

# Pike Place Market Waterfront Entrance

## Design Commission Street Vacation Presentation

June 5, 2014



# **INTRODUCTION**













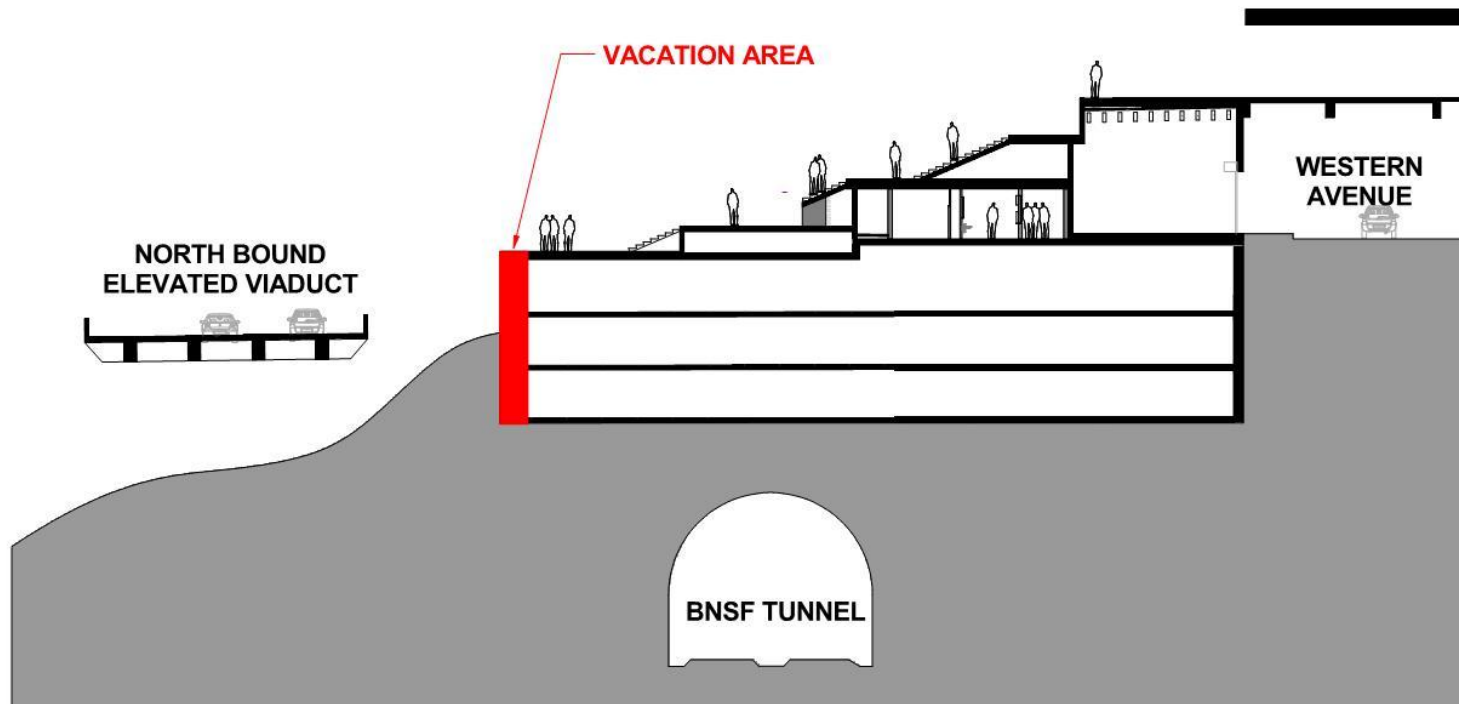












**Site Section**

**ARMORY WAY**





Sanborn fire insurance map with project site indicated – Armory Way was created under Ordinance 66339, as amended by Ordinance 67125.





