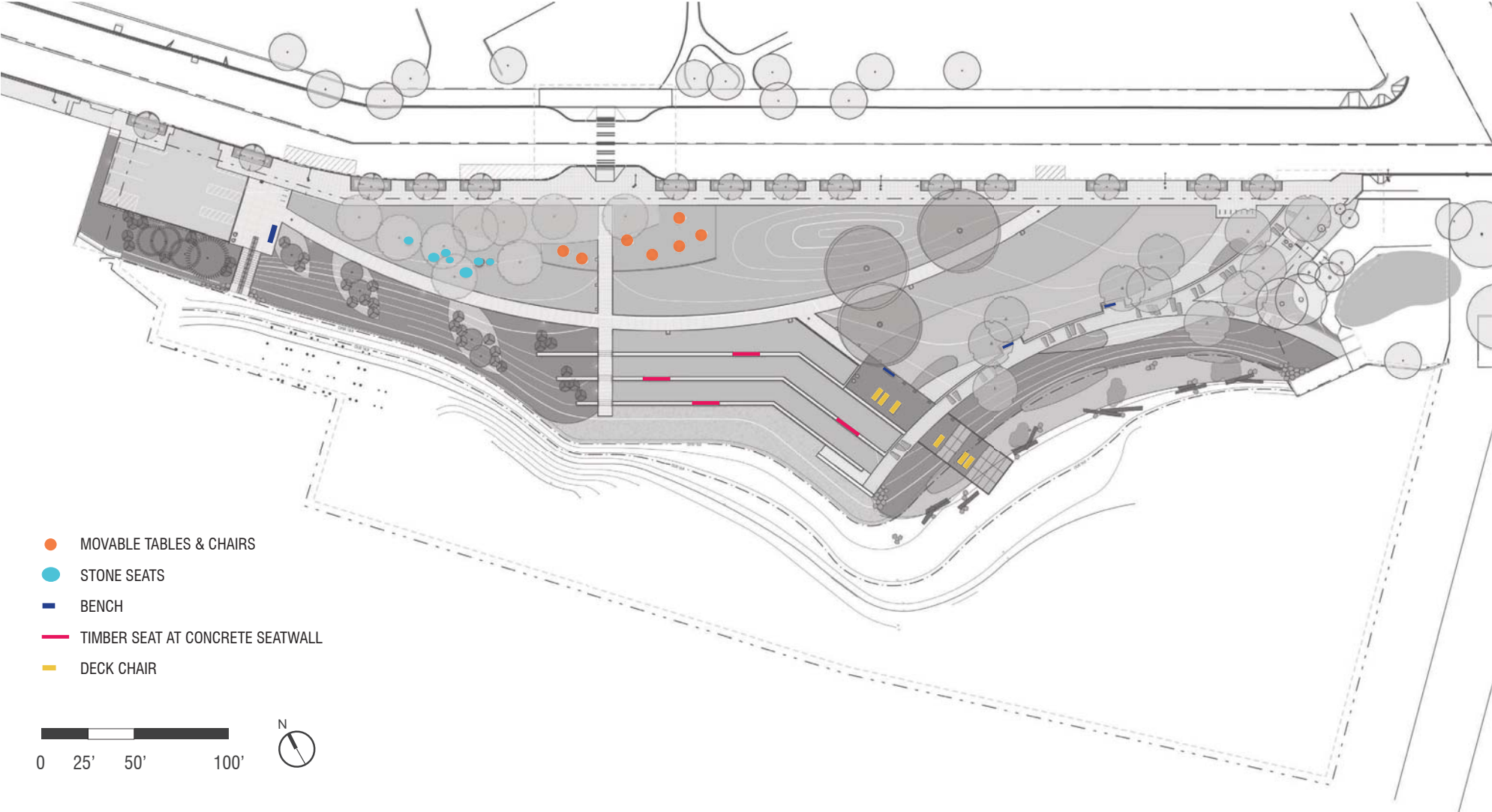


ELEVATION



PERSPECTIVE

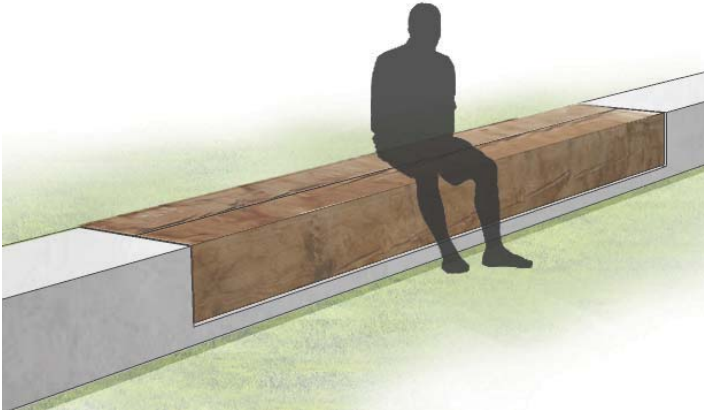
Furnishings



Furnishings



Backed Bench



Timber Seat



