



Office of the Waterfront
October 13th, 2016

Seattle Planning Commission



ELLIOTT BAY

Elliott Bay Seawall Project Phase 2

Elliott Bay Seawall Project Phase 1 (2013-2017)

Seattle Multimodal Terminal at Colman Dock Project (2017-2022)

Waterfront Seattle Phase 1 (2019+)

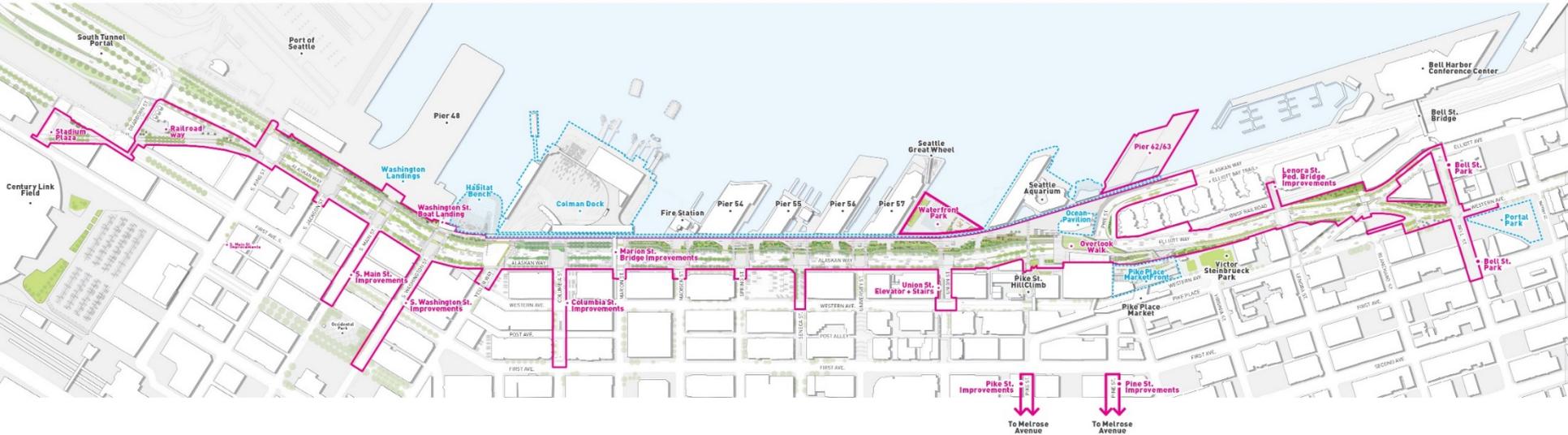
SR 99 Tunnel Project (2011-2018)

- WATERFRONT SEATTLE PHASE 1 AREA
- ELLIOTT BAY SEAWALL PROJECT PHASE 1
- ELLIOTT BAY SEAWALL PROJECT PHASE 2
- SR 99 TUNNEL PROJECT
- SEATTLE MULTIMODAL TERMINAL AT COLMAN DOCK PROJECT
- PARTNER PROJECTS

Project construction dates are tentative and subject to change

Sources: City of Seattle GIS, Google maps, SDOT 2010 Bike Map, ROMA 2002 Urban Design Assessment

WATERFRONT SEATTLE PROGRAM



MAIN CORRIDOR

- ALASKAN WAY (KING TO PIKE ST.)
- ELLIOTT WAY (PIKE TO BELL ST.)
- WATERFRONT PROMENADE
- WASHINGTON STREET BOAT LANDING
- COLUMBIA ST.
- SENECA ST.
- MARION ST. BRIDGE REPLACEMENT
- LENORA ST. BRIDGE RETROFIT

EAST/WEST CONNECTIONS

- OVERLOOK WALK
- RAILROAD WAY
- MAIN AND WASHINGTON STS.
- UNION ST.
- PIKE AND PINE STS (PIKE PLACE TO MELROSE AVENUE)
- BELL ST.

PUBLIC PIERS

- WATERFRONT PARK REBUILD
- PIER 62/63 PHASE 1 REBUILD

PARTNER PROJECTS

- ELLIOTT BAY SEAWALL REPLACEMENT (SEATTLE DOT)
- COLMAN DOCK TERMINAL REPLACEMENT (WA STATE FERRIES)
- MARKETFRONT (PIKE PLACE MARKET)
- OCEAN PAVILION (SEATTLE AQUARIUM SOCIETY)
- PORTAL PARK (SEATTLE PARKS)