**Current Site with Proposed Vacation Area Indicated**

**In 1948, the City established the elevated viaduct over portions of City rights-of-way, including Armory Way, in Ordinance 77088, as amended by Ordinance 77749. Neither the viaduct ordinances nor any subsequent ordinance vacated Armory Way.**





### **Current condition of vacation area**

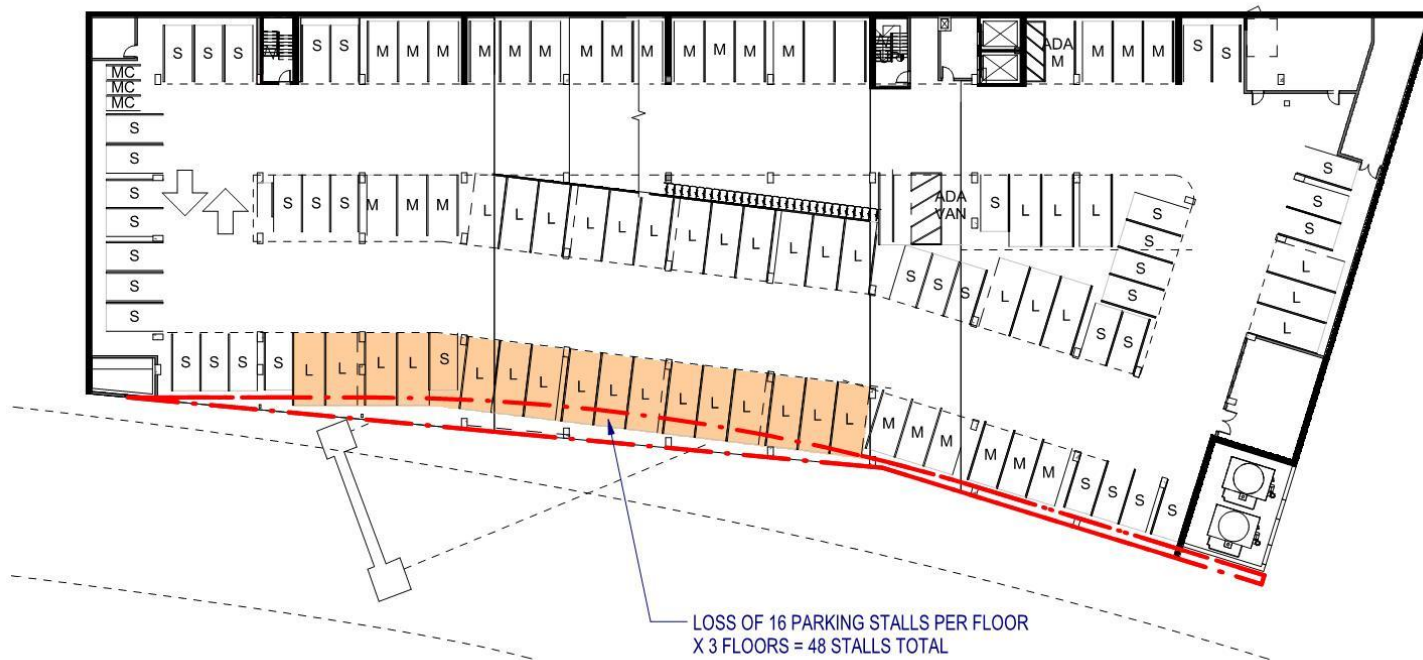
**The subject area is a steep slope, and it is not used for transportation purposes. We found no evidence that this strip of land was ever improved for transportation purposes, but it is still technically designated as Armory Way.**

# **STREET VACATION IMPACTS**





**Impact to Public Open Space**



## Impact to Parking and Structure



**PUBLIC BENEFIT**

## **Dual Commission Review:**

Typically, the Seattle Design Commission reviews street vacations for (1) the proposal's urban design merit, and (2) the proposal's public benefits package.

The Seattle Design Commission makes a recommendation to SDOT on these two components.

Because this vacation involves property within the historic district, the Market Historical Commission is responsible for reviewing the proposal and making a recommendation to SDOT on the public benefit package, and the Seattle Design Commission will just make a recommendation on the proposal's urban design merit.

The recommendation from the Market Historical Commission will take the form of a letter to SDOT.

The Market Historical Commission reviewed the proposed street vacation on May 14, 2014 and approved the proposed public benefits package.