Movable Tables and Chairs



Stone Seats



Deck Chairs

Lighting



Bollards

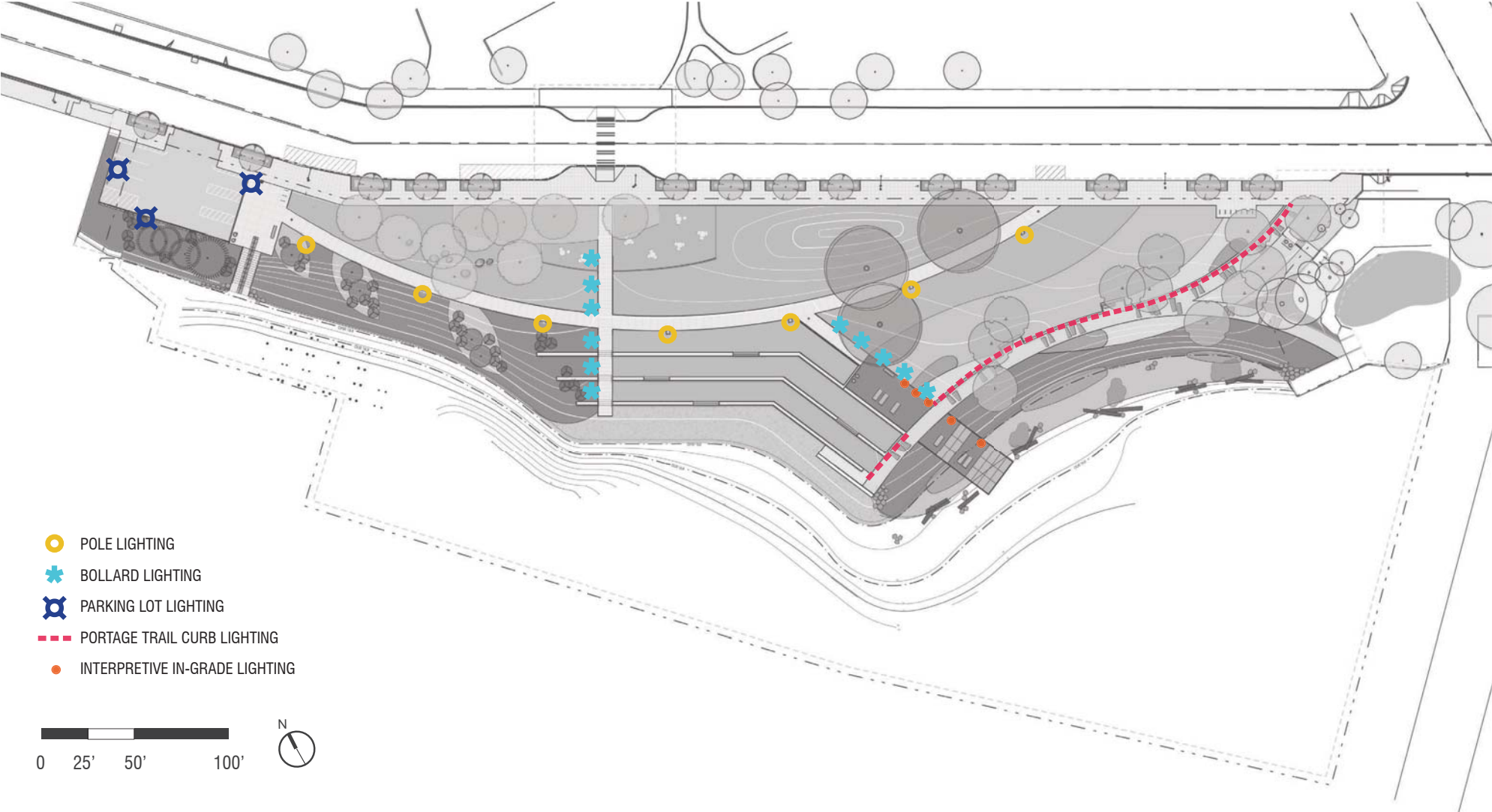


Pole Lights



Portage Trail Curb Light

