BEYOND BOUNDARIES

Transforming Pioneer Square Through Community, Health, and Innovation

2024 ULI HINES STUDENT COMPETITION 2024-13927

COMMUNITY BENEFITS



- Transitional housing and social service center that caters to the unsheltered in Downtown Seattle. Fostering a collaborative ecosystem in Pioneer Square Strategic partnerships with Educational Universities and businesses in the Central Business District while simultaneously capital-ising on the prevalent Tech Ecosystem in Seattle by expanding to
- Downtown & Pioneer Square Encouraging a participatory ecosystem in King County through **technology,** where all citizens, regardless of age can have a voice in the government Innovation Center that offers students and professionals with

access to cutting-edge technology, manufacturing labs and train-ing spaces.

BEYOND BOUNDARIES

DESIGN NARRATIVE

Beyond Boundaries Transforming Pioneer Square through Health, Community, and Innovation Our mixed-use development is more than a project, it goes "beyond boundaries." Embracing inclusive innovation, Beyond Boundaries is where everyone can reach their full potential. The site is well situated in Seattle, near the tech industry, a growing health sector, the waterfront, public transit, and a melting pot of cultures. Throughout Seattle's history, waves of immigration have shaped the city's landscape. The persistent challenge faced by the community has not only been to meet the demand for housing but also to ensure equal access to opportunities for all residents. Unfortunately, soaring housing prices, homelessness, limited access to education and employment, and healthcare disparities hit hardest on those groups that have been marginalized. Beyond Boundaries transforms this portion of Pioneer Square away from an island of at-times discriminatory institutions into a nexus of social, racial, environmental, and economic equity built on community, health, and innovation. We propose demolishing the King County Jail, the Chinook Building and the Administrative offices to create a dense mixed-use neighborhood with a focus on affordable housing. However, the Courthouse is retained and repurposed due to its historic significance and becomes a major cultural landmark in our proposal. In addition to creating density, the project also aims to create a cohesive network of public spaces beginning at Smith Tower until the interstate. Envisioned as Seattle's new and revitalized downtown, the project aspires to become the beating heart of a flourishing city. Health: Elevating Accessibility and Well-Being The heart of the proposal is a **bridge** over the highway facilitating convenient and **equitable access to** healthcare and other related amenities. Beyond Boundaries is inclusive of all kinds of people, especially senior residents who have a senior day care center, access to medical offices and pharmacies. This new connection will not only be a haven for residents, healthcare heroes, and medical students from Seattle

HEALT

connected and greener commute to the people of Seattle.

University but also encouraging active lifestyles throughout the neighborhood.

which positively impacts residents' well-being in terms of **public health**.

By making James street car-free, it encourages more green spaces into the neighborhood and is

Sustainability is woven into the very fabric of our vision. The unique topography of the site will be

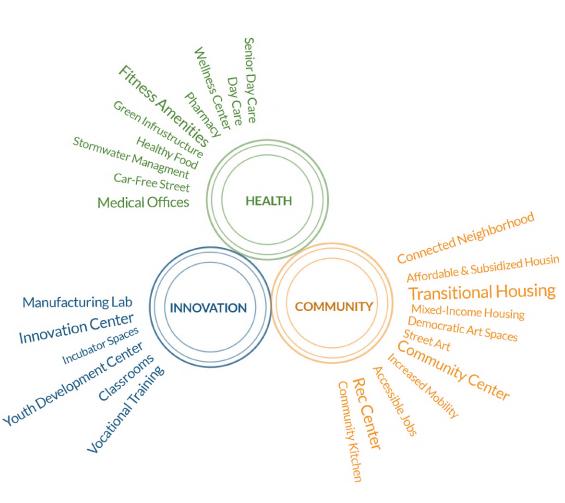
harnessed to create a storm water park. A future station at Pioneer square is proposed pushing the

neighborhood towards a future transit-oriented development with minimum car parking, offering a **well**



unequal access to healthcare for downtown residents. There's also a lack of nearby green spaces. Beyond Boundaries aims to promote health, both in healthcare and the environment, by creating a green walkway to the historic Harborview hospital in the city center.