Key Players



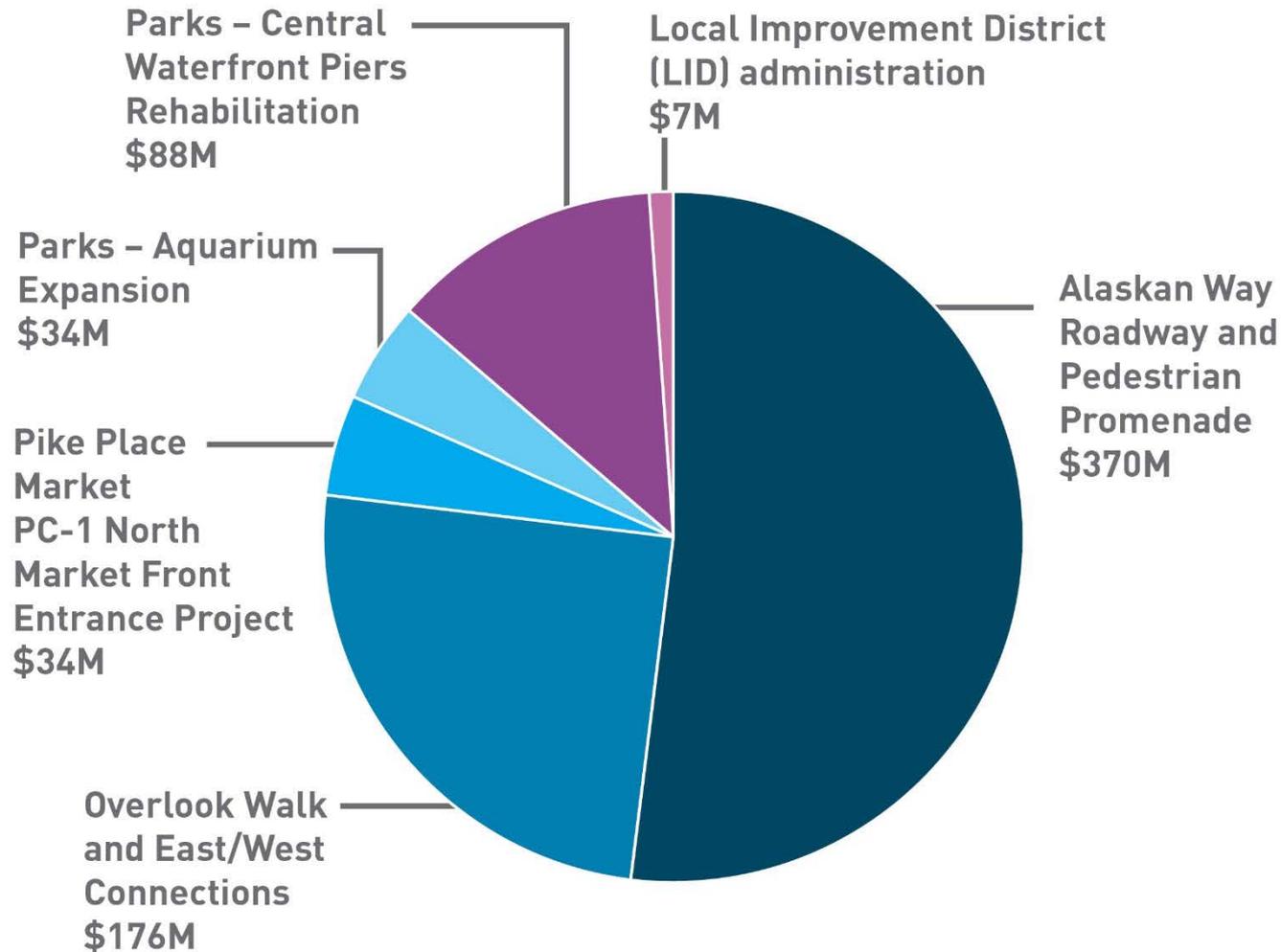
Public

- City Departments
 - Office of the Waterfront
 - SDOT
 - Parks
 - SPU/City Light
- **WSDOT**
- Port of Seattle
- Tribes
- King County Metro
- Gonzaga University

Private/Non-Profit

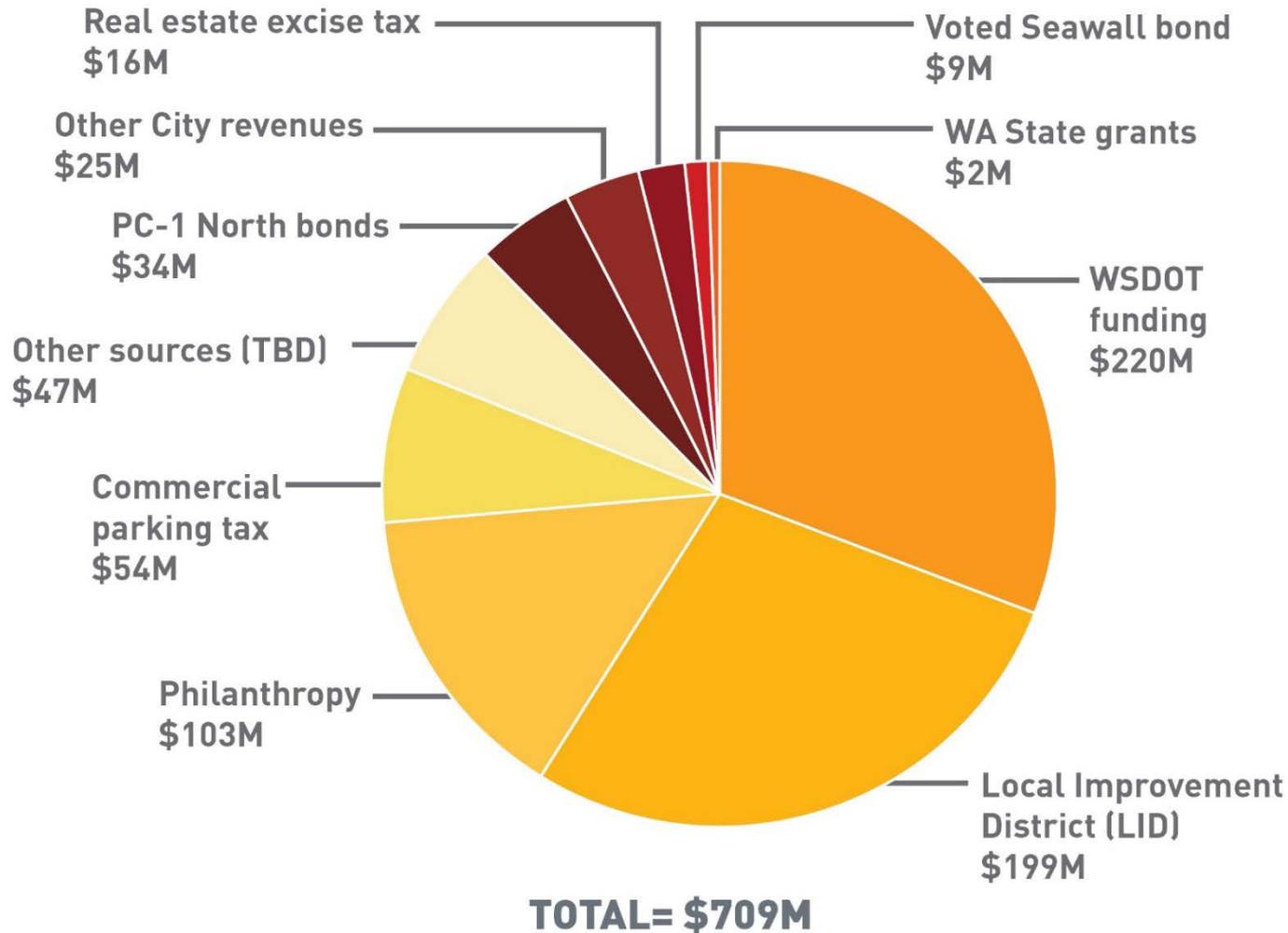
- Central Waterfront Committee
- **Friends of Waterfront Seattle**
- **Seattle Aquarium**
- **Pike Place Market**
- Historic Pier Owners
- Downtown Seattle Association
- BOMA
- Chamber of Commerce
- Seattle Parks Foundation
- Development Community
- Alliance for Pioneer Square
- Neighborhood Orgs