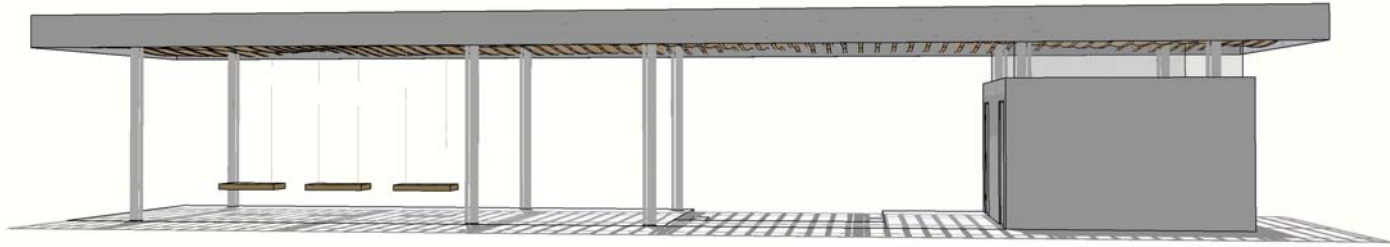
Lighting



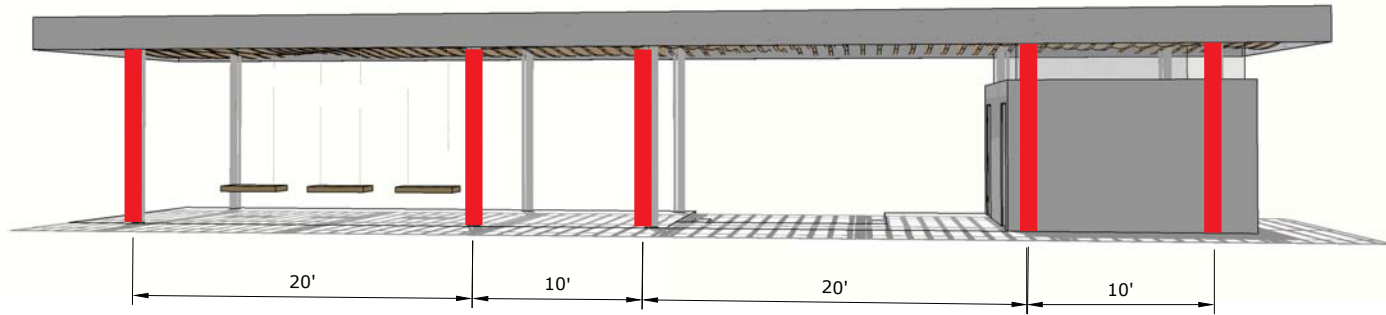
Add Alternate



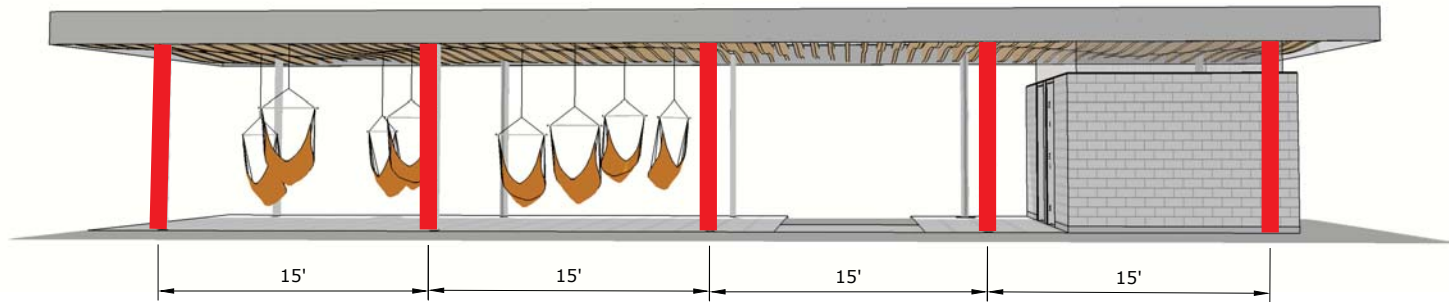
