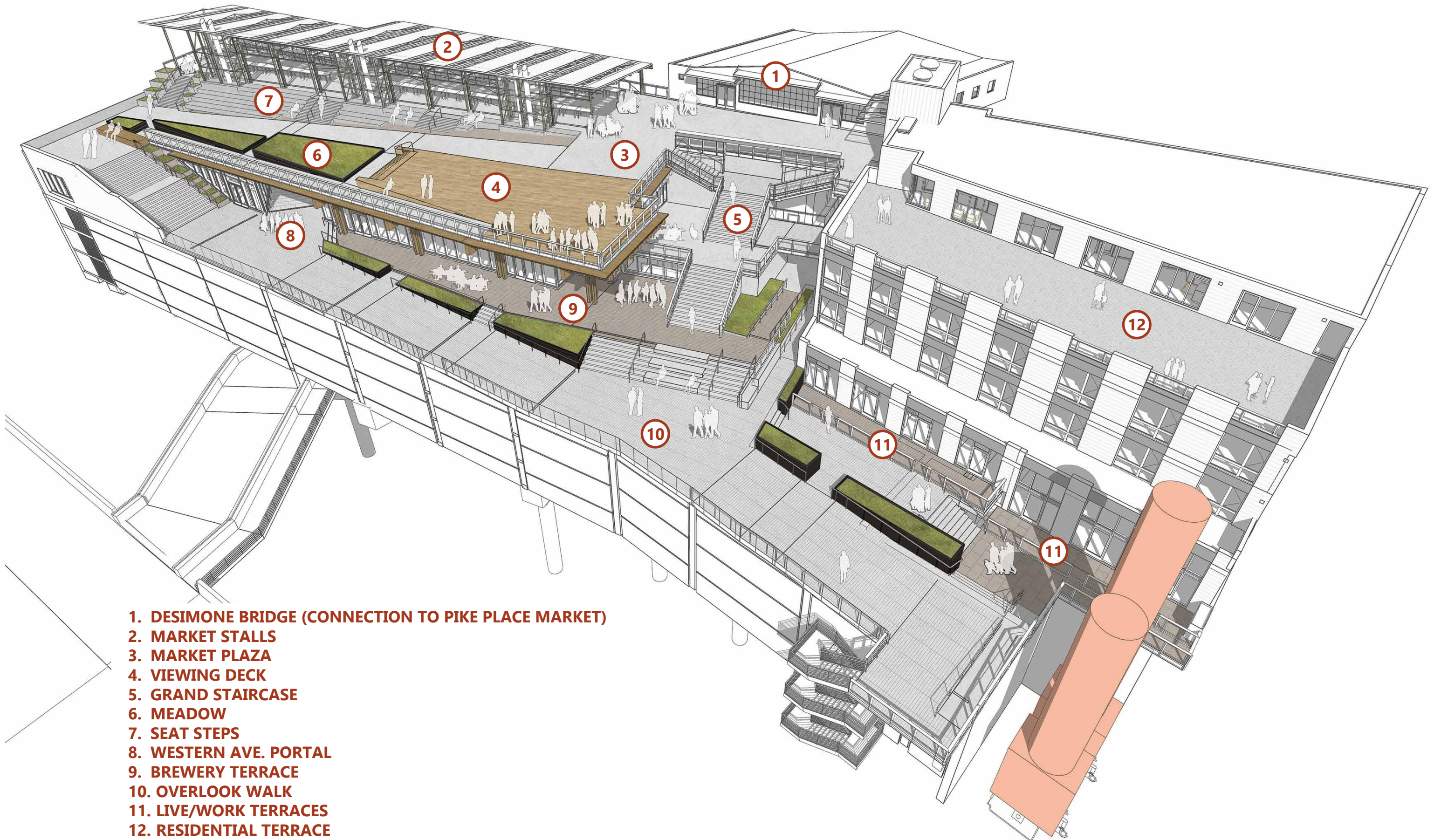




Perched on the edge of a bluff the new Pike Place MarketFront is the first major renovation to the iconic Pike Place Market in 40 years and serves as the first phase of the dynamic Seattle Central Waterfront renovation project.