## **Public Benefits Overview:**

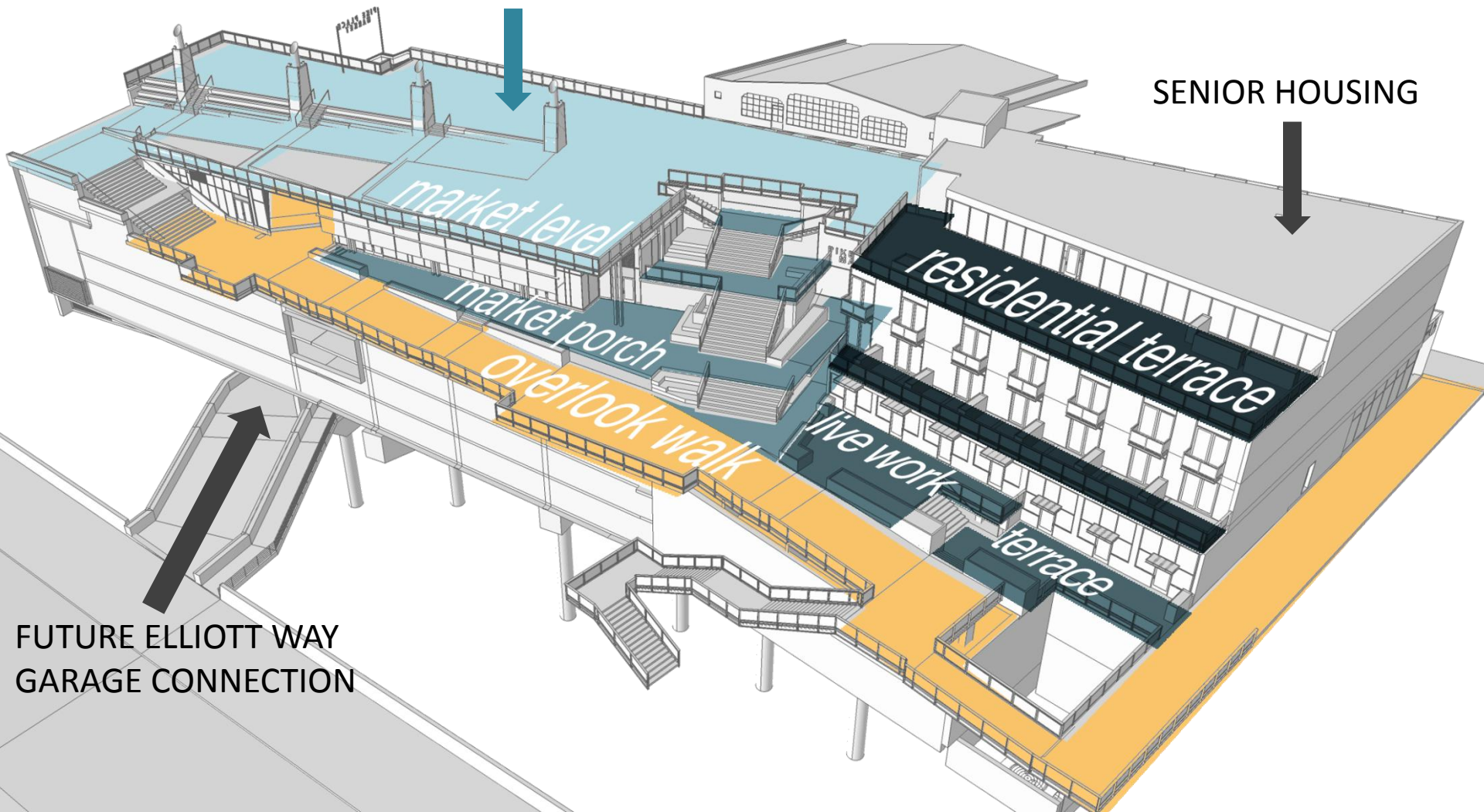
This entire project is public in nature and strives to improve the public experience at Pike Place Market.

The public benefits include the following elements:

- Public plaza
- Future link to the waterfront
- Public art
- Public parking
- Low income senior housing
- Social services space