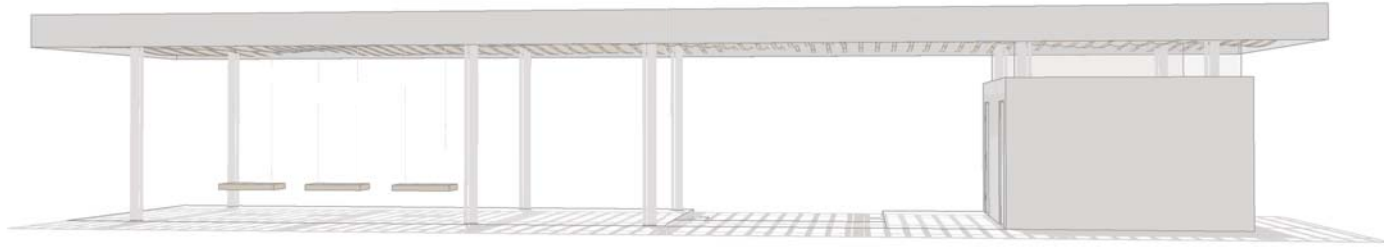
Architecture - Shade Pavilion



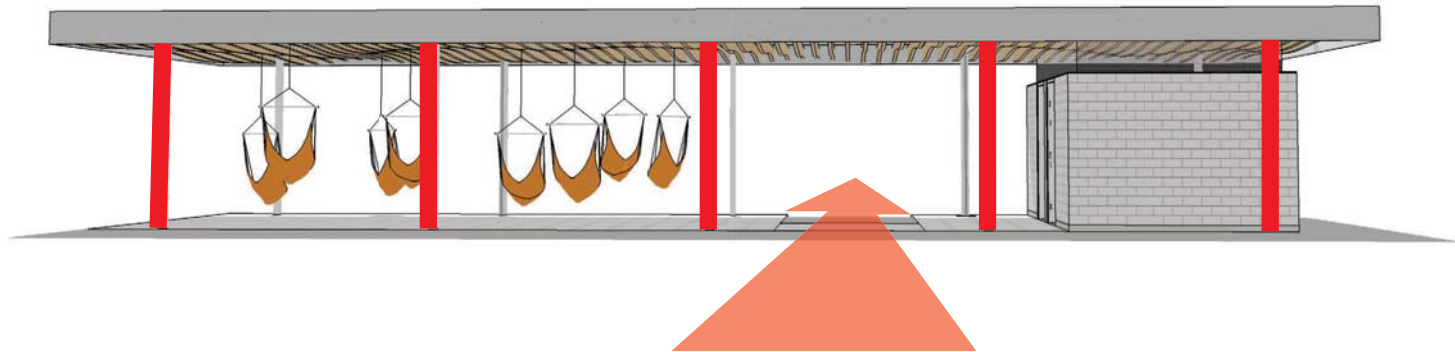
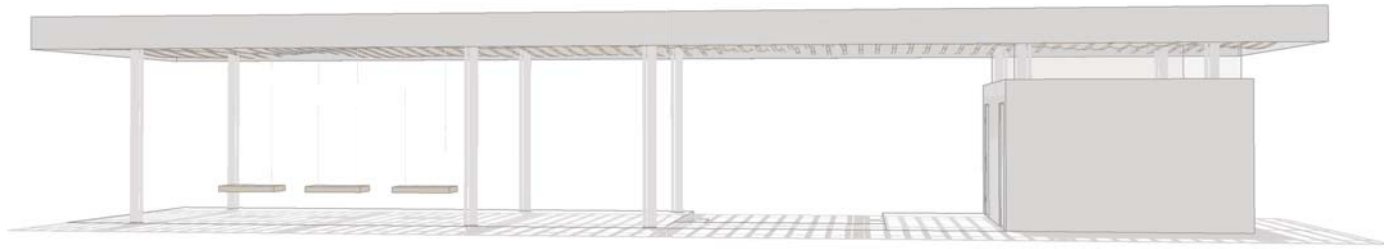
Architecture - Shade Pavilion