Additionally, the project includes bringing medical facilities to our site.



REGIONAL VISION

For the past 100 years, Seattle's landscape has been shaped by waves of **immigration.** After Treaty of Point Elliott and the development of transcontinental roads, the city has transformed into a vibrant **trade hub** that people of all ethnicities and cultures have called "home".

In the present day, Seattle continues to stand out as one of the most prominent tech hubs in the United States. attracting a rapidly growing population. Beyond the scarcity of affordable housing, the current diverse population influx requires a thoughtful approach to fostering an equitable community in a sustainable, healthy, and innovation and affordable manner.

Seattle's downtown, serving as a crucial transportation ¹⁵ hub, the seat of government, and the epicenter of trade, technology, and culture, has the potential to be the gateway to the city and beyond. There is an opportunity to revitalize a key downtown neighborhood, making it inclusive, accessible, reflective of history, and aligned with local communities. The goal is to create a equitable mixed-use development that is vibrant, and supportive of the **surrounding neighborhood**.

The vision of Beyond Boundaries is to foster an **equitable** neighborhood founded on the pillars of Health, Community, and Innovation, aiming to reestablish this place as a true **"home" for everyone**.



PUBLIC SECTOR

Stormwater Retention Pond maintenance

King County

King County

Maintenance

King County

their RPF

and flex office space

community center

organizations for programming in

Clinic Maintenance

senior care center

Ground lease agreements

Seattle Parks and Recreation

Harborview Medical Center

Recreational Center Maintenance

Intensive behavioral treatment cer

Community Center maintenance

Community: Sharing Culture, Cultivating Belonging
With rapidly growing population and soaring housing prices in Seattle, Beyond Boundaries' hope is to create a neighborhood focused on affordable housing for everyone – regardless of race, identity or income level. The project proposes 46% of all rentals as affordable housing ranging from extremely low to low-income groups and 22% of for sale ranging from low income to moderate income. A variety of housing including student housing, senior housing, mixed income housing and transitional housing for the unsheltered are provided in this project.
Beyond Boundaries aims to create a neighborhood that is inclusive, accessible and reflective of the local communities. With the Courthouse acting as the core of public activity, it attracts not only the residents but also tourists visiting the city which has a positive impact on the economy . The City Hall Park is not only envisioned as a platform for public voices that encourages a democratic civic county but also provides an opportunity to acknowledge the history of the land through public art. Opportunities to support local businesses in terms of incubator spaces and retail at subsidized rent is spread throughout the neighborhood, especially in the Historic Yesler building that is repurposed into a retail space and a Wellness Center.
Innovation: Fostering a Collaborative Ecosystem
Seattle being one of the leading tech hubs in the country, it provides our site with a unique opportunity to expand the technological ecosystem through strategic partnerships. One of the focusses of this project is to make opportunities for learning , partnerships and entrepreneurship equally accessible by everyone. Beyond Boundaries is trying to bridge the gap between big tech and small business through strategic partnerships with a range of organizations from Amazon to the Washington State Small Business Development Center. The Innovation Center is a crucial addition that partners with the Seattle University housing Maker labs

and Creative labs with cutting edge technology that would help budding entrepreneurs. The City Hall Park acts as a platform for them to showcase their products. Beyond Boundaries also includes spaces that facilitates teaching technology to low-income children in the Youth Development Center. The project also envisioned as a space focused on walking, biking, exercising together, and promoting healthier food habits focuses on Medical-Healthcare technology that aims to create a more accessible and equitable health care rstem for all. We are going BEYOND BOUNDARIES.