MARKET STALLS

SENIOR HOUSING



FUTURE ELLIOTT WAY  
GARAGE CONNECTION

# **FUTURE CONNECTION TO OVERLOOK WALK AND WATERFRONT**

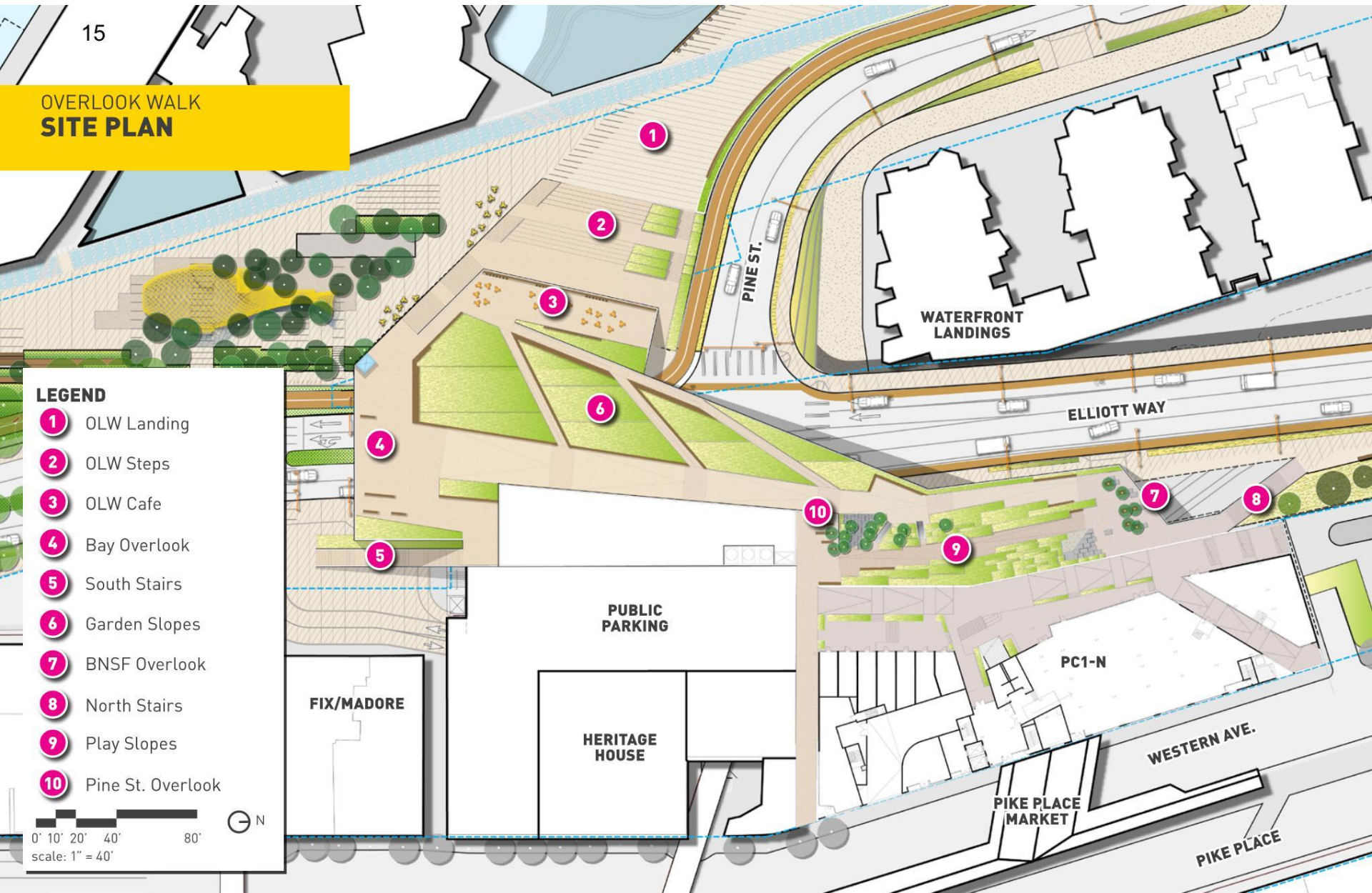


## OVERLOOK WALK SITE PLAN

### LEGEND

- 1** OLW Landing
- 2** OLW Steps
- 3** OLW Cafe
- 4** Bay Overlook
- 5** South Stairs
- 6** Garden Slopes
- 7** BNSF Overlook
- 8** North Stairs
- 9** Play Slopes
- 10** Pine St. Overlook

0' 10' 20' 40' 80'  
scale: 1" = 40'