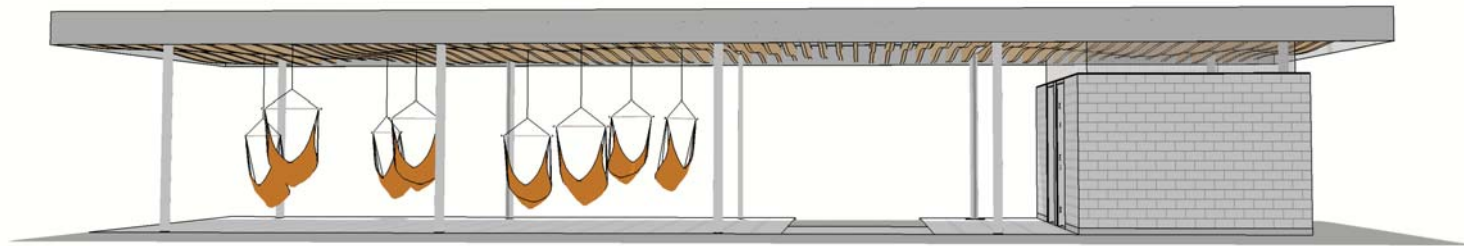
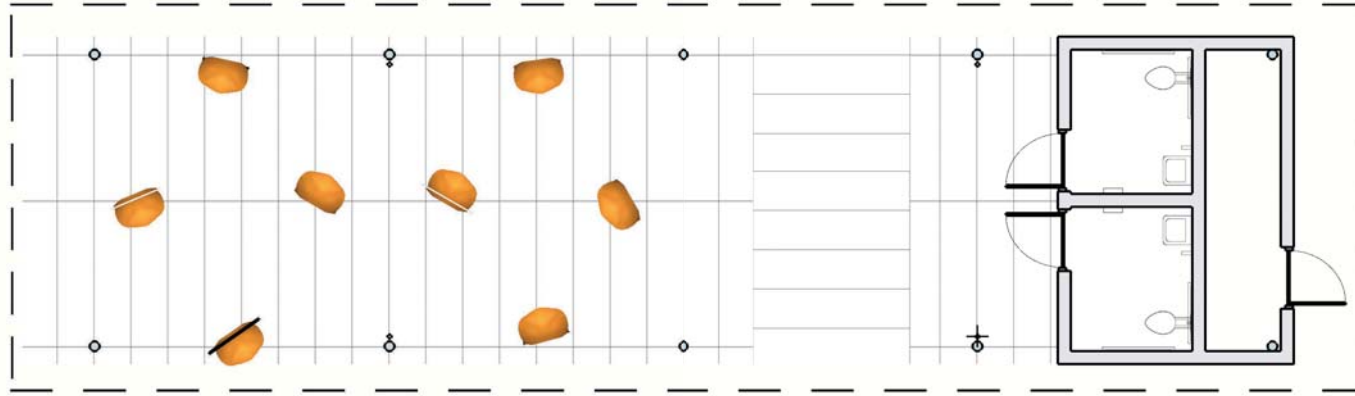
Architecture - Shade Pavilion