The Market's Historical Commission required viewsheds from Pike Place Market be maintained. Once the Hwy 99 viaduct is demolished, an entry portal through the building will provide ADA accessibility to the waterfront via the Overlook Walk (OLW).



- 1. DESIMONE BRIDGE (CONNECTION TO PIKE PLACE MARKET)
- 2. MARKET STALLS
- 3. MARKET PLAZA
- 4. VIEWING DECK
- 5. GRAND STAIRCASE
- 6. MEADOW
- 7. SEAT STEPS
- 8. WESTERN AVE. PORTAL
- 9. BREWERY TERRACE
- 10. OVERLOOK WALK
- 11. LIVE/WORK TERRACES
- 12. RESIDENTIAL TERRACE

An axonometric view depicts the complex topography and multiple overlapping layers highlighting where seamless connections are made at Desimone Bridge, Victor Steinbrueck Park, the future waterfront connection and portal to Western Avenue.



HISTORIC



BEFORE



NOW

HISTORIC: A train tunnel beneath the site required the MarketFront to straddle its passageway adding structural and jurisdictional complexity.

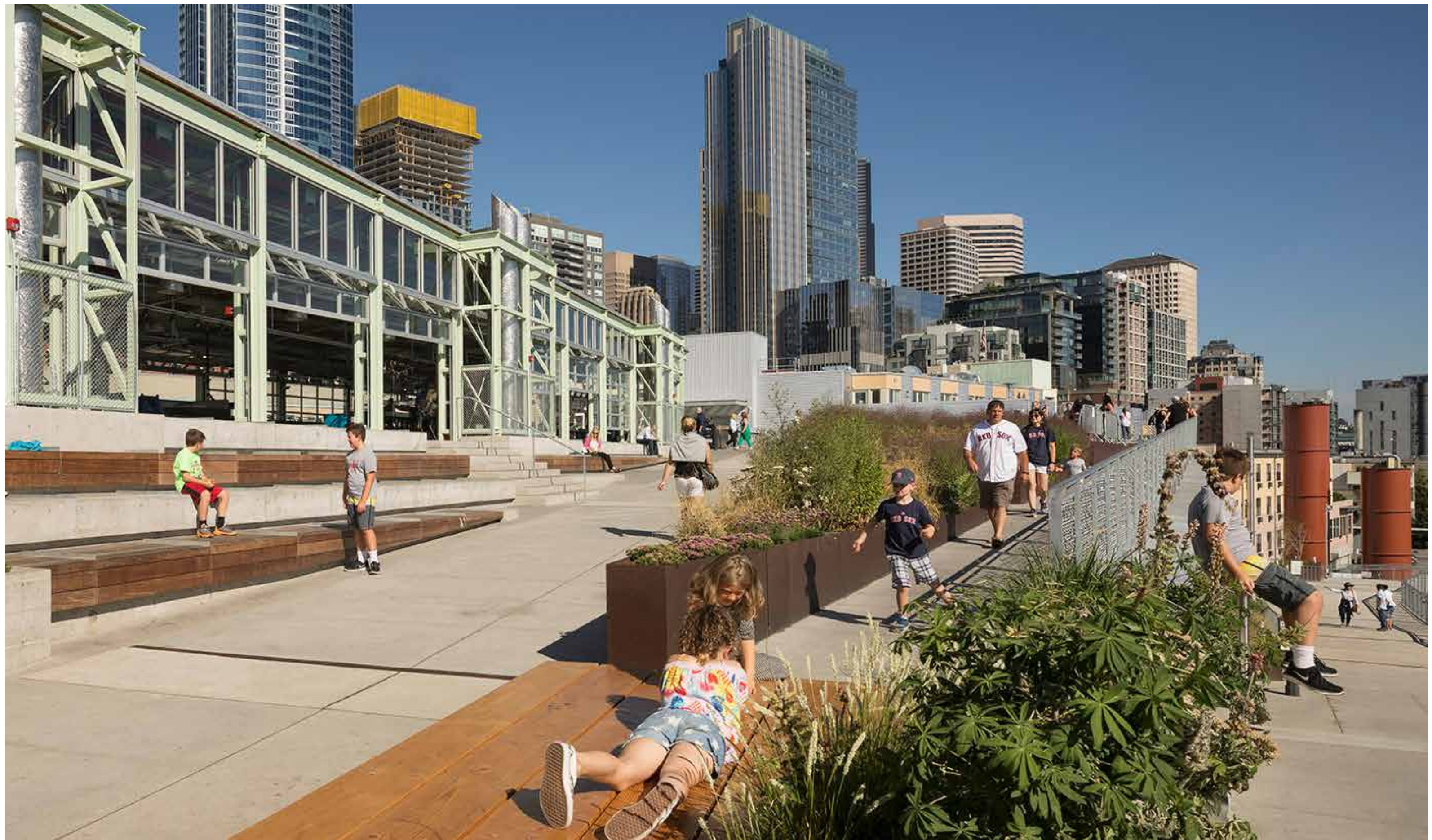
BEFORE: After the Municipal Building burned in 1974, the site remained surface parking. **NOW:** MarketFront completed with future waterfront connection.