BUDGET (2016 ADOPTED)



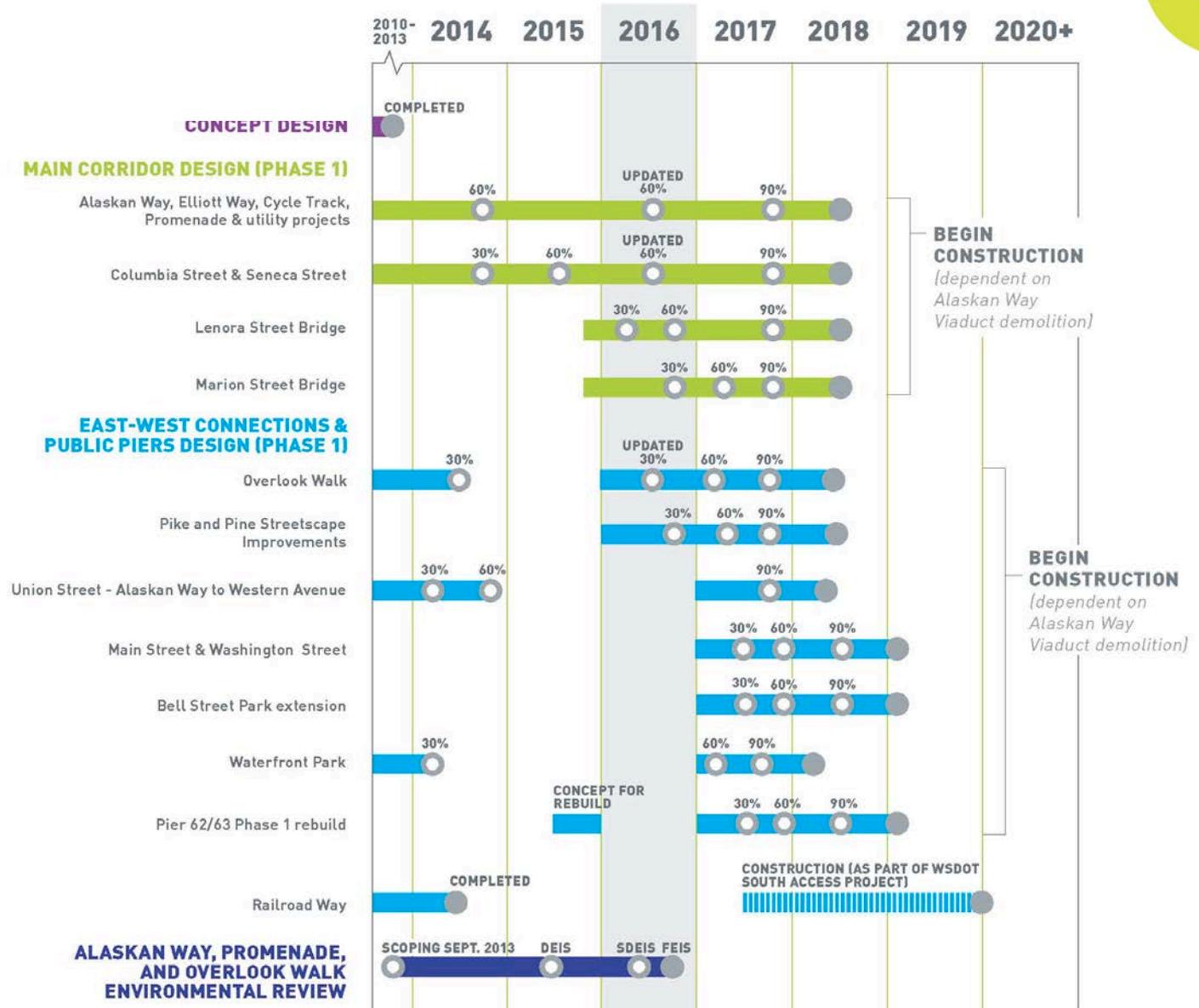
TOTAL= \$709M

FUNDING (2016 ADOPTED)