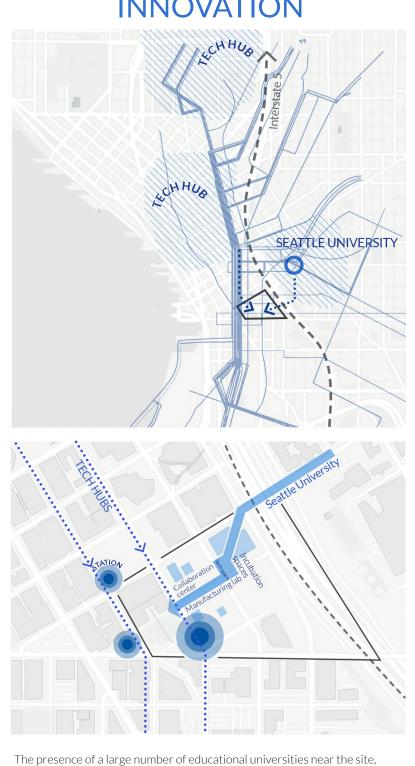
Breaking barriers and establishing equity requires going beyond established boundaries, and with our project fostering an environment for cultural growth, accessible health, and collaborative innovation.





neighborhoods and is a perfect opportunity to bring together people of varying ages, ethnicities, and occupation. The project aims to fill in the gap required in affordable housing while simultaneously creating hotspots for communal and cultural activities.





especially Seattle University, provides a unique opportunity for us to include students as part of the site program Seattle being one of the prominent tech hubs of the country, provides an opportunity to draw in executives and professionals and fill in the prevalent gap in the neighborhood Fostering a collaborative ecosystem between students and businesses

would enrich King County by bringing in new businesses and would also help

generate civic participation in Downtown

COMMUNITY Residents and Members of neighboring communities Share ideas, opinions, and feedback StartUpGrind Seattle Collaborate on incubator space in innovation Downtown Seattle Association Collaborate on City Hall Park and public spaceimprovements

Coordinate events for on-site public space 4Culture Collaborate on Exhibition Hall programming Seattle Foundation Partial Ownership and Maintenance of the Coordinate collaboration with organizations for programming in community center Workforce Development Council of Seattle-Sound Generations

Partial ownership and maintenance of the Manage leasing of Community Organizations senior care center office in Yesler Building Urban League of Metropolitan Seattle Small Business Incubator Prioritize the space to winners through Outreach to small black-owned businesses to help populate retail and flex office space Seattle Housing Authority/ King Count Coordinate collaboration with organizations Regional Homelessness Authority for programming in community center Collaborate to find a minority-owne organization to construct and maintain Alliance for Pioneer Square services for permanent transitional housing Help facilitate community engagement King County Office of Equity & Social Justice meetings Technology Alliance Outreach to small businesses and

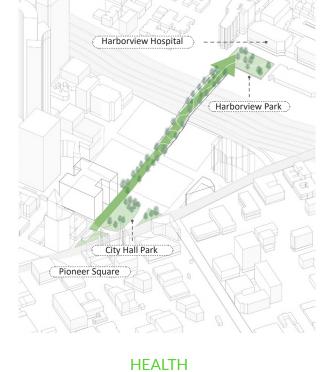
non-profits to help populate ground retail Facilitate programming for the public in the Innovation Center Deconstructing The Mental Health System Collaboration in Intensive behavio center maintenance Mental Health Clinic maintenance