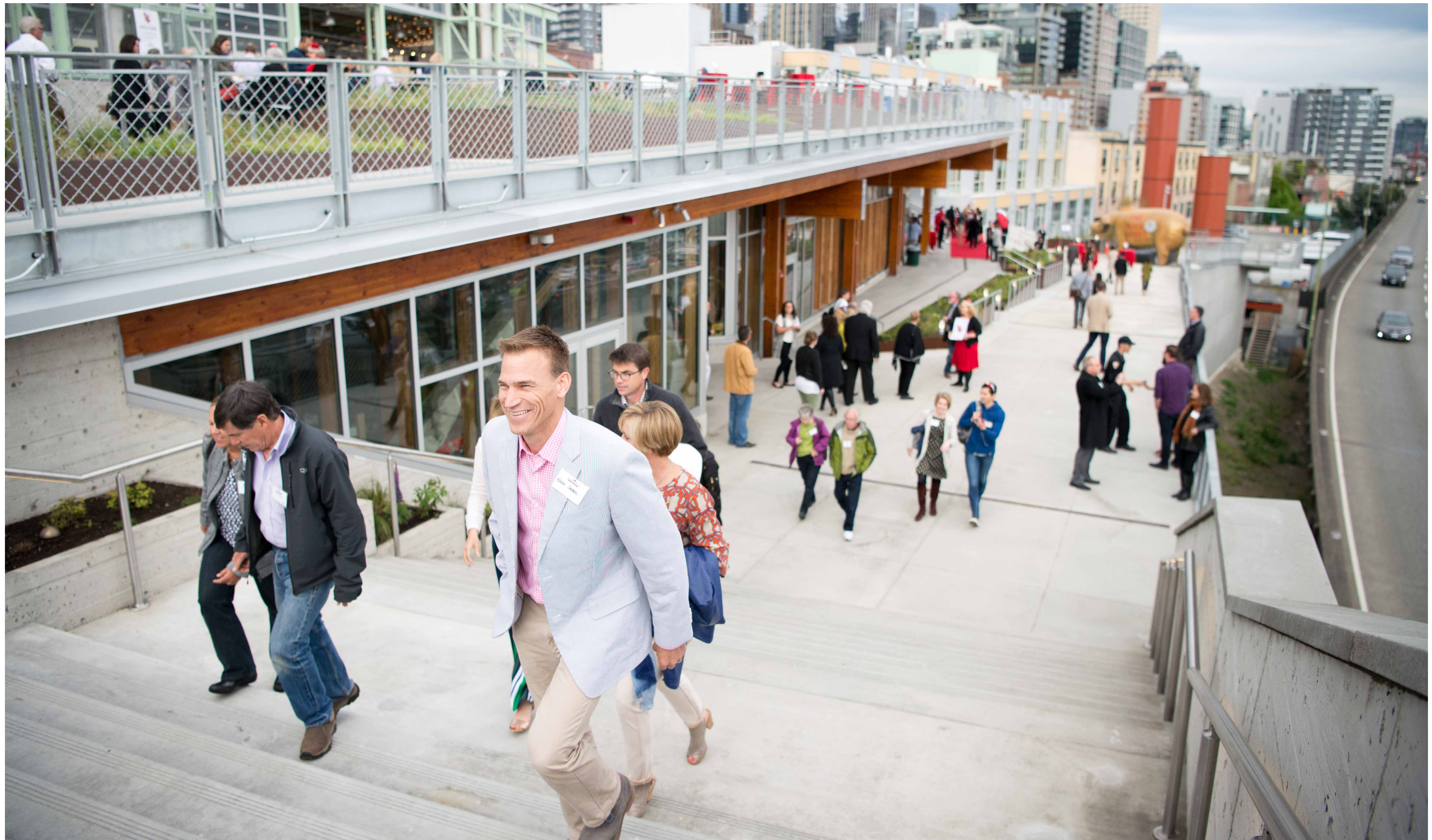
Tight Urban Context: Constrained by viewshed requirements, large topographic changes, and proximity to the Hwy 99 viaduct, the resulting triangular site made open and accessible circulation challenging between the project's myriad levels.