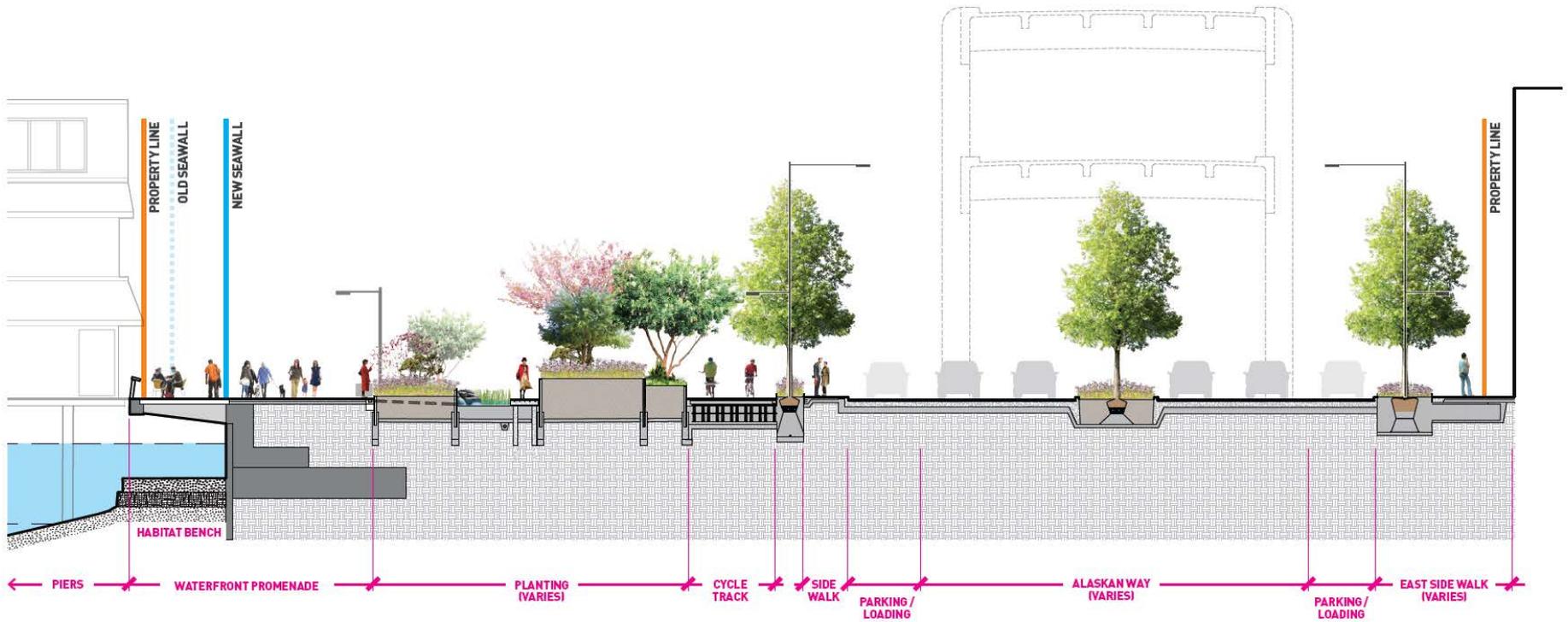


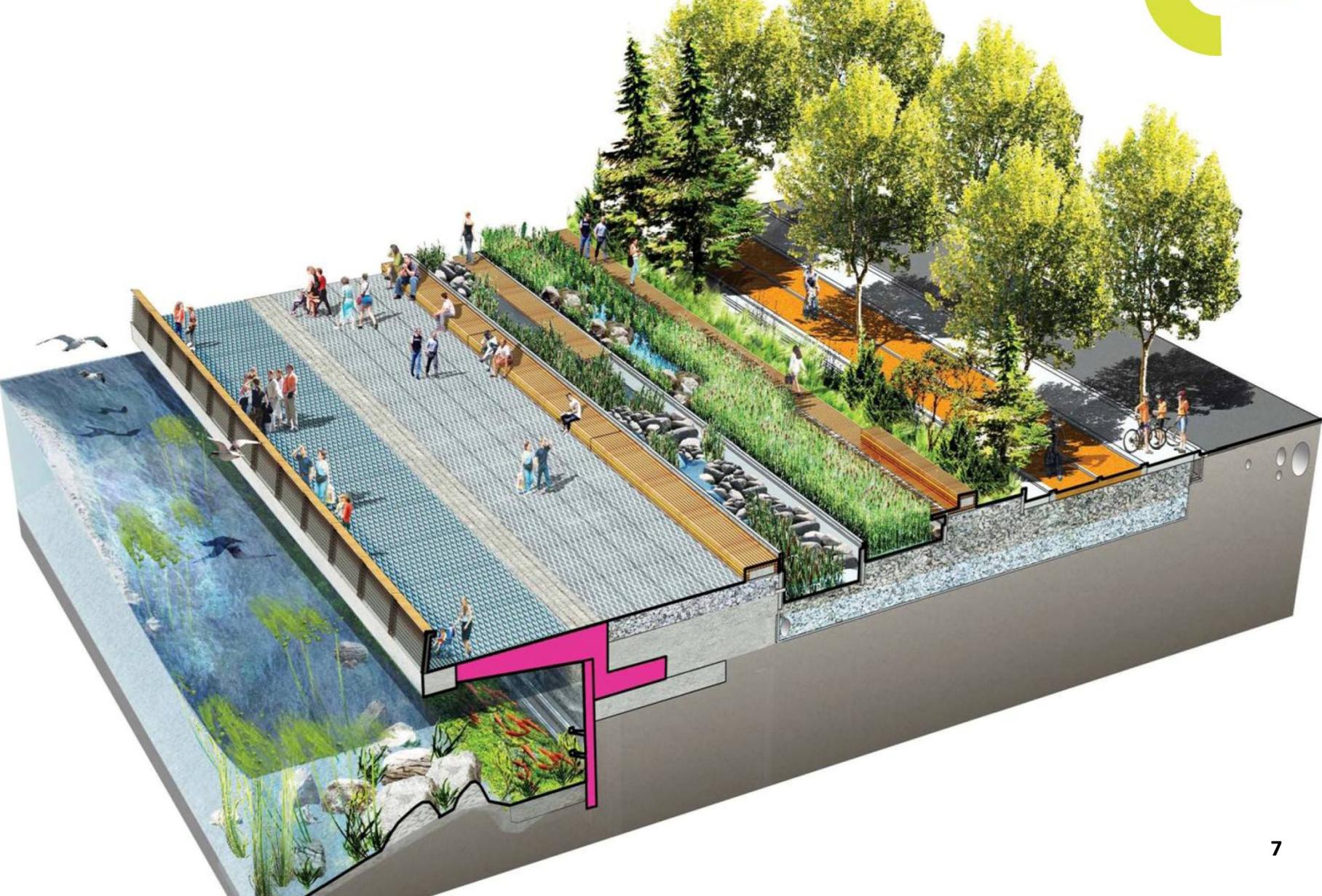
*Subject to negotiation of a construction funding agreement with WSDOT