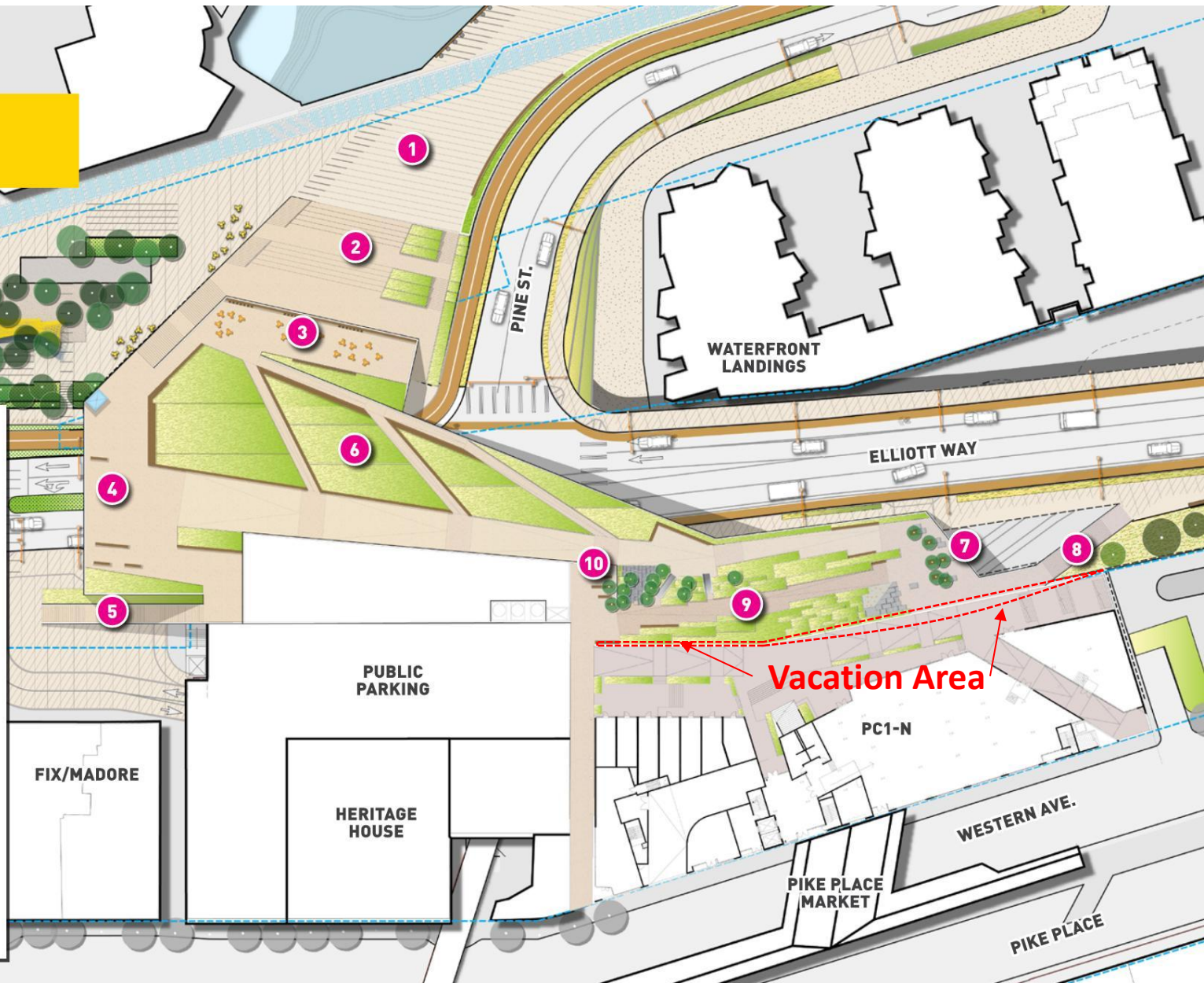


## OVERLOOK WALK SITE PLAN

### LEGEND

- 1** OLW Landing
- 2** OLW Steps
- 3** OLW Cafe
- 4** Bay Overlook
- 5** South Stairs
- 6** Garden Slopes
- 7** BNSF Overlook
- 8** North Stairs
- 9** Play Slopes
- 10** Pine St. Overlook