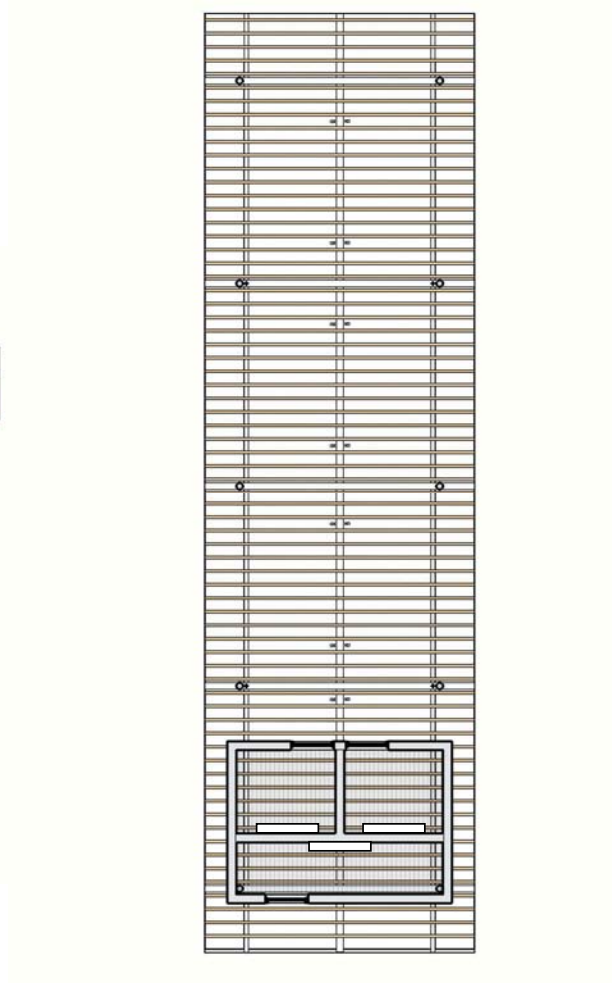
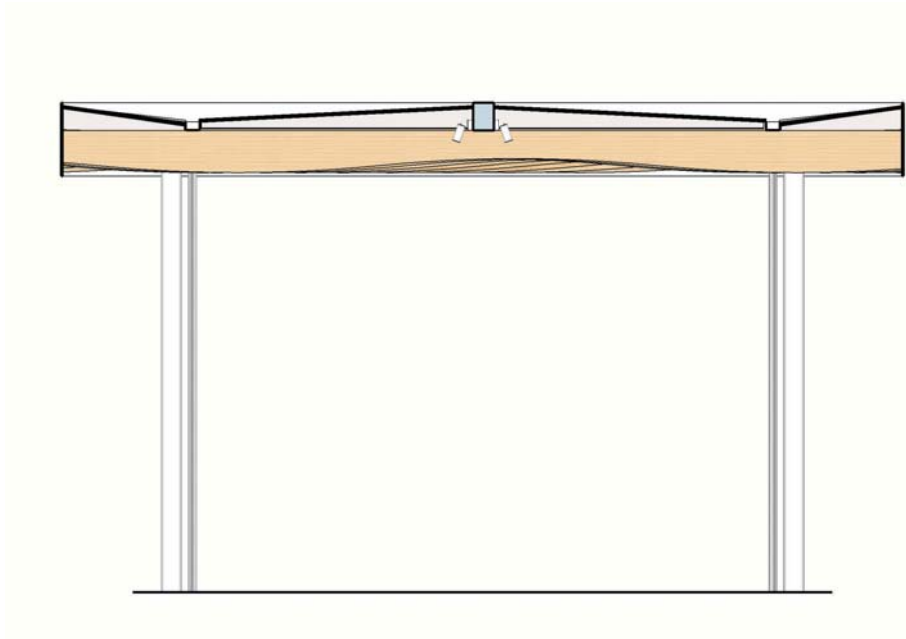
Architecture - Shade Pavilion