10-YEAR VISION The future of Beyond Boundaries



DESIGN STRATEGIES



Connecting Pioneer Square to a Harborview Hospita

PRIVATE SECTOR

Seattle University/University of Washington

Relocation of aligned Centers and Institutes

into the Innovation Center to connect local

community/ecosystem through research and

Outreach to small businesses to help populate

Coordinate alignment of large businesses such

as Amazon, JPMorgan, and more to support

Washington State Small Business Development

ground retail and flex office space

Organize with larger business

Innovation Center maintenance

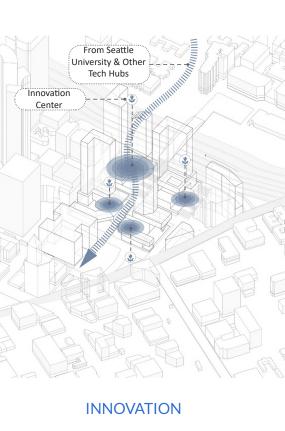
engagement

Seattle Chamber

where needed

Center

COMMUNITY



stering an inspiring and collaborative en

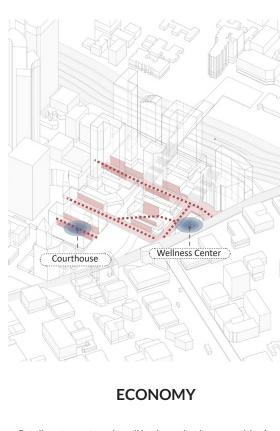




reet network is proposed in alignment with the new statior ioneer Square calling for a future TOD. Car-lite streets and

n pedestrian corridors contributing to a healthy and walkable

environment



are located on the ground floors of the 4th and 5th

nue. The wellness center hosts retail and local restaurants by the ple of the International District. The Courthouse hosts art studios,