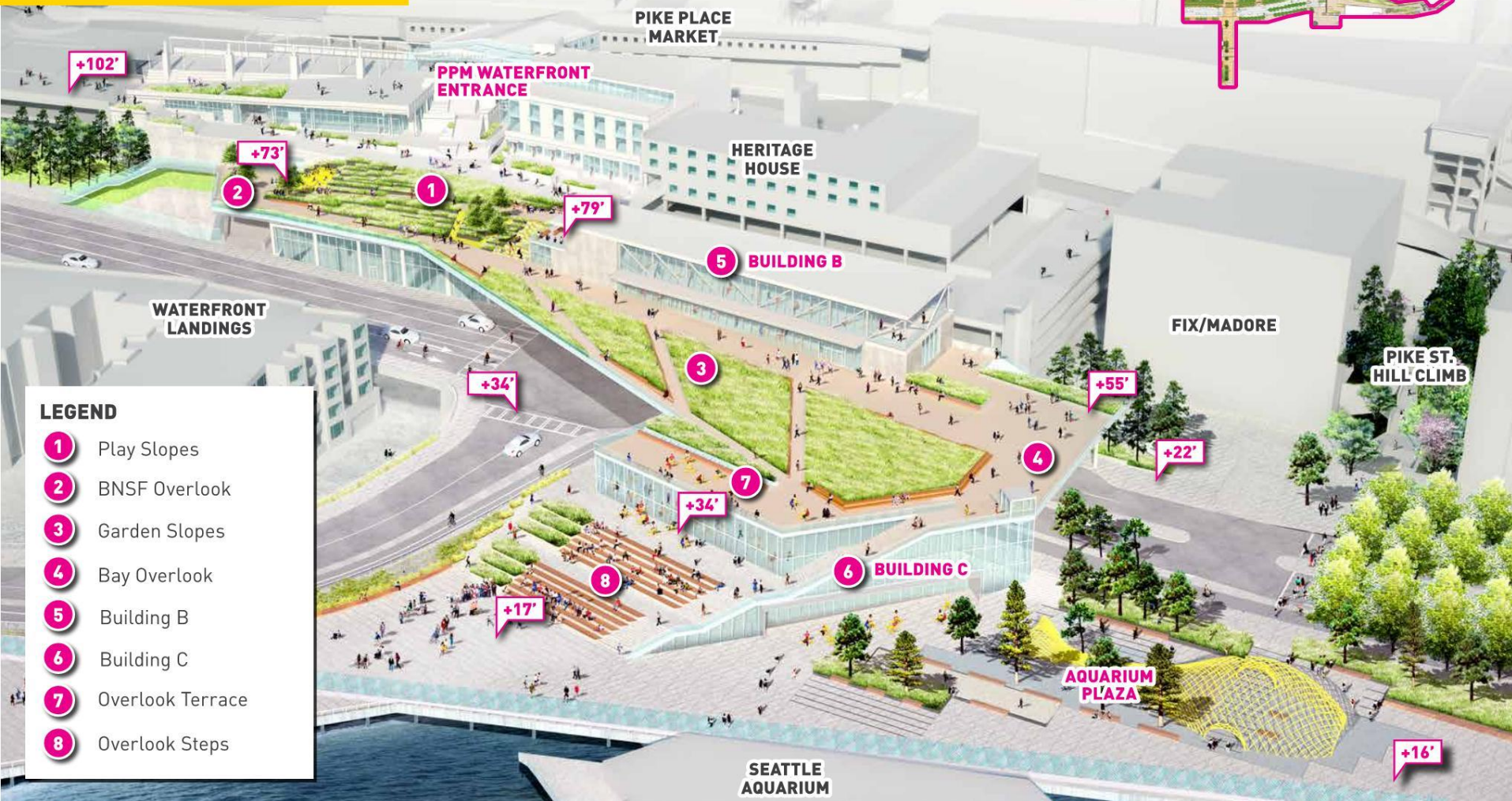
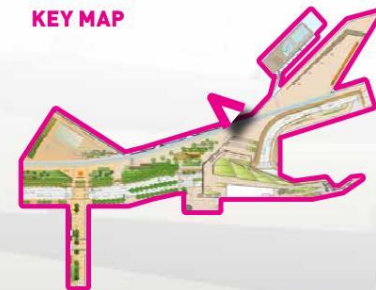
0' 10' 20' 40' 80'  
scale: 1" = 40'





## OVERLOOK WALK AERIAL

KEY MAP





# Pike Place Market Waterfront Entrance

Thanks!



ARUP

MAGNUSSON  
KLEMENCIC  
ASSOCIATES

PARTNERSHIP  
berger

MILLER HULL  
ARCHITECTURE & PLANNING