Market Stalls: A large pavilion anchors the Market Plaza and provides flexible, covered space expanding the Market's vendor capacity and creating a new venue for events. Incoming revenue supports the many social services provided by the Market.



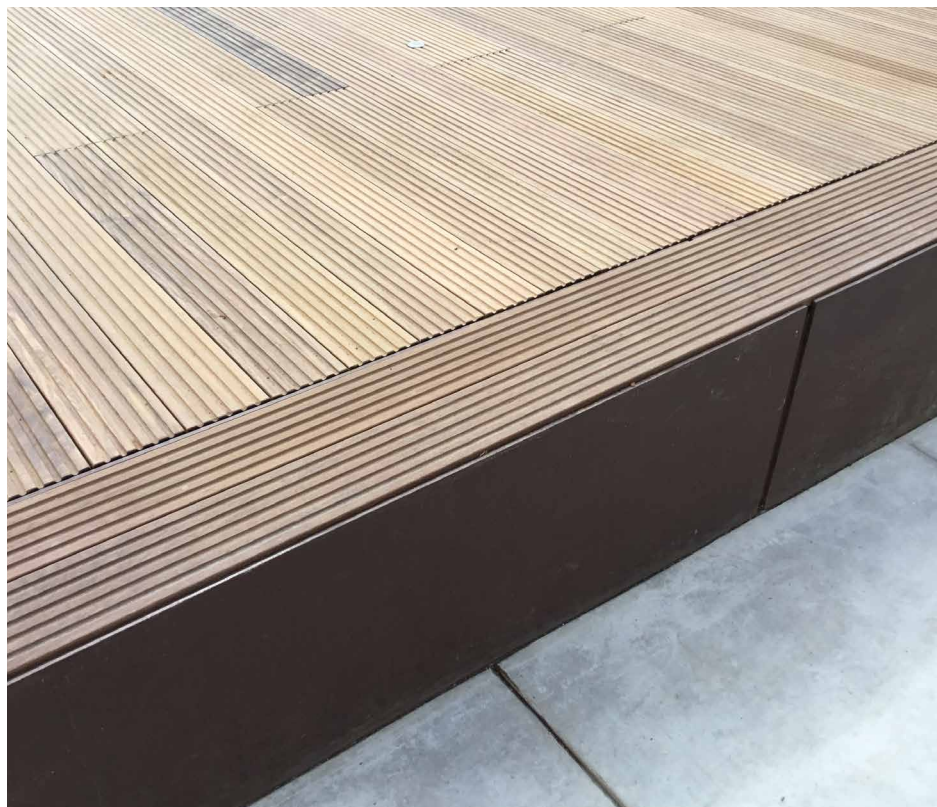
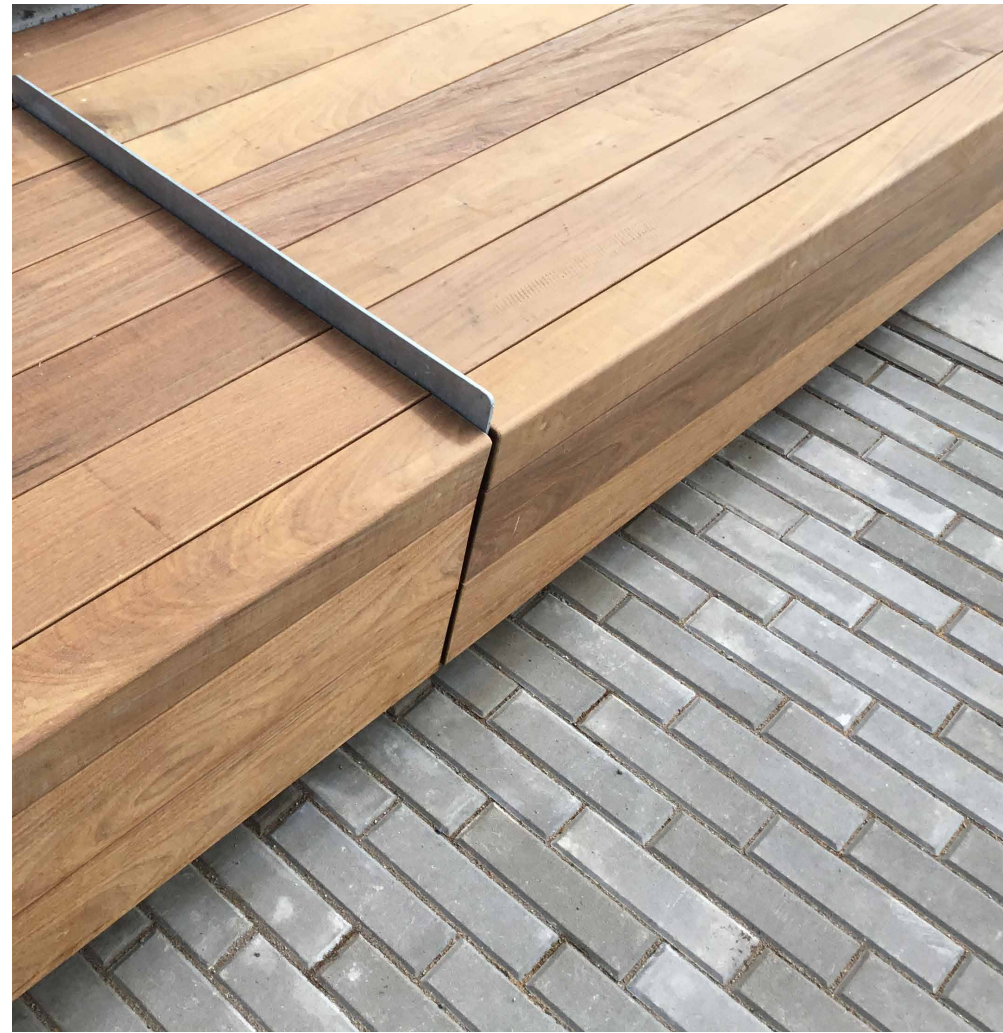
Multipurpose Spaces: Topographical and architectural seams were treated as opportunities for integrated seating, planting, and overlooks. Their varied scales accommodate groups from large to small.