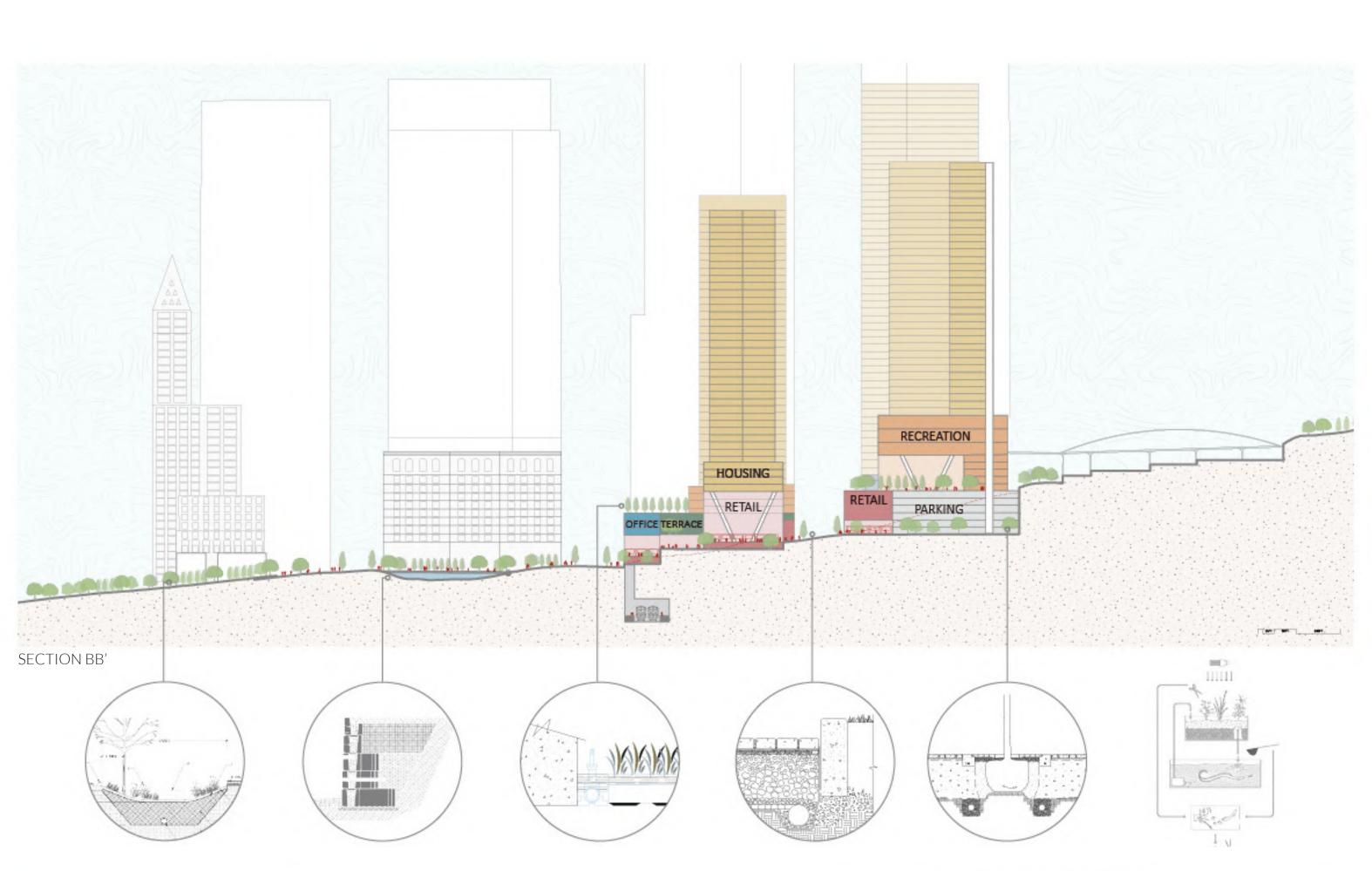
xhbitions and a boutique hote

g the City Hall, Courthouse, City Hall Park, Yesler Building, Pioneer Square and Chinatown while simultaneously capitalizing on the Proposed light-rail station aspiring to bring all people of the different neighborhoods together in this Civic Center. strategic partnerships between students and businesses while simultaneously capitalizing on the prevalent Tech Ecosystem i simultaneously capitalizing on the opportunity to connect the existin green spaces/ parks (City Hall Park & Harborview Park) through an extended green pedestrian spine. Seattle by expanding to Downtown & Pioneer Square

PARTNERSHIPS CD BOUNDARIES

Total Buildout : 3.8 million sq. ft. Cost : **2.1 billion** dollars Value: 2.7 billion dollar Levered IRR : **27.76%** Unlevered IRR : 12.98%