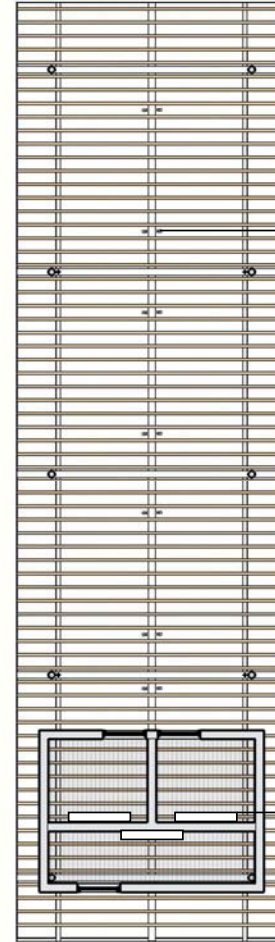
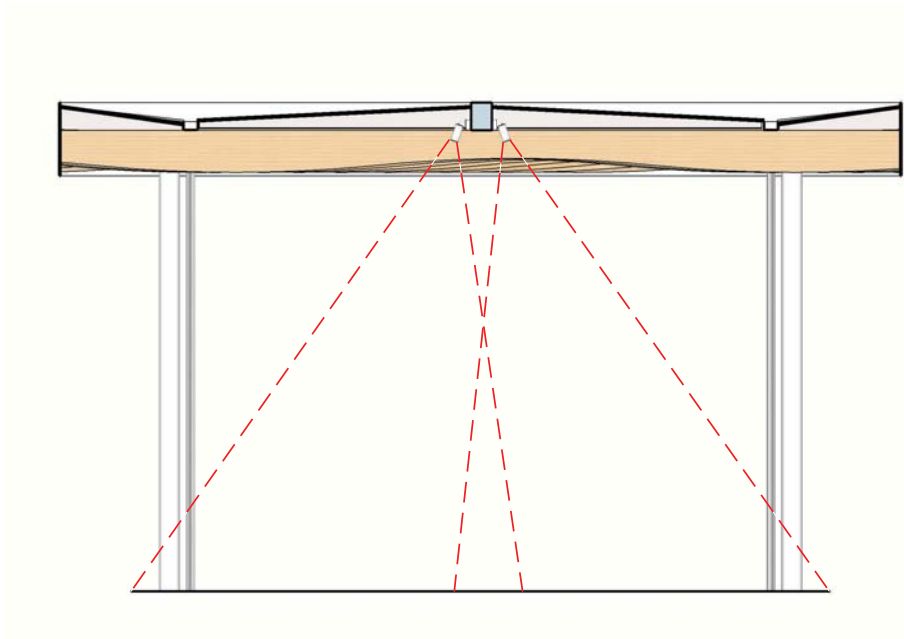
Architecture - Shade Pavilion