Overlook Walk: The lower promenade marks the beginning of the future connection to the central waterfront. Active building frontage and cascading plantings define the eastern edge while the expansive waterfront views are left open on the west.



Activation and Discovery: Spaces for art, planting and gathering carved from the central staircase unfold as one descends from the upper Market Plaza to the Market Porch and Overlook Walk.



Humble Materials: Material selection and detailing emphasize functionality and reinforce the agricultural and industrial grain of steel, concrete and wood. The use of authentic, durable and crafted materials creates a timeless aesthetic complementing the Pike Place Market Historic District.



Pavilion and Viewing Deck: With the ability to open on all sides, the Pavilion anchors Market Plaza and flows into the seat steps and viewing deck beyond. Billie the Piggy Bank keeps watch over bronze donor hoof prints.



Ethnobotanical Overlay: The plant palette includes species of cultural significance to local Native American communities and plantings are arranged onsite to emulate the transition from Puget Sound lowlands to the grassy meadows typical of a waterside bluff.



A layered approach to lighting creates safe and intuitive circulation at night. Site lighting is carefully integrated into vertical features below eye level so as not to distract from nighttime views of the waterfront.



Over 5,000 donor charms inscribed with names and messages shimmer on the railing of the Viewing Deck. Activated with the wind, the charms reflect sunlight during the day and city lights at night.



The new MarketFront is both civic infrastructure and foreground to powerful waterfront views. For a site with over 10 million annual visitors, operational and maintenance considerations were carefully balanced with experiential and visual features.