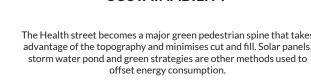
Housing 76% e<u>althcare</u> (

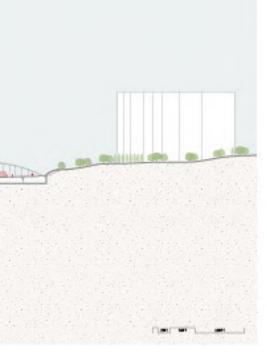


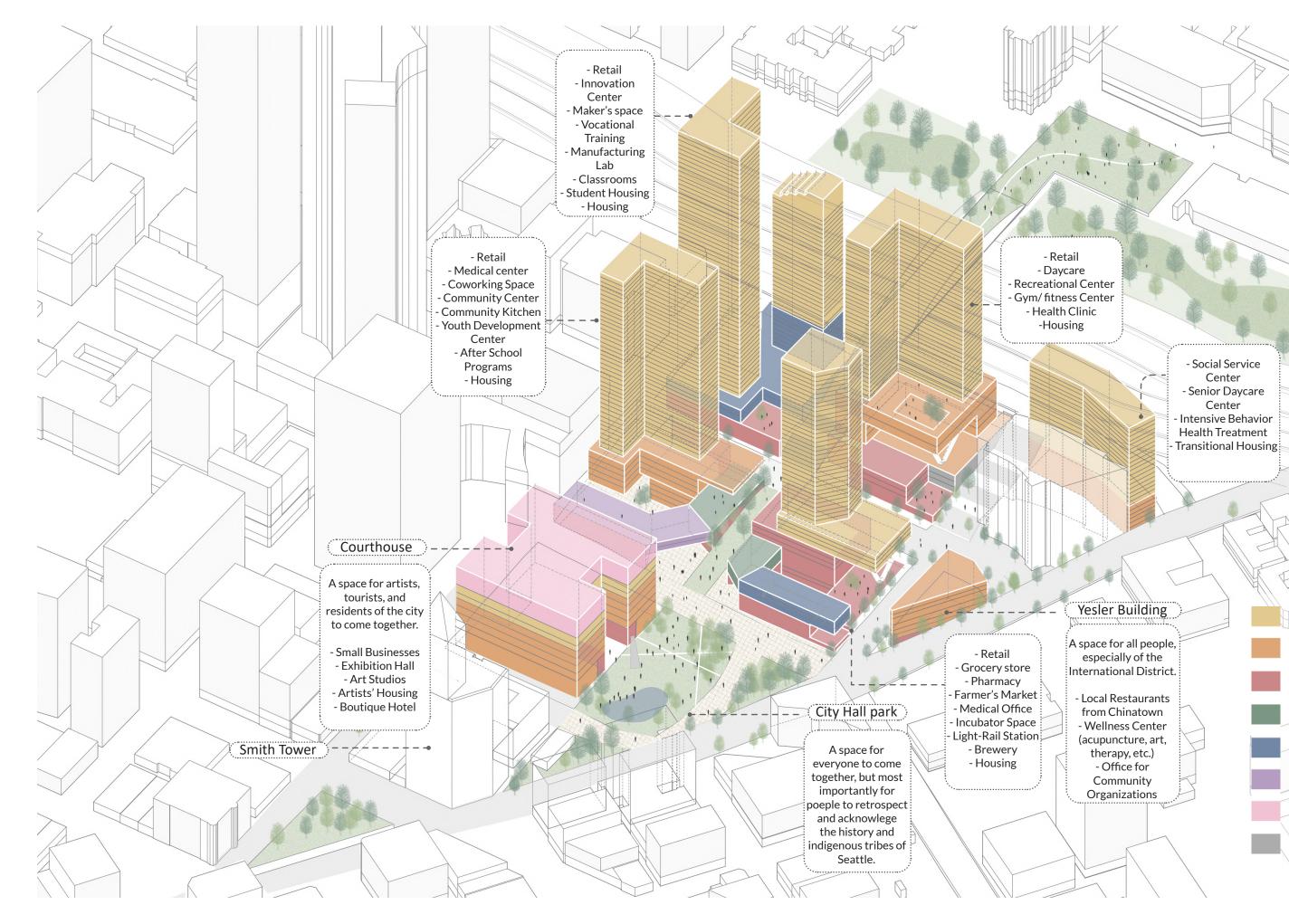




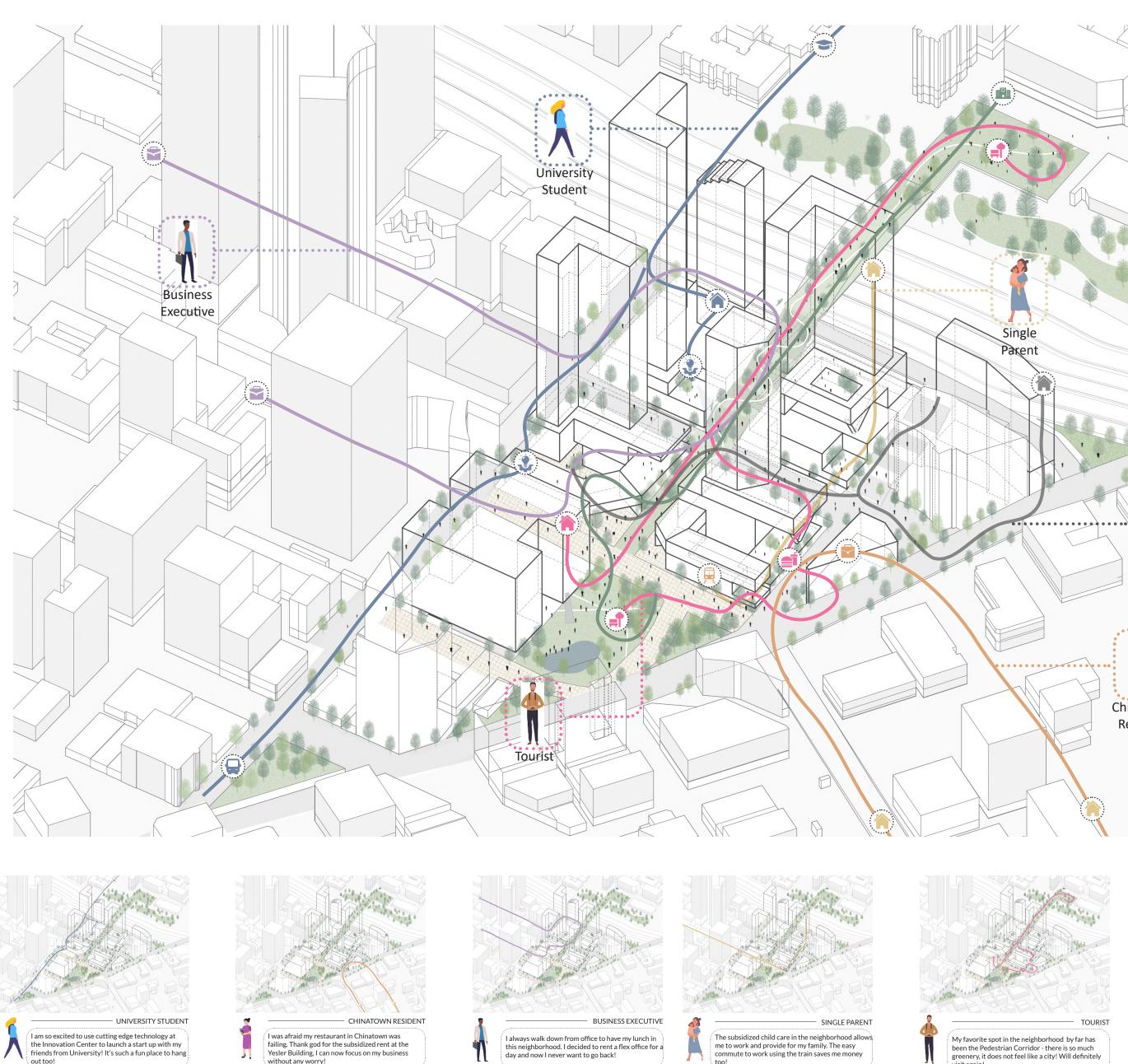


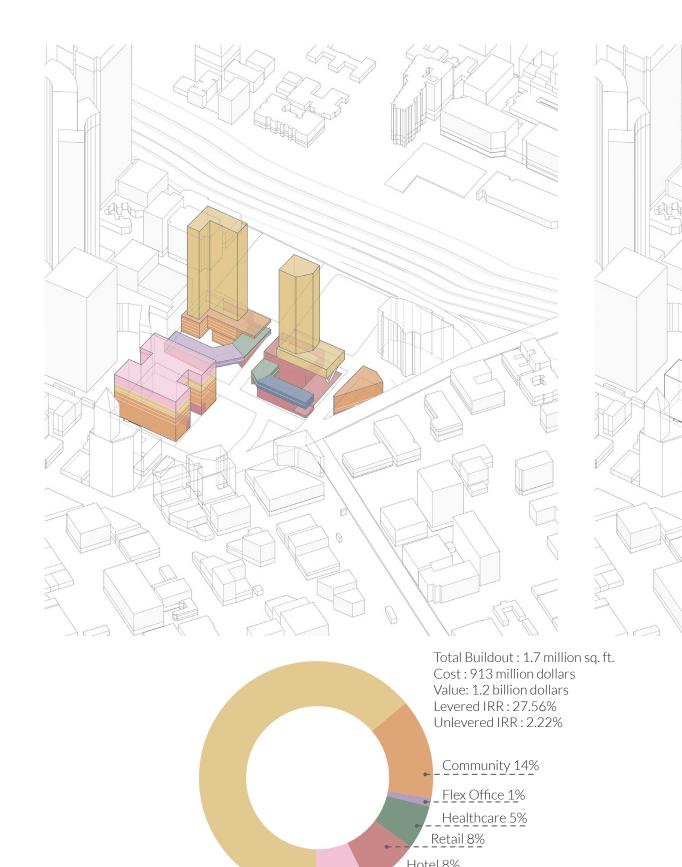