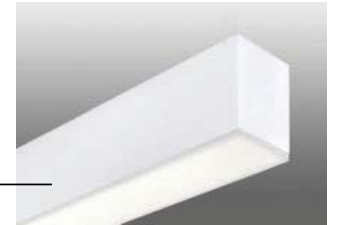
Architecture - Shade Pavilion



Architecture - Shade Pavilion

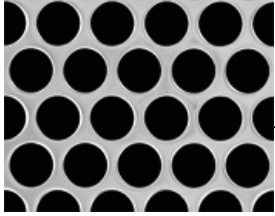


down light

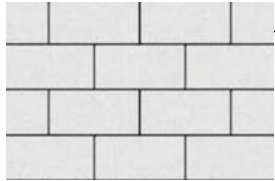


wall mount fixture

Architecture - Shade Pavilion



ventilation screen



glazed cmu



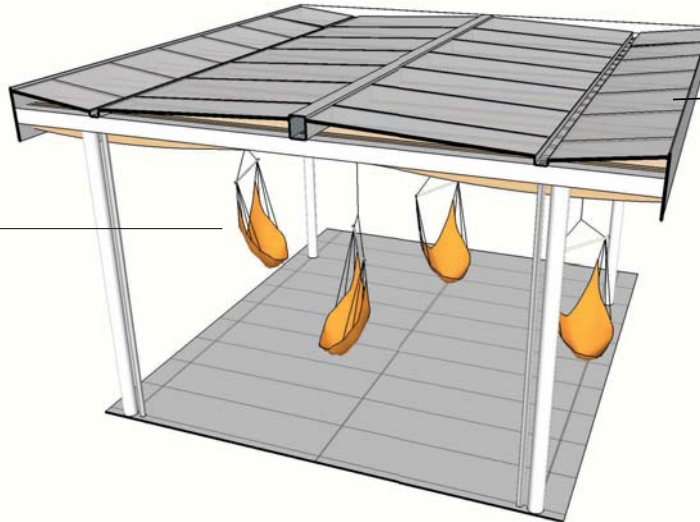
hammock



reclaimed wood



stainless steel highlights



translucent glazing

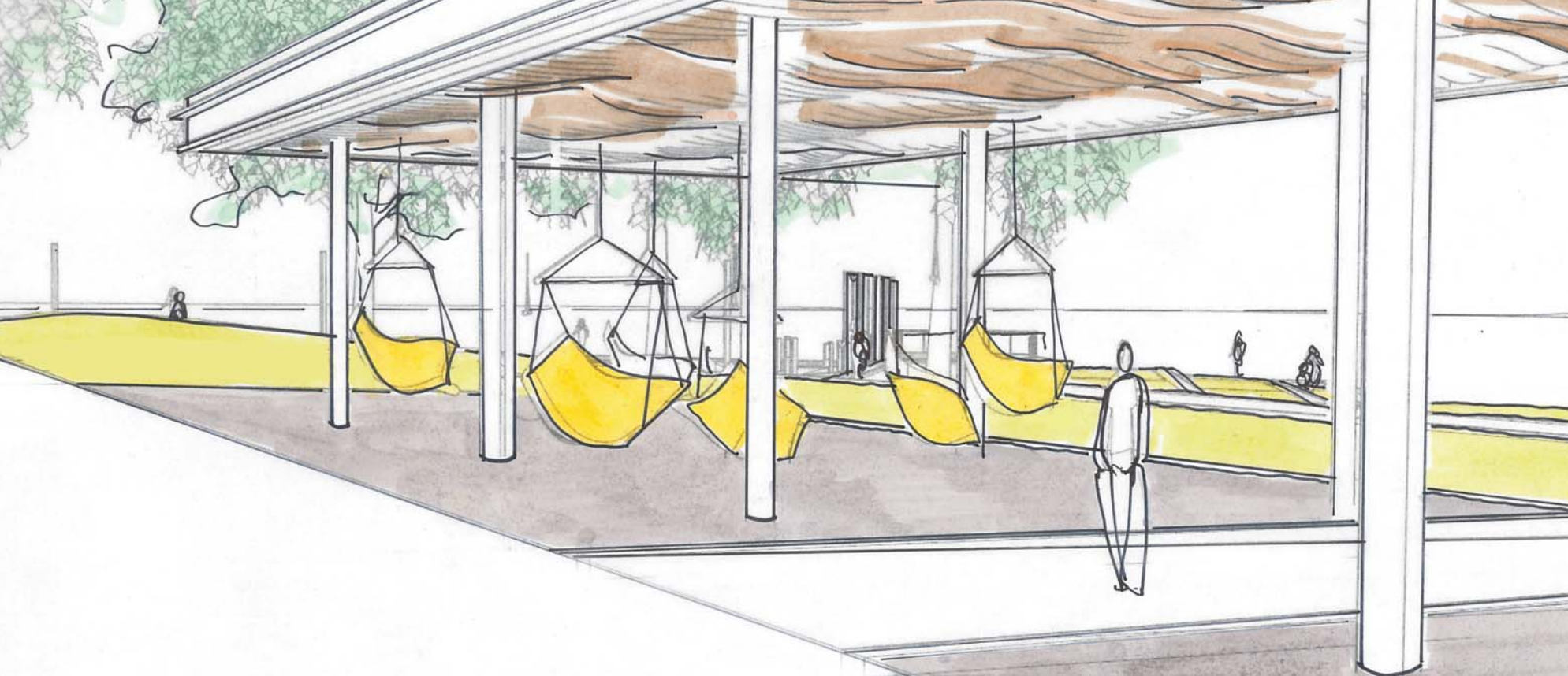
Architecture - Shade Pavilion



Boat Street looking West



Boat Street at Pavillion





End / Discussion