PROJECT SCHEDULE



WATERFRONT PROMENADE TYPICAL SECTION















CYCLE TRACK







pay by
phone
parking
Location
87065



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**



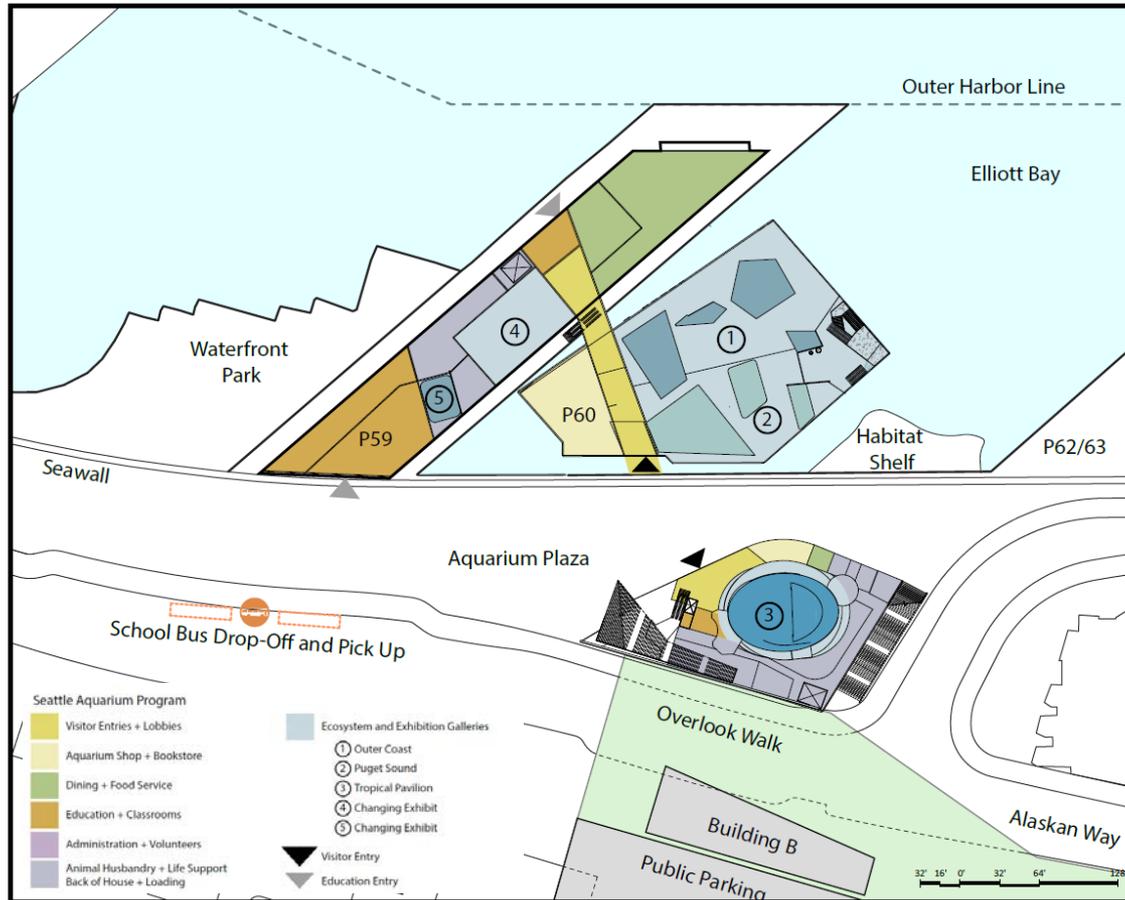
City/PPMPDA Partnership

- Waterfront Framework Plan proposed Marketfront development as part of key public space connection
- City-PDA Memorandum of Agreement – 2013
- Project Development Agreement -2015
- City contributed \$34 million to Marketfront project
- City transferred site to PDA at no cost
- Complete final terms of Project Development Agreement: chiller stacks, temporary stair, cost sharing for parking garage entrance.
- Continue to explore partnerships around Operation and Maintenance of Building B and public space