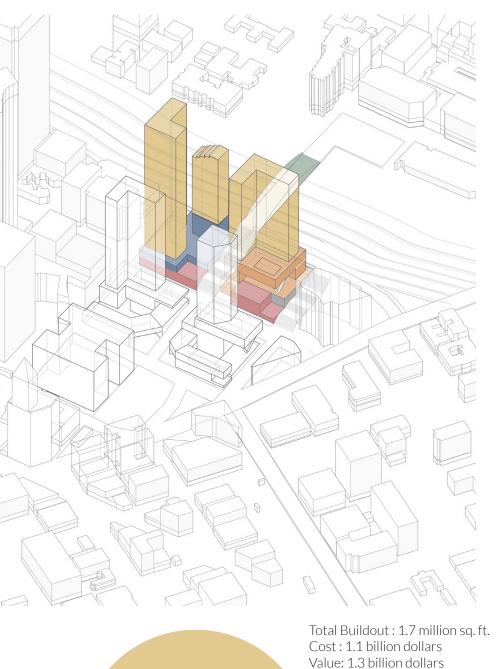




PROGRAM LAYOUT

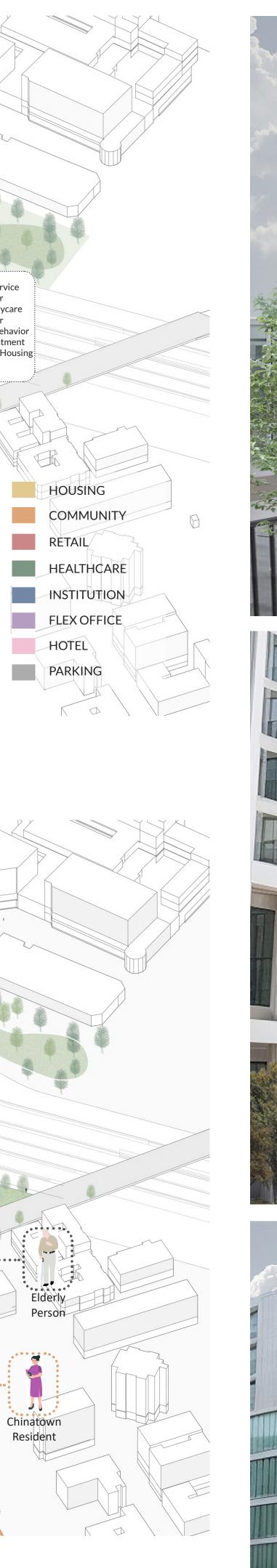


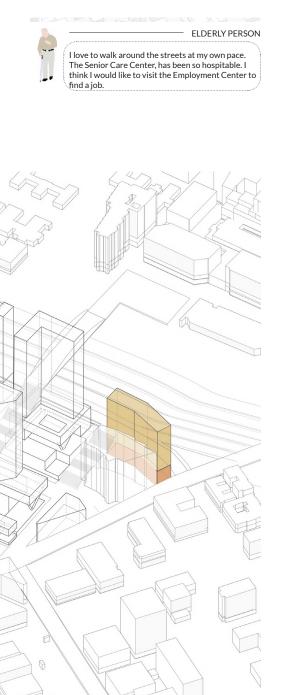




Levered IRR : 29.65% Unlevered IRR : 40.03% Housing 84% Healthcare 1% ommunity 7% nstitutional 7%

2024-13927





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Total Buildout : 327,000 sq. ft. Cost : 189 million dollars Value: 145 million dollars Levered IRR : 8.32 % Unlevered IRR : 0% using 96%