City/SEAS Partnership

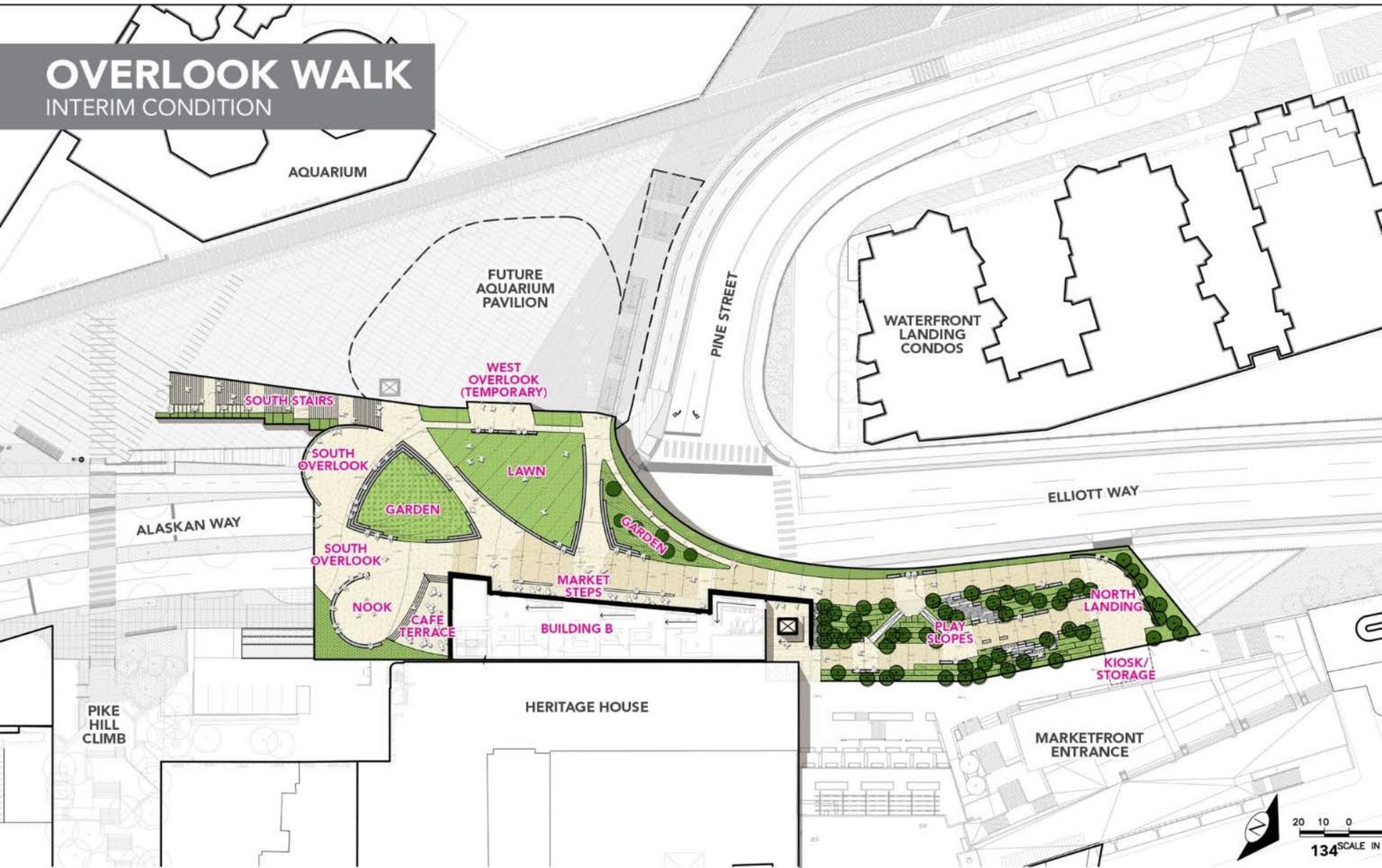
- City Parks Department leases existing Aquarium properties to SEAS under operating agreement
- City agreed to fund \$34 million of proposed Aquarium expansion
- Aquarium Master Plan identified upland site for expansion rather than over water site (former site of Building C)
- Waterfront AWPOW EIS identifies Aquarium upland building as one of two options
- City and SEAS partnering on design coordination of Aquarium expansion and Overlook Walk
- Aquarium roof will be public open space contiguous with Overlook Walk

PARTNER PROJECTS – SEATTLE AQUARIUM EXPANSION

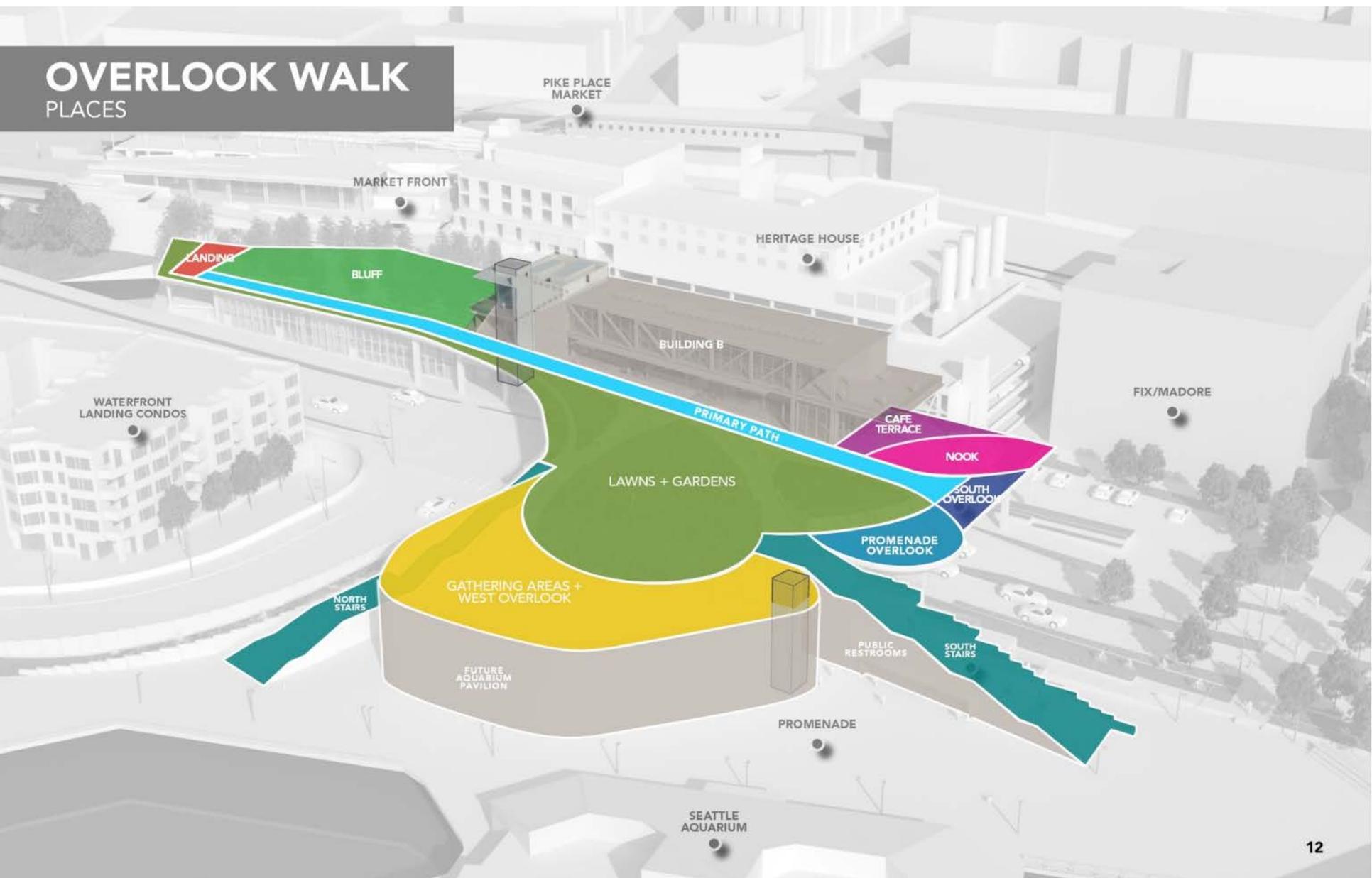


OVERLOOK WALK

INTERIM CONDITION



OVERLOOK WALK PLACES



OVERLOOK WALK



BUILDING B



MARKET HALL



AQUARIUM EXPANSION



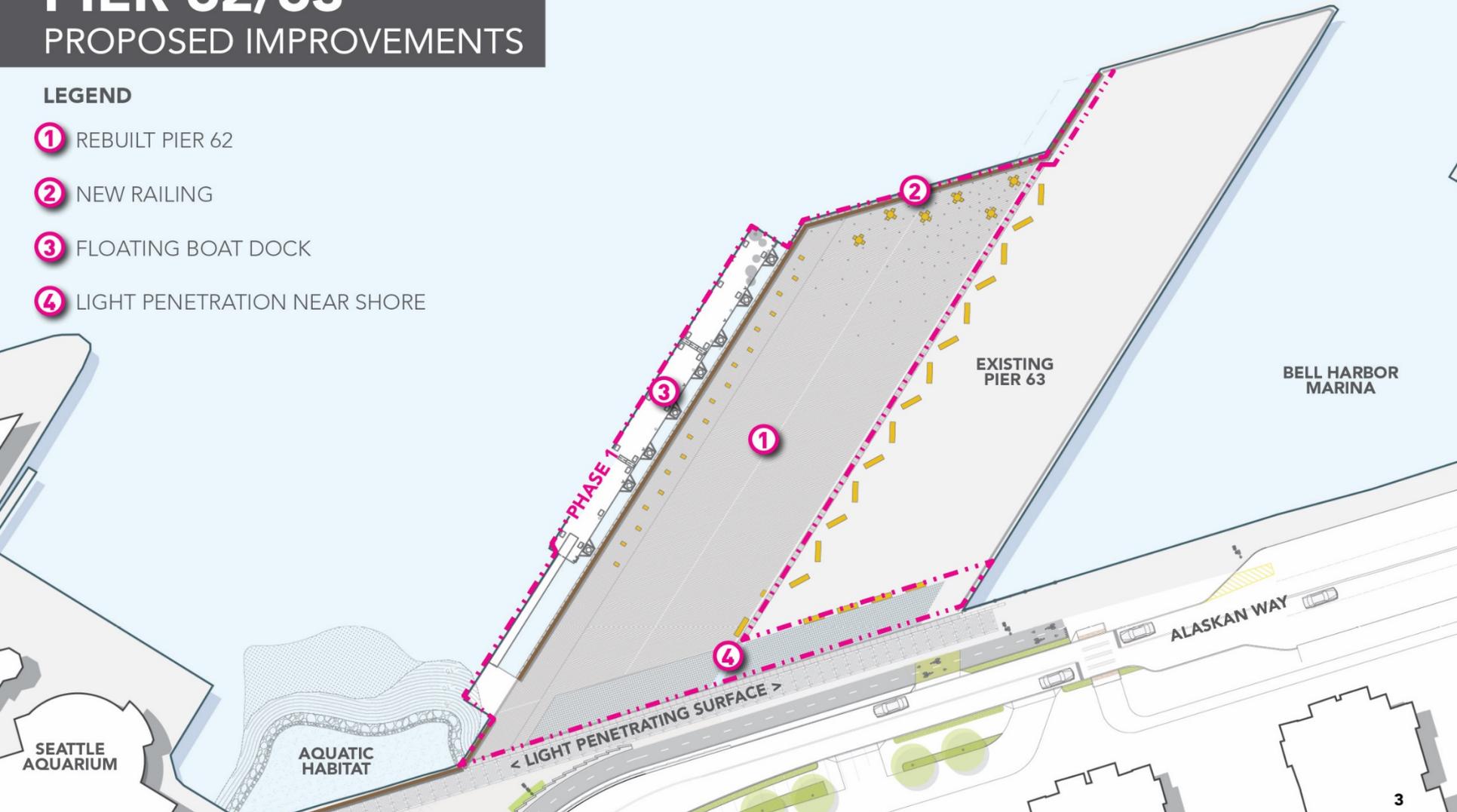
PIER 62/63



PIER 62/63 PROPOSED IMPROVEMENTS

LEGEND

- ① REBUILT PIER 62
- ② NEW RAILING
- ③ FLOATING BOAT DOCK
- ④ LIGHT PENETRATION NEAR SHORE



PIER 62/63
PRESENT



PIER 62/63

FUTURE

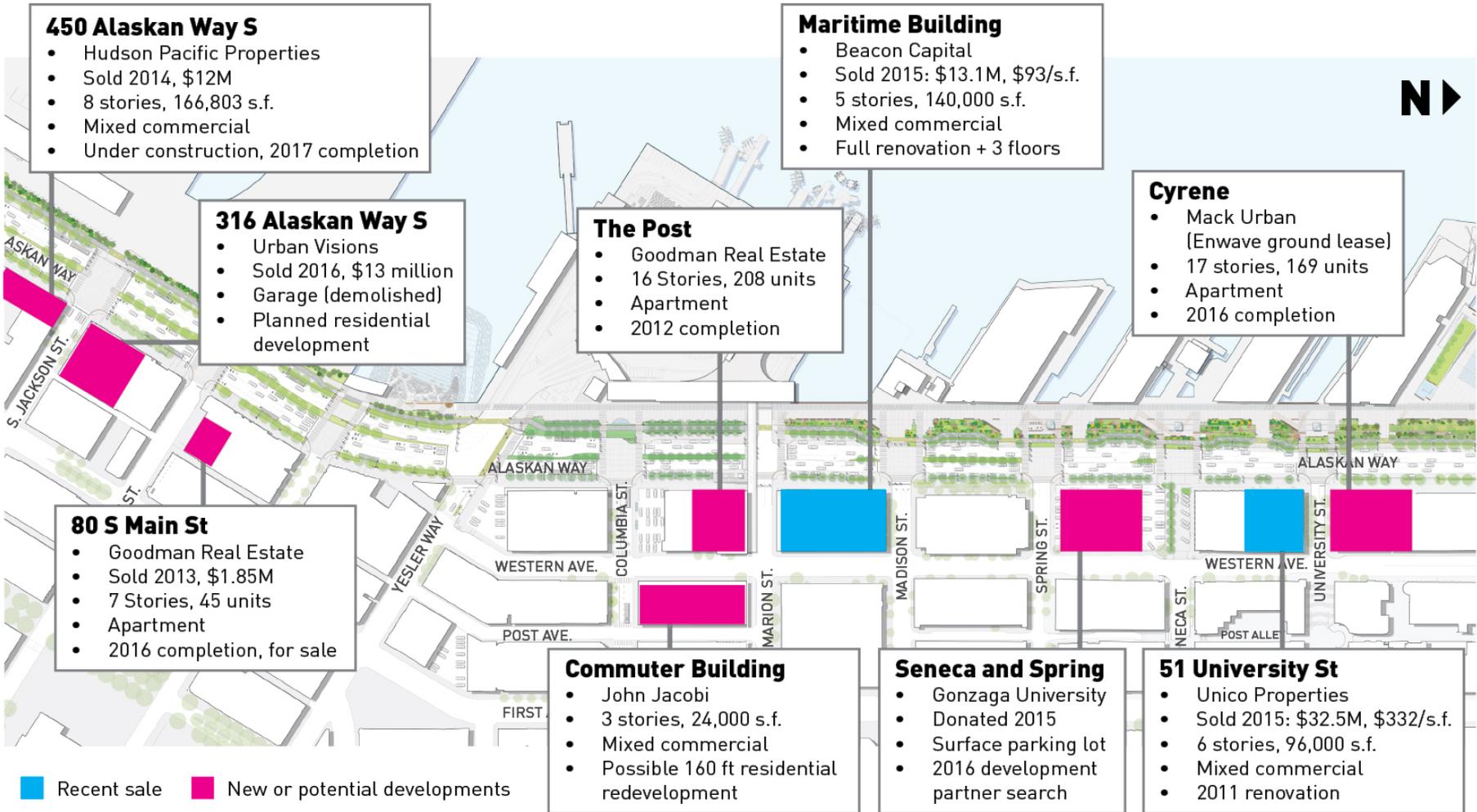


LOCAL IMPROVEMENT DISTRICT



- A funding mechanism used in states across the US starting in the 1800s
- An LID is a tool for property owners financially contribute to a project that, when completed, will increase the value of their real estate.
- LID assessments are based on tangible value proportional to the amount each property is expected to benefit from the improvement
- Property owner options to pay: Full payment or installments over 20 years.

REAL ESTATE MARKET



OPERATIONS AND MANAGEMENT APPROACH



1. A special management district is needed to set clear rules and expectations, enable partnerships, and do enforcement
2. Distinguish public space management areas from public right-of-way
3. The experience of Pike Place Market is a model: a public place that is well-managed, safe, and actively programmed; democratic and inclusive of all





QUESTIONS?

VISIT WATERFRONTSEATTLE.ORG TO READ THE [2016 WORK PLAN](#) OR CONTACT US WITH QUESTIONS!